

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, FEBRUARY 23, 2017, 7:30 PM**

CALL TO ORDER by Mr. Todd at 7:30 PM

ATTENDANCE

PRESENT:	GORDON TODD	[X]
	PAT QUIGLEY	[X]
	CHRIS DAVID	[X]
	TONY SHERR	[X]
	RICK DELELLO	[X]

1. February 9, 2017 Meeting Minutes – Ms. David motioned to approve the February 9, 2017 Meeting Minutes, second by Mr. DeLello. There was no public comment. By unanimous vote the motion was approved.
2. Whitehall Estates Planning Module – Joe Nolan, Township Engineer, provided an overview of the Planning Module Component 4A review process.

Rolph Graf, Engineer for the Applicant, commented on the sanitary sewer planning process. Mr. Graf noted additional sanitary sewer improvement specifications will be included on the Final Plan submission for this proposed subdivision.

Mr. Sherr commented on the scope of Planning Commission review at this point in the entitlement process.

Ms. Quigley commented on the Planning Commission including additional information in its Planning Module review.

Mr. Nolan stated that, after the Planning Module was completed, the application would be made available for a 30-day public inspection period, after which the Board of Supervisors would consider a resolution to submit the application to the Pennsylvania Department of Environmental Protection.

Mr. Nolan reviewed individual questions listed on the Planning Module Component 4A form.

Mr. DeLello commented on Planning Commission reviews and the approval process. Mr. Ryan noted the Applicant was working with Stony Creek Farm community representatives to address the sanitary sewer connection proposed to be made a Brindle Court. Mr. Nolan noted the Applicant will be required to provide this executed easement prior to the

Planning Module being submitted to the Pennsylvania Department of Environmental Protection.

Mr. Sherr recommended Planning Module Component 4A form include a note stating the Applicant need comply with all items noted in the Township Engineer's February 16 review letter.

Mr. Sherr motioned to authorize the Chairman to sign the Planning Module Component 4A, as discussed at this evening's meeting, second by Ms. Quigley. By unanimous vote the motion was approved.

Cheryl Brumbaugh, Worcester, commented on the sanitary sewer line installation at the Stony Creek Farms community, and potential disturbance to property landscaping.

3. Center Point Village Zoning Ordinance – Mr. Todd noted three primary areas of review – required open space and permitted density, the CPV-2 portion of the district, and consideration of additional areas for mixed-use preservation development.

Mr. Todd commented on the convenience store use, gas pumps and the number of gas pumps appropriate for the Village. Mr. Todd commented on the possible reuse of the Palmer property's existing structures, and potential revisions to the bubble plan.

Mr. Sherr commented on the scope of Planning Commission review and comments. Mr. DeLello recommended the Planning Commission review permitted residential density, and the appropriate scale of non-residential development at the Palmer property.

Mr. Todd commented on additional architectural requirements, and the possible creation of an architectural review board. Mr. Todd commented on building height, residential density, the density bonus structure, and the status of the Village's pre-1940 dwellings.

There was discussion on the development of a request for proposals (RFP) for professional planning assistance. It was the consensus of the Members to prepare a draft RFP that requires an assessment of existing Township Code relative to the Center Point Village Vision Plan objectives, and an assessment of the proposed ordinance relative to the Center Point Village Vision Plan objectives.

In addition, the RFP will require the planner to recommend which document – the Township Code or the proposed ordinance – should be revised in order to best achieve the Center Point Village Vision Plan objectives.

Lastly, the RFP will request planner comment on certain topics, including permitted residential density, non-residential scale, and gas station and convenience store options.

Mr. Ryan will draft a RFP for Planning Commission review and comment prior to the March 15 Joint Meeting with the Board of Supervisors.

4. bamboo ordinance – Ms. Quigley motioned to table discussion on a proposed bamboo ordinance to a future Planning Commission meeting, second by Mr. Todd. There was no public comment. By unanimous vote the motion was approved.

PUBLIC COMMENT

- Bob Andorn, Worcester, commented on walkability throughout the community and in the Center Point Village area, development restrictions in the proposed Center Point Village Zoning ordinance, the ordinance development process, and Growing Greener provisions of the Township Code.
- Scott Ryan, Worcester, commented on the development of the proposed Center Point Village Zoning ordinance, bubble plan property designations, and areas in Center Point Village suitable for higher-density residential development.

ADJOURNMENT

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 9:22 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager



CKS Engineers, Inc.
88 South Main Street
Doylestown, PA 18901
215-340-0600 • FAX 215-340-1655

David W. Connell, P.E.
Joseph J. Nolan, P.E.
Thomas F. Zarko, P.E.
James F. Weiss
Patrick P. DiGangi, P.E.
Ruth Cunnane

March 10, 2017
Ref: #7508

Worcester Township
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490-0767

Attention: Tommy Ryan, Township Manager

Reference: Meadowood Land Development
Schultz Community Center - Office Suite Additions

Dear Mr. Ryan:

I am in receipt of a land development plan prepared for Meadowood Corporation by Woodrow & Associates, Inc. The plans consist of eight sheets and are dated February 1, 2017. This land development plan proposes three building additions to the existing Schultz Community Center within the Meadowood community. The building additions consist of administrative offices (1,308 sq. ft.), an auditorium addition (848 sq. ft.), and a marketing suite addition (2,035 sq. ft.). All of these additions will connect to the existing Schultz Community Center. Sheet No. 3 of 8 shows the enlarged area around the Schultz Community Center, and the three additions proposed with this land development. In addition, it also shows additional site improvements, including sidewalk addition and handicap ramps, which will be constructed in conjunction with these three building additions.

In addition to the land development plans, I am also in receipt of a Stormwater Management Report entitled "Meadowood - Schweiker Home", which has been prepared for the Meadowood Corporation by Woodrow & Associates, Inc., and is dated March 2017. This Stormwater Management Report shows the construction of a rain garden adjacent to the existing parking area which serves the existing "Schweiker Home" in the western portion of the property. In conjunction with this land development, the applicant's engineer has requested that Meadowood be allowed to address the stormwater requirements associated with the current project by constructing a stormwater facility adjacent to the existing "Schweiker Home". The stormwater facility would include a rain garden, which will accept flow from the existing parking lot and will be designed to offset the increase in stormwater associated with the three building additions. I reviewed this concept and found it to be acceptable, since the area where the additions will be constructed does not have adequate room for the construction of additional stormwater facilities. The offsetting to another portion of the property and the construction of a rain garden at this time is both desirable and it provides stormwater facilities utilizing Best Management Practices (BMP).

I have reviewed both the land development plans and also the stormwater management plan to determine conformance with the Subdivision and Land Development Ordinance of Worcester Township. Based on my review of these documents, I offer the following comments:

1. I have reviewed the Stormwater Management Report and the design of the rain garden BMP proposed adjacent to the parking lot at the "Schweiker Home". The design provides enough volume and rate control required in conjunction with the three building additions proposed for this land development. Therefore, the design and concept of the rain garden is acceptable to offset the stormwater requirements of the proposed building additions. The stormwater management proposed for this land development is, therefore, acceptable. Sheet 7 shows the proposed design of the rain garden and the plantings proposed as well. This sheet also provides a "Permanent BMP Maintenance Program", which will assist Meadowood in maintaining the rain garden.
2. The applicant is requesting 11 waivers in conjunction with this land development. These waivers are as follows:
 - a. Section 130-24.B.3.a: Storm systems designed to carry 50-year peak flow rate.
 - b. Section 130-24.B.3.h: Maximum allowable headwater depth of one foot for inlets.
 - c. Section 130-24.B.4.f.2: Detention basin design criteria, 100-year/10-year release rate.
 - d. Section 130-24.B.4.f.7: Minimum freeboard of two feet over Emergency Spillway and top of berm.
 - e. Section 130-24.B.4.f.13: Minimum 100-foot distance from highest free water surface to dwelling unit.
 - f. Section 130-24.B.4.j: Minimum three-foot of cover over all storm pipes.
 - g. Section 130-24.B.4.k: Requires crowns of all pipes tying into an inlet or manhole be set at equal elevations.
 - h. Section 130-28.E.1: Existing tree survey.
 - i. Section 130-28.G.4: Required street trees.
 - j. Section 130-33.C.1&4: Show existing features within 400 feet.
 - k. Section 130-23.A: Requirement to set monuments on right-of-way lines at corners and angle points.

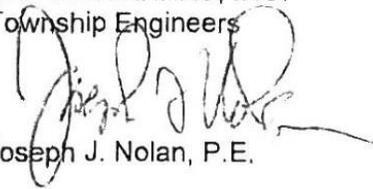
Waivers "a" through "g" above are related to the stormwater management system. These waivers are based on the current Stormwater Management Ordinance, which does not

include or provide design parameters for a BMP, such as a rain garden. Based on my review, the rain garden has been designed in conjunction with the acceptable engineering standards for this type of stormwater control facility. I, therefore, have no opposition to granting of these waivers. Waivers "h", "i", "j", and "k" are related to the overall site. Since Meadowood is an existing well-developed community and the location of this land development is directly within the middle of this development, I am not opposed to granting a waiver for these four items as well.

3. Sheet No. 5 shows the existing features to be removed or modified. This sheet shows the removal of 8 existing trees that need to be removed to allow for the 3 building additions.
4. Sheet No. 6 is the proposed Improvement Plan. This sheet shows the additions and the new sidewalk to be constructed. However, there is no landscaping shown on this sheet or included in the remainder of the plan set. I would request that the applicant's engineer prepare a Landscape Plan to show proposed landscaping in conjunction with the three additions. In addition, the plan should show a replacement plan for the eight trees removed to make room for the additions. All of the proposed landscaping could be shown directly on Sheet 6.

The above represents all comments on this Land Development Plan and the Stormwater Management Plan. The applicant should make revisions to add landscaping as requested, and resubmit for further review. Please contact this office if you have any questions or need any additional assistance on these plans.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers


Joseph J. Nolan, P.E.

JJN/mdm

cc: Robert L. Brant, Esq., Township Solicitor
Timothy P. Woodrow, Woodrow & Associates, Inc.
Meadowood Corporation, c/o Paul Nordeman, Exec. Director
File

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**
VALERIE A. ARKOOSH, MD, MPH, CHAIR,
KENNETH E. LAWRENCE, VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



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

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

March 13, 2017

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

Re: MCPC #17-0040-001
Plan Name: Meadowood
(4,191 square feet addition on 125.16 acres)
Situate: Skippack Pike (N)/Valley Forge Road (W)
Worcester Township

Dear Mr. Ryan:

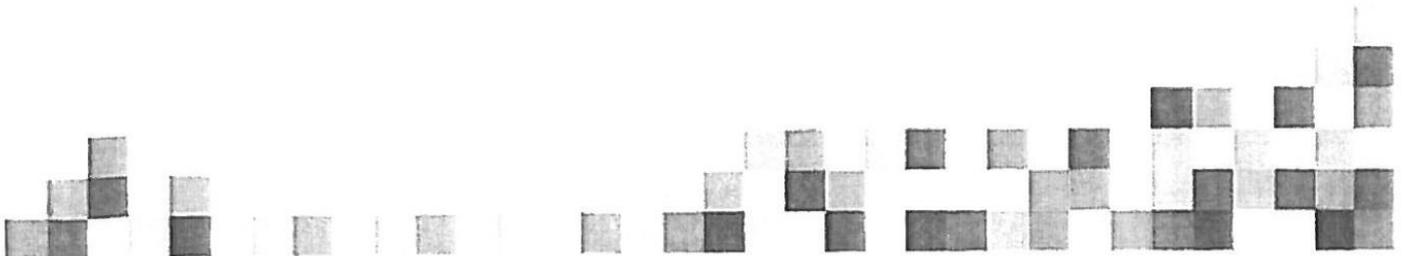
We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as requested on February 16, 2017. This letter is submitted as a report of our review and recommendations.

