

**BOARD OF SUPERVISORS CERTIFICATION**  
 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 \_\_\_\_\_

**PLANNING COMMISSION CERTIFICATION**  
 REVIEWED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE PLANNING COMMISSION  
 OF WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

ATTEST:  
 SIGNATURE \_\_\_\_\_  
 DATE SIGNED \_\_\_\_\_

**TOWNSHIP ENGINEER CERTIFICATION**  
 REVIEWED BY THE TOWNSHIP ENGINEER OF WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

TOWNSHIP ENGINEER: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**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 \_\_\_\_\_

**OWNER OF RECORD:**  
 BETHEL DEVELOPMENT ASSOCIATES, LP, HAS LAID OUT UPON OUR LAND SITUATED IN THE  
 WORCESTER TOWNSHIP, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA  
 CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 \_\_\_\_\_  
 GENERAL PARTNER

**COMMONWEALTH OF PENNSYLVANIA  
 COUNTY OF MONTGOMERY  
 NOTARY PUBLIC:**

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BEFORE ME, THE SUBSCRIBED, A NOTARY  
 PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA RESIDING IN \_\_\_\_\_  
 PERSONALLY APPEARED \_\_\_\_\_ TO BE THE GENERAL PARTNER  
 WHO ACKNOWLEDGED \_\_\_\_\_ TO BE THE GENERAL PARTNER  
 OF BETHEL DEVELOPMENT ASSOCIATES, LP, AND THAT AS SUCH  
 BEING AUTHORIZED TO DO SO \_\_\_\_\_ EXECUTED THE FOREGOING  
 PLAN BY DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN  
 OBTAINED AND IS ENJOINED THEREON, AND THAT THE SAID LIMITED PARTNERSHIP DESIRES  
 THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC  
 MY COMMISSION EXPIRES: \_\_\_\_\_, 20\_\_\_\_

**SURVEYOR CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME, THAT THE  
 MONUMENTS SHOWN HEREON EXIST AS LOCATED AND THAT ALL DIMENSIONAL  
 DETAILS ARE CORRECT.

DATE \_\_\_\_\_ ROBERT M. COHRAC  
 REGISTERED ENGINEER OR SURVEYOR  
 (SEAL)

**ZONING  
 R-175 RESIDENTIAL DISTRICT**

REQUIREMENT	EXISTING	LOT #1	LOT #2
LOT AREA - MIN.	60,000 S.F.	195,202 S.F. (NET.)	102,922 S.F.
LOT WIDTH @ BLDG. LINE - MIN.	175'	433.0'	175'
FRONT YARD (HIGHWAY) - MIN.	120'	34.1'	120'
FRONT YARD - MIN.	60'	34.1'	120'
SIDE YARD - MIN.	35'	101.5'	35'
REAR YARD - MIN.	75'	343.4'	75'
BUILDING COVERAGE - MAX.	15%	4,703 S.F. = 2.4%	15%
IMPERVIOUS COVERAGE - MAX.	20%	4,703 S.F. + 6,288 S.F. = 10,991 S.F. = 5.6%	20%
BUILDING HEIGHT - MAX.	35' (2.5 STORIES)	35' (2.5 STORIES)	35' (2.5 STORIES)
PARKING:			
OFF STREET PARKING	2 SPACES	2 SPACES	2 SPACES
SETBACKS: PARKING AREA / DRIVES	10'	10'	10'

**SITE DATA**

TAX PARCEL NUMBER: 67-00-03262-00-1  
 TAX MAP: BLOCK 24, UNIT 54  
 RECORD OWNER: BETHEL DEVELOPMENT ASSOCIATES LP  
 2205 NORTH WALES RD.  
 LANSDALE, PA. 19446  
 SITE ADDRESS: 2625 SKIPPACK PIKE  
 WORCESTER, PA. 19403  
 DEED REFERENCE: D.B. 5528 PAGE 663  
 SEWER: PUBLIC  
 WATER: PUBLIC

