

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, NOVEMBER 8, 2018, 7:30 PM**

CALL TO ORDER by Chair Todd at 7:30 PM

ATTENDANCE

PRESENT: GORDON TODD [X]
 DOUG ROTONDO [X]
 MICHELLE GREENAWALT [X]

1. September 27, 2018 Meeting Minutes – Ms. Greenawalt motioned to amend the minutes to address her comments. Mr. Rotondo motioned to approve the September 27, 2018 Meeting Minutes as amended by Ms. Greenawalt. There was no public comment. By unanimous vote the motion was approved.

2. Center Point Village Ordinance – Chair Todd made a motion to the Board of Supervisors of Worcester Township, not to adopt the proposed ordinance and to relook at the bubble map and existing zoning of Center Point

Ms. Greenawalt and Mr. Rotondo both agreed to this motion.

Joseph Grenko, Worcester, commented on section 150-42.3 of the proposed ordinance.

Debra Walker, Worcester, commented on the members makings amendments to the proposed ordinance and proposing to the Board of Supervisors of Worcester Township.

Ms. Greenawalt commented on the Ordinance Language.

Bob Andorn, Worcester, commented on the time and money spent on the proposed ordinance. Mr. Andorn also commented on the duty of the planning commission and the evolution of Worcester.

Chair Todd commented on the history of the Ordinance and his correspondence with the Montgomery County Planning Commission.

Bob Andorn commented on the correspondence between Chair Todd and the Montgomery County Planning Commission.

Chair Todd commented on the Palmer Concept plan.

Bob Andorn commented on development by right and the process of review for the Center Square Golf Course. Mr. Andorn also commented on the duty of the Planning Commission.

Mary Grace Sparango, Worcester, commented on the proposed ordinance and its effect on the Township.

Chair Todd commented on the proposed Ordinance not matching the original study and the loss of walkability.

Mary Grace Sparango commented on the Townships utilization of professional planners and noted her disappointment in the Township Planning Commission.

Chair Todd commented on the Township's utilization of professional planners and the Growing Greener Ordinance.

Mary Grace Sparango, commented on the real estate value in Worcester Township.

Ms. Greenawalt noted the Township's website should be amended to reflect the proper meeting time of the Planning Commission.

3. December 13 Planning Commission Meeting Agenda – At its December 13th meeting The Planning Commission may review the Palmer subdivision (LD 2017-02).

PUBLIC COMMENT

- Bob Andorn, Worcester, commented on walkability in Townships, noting that walkability requires development.

ADJOURNMENT

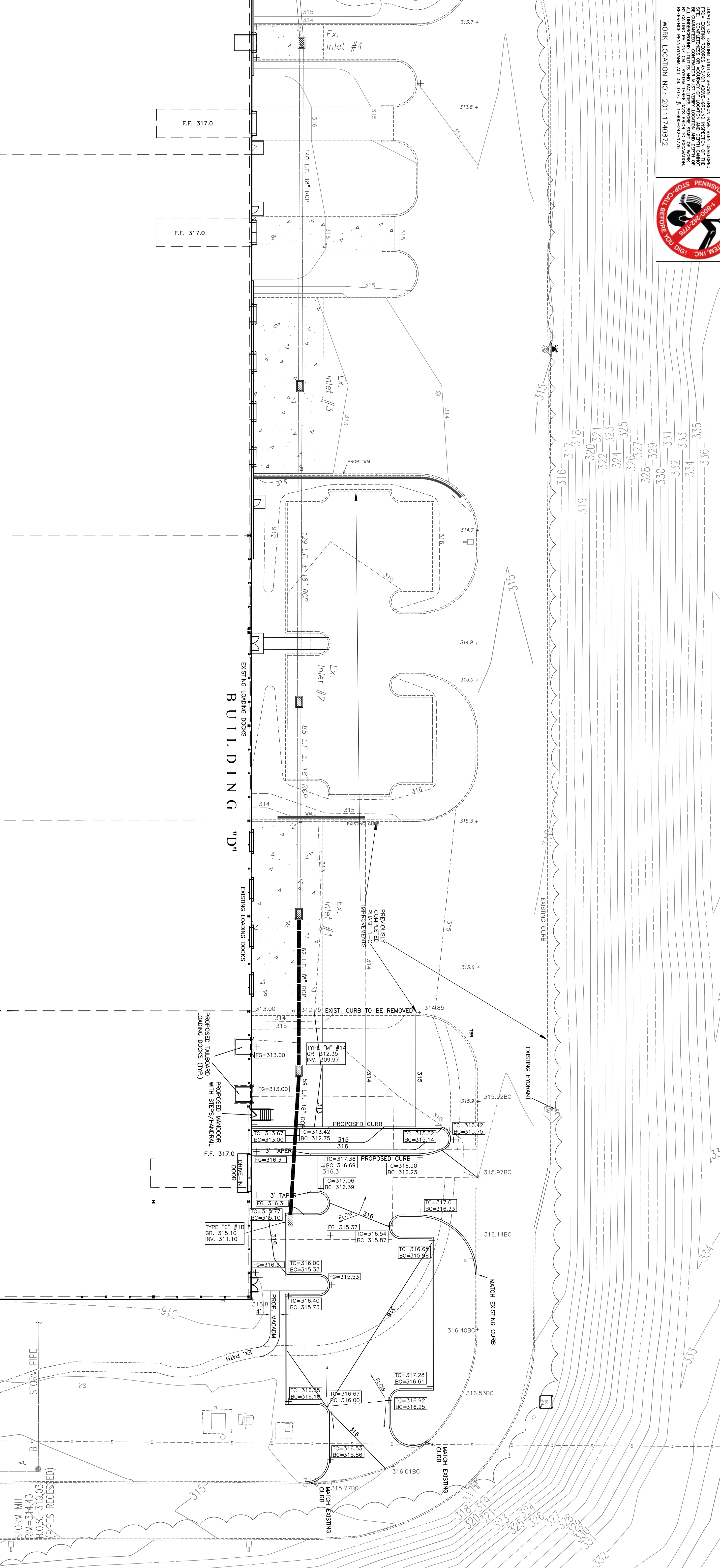
There being no further business before the Planning Commission, Chair Todd adjourned the meeting at 8:05 PM.

Respectfully Submitted:

Andrew R. Raquet
Asst. Zoning Officer; Codes Clerk

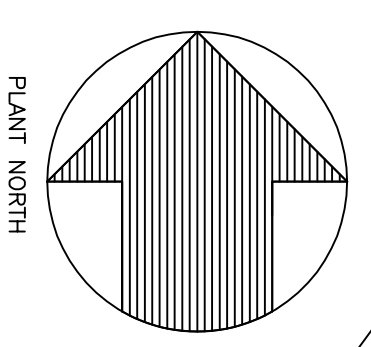
STOP-CALL BEFORE YOU DIG!

LOCATION OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN RECORDED FROM EXISTING RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SURFACE. PENNSYLVANIA ONE CALL SYSTEM, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN HEREON. PENNSYLVANIA ONE CALL SYSTEM, INC. IS NOT A GUARANTEED CONTRACTOR. VERIFY LOCATION AND DEPTH OF ALL UTILITIES BY CALLING PENNSYLVANIA ONE CALL SYSTEM BEFORE ANY EXCAVATION. PENNSYLVANIA ONE CALL SYSTEM, INC. TEL: 1-800-242-1776. WORK LOCATION NO.: 20111740872



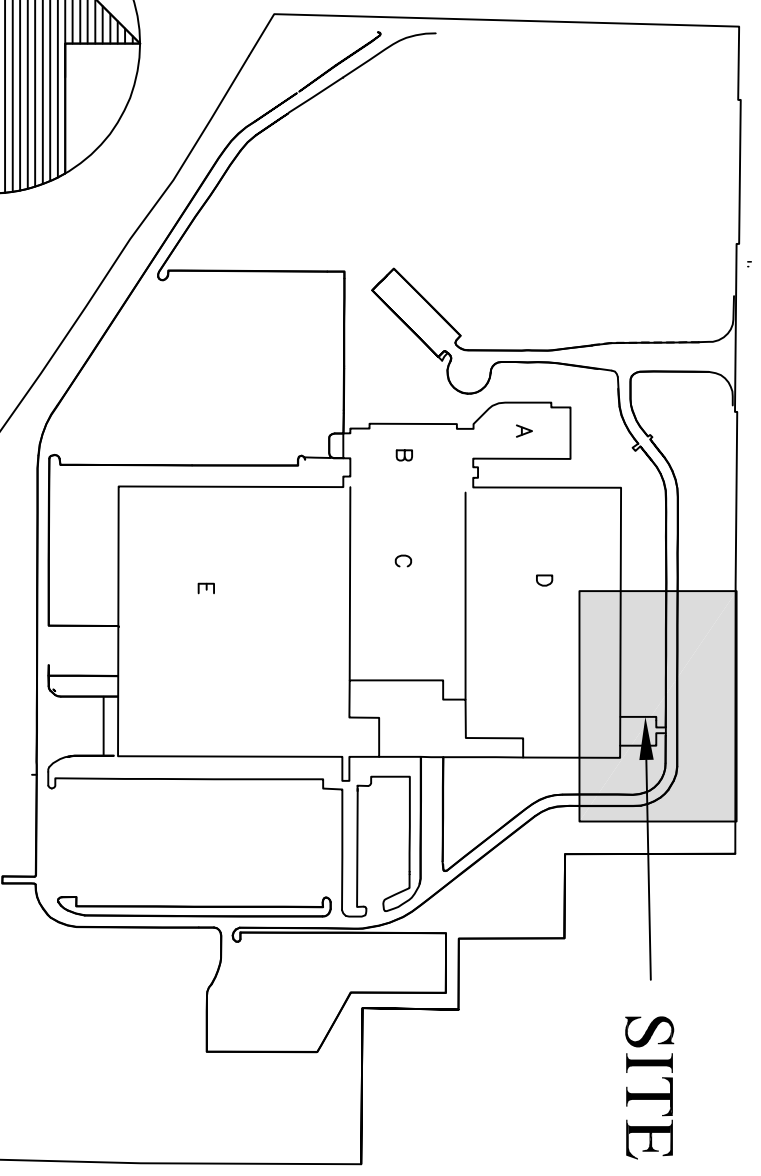
LEGEND

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER FORCE MAIN
- PROPOSED SANITARY SEWER FORCE MAIN
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING CONDUIT
- PROPOSED CONDUIT
- PROPOSED SIGNAGE INDICATOR
- EXISTING ELEV.
- PROPOSED ELEV.



KEY MAP

NOT TO SCALE



SITE

PROPOSED LOADING DOCKS & PARKING BUILDING "D" SOUTH

SCALE: 1" = 20'

SITE IMPROVEMENT PLAN

REVISION DATE:	DESCRIPTION:
JANUARY 10, 2013	REMOVE GRIPE INLET EX. ADJACENT GRASSES
MARCH 1, 2016	PHASE 1-C - BUILDING "D"
APRIL 22, 2016	FINAL PLAN BUILDING "D"
NOVEMBER 23, 2016	CONCEPTUAL SKETCH PLAN - CH BRIGGS
DECEMBER 21, 2016	FINAL PLAN - BUILDING "D" SOUTH

PREPARED FOR
ADVANCE REALTY MANAGEMENT
SITUATE
WORCESTER TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

DATE: JUNE 17, 2011

OWNER: [Redacted]

DESIGNER: [Redacted]

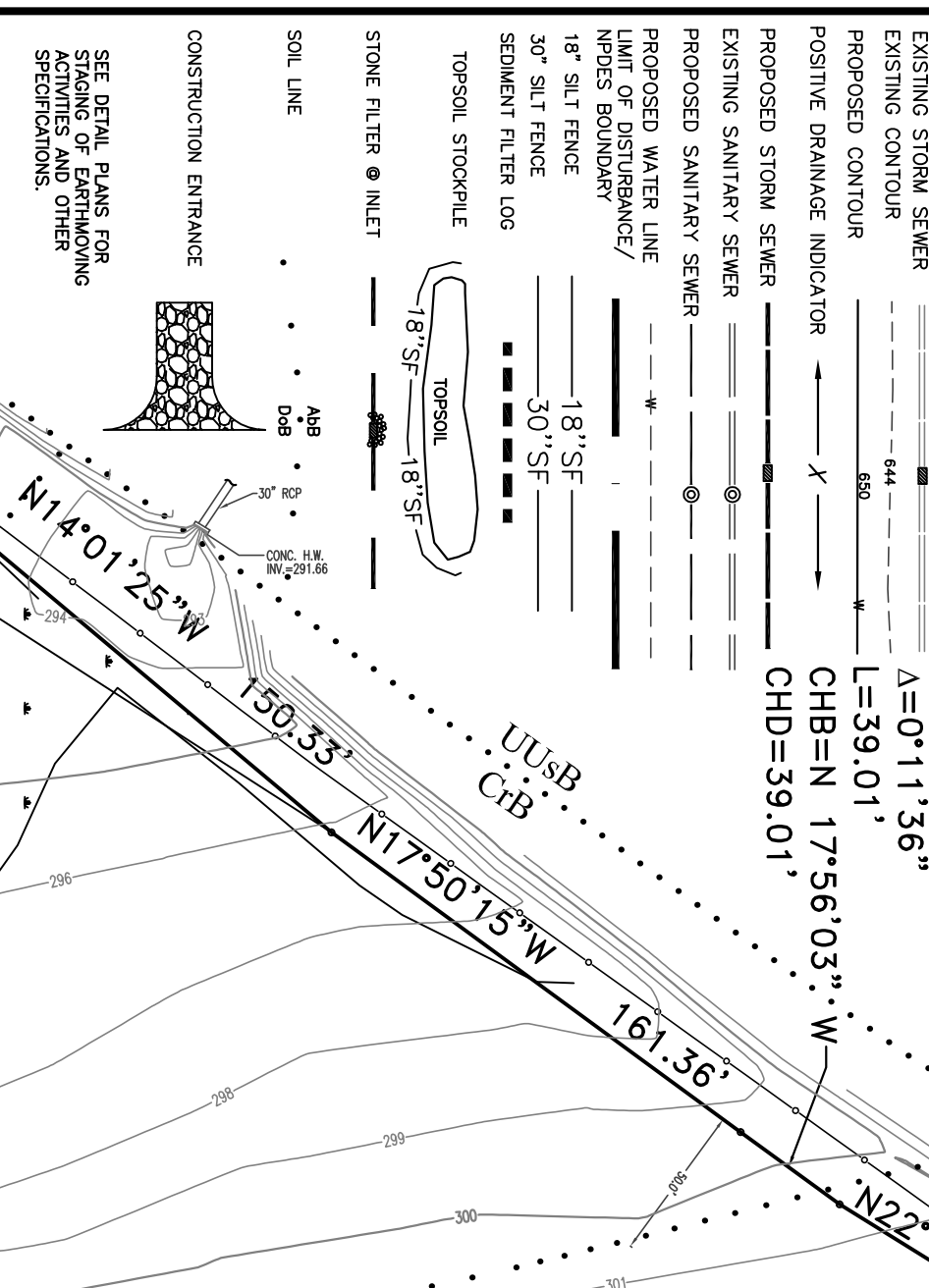
SCALE: 1" = 20'

