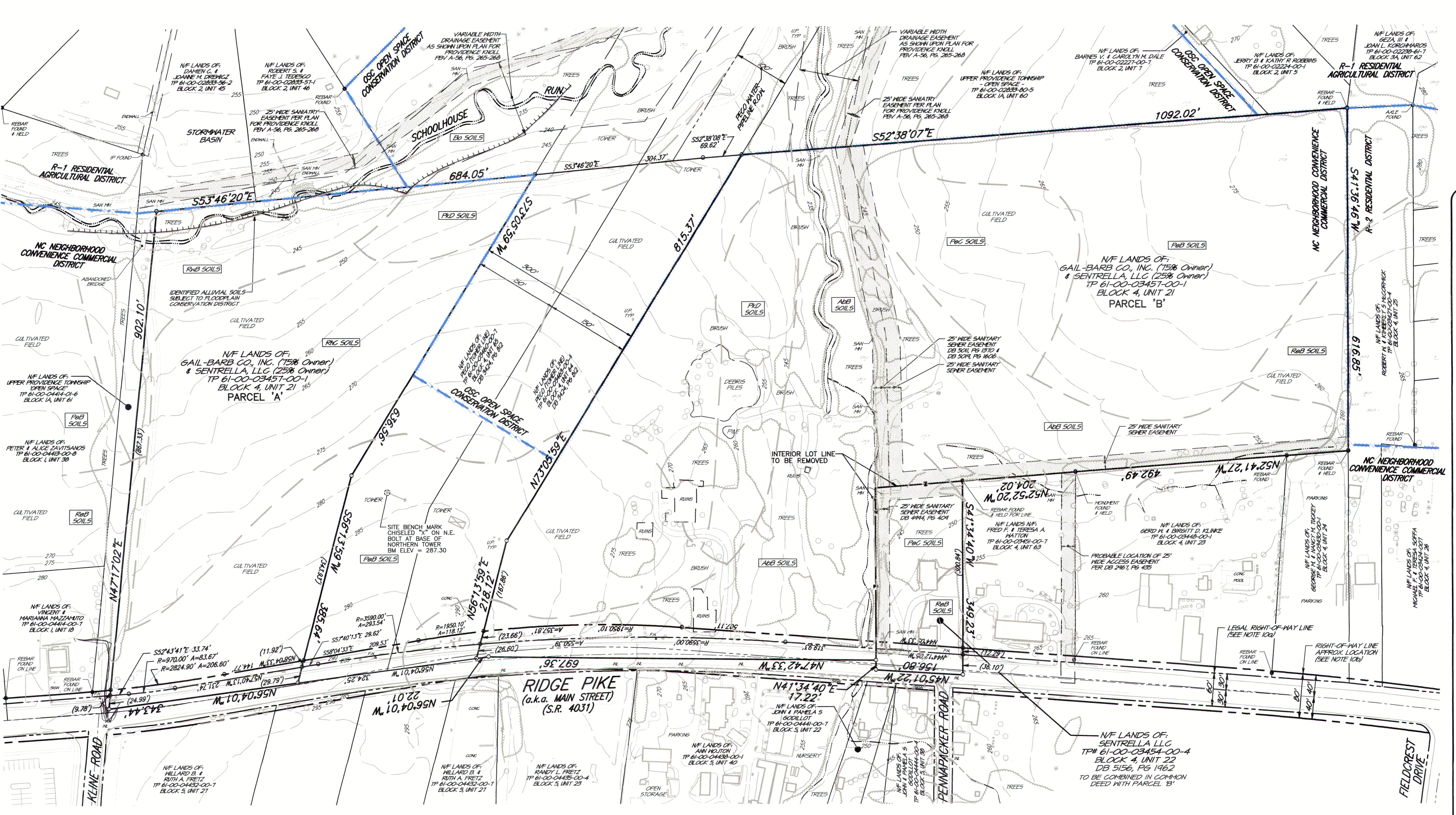
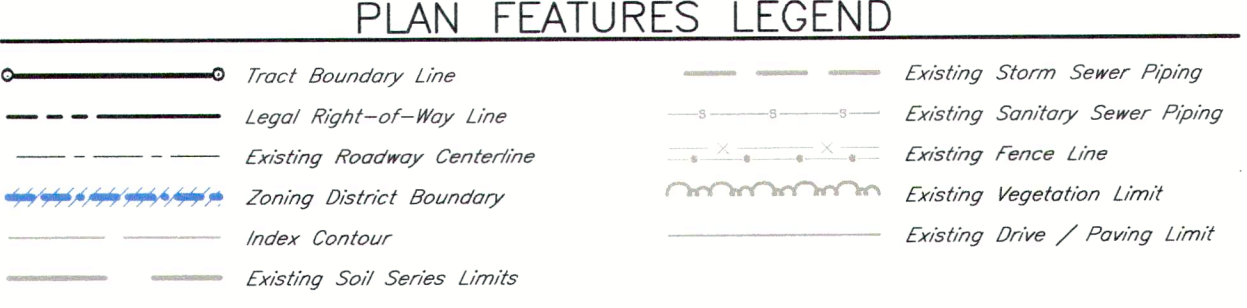


