

NOTE

ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK IN ACCORD WITH ACT 38.

Pennsylvania One Call System, Inc.



1-800-242-1776
20220820985

WAIVERS FROM WORCESTER TOWNSHIP S.A.L.D.O.:

GRANTED BY THE WORCESTER TOWNSHIP BOARD OF SUPERVISORS AT A REGULARLY HELD MEETING HELD ON SECTION 130-18.4(1) - WHERE REQUIRED, SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS EXCEPTING WHERE, IN THE OPINION OF THE TOWNSHIP SUPERVISORS, THEY ARE UNNECESSARY FOR THE PUBLIC SAFETY AND CONVENIENCE.

SECTION 130-18.1(1)(g) - CONCRETE CURBS SHALL BE INSTALLED ALONG EACH SIDE OF EVERY RESIDENTIAL, SECONDARY OR COMMERCIAL STREET OR ROAD.

TOPOGRAPHY:

THE TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM FIELD SURVEY, BY ALL COUNTY AND ASSOCIATES, INC., MARCH 2022.

BOUNDARY:

THE BOUNDARY INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM FIELD SURVEY, BY ALL COUNTY AND ASSOCIATES, INC., MARCH 2022.

DATUM:

VERTICAL DATUM: NAVD 88

BENCHMARK:

INVERT OF 12" CMP ALONG KRIEBEL MILL ROAD.
ELEV. = 269.69

FLOODPLAIN:

THERE ARE NO FEMA FLOODPLANS ON THE PROPERTY PER FEMA FLOOD MAP #4209100253G.

WATER AND SEWER:

ON-SITE SEPTIC & WELL.

SOILS DATA:

Aba - ABBOTTSTOWN SILT LOAM, 0 TO 3 PERCENT SLOPES.
PaB - PENN SILT LOAM, 3 TO 8 PERCENT SLOPES.
Raa - READINGTON SILT LOAM, 0 TO 3 PERCENT SLOPES.
Rab - READINGTON SILT LOAM, 3 TO 8 PERCENT SLOPES.

SOURCE OF TITLE:

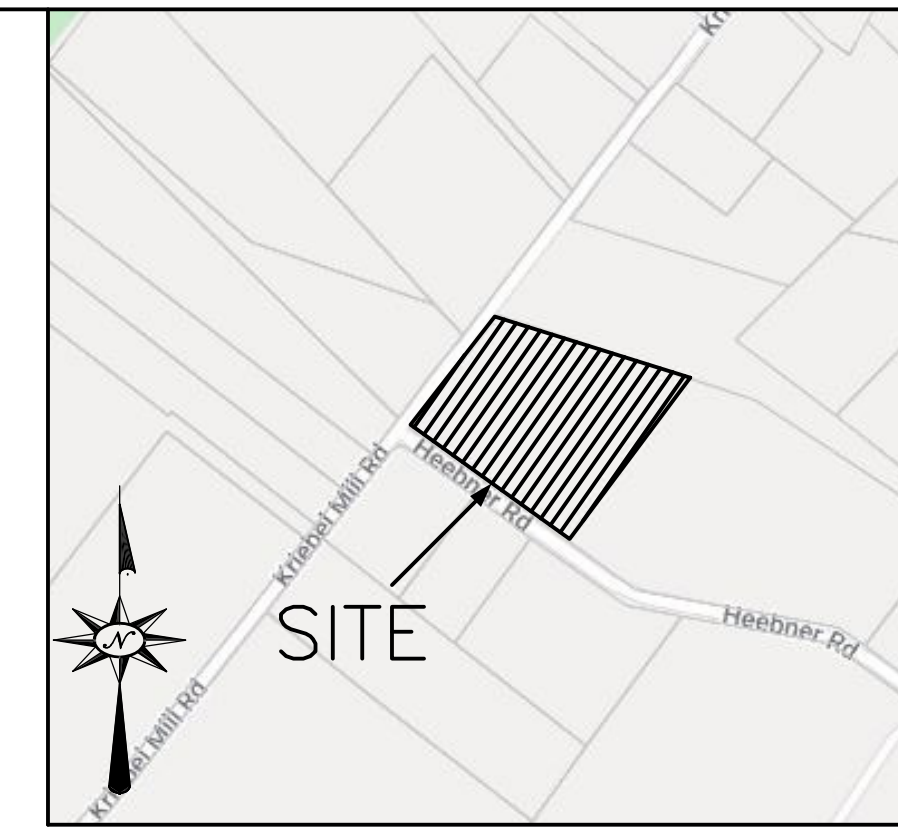
BEING THE SAME PROPERTY IN WHICH BJK GROUP LLC & DAILEY VENTURES, LLC GRANTED AND CONVEYED UNTO BJK GROUP, LLC BY DEED DATED APRIL 25, 2022, RECORDED IN THE MONTGOMERY COUNTY RECORDER OF DEEDS OFFICE, DBV 6283 PG. 1652.

LOT USE:

SINGLE-FAMILY RESIDENTIAL

BUILDING PERMIT PLANS

DETAILED GRADING, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT PLANS WILL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION FOR EACH LOT.



