

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 19498

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

**THIS SECTION COMPLETED ONLY BY TOWNSHIP:**

APPEAL NO.: 20-07 DATE FILED: MAY 2020

APPLICATION:  BOARD OF SUPERVISORS  
 ZONING HEARING BOARD

1. Date of Application: 5-21-20

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, *being an Amendment of Zoning Hearing Board Decision 2019-03 granting a Special Exception.*

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: Owner (REQUIRED)

**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, Timoney Knox LLP
- b. Address: 400 Maryland Drive, P.O. Box 7524  
Fort Washington PA 19134-7524
- c. Telephone number: 215-540-2622 or 215-699-8940 (home)

5. Property Details:

- a. Present Zoning Classification: LPD/AGB
- b. Present Land Use: Residential Life Care Community
- c. Location (Street Address): 3205 Skippack Ave
- d. Parcel #: 67-00-03185-00-6
- e. Lot Dimensions:
  - (1) Area: 131 +/- Acres
  - (2) Frontage: 2600 feet
  - (3) Depth: 2000 feet
- 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)

8. Has any previous appeal been filed concerning the subject matter of this appeal?

Yes  No

If yes: specify: (Please submit as an attachment)

*Please See 2 Attachments*

9. Challenges please list requested issues of fact or interpretation: (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.

Paul Nordeman  
Signature

PAUL NORDEMAN  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF Montgomery : 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 Senior Living  
Applicant

Paul Nordeman  
Applicant

Sworn to and subscribed before me this 15 day of May, 2020

Susan B. Hughes  
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: May 21, 2020

[Signature]  
Zoning Officer

**Meadowood's Application to the Worcester Township Zoning Hearing Board for an Amendment of Relief Granted in the Decision of the Zoning Hearing Board on Application 2019-03, an Application of the Meadowood Corporation for a Special Exception to allow a Roadway Crossing in the Floodplain Conservation Overlay District on its property located at 3205 Skippack Pike in the LPD Land Preservation Zoning District/AGR-Agricultural Zoning District.**

By Order entered April 18, 2019, the Zoning Hearing Board granted Meadowood a special exception to install the roadway crossing the floodplain "in accordance with the plan marked as Exhibit A-5 and comply with all requirements of the Township Engineer set forth in Exhibit A-11," and also required that "The Applicant shall apply for and obtain all applicable township, county and state permits and approvals, including all PA DEP approvals, relative to the construction of a roadway in a timely matter." The decision further required "all use and development permitted by this decision shall conform to the exhibits and testimony presented by the Applicant unless inconsistent with any specific conditions imposed by this Board in which case these specific conditions shall take precedence."

At the hearing, Meadowood had presented a plan dated February 4, 2019 as an exhibit, which showed the floodplain crossing and required 75 feet of pipe and associated disturbance for the crossing.

As required by the Zoning Hearing Board Decision, and the law, Meadowood then sought approval from the Pennsylvania Department of Environmental Protection for the crossing of the floodplain, and the plan was eventually approved by the Pennsylvania Department of Environmental Protection (DEP) with changes. Among those changes were shrinking the 75 foot length of pipe to only 45 feet of pipe, and reducing the disturbance to the floodplain by a similar proportion. The 45 foot length of pipe which was approved by the Pennsylvania Department of Environmental Protection is depicted on a plan dated May 2, 2019.

The new plan is an improvement over the February 4, 2019 plan, both because it minimizes disturbance to the floodplain, and also because it allows for a pedestrian bridge connection to the Victory Garden for the Meadowood residents. It also provides access to a parking lot which can be utilized in connection with the Victory Garden and planned Memory Care building. Thus, the configuration shown on the plan dated February 4, 2019 is no longer possible and Meadowood requests either an interpretation that the plan dated May 2, 2019 is acceptable under the Zoning Hearing Board Decision of April 18, 2019 which granted the special exception with conditions, or an amendment to the Zoning Decision permitting Meadowood to use the plan approved by the Pennsylvania Department of Environmental Protection and the new configuration for the crossing of the floodplain.

Chapter 150-138 of the Worcester Township Zoning Ordinance deals with "Floodplain Conservation District Uses," and permits floodplain crossings when permitted by the Zoning Hearing Board of Worcester Township under certain circumstances. Permitted uses include both "recreational trails" and "roadways," and the crossing of the floodplain was designed to allow for Meadowood residents to access the Victory Garden by pedestrian and vehicular methods. The new alignment meets the criteria set forth in the Zoning Ordinance that "disturbance to any existing woodlands and degradation of water quality are minimized to the greatest extent

practicable and provided that all required local, state and federal regulatory permits and approvals are obtained for such crossings." Section 150-138(4).



**RECORDER OF DEEDS**  
**MONTGOMERY COUNTY**  
*Nancy J. Becker*

One Montgomery Plaza  
 Swede and Alty Streets - Suite 303  
 P.O. Box 311 - Norristown, PA 19404  
 Office: (610) 278-3289 - Fax: (610) 278-3869

**DEED BK 5752 PG 00111 to 00121**  
**INSTRUMENT # : 2009124822**  
**RECORDED DATE: 12/01/2009 02:32:37 PM**



1135220-0007E

**MONTGOMERY COUNTY ROD**

**OFFICIAL RECORDING COVER PAGE**

Page 1 of 11


<b>Document Type:</b> Deed	<b>Transaction #:</b> 1033256 - 13 Doc(s)
<b>Document Date:</b> 11/24/2009	<b>Document Page Count:</b> 10
<b>Reference Info:</b> mcindust dev/yohe	<b>Operator Id:</b> kleonard
<b>RETURN TO: (Mail)</b> DOUGLAS C YOHE 1700 bent creek blvd ste 140 mechanicsburg, PA 17050	<b>SUBMITTED BY:</b> DOUGLAS C YOHE 1700 bent creek blvd ste 140 mechanicsburg, PA 17050
<b>* PROPERTY DATA:</b>	
<b>Parcel ID #:</b> 67-00-03185-00-6	67-00-03184-00-7
<b>Address:</b> 3205 SKIPPACK PIKE	SKIPPACK PIKE
	67-00-03193-00-7
	SKIPPACK PIKE
<b>Municipality:</b> PA Worcester Township (100%)	PA Worcester Township (0%)
<b>School District:</b> Methacton	PA Worcester Township (0%) Methacton

**\* ASSOCIATED DOCUMENT(S):**

<b>CONSIDERATION/SECURED AMT:</b>	<b>\$1,225,000.00</b>
<b>FEES / TAXES:</b>	
Recording Fee:Deed	\$51.50
Additional Pages Fee	\$12.00
Additional Parcels Fee	\$57.00
Affordable Housing Pages	\$12.00
Affordable Housing Parcels	\$3.00
State RTT	\$12,250.00
Worcester Township RTT	\$6,125.00
Methacton School District RTT	\$6,125.00
<b>Total:</b>	<b>\$24,635.50</b>

DEED BK 5752 PG 00111 to 00121  
 Recorded Date: 12/01/2009 02:32:37 PM

I hereby CERTIFY that  
 this document is  
 recorded in the  
 Recorder of Deeds  
 Office in Montgomery  
 County, Pennsylvania.



*Nancy J. Becker*  
 Nancy J. Becker  
 Recorder of Deeds

**PLEASE DO NOT DETACH**

**THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

NOTE: If document data differs from cover sheet, document data always supersedes.  
 \*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

12/01/2009 02:32:37 PM JUNTY COMMISSIONERS REGIST DEED BK 5752  
67-00-03185-00-6 WORCESTER  
3205 SKIPPACK PIKE  
MONTGOMERY CIDA & MEADOWOOD CORP \$10.00  
B 028 U 028 L 5145 DATE: 12/01/2009 JC

Y COUNTY COMMISSIONERS REGISTRY MONTCO  
PG 00112 0-7 WORCESTER  
SKIPPACK PIKE  
MONTGOMERY CIDA & MEADOWOOD CORP \$10.00  
B 028 U 045 L 2900 DATE: 12/01/2009 JO

Return to: Douglas C. Yohe, Esq.  
Latsha Davis Yohe & McKenna, P.C.  
1400 Bent Creek Blvd., Suite 140  
Mechanicsburg, PA 17050

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
67-00-03193-00-7 WORCESTER  
SKIPPACK PIKE  
MONTGOMERY CIDA & MEADOWOOD CORP \$10.00  
B 028 U 021 L 2900 DATE: 12/01/2009 JO

Tax Parcel Numbers: 67-00-03185-006  
67-00-03184-007  
Montgomery County 67-00-03193-007  
67-00-03194-006  
DEC 01 2009 67-00-01096-502  
Recorder of Deeds 67-00-01101-002  
67-00-03194-105

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
67-00-03194-00-6 WORCESTER  
SKIPPACK PIKE  
MONTGOMERY CIDA & MEADOWOOD CORP \$10.00  
B 028 U 064 L 2900 DATE: 12/01/2009 JO

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
67-00-01096-50-2 WORCESTER  
VALLEY FORGE RD  
MONTGOMERY CIDA & MEADOWOOD CORP \$10.00  
B 028 U 023 L 2900 DATE: 12/01/2009 JO

DEED

THIS INDENTURE, made this 24<sup>th</sup> day of November, 2009, by and between MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY, a public instrumentality and body corporate and politic of the Commonwealth of Pennsylvania organized and existing under the Pennsylvania Economic Development Financing Law, (hereinafter called the "Grantor");

AND

THE MEADOWWOOD CORPORATION, (hereinafter called the "Grantee").

