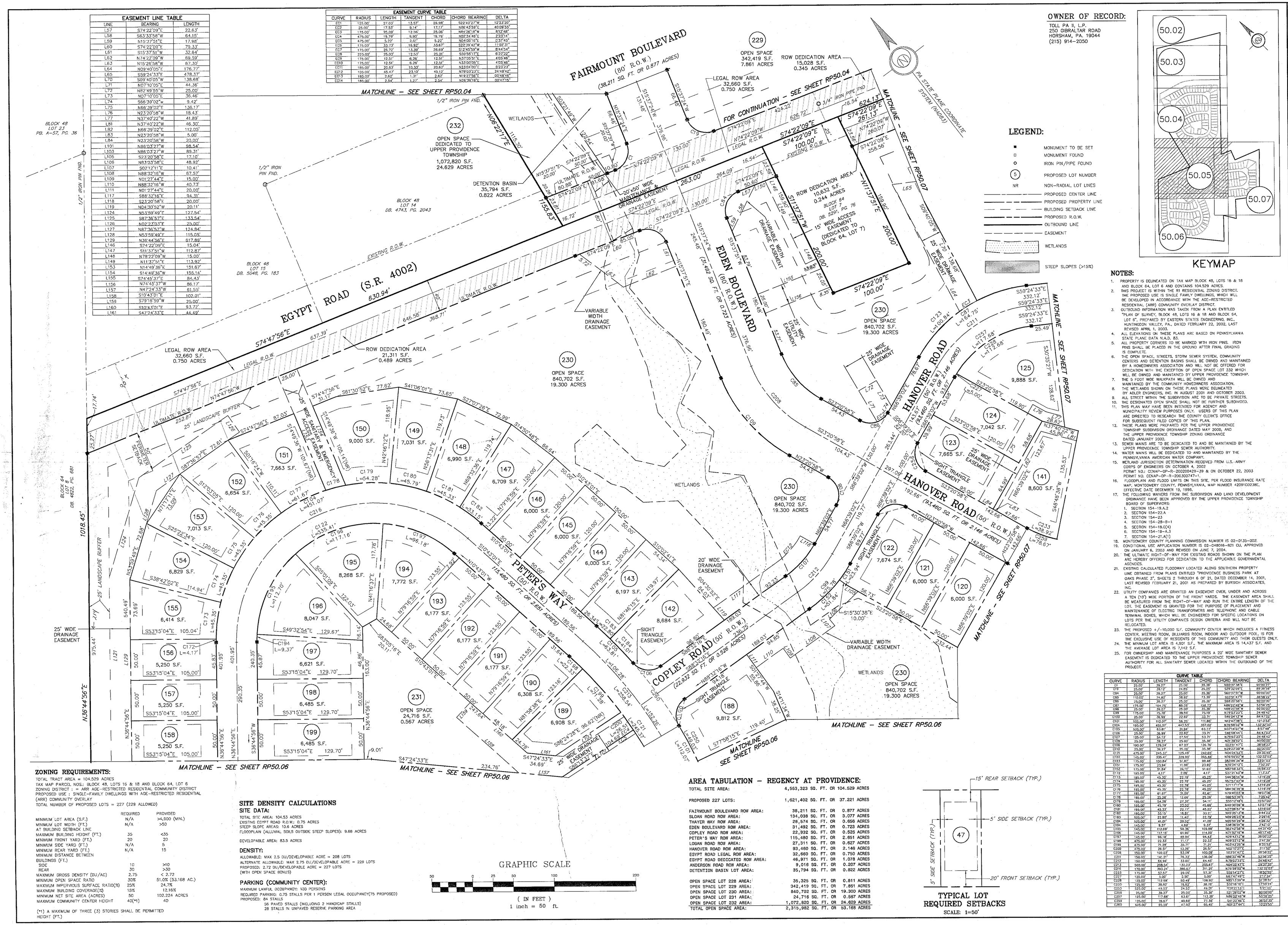
FAIRMOUNT BOULEVARD (80' R.O.W.) (38,211 SQ. FT. OR 0.877 ACRES)
EGYPT ROAD (S.R. 4002)
EDEN BOULEVARD (80' R.O.W.) (31,482 SQ. FT. OR 0.723 ACRES)
HANOVER ROAD (50' R.O.W.) (93,460 SQ. FT. OR 2.146 ACRES)
PETER'S WAY (50' R.O.W.) (114,480 SQ. FT. OR 2.651 ACRES)
COPLEY ROAD (50' R.O.W.) (22,932 SQ. FT. OR 0.526 ACRES)
MATCHLINE – SEE SHEET RP50.04
MATCHLINE – SEE SHEET RP50.06
MATCHLINE – SEE SHEET RP50.07
FOR CONTINUATION – SEE SHEET RP50.04
PA STATE PLANE COORDINATE SYSTEM (NAD83)
OPEN SPACE 342,419 S.F. 7.861 ACRES
ROW DEDICATION AREA 15,028 S.F. 0.345 ACRES
LEGAL ROW AREA 32,660 S.F. 0.750 ACRES
ROW DEDICATION AREA 10,832 S.F. 0.244 ACRES
15' WIDE ACCESS EASEMENT (DEDICATED TO BLOCK 64, LOT 7)
ROW DEDICATION AREA 21,311 S.F. 0.489 ACRES
OPEN SPACE 840,702 S.F. 19.300 ACRES
OPEN SPACE DEDICATED TO UPPER PROVIDENCE TOWNSHIP 1,072,820 S.F. 24.629 ACRES
DETENTION BASIN 35,794 S.F. 0.822 ACRES
OPEN SPACE 24,716 S.F. 0.567 ACRES
WETLANDS
VARIABLE WIDTH DRAINAGE EASEMENT
20' WIDE DRAINAGE EASEMENT
25' WIDE DRAINAGE EASEMENT
