

**Cornerstone**  
Consulting Engineers & Design Services, Inc.  
213 West Main Street, Lansdale, PA 19446  
Phone: 215-362-2600 Fax: 215-362-8400  
www.cornerstoneinc.com  
Lehigh Valley Region 610-820-8200  
Philadelphia Region 215-362-2600

**LEGEND & ABBREVIATIONS**

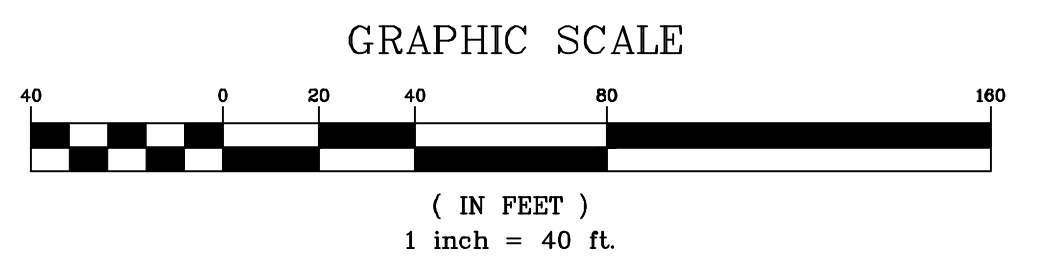
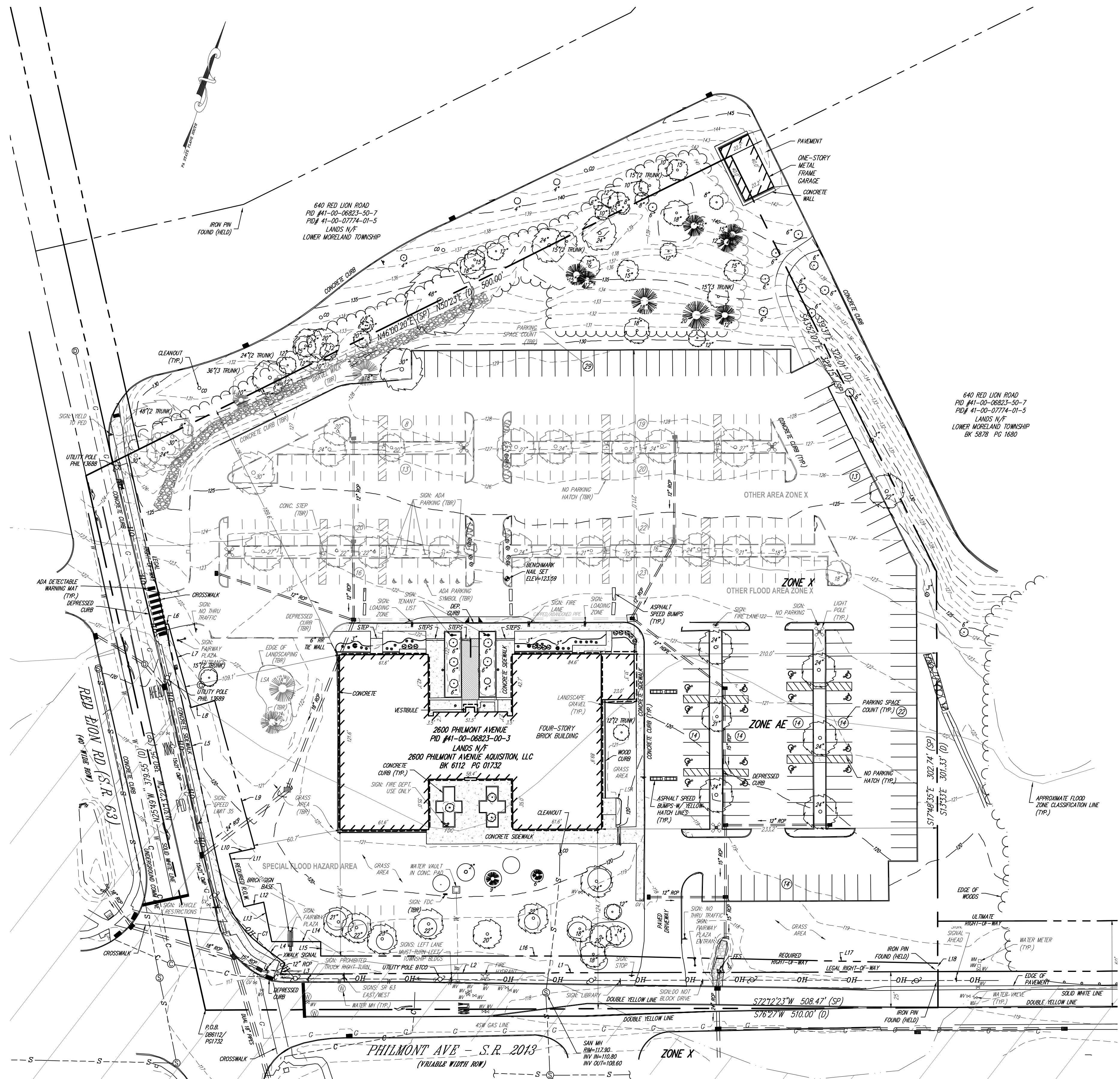
- PROPERTY BOUNDARY
ADJACENT BOUNDARY
RIGHT OF WAY LINE
BUILDING SETBACK LINE
EXISTING CONTOUR
EXISTING SPOT ELEVATION
EXISTING TREELINE
EXISTING FENCE
OH EXISTING OVERHEAD WIRE
G APPROXIMATE UNDERGROUND GAS LINE
W APPROXIMATE UNDERGROUND WATER LINE
C APPROXIMATE UNDERGROUND TELCO LINE
E APPROXIMATE UNDERGROUND ELECTRIC LINE
S APPROXIMATE UNDERGROUND SANITARY LINE
APPROXIMATE UNDERGROUND DRAINAGE LINE
EXISTING CURB
EXISTING DEPRESSED CURB (CC)
EXISTING SIGN
EXISTING UTILITY POLE (UP)
CONDUIT - TRANSFORMER
LIGHT - METER - BOX
GUY WIRE
LSA LANDSCAPE AREA
LAMP POST
STORM MANHOLE
SANITARY MANHOLE
COMMUNICATION MANHOLE
ELECTRIC MANHOLE
WATER MANHOLE
UNKNOWN MANHOLE
TANK LD
STORM INLET
GAS METER
WATER METER
TRAFFIC SIGNAL BOX
ELECTRIC VAULT
GAS VALVE
WATER VALVE
CLEAN OUT
MONITORING WELL
CONCRETE MONUMENT FOUND
IRON PIN FOUND
IRON PIPE FOUND
NAIL FOUND
STONE FOUND
BENCHMARK
STATE PLANE
DEED
DECIDUOUS TREE
CONIFEROUS TREE

