

# FINAL SUBDIVISION PLANS

OF THE

# ZACHARCZUK TRACT

PARID: 67-00-03286-00-4

SITE SITUATE IN WORCESTER TOWNSHIP, MONTGOMERY COUNTY

### SITE STATISTICS

1. SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:

WORCESTER TOWNSHIP  
TAXMAPID: 67023 026  
(PARID: 67-00-03286-00-4)

2. RECORDED DEED DATA IS AS FOLLOWS:

AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN, PENNSYLVANIA IN DEED BOOK 4506, PAGE 572.

3. NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:

BORYS & ZWENYSLAWA O. ZACHARCZUK  
4130 FIELDS DRIVE  
LAFAYETTE HILL, PA 19444

4. NAME AND ADDRESS OF THE EQUITABLE OWNER OF THE SUBJECT TRACT:

TOLL MID-ATLANTIC L.P. COMPANY, INC.  
1140 VIRGINIA DRIVE  
FORT WASHINGTON, PA 19034

5. AREA STATISTICS:

A. TRACT AREA = 34.20 AC. (TO TITLE LINES)  
B. TRACT AREA = 34.03 AC. (TO PENNDOT LEGAL R/W)

### ACT 50 UTILITY NOTE



ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDER-GROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 121 AS PER THE AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 30, 2017 CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. REFERENCE UTILITY CASE NUMBERS: 2022130971.

COMCAST  
190 SHOEMAKER RD  
POTTSTOWN, PA. 19464  
MIKE KIMBERLY  
mike\_kimberly@cable.comcast.com

COMCAST  
4400 WAYNE AVENUE  
PHILADELPHIA, PA. 19140  
ROBERT HARVEY  
bob\_harvey@cable.comcast.com

PECO AN EXELON COMPANY C/O USIC  
450 S HENDERSON ROAD SUITE B  
KING OF PRUSSIA, PA. 19406  
NIKKIA SIMPKINS  
NIKKIASIMPKINS@USICLLC.COM