WITNESSETH, the Grantor, for and in consideration of the sum of One Million Two Hundred Twenty-Five Thousand Dollars (\$1,225,000), lawful money of the United States of America, unto the Grantor well and truly paid and delivered by the Grantee at and before the sealing and delivery of these presents, the receipt whereof the Grantor does hereby acknowledge, has granted, bargained, sold, released and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release, convey and confirm unto the Grantee, the successors and assigns of the Grantee ALL THAT CERTAIN parcels or tracts of land and real estate located at Skippack Pike, Worcester Township as more fully described on Exhibit "A" attached hereto, which is hereby incorporated by reference as if herein fully set forth verbatim, and hereby made and to be deemed an integral part hereof.

BEING the same premises conveyed by a certain Deed of Consolidation dated October 11, 2002 from Montgomery County Industrial Development Authority and Meadowood Corporation, as Grantors, to Montgomery County Industrial Development Authority and Meadowood Corporation (a/k/a The Meadowood Corporation), as Grantees, and recorded in the Montgomery County Recorder Deed Book 5430, Page

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
67-00-03194-10-5 WORCESTER  
SKIPPACK PIKE  
PECO \$10.00  
134351 B 028 U 068 L 8100 DATE: 12/01/2009 JO

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
67-00-01101-00-2 WORCESTER  
VALLEY FORGE RD  
MONTGOMERY CIDA & MEADOWOOD CORP \$10.00  
B 028 U 057 L 2900 DATE: 12/01/2009 JO

10/12  
K

1048; the purpose of this Deed is for Montgomery County Industrial Development Authority to convey all of its right, title and interest in the premises to The Meadowood Corporation.

AND BEING the same premises subject to a certain Installment Sales Agreement dated as of December 1, 1985 ("Original Installment Sales Agreement"), as amended and restated by an Amended and Restated Installment Sales Agreement dated as of April 1, 1986 ("Second Installment Sales Agreement") and a Memorandum of thereof recorded in Montgomery County Deed Book 4799, Page 270, as further amended and restated Installment Sales Agreement dated as of November 1, 1990 ("Third Installment Sales Agreement") and a Memorandum of thereof recorded in Montgomery County Deed Book 4964, Page 171, as supplemented by a First Supplemental Installment Sales Agreement dated as of September 15, 1995 ("First Supplement") and a Memorandum of thereof recorded in Montgomery County Deed Book 5131, Page 989, as further supplemented by a Second Supplemental Installment Sales Agreement dated as of October 1, 1997 ("Second Supplement") and a Memorandum of thereof recorded in Montgomery County Deed Book 5203, Page 1256, as further supplemented by a Third Supplemental Installment Sales Agreement dated as of February 1, 2005 ("Third Supplement") and a Memorandum of thereof recorded in Montgomery County Deed Book 5543, Page 1414 whereby the Grantor agreed to sell the land to Grantee and this Deed terminates and cancels the Original Installment Sales Agreement, the Second Installment Sales Agreement, the Third Installment Sales Agreement, the First Supplement, the Second Supplement and the Third Supplement.

TOGETHER with, all and singular, the buildings and structures thereon, and the improvements, ways, street, alleys, passages, water, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions, remainders, rents, issues and profits thereof; and all of the estate, right, title, interest, property, claim and demand whatsoever of the Grantor, at law and in equity, of, in and to the same.

TO HAVE AND TO HOLD the said land and real estate, with the buildings and improvements erected thereon, and the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the Grantee, the successors and assigns of the Grantee, to and for the only proper use and behoof of the Grantee, the successors and assigns of the Grantee, forever, nevertheless, as aforesaid, subject to all conditions and restrictions of record.

AND the Grantor, for the Grantor and the successors of the Grantor, by these presents, does covenant, promise and agree to and with the Grantee, the successors and assigns of the Grantee, that the Grantor and the successors of the Grantor, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the Grantee and the successors and assigns of the




Grantee, against the Grantor and the successors of the Grantor, 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, him, her, them, or any of them, shall and will, under and subject as aforesaid, specially warrant and forever defend.

IN WITNESS WHEREOF, the Grantor, intending to be legally bound hereby, has caused this Indenture to be duly executed on this day, month and year first above written.

WITNESS:

MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

  
Asst. Secretary

By: Sherry L Horowitz  
Name: Sherry L Horowitz  
Title: Chairperson

COMMONWEALTH OF PENNSYLVANIA :  
: SS.  
COUNTY OF MONTGOMERY :

On this, the 24<sup>th</sup> day of November, 2009, before me, the undersigned officer, a Notary Public in and for, said Commonwealth and County, personally appeared SHERY L. HOROWITZ, who acknowledged ~~him~~ himself to be the CHAIRPERSON of MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY, a body politic and corporate, and that ~~he~~ (she) as such CHAIRPERSON, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Authority by ~~himself~~ (herself) as CHAIRPERSON.

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

*Dorine A. Mellor*  
\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_  
NOTARIAL SEAL  
DORINE A. MELLOR, NOTARY PUBLIC  
NORRISTOWN BOROUGH, COUNTY OF MONTGOMERY  
MY COMMISSION EXPIRES MAY 17, 2011

I hereby certify that the precise residence or address of the Grantee in the written Indenture is 3205 Skippack Pike, Worcester, PA 19490.

*Douglas C. Yeh*  
\_\_\_\_\_  
Attorney for the Grantee

EXHIBIT "A"LEGAL DESCRIPTION

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 Northerly 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 Diefenbeck (Block 28 Unit 33), as shown on the above referenced plan; commencing from the point of beginning; thence extending along aforesaid lands, North 46 degrees 7 minutes 20 seconds 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 degrees 39 minutes 20 seconds East, a distance of 607.75 feet to a point, a corner of lands now or late of Singmaster (Block 28E Unit 3); thence extending along aforesaid lands, North 52 degrees 19 minutes 7 seconds 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 degrees 7 minutes 22 seconds 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 2 following courses and distances: (1) North 46 degrees 33 minutes 16 seconds East, a distance of 608.33 feet to an angle point; (2) North 46 degrees 18 minutes 52 seconds 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 2 following courses and distances: (1) South 00 degrees 16 minutes 17 seconds West, a distance of 395.24 feet to an angle point; (2) South 29 degrees 28 minutes 55 seconds East, a distance of 1759.33 feet to a point; thence leaving lands of PECO Energy, South 59 degrees 16 minutes 15 seconds 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 degrees 31 minutes 21 seconds 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 48 degrees 34 minutes 29 seconds West and a chord length of 50.51 feet to a point on the said Right of Way line; thence extending back along said access way, North 33 degrees 31 minutes 21 seconds West, a distance of 447.99 feet to a point, a corner of lands now or late of Pascoe (Block 28 Unit 39); thence extending along the same, South 47 degrees 3 minutes 21 seconds West, a distance of 497.78 feet to a point, a corner of lands now or lat of Methacton School District (Block 29 Unit 19); thence extending along the same, North 48 degrees 33 minutes 55 seconds West, a distance of 369.60 feet to a point, a corner of same Methacton School District lands; thence South 46 degrees 55 minutes 30 seconds

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 the aforesaid lands the 2 following courses and distances: (1) North 43 degrees 34 minutes 30 seconds West, a distance of 155.73 feet to an angle point; (2) South 49 degrees 27 minutes 40 seconds West, a distance of 810.79 feet to a point on the Northerly Legal/Required Right of Way line of the first mentioned Skippack Pike; thence continuing along said right of way line, North 36 degrees 57 minutes 14 seconds 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 degrees 34 minutes 21 seconds 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.

TOGETHER with all development and other rights as granted by Philadelphia Electric Company to Susquehanna Property Management by Agreement dated March 5, 1984 and recorded in Montgomery County Deed Book 4731 Page 1840, as described to wit:

ALL THAT CERTAIN lot or piece of ground, SITUATE in Worcester Township, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan of Meadowood Life Care Community prepared for General Health Management, Inc., made by Urwiler + Walter, Inc., Sumneytown, Pennsylvania, dated March 1, 1984 and last revised February 13, 1986 as follows, to wit:

BEGINNING at an interior point, said interior point, being a point, a corner of lands marked "restrict area", (10.374 acres, more or less); thence extending from said point of beginning, North 46 degrees 18 minutes 52 seconds East 209.63 feet to a point; thence extending from said point South 00 degrees 16 minutes 17 seconds West 425.42 feet to a point; thence extending South 29 degrees 28 minutes 14 seconds East 1,226.69 feet to a point; thence extending North 57 degrees 31 minutes 16 seconds East 62.58 feet to a point; thence extending North 57 degrees 43 minutes 46 seconds East 125.16 feet to a point, a corner of lands now or late of Ellis D. Anders; thence extending along the aforesaid lands, South 29 degrees 28 minutes 14 seconds East 702.06 feet to a point of common corner of the aforesaid Anders land and a point, a corner of lands now or late of Philadelphia Electric Company; thence extending along the aforesaid lands South 51 degrees 33 minutes 16 seconds West 379.64 feet to a point, a corner of lands now or late of Peter Maas; thence extending along the aforesaid lands and along lands now or late of Meadowood Life Care Community and also along the aforementioned restricted area in Meadowood Life Care Community, North 29 degrees 28 minutes 14 seconds West 1,952.84 feet to a point; thence extending along the aforesaid lands, North 00 degrees 16 minutes 17 seconds East 395.79 feet to the first mentioned point and place of beginning.

CONTAINING in area 12.908 acres of land, more or less.

TOGETHER with easements as set forth in Montgomery County Deed Book 4819 Page 2319 as modified in Montgomery County Deed Book 4853 Page 1523 and together with the easement as set forth in Montgomery County Deed Book 4819 Page 2328 and together with the easements as set forth in Montgomery County Deed Book 4819 Page 2339 as modified in Montgomery County Deed Book 4853 Page 1527.