BACKGROUND

The applicant, Meadowood Corporation, is proposing three new single-story additions to expand their office space and auditorium. The additions will add a combined 4,191 square feet of building space to the existing Meadowood facility. Including the building expansions, the addition of some hardscape areas, and the demolition of existing hardscape areas, there will be a total of 4,088 square feet of new impervious surface.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal. In the course of our review we have identified the following comments for your review:



COMMENTS

STORMWATER

- A. Waivers- The applicant is requesting several waivers from the stormwater section of the Subdivision and Land Development Ordinance. While the applicant is only proposing a relatively small addition of impervious surface, the Planning Commission should seek the Township Engineer's determination regarding the ability of the existing stormwater system to handle the additional flow caused by these improvements.

OTHER WAIVERS

- A. Trees- Considering the small nature of the improvements we have no objection to the applicant's request for waivers from street tree and street survey requirements.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal. Please note that the review comments and recommendations in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

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

Sincerely,



Brandon Rudd, Senior Planner
610-278-3748 - brudd@montcopa.org

- c: Meadowood Corporation, Applicant
Paul Nordeman, Applicant's Representative
Gordon Todd, Chairman, Township Planning Commission

C
K
S

CKS Engineers, Inc.
88 South Main Street
Doylestown, PA 18901
215-340-0600 • FAX 215-340-1655

Joseph J. Nolan, P.E.
Thomas F. Zarko, P.E.
James F. Weiss
Patrick P. DiGangi, P.E.
Ruth Cunnane
Michele A. Fountain, P.E.

RECEIVED
MAR 13 2017

March 8, 2017
Ref:# 7506

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

Attention: Tommy Ryan, Township Manager

Reference: Coughlin Subdivision - Planning Module Review

Dear Mr. Ryan:

I am in receipt of the Planning Module for land development as prepared for the Coughlin Subdivision by Penn's Trail Environmental, LLC. The planning module contains component 1 as required by Act 537. The module and the associated supporting documentation is in a report dated February 6, 2017.

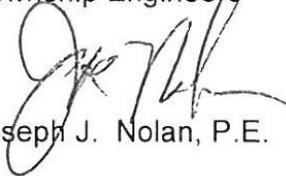
I have reviewed the component 1 module, and all supporting documentation. Please note that the information also contains a letter from the Montgomery County Health Department dated February 24, 2017 indicating their review and approval of the module. Based on my review, the module is acceptable for submission to the Pennsylvania Department of Environmental Protection for review and subsequent action. Prior to submission to DEP, the Township must execute portions of the module in two (2) places. In component 1, on page 5, the Worcester Township Planning Commission must sign the module. In addition, the Worcester Township Zoning Officer must also sign this page of the module. The second place for Township signature is component 1, page 6. This must be signed by the Chairman of the Board of Supervisors. Please note, that on pages 5 and 6, I have checked the appropriate boxes to identify acceptance of the component. Once the Township executes this component, it is then ready for submission to DEP. After execution, I would recommend submitting the completed and executed module back to Penn's Trail Environmental LLC so they can affix the required check for the review fee as specified on page 7 of component 1, and send the module to DEP.

Please note, I only received one (1) copy of the module and I am returning that copy along with the attached Montgomery County Health Department letter to you for further processing.

March 8, 2017
Ref:# 7506
Page 2

Please contact me if you have any questions or need any further assistance with this planning module.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers



Joseph J. Nolan, P.E.

JJN/paf

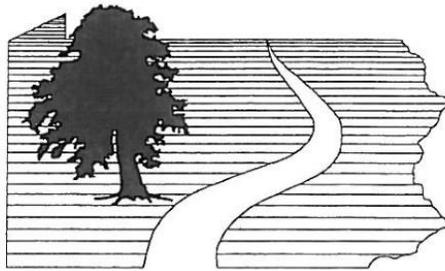
cc: Penn's Trail Environmental LLC
File

Act 537 Component 1

**Planning Module for Land
Development**

Prepared for the

Coughlin Subdivision



Penn's Trail Environmental, LLC

21 East Lincoln Avenue

Suite 160

Hatfield, PA 19440

PTE# 2513

Tax Parcel# 67-00-02038-00-1

February 6, 2017

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APPENDICES

- 1 – *Component 1 Planning Module for Land Development*
- 2 – *Topographic Location Map*
- 3 – *Soil Investigation Reports – Form 3800-FM-WSFRO290A*
- 4 – *PADCNR-PNDI Project Environmental Review*
- 5 – *Site Plan*

The following is submitted in accordance with the instructions included with the required Planning Module for the proposed subdivision as determined by the PA Department of Environmental Protection based on the nature of the proposed subdivision.

Section A - Project Information

See Component 1, Page 1, attached as Appendix 1.

Section B – Client (Municipality) Information

See Component 1, Page 1, attached as Appendix 1.

Section C – Site Information

See Component 1, Page 2, attached as Appendix 1.

Section D – Project Consultant Information

See Component 1, Page 2, attached as Appendix 1.

Section E – Availability of Drinking Water Supply

Individual wells are proposed. See Component 1, Page 2, attached as Appendix 1.

Section F – Project Narrative

Section F.1

Two additional building lots are proposed to be created from the 31.68-acre Montgomery County Tax Parcel# 67-00-02038-00-1 that is owned by John Coughlin and supports a circa-1965 residence and outbuildings. The proposed subdivision is located at 1631 Kriebel Mill Road in Worcester Township, Montgomery County, PA as shown on the attached site plan (Appendix 5).

The Component 1 Planning Module for Land Development package is submitted for review and approval of this subdivision as the total number of lots to have been created from the parent parcel since May 15, 1972 is three lots. The proposed subdivision does not include residual property.

Section F.2

For Act 537 planning purposes and for purposes of determining Act 537 planning review fees, daily sewage flows from the proposed subdivision were estimated according to Title 25, Chapter 73 of the Pennsylvania Code, Section 73.17, at 400 gallons per day (GPD) per residence and the definition of an Equivalent Dwelling Unit (EDU). The total proposed sewage flows for the 3-lot project are 1,200 GPD.

Testing for subsurface sewage disposal systems meeting the requirements of PA Code, Title 25, Chapter 73, was completed to serve the two proposed lots as well as provide a replacement absorption area to serve the long-term sewage disposal needs of the existing residence. The testing was supervised by a Montgomery County Health Department Sewage Enforcement Officer. Soil testing information to support the use of individual sewage disposal systems is included on the Site Investigation and Percolation

Test Report forms (Form 3800-FM-WSWM290A) that are attached as Appendix 3. The system absorption areas shown on the attached plan (Appendix 5) have been sized to accommodate 400 gallons per day (gpd), corresponding to the Act 537 definition of an equivalent dwelling unit (EDU).

The existing residence is served by an individual well water supply and subsurface sewage disposal system and the proposed lot will be similarly served. The sewage systems serving the existing and proposed residences will be owned and maintained by their respective property owners and transferred with each subsequent property sale as allowed by law. The residential wastewater does not require special treatment considerations.

Section F.3 Total Acreage of Subdivision

The size of the parent parcel is 31.68-acres. See Section F.1.

Section F.4 Adjoining parcels under same ownership

No adjoining properties are owned by John Coughlin.

Section F.5 Relevant Information or Permit Coordination

Recent PADEP reviews of subdivision proposals located within special protection watersheds have required an assessment of the impact of the proposed sewage disposal systems on the nearest surface waters in accordance with the draft "Recommendation for Interim Operating Procedure for Assessing Impact of Sewage Effluent on Special Protection Waters." Surface water drains from the project site to a tributary to Zacharias Creek, which is a tributary to Skippack Creek, listed as a trout-stocked, migratory fishery (TSF, MF) according to Chapter 93, Drainage List F of the Clean Streams Law (35 P.S.) and is therefore not subject to the assessment.

Section G – General Site Suitability

Section G.1 Plot Plan

Please refer to the attached plot plan titled, *Sewage Facilities Plan, Coughlin Tract* by Schlosser & Clauss Consulting Engineers, Inc., January 27, 2017 (Appendix 5) for the following information according to the planning module instructions:

- a) Location of all soil profile examinations and percolation tests, both suitable and unsuitable.*
- b) Slope at each test area*
- c) Soil types (USDA/NRCS) and their boundaries.*
- d) Locations of existing and proposed adjacent streets, roadways and access roads.*
- e) Lot lines and sizes of individual lots in the proposed development.*
- f) Existing and proposed rights-of-way.*
- g) Existing and proposed water supplies.*
- h) Locations of any existing buildings.*
- i) Surface waters, including ponds, streams, lakes and impoundments.*

- j) Wetland areas, as identified by hydric soils in USDA NRCS maps and by NWI mapping.*
- k) Floodplains and floodways.*
- l) Open space areas designated within the proposed development and any parks, state forests or other state land adjoining the development.*
- m) Any property that is not included in the plan but is under the same ownership and adjacent (whether or not it has been developed in the past or will be developed in the future). Lots located across roads, streets and rights-of-way are considered adjacent.*
- n) Any existing onlot or sewerage systems, pipelines, transmission lines, etc., which may impact the use of an onlot system.*
- o) Prime agricultural land listed by the USDA NRCS as "Pennsylvania Prime Farmland Soils."*
- p) Orientation to North by directional arrow.*

Section G.2 Residual Tract Planning Waiver Request

A residual tract waiver is not requested as indicated on Page 3 of Component 1 (Appendix 1).

Section G.3.a Soils Information

Site Investigation and Percolation Test Report forms (Form 3800-FM-WSFRO290A) are attached as Appendix 3.

Section G.3.b Marginal Conditions

Local Agency Determination. See Component 1, Pages 3 & 4, attached as Appendix 1.

Section G.3.c Individual Residential Spray Irrigation Systems (IRSIS)

No Individual Residential Spray Irrigation Systems (IRSIS) systems are proposed to serve the existing residence or proposed lot.

Section H - Sewage Enforcement Officer Action

See Component 1, Page 4, attached as Appendix 1.

Section I – Protection of Rare, Threatened or Endangered Species

None were identified. See PHNP Project Environmental Review attached as Appendix 4.

Section J – Planning Agency Review

See Component 1, Page 5, attached as Appendix 1.

Section K – Municipal Action

See Component 1, Page 6, attached as Appendix 1.

Section L – Review Fees

See Component 1, Page 7, attached as Appendix 1.

1 – Component 1 Planning Module for Land Development

*PENN'S TRAIL ENVIRONMENTAL, LLC
ph. (215) 362-4610 fax. (215) 362-4620
email: staff@pennstrail.com*



Code No.

SEWAGE FACILITIES PLANNING MODULE

Component 1. Exception to the Requirement to Revise the Official Plan (Return completed module package to appropriate municipality)

DEP USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH ID #

This planning module component is used to satisfy the sewage facilities planning requirements for subdivisions of 10 lots or less (including residual lands) intended as building sites for detached single family dwelling units served by individual onlot sewage disposal systems. The number of lots includes only those lots created after May 15, 1972. Refer to the instructions for help in completing this component.

NOTE: All soil testing must be field verified by the Sewage Enforcement Officer (SEO). The SEO must notify the approving agency verbally or in writing at least 10 days prior to testing. In some cases, a representative of the approving agency may wish to observe the soil testing.

REVIEW FEES: Amendments to the Sewage Facilities Act established fees to be paid by the developer for review of planning modules for land development. These fees may vary depending on the approving agency for the project (DEP or delegated local agency). Please see Section K and the attached instructions for more information on these fees.

A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name Coughlin Subdivision
2. Brief Project Description Two additional building lots are proposed to be created by subdivision of a 31.68-acre parcel. The proposed lots will be also served by individual well water supplies and subsurface sewage disposal systems.

3. Total Number of Lots:			
Number of Lots Being Proposed	3		
+ Residual Land Parcel/Lot	0	+	
+ Number of Previous Lots Developed from Present Tract As it Appeared on May 15, 1972.....	0	+	
Total	3	=	*

* If total exceeds 10, do not use this form. Contact DEP for correct forms.

