

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

**THIS SECTION COMPLETED ONLY BY TOWNSHIP:**

APPEAL NO. : 20-16      DATE FILED: August 10, 2020

APPLICATION:       BOARD OF SUPERVISORS  
                          ZONING HEARING BOARD

1.      Date of Application: \_\_\_\_\_

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: TOMMY & AMY COUGHLIN
  - b.      Mailing address: P.O. Box 462 3125 DOEBROOK RD  
WORCESTER PA 19490
  - c.      Telephone number: 215 778-3908
  - d.      State whether owner of legal title, owner of equitable title, or tenant with the permission of owner legal title: \_\_\_\_\_ **(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: Marc Davis Fox Rothschild
  - b.      Address: 10 Sentry Parkway  
Blue Bell PA 19422
  - c.      Telephone number: 610-397-6504

5. Property Details:

- a. Present Zoning Classification: "AG-R"
- b. Present Land Use: Residential, Farming
- c. Location (Street Address): 1631 KRIEBEL MILK RD COLLEGEVILLE PA 19426
- d. Parcel #: 67-00-02038-00-1
- e. Lot Dimensions:
  - (1) Area: 25 ACRES
  - (2) Frontage: 50' - 487.9'
  - (3) Depth: 786'
- 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)

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 properties situated in the vicinity of the subject property as per Township Code 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.

John Coughlin  
Signature

JOHN COUGHLIN  
Printed Name

Amy Coughlin  
Signature

AMY COUGHLIN  
Printed Name

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF Montgomery : SS

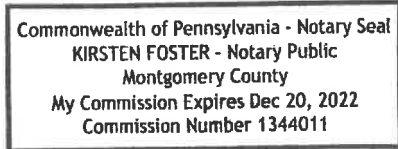
The undersigned, being duly sworn according to law, deposes and says the he/she is the above names applicant, that he/she is authorized to and does take this affidavit on behalf of the owner, and foregoing facts are true and correct.

[Signature]  
Applicant

[Signature]  
Applicant

Sworn to and subscribed before me this 6 day of AUGUST, 2020

[Signature]  
Notary Public



Date Received: 8.10.20

[Signature]  
Zoning Officer



10 Sentry Parkway  
Suite 200 P.O. Box 3001  
Blue Bell, PA 19422-3001  
Tel (610) 397-6500 Fax (610) 397-0450  
www.foxrothschild.com

MARC B. DAVIS  
Direct No: 610.397.6504  
Email: MDavis@FoxRothschild.com

August 13, 2020

**VIA EMAIL**

Andrew Raquet ([araquet@worcestertwp.com](mailto:araquet@worcestertwp.com))  
Code Enforcement Officer  
Worcester Township

**Re: 1631 Kriebel Mill Road**

Dear Mr. Raquet:

In furtherance of our telephone call yesterday, this correspondence will confirm that Mr. Clauss has correctly articulated the sections from which my client wishes to request relief.

My client is applying for an approval to cross a stream either by an Interpretation of the Zoning Hearing Board for their approval in accordance with the Ordinance or request a Special Exception or Variance. The purpose would be to serve an unused portion of the property with vehicular access and an appropriate crossing to include utilities and other services.

I thank you for your time and if you should have any questions, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink that reads 'Marc B. Davis'.

Marc B. Davis

MBD:nkh

cc: John and Amy Coughlin  
Kirk Clauss

A Pennsylvania Limited Liability Partnership

California Colorado Delaware District of Columbia Florida Georgia Illinois Minnesota Nevada  
New Jersey New York North Carolina **Pennsylvania** South Carolina Texas Virginia Washington

113204891



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

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

**DEED BK 5967 PG 01518 to 01522**  
**INSTRUMENT # : 2015063588**  
**RECORDED DATE: 08/24/2015 12:08:41 PM**



3241644-0012K

**MONTGOMERY COUNTY ROD****OFFICIAL RECORDING COVER PAGE**

Page 1 of 5

**Document Type:** Deed  
**Document Date:** 08/20/2015  
**Reference Info:**

**Transaction #:** 3254633 - 1 Doc(s)  
**Document Page Count:** 4  
**Operator Id:** dcane

**RETURN TO:** (Simplifile)  
 Evans Abstract  
 272 Hunsberger Lane  
 Harleysville, PA 19438  
 (215) 513-1770

**PAID BY:**  
 EVANS ABSTRACT

**\* PROPERTY DATA:**

**Parcel ID #:** 67-00-02038-00-1  
**Address:** 1631 KRIEBEL MILL RD

COLLEGEVILLE PA  
 19426

**Municipality:** Worcester Township (100%)  
**School District:** Methacton

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

**CONSIDERATION/SECURED AMT:** \$840,000.00  
**TAXABLE AMOUNT:** \$840,000.00

DEED BK 5967 PG 01518 to 01522  
 Recorded Date: 08/24/2015 12:08:41 PM

**FEES / TAXES:**

Recording Fee: Deed	\$95.00
State RTT	\$8,400.00
Worcester Township RTT	\$4,200.00
Methacton School District RTT	\$4,200.00
<b>Total:</b>	<b>\$16,895.00</b>

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



**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.**

**D E E D**

**Rosemary L. Camponovo**

**TO**

**John Coughlin and Amy Coughlin**

**Premises:**

**1631 Kriebel Mill Road, Collegeville, PA 19426  
Worcester Township  
Montgomery County, Pennsylvania**

**The address of the above-named Grantees is:  
3125 Doebrook Road, P.O. Box 462, Worcester, PA 19490**

\_\_\_\_\_  
**On behalf of the Grantees**



**Prepared by:**  
**Evans Abstract, LLC**  
**272 Hunsberger Lane**  
**Harleysville, PA 19438**

**Record and Return to:**  
**Evans Abstract, LLC**  
**272 Hunsberger Lane**  
**Harleysville, PA 19438**  
**File No. 54906**

**Parcel ID No. 67-00-02038-00-1**

**1631 Kriebel Mill Road,**  
**Collegeville, PA 19426**  
**Worcester Township**  
**Montgomery County, Pennsylvania**

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
67-00-02038-00-1 WORCESTER TOWNSHIP  
1631 KRIEBEL MILL RD  
CAMPONOVO EZIO J & ROSEMARY L \$15.00  
B 011 L U 031 0319 08/24/2015 JG

**This Indenture**, made the 26 day of August, 2015,

**Between**

**ROSEMARY L. CAMPONOVO**

(hereinafter called the Grantor), of the one part, and

**JOHN COUGHLIN and AMY COUGHLIN, husband and wife**

(hereinafter called the Grantees), of the other part,

**Witnesseth**, that the said Grantor for and in consideration of the sum of **Eight Hundred Forty Thousand and 00/100 Dollars (\$840,000.00)** lawful money of the United States of America, unto her well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantees, their heirs and assigns, as Tenants by the Entirety, their assigns, the survivor of them and the survivor's personal representatives and assigns

**ALL THAT CERTAIN** tract or piece of land, with the buildings and improvements to be erected thereon, situate in the Township of Worcester, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey thereof, made by George C. Heilman, Registered Surveyor of Norristown, Pennsylvania, on 4/14/1964, as follows, viz:

**BEGINNING** at a point in the middle line of Kriebel Mill Road (33 feet wide) in line of land now or late of John M. Steffen; thence extending along the center line of said Kriebel Mill Road, South 49 degrees 24 minutes West, 600 feet to a point in line of other land of Matej Stefkovic, et ux; thence extending along the same, the 2 following courses and distances, viz: (1) North 32 degrees 13 minutes 20 seconds West, 670.31 feet to a point; and (2) North 40 degrees 48 minutes West, 670 feet to a point; thence extending North 49 degrees 09 minutes East, 500 feet to a stone, a corner in line of lands now or late of George A. Rogers; thence extending along the same and land now or late of said John M. Steffen, South 40 degrees 48 minutes East, 1,335.35 feet to the first mentioned point and place of beginning.