Being Parcel Numbers 67-00-03185-006 (Nos. 67-00-03184-007, 67-00-03193-007, 67-00-03194-006, 67-00-01906-502, 67-00-01101-002, and 67-00-03190-001 are assessed with 67-00-03185-006) (as to Fee Area) and 67-00-03194-10-5 (as to Easement Area).

SAID PREMISES BEING THE SAME PREMISES AS ALL THAT CERTAIN tract or parcel of land SITUATE in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania and described according to an ALTA/ACSM Survey Plan, "Meadowood Life Care Community", prepared for Meadowood Corporation by Urwiler & Walter, Inc. dated February 2, 2005, last revised November 23, 2009, bounded and described as follows to wit:

BEGINNING at a point for corner in the Northeasterly required legal right-of-way line of Skippack Pike (SR 0073) (100 feet wide), said point being approximately 622.85 feet in a Southeasterly direction from the intersection of the extension of said required legal right-of-way of Skippack Pike and the centerline of Wentz Church Road;

THENCE North 41 degrees 24 minutes 41 seconds East along the Southeasterly boundary line of other lands of Meadowood Corporation and thence lands of Richard and Mitzi Singmaster for a distance of 802.32 feet to a concrete monument found for corner;

THENCE South 45 degrees 01 minutes 41 seconds East along the Southwesterly boundary line of lands of said Richard and Mitzi Singmaster for a distance of 607.65 feet to a concrete monument found for corner;

THENCE North 46 degrees 56 minutes 58 seconds East along the Southeasterly boundary line of lands of Richard and Mitzi Singmaster for a distance of 477.94 feet to a concrete monument found for corner;

THENCE South 35 degrees 30 minutes 18 seconds East along the Southwesterly boundary line of lands of Kurt and Janet Dietrich for a distance of 857.27 feet to a 1 inch pipe found for corner;

THENCE North 41 degrees 10 minutes 39 seconds East along the Southeasterly boundary line of lands of Ludovico Cognata/Kurt Dietrich for a distance of 608.35 feet to a field stone found for an angle point;

THENCE North 40 degrees 58 minutes 29 seconds East continuing along the said Southeasterly boundary line of lands of Ludovico Cognata/Kurt Dietrich and then lands of Ludovico and Elizabeth Cognata for a distance of 837.17 feet to a point for corner;

THENCE South 05 degrees 06 minutes 00 seconds East along the Westerly boundary line of lands of Philadelphia Electric Company for a distance of 395.90 feet to an angle point;

THENCE South 34 degrees 50 minutes 31 seconds East along the Southwesterly boundary line of said lands of Philadelphia Electric Company for a distance of 1,758.51 feet to a point for corner;

THENCE South 54 degrees 40 minutes 18 seconds West along the Northwesterly boundary line of other lands of Philadelphia Electric Company for a distance of 76.15 feet to a 1/2 inch iron pin found for angle point;

THENCE South 54 degrees 09 minutes 19 seconds West along the Northwesterly boundary line of lands of Bruce and Melissa Foulke for a distance of 387.34 feet to a 2 inch pipe found for corner;

THENCE South 39 degrees 27 minutes 41 seconds East along the Southwesterly boundary line of said lands of Bruce and Melissa Foulke for a distance of 390.72 feet to a point for corner;

THENCE in a Southwesterly direction along a curve being the Northwesterly required legal right-of-way of Valley Forge Road (SR 0363) (100 feet wide) and said curve having a radius of 1,630.87 feet and an arc length of 50.20 feet and also having a chord bearing and distance of South 42 degrees 40 minutes 52 seconds West 50.19 feet to a point for corner;

THENCE North 39 degrees 27 minutes 41 seconds West along the Northeasterly boundary line of lands of John and Doris Pascoe for a distance of 397.67 feet to a 1-1/2 inches pipe found for angle point;

THENCE North 39 degrees 23 minutes 53 seconds West continuing along the Northeasterly boundary line of lands of John and Doris Pascoe for a distance of 51.04 feet to a point for corner;

THENCE South 41 degrees 43 minutes 07 seconds West along the Northwesterly boundary lines of lands of said John and Doris Pascoe and then lands of Edward and Ella Williams for a distance of 496.82 feet to a 1 inch pin found for corner;

THENCE North 53 degrees 57 minutes 19 seconds West along the Northeasterly boundary line of lands of Charles and Irena Bordonaro for a distance of 84.96 feet to a 1 inch pipe found for angle point;

THENCE North 53 degrees 25 minutes 56 seconds West along the Northeasterly boundary line of lands of Methacton School District for a distance of 284.43 feet to a point for corner;

THENCE South 41 degrees 34 minutes 04 seconds West along the Northwesterly boundary line of said lands of Methacton School District for distance of 42.65 feet to a 1 inch pipe found for corner;

THENCE North 48 degrees 55 minutes 56 seconds West along the Northeasterly boundary line of lands of R. Bruce and Health Glendinning for a distance of 156.09 feet to a concrete monument found for corner;

THENCE South 43 degrees 59 minutes 44 seconds West along the Northwesterly boundary lines of lands of said R. Bruce and Heather Glendinning and then lands of Michael and Mary Lou Crush for a distance of 810.76 feet to a point for corner;

THENCE North 42 degrees 17 minutes 36 seconds West along said Northeasterly required legal right-of-way line of Skippack Pike for a distance of 441.47 feet to a point at the beginning of a curve to the left;

THENCE in a Northwesterly direction continuing along said Northeasterly required legal right-of-way line of Skippack Pike and along said curve to the left having a radius of 11,701.16 feet and an arc length of 2,314.55 feet and also having a chord bearing and distance of North 47 degrees 57 minutes 36 second West 2,310.78 feet to the point and place of beginning.

CONTAINING: 4,891,144 square feet of land more or less, 112.2852 acres of land more or less.

TOGETHER WITH ALL THAT CERTAIN tract or parcel of land SITUATE in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania and described according to an ALTA/ACSM Survey Plan, "Meadowood Life Care Community", prepared for Meadowood Corporation by Urwiler & Walter, Inc. dated February 3, 2005 bounded and described as follows to wit:

BEGINNING at a point for corner in the common boundary line between lands of Philadelphia Electric company and Central Schwenkfelder Church, Inc., said point being North 34 degrees 50 minutes 31 second West approximately 189.12 feet from the

intersection of the Northeasterly boundary line of said lands of Philadelphia Electric Company and the title line within Steelman Road;

THENCE South 46 degrees 10 minutes 59 seconds West crossing said lands of Philadelphia Electric Company (375 feet wide) for a distance of 379.64 feet to a point for corner;

THENCE North 34 degrees 50 minutes 31 seconds West through lands of said Philadelphia Electric Company 194.28 feet then continuing along the common boundary line between lands of said Philadelphia Electric Company and lands of Meadowood Corporation for a total distance of 1,952.80 feet to an angle point;

THENCE North 05 degrees 06 minutes 00 seconds West continuing along said common boundary line between lands of Philadelphia Electric Company and Meadowood Corporation for a distance of 395.90 feet to a point for corner;

THENCE the following five (5) courses and distances through said lands of Philadelphia Electric Company;

(1) North 40 degrees 58 minutes 29 seconds East for a distance of 208.26 feet to a point for corner;

(2) South 05 degrees 06 minutes 00 seconds East for a distance of 424.98 feet to an angle point;

(3) South 34 degrees 50 minutes 31 seconds East for a distance of 1,226.69 feet to a point for corner;

(4) North 52 degrees 08 minutes 59 seconds East for a distance of 62.58 feet to an angle point;

(5) North 52 degrees 21 minutes 29 seconds East for a distance of 125.16 feet to a point for corner;

THENCE South 34 degrees 50 minutes 31 second East along said common boundary line between lands of Philadelphia Electric Company and Central Schwenkfelder Church, Inc. for a distance of 702.06 feet to the point and place of beginning.

CONTAINING: 560,881 square feet of land more or less, 12.8761 acres of land more or less.



**COPY**

**BEFORE THE ZONING HEARING BOARD OF WORCESTER TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

IN RE: APPLICATION OF  
THE MEADOWOOD CORPORATION

NO. 2019-03  
APPLICATION FOR A SPECIAL EXCEPTION

**DECISION**

The Applicant/Owner, The Meadowood Corporation, requests approval to allow a roadway crossing in the Floodplain Conservation Overlay District regarding the property located at 3205 Skippack Pike in the LPD - Land Preservation Zoning District / AGR – Agricultural Zoning District.

A public hearing on the above Application was held on March 26, 2019, at the Worcester Township Community Hall, 1031 Valley Forge Road, Fairview Village, Pennsylvania, pursuant to Notice as required by the Worcester Township Zoning Ordinance, as amended (hereinafter “Zoning Ordinance”) and the Pennsylvania Municipalities Planning Code. Upon consideration of the evidence and testimony presented regarding the Application, the Zoning Hearing Board of Worcester Township enters the following Order:

**ORDER**

(1) A special exception under Section 150-138A(4)(b) of the Zoning Ordinance, so as to permit a roadway crossing in the Floodplain Conservation Overlay District, is **GRANTED**.

This Decision is subject to the following conditions:

**CONDITIONS:**

1. The Applicant shall install the roadway in accordance with the plan marked as Exhibit A-5 and comply with all requirements of the Township Engineer set forth in Exhibit A-11.
2. The Applicant shall apply for and obtain all applicable Township, County and State permits and approvals, including all PaDEP approvals, relative to the construction of the roadway in a timely manner.
3. All use and development permitted by this Decision shall conform to the exhibits and testimony presented by the Applicant, unless inconsistent with any specific conditions imposed by this Board, in which case these specific conditions shall take precedence.
4. Except as permitted by prior Decisions of this Board, the use of the subject property shall otherwise comply with the Worcester Township Code, including, but not limited to, all storm water management, fencing, setback, parking, lighting, sign and noise regulations, and all other codes, regulations and ordinances of Worcester Township.
5. Pursuant to Section 150-225 of the Worcester Township Zoning Ordinance, a special exception or variance shall expire if the Applicant fails to obtain a permit in connection therewith within one (1) year of the date of authorization thereof. When land development/subdivision approval is required, the special exception or variance shall expire if the Applicant fails to make a diligent effort to obtain such approval within six (6) months following the date of the Zoning Hearing Board's Order. Upon receipt of land development/subdivision approval, the special exception or variance shall expire if a building permit is not obtained within six (6) months of the date of the land development/subdivision approval.