B. CLIENT (MUNICIPALITY) INFORMATION (See Section B of instructions)

Municipality Name Worcester	County Montgomery	City <input type="checkbox"/>	Boro <input type="checkbox"/>	Twp <input checked="" type="checkbox"/>
Municipality Contact - Last Name Ryan	First Name Tommy	MI MI	Suffix Suffix	Title Manager
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1 1721 Valley Forge Road		Mailing Address Line 2 Box 767		
Address Last Line -- City Worcester		State PA	ZIP+4 19490	
Phone + Ext. (610) 584-1410	FAX (optional) (610) 584-8901	Email (optional) manager@worcestertwp.com		

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development Project) Name Coughlin Subdivision

Site Location Line 1 1631 Kriebel Mill Road		Site Location Line 2		
Site Location Last Line -- City Collegetown	State PA	ZIP+4 18426	Latitude 40° 11' 58.02" N	Longitude 75° 22' 11.02"W

Detailed Written Directions to Site

Travelling south on Valley Forge Road (PA 363) from Skippack Pike (PA 73) for 1.0 miles, turn right onto Heebner Road, follow 1.1 miles to Kriebel Road. Turn right and proceed 0.20 miles. The project site is on the left side of Kriebel Road.

Description of Site (Project)

The project site supports a farmstead complex, pasture and narrow woodlands.

Site Contact (Developer) -- Last Name Coughlin	First Name John	MI	Suffix	Phone (610) 222-9050	Ext.
Site Contact Title Owner/Developer		Site Contact Firm (if none, leave blank)			
FAX ()		Email npgulf@gmail.com			
Mailing Address Line 1 3125 Doe Brook Road		Mailing Address Line 2 P.O. Box 462			
Mailing Address Last Line -- City Worcester		State PA	ZIP+4 19490		

D. PROJECT CONSULTANT INFORMATION (See Section D of instructions)

Last Name Dudish	First Name John	MI M	Suffix
Title Project Manager	Consulting Firm Penn's Trail Environmental, LLC		
Mailing Address Line 1 21 E. Lincoln Avenue		Mailing Address Line 2 Suite 160	
Address Last Line -- City Hatfield		State PA	ZIP+4 19440
Email jdudish@pennstrail.com	Phone (215) 362-4610	Ext. 106	Country USA
			FAX (215) 362-4620

E. AVAILABILITY OF DRINKING WATER SUPPLY

This project will be provided with drinking water from the following source: (Check appropriate box)

- Individual wells or cisterns.
- A proposed public water supply.
- An existing public water supply.

If existing public water supply is to be used, provide the name of the water company and attach documentation from the water company stating that it will serve the project.

Name of water company: _____

F. PROJECT NARRATIVE (See Section F of instructions)

- A narrative has been prepared as described in Section F of the instructions.

The applicant may choose to include additional information beyond that required by Section F of the instructions.

G. GENERAL SITE SUITABILITY (See Section G of instructions)

1. PLOT PLAN

Attach an original or copy of a 7½ minute USGS topographic map with the area of the proposed land development plotted and labeled. Attach a copy of the plot plan of the proposed subdivision showing the following information:

- a. Location of all soils profiles and percolation tests.
- b. Slope at each test area.
- c. Soil types and boundaries.
- d. Existing and proposed streets, roadways, access roads, etc.
- e. Lot lines and lot sizes.
- f. Existing and proposed rights-of-way.
- g. Existing and proposed drinking water supplies for proposed and contiguous lots.
- h. Existing buildings.
- i. Surface waters.
- j. Wetlands from National Wetland Inventory Mapping and USDA Hydric Soils Mapping.
- k. Floodplain and floodways (Federal Flood Insurance Mapping).
- l. Designated open space areas.
- m. Remaining acreage under the same ownership and adjoining lots.
- n. Existing onlot or sewerage systems; pipelines, transmission lines, etc.
- o. Prime agricultural land.
- p. Orientation to North.

2. RESIDUAL TRACT PLANNING WAIVER REQUEST

A waiver from sewage facilities planning is, is not requested for the residual land tract associated with this project. (See Section H, I and J and instructions for additional information).

3. SOILS INFORMATION

- a. Attach copies of "Site Investigation and Percolation Test Report" (3800-FM-BPNPSM0290A) (formerly known as "Appendix A") form(s) for the proposed subdivision.
- b. Marginal conditions for long-term onlot sewage disposal are, are not present. See marginal conditions information in Sections H and J and in attached instructions.
- c. If one or more lots in this subdivision are planned to be served by Individual Residential Spray Irrigation Systems (IRSIS), please see the specific information on IRSIS in Section G of the instructions.

Both the soils description preparer and developer must sign below indicating acknowledgement of the false swearing statement.

I verify that the statements made in this component are true and correct to the best of my knowledge, information and belief. I understand that false statements are made subject to the penalties of 18 Pa. C.S.A. §4904 relating to unsworn falsification to authorities.

Paul A. Golrick, Soil Scientist

Soils Description Preparer Name (Print)

Paul A. Golrick

Signature

2/6/17

Date

John Coughlin

Developer Name (Print)

John Coughlin

Signature

2/1/17

Date

H. MUNICIPALITY'S CERTIFIED SEWAGE ENFORCEMENT OFFICER (See Section H of instructions)

1. I have confirmed the information relating to the general suitability for onlot sewage disposal contained in this component. Confirmation of this information was based upon on-site verification of soil tests, general site conditions and other generally available soils information. The proposed development site:
- Is generally suitable for onlot disposal. This module does not constitute individual permit approval.
 - Is marginal for long-term onlot disposal. (See instructions for information on marginal conditions).
 - Is not generally suitable for onlot disposal. (See my attached comments regarding this determination).
 - Cannot be evaluated for general site suitability because of insufficient soils testing.
2. The proposed development site is considered "marginal for onlot disposal" or for long-term onlot system use because one or more of the following conditions exist. (Check all that apply).
- Soils profile examinations which document areas of suitable soil intermixed with areas of unsuitable soils.
 - Site evaluation which documents soils generally suitable for elevated sand mounds with some potential lots with slopes over 12%.
 - Site evaluation which documents soils generally suitable for in-ground systems with some potential lots with slopes in excess of 20%.
 - Lot density of more than 1 residential dwelling/acre.
3. Residual Tract Facilities (For use only when there is an existing septic system on the residual tract)
- I have inspected the lot on which the existing building and existing septic system is located and have concluded, based on soils mapping or soils evaluation, permit information or site inspection that the long-term sewage disposal needs of this site and the building currently served can be met.
 - I further acknowledge that no violations of the Sewage Facilities Act are known to me or have become apparent as a result of my site inspection. No inferences regarding future performance of the existing septic system should be drawn from this acknowledgement.
 - A brief description and sketch of the existing system and site is attached.



Signature of Certified Sewage Enforcement Officer with jurisdiction in municipality where development is proposed

3263

Certification

2/24/17

Date

I. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES (See Section I of instructions)

Check one:

The "Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt" resulting from my search of the PNDI database and all supporting documentation from jurisdictional agencies (when necessary) is/are attached.

A completed "Pennsylvania Natural Diversity Inventory (PNDI) Project Planning & Environmental Review Form," (PNDI Form) available at www.naturalheritage.state.pa.us, and all required supporting documentation is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning module will be considered incomplete upon submission to the Department and that the DEP review will not begin, and that processing of my planning module will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

Applicant or Consultant Initials _____

J. PLANNING AGENCY REVIEW (See Section J of instructions)

This planning module has been reviewed by the existing municipal planning agency and zoning officer and has been found to be consistent, inconsistent with municipal zoning ordinances or subdivision and land development ordinances. A waiver of the sewage facilities planning requirements for the residual tract of this subdivision has has not been requested. If requested, the proposed waiver is is not consistent with applicable ordinances administered by this agency.

Worcester Township Planning Commission
Municipal Planning Agency Name

Zoning Officer Signature

Planning Agency Signature (Authorized Official)

No municipal planning agency exists

No municipal zoning ordinance exists

K. MUNICIPAL ACTION (See Section K of instructions)

The municipality must act within 60 days of receipt of a complete sewage facilities planning module package.

This planning module has been reviewed by the municipal governing body and has been found to be **ACCEPTABLE**. Approval of this planning module does not constitute individual onlot system permit approval.

This planning module is **NOT ACCEPTABLE** because:

Check appropriate reason(s)

The subdivision does not comply with municipal zoning ordinances.

The subdivision does not comply with municipal subdivision and land development ordinances.

The subdivision is not suitable for the use of individual onlot subsurface absorption areas.

The subdivision does not meet the requirements for use of this module or other provisions of Chapter 71 (Administration of Sewage Facilities Planning Program).

Other (Explain) _____

The proposed development has been identified in Section G and/or Section H as having marginal conditions or other concerns for the long-term use of onlot sewage systems. The municipality has selected the following method of providing long-term sewage disposal to this subdivision: (Check one)

Provision of a sewage management program meeting the minimum requirements of Chapter 71, Section 71.73

Replacement area testing

Scheduled replacement with sewerage facilities

Reduction of the density of onlot systems

The justification required in Section J of the instructions is attached.

A waiver of the planning requirements for the residual tract of this subdivision has been requested.

The municipality acknowledges acceptance of this proposal and requests a waiver of the sewage facilities planning requirements for the residual tract designated on the subdivision plot plan. Our municipal officials accept full responsibility now and in the future to identify any violation of this waiver and to submit to the approving agency any required sewage facilities planning for the designated residual tract should a violation occur or construction of a new sewage-generating structure on the residual tract of the subdivision be proposed. We understand that such planning information may require municipal officials to be responsible for soil testing and other environmental assessments for the residual tract in the future.

Chairperson/Secretary of Governing Body

Signature

Date

Worcester Township

Municipality Name

1721 Valley Forge Road, Box 767, Worcester, PA 19490
Address

(Area Code) Telephone No. (610) 584-1410

L. REVIEW FEE (See Section L of instructions)

The Sewage Facilities Act establishes a fee for the DEP planning module review. DEP will calculate the review fee for the project and invoice the project sponsor **OR** the project sponsor may attach a self-calculated fee payment to the planning module prior to submission of the planning package to DEP. (Since the fee and fee collection procedures may vary if a "delegated local agency" is conducting the review, the project sponsor should contact the "delegated local agency" to determine these details.) Check the appropriate box.

- I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand the Department's review of my project will not begin until DEP receives the correct review fee from me for the project.
- I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of \$70.00 payable to "**Commonwealth of Pennsylvania DEP**". **Include DEP code number and/or project name on check.** I understand DEP will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, DEP will return my check or money order and send me an invoice for the correct amount. I understand the DEP review will **NOT** begin until I have submitted the correct fee.
- I request to be exempt from the DEP planning module review fee because this planning module creates **only** one new lot and is the **only** lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

County Recorder of Deeds for _____ County, Pennsylvania

Deed Volume _____ Book Number _____

Page Number _____ Date Recorded _____

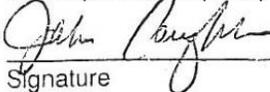
Formula:

2 Lots X \$35.00 = \$70.00

- Note:
- (1) To calculate the review fee for any project, use the number of lots created in the above formula.
 - (2) When using the number of lots, include only the number of lots being proposed when calculating the review fee. Do not include any "Residual Land Parcel/Lot".