SIGHT TRIANGLE EASEMENT
25' LANDSCAPE BUFFER
25' WIDE SANITARY SEWER ACCESS EASEMENT
BLOCK 48 LOT 23 DB. A-57, PG. 36
BLOCK 48 LOT 14 DB. 4743, PG. 2043
BLOCK 48 LOT 15 DB. 5048, PG. 183
BLOCK 64 LOT 6 DB. 4824, PG. 681
1/2" IRON PIN FND.
EXISTING R.O.W.
ULTIMATE R.O.W.
LEGAL R.O.W.
N36°44'56"E
1018.45'
1155.83'
630.94'
637.39'
S74°47'56"E
N03°22'17"E
S13°37'51"W
N13°37'51"E
S17°37'51"W
200.00'
263.00'
264.09'
130.00'
376.96'
245.48'
181.19'
S47°24'33"E
234.76'
S59°24'33"E
332.12'
25.49'
S30°35'27"W
128.62'
S23°20'58"E
104.43'
S15°30'38"E
10.00'
S37°58'13"E
119.40'
S41°17'34"W
98.25'
S86°24'28"E
96.82' (NR)
S26°44'56"W
S36°44'56"W
S47°24'33"E
34.69'
S47°24'33"E
77.70'
S47°24'33"E
234.76'
S74°47'56"E
637.39'
S74°47'56"E
31.17'
S61°30'52"E
77.82'
S41°06'01"E
73.65'
S27°07'26"E
72.99'
S14°50'48"E
66.64'
S03°16'24"W
101.67'(NR)
S87°38'57"E
72.61'
S12°03'05"E
120.00'
S38°42'02"E
114.94'
S53°15'04"E
105.04'
S53°15'04"E
105.00'
S53°15'04"E
129.70'
S49°33'54"E
129.67'
S53°01'09"E
122.03'
S26°22'34"E
120.00'
S03°43'01"W
S10°43'01"E
S10°43'01"W
S10°43'01"E
S10°43'01"W
S10°43'01"E
S10