**ALL THAT CERTAIN** lot or piece of ground, situate in the Township of Worcester, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a subdivision plan of property of George A. Rogers, made by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, Pennsylvania, dated 5/1/1968, as follows, to wit:

**BEGINNING** at an interior point on the line dividing the premises herein described and other lands of Ezio J. Camponovo, said point also being a corner of land of John M. Steffen; thence along other land of Ezio J. Camponovo, North 47 degrees West, 967.49 feet to a point; thence by land of John M. Otter, North 43 degrees 14 minutes East, 625 feet to an iron pin, a corner of Parcel No. 1 on said plan; thence along Parcel No. 1 and Parcel No. 2, South 46 degrees 46 minutes East, 1,009.44 feet to a point in line of land of Robert Hilderbrand; thence along said land, South 43 degrees 09 minutes West, 270.89 feet to a point in line of land of John M. Steffen; thence along said land, the 2 following courses and distances: (1) North 47 degrees West, 42.86 feet to a point; (2) South 43 degrees 09 minutes West, 350 feet to the first mentioned point and place of beginning.

**BEING** Parcel No. 3 on said plan.

Parcel No: 67-00-02038-00-1

Being the same premises which Matej Stefkovic and Veronica Stefkovic, his wife by Deed dated 5/26/1964 and recorded 5/27/1964 in Montgomery County in Deed Book 3330 Page 871 conveyed unto Ezio J. Camponovo and Rosemary L. Camponovo, his wife, in fee.

Being the same premises which George A. Rogers and Elinor J. Rogers, his wife by Deed dated 6/3/1968 and recorded 6/4/1968 in Montgomery County in Deed Book 3512 Page 1022 conveyed unto Ezio J. Camponovo and Rosemary L. Camponovo, his wife, in fee.

And the said Ezio J. Camponovo departed this life on or about November 19, 1992 whereby title vested solely into Rosemary L. Camponovo by rights of survivorship.

This Deed is being transferred unto the Grantees on August 24, 2015 and not the date of its notary acknowledgment.



**Together with** all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of her, the said grantor, as well at law as in equity, of, in and to the same.

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

**And** the said Grantor, for herself and her heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that she, the said Grantor, and her heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against her, the said Grantor, and her heirs, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will

**Warrant and Foreber Defend.**

**In Witness Whereof**, the party of the first part has hereunto set her hand and seal. Dated the day and year first above written.

**Sealed and Delibered**  
IN THE PRESENCE OF US:

\_\_\_\_\_

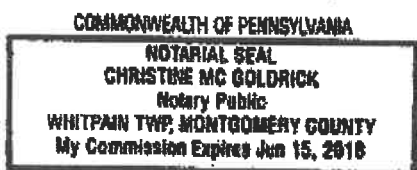
*Rosemary L. Camponovo* {SEAL}  
Rosemary L. Camponovo

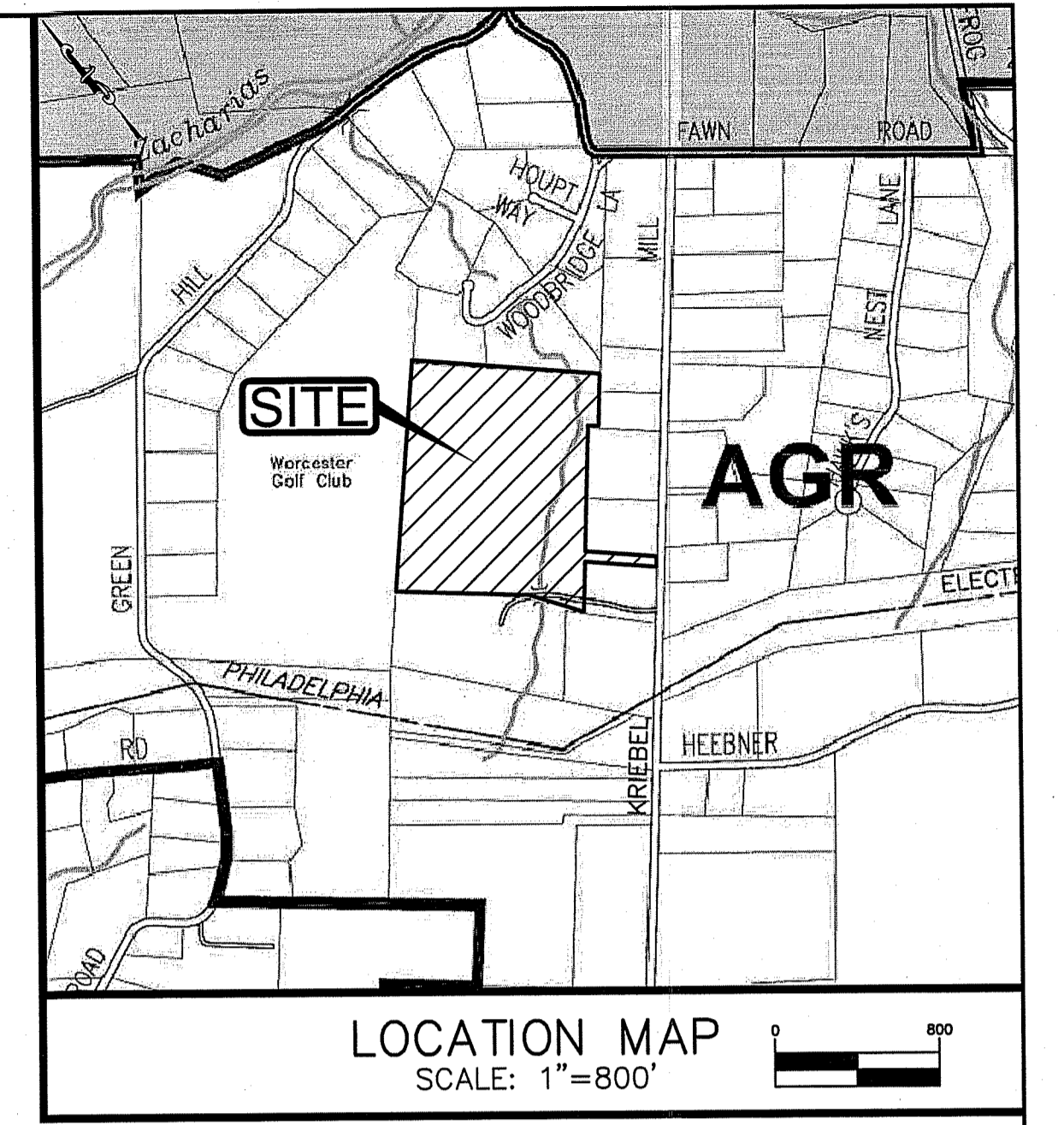
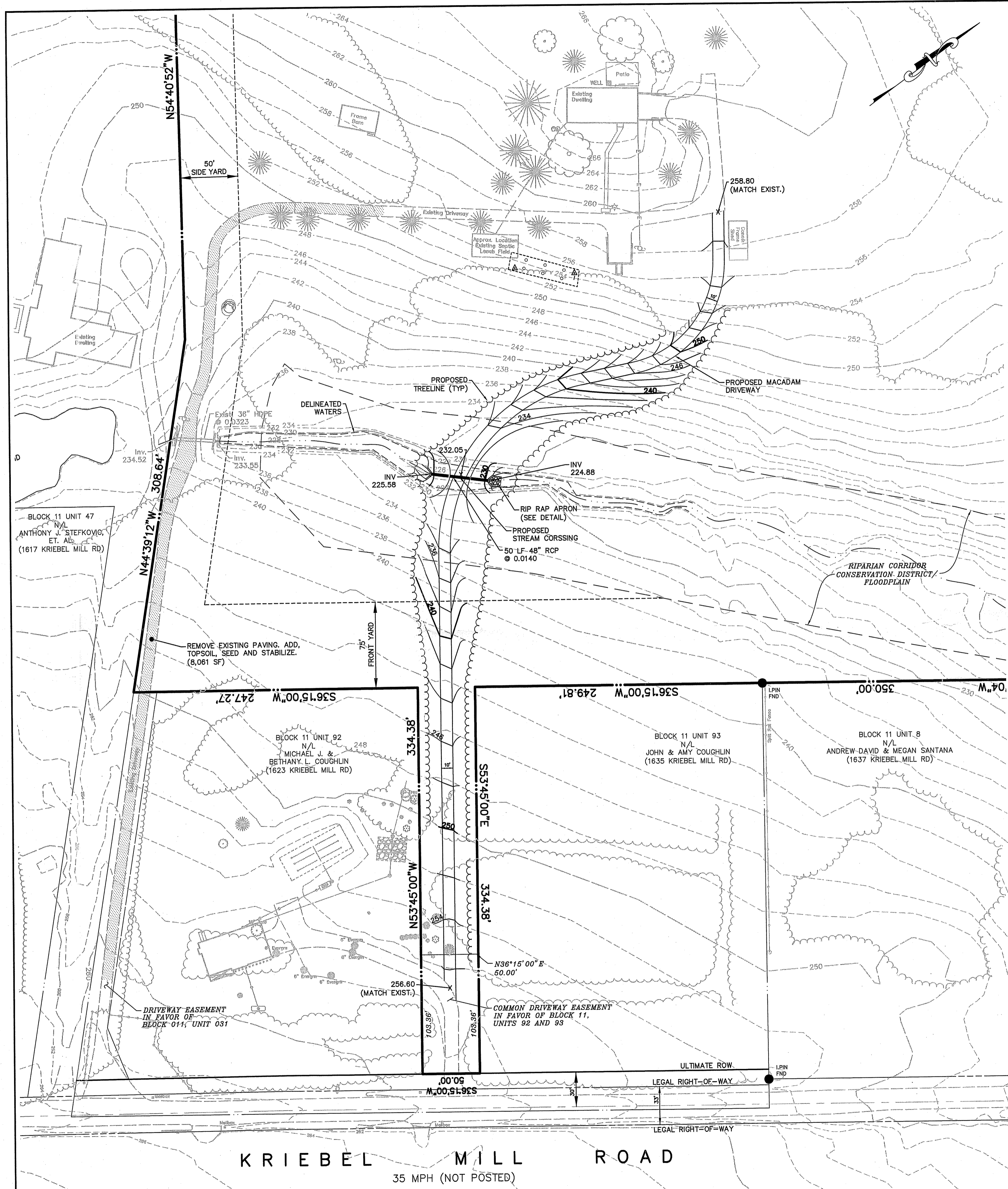
Commonwealth of Pennsylvania :  
County of Montgomery : ss