**NOTES:**

- 1. PROPERTY KNOWN AS PARCEL ID #41-00-0823-00-3, LOWER MORELAND TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA.
2. AREA OF PARCEL IS 26406.8 SQUARE FEET OR 6.0621 ACRES (GROSS).
3. PROPERTY OWNER: 2600 PHILMONT AVENUE ACQUISITION, LLC 360 RED LION ROAD HUNTINGDON VALLEY, PA 19006
4. REPRESENTATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE AND DO NOT PURPORT TO BE AS-BUILT LOCATIONS. ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD ARE SHOWN. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY AND ARE NOT GUARANTEED. BEFORE ANY EXCAVATION IS TO BEGAIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
5. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CORNERSTONE CONSULTING ENGINEERS AND DESIGN SERVICES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON. SURVEY & TOPOGRAPHIC INFORMATION SHOWN HEREON DERIVED FROM A FIELD SURVEY PERFORMED BY CORNERSTONE CONSULTING LATEST DATE JANUARY 30, 2025.
6. COPYRIGHT © 2025, CORNERSTONE CONSULTING ENGINEERS AND DESIGN SERVICES, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPIING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT A RAISED OR COLORED SEAL ARE NOT VALID.
7. THIS PLAN IS VALID ONLY WHEN SIGNED AND SEALED WITH A RAISED OR COLORED SEAL, AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
8. DATUM BASED UPON PENNSYLVANIA STATE PLANE (NORTH ZONE 3701/SOUTH ZONE 3702) USING HORIZONTAL VALUES FROM HORIZONTAL VALUES FROM HORIZONTAL BEARINGS AND DISTANCES SHOWN ARE BASED ON THE DESCRIPTION CONTAINED WITHIN THE DEED OF RECORD AS WELL AS STATE PLANE INFORMATION.
9. SITE BENCHMARK IS NAIL SET, ELEVATION = 123.59' TO ENSURE THAT THERE HAS BEEN NO ALTERATION OF THE SURVEY BENCHMARK SINCE THE TIME OF THE FIELD SURVEY, IT IS RECOMMENDED THAT THE BENCHMARK BE CONFIRMED IF USED FOR CONSTRUCTION OF ANOTHER SURVEY DOCUMENT. IT IS ALSO RECOMMENDED THAT ANY CONTRACTOR ESTABLISH THEIR OWN CONSTRUCTION BENCHMARK BASED ON THE SURVEY BENCHMARK AND VERIFIED WITH PROVIDED ELEVATIONS OF OTHER EXISTING IMPROVEMENTS.
10. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND SUBJECT THERETO.
11. SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD WHETHER SHOWN HEREON OR NOT.
12. THE RESEARCH FOR THIS PLAN IS LIMITED TO THE DEED(S) OF RECORD FOR THE SUBJECT AND ADJOINING PARCELS, AND ANY EASEMENTS, RIGHTS OF WAY, OR RESTRICTIONS THAT ARE CONTAINED WITHIN THE RECORDED DEEDS.
13. IT IS RECOMMENDED THAT AREAS INDICATED AS INACCESSIBLE, OR AREAS SHOWN ON THE PLAN HEREON THAT ARE NOT COMPLETE DUE TO BEING INACCESSIBLE, SHOULD BE REVIEWED BY THE CLIENT TO DETERMINE WHETHER OR NOT ADDITIONAL SURVEY WORK IS NECESSARY. REMOVAL OF THIS NOTE FROM THE SURVEY DOCUMENT WILL REQUIRE ADDITIONAL FIELD SURVEY.
14. THE PROPERTY OWNER AND/OR CLIENT SHALL PROVIDE WRITTEN COMMUNICATION TO THE UNDERSIGNED SHOULD THERE BE A DISPUTE REGARDING THE BOUNDARY AND/OR THE CONTENTS OF THIS SURVEY.
15. ANY POTENTIAL ENCROACHMENT SHOWN ON THIS PLAN ARE PROVIDED TO DEPICT THE PHYSICAL LOCATION OF ANY POTENTIALLY ENCROACHING STRUCTURE AND/OR IMPROVEMENT AND IS NOT A STATEMENT OR JUDGEMENT AS TO THE OWNERSHIP OF SAID ENCROACHMENT OR ANY PROPERTY THEREBY AFFECTED. METAL GARAGE ONTO SUBJECT PROPERTY.
16. BY GRAPHICAL PLOTTING ONLY THIS PROPERTY IS LOCATED IN FEMA FLOOD MAP ZONE AE AND MAP ZONE - OTHER AREAS/ZONE X (SEE MAP REFERENCE #2).
17. BOUNDARY RESOLUTION BASED ON FOUND EVIDENCE AND OTHER REFERENCE MATERIALS AS LISTED HEREON AVAILABLE AT THE TIME OF SURVEY. THE COURSES DESCRIBED HEREON WERE DETERMINED BY FOUND MONUMENTS, ADJACENTS AND RESULTING CALCULATIONS.

REQUIRED RIGHT-OF-WAY LINE TABLE
LINE BEARING DISTANCE
L1 S72°25'54"W 321.33'
L2 S71°51'41"W 135.03'
L3 N03°23'15"E 8.53'
L4 N71°4'08"W 20.50'
L5 N30°10'08"W 185.87'
L6 N59°48'25"E 2.25'
L7 S33°03'19"E 60.07'
L8 N36°26'26"E 17.03'
L9 S32°33'30"E 106.12'
L10 S59°48'25"W 18.00'
L11 S33°12'40"E 38.05'
L12 N59°48'25"E 13.99'
L13 S29°23'11"E 27.94'
L14 N72°15'07"E 34.00'
L15 S17°46'33"E 10.00'
L16 N72°15'07"E 201.00'
L17 N73°28'40"E 227.53'
L18 S17°48'40"E 5.85'
TOTAL AREA OF REQUIRED RIGHT-OF-WAY AREA= 8777 SF, 0.201 AC

REQUIRED RIGHT-OF-WAY CURVE TABLE
LINE RADIUS LENGTH CHORD BEG CHORD
C1 70.00' 50.17' N50°42'12" 49.11'



REVISIONS table with columns: NO, BY, DISCUSSION, DATE.

