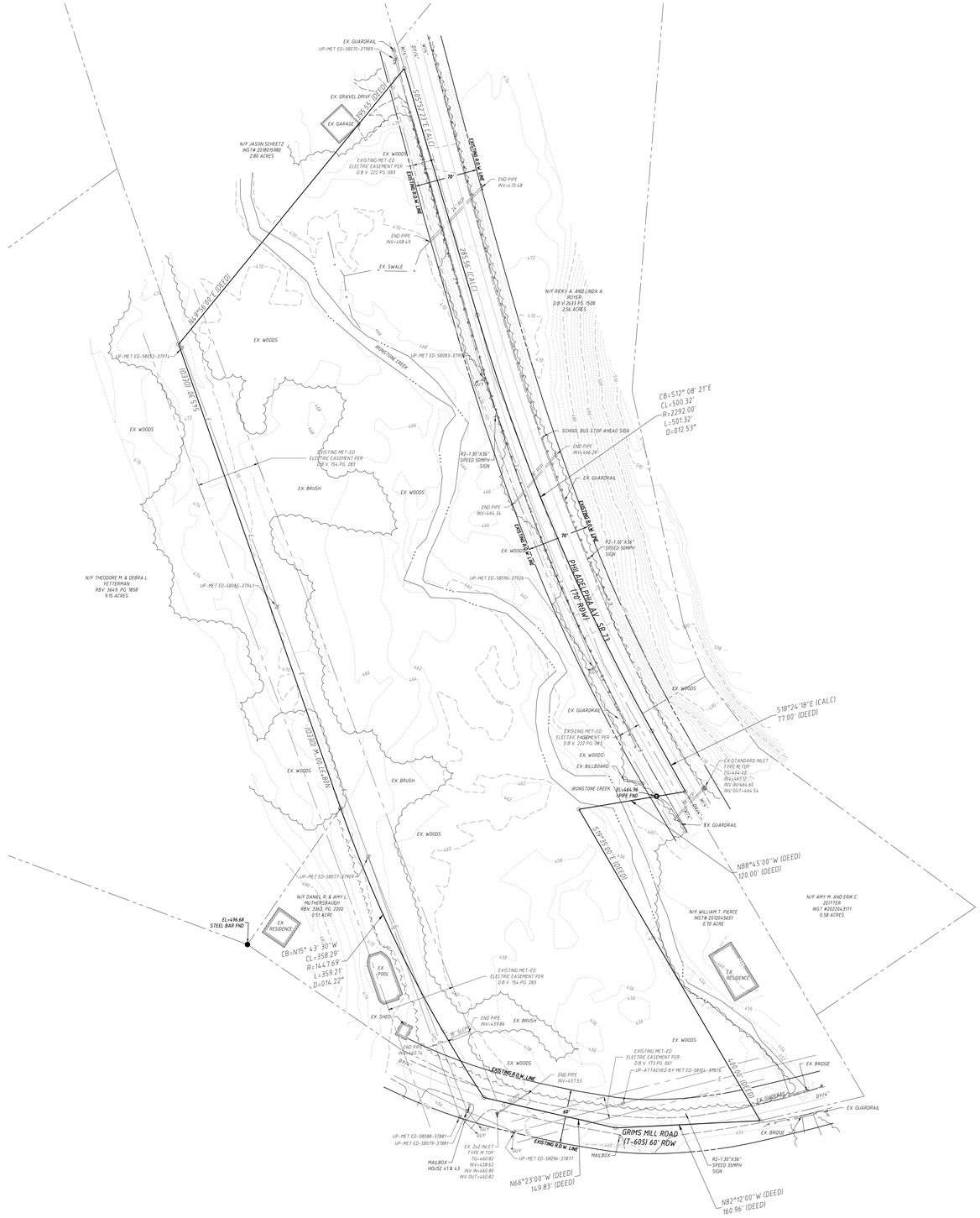
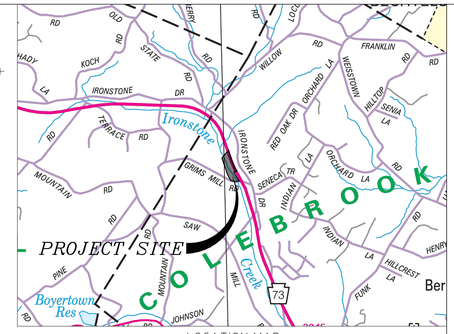
PROJECT TITLE: 7391 GRIMS MILL ROAD - TOPOGRAPHICAL PLAN