On this the 26<sup>th</sup> day of August, 2015, before me, a Notary Public for the Commonwealth of Pennsylvania, residing in the County of Montgomery, the undersigned Officer, personally appeared Rosemary L. Camponovo, known to me (satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

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

*Christine Mc Goldrick*  
Notary Public  
My commission expires June 15, 2018





**OWNER/APPLICANT INFO:**  
 JOHN & AMY COUGHLIN  
 PO BOX 462  
 3125 DOEBROOK RD  
 WORCESTER PA 19400

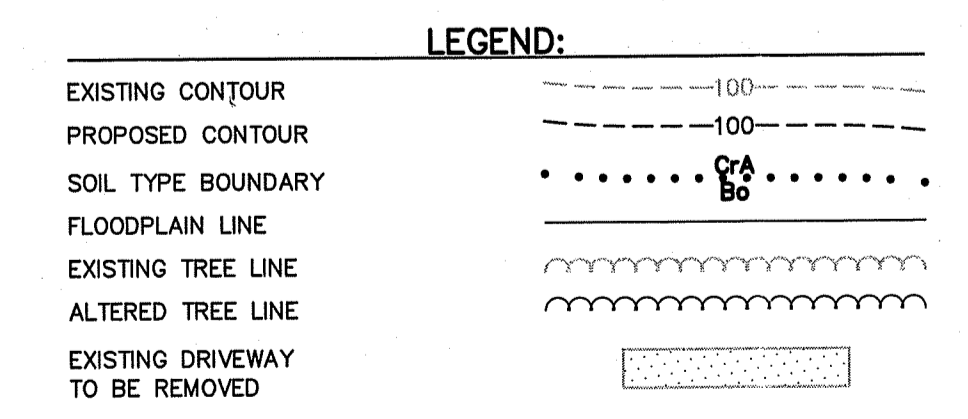
**PARCEL INFO:**  
 BLOCK 011, UNIT 031  
 PARCEL No. 67-00-02038-00-1  
 DS 5967; PG 01518  
 SITE ADDRESS:  
 1631 KRIEBEL MILL ROAD  
 COLLEGEVILLE 19426  
 SITE AREA: 25.8008 Ac. (GROSS)  
 25.4168 Ac. (LESS ACCESS)

- GENERAL NOTES:**
- THIS PLAN IS FOR THE CONSTRUCTION OF AN ACCESS DRIVE FOR THE EXISTING DWELLING. NO CHANGES TO THE EXISTING DWELLING ARE PROPOSED AT THIS TIME.
  - NO INCREASE IN IMPERVIOUS SURFACE IS PROPOSED. ANY NEW IMPERVIOUS SURFACE SHALL BE COMPLETELY OFFSET BY THE REMOVAL OF EXISTING IMPERVIOUS SURFACES.
  - BOUNDARY BASED ON ACTUAL SURVEY PERFORMED BY ROBERT E. BLUE CONSULTING ENGINEERS, P.C. OF BLUE BELL, PA. ON AUGUST 12, 2015. TOPOGRAPHY WAS TAKEN FROM PENNSYLVANIA SPATIAL DATA ACCESS, REFERENCING PENNSYLVANIA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, BUREAU OF TOPOGRAPHIC AND GEOLOGIC SURVEY, LIDAR TOPOGRAPHY - 2 FEET CONTOUR INTERVALS COLLECTED CIRCA 2005. FIELD RUN TOPOGRAPHIC SURVEY WITHIN THE DISTURBED AREA COMPLETED BY SCHLOSSER & CLAUSS, JANUARY 2020.
  - THE VERTICAL DATUM FOR THIS SURVEY IS NAVD 88 BASED ON GPS OBSERVATIONS. BENCHMARK: FIRST FLOOR OF EXISTING DWELLING ELEVATION: 269.78
  - THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA"), AS SHOWN ON THE FLOOD INSURANCE RATE MAP IDENTIFIED AS PANEL 253 OF 451, COMMUNITY NUMBER 421819, MAP NUMBER 420910025, DATED DECEMBER 19, 1995.
  - ALL PROPOSED CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS AS SET BY WORCESTER TOWNSHIP.
  - THE CONTRACTOR MUST VERIFY THE LOCATION OF ON-SITE UNDERGROUND UTILITIES IN THE AREAS OF PROPOSED CONSTRUCTION PRIOR TO BEGINNING ANY EXCAVATION.
  - PROPOSED GRADING SHALL NOT BE MORE THAN 4:1 SLOPE.
  - NO TOPSOIL SHALL BE REMOVED FROM THE SITE OR USED AS SPOIL WITH OUT THE WRITTEN PERMISSION OF THE BOARD OF SUPERVISORS. TOPSOIL MUST BE REMOVED FROM THE AREAS OF CONSTRUCTION AND STORED SEPARATELY. UPON COMPLETION OF THE CONSTRUCTION, THE TOPSOIL MUST BE REDISTRIBUTED UNIFORMLY ON THE DISTURBED AREAS OF THE SITE.

