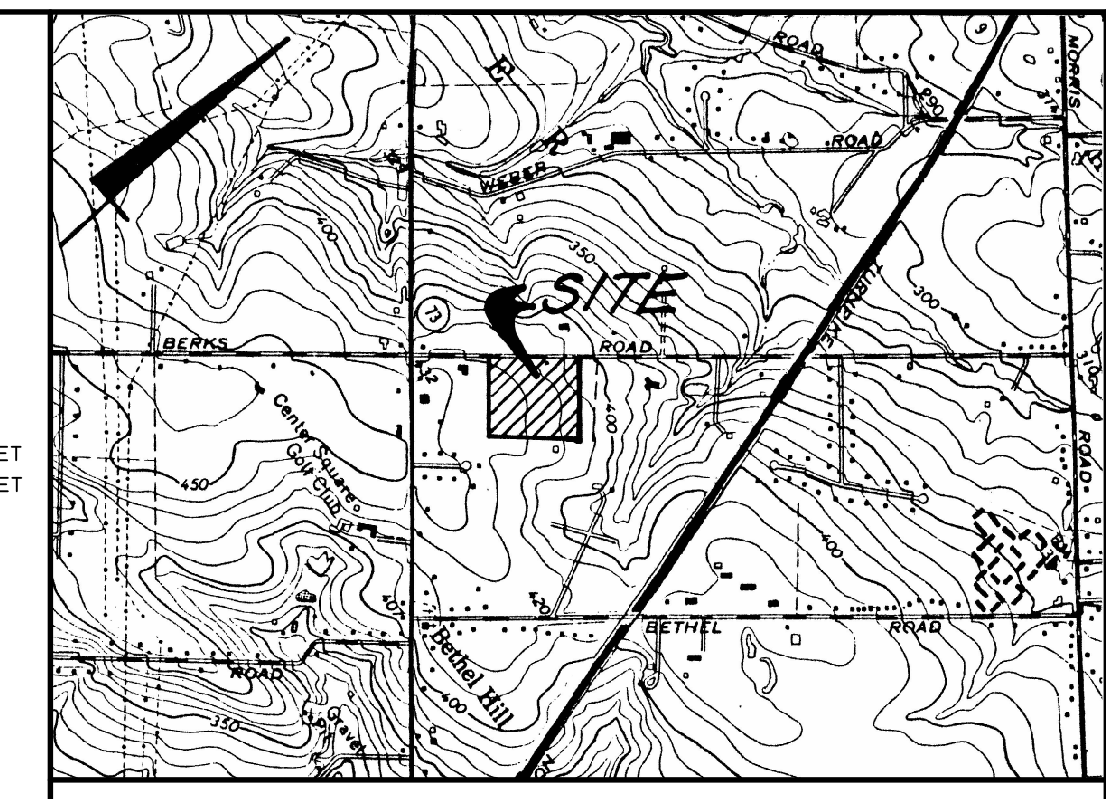


LEGEND

| | |
|-----|---------------------------------------|
| --- | CENTERLINE |
| --- | TRACT BOUNDARY |
| --- | PROPERTY LINE |
| --- | LEGAL R.O.W. EASEMENTS |
| --- | REQUIRED R.O.W. |
| --- | EXISTING CONTOUR |
| --- | PROPOSED CONTOUR |
| --- | EXISTING WATER LINE |
| --- | EXISTING SAN. SEWER LINE |
| --- | EXISTING TELEPHONE LINE |
| --- | EXISTING GAS LINE |
| --- | EXISTING ELECTRIC LINE |
| --- | EXISTING STORM SEWER/INLET |
| --- | PROPOSED WATER LINE |
| --- | PROPOSED SAN. SEWER LINE |
| --- | PROPOSED ELECTRIC LINE |
| --- | PROPOSED TELEPHONE LINE |
| --- | PROPOSED GAS LINE |
| --- | EXISTING MANHOLE |
| --- | PROPOSED MANHOLE |
| --- | EXISTING CURBLINE |
| --- | PROPOSED CURBLINE |
| --- | UTILITY POLE |
| --- | EXISTING VALVE, VENT. CO. |
| --- | DENOTES CONCRETE MONUMENT (TO BE SET) |
| --- | DENOTES IRON PIN (TO BE SET) |



LOCATION MAP
SCALE: 1" = 2000'