Perini Land Use Consultants
Land Planning • Engineering • Landscape Architecture • Land Scaping

Marlatt

Scale: 1" = 20'
2011
2771 Gateway Park
215-541-4626
E-Mail: info@marlatt.com

LEGEND



R=11569.19'
 A=0°11'36"
 L=39.01'
 CHB=N 17°56'03" W
 CHD=39.01'

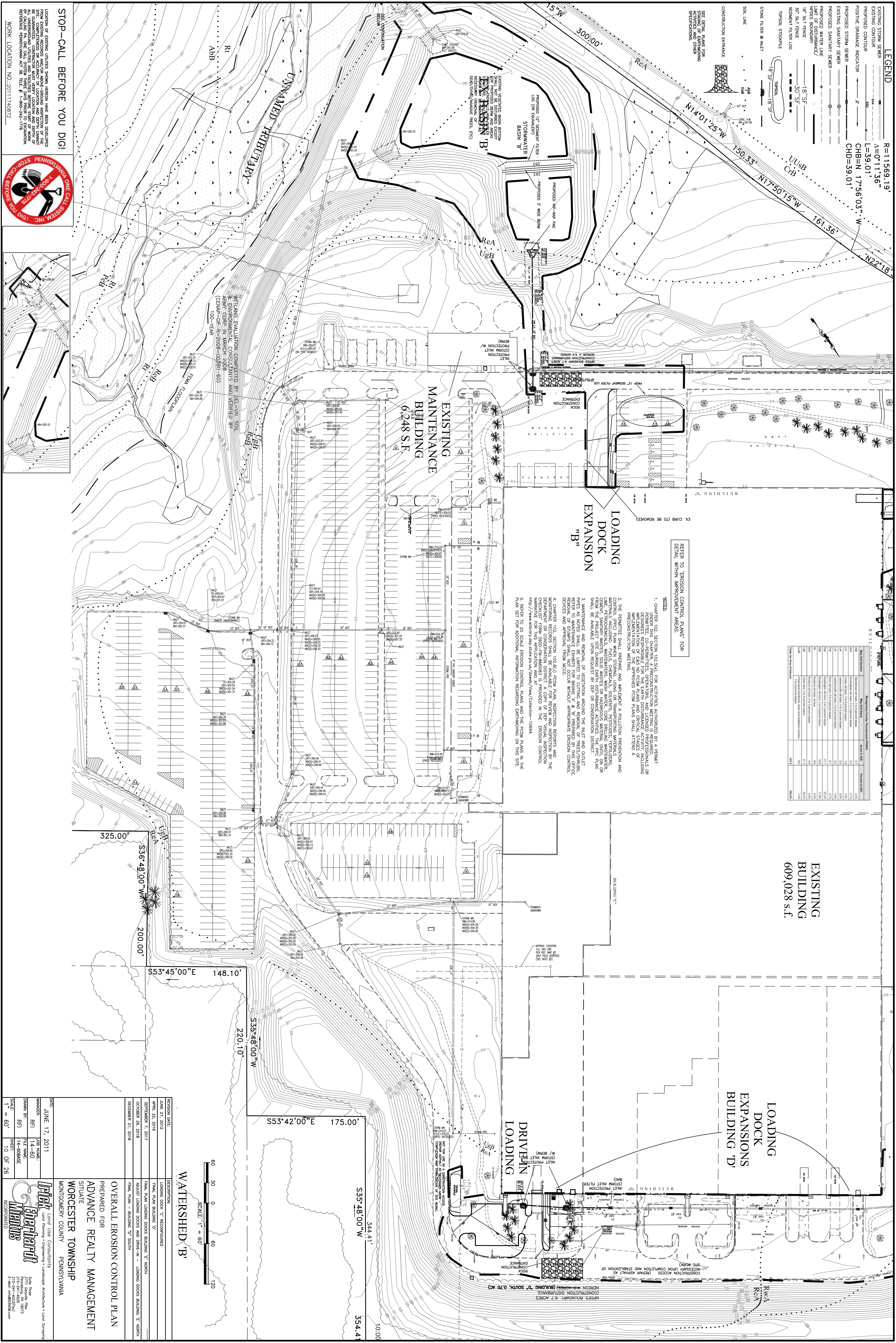


Table 1: Proposed Storm Sewer

Stationing	Flow (cfs)	Velocity (ft/s)	Material	Notes
1+00.00 to 1+100.00	1.5	2.5	18" PVC	1.5' depth
1+100.00 to 1+200.00	2.0	2.5	18" PVC	1.5' depth
1+200.00 to 1+300.00	2.5	2.5	18" PVC	1.5' depth
1+300.00 to 1+400.00	3.0	2.5	18" PVC	1.5' depth
1+400.00 to 1+500.00	3.5	2.5	18" PVC	1.5' depth
1+500.00 to 1+600.00	4.0	2.5	18" PVC	1.5' depth
1+600.00 to 1+700.00	4.5	2.5	18" PVC	1.5' depth
1+700.00 to 1+800.00	5.0	2.5	18" PVC	1.5' depth
1+800.00 to 1+900.00	5.5	2.5	18" PVC	1.5' depth
1+900.00 to 2+000.00	6.0	2.5	18" PVC	1.5' depth

REFER TO EROSION CONTROL PLANS FOR DETAIL WITHIN IMPROVEMENT AREAS.

- NOTES:**
- CHAPTER 102, SECTION 102.24(a), FOR ACTIVITIES AUTHORIZED BY A PERMIT UNDER THIS CHAPTER, A RECONSTRUCTION MEETING IS REQUIRED. DESIGNER RESPONSIBLE FOR THE EARTH DISTURBANCE ACTIVITY, INCLUDING IMPLEMENTATION OF THE APPROVED PCSM PLANS SHALL ATTEND A RECONSTRUCTION MEETING.
 - THE PERMITTEE SHALL PREPARE AND IMPLEMENT A POLLUTION PREVENTION AND MATERIALS WASHING PLAN. WASH WATER, COLE TRAPING WASTEWATER, FERTILIZERS, PESTICIDES, CHEMICALS, SOLVENTS, RESIDUES, FERTILIZERS, FROM THE PROJECT SITE DURING EARTH DISTURBANCE ACTIVITIES, THE PRO PLAN SHALL BE AVAILABLE UPON REQUEST BY DEP OR CONSERVATION DISTRICT.
 - MAINTENANCE AND REMOVAL OF VEGETATION AROUND THE INLET AND OUTLET SHALL BE MAINTAINED EXHIBITS FOR BASINS 'A', 'B' & 'C' PREPARED BY THE OFFICE OF CONSERVATION DISTRICT. VEGETATION SHALL BE MAINTAINED FROM ACCIDENTAL DEMANDS AND STORMWATER FROM WASH WATER.
 - CHAPTER 102, SECTION 102.4(a) PCSM PLAN, INSPECTION REPORTS AND MONITORING RECORDS SHALL BE AVAILABLE FOR REVIEW AND INSPECTION BY THE DEPARTMENT OF CONSERVATION DISTRICT. A COPY OF DEP VISUAL INSPECTION NARRATIVE FOR THIS APPLICATION AND AT <http://www.dep.state.pa.us/gaww/View/Collection-10694>.
 - REFER TO 20 SCALE EROSION CONTROL PLANS AND THE PCSM PLANS IN THE PLAN SET FOR ADDITIONAL INFORMATION INCLUDING DRAINAGING ON THIS SITE.

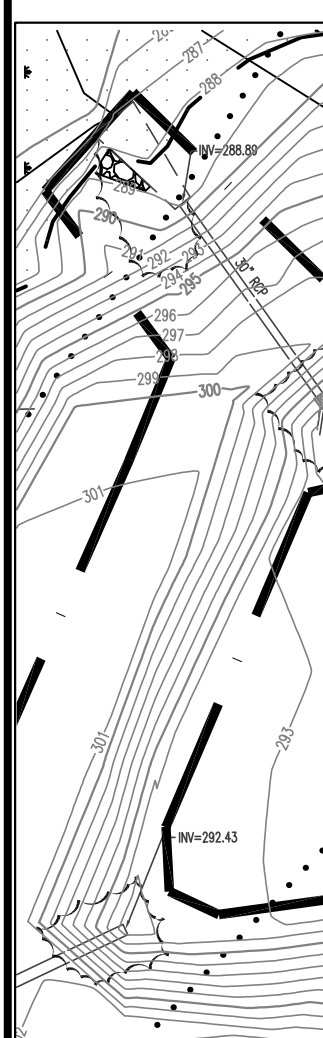
EXISTING BUILDING
609,028 S.F.

LOADING DOCK EXPANSION BUILDING 'D'

DRIVEN LOADING

STOP-CALL BEFORE YOU DIG!

LOCATION OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN OBTAINED FROM EXISTING RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE BE QUANTIFIED. CONSTRUCTION MUST VERIFY LOCATION AND DEPTH OF UTILITIES BY CALLING THE UTILITY OWNERS AND/OR BY EXCAVATING TO VERIFY. PENNSYLVANIA ONE CALL SYSTEM, 1-800-486-7878.



WATERSHED 'B'

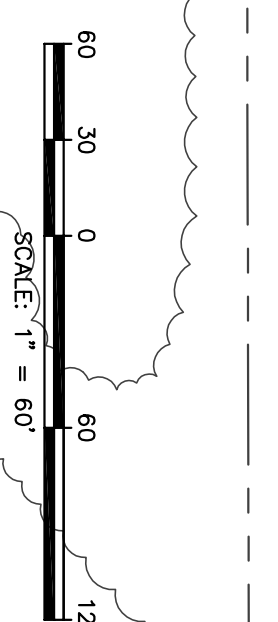


Table 2: Revision Log

DATE	DESCRIPTION
JUNE 27, 2012 <td>LOADING DOCK 'C' RECONSTRUCTED</td>	LOADING DOCK 'C' RECONSTRUCTED
APRIL 22, 2016 <td>FINAL PLAN LOADING DOCK BUILDING 'E' NORTH</td>	FINAL PLAN LOADING DOCK BUILDING 'E' NORTH
SEPTEMBER 7, 2017 <td>ADJUST LOADING DOCKS AND DRIVE-IN - LOADING DOCK BUILDING 'E' NORTH</td>	ADJUST LOADING DOCKS AND DRIVE-IN - LOADING DOCK BUILDING 'E' NORTH
OCTOBER 26, 2018 <td>ADJUST LOADING DOCKS AND DRIVE-IN - LOADING DOCK BUILDING 'E' NORTH</td>	ADJUST LOADING DOCKS AND DRIVE-IN - LOADING DOCK BUILDING 'E' NORTH
DECEMBER 21, 2018 <td>FINAL PLAN - BUILDING 'D' SOUTH</td>	FINAL PLAN - BUILDING 'D' SOUTH

DATE: JUNE 17, 2011

OWNER: Land Use Consultants

DESIGNER: **Robert Harris**

SCALE: 1" = 60'

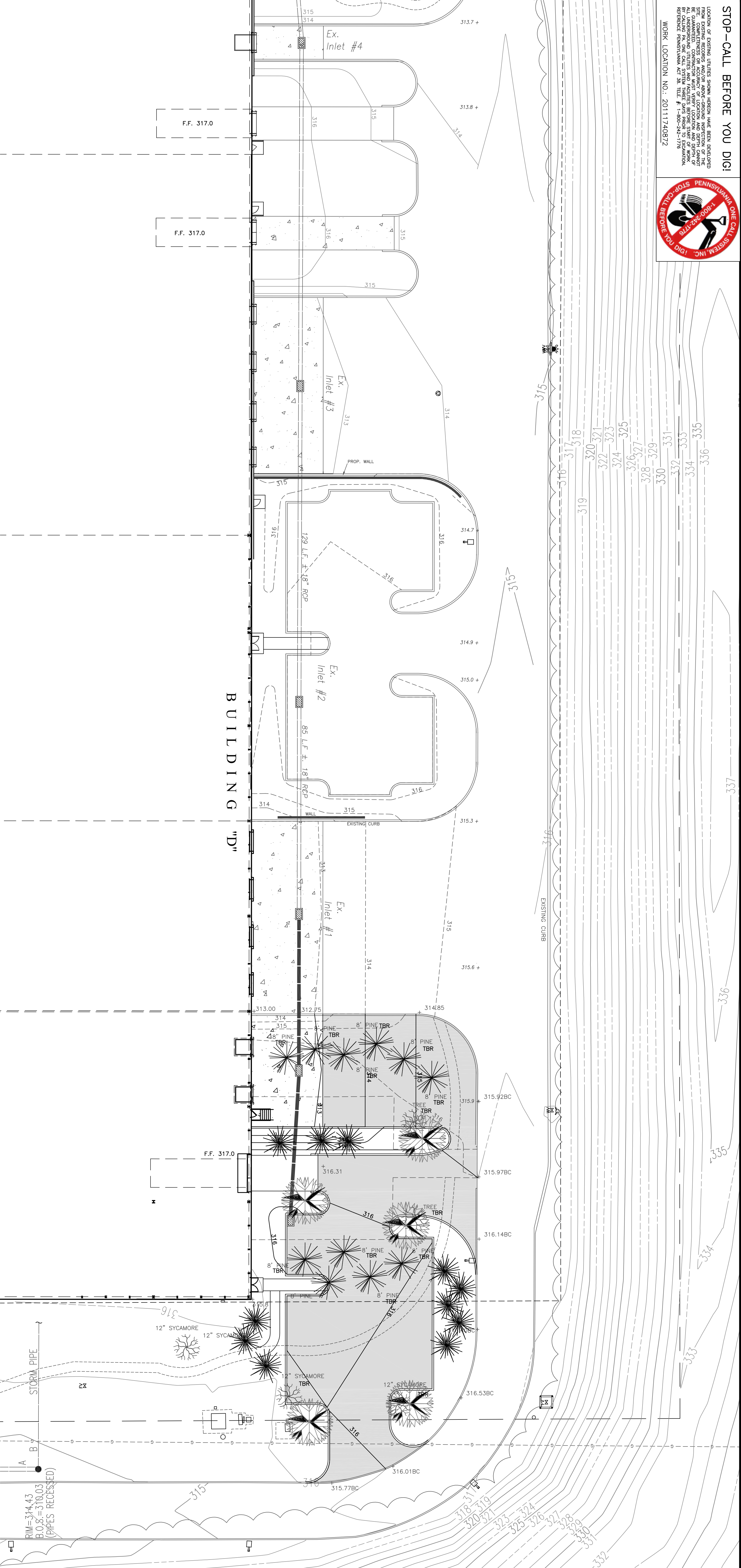
Overall Erosion Control Plan
 PREPARED FOR
 ADVANCE REALTY MANAGEMENT
 SITUATE
 WORCESTER TOWNSHIP
 MONTGOMERY COUNTY
 PENNSYLVANIA

STOP—CALL BEFORE YOU DIG!