WORCESTER TOWNSHIP ZONING HEARING BOARD



Michael Libor, Chair



Caesar Gambone, Vice Chair



John D'Lauro, Secretary

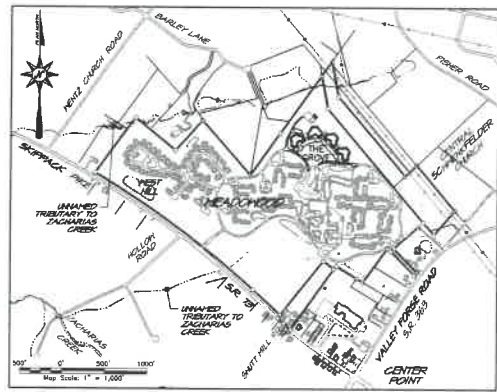
Alternate

Bradford Smith

Order Entered: 4/18/19

Circulation Date: 4/18/19

This Decision and Order of the Board is final and any appeal of it must be filed with the Court of Common Pleas of Montgomery County within thirty (30) days following the Circulation Date set forth above. The Board reserves the right to prepare Findings of Fact and Conclusions of Law in support of this Decision if an appeal is filed.

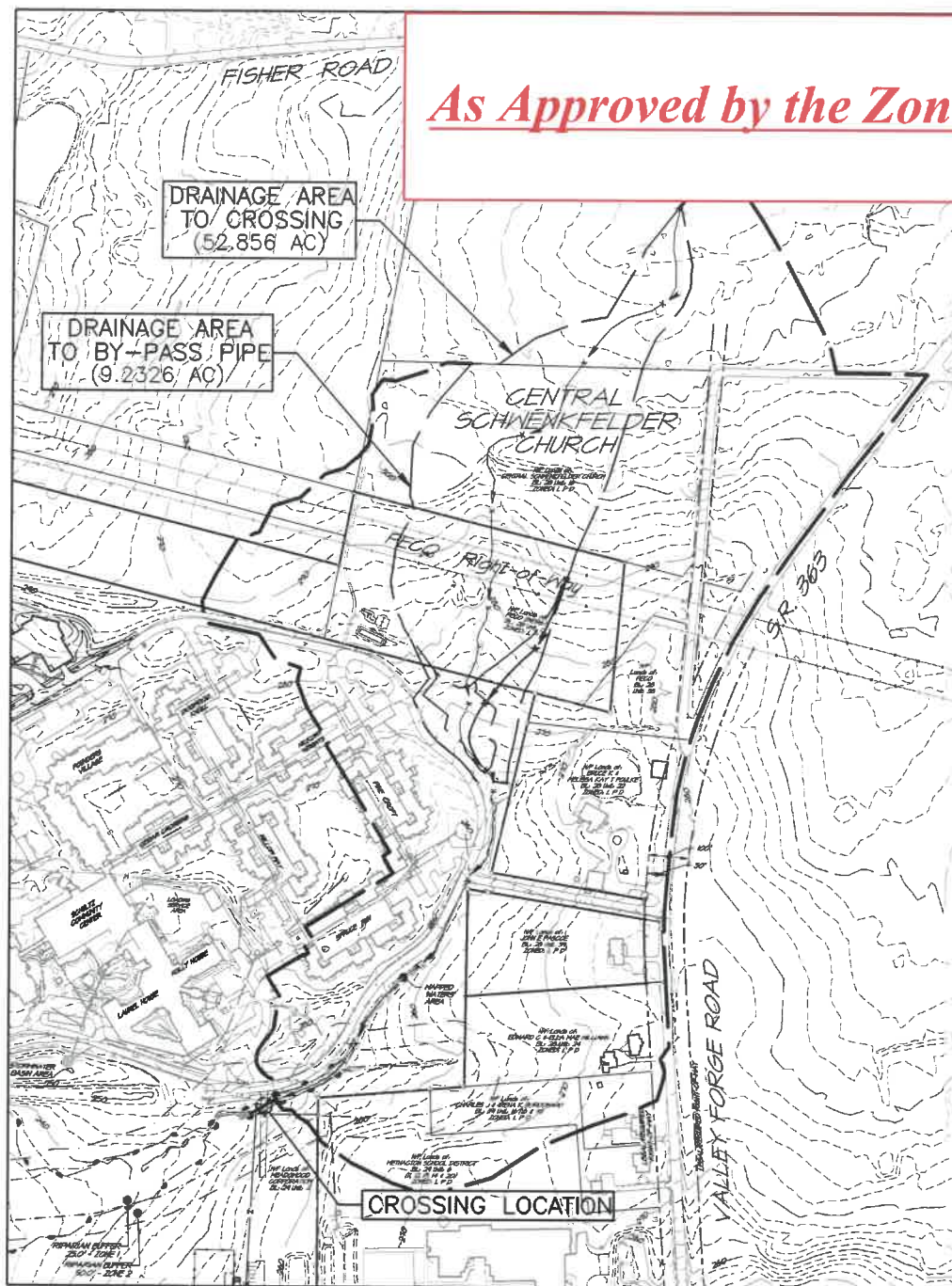
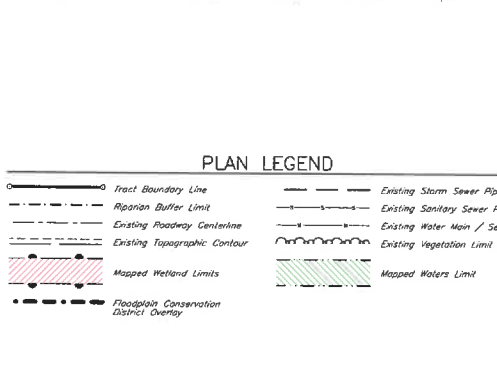


LOCATION MAP  
GENERAL PLAN NOTES

- BASE EXISTING FEATURES AND SURVEY NOTES:**
- The boundary information illustrated on this plan was taken from a plan entitled ALTA/ASCM Survey Plan "Meadowood Life Care Community" prepared for Meadowood Corporation by Umler & Water, Inc., Sunbury, PA, Plan dated February 3, 2005, project No. 04152.
  - The existing features and project topography illustrated on this plan was compiled from an Aerial Survey data prepared by PHOTODATA, Inc., Bensalem, PA (Feb 2005). Additional field survey has been performed to verify aerial information.
  - The site benchmark is an existing sanitary sewer manhole located in the existing Loop Road directly in front of the existing site pump station having a rim elevation of 248.88 and invert elevation of 233.55.
  - This plan was prepared utilizing the following references:
    - Tax maps and deeds of record as obtained from the Recorder of Deeds online resources.
    - Existing Soils classifications and mapping has been plotted from maps obtained from the USDA Web Soil Survey website (<http://websoilsurvey.sc.egov.usda.gov/>) unless otherwise noted.
    - Site Flood Plain information has been obtained from the FEMA Map Service Center web site (<http://msc.fema.gov/>).
  - Aerial photography and additional vertical datum references provided by the PA Spatial Data Access System (PASDS). PAMAP data is based on PA State Plane (South) NAD83 horizontal, NAVD83 vertical datum. Flight date was Spring 2005, updated by DWRPC Night 2010.
  - The existing wetlands illustrated on these plans have been mapped by "Moss Consultants", Newtown, PA through field investigations during the fall of 2000.
  - There are no identifiable Flood Plain areas within the project site as illustrated on Community Panel Number 12053-0253 of the Flood Insurance Rate Map, prepared by the Federal Emergency Management Association for the Township of Worcester, Pennsylvania.
  - All persons digging on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 181. State law requires a three (3) business day notice prior to any digging (does not include state holidays or weekends). Call 81-1-1 or go to [www.pahighcall.org](http://www.pahighcall.org).
  - Existing subsurface utility information illustrated on these plans were based upon visual field locations obtained as part of site survey operations. Information pertaining to: size, location, depth, etc. of subsurface utilities is approximate in nature and has been obtained as an aid for the project design. The information provided is representative of subsurface conditions only at locations and depths where such information was available. There is no expressed or implied agreement that subsurface utility connections exist between explored locations. Accordingly, utility information should not be relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.
  - Any/all storm water conveyance system(s) and detention facilities shown on these plans are a basic and perpetual part of the storm water management system for this Township, and, as such, are to be protected, maintained and preserved in accordance with the approved final plans. The Township and/or its agents may reserve the right and privilege to enter upon such lands from time to time for the purpose of inspection of said storm water management system in order to determine that the structural design and integrity are being maintained.

