



N/L Maltzman
(Formerly Kelly)
8B-19
5102/1736

N/L Dugery
(Formerly Higgins)
8B-20
5057/1353

N/L Hayes
8B-18
2383/429

S22°50'00"E 47.25'

S62°27'00"W 3.86'

S24°02'00"E 46.72'

5.6'
Ex. 6' High Chainlink Fence

Utility Pole

Bit. Paving

Ex. Concrete
Bollard

Bit. Paving

The Pet Food Store
8B-15
4959/2144

Existing Building
1 Story Stucco

The Lug-
All Realty Corp
(Formerly Grubb)
8B-234
3298/1189

N/L Reed Road
Associates, LLP.
(Formerly Dougherty)
8B-257
5219/0281

R-4
C-2

Zoning Boundary Line 100 Ft.
behind R/W line as shown on
Zoning Map No. 3, Lower
Merion Twp. (1994)

Bldg. Foundation
MAB Paints

N 62°19'00"E 236.37' (deed)
N 62°22'03"E 238.41' (calculated)

S 61°55'00"W 185.63'
Existing Bldg.
Lug-All Co.

Ex. Conc.

Ex. Conc.

Dirt

Bit. Paving

Ex. Conc.

Ex. Plaster
(Typ.)

Bit. Paving

Ex. Hydrant

Ultimate ROW 80' Wide

Gas Meter
Elect. Meter

Bit. Paving

42.4'

Building 0.5' Beyond
Ultimate R/W Line

Bollard

Conc. Walk

Planter
Wall

Bit. Paving
Conc. Curb

Planter
Utility Box

Utility Box

Light Pole

Depressed Curb
For Access

S.R. 0030

80' ROW
4.0' C/W

LANCASTER AVENUE

N 51°28'00" W 104.04'

Ultimate ROW 80' Wide

Point of Beginning
423.75' Northeastwardly from the intersection
of Lancaster Avenue with Buck Lane

8" Cement Water
(Phila. Suburban Water)