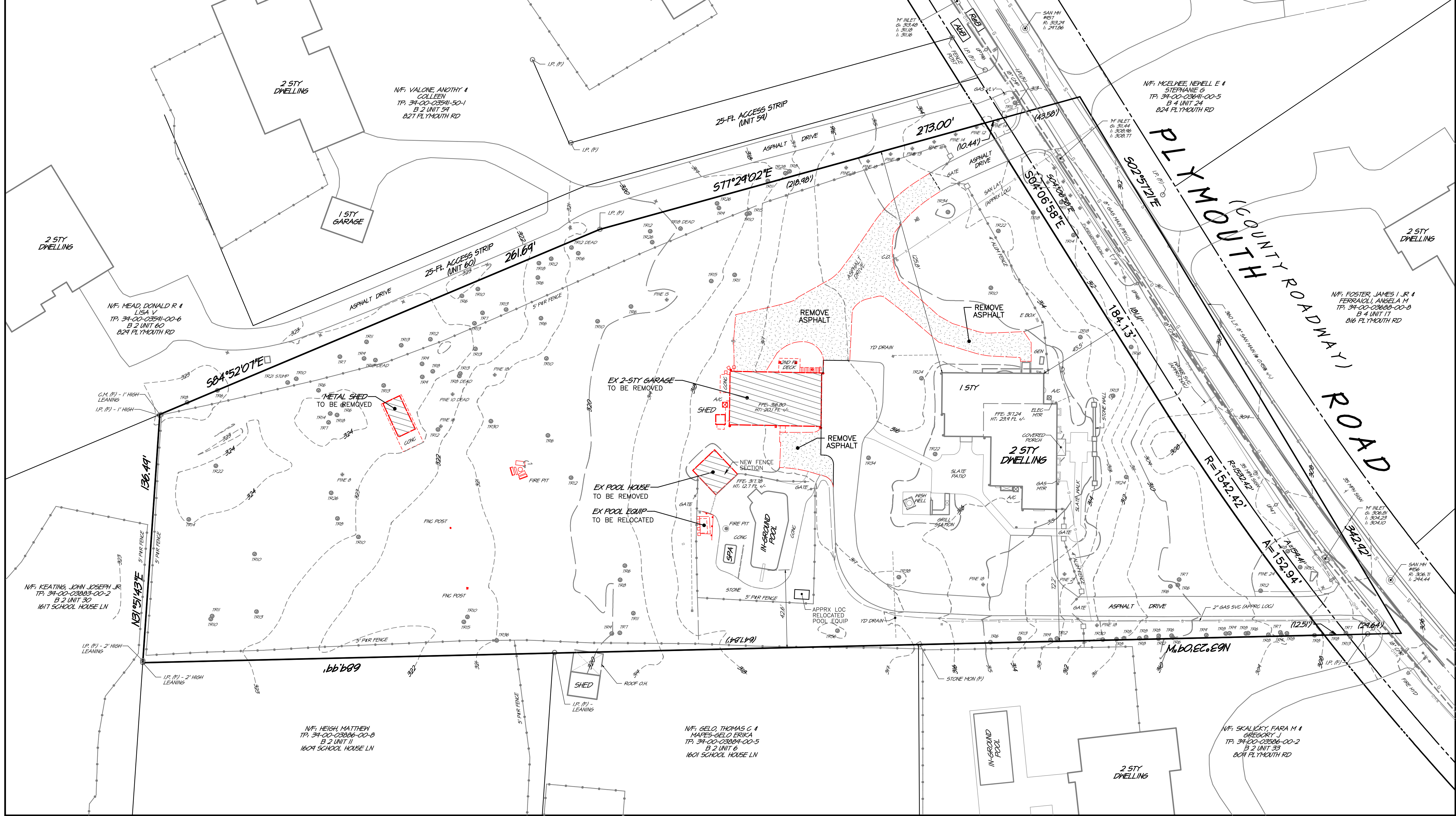


Print Date: Aug. 19, 2026 (05:17) a Print Scale: 1" = 30.00'



PLAN LEGEND

EXISTING (EX) FEATURES

- I.P. (F) Iron Pin / Pipe (Found)
- C.M. (F) Concrete Monument (Found)
- Tract Boundary
- Ex R/W Centerline
- Ex Legal R/W Line
- Ex Ultimate/PennDOT R/W Line
- Ex Fence Line
- Ex Mailbox
- Ex Sign
- Ex Utility Pole & O.H. Wires
- Ex Sewer Clean Out
- Ex Water Valve / Gas Valve
- Ex Fire Hydrant
- Ex Water Meter / Corp Stop
- Ex Light/Sign Post
- Ex Storm Sewer and Inlet
- Ex Sanitary Sewer & MH
- Ex Gas Main & Service
- Ex Water Main & Service

PROPOSED (PR) FEATURES

- I.P. (S) Iron Pin (Set)
- C.M. (S) Concrete Monument (Set)

EX. SITE IMPERVIOUS

	Existing Site:
BUILDING(S):	5,298 Sq. Ft.
HARDSCAPE (Deck/Patio/Walls):	4,198 Sq. Ft.
IMPERVIOUS (Asphalt):	11,678 Sq. Ft.
POOL / SPA SURFACE	801 Sq. Ft.
GROSS SITE TOTAL:	21,975 Sq. Ft.
REMOVAL AREA:	- 8,580 Sq. Ft.
NET TOTAL AREA:	13,395 Sq. Ft.