811 logo and text: BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776

J.B. ANDERSON PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE 15438
MARYLAND LICENSE NO. 20113
NEW JERSEY LICENSE NO. 3604052800
VIRGINIA LICENSE NO. 980184753
FLORIDA LICENSE NO. 75184
NEW YORK LICENSE NO. 080665-1

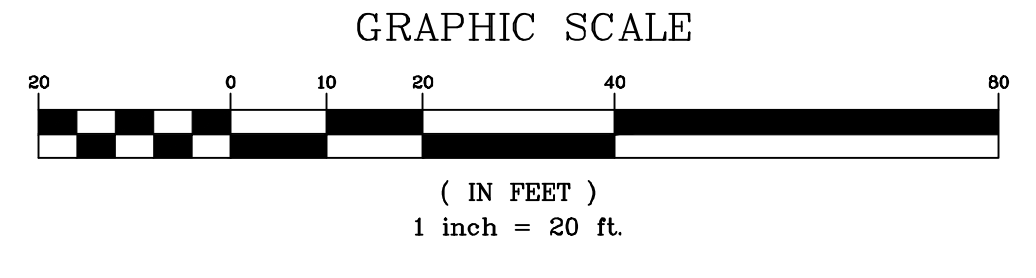
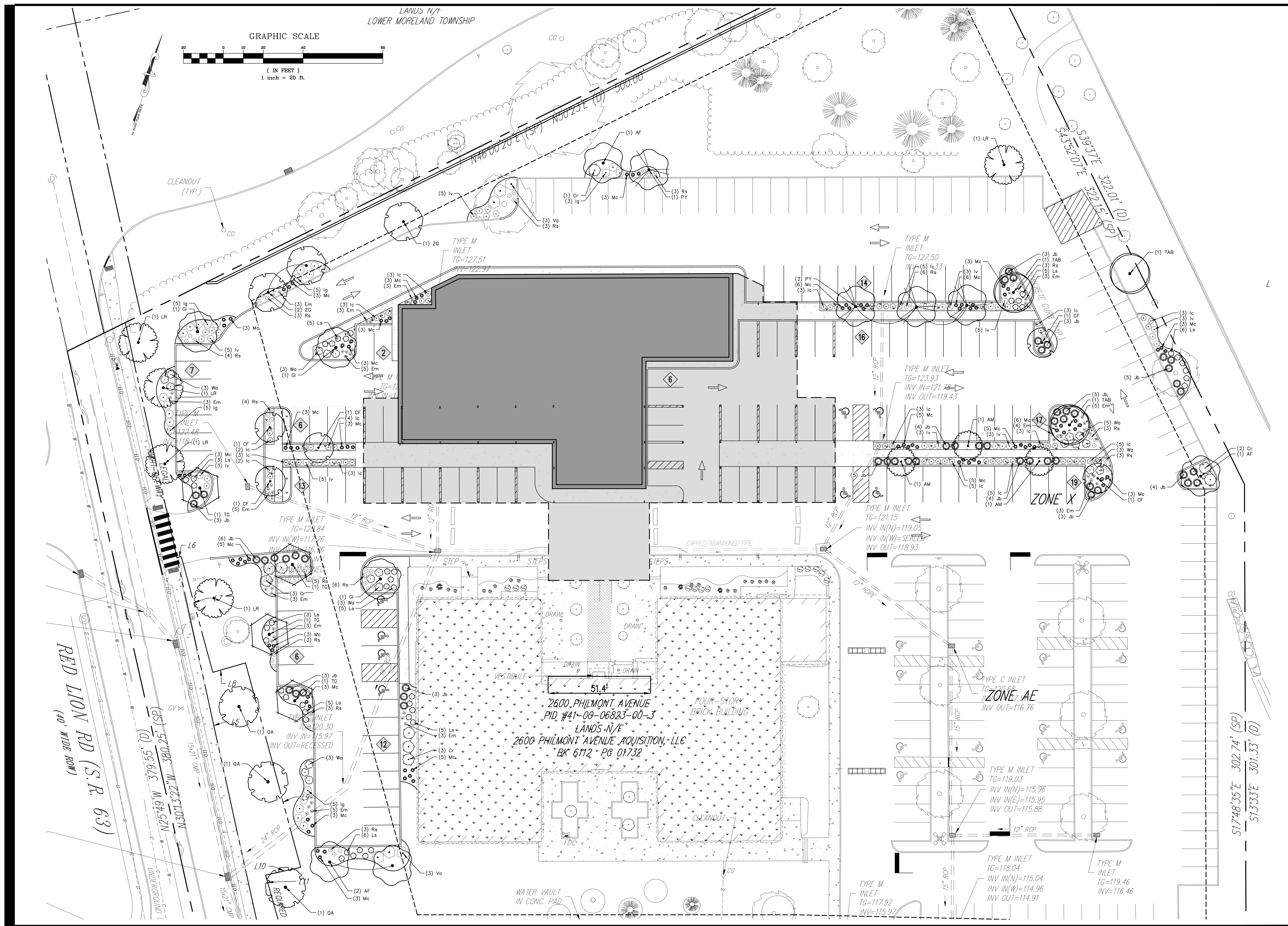
PROJECT LOCATION
2600 PHILMONT AVENUE
HUNTINGDON VALLEY
LOWER MORELAND TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA 19006