- GENERAL NOTES:**
- THIS PROJECT IS KNOWN AS 2044 BERKS ROAD, BLOCK 24 UNIT 14 (TPN 67-00-00208-00-4) IN DEED BOOK 5437, PAGE 558 IN THE TOWNSHIP OF WORCESTER.
 - BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A PLAN ENTITLED "SKETCH PLAN - PLAN OF PROPERTY" AS PREPARED BY ROBERT E. BLAKE, CONSULTING ENGINEERS, P.C., DATED SEPTEMBER 21, 1987.
 - THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - THERE ARE NO IDENTIFIABLE FLOOD PLAIN AREAS WITHIN THE PROJECT SITE AS ILLUSTRATED ON PANEL 204 OF 454 MAP NUMBER 42091C02048 OF THE FLOOD INSURANCE RATE MAP AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE TOWNSHIP OF WORCESTER, PENNSYLVANIA. (MAP REVISED DATE: MARCH 2, 2016)
 - ALL CONTRACTORS WORKING ON THIS SITE SHALL OBTAIN A PA ONE CALL SERIAL NUMBER FOR CONSTRUCTION PURPOSES NOT LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO CONSTRUCTION.
 - SOIL LIMITS AND INFORMATION HAS BEEN INTERPOLATED FROM THE SOIL MAP-MONTGOMERY COUNTY, WEB SOIL SURVEY NATIONAL COOPERATIVE SOIL SURVEY AS PREPARED BY THE U.S.D.A. - NATURAL RESOURCES CONSERVATION SERVICE.
 - THE AREA BETWEEN THE TITLE LINE AND THE ULTIMATE RIGHT-OF-WAY LINE BEING 26,996 SF AND BEING LABELED "OFFERED FOR DEDICATION" IS HEREBY OFFERED FOR DEDICATION TO THE AUTHORITY HAVING JURISDICTION AT THE TIME OF THE TAKING.
 - A DEMOLITION PERMIT WILL BE REQUIRED FOR THE REMOVAL OF THE EXISTING BUILDINGS ON THE SITE.
 - GROSS TRACT AREA = 16.3864 ACRES
NUMBER OF LOTS = 8 LOTS
TYPE OF BUILDINGS = SINGLE FAMILY DETACHED
CHARACTER OF BUILDINGS = TWO STORY
LENGTH OF NEW STREETS = 500.00 FEET
AVERAGE LOT SIZE = 82,204 SF
 - ALL SIGHT DISTANCE OBSTRUCTIONS (INCLUDING, BUT NOT LIMITED TO, EMBANKMENTS AND VEGETATION) SHALL BE REMOVED BY THE DEVELOPER (PERMITTEE) TO PROVIDE DESIRABLE CLEAR SIGHT DISTANCE AS DEFINED IN CHAPTER 441.8 (B) OF THE PENNSYLVANIA TRANSPORTATION JANUARY 1982 EDITION. THE DESIRABLE SIGHT DISTANCE IN THIS CASE MUST BE 538 FEET TO THE LEFT AND 460 FEET TO THE RIGHT OF CONTINUOUS SIGHT DISTANCE FOR THE DRIVER EXITING THE PROPOSED INTERSECTION ONTO THE THROUGH HIGHWAY. THE DRIVER MUST BE CONSIDERED TO BE POSITIONED 10 FEET FROM THE NEAR EDGE OF THE CLOSEST HIGHWAY THROUGH LANE (FROM THE CURBLINE IF CURBING IS PRESENT) AT AN EYE-LEVEL OF 3'-6" ABOVE THE PAVED SURFACE. THE POINT SIGHTED BY THE EXITING DRIVER SHALL ALSO BE 3'-6" ABOVE THE PAVED SURFACE LOCATED IN THE CENTER OF THE CLOSEST HIGHWAY TRAVEL LANE DESIGNATED FOR USE BY THE APPROACHING TRAFFIC. THE CONTINUOUS SIGHT DISTANCE SHALL BE MAINTAINED BY THE PERMITTEE.
 - THE PROVIDED SIGHT DISTANCES ARE AS FOLLOWS:
DRIVEWAY RIGHT LEFT
JOSEPHINE MAY 925 FEET 870 FEET
LOT #B 800 FEET 1150 FEET
 - A BLANKET EASEMENT SHALL BE PROVIDED TO WORCESTER TOWNSHIP FOR ACCESS AND MAINTENANCE OF THE ROOF DRAIN SEEPAGE BEDS ON LOCATED ON LOTS 1 THRU 7.
 - AS REQUIRED BY SECTION 908.6 (F) OF TITLE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, NOTICE IS HEREBY GIVEN THAT A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE "STATE HIGHWAY LAW," (P.L. 1242, NO. 428) BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED. ACCESS TO THE STATE HIGHWAY SHALL BE ONLY AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT.

OWNER'S CERTIFICATE

I, JOSEPHINE SPARANGO, HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND HEREIN SUBDIVIDED AND THAT I CONSENT TO THE APPROVAL OF THIS PLAN THAT HAS BEEN GRANTED AND THAT I DESIRE THE SAME TO BE RECORDED.

BY: JOSEPHINE SPARANGO, OWNER _____ DATE _____

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

ON THIS _____ DAY OF _____ 20____ BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JOSEPHINE SPARANGO, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE EXECUTED SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES ON: _____

MUNICIPAL APPROVALS

BOARD OF SUPERVISORS

APPROVED THIS _____ DAY OF _____ 20____ BY THE BOARD OF SUPERVISORS OF WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA.

ATTEST: _____
SIGNATURE, CHAIRMAN

DATE SIGNED

SIGNATURE, SECRETARY

DATE SIGNED

(TOWNSHIP NOTARY SEAL)

PLANNING COMMISSION

REVIEWED THIS _____ DAY OF _____ 20____ BY THE PLANNING COMMISSION OF WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA.

