

#### PLAN LEGEND

- Existing Feature:
- Tract Boundary Line
  - Right-of-Way Line
  - Right-of-Way Centerline
  - Topographic Contour
  - Soil Series Limits (See Note 3.b)
  - Woodlands Deline
  - Storm Sewer Piping

#### EASEMENT SCHEDULE

##### Conservation Easement:

[A1]	N35.11°36'W	84.19'
[A2]	N12.25°01'W	27.96'
[A3]	N65.55°00'E	675.28'
[A4]	S01.50°31'E	118.84'
[A5]	S65.55°00'W	619.73'
Area:	71,681.35 Sq. Ft.	

#### SITE IMPERVIOUS

##### EXISTING SITE (Unit 18):

BUILDINGS and STRUCTURES:	7,575 Sq. Ft.
CONCRETE (WALKS/PADS/POOL):	4,030 Sq. Ft.
ASPHALT PAVING:	19,790 Sq. Ft.
SITE TOTAL:	31,395 Sq. Ft.

#### PROJECT SOILS DATA

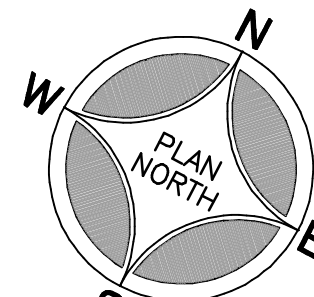
Soils Type:	Slopes:	Depth to Restrictive Feature:	Depth to Water Table:	Hydrologic Soil Group:
BwA Buckingham silt loam	0 to 3 percent	20"-40" to Fragipan 80"-99" to Lithic Bedrock	6 to 18"	B/D
ReA Readington silt loam	0 to 3 percent	20"-36" to Fragipan 40"-70" to Lithic Bedrock	18 to 36"	C
ReB Readington silt loam	3 to 8 percent	20"-36" to Fragipan 40"-60" to Lithic Bedrock	18 to 36"	C

## GENERAL PLAN NOTES

#### EXISTING FEATURES AND SURVEY NOTES:

- A metes and bounds survey was performed by Woodrow & Associates, Inc. The survey was performed without the benefit of a Title Report and was prepared from documents of record. This property may be subject to additional rights of others that might be listed in a Title Report. This survey was prepared during the month of September 2020.  
  
Bearings shown reflect a \_\_\_\_ Deg. \_\_\_\_ Min. \_\_\_\_ Sec. clockwise rotation from Deed Bearing Basis to match Pennsylvania South Zone 3702 State Plane Coordinate Bearing Basis.
- A topographic and existing features survey was performed for this site by Woodrow & Associates, Inc. Site elevation datum is referenced per note 3 below. Site Benchmark for this project is a Mag Nail set in the front asphalt drive court having an elevation of 271.15. This survey was prepared during the month of September 2020.
- This plan was prepared utilizing the following references:
  - Tax maps and deeds of record as obtained from the Recorder of Deeds online resources.
  - Existing Soils classifications and mapping has been plotted from maps obtained from the USDA Web Soil Survey website (<http://websoilsurvey.sc.egov.usda.gov/>) unless otherwise noted.
  - Vertical datum references provided by the PA Spatial Data Access system (PASDA). PAMAP data is based on PA State Plane (South) NAD83 horizontal, NAVD83 vertical datum.
  - Aerial imagery used for base plan reference provided by NearMap, Inc. Imagery from flight dated February 17, 2020 and September 05, 2020.
  - A Plan of Subdivision for Augustus & Carmella Mandracchia & Mary T. Mandracchia, prepared by Herbert H. Metz, Inc., dated October 17, 1997, last revised February 24, 2000 and recorded in Norristown, PA as P.B.V. A-589, Page 231.
  - A Plan of Subdivision for Augustus J. Mandracchia prepared by Woodrow & Assoc., Inc. dated November 24, 2010, last revised May 19, 2014 and recorded in Norristown, PA, Deed Bk 5939 Page 874.
- There has been no field investigation performed to verify any existence of any wetlands, waters of the U.S. or Commonwealth or Alluvial Soils at the time of the site survey.
- This site is located within Flood Plain Zone "X" (area determined to be outside the 0.2% annual chance floodplain) as illustrated on Community Panel Number 42091-C-02435, effective date March 2, 2016 as shared by the Federal Emergency Management Agency. No computational floodplain study has been performed for this plan.
- All persons digging on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 181. State law requires a three (3) business day notice prior to any digging (does not include state holidays or weekends). Dial 8-1-1 or go to [www.paonecall.org](http://www.paonecall.org).
- Existing subsurface utility information illustrated on these plans were based upon visual field locations obtained as part of site survey operations. The information provided is representative of subsurface conditions only at locations and depths where such information was available. There is no expressed or implied agreement that subsurface utility connections exist between explored locations. Accordingly, utility information shown should not be relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.
- Subject property is zoned "R-175 Residential" as noted on the official Zoning Map for this municipality.