NORTH PENN WATER AUTHORITY  
300 FORTY FOOT ROAD  
LANSDALE, PA. 19446  
STEVE FRETZ  
sfretz@npwa.org

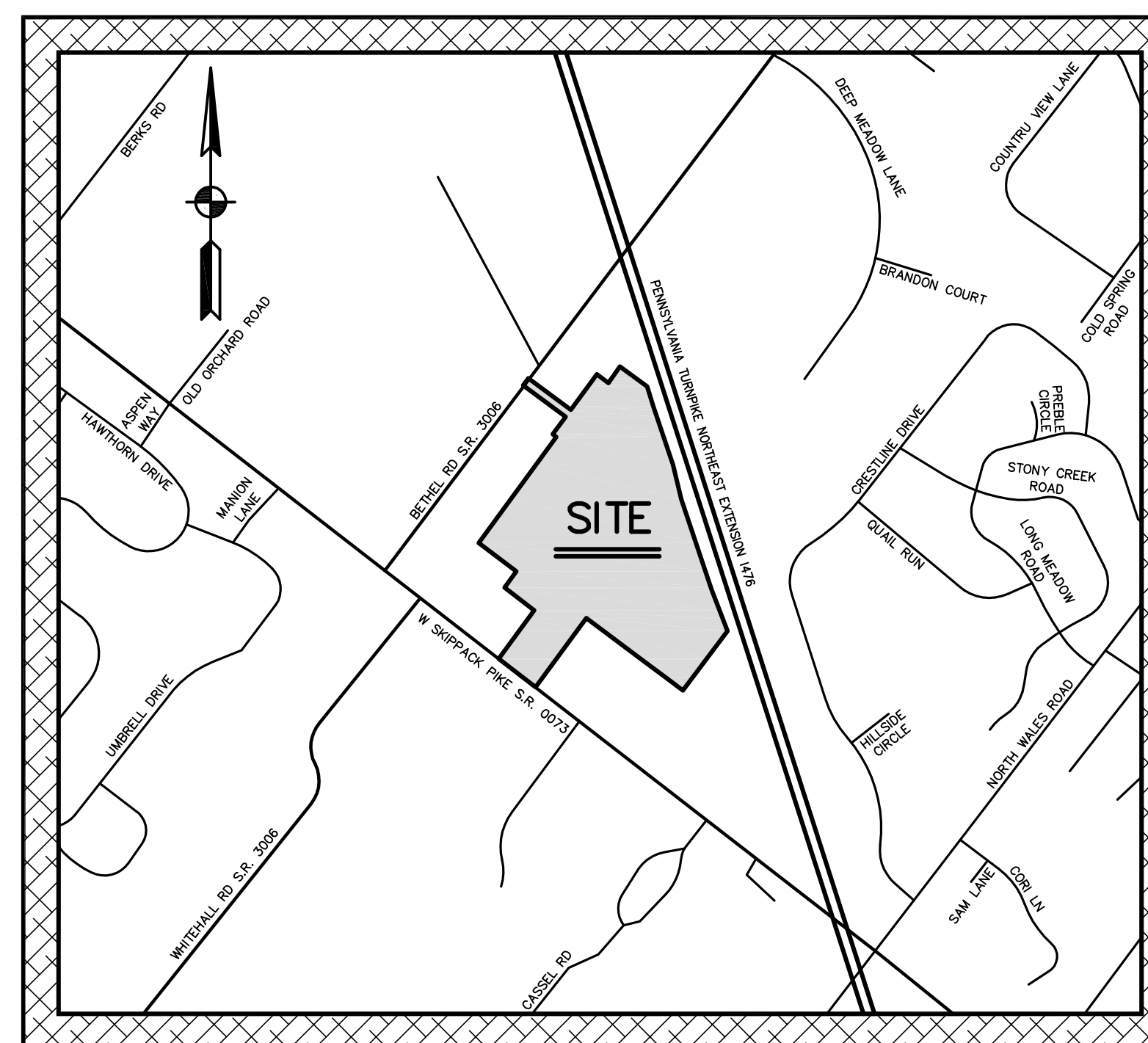
TEXAS EASTERN/SPECTRA  
SUITE 400  
2601 MARKET PLACE  
HARRISBURG, PA. 17110  
RYAN LUMBATIS  
Ryan.Lumbatis@bridge.com

WORCESTER TOWNSHIP OF  
1721 VALLEY FORGE RD  
PO BOX 767  
WORCESTER, PA. 19490  
ROBERT DHULSTER  
bdhulster@worcestertwp.com