**ZONING INFO:**  
 ZONING DISTRICT: 'AGR' AGRICULTURAL DISTRICT  
 PROPOSED USE: SINGLE-FAMILY DETACHED DWELLING (EXISTING)  
 ACCESSORY USE BARN (PROPOSED)

DIMENSIONAL REQUIREMENTS:	REQUIRED:	EXISTING:	PROPOSED:
MIN. LOT AREA:	80,000 S.F.	25,4168 Ac.	25,4168 Ac.
MIN. LOT WIDTH:	250 FT.	1,120± FT.	1,120± FT.
MIN. FRONT YARD:	75 FT.	487.9 FT.	487.9 FT.
MIN. SIDE YARD:	50 FT.	337.8 FT.	337.8 FT.
MIN. REAR YARD:	100 FT.	449.1 FT.	449.1 FT.
MAX. BLDG. HEIGHT:	35 FT.	< 35 FT.	< 35 FT.
MAX. IMPERVIOUS COVERAGE:	20 %	1.4 %	1.4 %
MAX. BUILDING COVERAGE:	10 %	0.3 %	0.3 %
PARKING SETBACK:	15 FT.	370.2 FT.	370.2 FT.
PARKING REQUIREMENT:	2 SPACES	2 SPACES	2 SPACES

**IMPERVIOUS SURFACE CALCULATIONS:**  
 PROPOSED DRIVEWAY = 8,061 SF  
 EXISTING DRIVEWAY TO BE REMOVED (Hatched) = 8,061 SF  
 NET CHANGE IN IMPERVIOUS SURFACE = 0 SF



- SHEET INDEX:**
- 1 OF 4 SITE IMPROVEMENT PLAN
  - 2 OF 4 CORRIDOR MANAGEMENT PLAN
  - 3 OF 4 E & S CONTROL PLAN & DETAILS
  - 4 OF 4 DRIVEWAY PROFILE & DETAILS

**SITE IMPROVEMENT PLAN**

**COUGHLIN TRACT**

**SCHLOSSER & CLAUSS**  
 CONSULTING ENGINEERS, INC.  
 21 EAST LINCOLN AVE., SUITE 200  
 HATFIELD, PA 19440-2540  
 PHONE: 215-855-3000 FAX: 215-855-3300  
 www.schlosserandclauss.com

SITUAITE: WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

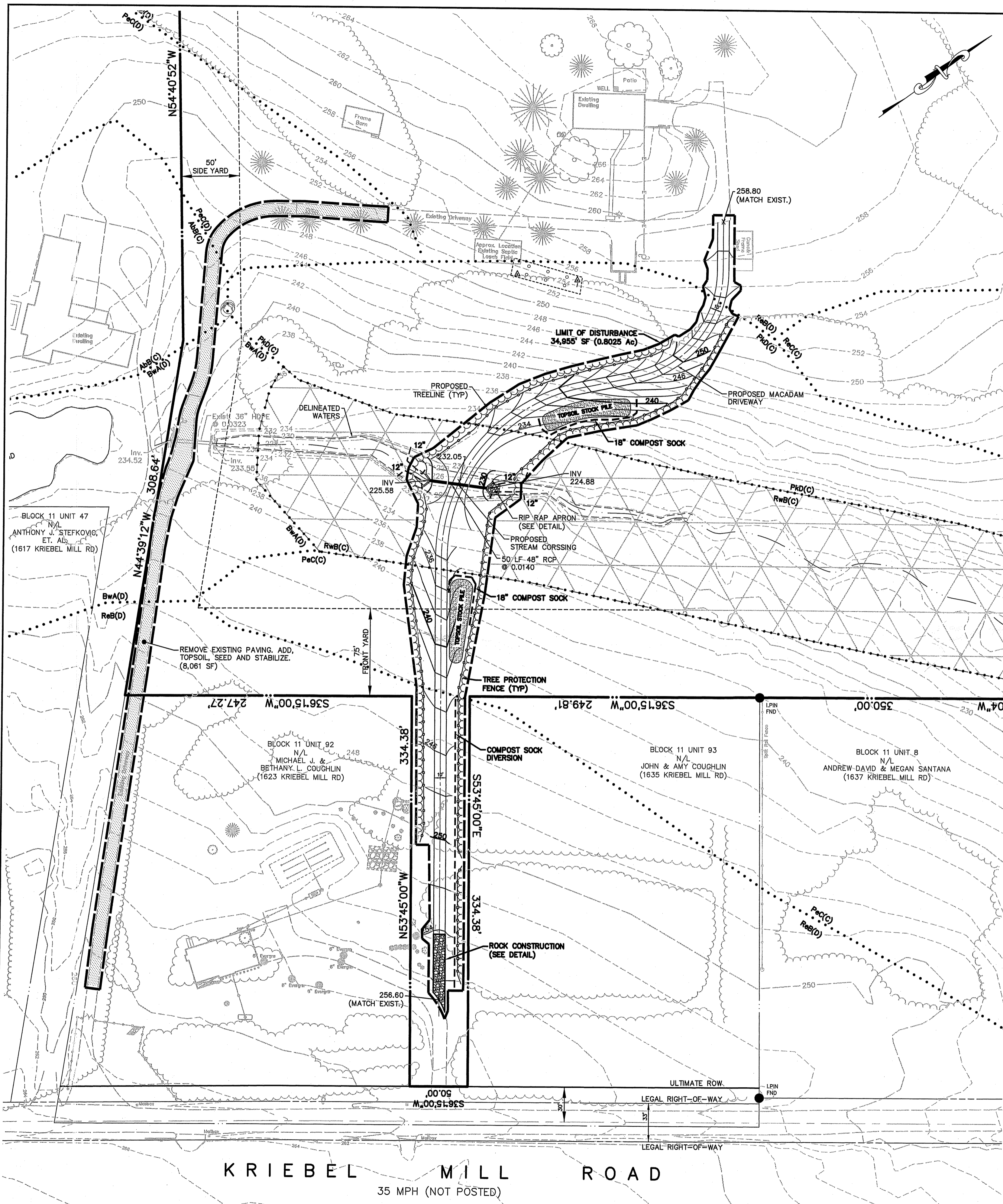
SCALE: 1" = 50'

DRAWN BY: BWC	DATE: 07-24-2020
CHECKED BY: KWC	DWG NO: 15052DWY
JOB NO: 15052	SHEET 1 OF 4

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM EXISTING RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK BY CALLING PA ONE CALL SYSTEM, INC. - PHONE: 1-800-242-1776 THREE DAYS PRIOR TO EXCAVATION. REFERENCE PENNSYLVANIA ACTS 287 & 121.

**NOTE:**  
 ALL EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION.





**A. OPERATION AND MAINTENANCE PROCEDURES**

**OVERVIEW:** DURING THE LIFE OF THE PROJECT, ALL EROSION AND SEDIMENT CONTROL DEVICES MUST BE MAINTAINED. AFTER EVERY RUNOFF EVENT AND EVERY WEEK, EXAMINE ALL FILTER STRUCTURES AND CONTROL FACILITIES. DAMAGE TO FACILITIES SHALL BE REPAIRED AND ACCUMULATED SEDIMENT REMOVED TO MAINTAIN EFFECTIVENESS OF THE STRUCTURE. ANY FABRIC FILTER FENCE THAT HAS BEEN UNDERMINED OR TOPPLED MUST BE REPLACED WITH ROCK FILTER OUTLETS IMMEDIATELY. STONE FILTERS MUST BE REPLACED WHEN CLOGGED WITH SILT. RE-GRADE, RE-SEED, AND MULCH ANY WASHED OUT AREAS AS OCCUR. ALL PREVENTIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN-OUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING, AND RE-MATting (IF APPLICABLE) SHOULD BE PERFORMED IMMEDIATELY. THIS PROGRAM SHALL REQUIRE THE INSPECTION OF EROSION AND SEDIMENT CONTROL DEVICES ON A WEEKLY BASIS AND AFTER EACH MEASURABLE RAINFALL EVENT.

**B. RESPONSIBILITY:** DURING CONSTRUCTION, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR CONDUCTING THE INSPECTIONS AND PERFORMING ANY REQUIRED MAINTENANCE TO MAINTAIN THE UPSTREAM SIDE OF ALL SEDIMENT CONTROL DEVICES AS REQUIRED. SEDIMENT REMOVED FROM FACILITIES MAY BE INCORPORATED INTO THE EARTHWORK AS FILL OR DISTRIBUTED ON THE SITE, AS DEEMED APPROPRIATE. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION CONTROLS SHOULD BE MAINTAINED PROPERLY. MAINTENANCE SHOULD INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL DEVICES AFTER EACH MEASURABLE RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN-OUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING, AND RE-MATting (IF APPLICABLE) SHOULD BE PERFORMED IMMEDIATELY. EROSION AND SEDIMENT CONTROL DEVICES FAIL TO PERFORM AS EXPECTED, REPLACEMENT EROSION AND SEDIMENT CONTROL DEVICES WILL BE REQUIRED.