#### REVISIONS



Scale In Feet (1" = 50')  
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PROJECT SERIAL NUMBER FOR DESIGN:  
2020 2860866  
October 12, 2020

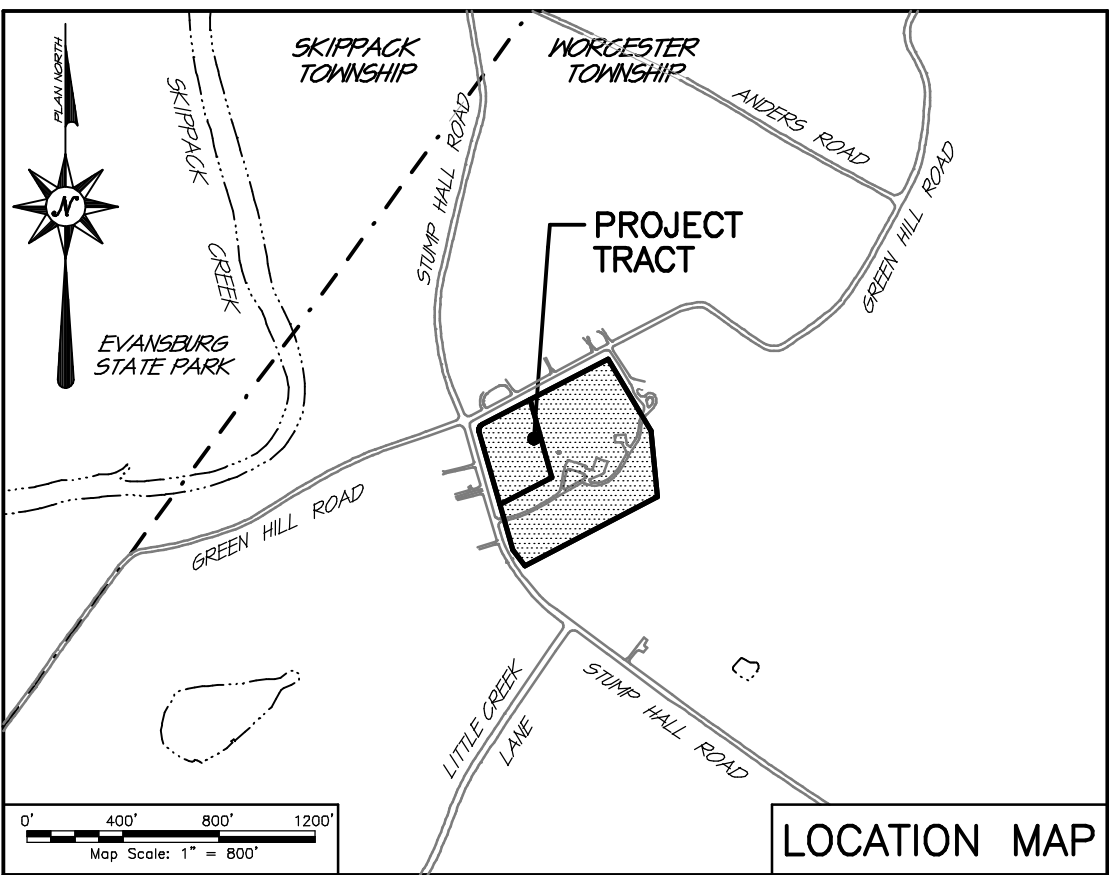
#### Parcel Information:

N/F Lands Of:  
Augustus J & Carmella  
Mandracchia  
TP: 67-00-03536-00-1  
Block 10 Unit 18  
3425 Stump Hall Road  
TP: 67-00-03522-01-1  
Block 10 Unit 87  
Unit 18: 8.1229 Acres  
Unit 87: 1.1061 Acres  
NET Area: 9.2290 Acres

#### Applicant:

Augustus J & Carmella  
Mandracchia  
3425 Stump Hall Road  
Collegeville, PA 19426

SEAL



#### PRELIMINARY PLAN (Not To Be Recorded)

#### EXISTING FEATURES PLAN

3425 STUMP HALL ROAD  
WORCESTER TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

**WOODROW & ASSOCIATES, INC.**  
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#### Layer List:

Sht02\_ExcFea  
Job No: 09-0804 D  
Plan Date: OCT. 30, 2020

#### Sheet No:

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