**ACT 287, AS AMENDED, TABLE OF CONTACTS**

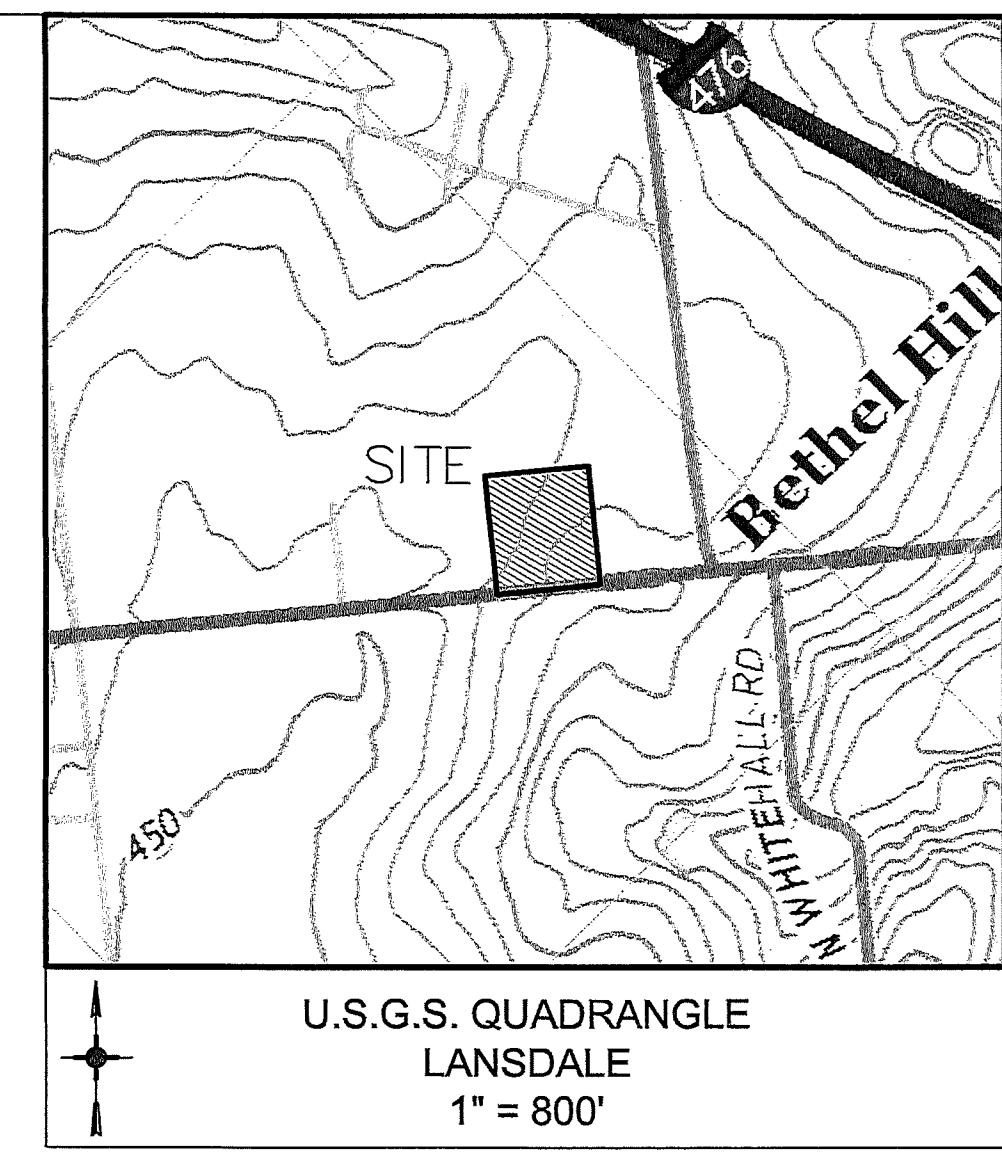
NORTH PENN WATER AUTHORITY 300 FORTY FOOT ROAD LANSDALE, PA. 19446
COMCAST CABLEVISION 1 APOLLO RD. PLYMOUTH MEETING, PA. 19462
COMCAST 4400 WAYNE AVE. PHILADELPHIA, PA. 19140
PECO ENERGY C/O USIC 450 S. HENDERSON RD. SUITE B KING OF PRUSSIA, PA. 19406
WORCESTER TOWNSHIP 1721 VALLEY FORGE ROAD P.O. BOX 767 WORCESTER, PA. 19490
TEXAS EASTERN / SPECTRA 560 POTTSTOWN PIKE CHESTER SPRINGS, PA. 19425
VERIZON PENNSYLVANIA LLC. 1050 VIRGINIA DRIVE FORT WASHINGTON, PA. 19034

ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THE 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, AS  
 PER PENNSYLVANIA ACT 287, CONTACTED 07/28/2020. SERIAL # 20202102006.