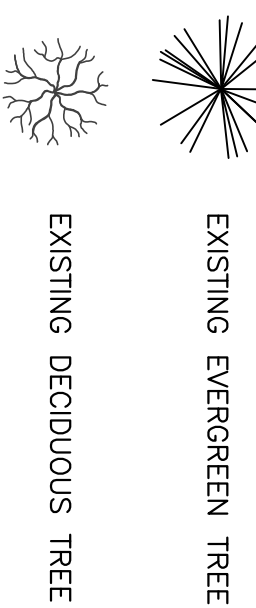
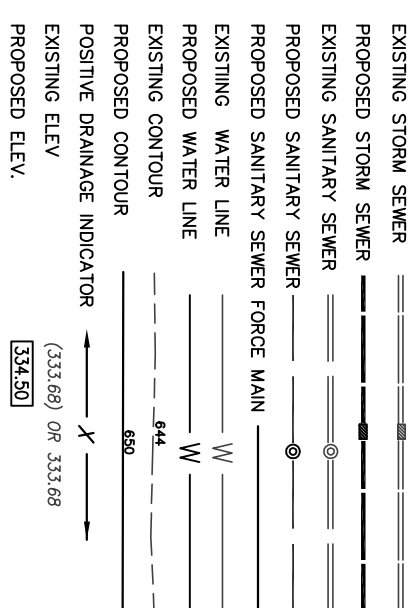


LOCATION OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN RECORDED FROM EXISTING RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE PROJECT SITE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

WORK LOCATION NO.: 20111740872



LEGEND



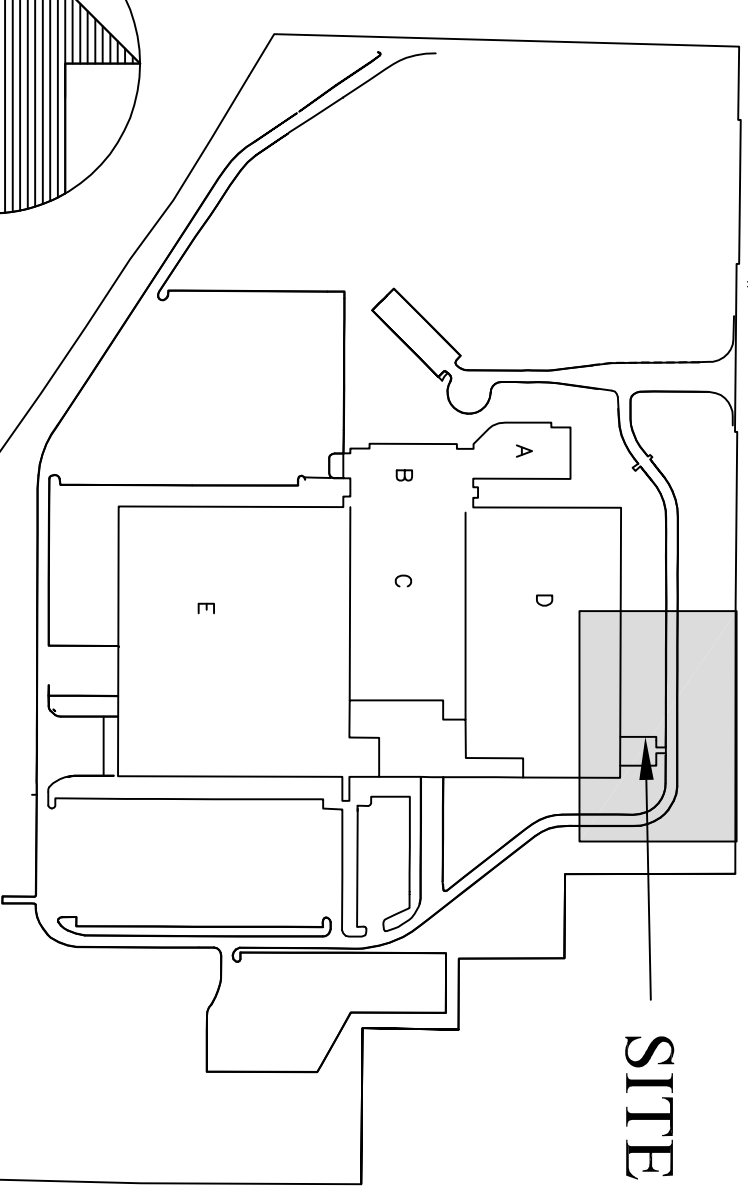
REQUIRED LANDSCAPING

SECTION 130-28(7) - REPLACEMENT OF EXISTING TREES 6" DBH OR GREATER ARE REQUIRED - IF GREATER THAN 25% OF EXISTING TREES 6" DBH OR GREATER ARE REMOVED, THE CONTRACTOR SHALL PROVIDE A LANDSCAPING PLAN TO THE TOWNSHIP ENGINEER. TREES WILL BE EITHER PLANTED ON-SITE OR OFFERED TO WORCESTER TOWNSHIP TO BE PLANTED AT THEIR DISCRETION.
 ESTIMATED NUMBER OF TREES >6" OAL DBH TO BE REMOVED DUE TO CONSTRUCTION - 11
 ESTIMATED NUMBER OF TREES TO BE REMOVED - 11,160 TREES
 PERMITTED NUMBER OF TREES TO BE REMOVED - 2790
 SECTION 130-28(6) - OFF-STREET PARKING AREA
 REQUIRED - MINIMUM OF 10% DEVOLOUT TO LANDSCAPING
 PROPOSED - 14 SPACES - 1 TREE REQUIRED
 SECTION 130-28(6) - LOADING AREAS SHALL BE SCREENED FROM RESIDENTIAL AREAS.
 PROPOSED - 11 EVERGREEN TREES

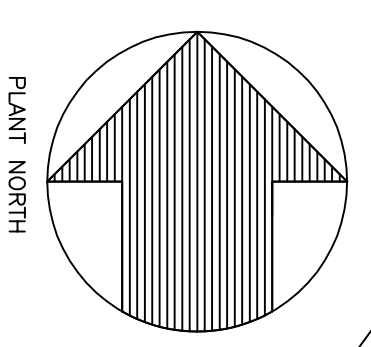
PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QUANT.
AR	Acer rubrum 'Armstrong'	Armstrong Red Maple	2.5 MIN. CAL.	B & B	5*
PA	Platanus occidentalis cv 'Bloodgood'	Bloodgood London Planetree	2.5 MIN. CAL.	B & B	11*
QW	Quercus phellos	Willow Oak	2.5 MIN. CAL.	B & B	11*
ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2.5 MIN. CAL.	B & B	11*
PA	Picea abies	Norway Spruce	6 to 8'	B & B	11*
DF	Pseudotsuga menziesii	Douglasfir	6 to 8'	B & B	11*
PP	Pinus purgens	Colorado Spruce	6 to 8'	B & B	11*
PS	Pinus strobus	White Pine	6 to 8'	B & B	11*
FG	Pennisetum alopecuroides	Fountain Grass	3 Gal.	B & B	0*
IG	Ilex glabra	Holly	24-30"	B & B	0*
CS	Cornus stolonifera	Rodgers Dogwood	24-30"	B & B	0*
HQ	Hydrangea quercifolia	Oakleaf Hydrangea	24-30"	B & B	0*
VD	Viburnum dentatum	Arrowwood Viburnum	24-30"	B & B	0*
RP	Rhododendron 'Hino Crimson'	Hino Crimson Azalea	24-30"	B & B	0*
RP	Rhododendron P.J.M.	P.J.M. Rhododendron	24-30"	B & B	0*
AW	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	24-30"	B & B	0*
MA	Mahonia aquifolium	Oregon Grape Holly	24-30"	B & B	0*

SITE



KEY MAP



PROPOSED LOADING DOCKS & PARKING BUILDING "D" SOUTH

REVISION DATE:	DESCRIPTION:
JANUARY 10, 2013	REVISE DATE INLET #1, ADJUST GRASSES
MARCH 1, 2016	PHASE 1-C - BUILDING "D"
APRIL 22, 2016	FINAL PLAN BUILDING "D"
NOVEMBER 23, 2016	CONCEPTUAL SKETCH PLAN - CH BRIGGS
DECEMBER 21, 2016	FINAL PLAN - BUILDING "D" SOUTH

LANDSCAPING PLAN
 PREPARED FOR
 ADVANCE REALTY MANAGEMENT
 WORCESTER TOWNSHIP
 STUATE
 MONTGOMERY COUNTY PENNSYLVANIA

DATE: JUNE 17, 2011
 OWNER: RFI
 JOB NAME: RFI
 FILE NAME: 14-00858.DWG
 SCALE: 1" = 20'
 SHEET: 16 OF 26

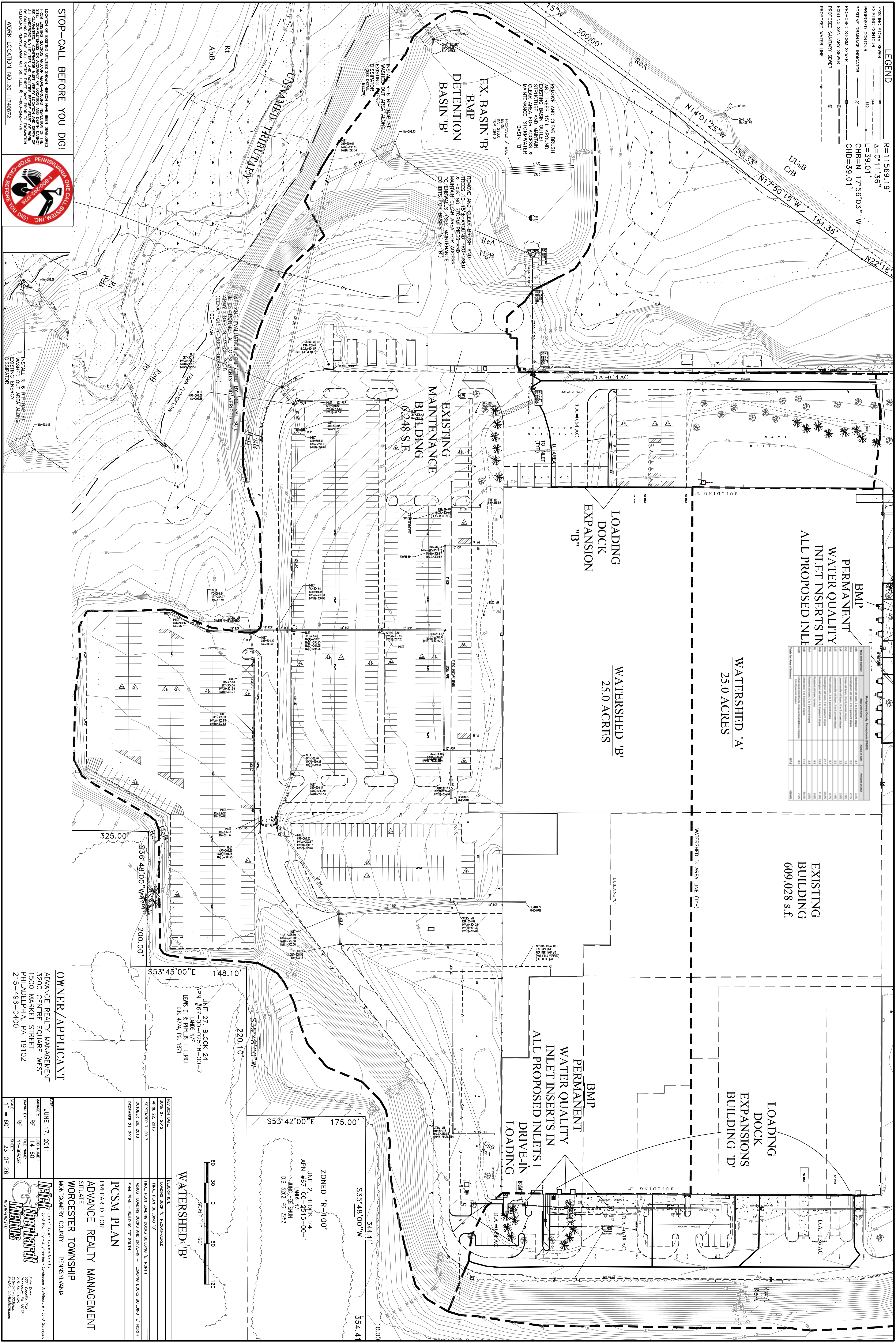
Land Use Consultants
 Planning & Design
 Architecture & Land Scaping
Herbert
Mantus

Scale: 1" = 20'
 2777 Germantown Pike
 Suite 200
 Philadelphia, PA 19104
 215-241-4268
 Fax: 215-241-4269
 E-mail: info@herbertmantus.com

LEGEND

EXISTING STORM SEWER	---	R=11569.19'
EXISTING CONTOUR	---	A=0°11'36"
PROPOSED CONTOUR	---	L=39.01'
PROPOSED DRAINAGE INDICATOR	---	CHB=N 17°56'03" W
PROPOSED STORM SEWER	---	CHD=39.01'
EXISTING SANITARY SEWER	---	
PROPOSED SANITARY SEWER	---	
PROPOSED WATER LINE	---	