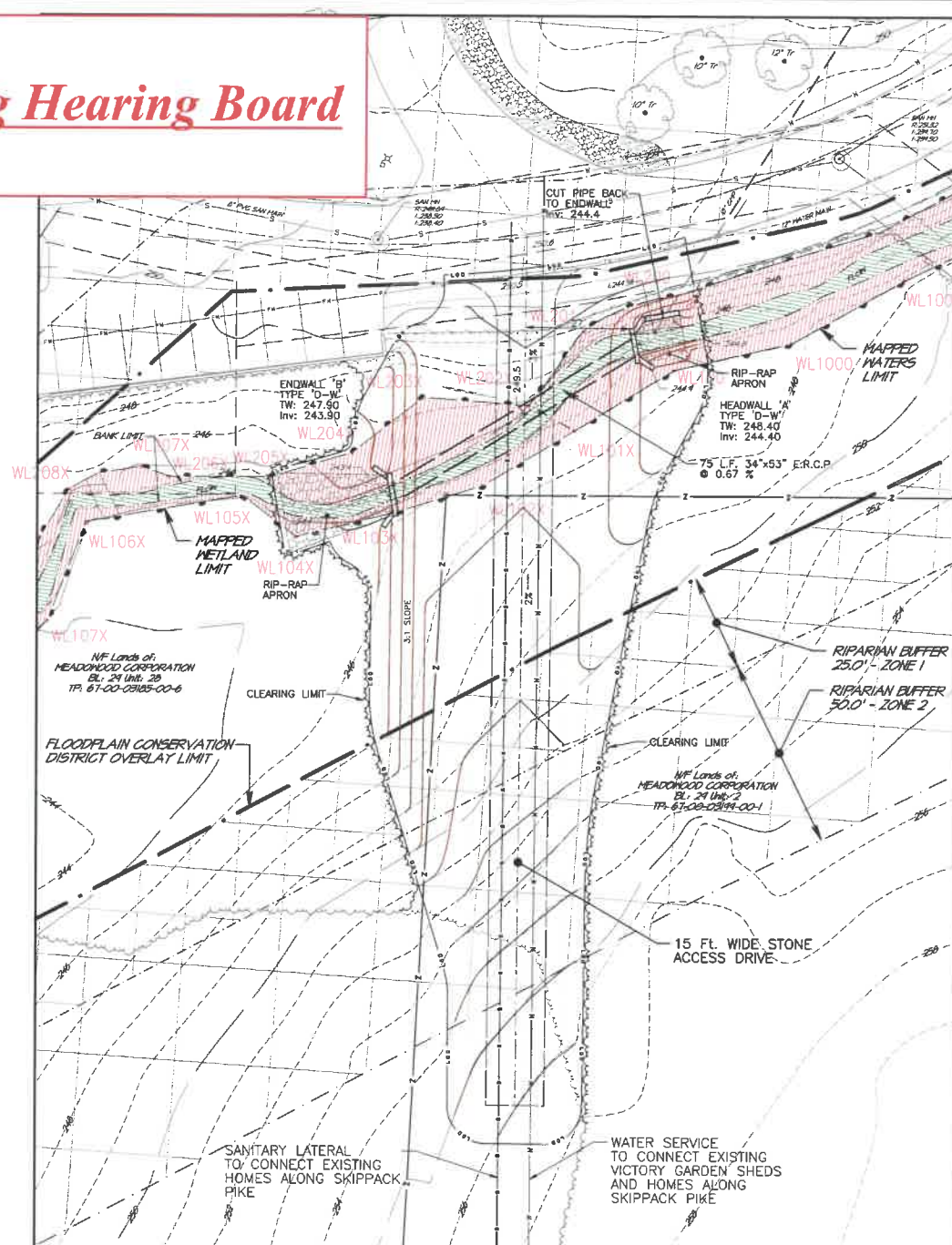
- BASE DEVELOPMENT NOTES:**
- The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
  - Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.
  - Construction materials and procedures shall follow Pennsylvania Department of Transportation Specifications and Standard Drawings (latest edition).
  - Any/all storm water conveyance system(s) and detention facilities shown on these plans are a basic and perpetual part of the storm water management system for this Township, and, as such, are to be protected, maintained and preserved in accordance with the approved final plans. The Township and/or its agents may reserve the right and privilege to enter upon such lands from time to time for the purpose of inspection of said storm water management system in order to determine that the structural design and integrity are being maintained.

- CORRIDOR MANAGEMENT PLAN (per ZO 150-146.12):**
- Per ZO 150-146.12.A(1)(a) pertaining to the crossing of a Riparian Corridor, the following items are noted as part of the required Corridor Management Plan (CMP):
    - Existing conditions, including the boundaries of Zones One and Two, steep slopes, swales, wetlands, streams, ponds, floodplains, woodlands, other vegetation and existing structures are identified on this plan.
    - The Goals of this CMP are to:
      - Reduce the amount of nutrients, sediment, organic matter, pesticides and other harmful substances that reach watercourses, wetlands, subsurface and surface water bodies.
      - Improve and maintain the safety, reliability and adequacy of the water supply for domestic, agricultural, commercial, industrial and recreational uses along with existing diverse populations of aquatic flora and fauna.
      - Assist in the implementation of pertinent state laws concerning erosion and sediment control practices, specifically erosion control of the Pennsylvania Open Streams Law.
      - Conserve the natural features important to land or water resources (e.g., headwater areas, groundwater recharge zones, floodway, floodplain, springs, streams, wetlands, woodlands, prime wildlife habitats) and other features contributing high recreational value or containing amenities that exist on developed and undeveloped land.
      - Conserve natural, scenic and recreation areas within and adjacent to riparian areas for the community's benefit.
    - Proposed Activities for crossing: Provide internal Campus accessway for Staff and Residents to the newly relocated Victory Garden facility.
    - Proposed Management Applicable to this crossing: (To be performed by Meadowood Staff)
      - Existing woody and other vegetation should be preserved to the greatest extent possible.
      - Fallen branches and other organic material should be allowed to remain where they have fallen.
      - Stream crossings should be done at a ninety-degree angle to the stream.
      - An undisturbed vegetative strip should be kept between agricultural uses and stream corridors.
      - Agricultural uses shall follow accepted conservation practices, as promulgated by the Natural Resource Conservation Service, United States Department of Agriculture.
      - Streambanks should be stabilized in accordance with a Streambank Stabilization and Management Guide for Pennsylvania Landowners, by the Pennsylvania Department of Conservation and Natural Resources.
      - Depressed landscapes should be restored or converted to a more effective landscape.



DRAINAGE AREA MAPPING  
Scale: 1" = 200'

**As Approved by the Zoning Hearing Board**



CROSSING DETAIL  
Scale: 1" = 20'

**Floodplain Conservation Overlay Crossing permitted when approved by the Zoning Hearing Board (Variance):**  
-Per Zoning 150-138.A(4)(b) - ... Roadways, Streets and appurtenant stormwater conveyance facilities.

**Riparian Corridor Conservation District Crossing permitted when approved by Board of Supervisors (Conditional Use):**  
-Zone 1 crossing Per Zoning 150-146.7.A(2)(a) ... trails, roads, ...  
-Zone 2 crossing per Zoning 150-146.7.B(2)(b) ... roads, ... AND (f) Naturalized stormwater basins ...

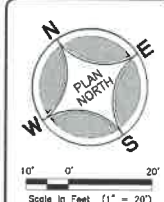
**GENERAL PERMIT IMPACT AREA SCHEDULE**

PERMANENT IMPACT TO WATERS: 873 Sq. Ft./0.02 Ac.	PERMANENT IMPACT TO WETLANDS: 1,413 Sq. Ft./0.03 Ac.
Crossing Disturbance: 0.32 Acres	Total On-Site Wetlands: 3.30 Acres

**ENGINEER'S CERTIFICATION**  
I, TIMOTHY P. WOODROW, P.E., do hereby certify pursuant to the penalties of 18 Pa. C.S.A. Section 4904 to the best of my knowledge, information and belief that the information contained in the accompanying plans, specifications, and reports has been prepared in accordance with accepted engineering practice, is true and correct, and is in conformance with Chapter 105 of the rules and regulations of the Department of Environmental Protection.  
Signature: *Paul Nordeman* Date: *5/15/2020*



REVISIONS



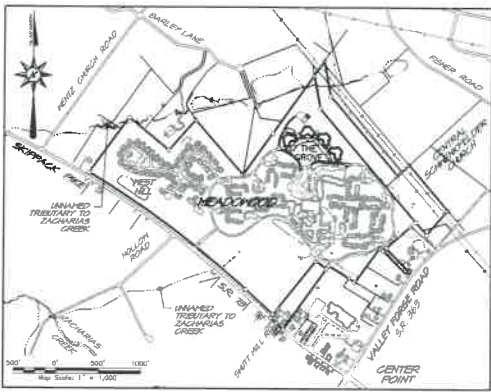
PROFESSIONAL SEAL AND LICENSE NUMBER OF THE USER  
THIS PLAN HAS BEEN PREPARED AND CHECKED FOR THE PROFESSIONAL ENGINEER'S SIGNATURE AND SEAL. ANY MODIFICATION, REVISION, SUPPLEMENT OR USE WITHOUT THE WRITTEN CONSENT OF WOODROW & ASSOCIATES, INC. IS PROHIBITED.  
© COPYRIGHT 2019 WOODROW & ASSOCIATES, INC. ALL RIGHTS RESERVED.  
CALL 1-800-242-1776  
PROJECT SERIAL NUMBER FOR DESIGN



Applicant: THE MEADOWOOD CORP.  
c/o Paul Nordeman, Engineering Director  
2515 Skippack Pike, Suite 601  
Worcester, PA 19380  
Parent Information:  
Block 26, Unit 2B  
Back Creek, PO Box 30-6  
Natl. Truss, 15281  
6600 S. Hwy. 2824  
P.O. Box 100  
6600 S. Hwy. 2824  
P.O. Box 100  
6600 S. Hwy. 2824  
P.O. Box 100