VERIZON PENNSYLVANIA LLC  
1050 VIRGINIA DR  
FORT WASHINGTON, PA. 19034  
DARLINE LEPPERD JOHNSON

### PLAN SHEET INDEX

SHEET NO.	PLAN TITLE	DATE	REV. DATE
1 OF 33	COVER SHEET	JULY 1, 2022	NOVEMBER 28, 2022
2 OF 33	RECORD PLAN OF SUBDIVISION	JULY 1, 2022	NOVEMBER 28, 2022
3 OF 33	EXISTING RESOURCES AND SITE ANALYSIS PLAN	JULY 1, 2022	NOVEMBER 28, 2022
4 OF 33	PROJECT CONTEXT MAP	JULY 1, 2022	NOVEMBER 28, 2022
5 OF 33	OVERALL CONSTRUCTION IMPROVEMENT PLAN	JULY 1, 2022	NOVEMBER 28, 2022
6 OF 33	CONSTRUCTION IMPROVEMENT PLAN	JULY 1, 2022	NOVEMBER 28, 2022
7 OF 33	CONSTRUCTION IMPROVEMENT PLAN	JULY 1, 2022	NOVEMBER 28, 2022
8 OF 33	OVERALL UTILITY PLAN	JULY 1, 2022	NOVEMBER 28, 2022
9 OF 33	UTILITY PLAN	JULY 1, 2022	NOVEMBER 28, 2022
10 OF 33	UTILITY PLAN	JULY 1, 2022	NOVEMBER 28, 2022
11 OF 33	OVERALL EROSION AND SEDIMENT CONTROL PLAN	JULY 1, 2022	NOVEMBER 28, 2022
12 OF 33	EROSION AND SEDIMENT CONTROL PLAN	JULY 1, 2022	NOVEMBER 28, 2022
13 OF 33	EROSION AND SEDIMENT CONTROL PLAN	JULY 1, 2022	NOVEMBER 28, 2022
14 OF 33	E&S OFF-SITE DISCHARGE ANALYSIS	JULY 1, 2022	NOVEMBER 28, 2022
15 OF 33	E&S CONTROL DETAIL SHEET	JULY 1, 2022	NOVEMBER 28, 2022
16 OF 33	E&S CONTROL DETAIL SHEET	JULY 1, 2022	NOVEMBER 28, 2022
17 OF 33	OVERALL PCSM PLAN	JULY 1, 2022	NOVEMBER 28, 2022
18 OF 33	PCSM PLAN	JULY 1, 2022	NOVEMBER 28, 2022
19 OF 33	PCSM PLAN	JULY 1, 2022	NOVEMBER 28, 2022
20 OF 33	PCSM OFF-SITE DISCHARGE ANALYSIS	JULY 1, 2022	NOVEMBER 28, 2022
21 OF 33	PCSM DETAIL SHEET	JULY 1, 2022	NOVEMBER 28, 2022
22 OF 33	PCSM DETAIL SHEET	JULY 1, 2022	NOVEMBER 28, 2022
23 OF 33	PCSM LANDSCAPE PLAN	JULY 1, 2022	NOVEMBER 28, 2022
24 OF 33	PCSM LANDSCAPE DETAIL SHEET	JULY 1, 2022	NOVEMBER 28, 2022
25 OF 33	PLAN AND PROFILE ROAD A - STA. 10+00 TO 15+19.76	JULY 1, 2022	NOVEMBER 28, 2022
26 OF 33	PLAN AND PROFILE ROAD A - STA. 0+00 TO 10+00	JULY 1, 2022	NOVEMBER 28, 2022
27 OF 33	OFF-SITE SANITARY SEWER PLAN AND PROFILE	JULY 1, 2022	NOVEMBER 28, 2022
28 OF 33	OFF-SITE SANITARY SEWER PLAN AND PROFILE	JULY 1, 2022	NOVEMBER 28, 2022
29 OF 33	CONSTRUCTION DETAIL SHEET-SANITARY SEWER FACILITIES	JULY 1, 2022	NOVEMBER 28, 2022
30 OF 33	CONSTRUCTION DETAIL SHEET-SITE IMPROVEMENTS	JULY 1, 2022	NOVEMBER 28, 2022
31 OF 33	CONSTRUCTION DETAIL SHEET-SITE IMPROVEMENTS	JULY 1, 2022	NOVEMBER 28, 2022
32 OF 33	VEHICLE TURNPATH PLAN	JULY 1, 2022	NOVEMBER 28, 2022
33 OF 33	TREE SURVEY PLAN	AUGUST 1, 2022	NOVEMBER 28, 2022



SITE LOCATION MAP 1" = 800'

SUPPORTING DOCUMENTATION SUBMITTED TO WORCESTER TOWNSHIP AS PART OF THIS APPLICATION:

	DATE	REV. DATE
1. E&S CONTROL AND PCSM PLAN NARRATIVE PREPARED BY S.T.A. ENGINEERING, INC.	JULY 1, 2022	NOVEMBER 28, 2022
2. STORMWATER INFILTRATION REPORT PREPARED BY GTA, INC.	JULY 14, 2022	-
3. NORTH PENN WATER AUTHORITY MAIN EXTENSION NO. 1517 PLANS	OCTOBER 19, 2022	DECEMBER 2, 2022