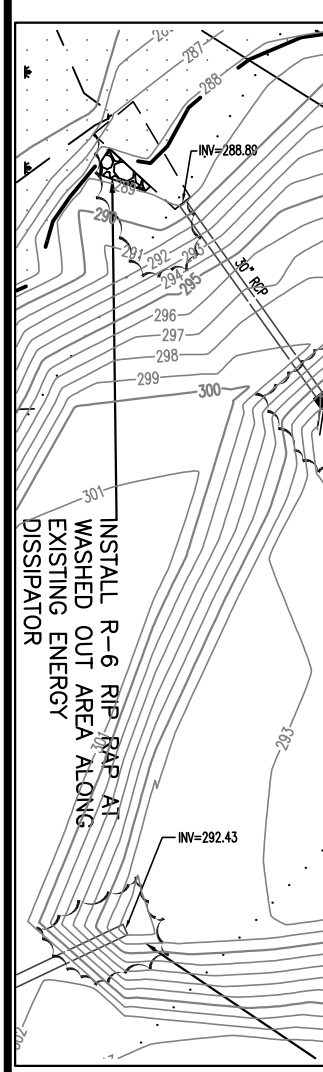
Watershed	Area (Acres)	Impervious Area (Acres)	Runoff Coefficient	Peak Flow (cfs)	Time of Concentration (min)
Watershed 'A'	25.0	15.0	0.5	100	15
Watershed 'B'	25.0	15.0	0.5	100	15
Watershed 'C'	25.0	15.0	0.5	100	15
Watershed 'D'	25.0	15.0	0.5	100	15
Watershed 'E'	25.0	15.0	0.5	100	15
Watershed 'F'	25.0	15.0	0.5	100	15
Watershed 'G'	25.0	15.0	0.5	100	15
Watershed 'H'	25.0	15.0	0.5	100	15
Watershed 'I'	25.0	15.0	0.5	100	15
Watershed 'J'	25.0	15.0	0.5	100	15
Watershed 'K'	25.0	15.0	0.5	100	15
Watershed 'L'	25.0	15.0	0.5	100	15
Watershed 'M'	25.0	15.0	0.5	100	15
Watershed 'N'	25.0	15.0	0.5	100	15
Watershed 'O'	25.0	15.0	0.5	100	15
Watershed 'P'	25.0	15.0	0.5	100	15
Watershed 'Q'	25.0	15.0	0.5	100	15
Watershed 'R'	25.0	15.0	0.5	100	15
Watershed 'S'	25.0	15.0	0.5	100	15
Watershed 'T'	25.0	15.0	0.5	100	15
Watershed 'U'	25.0	15.0	0.5	100	15
Watershed 'V'	25.0	15.0	0.5	100	15
Watershed 'W'	25.0	15.0	0.5	100	15
Watershed 'X'	25.0	15.0	0.5	100	15
Watershed 'Y'	25.0	15.0	0.5	100	15
Watershed 'Z'	25.0	15.0	0.5	100	15



STOP-CALL BEFORE YOU DIG!

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WORK LOCATION NO. 20111749822



OWNER/APPLICANT

ADVANCE REALTY MANAGEMENT
 3200 CENTRE SQUARE WEST
 1500 MARKET STREET
 PHILADELPHIA, PA 19102
 215-496-0400

DATE	DESCRIPTION
JUNE 17, 2011	DATE
APRIL 22, 2012	FINAL PLAN LANDING DOCK EXPANSION
SEPTEMBER 7, 2017	FINAL PLAN LANDING DOCK EXPANSION
OCTOBER 26, 2018	ADJUST LANDING DOCKS AND DRIVE-IN - LANDING DOCKS BUILDING 'E' NORTH
DECEMBER 21, 2018	FINAL PLAN - BUILDING 'D' SOUTH

PCSM PLAN

PREPARED FOR
 ADVANCE REALTY MANAGEMENT
 SITUATE
 WORCESTER TOWNSHIP
 MONTGOMERY COUNTY
 PENNSYLVANIA

WATERSHED 'B'

SCALE: 1" = 60'

60 30 0 30 60 120

UNIT 2, BLOCK 24
 APN #67-00-2513-00-1
 LINDA JEAN SHINN
 D.B. 5922, P.C. 2252

UNIT 27, BLOCK 24
 APN #67-00-02518-00-7
 JAMES W/F
 LINDA W/F
 D.B. 4724, P.C. 1871

WATERSHED 'A'

25.0 ACRES

WATERSHED 'B'

25.0 ACRES

WATERSHED 'D'

609,028 S.F.

WATERSHED 'B'

25.0 ACRES

WATERSHED 'D'

609,028 S.F.

WATERSHED 'B'

25.0 ACRES

WATERSHED 'D'

609,028 S.F.

WATERSHED 'B'

25.0 ACRES

WATERSHED 'D'

609,028 S.F.

WATERSHED 'B'

25.0 ACRES

WATERSHED 'D'

609,028 S.F.

WATERSHED 'B'

25.0 ACRES

WATERSHED 'D'

609,028 S.F.

WATERSHED 'B'