**LOCATION MAP**  
**GENERAL PLAN NOTES**

- BASE EXISTING FEATURES AND SURVEY NOTES:**
- The project site is identified as: Record Owner: GAIL-BARB CO., INC. (75% Owner) & SENTRELLA, LLC (25% Owner)  
Parcel ID: TP 61-00-03454-00-4 - Block 4 Unit 22 (1701 Main Street)  
TP 61-00-03457-00-1 - Block 4 Unit 21 (1719 Main Street)
  - A metes and bounds survey was performed by Woodrow & Associates, Inc. The survey was performed with the benefit of a Title report prepared by Chicago Title Insurance Company, File # 14031494, with an Effective Date of April 10, 2014, as well as documents of record. This survey was prepared during the month of February, 2015. Bearing at one end of a 7 Deg. 12 Min. 58 Sec. counter-clockwise rotation from Deed Bearing basis to match Pennsylvania South Zone 3702 State Plane Coordinate Bearing basis.
  - Topographic and existing features survey was obtained from various sources. Woodrow & Associates, Inc. has not performed any field survey to verify this data. Site elevation datum is referenced per note 4.d below.
  - 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.
    - Site Flood Plain information has been obtained from the FEMA Map Service Center web site. (<http://msc.fema.gov/>)
    - Aerial photography and additional vertical datum references provided by the PA Spatial Data Access system (PASDA). PAMAP data is based on PA State Plane (South) NAD83 horizontal, NAVD88 vertical datum. Right site was Spring 2008, updated by DVRC flight 2010.
    - Final Subdivision Plan made for the Cutler Group, Inc. entitled "Providence Knoll", prepared by Urwin & Walter, Inc. Dated August 28, 1989, last revised April 12, 1996 and recorded in the Office of the Recorder of Deeds in Harrisburg, PA as PBV A-56, Pages 255 thru 268.
    - Preliminary Plan for Gail - Barb Company, Inc., prepared by Gilmore & Associates, Inc., dated July 2, 2003, last revised July 29, 2003, Job No. 2002-0862-T.
  - There has been NO field investigation performed to verify any existence of any Wetlands, Waters or Alluvial Soils at the time of the plan preparation.
  - This site is located within Flood Plain Zone "X" (which are areas outside 500-Year floodplain and not effected by any 100-year mapped floodplain) as illustrated on Community Panel Number 420709-0228-E, effective date December 19, 1996 as prepared by the Federal Emergency Management Agency. No further computational floodplain study has been performed.
  - 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 - information pertaining to: size, location, depth, etc. of subsurface utilities is approximate in nature and has been obtained as an aid for the project design. 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.
  - Site falls within the PA American Water Co. (PAWC) service area. Sanitary sewer for this location provided by Upper Providence Township.
  - Ridge Pike (aka Main Street) is identified as being a Collector road, requiring an 80-Ft. wide Ultimate Right-of-Way width and 40-Ft. pavement width.
    - 60-Ft. Right-of-Way line for Ridge Pike (SR 4031) taken from "Commonwealth of Pennsylvania Department of Transportation, drawings for construction of L.R. 146, Section M02" prepared by District 6-0 Plans Unit, dated Oct. 19, 1982.
    - 80-Ft. Right-of-Way line for Ridge Pike (SR 4031) is approximate and taken from "Commonwealth of Pennsylvania Department of Highways, Upper Providence Twp, Right-of-Way Map" dated April 6, 1928, approved June 28, 1928 and recorded in Plan Book 3, Pages 25 through 28.