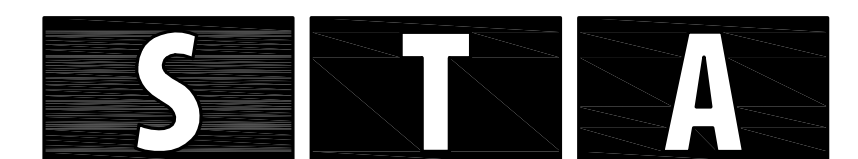
SUPPORTING DOCUMENTATION SUBMITTED TO PENNDOT AS PART OF THIS APPLICATION:

- HOP PLANS FOR SKIPPACK PIKE, S.R. 0073 AND BETHEL ROAD, S.R. 3006 PREPARED BY S.T.A. ENGINEERING, INC.-EPS NO. 287322

PREPARED FOR

# TOLL MID-ATLANTIC L.P. COMPANY, INC.

1140 VIRGINIA DRIVE, FORT WASHINGTON, PA 19034



Civil Engineers • Land Surveyors  
2499 KNIGHT ROAD, PENNSBURG, PA 18073  
MAILING: P.O. BOX 87, RED HILL, PA 18076  
PH: (215) 679-0200; www.stotac.com



4259 W. Swamp Road  
Suite 410  
Doylestown, PA 18902

www.cksengineers.com  
215.340.0600

January 17, 2023  
Ref: # 7553

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

Attention: Sean Halbom, Township Manager

Reference: Zacharczuk Tract Subdivision – Final Plan Review (LD 2022-03)

Dear Mr. Halbom:

CKS Engineers Inc., is in receipt of final subdivision plans for the Zacharczuk property on Skippack Pike in Worcester Township (TMP 67-00-03286-00-4). The plans have been prepared by STA Engineering, Inc., consists of 33 sheets, and are dated July 1, 2022, last revised November 28, 2022. This property is zoned “AGR” – Agriculture District and is required to utilize the conservation subdivision parameters in accordance with Article XVIA of Township Zoning Ordinance. The property is 34.57 acres to the title lines and the net tract area to the ultimate right-of-way is 33.92 acres. The applicant is Toll Mid-Atlantic LP, of Fort Washington, Pennsylvania. The plans propose the subdivision of the existing property into sixteen (16) building lots to be served with a new cul-de-sac road designated initially as “Road A”. In addition to the plans, the applicant’s engineer provided a response letter dated January 3, 2023 which references the submitted materials and addresses the McMahon review letter of October 27, 2022. Also provided was a Post Construction Stormwater Management Plan Narrative and Erosion and Sediment Control Plan Narrative last dated November 28, 2022 and a Transportation Impact Assessment prepared by Pennoni Associates last dated December 2022.

This project received Preliminary Plan Approval from the Worcester Township Board of Supervisors at the December 21, 2022 public meeting. CKS Engineers has reviewed the latest materials submitted for this application to determine conformance with the Code of Worcester Township, including the Zoning Ordinance and Subdivision and Land Development Ordinance. Based on our review, we offer the following comments:

### **ZONING REVIEW**

1. The applicant is proposing utilizing Option 1 of the Conservation Subdivision Design Parameters. Section 150-110.3 of Township Code sets forth requirements for preparing a “Yield Plan” to establish the maximum number of building lots to be utilized in the development of the site based on the conservation subdivision criteria. The applicant did submit a Yield Plan to the Township, and that Yield Plan was subsequently reviewed and

approved by CKS Engineers, Inc., on behalf of the Township. Attached to this letter is a copy of our letter of May 13, 2022 verifying that the site can support sixteen (16) building lots.

2. The zoning of the property requires utilization of the Conservation Subdivision criteria for the subdivision design on the property. The applicant is proposing option 1 of Section 150-110.2, "Use Regulations" for development of the site. Sheet 2 of the plans provide a "Zoning Data" table which lists the criteria for subdivision and includes the "required" and "proposed" criteria associated with the subdivision plan. Based on the zoning data table and a review of the proposed lots, the subdivision plan does meet the zoning criteria established for this zoning district.