PROJECT SOILS DATA

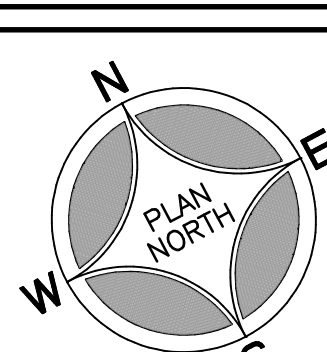
Soils Type:	Slopes:	Depth to Restrictive Feature:	Depth to Water Table:	Hydrologic Soil Group:
AbB Abbotstown silt loam	3 to 8 percent	18-22" to Fragipan 40-60" to Lithic Bedrock	6 to 18"	D
ReB Readington silt loam	3 to 8 percent	20-36" to Fragipan 40-60" to Lithic Bedrock	18 to 36"	C

GENERAL PLAN NOTES

EXISTING FEATURES and SURVEY NOTES:

- A field metes and bounds survey was performed under the supervision of Keith A. Houser, PLS. Survey performed without the benefit of a full Title Report. Bearings shown reflect a rotation of -09 Deg 37 Min 09 Sec. Deed Bearing Basis to match Pennsylvania South Zone 3702 State Plane Coordinate Bearing Basis. Field Survey performed May 2026.
Horizontal datum based on NAD 1983, SPC 83 Pennsylvania (South), GEOID Model g2003u08 using Topcon Topnet Live Virtual Network System.
- A topographic and existing features survey was performed under the supervision of Keith A. Houser, PLS. Site Benchmark is the top of cut nail in utility pole #46 PP in front of the subject property having an elevation of 311.33. Field Survey performed May 2026.
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. Site Vertical Datum using Topcon Topnet Live Virtual Network System.
- 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.
 - Aerial imagery used for base plan reference provided by NearMap, Inc. Imagery from flight dated April 7, 2026.
 - Montgomery County - Geospatial Data Hub, providing supporting information for Tax Parcel(s), Municipal Boundaries and Zoning District Boundaries, and Soils Limits.
 - Plan entitled Preliminary/Final Plan Minor Subdivision - Record Plan 1617 Schoolhouse Lane prepared for Jennifer A. L. Gabara by Woodrow and Associates, Inc., dated Dec. 15, 2017, and last revised July 25, 2018. Recorded in the Montgomery County Office for Recording of Deeds plan bk 50 pg 93 dated Feb. 7, 2019.
 - Plan entitled Plan of Subdivision prepared for Robert Held, Inc. by Urwiler & Walter, Inc. dated Sept. 16, 1987, and last revised Feb. 17, 1989. Recorded in the Montgomery County Office for Recording of Deeds plan bk A-50 pg 442 dated March 21, 1989.
 - Plan entitled Plan of Subdivision prepared for Robert Held, Inc. by Urwiler & Walter, Inc. dated Aug. 14, 1989, and last revised Jan. 16, 1990. Recorded in the Montgomery County Office for Recording of Deeds plan bk A-51 pg 488 dated Feb. 26, 1990.
- 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 the 0.2% annual chance floodplain) as illustrated on Community Panel Number 42091-C-0259-G, effective date March 2, 2016 as prepared 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.
- 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.
- Right(s)-of-way width per deed reference, recorded plan, and PennDOT Highway data. Ultimate right-of-way for Plymouth Road identified as 80'-ft in width.
- Subject property is zoned 'A' Residential District as noted on the official Zoning Map.
- This project shall be served by public sanitary sewer by Lower Gwynedd Township and water services by North Wales Water Authority.

REVISIONS



SEAL

SEAL

PROJECT SERIAL NUMBER FOR DESIGN:
2026 1262607 (5/6/26)

Pennsylvania 811
A History United with Pennsylvania Corporation

Parcel Information:

N/F: Armour, Caroline M
& Creighton, Eric J
TPN: 39-00-03589-00-8
Block 2 Unit 20
D.B.: 6029 Pg. 2136
813 PLYMOUTH RD
Deed Area: 141,016.40 Sq. Ft.
Legal RW: 12,529.87 Sq. Ft.
UL: 3,387.90 Sq. Ft.
NET Area: 125,098.63 Sq. Ft.

Applicant:

CDHB VENTURES, LLC
c/o Corbett Hall
P.O. BOX 395
DEVON, PA 19333

15' 0' 30'
Scale in Feet (1" = 30')
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LOWER GWYNEDD TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA
MUNICIPAL / CIVIL CONSULTING ENGINEERS
1108 North Bethlehem Pike / Suite 5 - Lower Gwynedd - PA 19002
Phone: (215) 342-3948 Web: www.woodrowinc.com

PRELIMINARY | FINAL PLAN
EXISTING FEATURES SURVEY and
DEMOLITION PLAN
813 PLYMOUTH ROAD
LOWER GWYNEDD TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA
MUNICIPAL / CIVIL CONSULTING ENGINEERS
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Layer List: Sh02_Survey

Job No: 26-0307 D

Plan Date: AUG. 21, 2026

Sheet No:

2 of 2