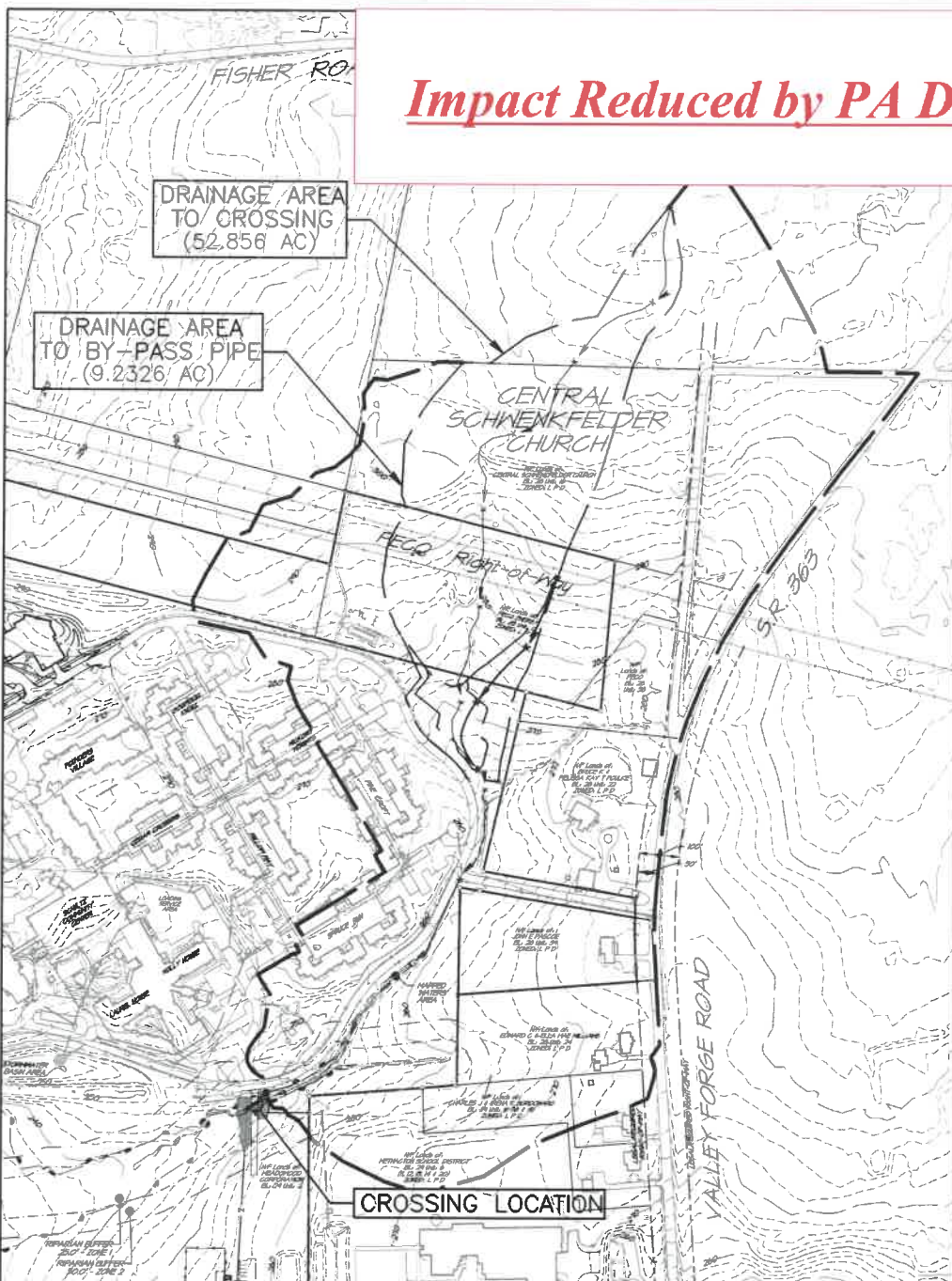
**GP-5 & GP-7 PLAN CHANNEL CROSSING EXHIBIT MEADOWOOD**  
Worcester Township - Montgomery County - Pennsylvania  
**WOODROW & ASSOCIATES, INC.**  
MUNICIPAL/CIVIL CONSULTING ENGINEERS  
116 North Main Street, Suite 200  
Worcester, PA 19380  
Phone: (215) 514-5848 Fax: (215) 514-5579  
Web: [www.woodrowinc.com](http://www.woodrowinc.com)

Layer List:  
Exh\_GP-Sht1  
Job No:  
Nov. 20, 2018  
Plan Date:  
00-0506 D03  
Sheet No:  
**1 OF 2**

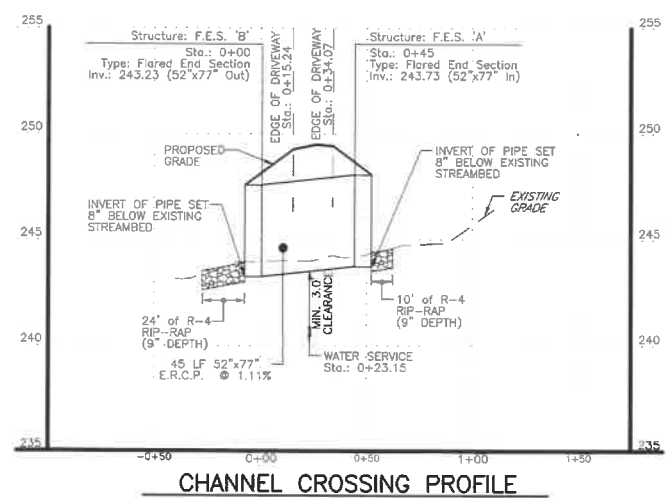


**GENERAL PLAN NOTES**

- BASE EXISTING FEATURES AND SURVEY NOTES:**
- The boundary information illustrated on this plan was taken from a plan entitled ALTA/ACM Survey Plan "Meadowood Life Care Community" prepared for Meadowood Corporation as prepared by Urwin & Miller, Inc., Sunbury, PA. Plan date February 3, 2005, project No. 04155.
  - The existing features and project topography illustrated on this plan were compiled from an Aerial Survey data prepared by PRUMAPS, Inc., Berks, PA (Feb 2005). Additional field survey has been performed to verify aerial information.
  - The site benchmark is an existing sanitary sewer manhole located in the existing Loop Road directly in front of the existing site pump station having a rim elevation of 245.88 and invert elevation of 235.53.
  - This plan was prepared utilizing the following references:
    - Top maps and deeds of record as obtained from the Recorder of Deeds online resources.
    - Existing Soil classifications and mapping has been plotted from maps obtained from the USDA Web Soil Survey website (<http://websoilsurvey.sc.egov.usda.gov/>) unless otherwise noted.
    - Site Flood Plain information has been obtained from the FEMA Map Service Center web site (<http://msc.fema.gov/>).
    - Aerial photography and additional vertical datum references provided by the PA Special Data Access system (PASDA). PAMAP data is based on PA State Plane (South) NAD83 horizontal, NAVD83 vertical datum. Flight date was Spring 2008, updated by DWRPC flight 2010.
  - There are no identifiable Flood Plain areas within the project site as illustrated on Community Panel Number 420203-023 of the Flood Insurance Rate Map, prepared by the Federal Emergency Management Association for the Township of Worcester.
  - All persons digging on this site shall comply with the requirements of Section 3 of PA Act 287 as amended by PA Act 181. State law requires a three (3) business day notice prior to any digging (does not include state holidays or weekends). Dig 3-1 or go to [www.poenet.org](http://www.poenet.org).
  - Existing subsurface utility information illustrated on these plans were based upon visual field locations and/or utility records. Information pertaining to size, location, depth, etc. of obtained as part of site survey operations. Information pertaining to size, location, depth, etc. of obtained as part of site survey operations. Information pertaining to size, location, depth, etc. of obtained as part of site survey operations. Information pertaining to size, location, depth, etc. of obtained as part of site survey operations. Information pertaining to size, location, depth, etc. of obtained as part of site survey operations.
  - Any/all storm water conveyance system(s) and detention facilities shown on these plans are a basic and perpetual part of the storm water management system for this Township, and, as such, are to be protected, maintained and preserved in accordance with the approved final plans. The Township and/or its agents may reserve the right and privilege to enter upon such lands from time to time for the purpose of inspection of said storm water management system in order to determine that the structural design and integrity are being maintained.
- BASE DEVELOPMENT NOTES:**
- The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
  - Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.
  - Construction materials and procedures shall follow Pennsylvania Department of Transportation Specifications and Standard Drawings (latest edition).
  - Any/all storm water conveyance system(s) and detention facilities shown on these plans are a basic and perpetual part of the storm water management system for this Township, and, as such, are to be protected, maintained and preserved in accordance with the approved final plans. The Township and/or its agents may reserve the right and privilege to enter upon such lands from time to time for the purpose of inspection of said storm water management system in order to determine that the structural design and integrity are being maintained.
- CORRIDOR MANAGEMENT PLAN (per ZD 150-146.12):**
- Per ZD 150-146.12A(1)(a) pertaining to the crossings of a Riparian Corridor, the following items are noted as part of the Riparian Corridor Management Plan (CMP):
    - Existing conditions, including the boundaries of Zones One and Two, steep slopes, swales, wetlands, streams, ponds, floodplains, woodlands, other vegetation and existing structures are identified on this plan.
    - The Goals of this CMP are to:
      - Reduce the amount of nutrients, sediment, organic matter, pesticides and other harmful substances that reach watercourses, wetlands, subsurface and surface water bodies.
      - Improve and maintain the safety, reliability, adequacy and quality of the water supply for domestic, agricultural, commercial, industrial and recreational uses along with sustaining diverse populations of aquatic flora and fauna.
      - Assist in the implementation of pertinent state laws concerning erosion and sediment control practices, specifically erosion control, of the Pennsylvania Clean Streams Law.
      - Conserve the natural features important to land or water resources (e.g. headwater areas, groundwater recharge zones, floodplain, springs, streams, wetlands, woodlands, prairie wildlife habitats) and other features contributing high recreational value or containing amenities that exist on developed and undeveloped land.
      - Conserve natural, scenic and recreation areas within and adjacent to riparian areas for the community's benefit.
  - Proposed Activities for Crossing: Provide internal Campus accessway for Staff and Residents to the newly relocated Victory Garden facility.
  - Proposed Management Applicable to this crossing: (To be performed by Meadowood Staff)
    - Existing woody and other vegetation should be preserved to the greatest extent possible.
    - Fallen branches and other organic material should be allowed to remain where they have fallen.
    - Stream crossings should be done at a ninety-degree angle to the stream.
    - An understory vegetative strip should be kept between agricultural uses and stream corridors.
    - Agricultural uses shall follow accepted conservation practices, as promulgated by the Natural Resource Conservation Service, United States Department of Agriculture.
    - Streambanks should be stabilized in accordance with A Streambank Stabilization and Management Guide for Pennsylvania Landowners, by the Pennsylvania Department of Conservation and Natural Resources.
    - Degraded landscapes should be restored or converted to a more effective landscape.
  - Amount of riparian corridor disturbed is approximately 10,800 sq. ft. Area of some site proposed for mitigation. Mitigation measure proposed is converting the existing landscape to more effective landscape. Existing woodland area will be supplemented with understory trees and shrubs. Existing woodland trees and shrubs will be replanted with canopy trees, understory trees and shrubs. See planting plan and plant schedule on Channel Crossing Exhibit, Sheet 2.