ATTEST: _____
SIGNATURE

DATE SIGNED

TOWNSHIP ENGINEER

REVIEWED BY THE TOWNSHIP ENGINEER OF WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA.

SIGNATURE - TOWNSHIP ENGINEER

DATE SIGNED

SURVEYOR'S CERTIFICATION

I, JOSEPH M. ESTOCK, PE, PLS., DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS PLAN CORRECTLY REPRESENTS A SURVEY MADE BY MYSELF OR UNDER MY SUPERVISION AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS SHOWN ARE CORRECT.

JOSEPH M. ESTOCK, PE, PLS. _____ DATE _____
PE-037320-E
SU-046525-E

RECORDED IN THE MONTGOMERY COUNTY COURTHOUSE THIS _____ DAY OF _____, 20____ IN PLAN BOOK _____, PAGE _____

ZONING DISTRICT:
"AGR" - AGRICULTURAL DISTRICT

| REQUIREMENTS: | REQUIRED |
|-----------------------|-----------------|
| LOT AREA: | 80,000 SF (MIN) |
| LOT WIDTH @ BLD LINE: | 250 FT (MIN) |
| FRONT YARD: | 75 FT (MIN) |
| SIDE YARD: | 10 FT (MIN) |
| REAR YARD: | 100 FT (MIN) |
| PARKING/DRIVES: | 15 FT (MIN) |
| BUILDING HEIGHT: | 35 FT (MAX) |
| BUILDING COVERAGE: | 10 % (MAX) |
| IMPERVIOUS COVERAGE: | 20 % (MAX) |
| PARKING: | 2 PS (MIN) |
| PARKING SETBACK: | 15 FT |

| ZONING REQUIREMENT | LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 | LOT 7 | LOT 8 |
|-----------------------|-----------|-----------|-----------|------------|-----------------|-----------|-----------|-----------|
| LOT AREA: | 80,001 SF | 80,005 SF | 80,007 SF | 81,203 SF | 85,138 SF - NET | 82,913 SF | 80,002 SF | 80,044 SF |
| LOT WIDTH @ BLD LINE: | 256.10 FT | 250 FT | 250 FT | 250 FT | 404.64 FT | 250 FT | 268.80 FT | 269.80 FT |
| FRONT YARD: | >75 FT | >75 FT | >75 FT | >136.87 FT | 75 FT | 75 FT | 75 FT | 75 FT |
| SIDE YARD: | >10 FT | >10 FT | >10 FT | >10 FT | 15 FT | 15 FT | 15 FT | 15 FT |
| REAR YARD: | >10 FT | >10 FT | >10 FT | >10 FT | 15 FT | 15 FT | 15 FT | 15 FT |
| PARKING/DRIVES: | 15 FT | 15 FT | 15 FT | 15 FT | 15 FT | 15 FT | 15 FT | 15 FT |
| BUILDING HEIGHT: | 35 FT | 35 FT | 35 FT | 35 FT | 35 FT | 35 FT | 35 FT | 35 FT |
| BUILDING COVERAGE: | 10 % | 10 % | 10 % | 10 % | 10 % | 10 % | 10 % | 10 % |
| IMPERVIOUS COVERAGE: | 20 % | 20 % | 20 % | 20 % | 20 % | 20 % | 20 % | 20 % |
| PARKING: | 2 PS | 2 PS | 2 PS | 2 PS | 2 PS | 2 PS | 2 PS | 2 PS |
| PARKING SETBACK: | 15 FT | 15 FT | 15 FT | 15 FT | 15 FT | 15 FT | 15 FT | 15 FT |

SITE DATA:

OWNER OF RECORD: JOSEPHINE SPARANGO
APPLICANT: C/O SPARANGO CONSTRUCTION CO., INC.
506 BETHLEHEM PIKE
FORT WASHINGTON, PA 19034
(215) 643-1298

SOURCE OF TITLE: D.B. 5437 PG. 558
TAX MAP: BLOCK 24 UNIT 14
TRACT PARCEL NO.: 67-00-00208-00-4

TRACT AREA:
713,779 SF (16,386 AC) GROSS
698,931 SF (15,045 AC) NET TO LEGAL R/W
686,793 SF (15,766 AC) NET TO ULTIMATE R/W

PROJECT TITLE:
2044 BERKS ROAD

RECORD PLAN

WORCESTER TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

PREPARED BY:
JOSEPH M. ESTOCK
Consulting Engineers & Land Surveyors

355 South Henderson Road
King of Prussia, PA 19406-2407
(610) 265-3035 - Fax (610) 962-9855
joe@josephmestock.com

SCALE: 1" = 50'
DATE: 07 OCT. 2016
FILE NO.: 93119
FIELD BOOK:
SHT. NO.: 1 OF 12

REVISIONS

MPC NO.: 16-0124-002 TOWNSHIP FILE NO.: 2016-05
16-0124-001

PROCESSED AND REVIEWED: A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date: _____

For the Director: _____

Montgomery County Planning Commission

RECORDED OF DEEDS

03-09-18 PER TWP REVIEW

JOSEPH M. ESTOCK
REGISTERED PROFESSIONAL LAND SURVEYOR
48525-E
PENNSYLVANIA