PREPARED FOR:
2600 PHILMONT AVENUE
ACQUISITION, LLC

TITLE
CONCEPT
EXISTING CONDITIONS
PLAN

Table with columns: PROJ# (24-0758), DATE (5-11-26), CHG# (24-0758), DRN BY (RTH), SCALE (AS NOTED), CHK BY (JBA), PAGE 2 OF 5, REVISION 0.





LANDS N/1  
LOWER MORELAND TOWNSHIP

2600 PHILMONT AVENUE  
PID #41-00-06823-00-3  
LANDS N/1/E  
2600 PHILMONT AVENUE ACQUISITION, LLC  
BK 6112 PG 01732

FOUR-STORY  
BRICK BUILDING

RED LION RD (S.R. 63)  
(40' WIDE ROW)

CLIENT DATA

**Cornerstone**  
Consulting Engineers & Design Services, Inc.

213 West Main Street, Lansdale, PA 19446  
Phone: 215-362-2600, Fax: 215-362-8400  
WWW.CORNERSTONEINC.COM

Pocmon Region  
570-839-1770

Lehigh Valley Region  
610-820-8200

Philadelphia Region  
215-362-2600

NO	BY	DESCRIPTION	DATE

REVISIONS

PENNSYLVANIA ONE CALL SYSTEM, INC.  
923 Iron Run Road  
West Mifflin, Pennsylvania  
15122-1078

**811**

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

**J.B. ANDERSON**

PROFESSIONAL ENGINEER  
DELAWARE LICENSE NO. PE 15438  
PENNSYLVANIA LICENSE NO. PE 06658  
MARYLAND LICENSE NO. 29113  
NEW JERSEY LICENSE NO. JG010453400  
VIRGINIA LICENSE NO. 9002104753  
FLORIDA LICENSE NO. 75184  
NEW YORK LICENSE NO. 095665-1

PROJECT LOCATION

SKETCH PLAN

2600 PHILMONT AVENUE  
HUNTINGDON VALLEY  
LOWER MORELAND TOWNSHIP  
MONTGOMERY COUNTY  
PENNSYLVANIA 19006

PREPARED FOR:  
2600 PHILMONT AVENUE  
ACQUISITION, LLC

TITLE

CONCEPT  
LANDSCAPE PLAN

PROJ.#	24-0758	DATE	5-11-26
CAD ID	24-0758	DRN BY	RTH
SCALE	AS NOTED	CHK BY	JBA

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REVISION 0