John Coughlin _____

Developer Name (Print)



Signature

2/1/17

Date

2 – Topographic Location Map

*PENN'S TRAIL ENVIRONMENTAL, LLC
ph. (215) 362-4610 fax. (215) 362-4620
email: staff@pennstrail.com*

3 – Soil Investigation Reports – Form 3800-FM-WSFRO290A

*PENN'S TRAIL ENVIRONMENTAL, LLC
ph. (215) 362-4610 fax. (215) 362-4620
email: staff@pennstrail.com*



COMMONWEALTH OF PENNSYLVANIA
 DEPARTMENT OF ENVIRONMENTAL PROTECTION
 BUREAU OF WATER SUPPLY AND WASTEWATER QUALITY MANAGEMENT
SITE INVESTIGATION AND PERCOLATION
TEST REPORT FOR ON-LOT DISPOSAL OF SEWAGE

PTE# 2513

Application No. _____ Municipality Worcester Twp
 Site Location 1631 Kriebel Mill Rd. Subdivision Name Collegedale Blvd. County Montgomery
 Replacement Area Coughlin Lot# 1

SUITABLE Soil Type 2eb Slope 13% Depth to Limiting Zone 25 Ave. Perc. Rate 88.5
 UNSUITABLE Mottling Seeps or Pooled Water Bedrock Fractures Coarse Fragments
 Perc. Rate Slope Unstabilized Fill Floodplain Other _____

SOILS DESCRIPTION:

Soils Description Complete by: Penn's Trail Environmental, LLC Date: 6/21/16

Description of Horizon

Inches		T.P. 5	Additional Test pits
Ap	TO		T.P. inches LZ
0	11	7.5YR 3/4 gravelly silt loam; moderate, medium subangular blocky-moderate, medium granular; friable	6 31 BOP
Bt1	11	25	
		5YR 4/4 gravelly silt loam; weak, medium subangular blocky; friable	
Bt2	25	36	
		2.5YR 5/4 gravelly silt loam; weak, medium subangular blocky; firm few, distinct redox mottles	
	TO		

PERCOLATION TEST:

Percolation Test Completed by: Penn's Trail Environmental, LLC Date: 7/6/16

Weather Conditions: Below 40 F 40 F or above Dry Rain, Sleet, Snow (last 24 hours)
 Soil Conditions: Wet Dry Frozen

Hole No.	***		Reading Interval	Reading No. 1:	Reading No. 2:	Reading No. 3:	Reading No. 4:	Reading No. 5:	Reading No. 6:	Reading No. 7:	Reading No. 8:
	Yes	No		Inches of drop							
1	x		XX/30	1/2	1/2	1/2	3/8				
2	x		XX/30	2 1/8	2 1/8	2 1/8	1 7/8				
3	x		XX/30	3/8	1/4	3/8	1/4				
4	x		XX/30	2 1/8	2	2 1/4	2				
5	x		XX/30	1/2	1/2	5/8	1/2				
6	x		XX/30	1/8	0	1/8	0				

***Water remaining in the hole at the end of the final 30 minute presoak? Yes, use 30 minute interval; No, use 10 minute interval.

Calculation of Average Percolation Rate:

Hole No.	Drop during final period	Perc. Rate as Minutes/Inch	Depth of Hole
1	3/8 "	80.0	20 "
2	1 7/8 "	16.0	20 "
3	1/4 "	120.0	20 "
4	2 "	15.0	20 "
5	1/2 "	60.0	20 "
6	0 "	240.0	20 "
TOTAL OF MIN / IN.		531.0	= 88.5 Min Inch
TOTAL NO. OF HOLES		6	



The information provided is the true and correct result of tests conducted by me, performed under my personal supervision or verified in a manner approved by DEP.

(S) _____
 Sewage Enforcement Officer



COMMONWEALTH OF PENNSYLVANIA
 DEPARTMENT OF ENVIRONMENTAL PROTECTION
 BUREAU OF WATER SUPPLY AND WASTEWATER QUALITY MANAGEMENT
SITE INVESTIGATION AND PERCOLATION
TEST REPORT FOR ON-LOT DISPOSAL OF SEWAGE

PTE# 2513

Application No. _____ Municipality Worcester Twp County Montgomery
 Site Location 1631 Kriebel Mill Road Subdivision Name Coughlin Lot# 3
 SUITABLE Soil Type ReB Slope 8-9% Depth to Limiting Zone 20 Ave. Perc. Rate 133.8
 UNSUITABLE Mottling Seeps or Ponded Water Bedrock Fractures Coarse Fragments
 Perc. Rate Slope Unstabilized Fill Floodplain Other _____

SOILS DESCRIPTION:

Soils Description Complete by: Penn's Trail Environmental, LLC Date: 6/21/2016

Inches	Description of Horizon	T.P. #	Additional Pits	L.Z.
Ap			number	inches
0 TO 9 "	5 YR 3/3 sil, 2msbk/2mgr, vfriable	2	1	20
Bt 9 TO 29 "	2.5 YR 4/4 vchsil, 3mabk, friable			
R 29 TO 34 "	rock			
TO "				
TO "				
TO "				

PERCOLATION TEST:

Percolation Test Completed by: Penn's Trail Environmental, LLC Date: 6/29/2016

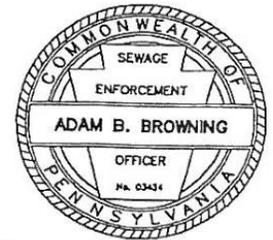
Weather Conditions: Below 40 F 40 F or above Dry Rain, Sleet, Snow (last 24 hours)
 Soil Conditions: Wet Dry Frozen

Hole No.	***		Reading Interval	Reading No. 1:	Reading No. 2:	Reading No. 3:	Reading No. 4:	Reading No. 5:	Reading No. 6:	Reading No. 7:	Reading No. 8:
	Yes	No		Inches of drop							
1	X		XX/30	3/8	1/8	1/4	1/4				
2	X		XX/30	3/8	1/8	1/4	1/4				
3	X		XX/30	1/8	1/8	1/8	1/8				
4		X	10/XX	5 1/4	5 1/4	4 1/4	4 5/8	3 7/8	3 3/8	3 1/2	3 1/4
5	X		XX/30	1/8	1/4	1/4	1/8				
6	X		XX/30	3/8	1/4	1/4	3/8				

***Water remaining in the hole at the end of the final 30 minute presoak? Yes, use 30 minute interval; No, use 10 minute interval.

Calculation of Average Percolation Rate:

Hole No.	Drop during final period	Perc. Rate as Minutes/Inch	Depth of Hole
1	1/4 "	120.0	20 "
2	1/4 "	120.0	20 "
3	1/8 "	240.0	20 "
4	3 1/4 "	3.1	20 "
5	1/8 "	240.0	20 "
6	3/8 "	80.0	20 "
TOTAL OF MIN / IN.		803.1	= 133.8 Min
TOTAL NO. OF HOLES		6	Inch



The information provided is the true and correct result of tests conducted by me, performed under my personal supervision or verified in a manner approved by DEP.

(S) _____
 Sewage Enforcement Officer



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER SUPPLY AND WASTEWATER QUALITY MANAGEMENT
SITE INVESTIGATION AND PERCOLATION
TEST REPORT FOR ON-LOT DISPOSAL OF SEWAGE

PTE# 2513

Application No. _____ Municipality Worcester Twp County Montgomery
Site Location 1631 Kriebel Mill Road Subdivision Name Coughlin Lot# 2
 SUITABLE Soil Type ReB Slope 6-7% Depth to Limiting Zone 21 Ave. Perc. Rate 57.4
 UNSUITABLE Mottling Seeps or Pounded Water Bedrock Fractures Coarse Fragments
 Perc. Rate Slope Unstabilized Fill Floodplain Other _____

SOILS DESCRIPTION:

Soils Description Complete by: Penn's Trail Environmental, LLC Date: 6/21/2016

		Description of Horizon		Additional Pits		
Inches		T.P. #		number	inches	L.Z.
Ap	<u>0 TO 8</u> "	<u>4</u>	<u>7.5 YR sil, 2msbk, friable</u>	<u>3</u>	<u>22</u>	<u>M</u>
Bt	<u>8 TO 21</u> "		<u>5 YR 4/4 sil, 2mpl, friable/firm</u>			
Btx	<u>21 TO 32</u> "		<u>2.5 YR 4/4 sil, 0m/1copr, firm, few, prominent mottles</u>			
	<u>TO</u> "					
	<u>TO</u> "					
	<u>TO</u> "					

PERCOLATION TEST:

Percolation Test Completed by: Penn's Trail Environmental, LLC Date: 6/29/2016

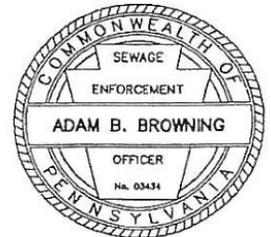
Weather Conditions: Below 40 F 40 F or above Dry Rain, Sleet, Snow (last 24 hours)
Soil Conditions: Wet Dry Frozen

Hole No.	***		Reading Interval	Reading No. 1:	Reading No. 2:	Reading No. 3:	Reading No. 4:	Reading No. 5:	Reading No. 6:	Reading No. 7:	Reading No. 8:
	Yes	No		Inches of drop							
1	X		XX/30	1/2	7/8	7/8	1	1			
2	X		XX/30	3/8	1/4	1/4	1/4				
3	X		XX/30	1/2	1/2	1/2	1/2				
4	X		XX/30	1/4	1/4	1/8	1/4				
5	X		XX/30	4 1/2	4 1/4	4	4	3 3/4	3 3/4		
6	X		XX/30	4 3/4	4 1/2	4 1/2	4 1/2				

***Water remaining in the hole at the end of the final 30 minute presoak? Yes, use 30 minute interval; No, use 10 minute interval.

Calculation of Average Percolation Rate:

Hole No.	Drop during final period	Perc. Rate as Minutes/Inch	Depth of Hole
1	<u>1</u> "	<u>30.0</u>	<u>20</u> "
2	<u>1/4</u> "	<u>120.0</u>	<u>20</u> "
3	<u>1/2</u> "	<u>60.0</u>	<u>20</u> "
4	<u>1/4</u> "	<u>120.0</u>	<u>20</u> "
5	<u>3 3/4</u> "	<u>8.0</u>	<u>20</u> "
6	<u>4 1/2</u> "	<u>6.7</u>	<u>20</u> "
TOTAL OF MIN / IN.		<u>344.7</u>	= <u>57.4</u> <small>Min</small>
TOTAL NO. OF HOLES		<u>6</u>	<small>Inch</small>



The information provided is the true and correct result of tests conducted by me, performed under my personal supervision or verified in a manner approved by DEP.

(S) _____
Sewage Enforcement Officer

Penn's Trail Environmental, LLC
21 E. Lincoln Ave. Suite 160 - Hatfield, PA 19440
ph.-(215) 362-4610 fax-(215) 362-4620

4 – PADCNR-PNDI Project Environmental Review

*PENN'S TRAIL ENVIRONMENTAL, LLC
ph. (215) 362-4610 fax. (215) 362-4620
email: staff@pennstrail.com*

1. PROJECT INFORMATION

Project Name: **1631 Kriebel Mill Road**
Date of Review: **2/11/2017 02:00:35 PM**
Project Category: **Development, Residential, Subdivision containing more than 2 lots and/or 2 single-family units**
Project Area: **60.81 acres**
County(s): **Montgomery**
Township/Municipality(s): **WORCESTER**
ZIP Code: **19426**
Quadrangle Name(s): **COLLEGEVILLE; LANSDALE**
Watersheds HUC 8: **Schuylkill**
Watersheds HUC 12: **Skippack Creek**
Decimal Degrees: **40.200698, -75.371457**
Degrees Minutes Seconds: **40° 12' 2.5124" N, 75° 22' 17.2469" W**