**C. CONSTRUCTION ENTRANCE:** THE STRUCTURES THICKNESS WILL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL MAY BE MAINTAINED ON THE SITE FOR THE PURPOSES AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PUBLIC ROADWAYS WILL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE. WASHING THE ROADWAY WITH WATER IS NOT PERMITTED.

**D. FILTER FABRIC FENCE:**

- THE FENCE INSTALLATION SHOULD BE INSPECTED WEEKLY AND AFTER EACH MEASURABLE RUNOFF EVENT. ANY NECESSARY REPAIR WILL BE MADE IMMEDIATELY.
- ACCUMULATED SEDIMENT WILL BE REMOVED AS REQUIRED TO KEEP THE FENCE FUNCTIONAL. REMOVE DEPOSITS WHEN ACCUMULATIONS REACH ONE-HALF (1/2) THE ABOVE GROUND HEIGHT OF THE FENCE.
- ALL UNDERCUTTING OR EROSION OF THE TOE ANCHOR WILL BE REPAIRED IMMEDIATELY WITH COMPACTED BACKFILL MATERIAL.
- ADHERE TO ANY MANUFACTURER'S RECOMMENDATIONS FOR REPLACING FILTER FABRIC FENCE DUE TO WEATHERING.
- ANY SECTION OF FILTER FABRIC FENCE THAT HAS BEEN UNDERMINED OR TOPPLED MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET.

**E. ROCK FILTER OUTLET:** SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET. FILTER MATERIALS MUST BE WASHED COMPLETELY FREE OF ALL FOREIGN MATERIALS OR NEW ROCK SHALL BE USED TO REBUILD THE FILTER. ROCK FILTERS SHALL BE REPLACED WHEN CLOGGED WITH SEDIMENT.

**F. PLUMBED WATER FILTER BAGS:** FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT AS NECESSARY. RE-SEED, AND RE-MULCH.

**G. SEEDING AREAS:** SEEDING AREAS THAT HAVE WASHED AWAY SHALL BE FILLED AND UPGRADED AS NECESSARY. RE-SEED, AND RE-MULCH.

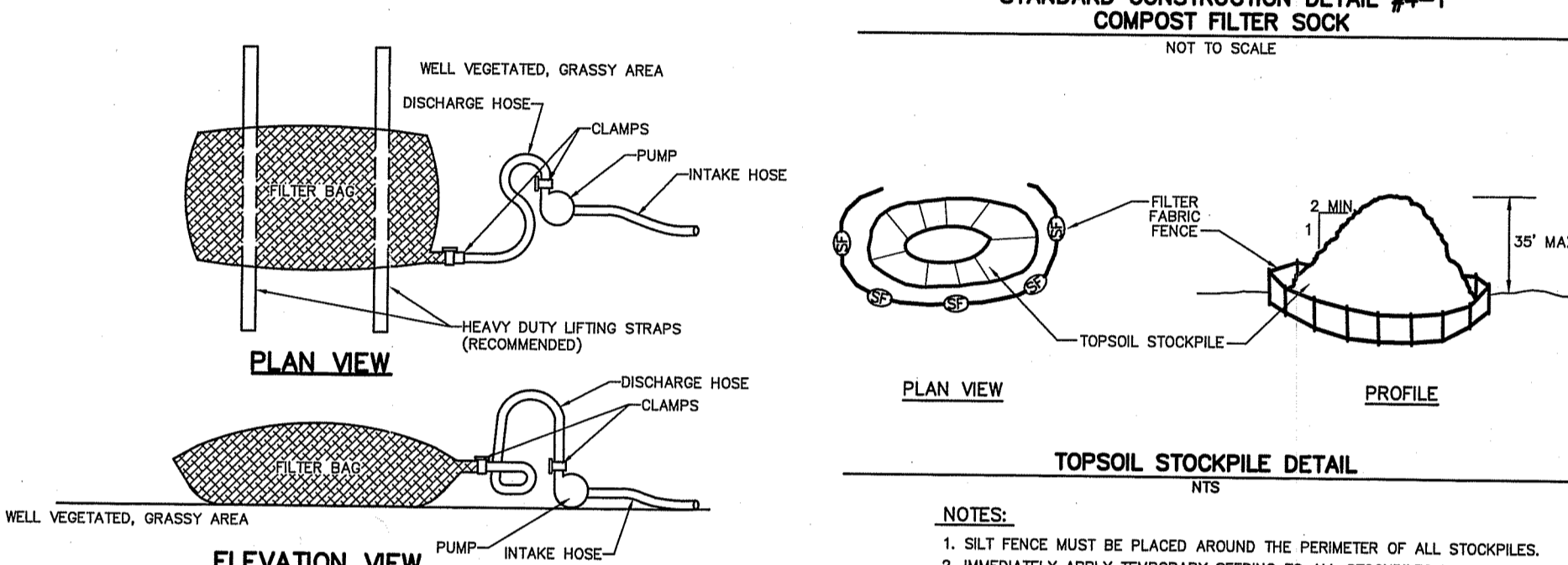
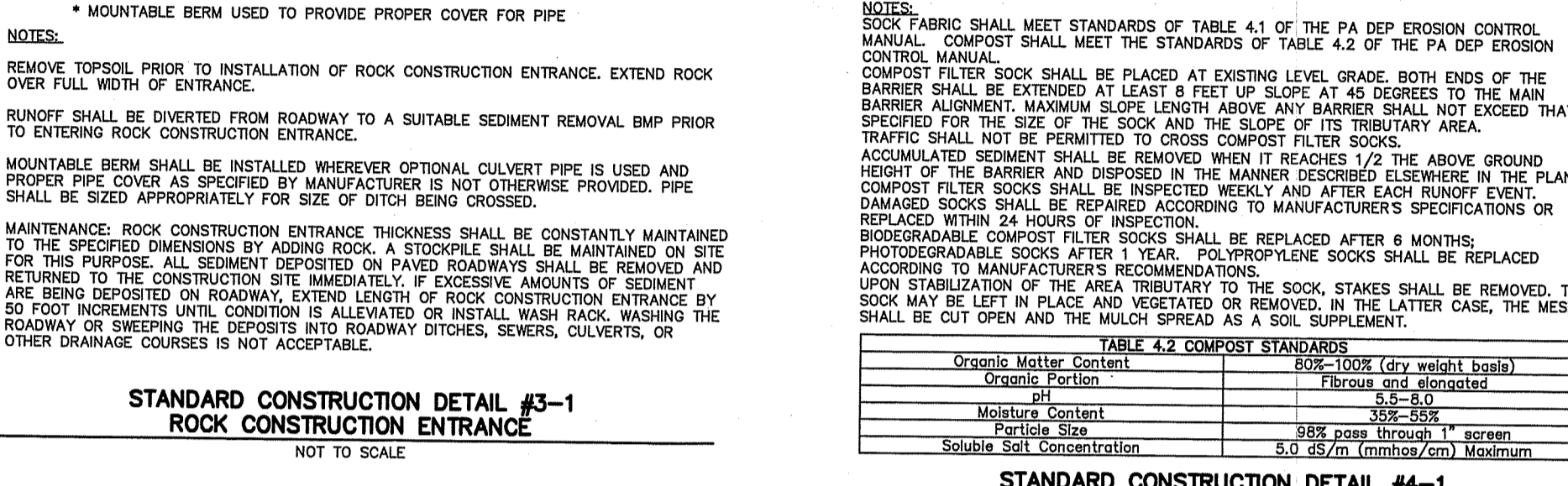
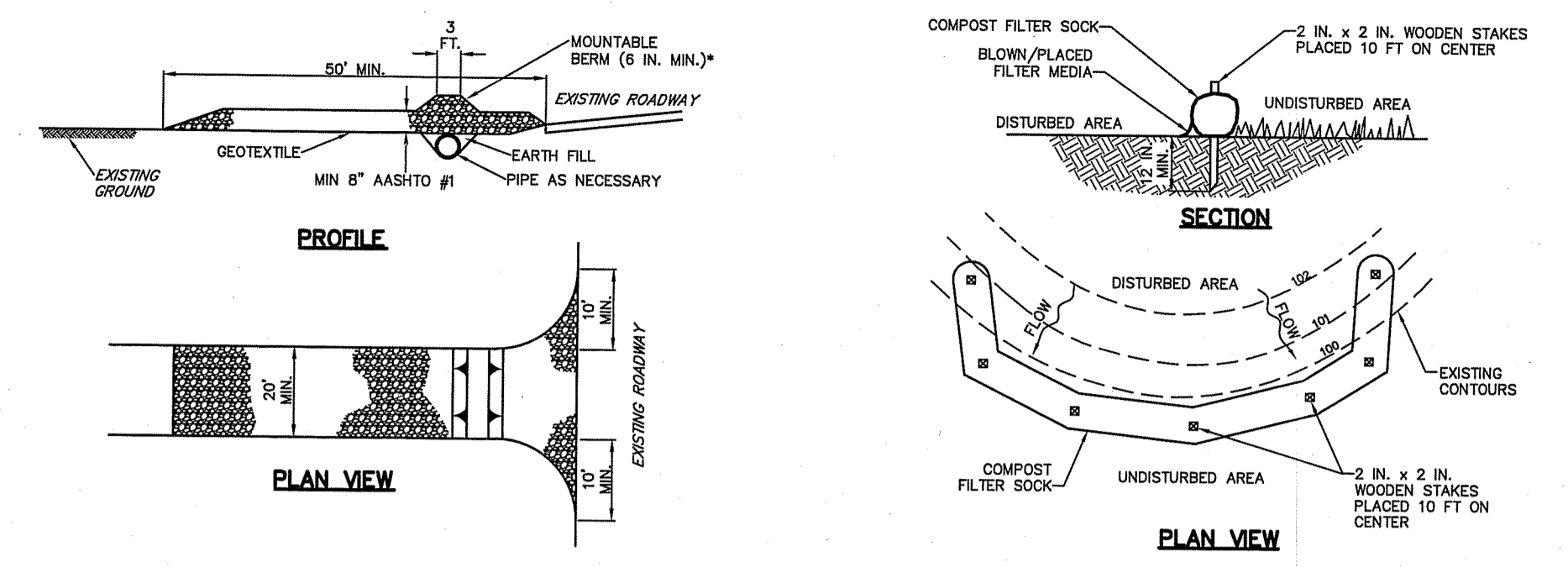
**H. SLOPES:** PROPERLY MAINTAIN SLOPES UNTIL THE ENTIRE PROJECT HAS BEEN COMPLETED. THIS MAINTENANCE MAY INCLUDE REFILLING OF WASHED OUT AREAS, RESEEDING, LIMING, FERTILIZING, AND/OR REPLACING SLOPE BLANKETS. MULCH: PROPERLY MAINTAIN MULCHED AREAS UNTIL THE ENTIRE PROJECT HAS BEEN COMPLETED. PROMPTLY REAPPLY MULCH MATERIALS, WHICH BECOME DISLOOSED OR LOST, DUE TO WIND, RAIN, FIRE, AND OTHER CAUSES, AT INITIAL OR MODIFIED RATES, AS DIRECTED. AFTER MULCHING WORK ON A SLOPE HAS BEEN SATISFACTORILY COMPLETED, IF SLOPE FAILURE OCCURS (ONE WHICH REQUIRES REDRESSING, EXCAVATION, OR THE ESTABLISHMENT OF A NEW SLOPE) REPLACE THE MULCH AS DIRECTED.