25.0 ACRES

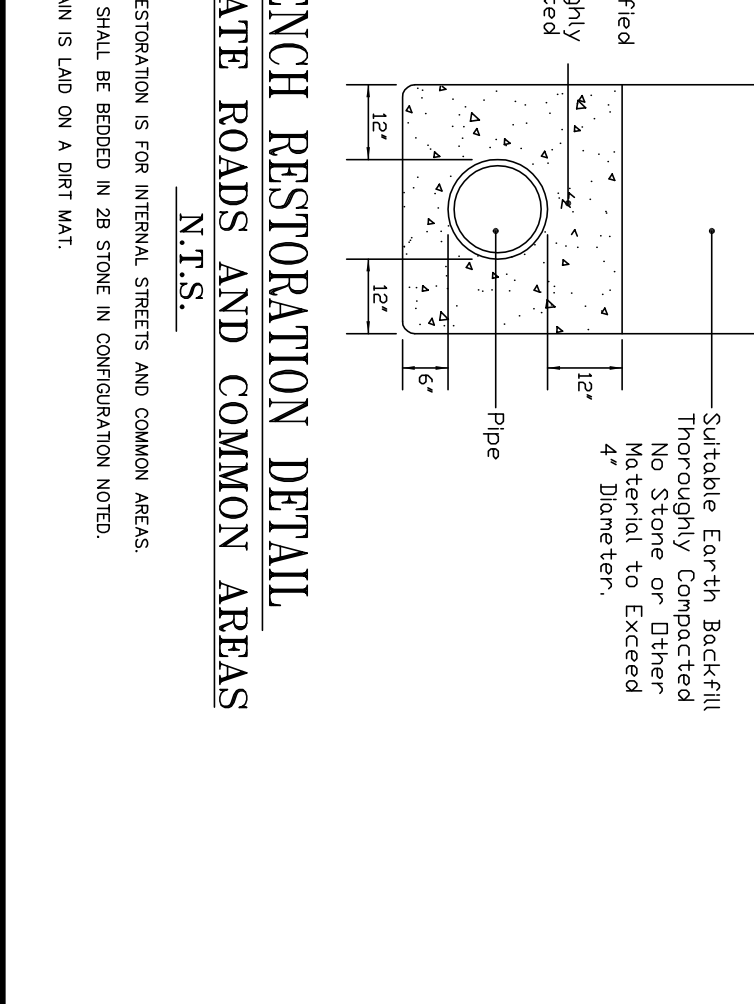
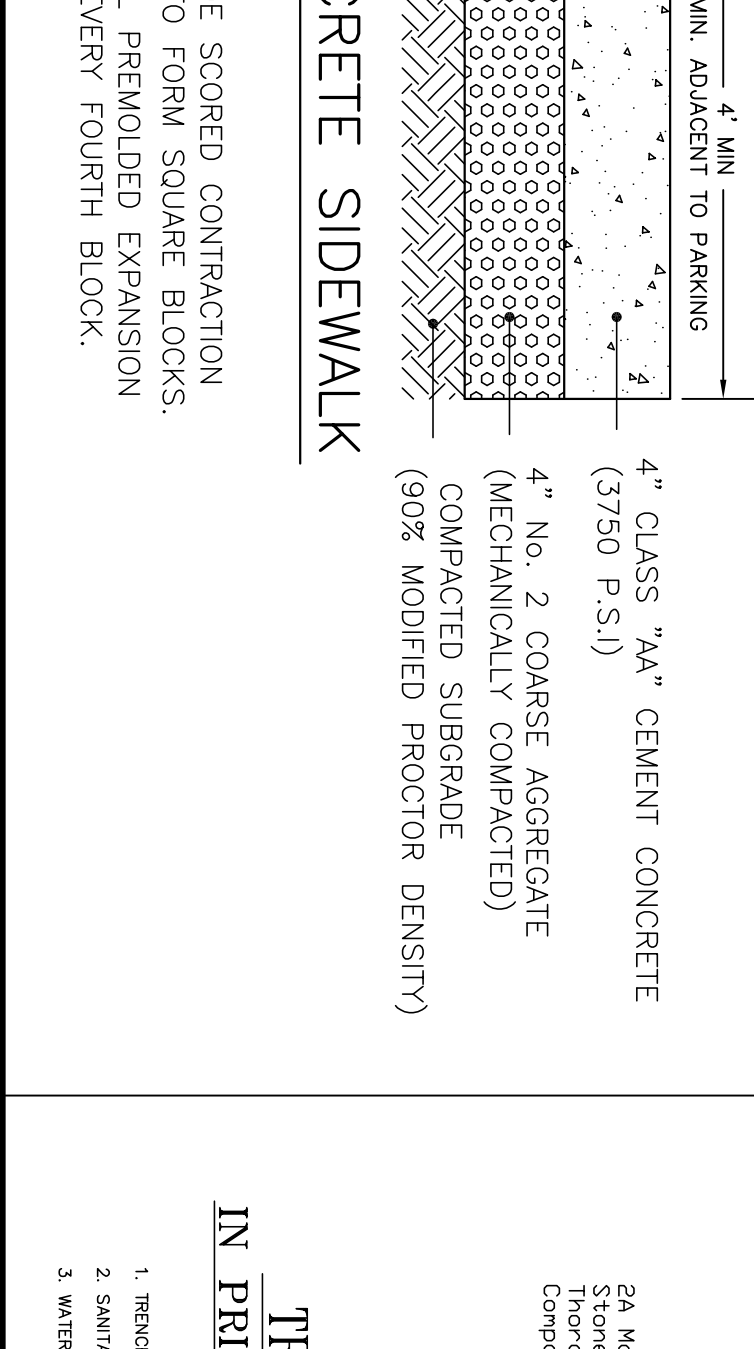
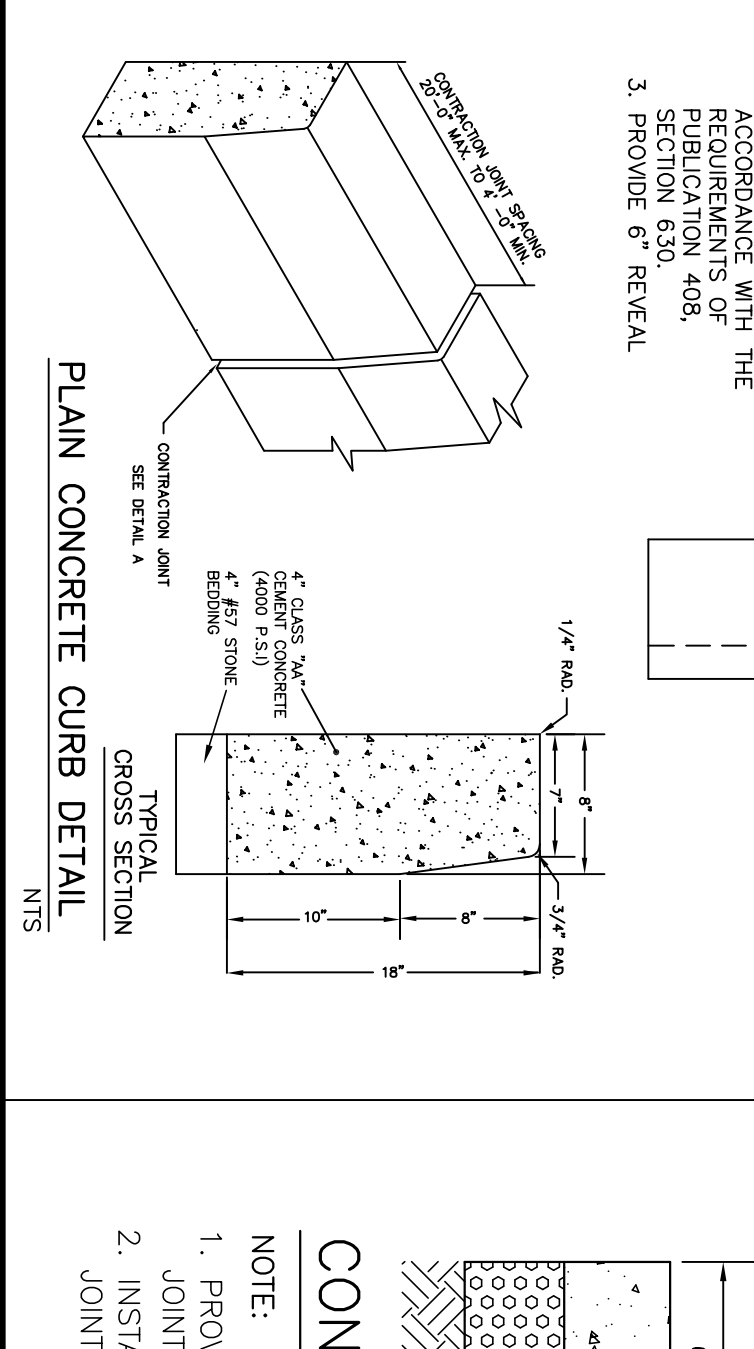
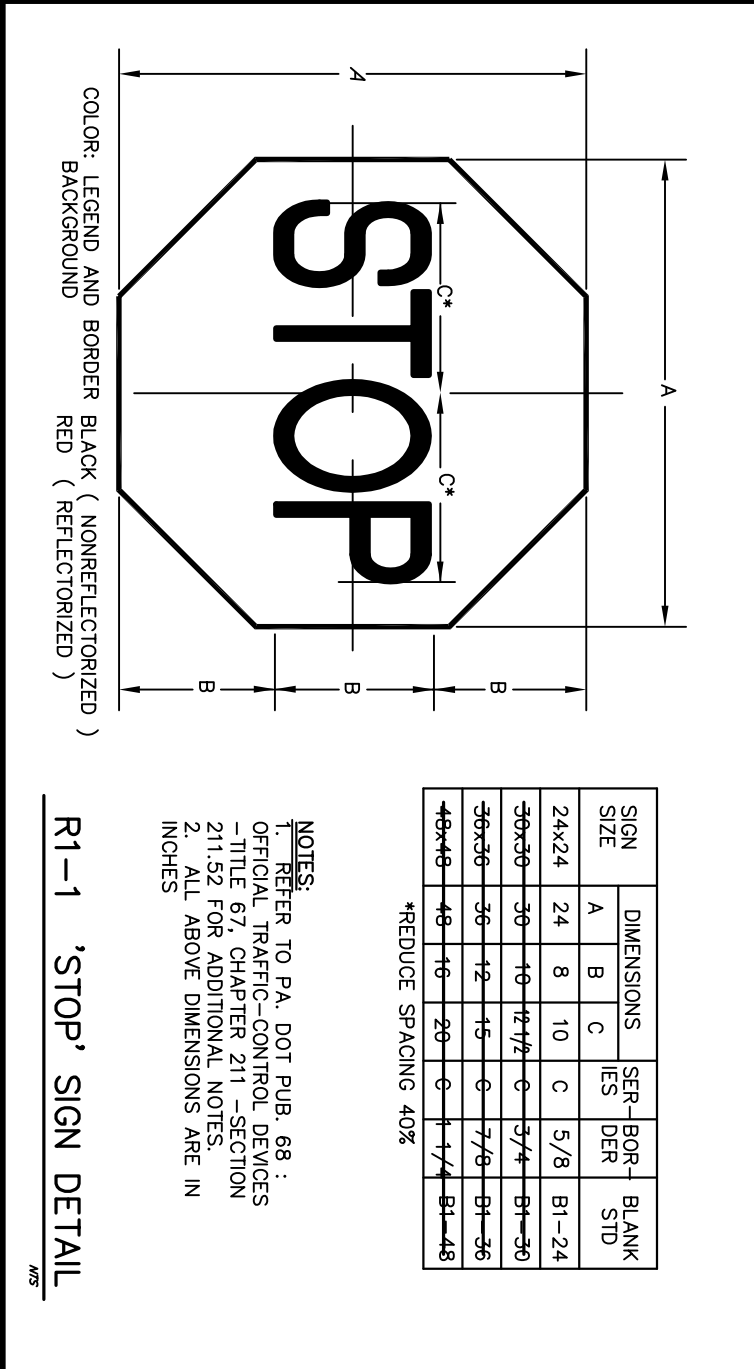
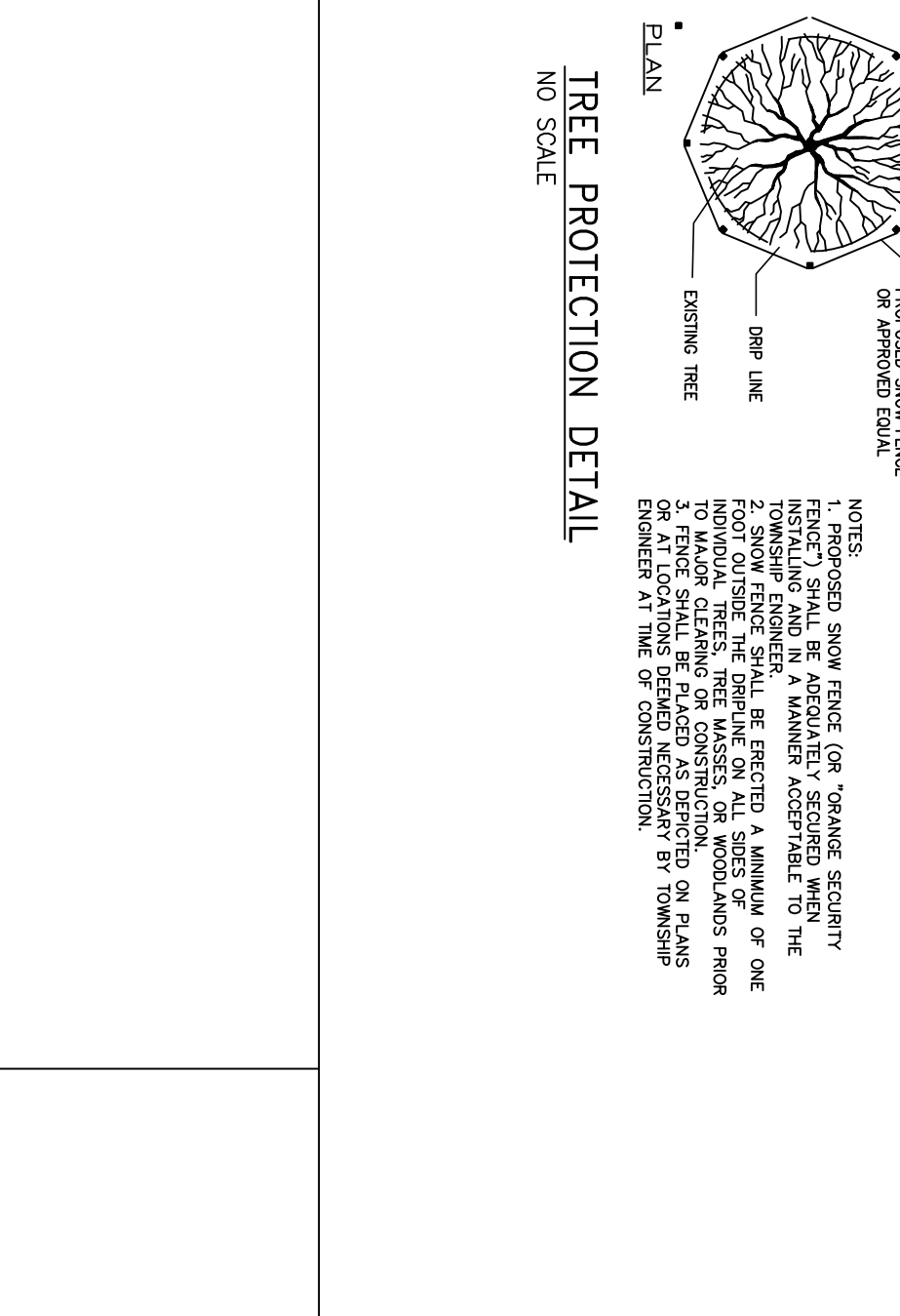
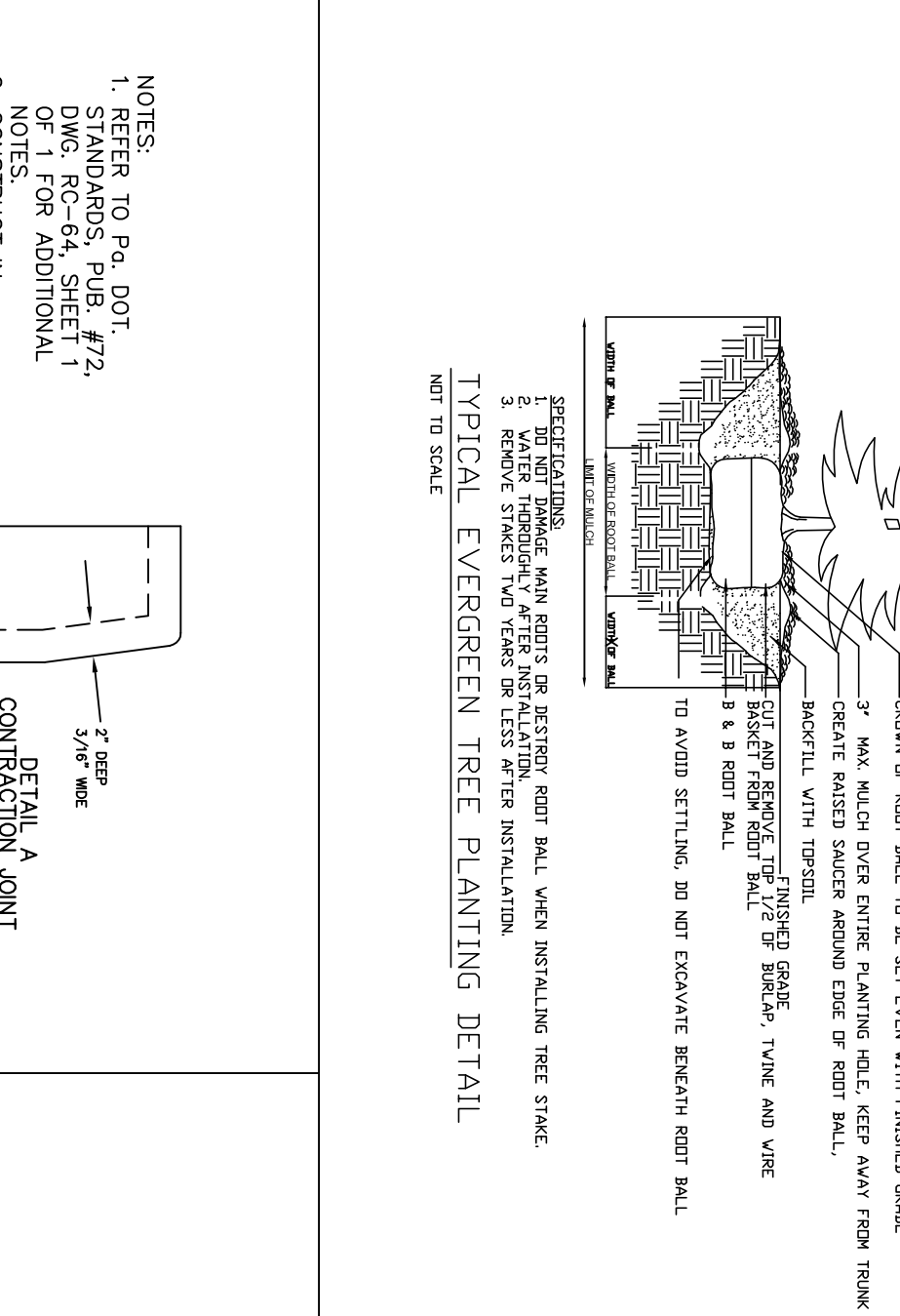