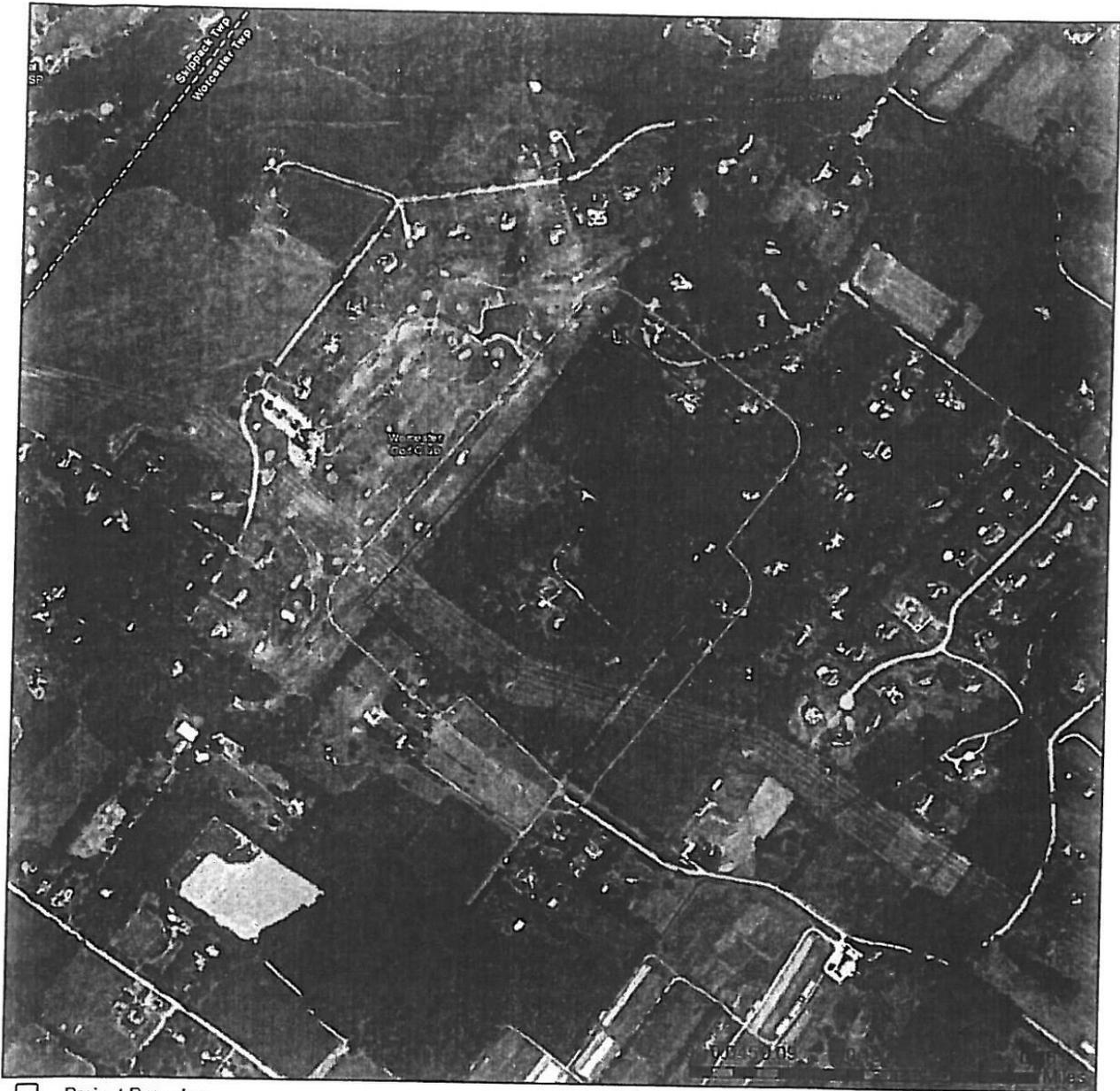
2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

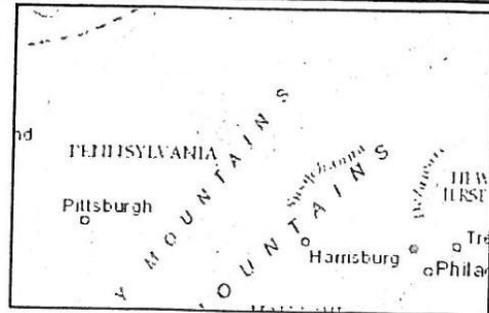
As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

Note that regardless of PNDI search results, projects requiring a Chapter 105 DEP individual permit or GP 5, 6, 7, 8, 9 or 11 in certain counties (Adams, Berks, Bucks, Carbon, Chester, Cumberland, Delaware, Lancaster, Lebanon, Lehigh, Monroe, Montgomery, Northampton, Schuylkill and York) must comply with the bog turtle habitat screening requirements of the PASPGP.

1631 Kriebel Mill Road

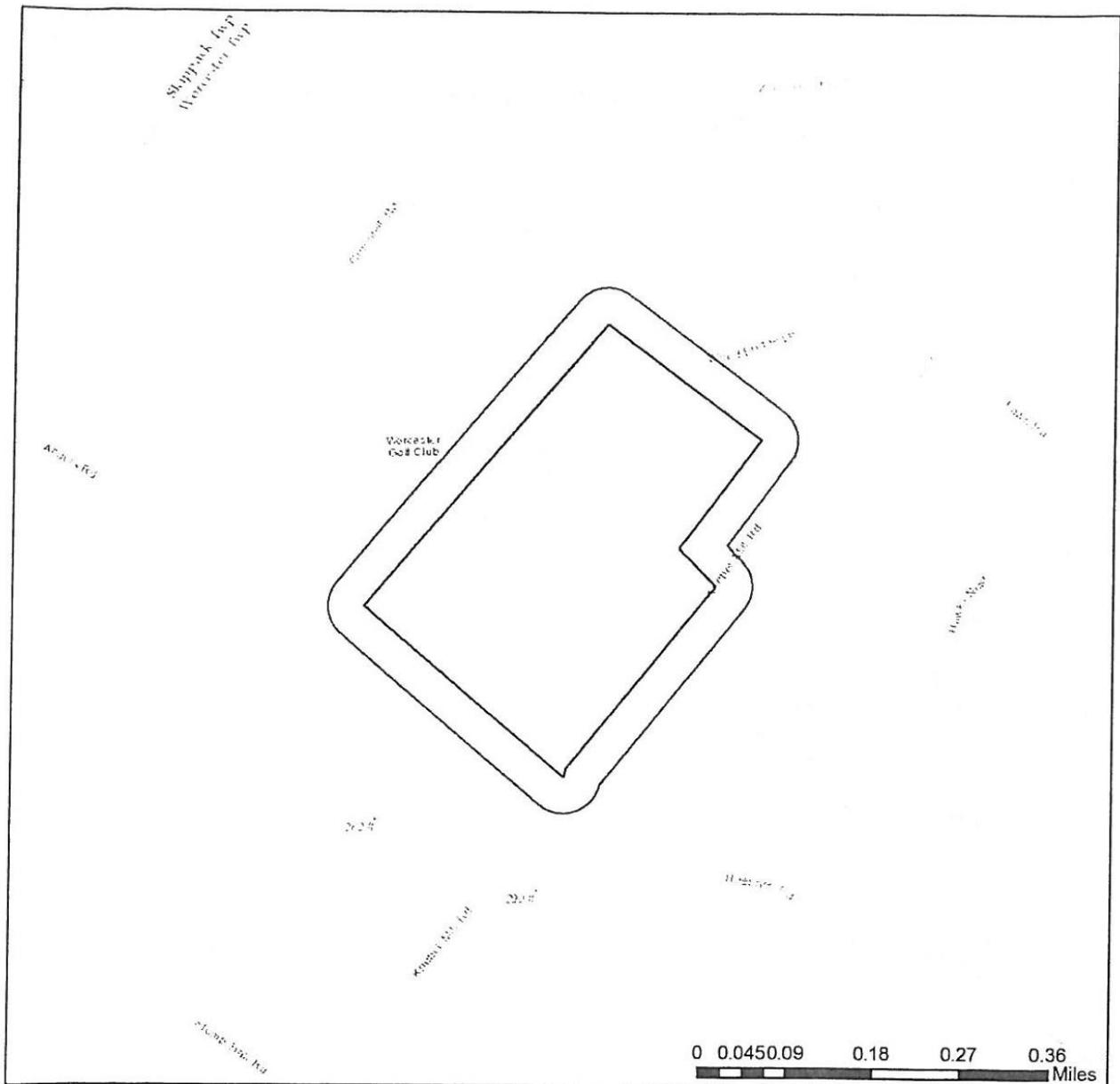


- Project Boundary
- Buffered Project Boundary



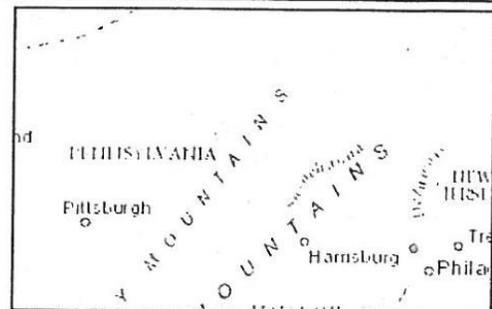
Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user

1631 Kriebel Mill Road



- Project Boundary
- Buffered Project Boundary

Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



RESPONSE TO QUESTION(S) ASKED

Q1: The proposed project is in the range of the Indiana bat. Describe how the project will affect bat habitat (forests, woodlots and trees) and indicate what measures will be taken in consideration of this. Round acreages up to the nearest acre (e.g., 0.2 acres = 1 acre).

Your answer is: The project will affect 1 to 39 acres of forests, woodlots and trees.

Q2: Is tree removal, tree cutting or forest clearing of 40 acres or more necessary to implement all aspects of this project?

Your answer is: No

3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jurisdictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

U.S. Fish and Wildlife Service

RESPONSE:

No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq. is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. Two review options are available to permit applicants for handling PNDI coordination in conjunction with DEP's permit review process involving either T&E Species or species of special concern. Under sequential review, the permit applicant performs a PNDI screening and completes all coordination with the appropriate jurisdictional agencies prior to submitting the permit application. The applicant will include with its application, both a PNDI receipt and/or a clearance letter from the jurisdictional agency if the PNDI Receipt shows a Potential Impact to a species or the applicant chooses to obtain letters directly from the jurisdictional agencies. Under concurrent review, DEP, where feasible, will allow technical review of the permit to occur concurrently with the T&E species consultation with the jurisdictional agency. The applicant must still supply a copy of the PNDI Receipt with its permit application. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. The applicant and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <https://conservationexplorer.dcnr.pa.gov/content/resources>.

5. ADDITIONAL INFORMATION

The PNDI environmental review website is a preliminary screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

Bureau of Forestry, Ecological Services Section
400 Market Street, PO Box 8552
Harrisburg, PA 17105-8552
Email: RA-HeritageReview@pa.gov
Fax: (717) 772-0271

U.S. Fish and Wildlife Service

Pennsylvania Field Office
Endangered Species Section
110 Radnor Rd; Suite 101
State College, PA 16801
NO Faxes Please

PA Fish and Boat Commission

Division of Environmental Services
450 Robinson Lane, Bellefonte, PA 16823
Email: RA-FBPACENOTIFY@pa.gov

PA Game Commission

Bureau of Wildlife Habitat Management
Division of Environmental Planning and Habitat Protection
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: Maureen McDermott
Company/Business Name: Penn's Trail Environmental
Address: 21 E. Lincoln Ave. Sta. 160
City, State, Zip: Hatfield, Pa 19440
Phone: (215) 362-460x 111 Fax: ()
Email: mwmcdermott@pennstrail.com

8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.

Maureen McDermott
applicant/project proponent signature

2/13/17

date

5 – Site Plan

*PENN'S TRAIL ENVIRONMENTAL, LLC
ph. (215) 362-4610 fax. (215) 362-4620
email: staff@pennstrail.com*

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

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



HEALTH DEPARTMENT

PO Box 311
NORRISTOWN, PA 19404-0311

TEL 610-278-5117

FAX 610-278-5167

WWW.HEALTH.MONTCOPA.ORG

IRSHAD A. SHAIKH, MD, PHD, MPH
HEALTH ADMINISTRATOR

RICHARD S. LORRAINE, MD, FACP
MEDICAL DIRECTOR

February 24, 2017

Worcester Township
Tommy Ryan, Manager
1720 Valley Forge Road P.O. Box 767
Worcester, PA 19490

RECEIVED
FEB 28 2017

Re: Coughlin Subdivision
Sewage Facilities Planning Module Component 1
Worcester Township, Montgomery County, PA

Dear Mr. Ryan:

The Montgomery County Health Department (MCHD) has reviewed the Component I Sewage Facilities Planning Module for John Coughlin entitled Coughlin Subdivision. The Module was prepared by Penn's Trail Environmental, LLC, and the complete package was received by MCHD on February 16, 2017. The Module proposes a two-lot subdivision of a parcel with one (1) existing single-family home and two (2) new single-family home on a 31.68-acre parcel. Drinking water for the site will be served by private wells.