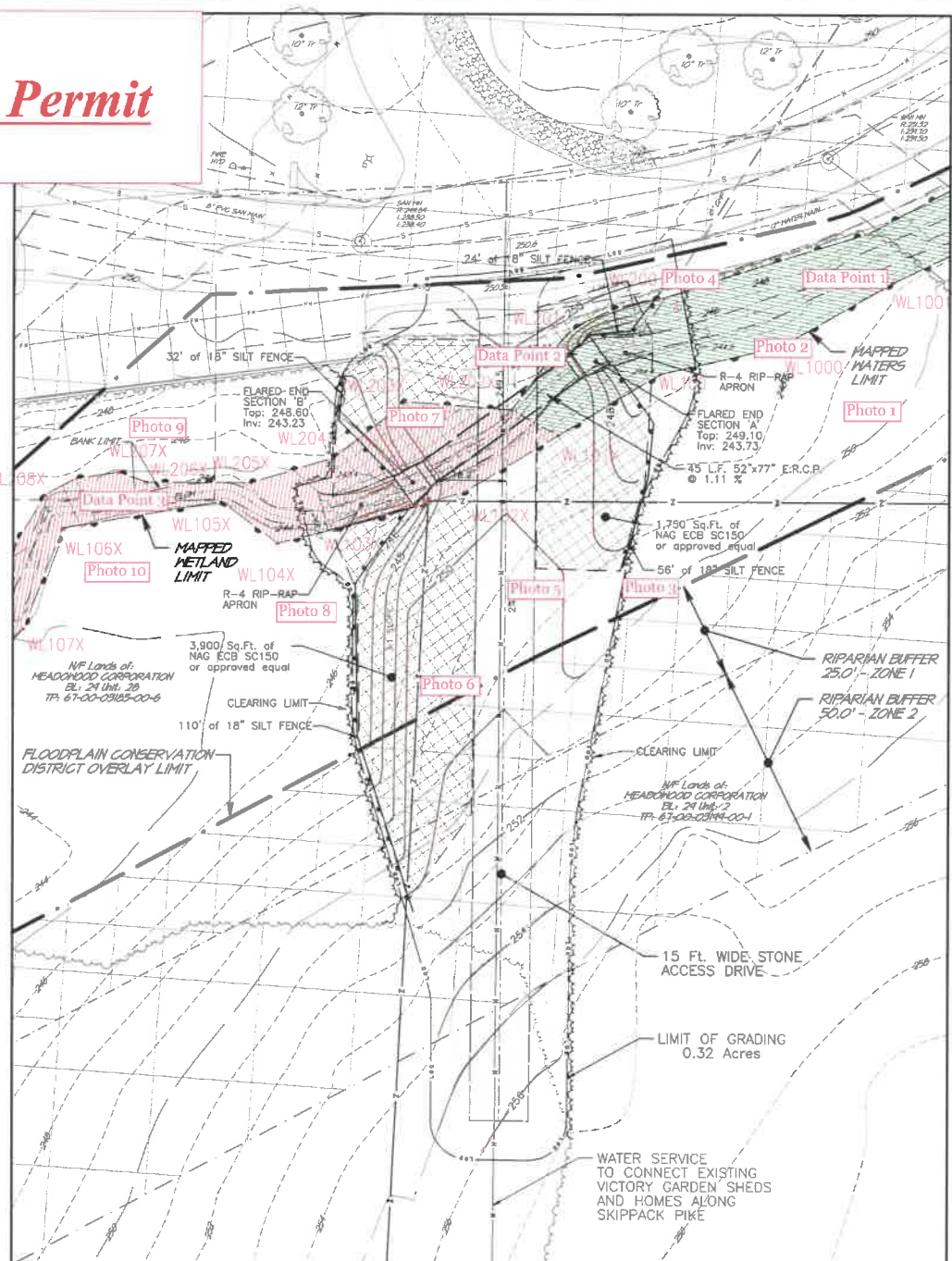


**DRAINAGE AREA MAPPING**  
Scale: 1" = 200'



**CHANNEL CROSSING PROFILE**  
Horizontal Scale: 1" = 40'  
Vertical Scale: 1" = 4'

**Impact Reduced by PA DEP Permit**



**CROSSING DETAIL**  
Scale: 1" = 20'

**Floodplain Conservation Overlay Crossing permitted when approved by the Zoning Hearing Board (Variance):**  
-Per Zoning 150-138.A(4)(b) - ... Roadways, Streets and appurtenant stormwater conveyance facilities.

**Riparian Corridor Conservation District Crossing permitted when approved by Board of Supervisors (Conditional Use):**  
-Zone 1 crossing Per Zoning 150-146.7.A(2)(a) ... trails, roads, ...  
-Zone 2 crossing per Zoning 150-146.7.B(2)(b) ... roads, ... AND (f) Naturalized stormwater basins ...

**GENERAL PERMIT IMPACT AREA SCHEDULE**

PERMANENT IMPACT TO WATERS: 875 Sq. Ft./0.02 Ac.	PERMANENT IMPACT TO WETLANDS: 1,202 Sq. Ft./0.03 Ac.
Crossing Disturbance: 0.31 Acres	Total On-Site Wetlands: 3.30 Acres

**ENGINEER'S CERTIFICATION**  
I, TIMOTHY P. WOODROW, P.E., do hereby certify pursuant to the penalties of 18 Pa. C.S.A. Section 4904 to the best of my knowledge, information and belief, that the information contained in the accompanying plans, specifications, and reports has been prepared in accordance with accepted engineering practice, is true and correct, and is in conformance with Chapter 105 of the rules and regulations of the Department of Environmental Protection.  
Signature: *Paul Nordeman* Date Signed: 5/15/2020



**REVISIONS**

Scale in Feet (1" = 20')

ONLY PLANS INCORPORATING A REVISION NUMBERED AND DATED UPON BY THE USER ARE TO BE USED.

THIS PLAN HAS BEEN PREPARED SPECIFICALLY FOR THE PROJECT AND ANY MODIFICATION, REVISION, OR CORRECTION TO THE ORIGINAL DRAWING MUST BE APPROVED BY THE ENGINEER AND THE USER.

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CALL 1-800-242-1778  
PROJECT SERIAL NUMBER FOR DESIGN

**TIMOTHY P. WOODROW**  
REGISTERED PROFESSIONAL ENGINEER  
No. 68973

**THE MEADOWOOD CORP.**  
41205 N. Meridian Pkwy., P.O. Box 275  
Worcester, PA 19380

**WOODROW & ASSOCIATES, INC.**  
MUNICIPAL CIVIL CONSULTING ENGINEERS  
1108 Meridian Parkway, Suite 500  
Worcester, PA 19380  
Phone: (717) 831-1313  
Fax: (717) 831-1313  
Web: [www.woodrowinc.com](http://www.woodrowinc.com)

**GP-5 & GP-7 PLAN CHANNEL CROSSING EXHIBIT MEADOWOOD**

Worcester Township - Montgomery County - Pennsylvania

Layer List: Exh\_GP-Sht1  
Job No: Nov. 20, 2018  
Plan Date: 00-0606\_D03  
Sheet No: 1 OF 2

**GENERAL PLAN NOTES**

Refer to plan sheet 2 "RECORD PLAN - OVERALL TRACT" for all "BASE EXISTING FEATURES AND SURVEY NOTES".  
Refer to plan sheet 3 "LAYOUT PLAN - MEMORY CARE FACILITY" for all "BASE DEVELOPMENT NOTES".