**SITE AREA SCHEDULE:**

Block 4 Unit 21 (PARCEL 'A'):	GROSS DEED description Boundary Area: 1,461,742.07 Sq. Ft. / 33.5569 Acres	Block 4 Unit 21 (PARCEL 'B'):	GROSS SURVEY Boundary Area: 1,454,107.41 Sq. Ft. / 33.3817 Acres
GROSS PARCEL AREA:	413,215.88 Sq. Ft. / 9.4861 Acres	GROSS PARCEL AREA:	987,908.80 Sq. Ft. / 22.6793 Acres
Area Btwn Title Line & 60' Legal R.O.W.:	8,099.95 Sq. Ft. / 0.1859 Acres	Area Btwn Title Line & 60' Legal R.O.W.:	22,979.38 Sq. Ft. / 0.5275 Acres
Area Btwn 60' Legal R.O.W. & 80' PennDOT R.O.W.:	3,642.30 Sq. Ft. / 0.0836 Acres	Area Btwn 60' Legal R.O.W. & 80' PennDOT R.O.W.:	13,020.91 Sq. Ft. / 0.2989 Acres
NET PARCEL 'A' AREA:	401,473.63 Sq. Ft. / 9.2166 Acres	NET PARCEL 'B' AREA:	951,908.51 Sq. Ft. / 21.8529 Acres

**PROJECT SOILS DATA**

Soils Type:	Slopes:	Depth to Restrictive Feature:	Depth to Water Table:	Hydrologic Soil Group:
AH8 Abbottstown Silt Loam	3 to 8 percent	15-30" to Fragipan 40-60" to Lithic Bedrock	6 to 18"	C
B0 Bowmanville-Knoyers Silt Loam	N / A	72-99" to Lithic Bedrock	0 to 18"	C/D
PaB Penn silt loam	3 to 8 percent	20-40" to Lithic Bedrock	More than 80"	B
PaC Penn silt loam	8 to 15 percent	20-40" to Lithic Bedrock	More than 80"	B
PaD Penn-Missville channery silt loam	15 to 25 percent	20-40" to Lithic Bedrock	More than 80"	B
PaE Redstart Silt Loam	3 to 8 percent	20-36" to Fragipan 40-70" to Lithic Bedrock	18 to 36"	C
PaF Reville silt loam	8 to 15 percent	20-40" to Lithic Bedrock	6 to 36"	D
PaH Rowland silt loam	3 to 8 percent	60-99" to Lithic Bedrock	18 to 36"	C

**REVISIONS**

No.	DATE	DESCRIPTION
1	6/29/2015	Revised Per Plan B to consolidate Block 4, Unit 22 into Parcel B

**PROFESSIONAL LAND SURVEYOR**  
KEVIN R. GIBBONS  
No. 14002

**WOODROW & ASSOCIATES, INC.**  
MUNICIPAL / CIVIL CONSULTING ENGINEERS  
1109 New York Avenue, Suite 200, Harrisburg, PA 17102  
Phone: (717) 542-5658 Fax: (717) 542-5679  
Web: www.woodrowinc.com

**EXISTING FEATURES PLAN**  
1701 & 1719 MAIN STREET  
UPPER PROVIDENCE TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

Layer List: Sht02\_ExtFea  
Plan Date: Feb. 25, 2015  
Job No: 15-0104 D  
Design Mgr: J.H.K.  
Proj. Mgr: T.P.W.  
Sheet No: 2 of 2