I have confirmed the information relating to the general suitability for on-lot sewage disposal contained in this Module. The proposed site is generally suitable for on-lot sewage disposal.

Upon municipal adoption of the proposed minor subdivision, the municipality shall forward the entire planning module to the Department of Environmental Protection for their review and approval. This MODULE DOES NOT CONSTITUTE INDIVIDUAL PERMIT APPROVAL. Additional soils testing may be required prior to the issuance of any on-lot sewage disposal system permit.

If you have any further questions, please contact me at (610)278-5117 ext. 6729.

Sincerely,

Dennis Tidwell
Environmental Health Specialist/SEO
Division of Water Quality Management
dtidwell@montcopa.org

Enclosures

xc: Department of Environmental Protection
Penn's Trail Environmental, LLC
John Coughlin
File

NORRISTOWN HEALTH CENTER

1430 DeKalb Street, PO Box 311
Norrstown, PA 19404-0311
Phone (610) 278-5145 Fax (610) 278-5166

POTTSTOWN HEALTH CENTER

364 King Street
Pottstown, PA 19464
Phone (610) 970-5040 Fax (610) 970-5048

EASTERN COURT HOUSE ANNEX

102 York Road, Suite 401
Willow Grove, PA 19090
Phone (215) 784-5415 Fax (215) 784-5524

TOWNSHIP OF WORCESTER
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 2017 - _____

AN ORDINANCE AMENDING THE TOWNSHIP CODE OF WORCESTER TOWNSHIP,
CHAPTER 150, ARTICLE XXI, SIGNS

WHEREAS, the Board of Supervisors of Worcester Township desires to amend the Township Code to permit and regulate certain signage specific to educational uses and to otherwise amend the sign ordinance in such a manner as to protect and promote the health, safety and general welfare of the community.

NOW, THEREFORE, the Board of Supervisors hereby ordains and enacts as follows:

SECTION I - The Code of the Township of Worcester, Chapter 150, Zoning, Article XXI, Signs, is hereby amended as follows.

SECTION II - Section 150-147.B., paragraph (5) is deleted in its entirety and replaced with the following amendment:

B.

(5) (a) Temporary signs may be displayed up to a maximum of seven days. Such signs shall not be illuminated in any manner. Upon the conclusion of the seven day period, the temporary sign will be removed immediately.

(b) Unless otherwise stated, the requirements listed below shall apply to both commercial and non-commercial signs.

(i) Size and Number.

((1)) Non-Residential Districts:

((a)) Large Temporary Signs: One (1) large temporary sign is permitted per property in all non-residential districts. If a property is greater than five (5) acres in size and has at least 400 feet of street frontage or has more than 10,000 square feet of floor area, one (1) additional large temporary sign may be

permitted so long as there is a minimum spacing of 200 feet between the two (2) large temporary signs.

((i)) Type:

- a. Freestanding sign
- b. Window sign
- c. Wall sign
- d. Banner

((ii)) Area:

- a. Each large temporary freestanding, window, or wall sign shall have a maximum area of 16 sq. ft.
- b. Each large temporary banner shall have a maximum area of 32 sq. ft.

((iii)) Height:

- a. Large temporary signs that are freestanding shall have a maximum height of eight (8) feet.
- b. Banners shall hang at a height no greater than 24 feet.

((b)) Small Temporary Signs: In addition to the large temporary sign(s) outlined above, one (1) small temporary sign is permitted per property in all non-residential districts. If a property is greater than five (5) acres in size and has at least 400 feet of street frontage or has > 10,000 square feet of floor area, one (1) additional small sign may be permitted so long as there is a minimum spacing of 200 feet between both sets of small temporary signs.

((i)) Type:

- a. Freestanding sign
- b. Window sign
- c. Wall sign

((ii)) Area: Each small temporary sign shall have a maximum area of six (6) sq. ft.

((iii)) Height: Small temporary signs shall have a maximum height of six (6) feet.

((2)) Residential Districts:

((a)) Large Temporary Signs: One (1) large temporary sign is permitted per residential property so long as the property is greater than five (5) acres in size and has at least 400 feet of street frontage or has more than 10,000 square feet of floor area.

((i)) Type:

- a. Freestanding sign
- b. Window sign
- c. Wall sign
- d. Banner sign

((ii)) Area:

- a. Each large temporary freestanding, window, or wall sign shall have a maximum area of 16 square feet.
- b. Each large temporary banner shall have a maximum area of 32 square feet.

((iii)) Height:

- a. Large temporary signs that are freestanding shall have a maximum height of eight (8) feet.
- b. Banners shall hang at a height no greater than 24 feet.

((b)) Small Temporary Signs: One (1) small temporary sign is permitted per residential property.

((i)) Type:

- a. Freestanding sign
- b. Window sign
- c. Wall sign

((ii)) Area: Each small temporary sign shall have a maximum area of six (6) sq. ft.

((iii)) Height: Small temporary signs shall have a maximum height of six (6) feet.

SECTION III. The following paragraphs shall be added to Section 150-147.B.:

(7) Removal of Signs: Worcester Township or the property owner may confiscate signs installed in violation of this chapter. Neither Worcester Township nor the property owner is responsible for notifying sign owners of confiscation of an illegal sign.

(8) Municipal Notification: Temporary signs are exempt from the standard permit requirements but the date of erection of a temporary sign must be written in indelible ink on the lower right hand corner of the sign.

(9) Installation and Maintenance.

(a) All temporary signs must be installed such that in the opinion of Worcester Township's building official, they do not create a safety hazard.

(b) All temporary signs must be made of durable materials and shall be well-maintained.

(c) Temporary signs that are frayed, torn, broken, or that are no longer legible will be deemed unmaintained and required to be removed.

(10) Illumination: Illumination of any temporary sign is prohibited.

(11) Summary Table for Temporary Signs.

Temporary Signs		
	Non-Residential Districts	Residential Districts
Large Temporary Signs (max area: 32 sq. ft. for banner, 16 square feet for all other signs)	<p><u>Number</u>: 1 per property; 2 if property is 5+ acres with 400+ ft. of street frontage, or has > 10,000 square feet of floor area.</p> <p><u>Height</u>: Ground: Maximum 8 ft. Banner: Maximum 24 ft.</p>	<p><u>Number</u>: 1 per property if property is 5+ acres with 400+ ft. of street frontage or has > 10,000 square feet of floor area.</p> <p><u>Height</u>: Ground: Maximum 8 ft. Banner: Maximum 24 ft.</p>
Small Temporary signs (max area: 6 sq. ft.)	<p><u>Number</u>: 1 per property; 2 if property is 5+ acres with 400+ ft. of street frontage, or has >10,000 square feet of floor area.</p> <p><u>Height</u>: Maximum 6 ft.</p>	<p><u>Number</u>: 1 per property</p> <p><u>Height</u>: Maximum 6 ft.</p>

SECTION IV. Section 150-148 is hereby deleted in its entirety and replaced with the following:

§150-148. Signs permitted in residential and agricultural districts.

In residential and agricultural districts, signs may be erected and maintained only in compliance with the following provisions:

- A. Signs incident to a lawful accessory use of the property. Such signs shall not exceed 300 square inches in area. Not more than one such sign shall be

placed upon any property in single and separate ownership.

- B. Signs incident to a lawful and approved municipal use of the property. Such signs shall not exceed 15 square feet in area. Not more than one such sign shall be placed on any property or properties engaged in the permitted use, except that a property that fronts on more than one road may have one such sign on each road.
- C. Neighborhood signs. In a residential development having at least 15 dwelling units and more than one internal street or road, the following is allowed:
- (1) One sign shall be permitted at one entrance to the neighborhood. The sign shall contain no wording, logo, or information other than the name of the neighborhood (as approved by the Board of Supervisors as part of the subdivision and land development plan or otherwise) and the words "Worcester Township", which shall be in a typeface no less than 1/2 the size of the name of the neighborhood. The sign may be double-faced, either parallel or attached at one edge and with an angle of no more than 45°, in which case the two faces shall be identical.
 - (2) The total area of the sign, or of each face of a double-faced sign, shall not exceed 15 square feet. If the sign is mounted on a monument, the area of the monument shall not exceed 1.5 times the area of the sign, and in no case shall either the monument or the sign exceed four feet in height.
 - (3) The sign shall be erected only on property owned in common by the homeowners' association or other entity designated to own commonly held property in the development. If there is no commonly owned property at the entrance to the development, no sign shall be permitted. Notwithstanding the foregoing, if the development has open space near the entrance which has been dedicated to the Township, a neighborhood sign may be permitted after the Board of Supervisors has approved an agreement

providing for the maintenance of the sign and the area immediately surrounding the sign.

- (4) A neighborhood sign shall be constructed of stone, brick, wood, or other durable material and shall be maintained in good condition at all times. Placement and maintenance of the sign shall be the responsibility of the homeowners' association or other entity designated to own commonly held property in the development.
- (5) The depiction of any neighborhood sign on the subdivision or land development plans approved by the Township shall not constitute permission to erect such sign. No neighborhood sign is permitted to be erected until a permit is obtained from the Township and the fee is paid.
- (6) Any fence, wall, gate, or other decorative structural element in conjunction with the neighborhood sign shall be in conformance with other sections of this Code.
- (7) A neighborhood sign shall not be illuminated in any manner, nor shall it use reflective materials of any kind.

D. Signs that advertise the subdivision, building, land development, sale, financing or construction of a subdivision or community of more than four homes shall be regulated as follows:

- (1) Such signs shall be allowed and may be erected only after a permit has been obtained from the Township office and the fee paid. Permits shall be valid for one year and may be renewed, upon application, a maximum of twice following the initial application.
- (2) Such signs shall be limited to one per subdivision entrance or street frontage, with a maximum of two signs per subdivision or community.
- (3) Such signs shall be no larger than 15 square feet and shall not be illuminated in any manner or use any reflective material.

- (4) As long as such sign(s) shall be standing, no other sign relating to the sale of property in that subdivision or community shall be allowed to be erected except for a sign advertising the sale or rental of an individual lot in that subdivision or community.
- E. No sign shall exceed eight feet in height, unless a stricter standard is provided herein.

§150-148.1. Athletic Field Area Signs.

The following signs are permitted at athletic field areas at a public or private school, subject to the noted conditions.

- A. Athletic Field Fence Signs are permitted on the fences that immediately surround the playing area of a baseball or softball field, football field, lacrosse field, soccer field, field hockey or similar playing facility.
 - (1) Signs shall be directed toward the playing field or spectator stands only. Any side of a sign side that is not directed toward the playing field or spectator stands shall be a uniform dark color and shall contain no words, graphics or other content.
 - (2) No portion of the sign shall be higher than the top of the fence, or ten (10) feet from grade, whichever is less.
- B. Athletic Field Spectator Stand Signs are permitted on the railings in front of, or behind the spectator stands that immediately surround the playing area of a baseball or softball field, football field, lacrosse field, soccer field, field hockey or similar playing facility.
 - (1) Signs on the railing in front of spectator stands shall be directed toward the spectator stands. The reverse side of the sign shall be a uniform dark color and shall contain no words, graphics or other content.