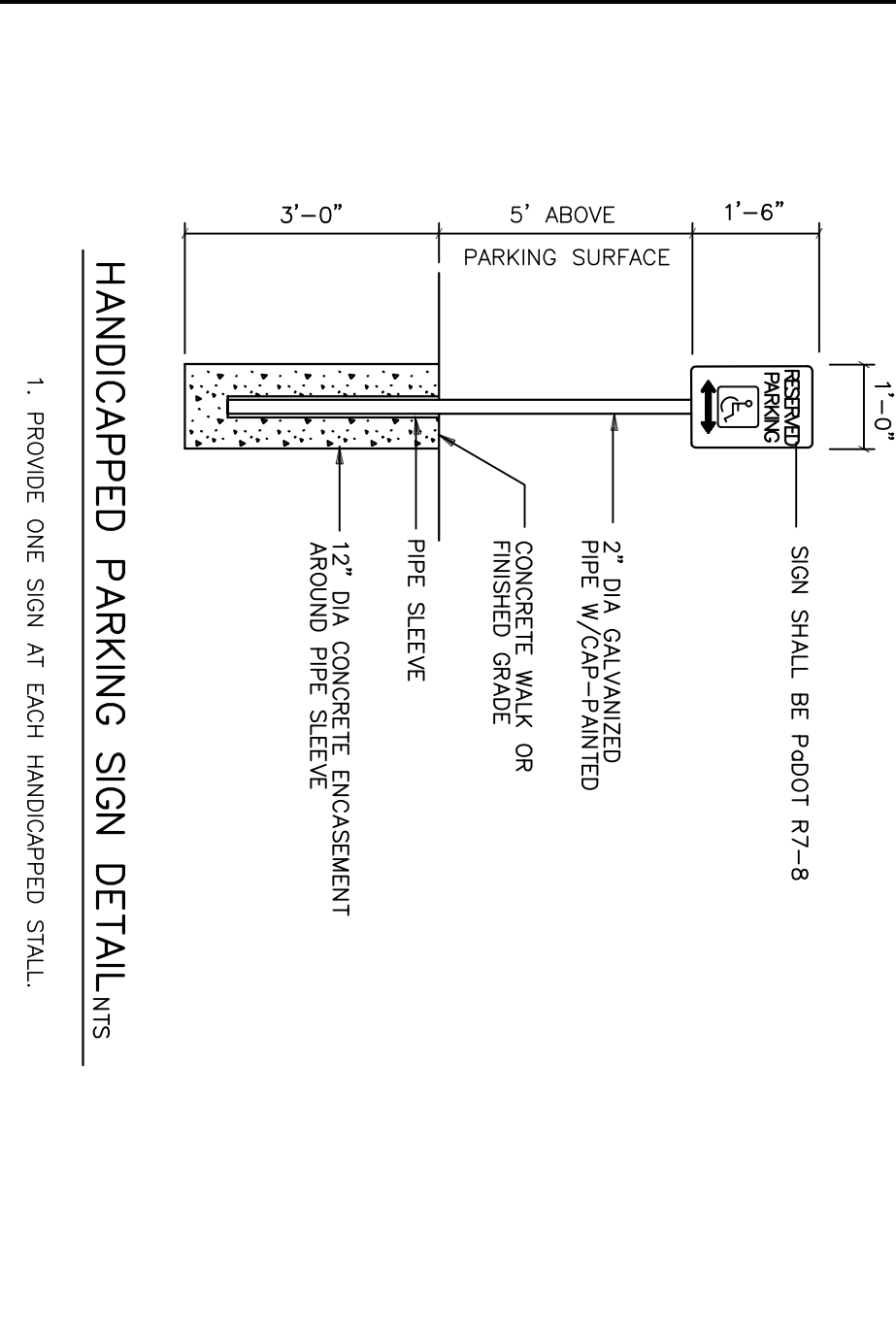
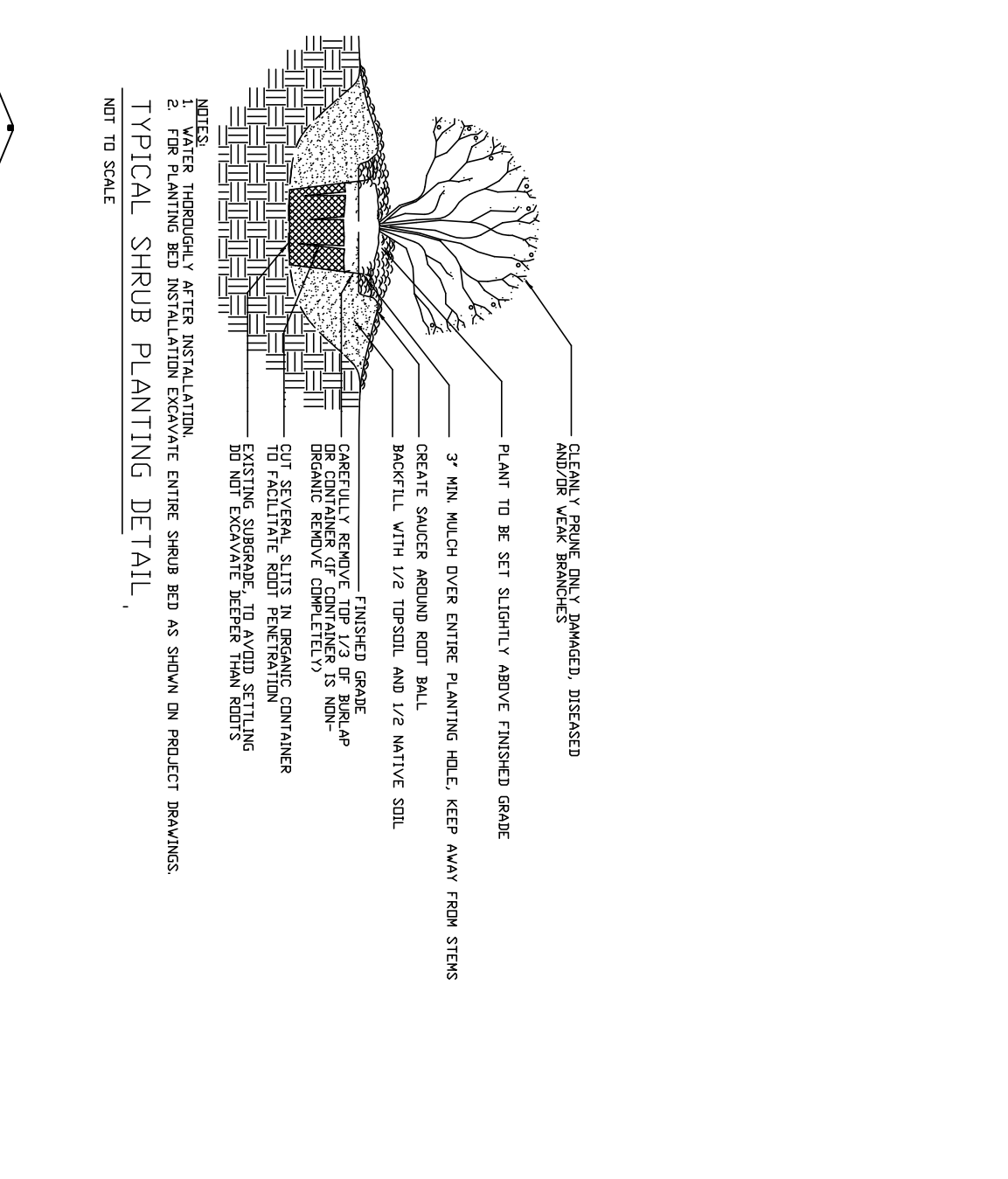
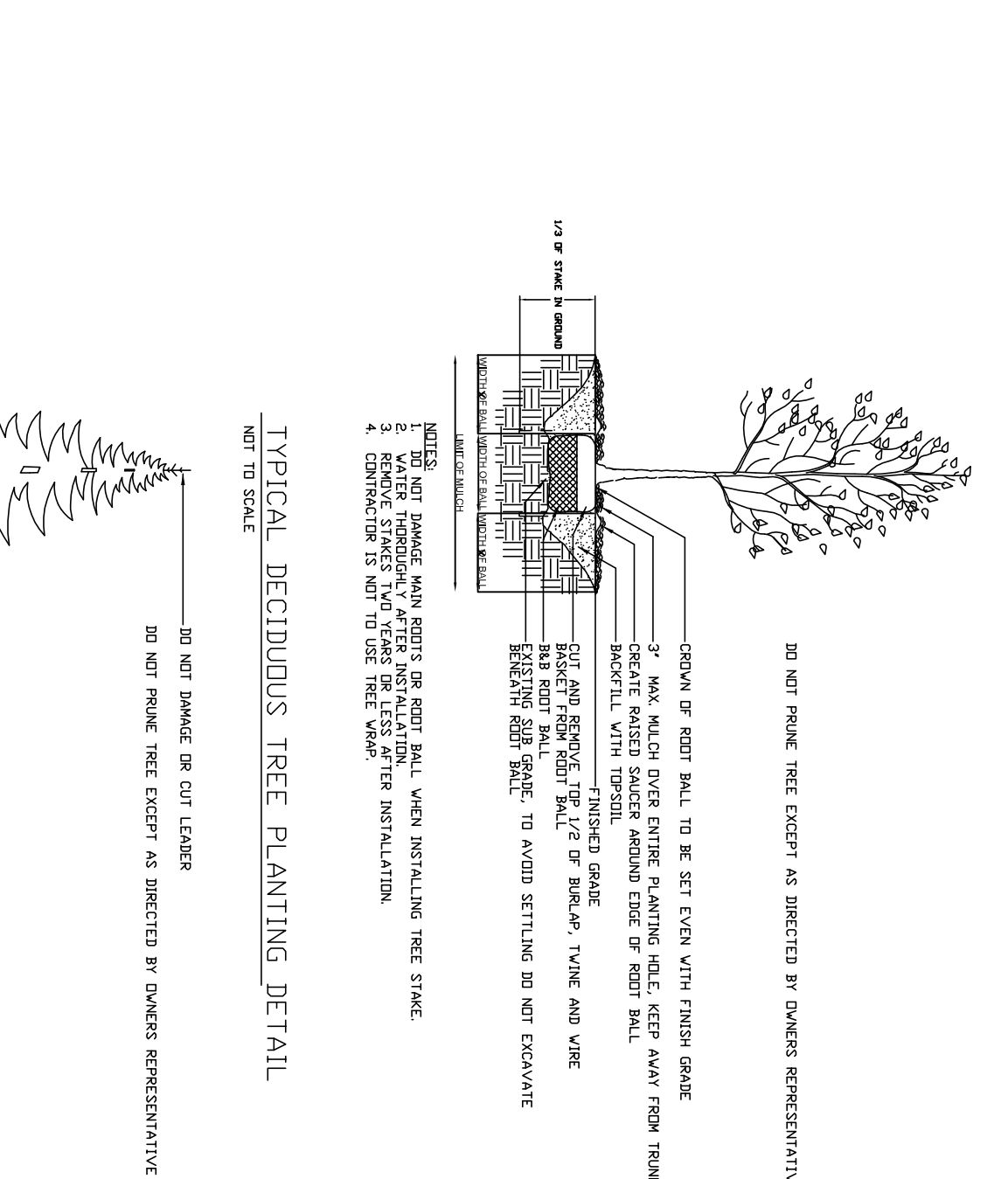
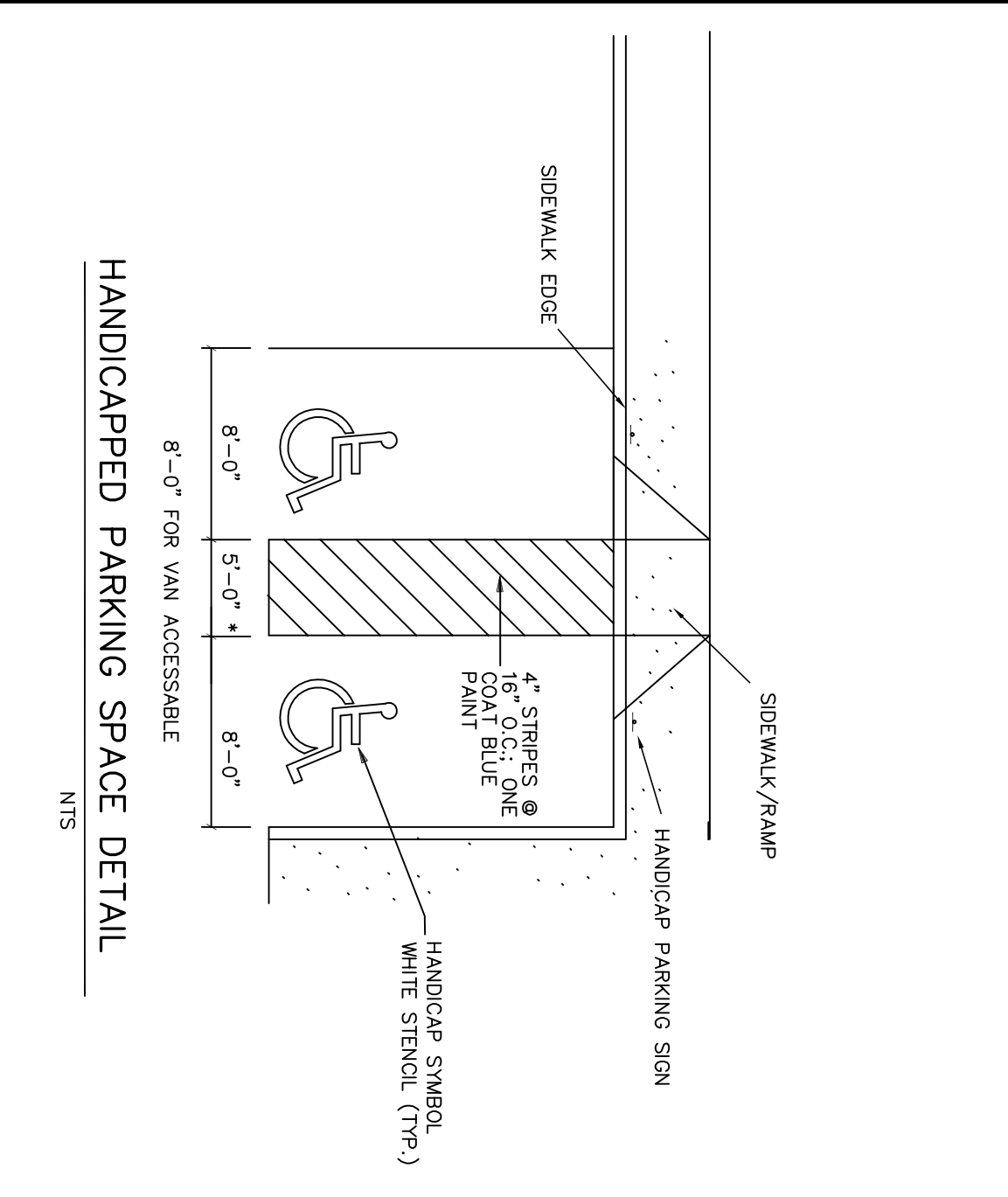
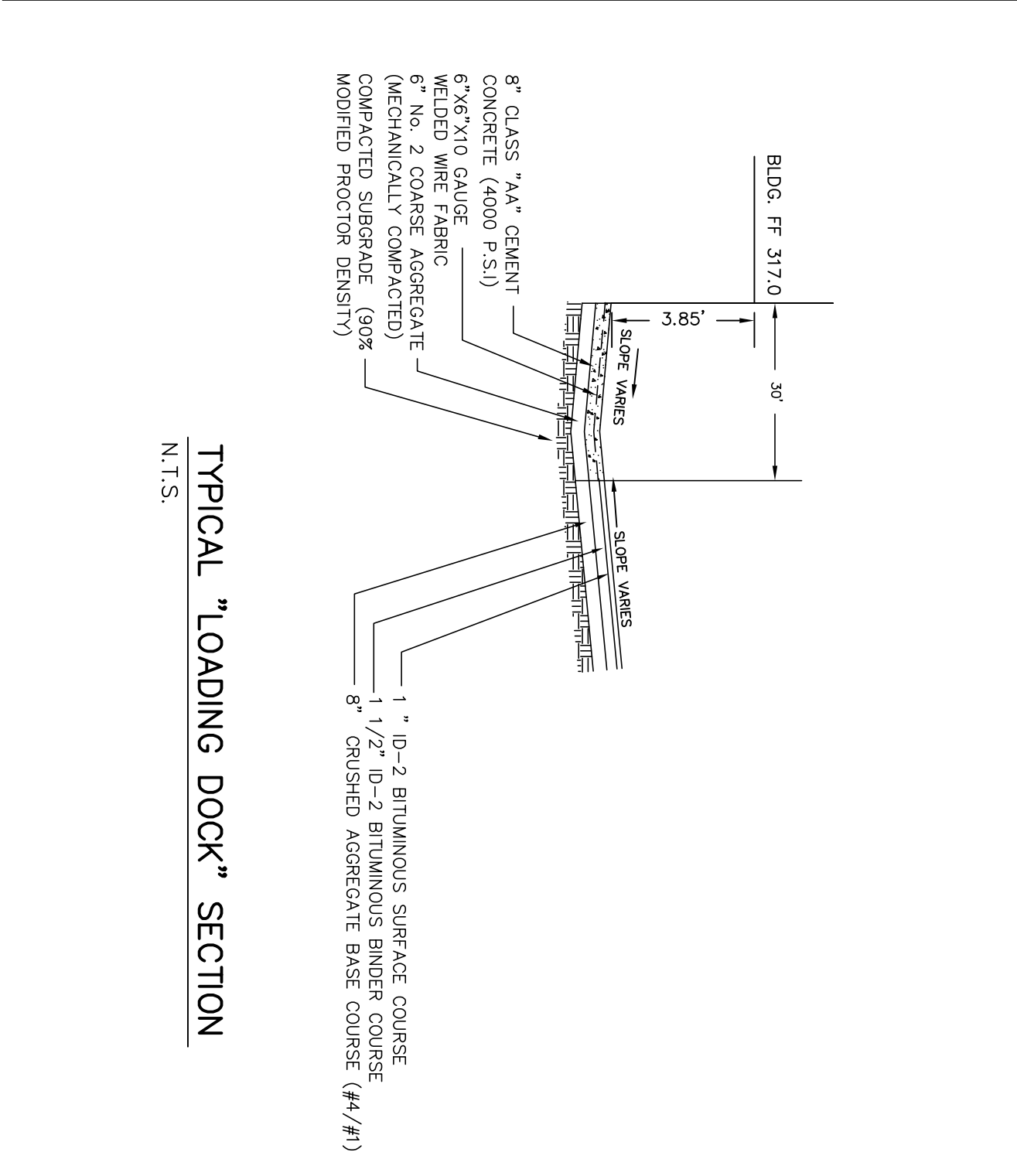
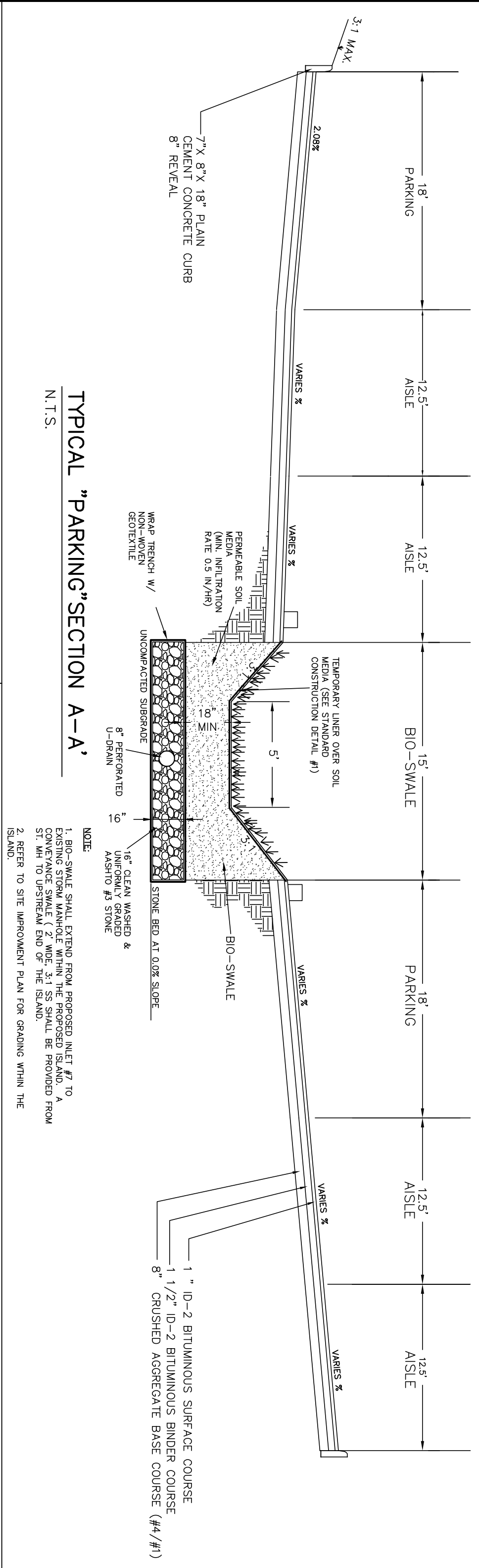
WATERSHED 'D'