**BASE CONSTRUCTION DESIGN NOTES:**

- The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
- Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.
- Contractor to ensure compliance with ADA regulations.
- This project shall be served by public sanitary sewer by Worcester Township and water services by North Penn Water Authority.
- Nothing shall be permitted to be set on, paced or planted within the area of any utility or storm water assessment except trees or suitable low ground cover.
- Construction methods and procedures shall follow Pennsylvania Department of Transportation Specifications and Standard Drawings (latest editions).
- Any/all storm water conveyance system(s) and detention facilities shown on these plans are a base or optional part of the storm water management system for this Township, and as such, are to be protected, maintained and preserved in accordance with the approved final plans. The Township and/or its agents may reserve the right and privilege to enter upon each lot from time to time for the purpose of inspection of said storm water management system in order to determine that the structural design and rightly are being matched.
- The proposed (raised) grading shown on this plan has been based on the proposed building's finished floor elevations and has been used to design the storm water management facilities. The contractor shall comply with the grading scheme indicated unless otherwise approved by the Township and the Project design engineers.
- A minimum of six (6) inches of clean topsoil shall be provided on all lawn and planting areas.
- Site grading shall be performed in accordance with these plans. The contractor shall be responsible for retaining and re-excavating all soil, selecting or suitable materials and grading with suitable materials. An excavated or filled slope shall be compacted to 95% of modified proctor maximum density per S.D.48, test D-1557, moisture content at time of placement shall be no more than 2% above nor 3% below optimum, contractor shall submit a compaction report prepared by a qualified soils engineer, registered within the state where the work is performed, verifying that all filled areas and subgrade areas within the building foot print and areas to be paved have been compacted/r compacted to these plans.
- Subbase material for sidewalks, curb, or aprons shall be free of organic and other unsuitable materials. Should subbase be deemed unsuitable, subbase is to be removed and filled with approved fill material compacted to 95% optimum density (as determined by modified proctor method).
- The minimum slope on grassed areas shall not be less than 2% and the minimum in paved areas shall not be less than 1%.
- Erosion control matting shall be provided on earth slopes at 3:1 or greater.

**SANITARY STRUCTURE SCHEDULE**

Structure ID	Type	Loc.	Size	Material	Slope (%)
S100	San. Man.	Lot	36"	P.V.C. (Sch 20)	4.27
S101	San. Man.	Lot	48"	P.V.C. (Sch 20)	1.00
S102	San. Man.	Lot	60"	P.V.C. (Sch 20)	1.00
S103	San. Man.	Lot	72"	P.V.C. (Sch 20)	1.00

**SANITARY PIPE SCHEDULE**

Structure (Fr) To (To)	Length (L.F.)	Size (Dia.)	Material	Slope (%)
S100 S101	79	8"	P.V.C. (Sch 20)	4.27
S101 S102	183	8"	P.V.C. (Sch 20)	1.37
S102 S103	94	8"	P.V.C. (Sch 20)	1.00
S103 S104	94	8"	P.V.C. (Sch 20)	5.00

**STORMWATER STRUCTURE SCHEDULE**

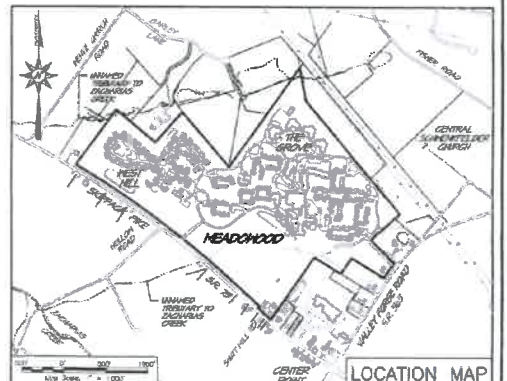
Structure ID	Type	Loc.	Size	Material	Slope (%)
D01	YARD DRAIN	Lot	36"	P.V.C. (Sch 20)	4.27
D02	YARD DRAIN	Lot	48"	P.V.C. (Sch 20)	1.00
D03	YARD DRAIN	Lot	60"	P.V.C. (Sch 20)	1.00
D04	YARD DRAIN	Lot	72"	P.V.C. (Sch 20)	1.00
D05	YARD DRAIN	Lot	36"	P.V.C. (Sch 20)	4.27
D06	YARD DRAIN	Lot	48"	P.V.C. (Sch 20)	1.00
D07	YARD DRAIN	Lot	60"	P.V.C. (Sch 20)	1.00
D08	YARD DRAIN	Lot	72"	P.V.C. (Sch 20)	1.00

**STORMWATER PIPE SCHEDULE**

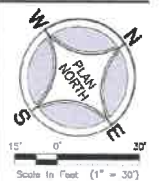
Structure (Fr) To (To)	Length (L.F.)	Size (Dia.)	Material	Slope (%)
D01 D02	50	12"	H.D.P.E.	0.50
D01 D04	74	12"	H.D.P.E.	0.50
D02 D04	14	36"	H.C.P.E.	0.50
D04 D05	71	36"	H.C.P.E.	0.50
D09 D10	12	18"	H.C.P.E.	1.0
D10 D11	39	18"	H.C.P.E.	1.6
D11 D12	18	18"	H.C.P.E.	2.0
D13 D14	48	18"	H.C.P.E.	2.0
D14 D15	67	18"	H.C.P.E.	2.52
U26 D27	30	18"	H.D.P.E.	3.00

**PLAN LEGEND**

- Tract Boundary Line
- Existing Boundary Control
- Shaded District Boundary
- Proposed Street Line
- Proposed Sidewalk Line
- Proposed Storm Pipe Line
- Proposed San. Man. Line
- Proposed Storm Pipe Line
- Proposed San. Man. Line
- Proposed Storm Pipe Line
- Proposed San. Man. Line
- Proposed Storm Pipe Line
- Proposed San. Man. Line



**REVISIONS**



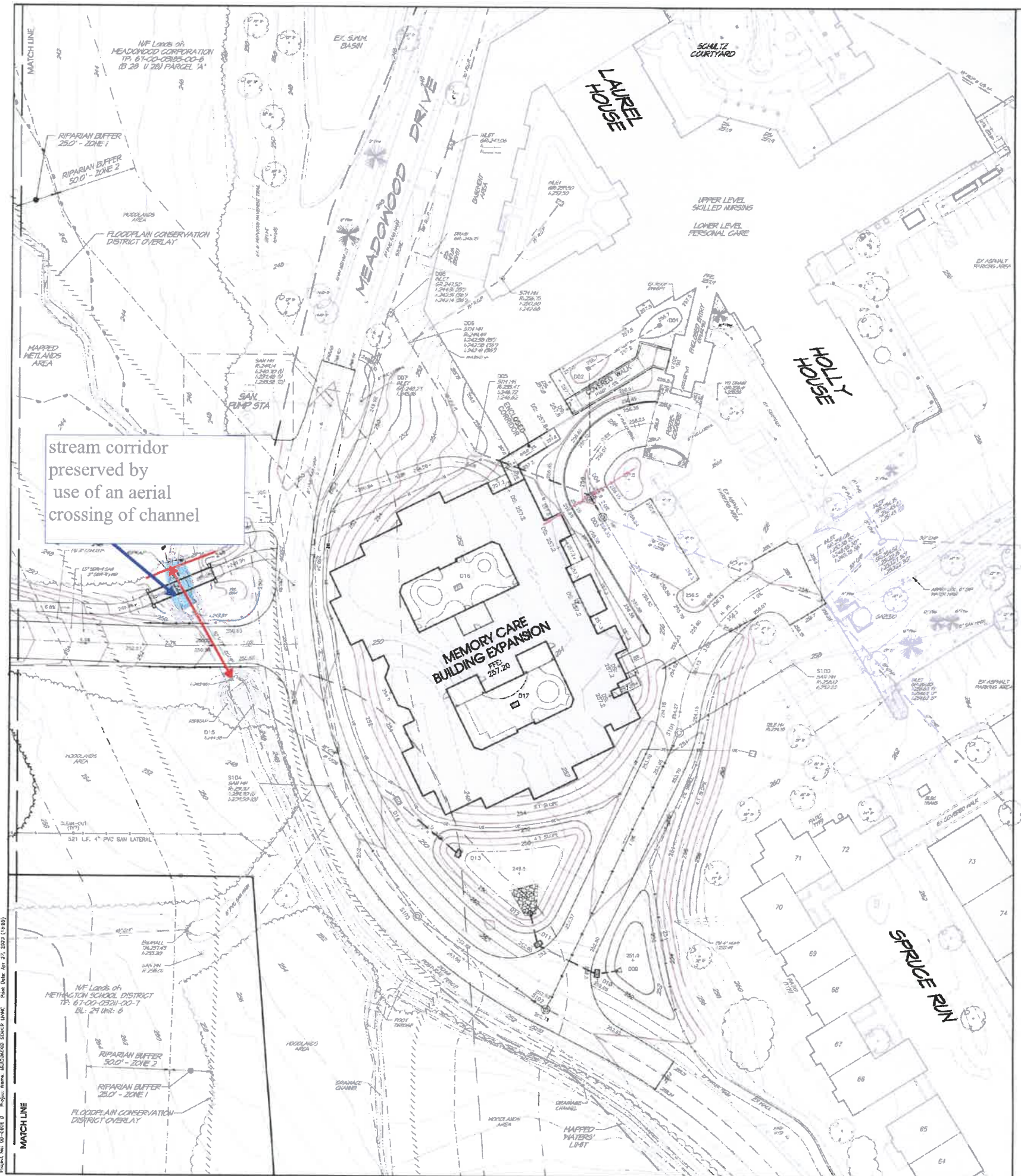
DRAWN BY: [Name]  
CHECKED BY: [Name]  
DATE: [Date]



WOODROW & ASSOCIATES, INC.  
ENGINEERS  
1108 West Chester Pike  
West Chester, PA 19380

Project Information:  
TP: 67-00-03185-00-6  
B 28 U 28) PARCEL 'W'  
TP: 67-00-01099-00-4  
B 28 J 33) PARCEL 'M'  
TP: 67-00-03189-00-4  
B 28 U 1) PARCEL 'C'  
TP: 67-00-03189-00-1  
B 28 U 2) PARCEL 'W'

MEMORY CARE FACILITIES EXPANSION  
SITE IMPROVEMENTS PLAN  
MEMORY CARE  
MEADOWOOD SENIOR LIVING  
WORCESTER TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA  
WOODROW & ASSOCIATES, INC.  
MUNICIPAL/CIVIL CONSULTING ENGINEERS  
1108 West Chester Pike  
West Chester, PA 19380



stream corridor preserved by use of an aerial crossing of channel