**J. DEBRIS:** ANY MUD OR DEBRIS TRACKED ONTO PUBLIC HIGHWAYS SHALL BE IMMEDIATELY REMOVED, TO THE SATISFACTION OF THE MUNICIPALITY, BY A MECHANICAL SWEEPING OR PRESSURE WASHING. PRESSURE WASHING SHALL BE PERFORMED TO THE SATISFACTION OF THE MUNICIPALITY. ALL SEDIMENT LADEN WATER GENERATED BY PRESSURE WASHING SHALL BE COLLECTED AND FILTERED THROUGH AN ADEQUATE FILTER CONTROL, SUCH AS A WATER FILTER BAG, PRIOR TO DISCHARGE TO SEWER OR WATERCOURSE. REMOVAL OF MUD OF DEBRIS FROM THE HIGHWAY SHALL BE AT THE EXPENSE OF THE RESPONSIBLE CONTRACTOR AND/OR DEVELOPER.

**K. SEDIMENT LADEN WATER:** NO SEDIMENT OR SEDIMENT-LADEN WATER MUST BE ALLOWED TO LEAVE THE SITE WITHOUT FIRST BEING PROPERLY FILTERED.

**L. WASTE REMOVAL RESPONSIBILITY:** INDIVIDUALS RESPONSIBLE FOR EARTH DISTURBANCE ACTIVITIES MUST ENSURE THAT PROPER MECHANISMS ARE IN PLACE TO CONTROL WASTE MATERIALS. CONSTRUCTION WASTE INCLUDE, BUT ARE NOT LIMITED TO, EXCESS SOIL MATERIALS, BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, ETC. THAT COULD ADVERSELY IMPACT WATER QUALITY. MEASURES SHOULD BE PLANNED AND IMPLEMENTED FOR HOUSEKEEPING, MATERIALS MANAGEMENT, AND LITTER CONTROL. WHENEVER POSSIBLE, RECYCLING OF EXCESS MATERIALS IS PREFERRED, RATHER THAN DISPOSAL.

**M. APPLICANT RESPONSIBILITY:** THE APPLICANT SHALL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION, AND MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROLS AND RELATED ITEMS INCLUDED WITHIN THIS PLAN.



**CLEAN FILL NOTES:**

IF THE SITE WILL NEED TO IMPORT OR EXPORT MATERIAL FROM THE SITE, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND DETERMINATION OF CLEAN FILL WILL REST WITH THE DEVELOPER.

CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE).

CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL LIMITS IN TABLES FP-1A AND FP-1B FOUND IN THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".

ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE REVIEWED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL. A COPY OF FORM FP-001 CAN BE FOUND AT THE END OF THESE INSTRUCTIONS.

**ENVIRONMENTAL DUE DILIGENCE:** THE DEVELOPER MUST PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".

FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE. THESE REGULATIONS ARE AVAILABLE ON-LINE AT [WWW.PA.COE.DOE.COM](http://WWW.PA.COE.DOE.COM).

**TABLE 4.2 COMPOST STANDARDS**

Property	Test Method	Minimum Standard
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4832	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4350	100
AGE & RETAINED	ASTM D-4751	80 SEVE

**TREE PROTECTION NOTES:**

- During construction, trees and shrubs defined to remain shall be protected by 4' snow fencing or orange construction fencing to ensure that there is not encroachment within the area of their drip line by changing grade, trenching, stockpiling of building material or topsoil, or the position of the soil and roots by any motor vehicle.
- Tree protection fencing shall be inspected by the Township Engineer prior to site work commencing. This fencing must be placed 1' beyond the drip line of the tree to ensure that not more than 2' of the total drip line area will be disturbed.

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM EXISTING RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK BY CALLING PA ONE CALL SYSTEM. PHONE: 1-800-242-1776. THREE DAYS PRIOR TO EXCAVATION. REFERENCE PENNSYLVANIA ACTS 287 & 121.

**NOTE:** ALL EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

**DISTURBANCE INFORMATION**  
TOTAL PROJECT EARTH DISTURBANCE = 43,046.41 S.F. (0.9875 Ac.)  
DISTURBANCE WITHIN FLOODPLAIN CORRIDOR = 10,610.78 S.F. (0.2436 Ac.)