### **SUBDIVISION AND LAND DEVELOPMENT REVIEW**

3. The Preliminary Plan approval of December 21, 2022 granted the following waivers in conjunction with this project.
  - a. § 130-15.2.B.(2) of the Worcester Township Subdivision and Land Development Ordinance – a waiver to not provide the common greens so the proposed development can be condensed which significantly reduced the existing tree removal;
  - b. § 130-16.C.B.(4) of the Worcester Township Subdivision and Land Development Ordinance – a waiver to allow a maximum grade from 3% to 7% along the curb line at the intersection with Skippack Pike;
  - c. § 130-16.C.(1) (a) (4) of the Worcester Township Subdivision and Land Development Ordinance – a waiver to allow Road A to be 28 feet wide;
  - d. § 130-16.C.(1) (a) (5) [b] [v] of the Worcester Township Subdivision and Land Development Ordinance – a waiver to allow the cul-de-sac length to be approximately 1,520 feet in length; an emergency access easement shall be provided to Bethel Road;
  - e. § 130-16.E.(16) of the Worcester Township Subdivision and Land Development Ordinance – a waiver to allow the slope within the intersection of Road A to be 3%;
  - f. § 130-18.A.1 of the Worcester Township Subdivision and Land Development Ordinance – a waiver to not provide sidewalks along Skippack Pike and Bethel Road;
  - g. § 130-18.B.(1) (a) of the Worcester Township Subdivision and Land Development Ordinance – a waiver to allow the use of Belgian block curb for Road A only;

- h. § 130.28.F.(7) (b) of the Worcester Township Subdivision and Land Development Ordinance – a waiver for the requirement of providing replacement trees with a 6 inch or greater trunk diameter are removed; the Applicant shall pay a voluntary contribution in lieu therefore in the amount of \$80,000, which shall be paid prior to the recording of the Final Plan;
- i. § 130.28.G.(4) (c) of the Worcester Township Subdivision and Land Development Ordinance – a waiver to allow street trees to be planted at various locations throughout the property in addition to planting along the street rights-of-way;
- j. § 130.28.G.(5) (b) of the Worcester Township Subdivision and Land Development Ordinance – a waiver to allow existing vegetation that is to remain to count toward softening buffer requirements;
- k. § 130.16.C of the Worcester Township Subdivision and Land Development Ordinance – a waiver to allow a 38-foot to 43-foot cartway width along Skippack Pike and a 23-foot cartway width for the 50 feet of frontage along Bethel Road;
- l. § 129.18.H.(9) of the Worcester Township Subdivision and Land Development Ordinance - a waiver to allow 3:1 maximum slope on the basin berms; the basin shall be fenced, maintained by an HOA and planted to establish a naturalized basin requiring minimum maintenance; and
- m. § 129.18.H.(10) of the Worcester Township Subdivision and Land Development Ordinance – a waiver to allow flat bottoms in the detention basins to meet the requirements for an MRC design in accordance with current DEP standards; the basins will be planted to establish a naturalized habitat requiring minimal maintenance.

#### **WATER AND SEWER REVIEW**

- 4. The project is proposed to be served with public water from the North Penn Water Authority. The applicant has obtained a “Will Serve” letter from the Authority to verify that public water service is available and can be provided. A copy is attached.
- 5. The project is proposed to be served with public sewer by connecting to the existing public sewer system serving the Preserve at Worcester development. The applicant is proposing to construct a gravity sewer to serve this site which will extend east along Skippack Pike to connect to Cassel Road. From there, the gravity sewer will extend south into the Preserve site and connect to an existing manhole within Cassell Road. Providing public sewer service will require a revision to Worcester Township Act 537 Plan, and also approval from Upper Gwynedd Township which provides sanitary sewer service to the Preserve at Worcester Development. The applicant has provided documentation that Upper Gwynedd Township has capacity for this project and is willing to accept the sewage flows.