- (2) Signs on the railing behind spectator stands shall be directed away from the spectator stands. The reverse side of the sign shall be a uniform dark color and shall contain no words, graphics or other content. No portion of the sign may be visible from neighboring properties.
 - (3) No portion of the sign shall be higher than the top of the railing, or five (5) feet from grade, whichever is less.
- C. Scoreboard Signs are permitted on one (1) scoreboard that serves a baseball or softball field, football field, lacrosse field, soccer field, field hockey or similar playing facility.
- (1) One (1) sign is permitted on each scoreboard or scoreboard support structure.
 - (2) The sign shall be directed toward the playing field. The reverse side of the sign shall be a uniform dark color and shall contain no words, graphics or other content.
 - (3) Signs shall not exceed three (3) feet in height, and shall not exceed the width of the scoreboard.
 - (4) Signs shall be posted below the scoreboard, and no portion of the sign shall be higher than twenty (20) feet from grade.
- D. Dugout Signs are permitted on up to two (2) dugouts that serve a baseball or softball field or similar playing facility.
- (1) Two (2) signs are permitted on each dugout.
 - (2) Signs shall not exceed thirty (30) square feet.
 - (3) Signs shall be posted below the lowest point of the dugout roof, and no portion of the sign shall be higher than ten (10) feet from grade.
- E. A permit shall be required prior to the installation of any Athletic Field Area Sign. With the permit application the Applicant shall submit a signage plan

that shows all signage to be installed, and all signage that may be installed, at each playing facility, which shall include the field and any spectator stands, scoreboards and dugouts associated with the field. The permit issued shall encompass all proposed signage at the playing facility. No change in the approved signage plan shall be allowed unless a revised signage plan is submitted to the Township and the Township issues a new permit.

SECTION V. - General Provisions.

1. All other terms and provisions of Chapter 150, Article XXI, Signs, of the Worcester Township Code shall remain in full force and effect.

2. The proper officers of the Township are hereby authorized and directed to do all matters and things required to be done by the Acts of Assembly and by this Ordinance for the purpose of carrying out the purposes hereof.

3. In the event that any section, subsection or portion of this Ordinance shall be declared by any competent court to be invalid for any reason, such decision shall not be deemed to affect the validity of any other section, subsection or portion of this Ordinance. The invalidity of section, clause, sentence, or provision of this Ordinance shall not affect the validity of any other part of this Ordinance, which can be given effect without such invalid part or parts. It is hereby declared to be the intention of the Township that this Ordinance would have been adopted had such invalid section, clause, sentence, or provision not been included therein.

4. To the extent this Ordinance is inconsistent with the Code of Worcester Township, the provisions of this Ordinance shall take precedence. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

5. The failure of the Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

6. This Ordinance shall immediately take effect and be in force from and after its approval.

ENACTED AND ORDAINED by the Supervisors of the Township of Worcester, Montgomery County, Pennsylvania on this _____ day of _____, 2017.

WORCESTER TOWNSHIP

By:

Susan Caughlan, Chair
Board of Supervisors

Attest:

Tommy Ryan, Secretary

Recommendations

Best policies and practices for Center Point Village

1. Create a mapped Center Point Village zoning district.
2. Include an institutional zoning designation within the village zoning district to better manage the future of lands currently used by the school district and township.
3. Allow a wider range of residential and nonresidential uses within the village zoning district.
4. Permit a base density of 2-3 dwelling units per acre on land designated for residential uses.
5. Establish density bonuses and incentives that are tied to desired improvements, including the preservation of existing buildings, street interconnections, access, and transferable development rights.
6. Pursue an aggressive traffic planning and calming program that will protect quality of life in the village.
7. Ensure public sewer facilities are available to the entire village area.
8. Create a pedestrian circulation system that extends throughout the village and into surrounding neighborhoods.

Chapter 109. Bamboo

[HISTORY: Adopted by the Board of Supervisors of the Township of East Brandywine 6-15-2011 by Ord. No. 06-2011. Amendments noted where applicable.]

GENERAL REFERENCES

Streets and sidewalks — See Ch. 224.

§ 109-1. Title.

This chapter shall be known as an "Ordinance Prohibiting Bamboo Along a Public Thoroughfare" (i.e., public highway, street, roadway, trail, path or sidewalk).

§ 109-2. Applicability.

This chapter shall regulate the growing of bamboo, including the species *Bambusa*; *Phyllostachys*; and *Pseudosasa*, including common bamboo, golden bamboo, and arrow bamboo.

§ 109-3. Prohibited location.

Bamboo shall not be planted, maintained or otherwise permitted to exist within 30 feet of the edge of the pavement or traveled portion of any public thoroughfare in East Brandywine Township.

§ 109-4. Required removal and abatement.

Property owner(s) whose property contains bamboo shall remove and abate the growth of the bamboo within 30 feet of the edge of the pavement or traveled portion of a public thoroughfare in East Brandywine Township.

§ 109-5. Enforcement; violations and penalties.

The Township may enforce this chapter by any or all of the following measures:

- A. Providing written notice and warning to a property owner advising the property owner to remove the bamboo within 30 days from the date of receipt of the notice, or the Township will initiate enforcement proceedings.
- B. Moving or causing the removal of any bamboo that is interfering with the public thoroughfare and is growing within the right-of-way of a public road within 30 feet of the edge of the pavement or traveled portion of a public thoroughfare. Any such action taken by the Township shall be charged against the real estate upon which the bamboo is located and shall be a lien upon such real estate.
- C. Any person, firm or corporation who violates or permits a violation of any provision of this chapter shall, upon conviction in a summary proceeding brought before a Magisterial District Judge under the Pennsylvania Rules of Criminal Procedure, be guilty of a summary offense and shall be punishable by a fine of no less than \$50 and no more than \$1,000, plus costs of prosecution, including counsel fees. In default of payment thereof, the defendant may be sentenced to imprisonment for a term not exceeding five days. Each day or portion thereof

that such violation continues or is permitted to continue shall constitute a separate offense, and each provision of this chapter that is violated shall also constitute a separate offense.

Chapter 380. Streets and Sidewalks

Article III. Bamboo Near Roadways

[Adopted 5-10-2011 by Ord. No. 2011-01]

§ 380-33. Title.

This article shall be known as an "Ordinance to Prohibit Bamboo Along a Public Highway."

§ 380-34. Purpose.

This article shall regulate the growing of bamboo, specifically species Bambusa, Phyllostachys and Pseudosasa, including Common bamboo, Golden bamboo, and Arrow bamboo.

§ 380-35. Planting restricted.

Bamboo shall not be planted, maintained or otherwise be permitted to exist within 40 feet of the edge of the pavement or traveled portion of any public roadway in West Bradford Township.

§ 380-36. Removal and abatement.

Property owner(s) whose property contains bamboo shall remove and abate the growth of the bamboo within 40 feet of edge of the pavement or traveled portion of a public road in West Bradford Township.

§ 380-37. Enforcement and administration.

The Township may enforce this article by any or all of the following measures;

- A. Provide written notice to a property owner to remove the bamboo within a certain period of time.
- B. Move or cause the removal of any bamboo that is interfering with the public highway and is growing within the right-of-way of a public road within 40 feet of edge of the pavement or traveled portion of a public road and charge the property owner with the cost of that work.
- C. Issue a nontraffic citation to the property owner(s) for violation of this article

§ 380-38. Notice of violation; violations and penalties.

A notice of violation may be issued followed by a citation, or a citation may be issued without being preceded by a notice of violation.

- A. Any action by any person, firm, corporation or other entity which violates or does not comply with any provision of this article or any regulation thereof shall be punishable by fine(s) as established in this section. Each day that a violation occurs shall be considered a separate violation.
- B. Any person who violates or permits a violation of this article shall, upon being found liable therefor in a civil enforcement proceeding commenced by the Township before a Magisterial District Judge, pay a fine of not more than \$600, plus all court costs, including reasonable attorney's fees, incurred by the Township in the enforcement of this chapter. No judgment shall be imposed until the date of the determination of the violation by the Magisterial District Judge. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the applicable Rules of Civil Procedure. Each day a violation exists shall constitute a separate offense. Further, the appropriate officers or agents of the Township are hereby authorized to seek equitable relief, including injunction, to enforce compliance herewith.^[1]

[1] Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).



Chapter 130. Vegetation, Noxious

[HISTORY: Adopted by the Board of Supervisors of the Township of Thornbury 4-22-2014 by Ord. No. 2014-1. Amendments noted where applicable.]

GENERAL REFERENCES

Property maintenance — See Ch. 93.

§ 130-1. Purpose.

The provisions of this chapter are enacted to control the planting, growing or cultivation of noxious vegetation in Thornbury Township so as to prevent the trespass of noxious vegetation onto public rights-of-way or adjacent private property, to preserve native flora and to ensure that noxious vegetative growth does not become a threat to the public health, safety or welfare of the community.

§ 130-2. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

NOXIOUS VEGETATION

A plant that has been determined to be injurious to public health, crops, livestock, agricultural land or other property and includes the noxious vegetation plants listed in Chapter 110 of Title 7 of the Pennsylvania Code, Noxious Weeds, as amended, running bamboo, and additional plants as may be hereafter determined by the Board of Supervisors of Thornbury Township.

§ 130-3. Certain vegetation restricted.

- A. No person, firm, corporation or other entity owning or occupying any property within Thornbury Township, Chester County, Pennsylvania, shall hereafter plant, cause to grow or cultivate the following noxious vegetation:
- (1) Vegetation listed in Chapter 110 of Title 7 of the Pennsylvania Code, Noxious Weeds, as amended;
 - (2) The Thornbury Township noxious vegetation list, as amended from time to time by the Board of Supervisors;
 - (3) All species of running bamboo, including *Acidosasa*, *Arundinaria*, *Bashania*, *Brachystachyum*, *Chimonobambusa*, *Gelidocalamus*, *Indocalamus*, *Indosasa*, *Ochlandra*, *Phyllostachys*, *Pleiblastus*, *Pseudosasa*, *Sasa*, *Sasaella*, *Semiarundinaria*, *Shibataea*, and *Sinobambusa*.

§ 130-4. Removal, cutting or trimming required.

- A. The owner of any premises shall remove, trim or cut all noxious vegetation located on said property which violates the provisions of this chapter, such that no part of the noxious vegetation is closer than 20 feet from any public right-of-way or property line.

§ 130-5. Regulations governing the planting, growing or cultivation of running bamboo.

- A. No person, property owner, or tenant shall plant, cause to grow or cultivate any running bamboo on any lot or parcel of ground, except in conformity with the following:
- (1) The root system of the bamboo plants is entirely contained within an aboveground planter, barrel or other container of such design, material and location as to prevent the spread of the bamboo root system beyond the confines of the container in which it is contained; or
 - (2) The root system is planted in the ground but is entirely contained within a barrier, constructed in accordance with the following specifications. Compliance with these specifications is subject to inspection by the Code Enforcement Officer.
 - (a) The barrier itself shall be composed of a high-density polypropylene or polyethylene, with a thickness of at least 40 mils or stronger material;
 - (b) The barrier shall be secured and joined together by stainless steel clamps or stainless steel closure strips designed to be used with such barriers;
 - (c) The barrier shall be installed at least 30 inches deep;
 - (d) At least three inches of the barrier must protrude above ground level around the entire perimeter of the bamboo;
 - (e) The barrier shall slant outward from bottom to top.
 - (3) Whether planted or growing in a container, as described herein, all bamboo plants shall be located, trimmed and maintained so that no part of such plant is closer than 20 feet from any public right-of-way or the property boundary.

§ 130-6. Complaint, notice, order for removal and compliance.

- A. Whenever a complaint is received by the Township regarding the encroachment of any noxious vegetation plant or root, or whenever the Township determines that there is an encroachment of noxious vegetation plants or roots onto the public right-of-way, the Township shall give notice to the landowner or tenant in possession of the property to remove the offending noxious vegetation plant or root system.
- (1) The notice shall be mailed by certified mail, return receipt requested. Notice by certified mail shall be deemed complete on the date of personal delivery. If the certified mail is marked "refused," "unclaimed" or otherwise undeliverable by the United States Postal Service, notice will be sent by regular mail and by posting the notice on the property.
 - (2) The notice shall specify the nature of the violation.
 - (3) The notice shall state that the violation must be corrected within 30 days from the date of mailing or posting the property, whichever is later.
 - (4) The notice shall state specifically what must be done by the responsible party to correct the violation and come into compliance with this chapter.
 - (5) The notice shall state that failure to comply within 30 days will result in the removal of the offending noxious vegetation or root system by the Township and that the responsible party will be billed for all costs incurred by the Township. The Township may, in its discretion, elect to issue a citation daily until such time as offending noxious vegetation or root system is removed, rather than undertake the removal itself.

§ 130-7. Penalties.