609,028 S.F.

STOP-CALL BEFORE YOU DIG!

LOCATION OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM EXISTING RECORDS AND/OR FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.

WORK LOCATION NO.:



REVISION DATE:	SEPTEMBER 24, 2012	FROM THE Dwg. LETTER 6/7/12 AND CONDITIONS OF APPROVAL
REVISION DATE:	APRIL 22, 2016	FINAL PLAN BUILDING BY
REVISION DATE:	JUNE 20, 2016	ADJUST LOADING DOCK PAYMENT SECTION
REVISION DATE:	OCTOBER 06, 2016	ADJUST LOADING DOCKS AND PAYMENT - LOADING DOCKS BUILDING T. NORTH
REVISION DATE:	DECEMBER 21, 2016	FINAL PLAN - BUILDING T. SOUTH
DATE:	JUNE 17, 2011	
CONTRACTOR:	ETI	
DESIGNER:	ETI	
CHECKER:	ETI	
SCALE:	1" = NONE	
SHEET 23 OF 26		

DETAIL PLAN
PREPARED FOR
ADVANCE REALTY MANAGEMENT
SITUATE
WORCESTER TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

Upcraft Land Use Consultants
 Land Planning • Engineering • Landscape Architecture • Land Surveying
Upcraft
Montgomery

50th Floor
 2771 George Road
 215-541-6555
 215-541-6556
 Fax: 215-541-6557
 www.upcraft.com



4259 W. Swamp Road
Suite 410
Doylestown, PA 18902

www.cksengineers.com
215.340.0600

RECEIVED
JAN 10 2019

January 8, 2019
Ref: # 7526

Township of Worcester
1721 Valley Forge Road
PO Box 767
Worcester, PA 19490-0767

Attention: Tommy Ryan, Township Manager

Reference: 2750 Morris Road - Advanced Realty Management Inc.
Phase 1D - Building "D" Southside

Dear Mr. Ryan:

I am in receipt of a set of final land development plans prepared for Advanced Realty Management Inc., by Irick Eberhardt and Mientus for the continuing development of the property at 2750 Morris Road. These plans consist of 26 sheets, are dated June 17, 2011 with a latest revision date of December 21, 2018. This latest land development plan is proposing the construction of two (2) loading docks, a drive-in door, and a 14-car parking lot adjacent to the building. These facilities were not part of the original land development plan approved by the Township in conjunction with the overall improvements to the site.

The original approval of the land development for this site dates back to 2011. At that time, the then current owners of the property received the approval of an overall land development plan from the Township, but always intended to proceed in phases as portions of the existing building were leased. That process has been continuing since the original approval, and individual subsequent final approvals and escrows were established for each phase of the development. I am therefore considering this latest plan submission as a revision to the original land development plan, which includes new improvements not shown on that plan. This therefore will require a separate review and approval from the Township, plus a separate escrow in accordance with the original approval resolution and agreement. Based on my review of this latest plan submission, I offer the following comments:

1. Sheet No. 1 shows impervious surface information. This information should be revised to reflect the most recent approved plan for the site. The "existing impervious coverage" should be 1,438,748 square feet. This was the "proposed impervious coverage" on the plans approved for Building "E" North. The remainder of the information for impervious surfaces is correct.
2. The parking calculations shown on sheet 1 should be revised for clarity. The existing parking information should be based on the changes previously made and approved throughout the development of this property. The proposed parking would therefore only be the 14 lots proposed for the current land development plan.

January 8, 2019

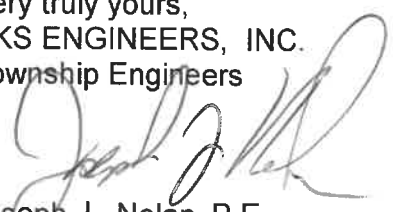
Ref: # 7526

Page 2

3. The plan should identify the proposed use of the building spaces associated with the current proposed loading docks so the Township can verify that the use is in accordance with the zoning requirements of the limited industrial zoning district.
4. The stormwater generated by the improvements associated with this land development will be collected and conveyed to existing Basin A. The original design of Basin A did account for the stormwater that will be generated by the improvements proposed with this land development. Improvements are proposed in conjunction with this land development plan which will add two (2) storm inlets and additional piping in order to collect the stormwater from this project and to connect the new piping into the existing piping for conveyance to Basin A.
5. Sheet 16 is the Landscape Plan and this plan does show the removal of existing evergreen and deciduous trees in order to accommodate the proposed improvements. However, all of the trees labeled "to be removed" will be replaced as part of the improvement plan. Therefore, there will be no reduction in the existing landscaping in conjunction with this project.

The above represents all comments on this latest land development plan submission. The applicant should address these comments and resubmit revised plans to the Township for further review. The applicant should also prepare a construction cost and breakdown of the improvements required in conjunction with this land development which can be used in preparation of the Development Agreement for this project. Please do not hesitate to contact me if you have any questions or need any additional assistance on these plans.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers



Joseph J. Nolan, P.E.

JJN/paf

cc: Robert L. Brant, Esq., Township Solicitor
Robert Irick, Irick Eberhardt and Mientus
Duane Horne, Advanced Realty Management Inc.
File

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

January 24, 2019

Mr. Tommy Ryan, Manager
Worcester Township
1721 Valley Forge Road—Box 767
Worcester, Pennsylvania 19490

Re: MCPC #19-0007-001
Plan Name: 2750 Morris Road – Building “D” South
(1 lot comprising 81.01 acres)
Situate: Moore Road and Schultz Road
Worcester Township

Dear Mr. Ryan:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 7, 2019. We forward this letter as a report of our review.

BACKGROUND

This proposal is Phase 1D of a phased project and entails the installation of two new loading docks, a drive-in door, a 14 car parking lot, and associated infrastructure to support the use of existing vacant warehouse space. The site is located in the Township's Industrial Research (IR) District. The applicant is requesting waivers for parking space size, the placement of a maximum of 15 parking spaces in a row, and slope stabilization with rip-rap. The gross tract area of the site is 3,790,359 square feet (87.0147 acres).

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal without comment as we have found it to be generally consistent with the requirements of the Industrial Research zoning district.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal without further comment.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.



Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,



Jamie Magaziner, Planner II

JMagazin@montcopa.org – 610-278-3738

c: PIV-ARPROPERTY LP, Applicant
Irick Eberhardt & Mientus, Inc., Applicant's Representative
Gordon Todd, Chrm., Township Planning Commission

Attachments: 1. Aerial View of Site
2. Reduced Copy of Plan

ATTACHMENTS



2750 Morris Road - Building "D" South
MCPC #19-0007-001

Montgomery
County
Planning
Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 • Norristown PA 19404-0311
(p) 610.278.3722 • (f) 610.278.3941
www.montcopa.org/plancom
Year 2015 aerial photography provided by the
Delaware Valley Regional Planning Commission



ERECTED INTO A TOWNSHIP IN 1733
TOWNSHIP OF WORCESTER
AT THE CENTER POINT OF MONTGOMERY COUNTY
PENNSYLVANIA

1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490

Phone (610) 584-1410
Fax (610) 584-8901

Conditional Use Application

THIS SECTION COMPLETED ONLY BY TOWNSHIP:

APPEAL NO.: CUA 2019-01 DATE FILED: 1/11, 20 19

APPLICATION: **BOARD OF SUPERVISORS**
 ZONING HEARING BOARD

1. Date of Application: 1-11-19

2. Classification of Appeal (Check one or more, if applicable):

- a. Appeal from the Zoning Officer's Determination
- b. Request for Variance
- c. Request for Special Exception
- d. Challenges to the Validity of Zoning Ordinance or Map
- e. Request for Conditional Use Hearing
- f. Request for Amendment to Zoning Map
- g. Request for Zoning Ordinance Amendment
- h. Request for a Curative Amendment
- i. Request for other relief within the Jurisdiction of the Zoning Hearing Board as established in Section 909.1(a) of the Pennsylvania Municipalities Code

3. Applicant:

- a. Name: Meadowood Corporation
- b. Mailing address: 3205 Skippack Pike, P.O. Box 670,
Worcester, PA 19490
- c. Telephone number: 610-584-3607 (Paul Nordeman, President)
- d. State whether owner of legal title, owner of equitable title, or tenant with the permission of owner legal title: Legal (REQUIRED) Owner

Please attach Deed to prove ownership, an Agreement of Sale to prove equitable ownership, or an Affidavit allowing Tenant to apply for necessary relief.

4. Applicant's attorney, if any:

- a. Name: Catherine M. "Kate" Harper, Esquire
- b. Address: Timoney Knox, LLP, 400 Maryland Drive,
P.O. Box 7544, Ft. Washington, PA 19034-7544
- c. Telephone number: 215-646-6000

5. Property Details:

- a. Present Zoning Classification: LPD
- b. Present Land Use: Residential Life Care Facility
- c. Location (Street Address):
3205 Skippack Pike
- d. Parcel #: 67-00-03185-00-6
- e. Lot Dimensions:
 - (1) Area: 131+ acres
 - (2) Frontage: 2756 feet (approximately)
 - (3) Depth: 2200 feet (approximately)
- f. Circle all that apply in regards to the above specified property:
 - Public Water
 - Public Sewer
 - Private Well
 - Private Septic
- g. Size, construction, and use of existing improvements; use of land, if unimproved: **(Please submit as an attachment)**

6. Proposed Use(s):

- a. Proposed use(s) and construction: Please provide size, construction and proposed use(s). **(Please submit as an attachment)**

7. Legal grounds for appeal (Cite specific sections of Pennsylvania Municipalities Planning Code, Zoning Ordinance, Subdivision Regulations, and/ or other Acts or Ordinances). All sections that apply must be listed in which relief is required and an explanation provided. **(Please submit as an attachment)** See Attachment #1

8. Has any previous appeal been filed concerning the subject matter of this appeal?
 Yes No But we also requested a Special Exception from the Zoning Hearing Board as required.
If yes: specify: **(Please submit as an attachment)**

9. Challenges please list requested issues of fact or interpretation: N/A
(Please submit as an attachment)

10. Worcester Township to provide the list of names and addresses of all property within 500 feet of the perimeter of the subject property. **(REQUIRED: SECTION 150-224)**

CERTIFICATION

I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief.

Signature
Paul Nordeman

Signature

Printed Name
Paul Nordeman, President/CEO

Printed Name

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF _____ : SS

The undersigned, being duly sworn according to law, deposes and says the he/she is the above names applicant, that he/she is authorized to and does take this affidavit on behalf of the owner, and foregoing facts are true and correct.

MEADOWOOD CORPORATION

By: Paul Nordeman
Applicant Paul Nordeman, President/CEO

Applicant

Sworn to and subscribed before me this 4 day of January, 2019

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Susan B. Hughes, Notary Public
Whitpain Twp., Montgomery County
My Commission Expires May 30, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Date Received: 1/11/19

[Signature]
Zoning Officer

MEADOWOOD CORPORATION'S APPLICATION
TO THE WORCESTER TOWNSHIP BOARD OF SUPERVISORS
FOR A CONDITIONAL USE FOR A ROADWAY CROSSING IN AN
AREA DESIGNATED AS FLOODPLAIN CONSERVATION OVERLAY DISTRICT

December 21, 2018

Meadowood, a residential life care facility under the Worcester Township Zoning Ordinance, is located on a more than 125 acre campus located at 3205 Skippack Pike, in the heart of the Township. Meadowood offers senior living arrangements from independent living through skilled nursing and is in the process of adding independent senior housing to the campus in four buildings, called "The Grove," and given approval by the Worcester Township Board of Supervisors.

As a result of that construction, and Meadowood's acquisition of property with frontage along Valley Forge Road, Meadowood plans to relocate its gardens from a plot near the PECO power line to a new plot on an area of the campus closer to Valley Forge Road and Skippack Pike.

Meadowood is requesting conditional use approval under Section 150-146.7.A(2)(a) and Section 150-146.7.B(2)(~~A~~) in order to allow a roadway crossing of Zone 1 and Zone 2 of the Floodplain Conservation Overlay District due to mapped alluvial soils. Section 150-146.7.A(2)(a) permits corridor crossings by conditional use for roads. Section 150-146.7.B allows corridor crossings of Zone 2 by conditional use for roads as well.

Zone 1 is identified as land within 25 feet of an identified floodplain. Zone 2 is defined as "the outer edge of Zone 1 and shall occupy a minimum width of 50 feet in addition to Zone 1," as "subject to review and approval by the Township Board of Supervisors in consultation with the Township Engineer." Accordingly, in order to construct a roadway to allow the residents to access the new location of the Victory Garden, Meadowood seeks conditional use approval from the Worcester Township Board of Supervisors.