- E&S PLAN LEGEND:**
- COMPOST SOCK
  - STABILIZED CONST. ENTRANCE
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - SOIL TYPE BOUNDARY
  - LIMIT OF DISTURBANCE
  - EXISTING TREE LINE
  - PROPOSED TREE CLEARING LINE
  - TREE PROTECTION FENCING
  - TOPSOIL STOCKPILE

REV.	DATE	DESCRIPTION	BY

**E & S CONTROL AND DETAILS**

**COUGHLIN TRACT**

SITUATION:  
WORCESTER TOWNSHIP  
MONTGOMERY COUNTY  
PENNSYLVANIA

**SCHLOSSER & CLAUSS**  
CONSULTING ENGINEERS, INC.  
215 EAST LINCOLN AVE., SUITE 200  
HATFIELD, PA 18440-2840  
PHONE: 215-855-3000 FAX: 215-855-3300  
www.schlosserandclaus.com

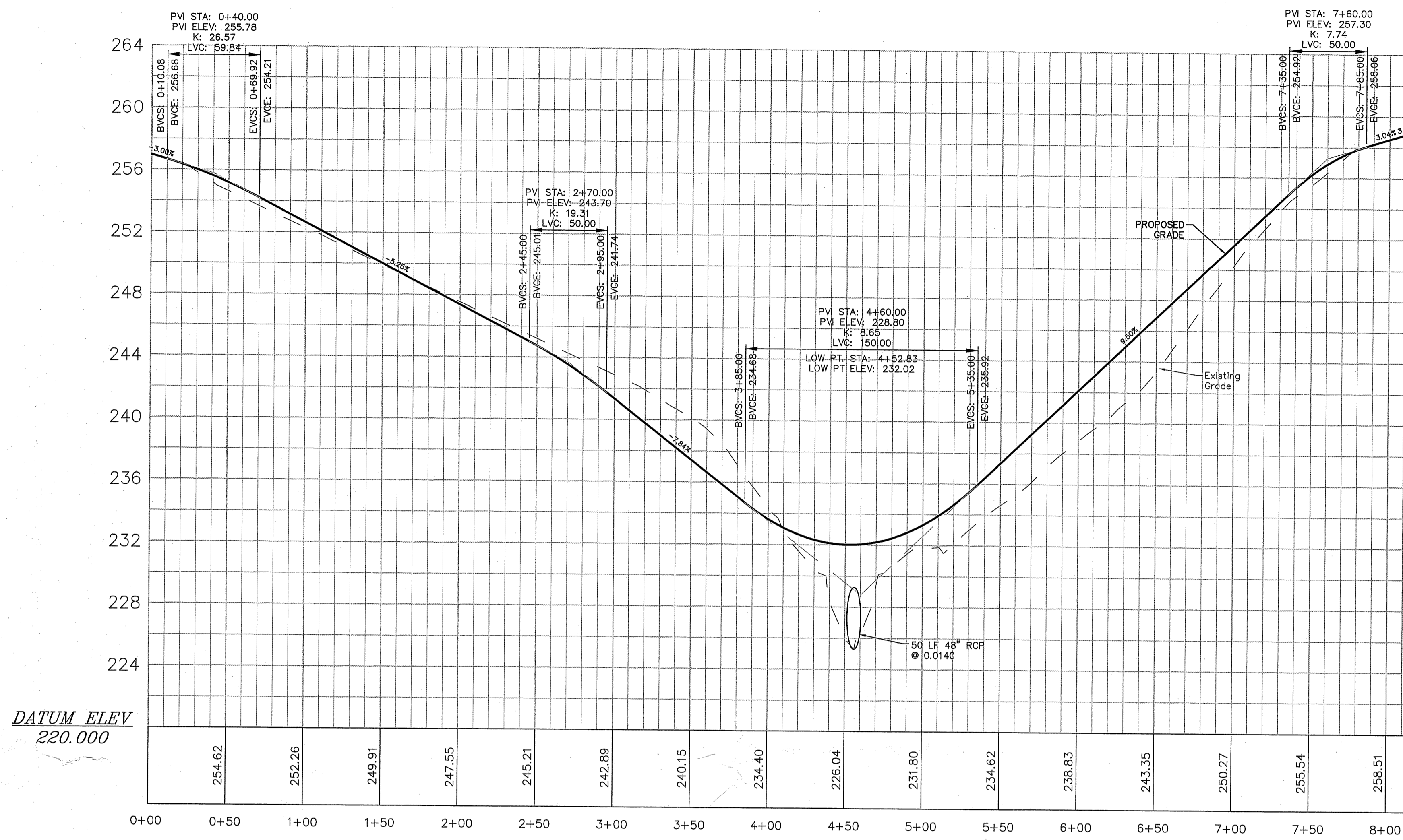
NEED WRIT PROFESSIONAL SEAL (NOT BE CLEARLY VISIBLE ON THIS PLAN FOR IT TO BE CONSIDERED OFFICIAL FOR RECORDING OR CONSTRUCTION)

SCALE: 1" = 50'

DRAWN BY: BWC DATE: 07-24-2020

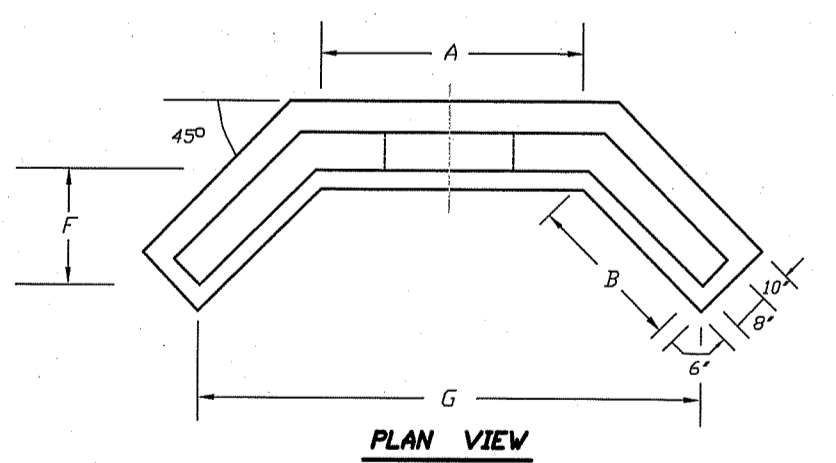
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JOB NO: 15052 SHEET 3 OF 4

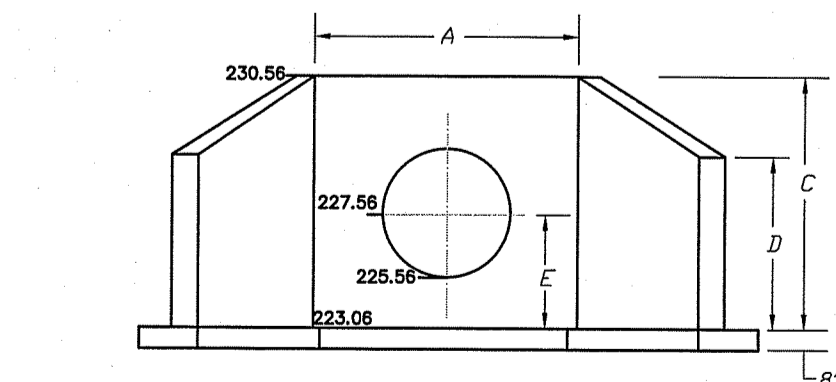


DATUM ELEV  
220.000

PIPE DIA.	A	B	C	D	E	F	G	APPRX. WEIGHT
48"	84"	48"	90"	66"	54"	35"	150"	12402 LBS.