6. A Component 3 Sewage Planning Module has been submitted to PADEP in conjunction with the public sewers for this project.
7. The plans should be reviewed by McMahon to ensure the latest submission has addressed the review comments in their October 27, 2022 letter.
8. An NPDES Permit application and an Erosion and Sedimentation Control Plan was submitted to the MCCD on September 22, 2022. Approval will be required in conjunction with Final Plan approval.
9. The plans will need to receive Final Plan approval from the Worcester Township Planning Commission prior to consideration for the Board of Supervisors approval.

The above represents all comments on the Final Plan submission. The applicant should address any remaining items in conjunction with a Final Plan submission, as well as any remaining traffic review comments from McMahon Associates, Inc.

Very truly yours,  
CKS ENGINEERS, INC.  
Township Engineers

Joseph J. Nolan, P.E.

JJN/paf  
Enclosures

cc: Robert Brant, Esq., Township Solicitor  
Casey Moore, McMahon Associates, Inc.  
Susan A. Rice, P.E., STA Engineering, Inc.  
Mike Downs, Toll Mid-Atlantic L.P. Company  
Richard P. McBride, Esq.  
John Evarts, P.E., CKS Engineers, Inc.  
File



4259 W. Swamp Road  
Suite 410  
Doylestown, PA 18902

www.cksenineers.com  
215.340.0600

May 13, 2022  
Ref: # 7553

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

**Attention:** Tommy Ryan, Township Manager

**Reference:** Zacharczuk Yield Plan – Conservation Subdivision – Revised Plan

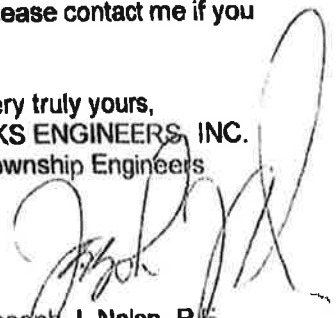
Dear Mr. Ryan:

I am in receipt of a letter dated May 9, 2022 from the law office of Richard P. McBride, in conjunction with the Zacharczuk Property on Skippack Pike, and in response to my letter of April 25, 2022 with comments regarding the yield plan prepared for this property. In addition to the letter, I am in receipt of a plan consisting of one (1) sheet prepared by ESE Planning for the property owner. This plan is identified as "Project No. 7762" and is dated May 5, 2022. This latest plan was sent to replace the original yield plan, which was reviewed and the subject of my April 25, 2022 letter.

My comment letter of April 25, 2022 identified six (6) items that needed to be corrected in conjunction with the yield plan. Based on the latest plan submission and response letter, all items have now been adequately addressed. The yield plan now complies with the requirements of Section 150-110.3A(1) of Township Code. Based on the yield plan, a subsequent conservation subdivision can be prepared based on 16 building lots.

The above represents all comments on my review of the yield plan. Please contact me if you have any questions or need any additional assistance on this plan.

Very truly yours,  
CKS ENGINEERS, INC.  
Township Engineers

  
Joseph J. Nolan, P.E.

JJN/paf

cc: Robert Brant, Esq., Township Solicitor  
Richard P. McBride, Esq.  
File

# **NORTH PENN WATER AUTHORITY**

300 FORTY FOOT ROAD  
LANSDALE, PA 19446

TEL: 215-855-3617  
FAX: 215-855-2756  
www.northpennwater.org



May 4, 2022

Law office of Richard P. McBride  
c/o Charles Splendore  
714 N. Bethlehem Pike, Suite 101  
Lower Gwynedd, Pa. 19002

Re: Availability of Water Capacity  
Proposed Zacharczuk Tract near Skippack Pike and Bethel Road  
Worcester Township, Montgomery County, PA

Dear Mr. Splendore:

It is hereby confirmed that the North Penn Water Authority has existing 12" and 8" water mains in the area and provides water service in the vicinity of the subject proposed project in Worcester Township. You submitted a Conceptual Sketch Plan prepared by ESE Planning, entitled Option 1 Neighborhood Plan "J", and dated February 10, 2022. The proposed project consists of 16 single family homes.