TAX # 67-00-01806-908
DBV 6158 PG 1618
GROSS AREA - 268,747.3 SQ. FT. (6.17 AC.)
NET AREA - 243,551.7 SQ. FT. (5.59 AC.)
TOTAL PROPOSED LOTS - 2

ZONING

MINIMUM REQUIREMENTS	AGR	LOT 1	LOT 2
LOT AREA	80,000 SQ.FT.	112,928.1 SQ.FT.	130,583.6 SQ.FT.
LOT WIDTH	250 FEET	261.76 FEET	250.00 FEET
BUILDING SETBACK LINE	75 FEET	75 FEET	75 FEET
REAR YARD	100 FEET	100 FEET	100 FEET
SIDE YARD, EACH	50 FEET	50 FEET	50 FEET
MAXIMUM REQUIREMENTS			
BUILDING COVERAGE	10 PERCENT	<10 PERCENT	<10 PERCENT
IMPERVIOUS COVERAGE	20 PERCENT	<20 PERCENT	<20 PERCENT
BUILDING HEIGHT	35 FEET	<35 FEET	<35 FEET

* TAKEN FROM THE ZONING ORDINANCE OF WORCESTER TWP: REFER TO TEXT FOR COMPLETE ZONING DETAILS.

RECORDING CERTIFICATE

RECORDED THIS _____ DAY OF _____ IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY OF NORRISTOWN, PENNSYLVANIA, IN PLAN FILE CASE _____ D.B. NO. _____ PAGE _____

CERTIFICATION OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN, AND OFFER OF DEDICATION:

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY
ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING PLAN, AND ACKNOWLEDGE THAT THEY ARE THE REGISTERED OWNERS OF THE DESIGNATED PLAN, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THEY DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.
WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID.

OWNER _____ NOTARY PUBLIC _____

OWNER _____

MY COMMISSION EXPIRES _____

WORCESTER TWP. PLANNING COMMISSION:

AT A MEETING HELD ON _____, 20____, THE PLANNING COMMISSION OF WORCESTER TOWNSHIP, MONTGOMERY COUNTY, RECOMMENDED APPROVAL OF THE SUBDIVISION PLAN AS SHOWN HEREON.

CHAIRPERSON _____ DATE _____

WORCESTER TWP. BOARD OF SUPERVISORS:

AT A MEETING HELD ON _____, 20____, THE BOARD OF SUPERVISORS OF WORCESTER TOWNSHIP, MONTGOMERY COUNTY, APPROVED THE SUBDIVISION PLAN AS SHOWN HEREON.

CHAIRPERSON _____ SECRETARY _____

DATE _____ DATE _____

WORCESTER TWP. ENGINEER'S REVIEW

REVIEWED BY THE WORCESTER TOWNSHIP ENGINEER THIS _____ DAY OF _____, 20____.

TOWNSHIP ENGINEER'S SIGNATURE _____

CERTIFICATION:

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN REPRESENTS A SURVEY MADE BY ME, THAT THE MONUMENTS SHOWN HEREON EXIST AS LOCATED, THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

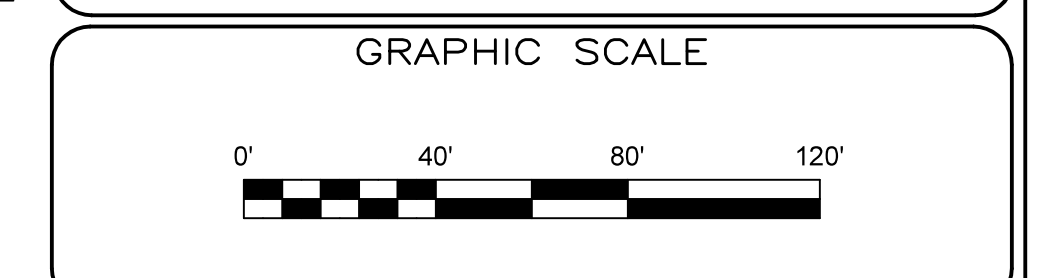
KRISTOPHER L. PHILLIPS
REG. NUMBER SU044564E

DATE _____

LEGEND

—	PROPERTY LINE
- - -	LOT LINE
- · - · -	REQUIRED R/W LINE
- · - · -	ADJOINER LINE
- · - · -	FENCE LINE
- · - · -	GAS LINE
- · - · -	ELECTRIC LINE
- · - · -	EX. CONTOUR LINE

■ MONUMENT TO BE SET
● PIN TO BE SET



DATE	REVISIONS	BY

OWNER & CLIENT
BJK GROUP, LLC
C/O BRUCE KERPER
1908 WAYNE DRIVE
NORRISTOWN, PA 19403
610-945-8879

PROJECT
KERPER - HEEBNER ROAD
HEEBNER RD, WORCESTER, PA 19426
WORCESTER TOWNSHIP MONTGOMERY COUNTY PENNA.

ALL COUNTY and ASSOCIATES INC.		SURVEYING ENGINEERING ENVIRONMENTAL PERMITTING	
P.O. BOX 472 1841 POTTSTOWN PIKE ST. PETERS, PA 19470 610-469-3830 FAX: 610-469-6385		1-800-220-9165 E-MAIL INFO@ALL-COUNTY-ASSOC.COM	
FIELD PERSONNEL	SHEET TITLE		
RPB/MEP	MINOR SUBDIVISION PLAN		
DESIGNED BY	DRAWN BY	CHECKED BY	PROJECT NO.
MEP	MEP	KERPBR0001	4/11/22
PLAN SCALE	CADD FILE	SHEET NO.	
1" = 40'	KERPER-HEEBNER-MODEL	1 OF 1	

FOR USE BY MCPC ONLY
MCPC NO. XXX
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