ATTACHMENT 1

TRIMNEY, RACK, HANSON & WEAVER
ATTORNEYS-AT-LAW
100 MARLAND DRIVE
P.O. BOX 7844
FT. WASHINGTON, PA 15004-7844
610-278-4000

STATE TAX
AFFIDAVIT
FILED

DEED OF CONSOLIDATION

THIS INDENTURE, made the 11th day of October, in the year 2002, BETWEEN MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY, a body corporate and politic organized and existing under the laws of the Commonwealth of Pennsylvania, and MEADOWOOD CORPORATION, a Pennsylvania Corporation (hereinafter called the Grantors), of the one part, and MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY and MEADOWOOD CORPORATION (hereinafter called the Grantees), of the other part,

150
1750
1750
600
52

WITNESSETH, that the said Grantors for an in consideration of the sum of One Dollar (\$1.00) lawful money of the United States of America and other good and valuable consideration unto them well and truly paid by the said Grantors, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, aliened, conveyed, released and confirmed, and by these presents do grant, bargain and sell, alien, convey, release and confirm unto the said Grantees, and their heirs and assigns,

ALL THAT CERTAIN parcel or tract of land with the buildings and improvements thereon erected, located at Skippack Pike, Worcester Township, Block 28, Unit 20 and Unit 28 in Montgomery County, Pennsylvania, as more fully described on Exhibit "A" hereto.

BEING in part the same premises which, by Deed dated April 24, 1986 and recorded in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania at Deed Book 4799, Page 258 et seq. Richard S. Schweiker, Individually, Provident National Bank, Richard S. Schweiker and Sylvia Strasburg, Trustees under the Will of Blunche S. Schweiker, Deceased and Provident National Bank, Richard S. Schweiker and Sylvia Strasburg, Surviving Executors of the Estate of Blunche S. Schweiker, Deceased, Provident National Bank, Richard Schultz Schweiker, Sylvia Schweiker Strasburg, William Strasburg and Claire C. Schweiker, Trustees of the Malcolm A. Schweiker Jr. Memorial Foundation; and S.P.M. Corporation, a Pennsylvania Corporation conveyed unto the Montgomery County Industrial Development Authority, in fee.

BEING in part the same premises which, by Deed dated December 22, 1994 and recorded in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania at Deed Book 5101, Page 0647 et seq. His Eminence Anthony Cardinal Bevilacqua, Archbishop of Philadelphia conveyed unto The Meadowood Corporation, in fee.

UNDER AND SUBJECT to certain easements, covenants, conditions, restrictions and other matters of record, to the extent valid, subsisting and enforceable.

TOGETHER with all and singular the Buildings and Improvements, Ways, Streets, Driveways, Alleys, Passages, Waters, Watercourses, Rights, Liberties, Privileges, Hereditaments and Appurtenances, whatsoever therunto belonging, or in any wise appertaining, and the Reversions and Remainders, Rents, Issues and Profits thereof; and all the Estate, Right, Title, Interest, Property, Claim, and Demand whatsoever of it, the said Grantors, in law or in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

023827

02 OCT 18 PM 2:31

5430-1048
5430-1048

TO HAVE AND TO HOLD the said lot or piece of ground above described, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns forever.

UNDER AND SUBJECT as aforesaid.

AND the purpose of this conveyance is to effect the consolidation of the two parcels of land described above in the prior deeds into a single parcel as described on Exhibit "A" attached hereto.

AND the said Grantors, for themselves and their heirs, assigns, executors and administrators do covenant, promise, and agree, to and with the said Grantees, their heirs and assigns, by these presents, that they, the said Grantors, their assigns and heirs, all and singular and hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors and their assigns, heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from, or under it, them, or any of them, shall and will, SUBJECT as aforesaid, WARRANT and forever DEFEND.

IN WITNESS WHEREOF, the party of the first part has hereunto set their hands and seals. Dated the day and year first above written

Scaled and Delivered
In the Presence of us:

REALTY TRANS. TAX PAID
STATE
LOCAL
PER <u>0.25</u>

601340

MONTGOMERY COUNTY INDUSTRIAL
DEVELOPMENT CORPORATION

By: *Sherry L. Horowitz*
Sherry L. Horowitz, Chairperson

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
67-00-03190-00-1 WORCESTER
SKIPPAK PIKE
MEADOWOOD CORP THE
8 028 U 020 L 2110 DATE: 10/18/02

THE MEADOWOOD CORPORATION

By: *William DeWire*
William DeWire, Executive Director

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
67-00-03185-00-6 WORCESTER
3205 SKIPPAK PIKE
MONTGOMERY CIDA
8 028 U 028 L 5145 DATE: 10/18/02

XXXXXX-1

25430961049

Commonwealth of Pennsylvania :
: ss.
County of Montgomery :

On this, the 31st day of August, 2002, before me, a notary public in the State and County aforesaid, the undersigned officer personally appeared Stacy L. Kobowitz who acknowledged herself to be the OWNER of Montgomery County Industrial Development Authority, and that she as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing her name as Stacy L. Kobowitz

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Robert J. Hill
Notary Public

My commission expires:

Notarial Seal
Robert J. Hill, Notary Public
Northtown Bldg., Montgomery County
My Commission Expires July 31, 2006
Member, Pennsylvania Association of Notaries

102509-1

075430291050



Commonwealth of Pennsylvania

County of Montgomery

On this, the 10th day of ~~August~~ October, 2002, before me, a notary public in the County aforesaid, the undersigned officer personally appeared William DeWise who acknowledged himself to be the executive director of The Meadowood Corporation, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing his name as William DeWise

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Maryellen S. Krous
Notary Public
My commission expires: 8/19/2016

Notarial Seal
Maryellen S. Krous, Notary Public
Skipack Twp., Montgomery County
My Commission Expires Aug. 19, 2008
Member, Pennsylvania Association of Notaries

GRANTEE'S ADDRESS:
3205 SKIPACK PIKE
PO-BOX 670
WORCESTER, PENNSYLVANIA 19490-0670

102596-1

02 54 30 PG 1051

Legal Description of Block 28 Unit 20 and 28 Consolidation

DESCRIPTION OF PROPERTY NOW OR FORMERLY OWNED BY THE MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY and MEADOWOOD CORPORATION LOCATED IN THE TOWNSHIP OF WORCESTER, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA.

ALL THAT CERTAIN lot or piece of ground situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a plan made for the Meadowood Life Care Community, prepared by Woodrow & Associates, Inc., dated July 13, 2001, as follows, to wit:

BEGINNING AT A POINT on the Northernly Legal/ Required Right-Of-Way line of Skippack Pike (being 100-feet in width at this point), said point being a point, a corner of lands now or late of Dieffenbach (Block 28 Unit 33), as shown on the above referenced plan;

Commencing from the Point of Beginning.

Thence extending along aforesaid lands, North 46°07'20" East, a distance of 801.20 feet to a point, a corner of lands now or late of Allan (Block 28E Unit 2);

Thence extending along aforesaid lands, South 39°37'20" East, a distance of 607.75 feet to a point, a corner of lands now or late of Slagmester (Block 28E Unit 3);

Thence extending along aforesaid lands, North 52°19'07" East, a distance of 478.03 feet to a point, a corner of lands now or late of Dietrich (Block 28E Unit 5);

Thence extending along aforesaid lands, South 30°07'22" East, a distance of 857.25 feet to a point, a corner of lands now or late of Dietrich (Block 28E Unit 6);

Thence extending along aforesaid lands the two following courses and distances:

- (1) North 46°31'16" East, a distance of 608.33 feet to an angle point;
- (2) North 46°18'52" East, a distance of 837.81 feet to a point, a corner of lands of Peco Energy Company Right-Of-Way;

Thence extending along aforesaid lands the two following courses and distances:

- (1) South 00°16'17" West, a distance of 395.24 feet to an angle point;
- (2) South 29°28'55" East, a distance of 1759.33 feet to a point;

Thence having lands of Peco Energy, South 59°16'15" West, a distance of 463.46 feet to a point on the northerly side of a secondary access way to the Meadowood Life Care facility, said point also being a corner of lands now or late of Foulke (Block 28 Unit 22);

Thence extending along the same, South 33°31'21" East a distance of 387.27 feet to a point on a curve on the Western Legal/ Required Right-Of-Way line of Valley Forge Road (100-feet in width at this point);

Thence extending along the same on the arc of a circle curving to the left having a chord bearing of South 43°34'25" West and a chord length of 50.51 feet, a radius of 1,550.00 feet and an arc distance of 50.51 feet to a point on said Right-Of-Way line;

Thence extending back along said access way, North 33°31'21" West, a distance of 447.99 feet to a point a

04020701052

corner of lands now or late of Pascoe (Block 28 Unit 19);

Thence extending along the same, South 47°03'21" West, a distance of 497.78 feet to a point, a corner of lands now or late of Methacton School District (Block 29 Unit 19);

Thence extending along the same, North 48°33'55" West, a distance of 369.60 feet to a point, a corner of same Methacton School District lands;

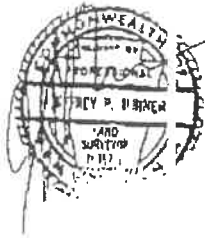
Thence South 46°55'10" West, a distance of 40.25 feet to a point, a corner of lands now or late of Rieger (Block 29 Unit 2);

Thence extending along aforesaid lands the two following courses and distances:
(1) North 43°34'30" West, a distance of 155.73 feet to an angle point;
(2) South 49°27'40" West, a distance of 810.79 feet to a point on the Northby Legal / Required Right-Of-Way of the first mentioned Skippack Pike;

Thence continuing along said Right-Of-Way line, North 36°57'14" West, a distance of 448.71 feet to a point at the beginning of a curve tangent to said line;

Thence extending along the same on the arc of a circle curving to the left having a chord bearing of North 42°34'21" West and a chord length of 2,293.29 feet, a radius of 11,712.21 feet and an arc distance of 2,296.97 feet to the Point of Beginning.

Containing 112.2492 Acres, more or less.



Jeffrey P. Binger

05:00:1253

5430 - 1053

STATEMENT OF VALUE

See Reverse for Instructions

DEED'S FILE ONLY

Book No. 0

Page No. 348

Date Recorded 10/22/07

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name: Catherine M. Harper, Esquire
 Telephone Number: _____
 Street Address: 400 Maryland Drive, P.O. Box 7544, Ft. Washington, PA 19034-7144
 City: _____ State: PA Zip Code: 19034

B TRANSFER DATA

Grantor(s) / Lessor(s): Montgomery County Industrial Development Authority and Meadowood Corp	Grantee(s) / Lessee(s): Meadowood Corporation & Montgomery County Industrial Development Authority
Street Address: MCIDA, 43 Stony Creek Office Center, Suite 320, 151 W. Marshall St.	Street Address: Meadowood Corporation: 3205 Skippack Pike, P.O. Box 670
City: Norristown, PA 19401-4739	City: Worcester, PA 19490-0670

C PROPERTY LOCATION

Street Address: 3205 Skippack Pike
 City, Township, Borough: Worcester
 County: Montgomery School District: North Penn Tax Parcel Number: 67-00-03190-01-1
 67-00-03185-01-6

D VALUATION DATA

1. Actual Cash Consideration: 1.00	2. Other Consideration: + 0	3. Total Consideration: \$ 1.00
4. County Assessed Value: \$23,440,760.00	5. Consumer Credit Ratio Factor: x 1.18	6. Full Market Value: 27,640,094.80

E EXEMPTION DATA

1a. Amount of Exemption Claimed: _____
 1b. Percentage of Interest Conveyed: _____

2. Check Appropriate Box Below for Exemption Claimed:
- Will or intestate succession
 - Transfer to Industrial Development Agency
 - Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
 - Transfer between principal and agent. (Attach complete copy of agency/trust party agreement.)
 - Transfer to the Commonwealth, the United States and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
 - Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number: _____, Page Number: _____
 - Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
 - Statutory corporate consolidation, merger or division. (Attach copy of articles.)
 - Other (Please explain exemption claimed, if other than listed above.) DEED OF CONSOLIDATION

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Representative: Catherine Harper Date: 10/14/07

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



4259 W. Swamp Road
Suite 410
Doylestown, PA 18902

www.cksenineers.com
215.340.0600



January 21, 2019
Ref: # 7514

Township of Worcester
1721 Valley Forge Road
PO Box 767
Worcester, PA 19490-0767

Attention: Tommy Ryan, Township Manager

Reference: Meadowood - Conditional Use Application - Riparian Corridor Crossing

Dear Mr. Ryan:

I am in receipt of an application for conditional use approval in conjunction with a proposed riparian corridor crossing for a project being proposed by the Meadowood Corporation. The application proposes crossing Riparian Zones 1 and 2 with a driveway between their existing property and a property which they recently purchased which is located on Skippack Pike. The purpose of this driveway is to provide direct access to the site of the Victory Garden currently proposed by Meadowood for the new property. This driveway would eliminate the need for the residents of Meadowood to access the new Victory Garden location from the existing driveway access off of Skippack Pike. The driveway would allow an internal connection between the two (2) properties.

Accompanying the application is a two (2) sheet plan set prepared by Woodrow & Associates, Inc., for Meadowood. This plan set shows the location of the proposed driveway, and the construction required to make the driveway crossing. The driveway crossing would cross through both Zones 1 and 2 of the riparian corridor and also through the identified Floodplain Conservation District. In order to construct this crossing, Meadowood must comply with the zoning requirements associated with the riparian crossing. Specifically, Section 150-146.7.A(2)(a) and Section 150.146.7.B(2)(b). These sections of the ordinance require conditional use approval by the Board of Supervisors in conjunction with the crossing of the riparian corridor with a driveway.

I have reviewed the application and the proposed plan, and am not opposed to allowing this crossing and conditional use approval required. However, I would recommend the following conditions be included as part of the approval.

1. Meadowood must also receive the required approval from the Zoning Hearing Board as required by Section 150-138.A(4)(b), regarding passing through the floodplain.

January 21, 2019
Ref: # 7514
Page 2

2. Obtain all permits required in conjunction with constructing this crossing. This includes any permits required from PADEP or Worcester Township.
3. Provide hydraulic calculations of the proposed pipe that will be installed in conjunction with the crossing for review and approval.
4. The applicant must also prepare a plan identifying the erosion and sedimentation controls that will be installed in conjunction with construction.
5. Construction should be inspected by the Township to ensure compliance with the approved plan.

The above represents all comments on this Conditional Use Application. Please contact me if you have any questions or need any additional assistance in conjunction with this application.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers



Joseph J. Nolan, P.E.

JJN/paf

cc: Andrew Raquet, Assistant Zoning Officer
File