The Authority has available water capacity to supply the proposed development, provided water capacity in our system is available at the time of Final Approval by the NPWA Board of Directors. This letter does not imply that NPWA agrees to provide Final Approval; only that the water capacity is available. Final Approval, if granted, is subject to all terms and conditions of the Main Extension Agreement and any special conditions that may be imposed as a result of the project.

You are instructed to review our detailed procedures for our water main extension approval process which can be found at: <https://npwa.org/for-developers/>. Once you have made Application for Capacity we will formally initiate an engineering design for the project that will include an analysis of fire flow needs, pressure and service reliability in support of the water main extension that will be needed, including onsite and offsite water main improvements where deemed necessary.

This commitment is valid for up to one year from the date of this letter. After this date, the applicant will need to resubmit another water capacity request. If changes were made to the development plan which affect the use of or discharge of water, then the applicant should resubmit a request for availability of water.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

**NORTH PENN WATER AUTHORITY**

Daniel C. Preston, P.E.  
Director, Asset Management and Strategic Initiatives



June 7, 2022

**Ms. Megan Weaver**  
Upper Gwynedd Township, Assistant Manager  
One Parkside Place  
North Wales, PA 19454

**Subject: Zacharczuk Tract, Skippack Pike, Worcester Township**  
**Will Serve, Capacity Availability Review**  
**EEMA Project Number 05227-196**

**Dear Megan:**

**We have reviewed the request for capacity for the proposed Zacharczuk Tract land development project, located on Skippack Pike, in Worcester Township. We evaluated if sewage conveyance and treatment capacity are available.**

**To determine the availability of capacity, the following criteria must be met:**

- 1) The collection, conveyance and treatment facilities have capacity to receive and treat the sewage from the development project.**
- 2) The additional sewage flows will not cause a projected hydraulic or organic overload over the next five years.**

**The project identifies sixteen new EDU's. The proposed development will generate an estimated 4,544 gallons of sewage per day (GPD), and, 11,360 GPD peak flow, using a conservative peaking factor of 2.5 for new construction. As you know, the Township utilizes 284 GPD per EDU for planning, permitting, and costing purposes.**

**Sewage conveyance from the project is proposed to the Upper Gwynedd Township Cassel Road and Sunnybrooke Pump Stations, the Southwest Interceptor, and then to the Upper Gwynedd Township Wastewater Treatment Plant (UGT WWTP). There have been no Sanitary Sewer Overflows (SSO) in these sections of Upper Gwynedd Township's collection and conveyance system.**

**Based on the capacity of the sewer collection and conveyance for this proposed flow, and the capacity of the UGT WWTP, the additional sixteen EDU's will not result in a hydraulic or organic overload now or projected over the next five years in the Upper Gwynedd Township collection system, the Cassel Road, and Sunnybrooke Pump Stations, or the UGT WWTP.**



Zacharczuk Tract – Will Serve and Capacity Availability Review  
Upper Gwynedd Township  
June 7, 2022

Please feel free to contact me should you have any questions.

**Very truly yours,  
Environmental Engineering &  
Management Associates, Inc.**

*Anthony L. Price*

**Anthony L. Price, P.E.  
Senior Project Engineer**

**Cc: Sandra Brookley Zadell, UGT Township Manger  
Rebecca Mason, UGT Director of Wastewater Operations  
Susan Rice, P.E., STA Engineering**



January 20, 2023

Mr. Sean Halbom  
Township Manager  
Worcester Township  
1721 South Valley Forge Road  
P.O. Box 767  
Worcester, PA 19490

Attention: Mr. Robert D'Hulster, Public Works Director

RE: **Traffic Review #4 - Transportation Impact Assessment/Final Subdivision Plans/Highway Occupancy Permit Plans**  
Zacharczuk Residential Development – 16 Single-Family Homes  
Worcester Township, Montgomery County, PA  
McMahon Project No. 822655.11

Dear Sean:

In response to the Township's request, McMahon, a Bowman company, (McMahon) has completed our fourth (4<sup>th</sup>) traffic engineering review of the proposed development to be located at 2581 Skippack Pike (S.R. 0073) in Worcester Township, Montgomery County, PA. According to the materials submitted to our office, the development is proposed to consist of 16 single-family homes proposing one full-movement driveway along Skippack Pike (S.R. 0073) and an emergency-only access provided to/from Bethel Road (S.R. 3006).