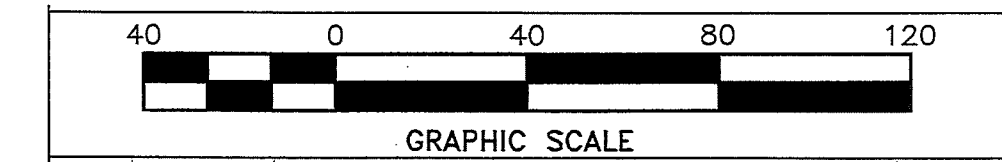
**CALL BEFORE YOU DIG!**  
 PENNSYLVANIA LAW REQUIRES  
 3 WORKING DAYS NOTICE FOR  
 CONSTRUCTION PHASE AND 10 WORKING  
 DAYS IN DESIGN STAGE - STOP CALL  
 POCS SERIAL NUMBER  
 20202102006  
 1-800-242-1776

**EQUITABLE OWNER/  
 APPLICANT:**  
 BETHEL DEVELOPMENT ASSOCIATES LP  
 2205 NORTH WALES RD.  
 LANSDALE, PA. 19446

MCPC No. \_\_\_\_\_  
 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



- GENERAL NOTES:**
- BOUNDARY INFORMATION SHOWN HEREON WAS PREPARED BY CHAMBERS ASSOCIATES, INC., AND REPRESENTS THE COMPILATION OF RECORDED INFORMATION AND AN ACTUAL SURVEY COMPLETED IN JULY 2020.
  - PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND PROPERTY SUBJECT TO EASEMENTS, CONDITIONS, AND RESTRICTIONS ETC. CONTAINED THEREIN, RECORDED OR UNRECORDED.
  - REFERENCES-PLOT PLAN PREPARED FOR 2625 SKIPPACK PIKE BY JOSEPH M. ESTOCK DATED MARCH 17, 2017.
  - TOPOGRAPHIC FEATURES SHOWN HEREON WERE PREPARED BY CHAMBERS ASSOCIATES, INC. AND REPRESENT AN ACTUAL ON-THE-GROUND SURVEY CONDUCTED IN JULY 2020.  
 BENCHMARK: INLET GRATE LOCATED AT THE ENTRANCE TO THE ENCLAVE AT CENTER SQUARE ON THE SOUTHERLY SIDE OF SKIPPACK PIKE, NAV88 DATUM ELEVATION 424.95, GPS OBSERVED.
  - SAID PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 42091C0262-G BEARING A MAP REVISION DATE OF MARCH 2, 2016, FOR COMMUNITY NO. 421919, WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SAID PREMISES IS SITUATED.  
 ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
  - TAXES: 2625 SKIPPACK PIKE  
 T.M.P. 67-00-03262-00-1  
 TAX MAP BLOCK 24 UNIT 54,  
 DEED BOOK 5528 PAGE 663
  - AREA GROSS 4.97 ACRES OF LAND MORE OR LESS  
 NET 4.48 ACRES OF LAND MORE OR LESS.
  - PROPERTY IS SERVICED BY PUBLIC SEWER AND PUBLIC WATER.
  - DETAILED GRADING, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT PLANS WILL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION FOR LOT #2.
  - EXISTING 10' WIDE DRIVEWAY TO BE WIDENED TO 18' WITH THE BUILDING PERMIT APPLICATION FOR LOT #2.
  - IRON PINS TO BE SET AT ALL PROPERTY CORNERS.
  - THERE ARE NO STEEP SLOPES LOCATED ON THE PROPERTY.



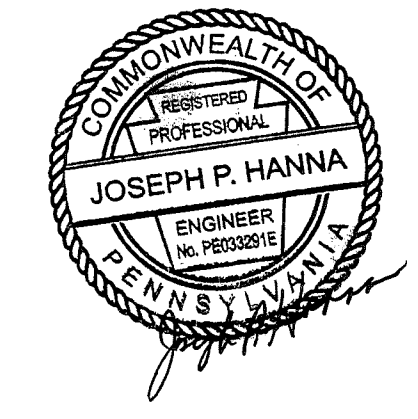
NO.	DATE	DESCRIPTION	BY
		2625 SKIPPACK PIKE MINOR SUBDIVISION PLAN	

PREPARED FOR  
**BETHEL DEVELOPMENT ASSOCIATES, LP.**  
 WORCESTER TOWNSHIP  
 MONTGOMERY COUNTY  
 PENNSYLVANIA

**Chambers Associates, Inc.**  
 Consulting Engineers and Surveyors  
 2962 Skippack Pike P.O. Box 678  
 Worcester, PA 19490-0678  
 484-991-8187

SCALE	DATE	JOB	DRAWING NO.
1"=40'	12-1-20	160-012	SHEET 1 of 1

MANAGER: JPH DRAWN BY: JAS



SUBMITTED TO: 12/1/2020 10:00 AM  
 COUNTY OF MONTGOMERY  
 REGISTERED PROFESSIONAL ENGINEER  
 NO. PE0332916  
 STATE OF PENNSYLVANIA  
 EXPIRES: 12/31/2024