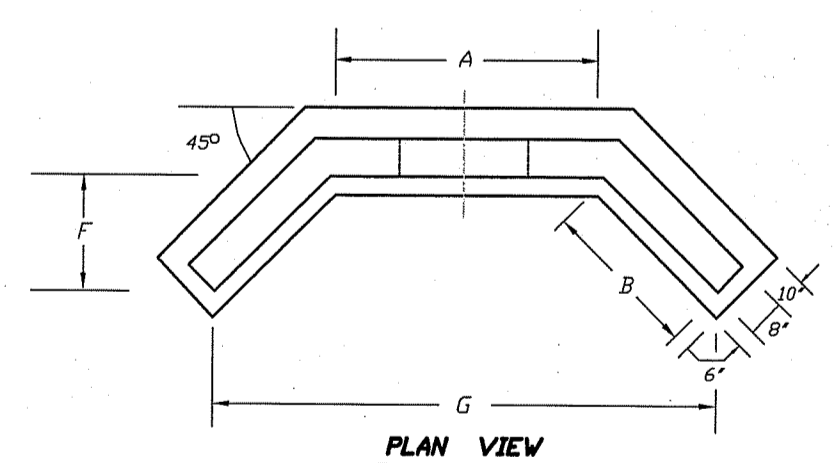
PLAN VIEW



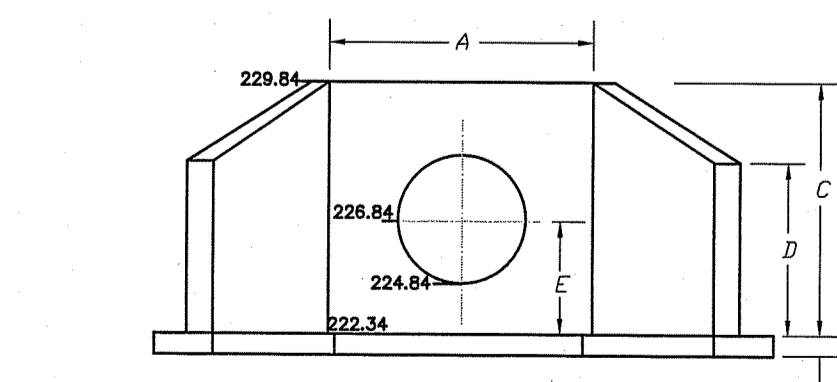
ELEVATION

NOTES:  
 \* ALL EXPOSED EDGES TO HAVE 1" BEVELED CORNERS  
 \* APRON BY CONTRACTOR IN FIELD  
 \* REINFORCING - NO. 4 BARS AT 12" O.C.E.V.  
 \* CONCRETE TO TEST 4000 PSI @ 28 DAYS

HIGHSIDE WINGWALL WITH FOOTING  
NTS



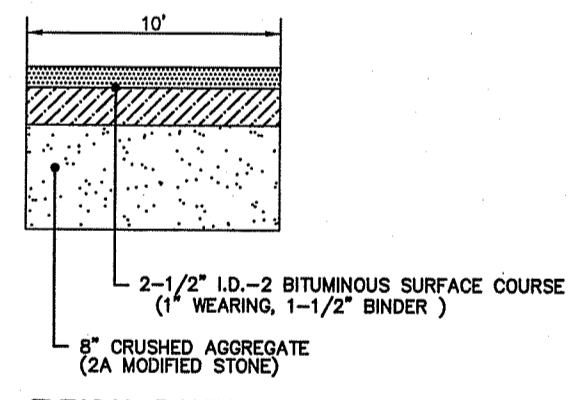
PLAN VIEW



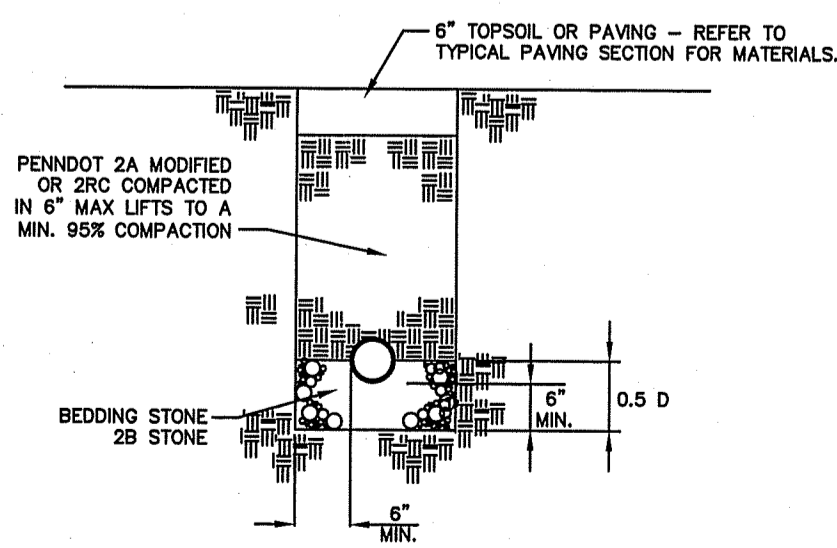
ELEVATION

NOTES:  
 \* ALL EXPOSED EDGES TO HAVE 1" BEVELED CORNERS  
 \* APRON BY CONTRACTOR IN FIELD  
 \* REINFORCING - NO. 4 BARS AT 12" O.C.E.V.  
 \* CONCRETE TO TEST 4000 PSI @ 28 DAYS

LOWSIDE WINGWALL WITH FOOTING  
NTS

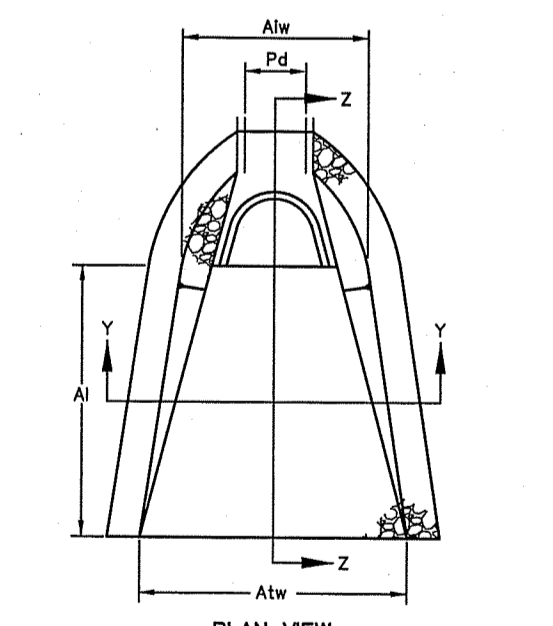


TYPICAL PAVING SECTION  
 NOTE:  
 1. REFER TO PA. DOT PUB. 408 FOR SPECIFICATIONS



TYPICAL CULVERT BACKFILL DETAIL  
NTS

NOTE: OUTSIDE OF EXISTING ROAD RIGHT-OF-WAY, SELECT BACKFILL MAY BE USED IF CONDITIONS ALLOW AND THE TOWNSHIP ENGINEER APPROVES.



PLAN VIEW

SECTION Y-Y

SECTION Z-Z

RIPRAP APRONS AT PIPE OUTLETS WITH FLARED END SECTIONS  
NTS

OUTLET NO.	PIPE DIA Pd (N)	RIPRAP SIZE (R-)	THICK. (FT)	LENGTH A (FT)	INITIAL WIDTH Aw (FT)	TERMINAL WIDTH Atm (FT)
1	48	R-3	9	17	12	18

REV.	DATE	DESCRIPTION	BY
<b>DRIVEWAY PROFILE &amp; DETAILS</b>			
<b>COUGHLIN TRACT</b>			SITUA: WORCESTER TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA
<b>SCHLOSSER &amp; CLAUSS</b> CONSULTING ENGINEERS, INC. 21 EAST LINCOLN AVE., SUITE 200 HATFIELD, PA 19440-2540 PHONE: 215-855-3000 FAX: 215-855-3300 www.schlosserandclauss.com			
A REGISTERED PROFESSIONAL SEAL MUST BE CLEARLY VISIBLE ON THE PLAN FOR IT TO BE CONSIDERED OFFICIAL FOR RECORDING OR CONSTRUCTION.			
SCALE: 1" = 50'			
DRAWN BY: BWC		DATE: 07-24-2020	
CHECKED BY: KWC		DWG NO: 15052DWY	
JOB NO: 15052		SHEET 4 OF 4	