The following documents were reviewed in preparation of our comments:

- Transportation Impact Assessment – Zacharczuk Residential Tract, prepared by Pennoni Associates, Inc., last revised December 2022.
- Final Subdivision Plans – Zacharczuk Tract, prepared by STA Engineering, Inc., last revised November 28, 2022.
- Response to Comments Letter – Zacharczuk Tract, prepared by STA Engineering, Inc., dated January 3, 2023.
- Highway Occupancy Permit Plans – Low Volume Driveway Skippack Pike, prepared by STA Engineering, Inc., last revised December 27, 2022.
- Township Approval Resolution 2022-21, enacted December 21, 2022.

Based on our review of the documents listed above, McMahon offers the following minor comments to be addressed by the applicant, along with some administrative items of note, and otherwise find the submission to be satisfactory to our office at this time:

**General**

1. A response letter **must continue to be provided** with any resubmission detailing how each comment below has been addressed, and where each can be found in the resubmission materials (i.e., page number(s)) to assist in the re-review process. Additional comments may follow upon review of any resubmitted and more detailed plans as the land development process proceeds.
2. The updated Transportation Impact Assessment is satisfactory to us at this time and addresses our prior comments.
3. The applicant is in the process of securing a PennDOT Highway Occupancy Permit (HOP) since Skippack Pike (S.R. 0073) and Bethel Road (S.R. 3006) are State Roadways for any work that will be completed within the legal right of way on Skippack Pike (S.R. 0073) and Bethel Road (S.R. 3006). The Township and our office must be copied on all HOP submissions, as well as correspondence between the applicant and PennDOT, and invited to any and all meetings among these parties. A copy of the PennDOT permit(s) should be provided to the Township upon receipt.
4. According to the Township's Roadway Sufficiency Analysis, the proposed development is located in Transportation Service Area North, which has a corresponding impact fee of \$3,977 per "new" weekday afternoon peak hour trip and the applicant will be required to pay a Transportation Impact Fee in accordance with the Township's Transportation Impact Fee Ordinance. Based on information provided in the transportation impact assessment (TIA), the proposed development is expected to generate 18 "new" trips during the weekday afternoon peak hour resulting in a **transportation impact fee of \$71,586**.

**Final Subdivision Plans**

5. The plans must be signed and sealed by a Professional Engineer licensed to practice in the Commonwealth of Pennsylvania. *The applicant's engineer has indicated in its response that the plans are signed and sealed; however, we cannot locate the seal and signature on the plans provided.*

**Highway Occupancy Permit Plans**

6. We have no additional comments on the Highway Occupancy Permit Plans at this time.

We trust that this review letter responds to your request. If you or the Township have any questions, or require clarification, please contact me or Michelle Eve, P.E.

Sincerely,



Casey A. Moore, P.E  
Executive Vice President

CAM/BMJ/MEE

cc: Joseph Nolan, P.E., Arro Consulting, Inc. (Township Engineer)  
Robert Brant, Esq. (Township Solicitor)  
Devin Ralph, Esq. (Township Solicitor)  
Fran Hanney, PennDOT  
Scott Burton, PennDOT  
Mike Downs, Toll Mid-Atlantic LP Company, Inc. (Applicant)  
Brian Keaveney, P.E., Pennoni Associates (Applicant's Traffic Engineer)  
Susan Rice, P.E., STA Engineering, Inc. (Applicant's Engineer)  
Chuck Splendore, Esq., McBride & Murphy (Applicant's Attorney)

P:\WORCETO1\822655 - Zacharczuk Residential\Project\_Management\Submissions\2023-01-03 HOP Plans\_LD Plans\_TIS\Review\2023-01-20 Review Letter #4 - Zacharczuk Residential TIA\_LD Plans\_HOP Plans (finalized).docx