LOCATION MAP
SCALE: 1" = 2000'

SITE DATA:

RECORD OWNERS:	MARTIN FOLKS & RASHEEDA WRIGHTWULAH PO BOX 61361 KING OF PRUSSIA, PA 19406
DEED/INSTRUMENT #:	INST# 2023019832
ACREAGE:	EXISTING: 6.73 ACRES
UPI NUMBER:	38538705097391
LOCATION:	COLEBROOKDALE TWP., BERKS COUNTY, PENNSYLVANIA

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

NOTE:
THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON PAVEMENT MARKINGS BY UTILITY OWNERS AND SURFACE FACILITIES, AND ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE EXACT LOCATION AND DEPTH OF UTILITIES PRIOR TO ANY EARTHMOVING ACTIVITIES.

THE PENNSYLVANIA ONE-CALL SERIAL NUMBER FOR THIS PROJECT IS 20232353680.

NOTES:
THIS PLAN BASED ON FIELD SURVEY PERFORMED BY BOGIA ENGINEERING, INC ON AUG 28, 2023.

THE ELEVATIONS ON THIS PLAN ARE BASED ON NAVD-88 DERIVED BY OPUS-CORRECTED GPS OBSERVATIONS COLLECTED ON AUG 28, 2023.

CONTOUR INFORMATION ON THIS PLAN IS DERIVED FROM ACTUAL FIELD SURVEY, SUPPLEMENTED WITH CONTOUR INFORMATION ACQUIRED FROM THE PENNSYLVANIA SPATIAL DATA ACCESS WEBSITE.

BOUNDARY INFORMATION SHOWN IN THIS PLAN ARE DERIVED FROM DEEDS AND PLANS OF RECORD, AS RECORDED IN THE BERKS COUNTY RECORDER OF DEEDS OFFICE. THE RECORDED DEED FOR THIS PROPERTY, RECORDED AS INSTRUMENT #2023019832, HAS A CLOSURE ERROR OF 1/120. BOUNDARY CALLOUTS SHOWN MARKED (DEED) MATCH THE RECORDED DEED. BOUNDARY CALLOUTS SHOWN MARKED (CALC) ARE REVISED FROM THE DEED TO MAINTAIN THE INTEGRITY OF NEIGHBORING DEEDS AND REFERENCED PLANS OF RECORD.

EXISTING LAND LEGAL RIGHT-OF-WAY LINES ARE DERIVED FROM PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PLANS FOR THE CONSTRUCTION AND CONDEMNATION OF RIGHT OF WAY PLANS FOR ROUTE 197 (NOW SR0073), APPROVED JULY, 1948.

METROPOLITAN-EDISON EASEMENTS SHOWN ARE DERIVED FROM DEEDS OF RECORD AS RECORDED IN THE BERKS COUNTY RECORDER OF DEEDS OFFICE.

LEGEND

	EXISTING BUILDING
365	EXISTING MAJOR CONTOUR
366	EXISTING MINOR CONTOUR
	ADJOINERS PROPERTY LINES
	EXISTING GUARDRAIL
	EXISTING EASEMENT
	EXISTING EDGE OF ROAD
	EXISTING RIGHT OF WAY LINE
	EXISTING BOUNDARY LINE
	EXISTING BOUNDARY CORNER
	EXISTING STREAM
	EXISTING BRUSH LINE
	EXISTING TREE LINE
	EXISTING SIGN
E	EXISTING OVERHEAD ELECTRIC

GRAPHIC SCALE
100' 50' 0 50' 100'
1" = 50'

BOGIA ENGINEERING INC.
1240 PENN AVE W OMISSING, PA 19610
PHONE 610-678-3071 FAX: 610-678-3517
WWW.BOGIAENG.COM

TOPOGRAPHICAL PLAN
7391 GRIMS MILL ROAD
TOPOGRAPHICAL PLAN

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MARTIN FOLKS & RASHEEDA WRIGHTWULAH
PO BOX 61361
KING OF PRUSSIA, PA 19406
JOB: 7391 GRIMS MILL ROAD
COLEBROOKDALE TWP.
BERKS
PENNSYLVANIA

PIN:	38538705097391
CHECKED BY:	KC
DRAWN BY:	TK
DATE:	10-10-2023
SCALE:	1=50
DRAWING:	C-101
PROJECT:	2023-034
SHEET:	01 OF 01

NO.	DESCRIPTION	DATE