- A. Any property owner or possessor of a property determined by any court of competent jurisdiction to have violated this chapter shall be subject to pay a fine of \$100 per day for each day that the violation persists after the thirty-day remediation period expires, as well as court costs, legal fees and any other fees incurred by the Township to enforce this chapter against the responsible party. Each day of a continuing violation shall constitute a separate offense, for which a separate fine shall be levied.

Chapter 155. Bamboo

[HISTORY: Adopted by the Board of Supervisors of the Township of Middletown 4-13-2015 by Ord. No. 15-02. Amendments noted where applicable.]

§ 155-1. Short title.

This chapter shall be known and may be cited as the "Middletown Township Bamboo Ordinance."

§ 155-2. Intent and purpose.

The Township has determined that the planting, cultivating and growing of certain running noxious plants and grasses, particularly those plants and/or grasses commonly referred to as "bamboo," within the Township of Middletown has a negative impact on the health, safety and welfare of the citizens of Middletown Township and the public at large, as the uncontrolled planting, cultivating and growth of said bamboo plants and grasses results in the destruction of private and public property and constitutes a nuisance within the Township. The Township has therefore determined that is in the best interests of the citizens of Middletown Township and the public at large to control the planting, cultivating and/or growing of said bamboo plants and grasses within the Township of Middletown, primarily by prohibiting the future planting, cultivating and/or growing of said bamboo plants and grasses within the Township, and by requiring the use of barriers to prevent the invasive spread of existing bamboo plants and grasses within the Township.

§ 155-3. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

BAMBOO

Any monopodial (running) tropical or semitropical grasses from the genera Bambusa, including, but not limited to, Bambusa, Phyllostachys, Fallopiia and Pseudosasa, as well as common bamboo, golden bamboo, arrow bamboo, and Japanese bamboo.

BAMBOO OWNER

Any property owner and/or resident who has planted and/or grows bamboo, or who maintains and/or cultivates bamboo on his/her property, or who permits bamboo to grow or remain on the property even if the bamboo has spread from an adjoining property. Any property owner and/or resident of property on which bamboo is found shall be considered to be a bamboo owner. A property owner and/or resident will not be considered to be a bamboo owner if:

- A. He has provided satisfactory proof to the Township that, within a reasonable period of time after discovering the encroachment of bamboo onto the subject property from an adjoining or neighboring property, he advised the owner of such property of his/her objection to the encroachment of the bamboo; and
- B. He has initiated steps for the removal of the bamboo from the property, including remedies at law.

TOWNSHIP

The Township of Middletown, Bucks County, Pennsylvania

§ 155-4. Planting, cultivating or growing of bamboo prohibited; exceptions; removal.

- A. For purposes of this chapter, bamboo found growing upon a property shall constitute presumptive evidence that the bamboo was planted, cultivated and/or grown by and/or with the consent of the subject property owner, tenant, and/or any other individual, entity or corporation then having control of and/or over the subject property.
- B. Prohibition. Upon the effective date of this chapter, the planting, cultivating and/or growing of bamboo shall be prohibited within the Township. No persons, property owners, tenants, and/or other individuals, entities, and/or corporations having control of and/or over any property located within the Township shall plant, cultivate, and/or cause to grow any bamboo on any real property within the Township. Any person who plants, cultivates, and/or grows, and/or causes or allows to be planted, cultivated and/or grown, bamboo within the Township shall be deemed to be in violation of this chapter and shall be subject to such penalties as are set forth herein.
- C. This chapter shall not be deemed to alter or abrogate any rights at common law, or otherwise, that any persons, property owners, tenants, and/or other individuals, entities, and/or corporations may have to recover the cost of removal of any bamboo found on their own property that has encroached from a neighboring property.
- D. Exceptions. Notwithstanding the prohibitions set forth in § 155-4B above, upon the effective date of this chapter, persons, property owners, tenants, and/or other individuals, entities, and/or corporations having control of and/or over any property located within the Township shall be permitted to plant, cultivate, and/or cause to grow bamboo on any real property within the Township only if:
 - (1) Containment of root system.
 - (a) The root system of such bamboo is entirely contained within an aboveground-level planter, barrel or other vessel of such design, material, and location as to entirely prevent the spread of growth of the bamboo root system beyond the container in which it is planted; or
 - (b) The root system of such bamboo is contained within and/or restricted by a barrier, constructed in accordance with the following specifications, and only after a compliance inspection is performed and a permit issued by the Township:
 - [1] The barrier itself shall be composed of a high-density polypropylene or polyethylene, with a thickness of 40 ml or more;
 - [2] Each portion or sheet of the barrier shall be secured or joined together by the use of stainless steel clamps or stainless steel closure strips designed to be used with such barriers;
 - [3] The barrier shall be installed not less than 30 inches deep;
 - [4] The barrier shall be circular or oblong shaped;
 - [5] Not less than three inches of the barrier shall protrude above ground level around the entire perimeter of the bamboo; and
 - [6] When installed, the barrier shall slant outward from the bottom to top.
 - (2) Any and all bamboo existing pursuant to this § 155-4D shall, at all times, be located, trimmed and maintained so that no bamboo, or any part thereof, shall be within 10 feet of any property line, curb, and/or sidewalk, nor within 40 feet of any roadway, cartway, street, storm sewer, sanitary sewer and/or public water facilities within the Township.
- E. Any bamboo that has been planted or otherwise permitted to grow on any property within the Township prior to the effective date of this chapter may remain on such property subject to compliance with the following:
 - (1) The bamboo shall not be within 10 feet of any property line, curb, and/or sidewalk or within 40 feet of any roadway, cartway, street, storm sewer, sanitary sewer and/or public water facilities within the Township

- (2) Any bamboo owner whose property contains bamboo that is located within 10 feet of any property line, curb, and/or sidewalk or within 40 feet of any roadway, cartway, street, storm sewer, sanitary sewer and/or public water facilities within the Township shall remove such bamboo and shall abate the growth of such bamboo so that it is not within 10 feet of any property line, curb, and/or sidewalk or within 40 feet of any roadway, cartway, street, storm sewer, sanitary sewer and/or public water facilities within the Township.
- (3) A bamboo owner shall further be responsible to ensure that any bamboo planted and/or growing on the property of the bamboo owner prior to the effective date of this chapter is maintained such that it does not encroach or grow upon any adjoining or neighboring property or properties, including all public property and public rights-of-way. If the Township determines that any such bamboo, or part thereof, has been allowed to encroach, grow upon, extend roots across, and/or extend branches, stalks and/or leaves over any public right-of-way and/or any private property not owned by and/or in the possession of the bamboo owner, the bamboo owner shall be required to comply with the provisions of § 155-4D(1)(b) above.
- F. Removal. In the event that a bamboo owner does not remove or contract for the removal of any bamboo that is found to be in violation of any of the provisions of this chapter within 30 days of the date of notice of violation issued by the Township, the Township may, at its discretion, and in addition to any and all other enforcement actions available to it, take any and all actions necessary to effectuate the removal of such bamboo. The bamboo owner shall be liable and responsible to the Township for any and all costs incurred by the Township in effectuating the removal of such bamboo, including reasonable attorney's fees. Such costs may be assessed against the property of the bamboo owner and entered as a lien on the property. Nothing herein shall be construed to create any affirmative obligation on the part of the Township to abate or remove any bamboo within the Township.
- G. Replanting prohibited. Any bamboo either planted or caused to be planted or existing on a property prior to the effective date of this chapter may not be replanted or replaced in kind once such running bamboo is or has become, for any reason, dead, destroyed, uprooted or otherwise removed, unless such replanting is consistent with the provisions of § 155-4D above.

§ 155-5. Violations and penalties.

Any person, property owner, tenant, and/or other individual, entity, and/or corporation who violates any of the provisions of this chapter shall, upon conviction before any Magisterial District Justice, be guilty of a summary offense and shall be required to pay a fine not exceeding \$1,000 and costs of prosecution, in addition to all other costs hereinbefore provided. Each and every day on which any person, property owner, tenant, and/or other individual, entity, and/or corporation shall be in violation of the provisions of this chapter shall constitute a separate offense.

5

Chapter 5. Code Enforcement

Part 4. BAMBOO

§ 5-401. Purpose and Intent.

[Ord. 2014-06-03, 6/16/2014, Art. I]

The purpose of this Part is to preserve and protect private and public property from the damaging spread of certain bamboo grasses, protect indigenous plant materials from the invasive spread of bamboo, and maintain the general welfare of residents of New Britain Township.

§ 5-402. General Provisions.

[Ord. 2014-06-03, 6/16/2014, Art. I]

1. Definitions.

BAMBOO

Any monopodial (running) tropical or semi-tropical grasses from the genera *Phyllostachys* or *Pseudosasa*, including, but not limited to, *Phyllostachys aureosulcata* — yellow groove bamboo. In addition, this definition includes common bamboo, golden bamboo and arrow bamboo.

BAMBOO OWNER

Any person who has planted and/or grows bamboo on their property; who maintains bamboo on their property; or who permits bamboo to grow or remain on their property, even if the bamboo has spread from an adjoining property.

PERSON

Any individual, corporation, partnership, joint venture, unincorporated association, municipal corporation or agency, other group acting as a unit, or combination thereof.

TOWNSHIP

The Township of New Britain, County of Bucks, Commonwealth of Pennsylvania.

2. Applicability. For purposes of this Part, bamboo found growing upon a property shall constitute presumptive evidence that the bamboo was planted and/or grown by and/or with the consent of the bamboo owner.
3. Prohibition. Upon the effective date of this Part, the planting or growing of bamboo shall be prohibited within the Township, unless.
 - A. The root system of such bamboo plant is entirely contained within a planter, barrier, or other vessel, located entirely above ground level, and of such design, material, and location as to entirely prevent the spread/growth of the bamboo's root system beyond the container in which it is planted.
 - B. The root system is contained within a barrier, constructed in accordance with the following specifications, and only after a permit is issued by the Township.
 - (1) The barrier shall be composed of high density polypropylene or polyethylene, 40 mil or heavier.

- (2) Portions or sheets of the barrier shall be secured or joined together by the use of stainless steel clamps or stainless steel closure strips designed for such barriers.
- (3) The entire perimeter of the barrier shall be more than 30 inches below ground level and more than three inches above ground level.
- (4) When installed, the barrier shall slant outward from the bottom to the top.
Any person who hereafter plants or grows, or causes to be planted or grown, bamboo within the Township, except as under the conditions set forth in paragraph (A) and (B) above, shall be deemed to be in violation of this Part, and shall be subject to such penalties as are set forth herein.

4 Regulation.

- A. Bamboo shall not be planted, maintained, or otherwise be permitted to exist within 40 feet of the edge of the pavement or traveled portion of any public roadway in the Township. Any bamboo owner whose property contains bamboo shall remove and abate the growth of the bamboo within 40 feet of edge of the pavement or traveled portion of a public road in the Township.
- B. Whether planted or growing in a container or contained within a barrier, all bamboo plants shall be located, trimmed, and maintained so that no part of the plant (including stalks, branches, leaves, and/or roots) shall extend nearer than 10 feet to any property line.
- C. When removing and destroying bamboo, all rhizome disposal must be by incineration only. No composting or trash disposal of rhizomes shall be allowed.

5 Pre-Existing Bamboo.

- A. Any bamboo that has been planted or otherwise permitted to grow on any property within the Township prior to the effective date of this Part may remain on such property, subject to compliance with this Part.
- B. Each bamboo owner shall be responsible to ensure that the bamboo planted or growing on the property prior to the effective date of this section does not encroach or grow upon any adjoining or neighboring property, including all public property and right-of-ways. Such bamboo owners shall be required to take such measures as are reasonably expected to prevent such invasion or encroachment, including, but not be limited to, the installation of sheathing comprised of metal or other material impenetrable by bamboo at a sufficient depth within the property line or lines where the bamboo is planted or is growing to prevent the growth or encroachment upon adjoining or neighboring property by the bamboo.
- C. Replanting Prohibited. Any bamboo existing on a property prior to the effective date of this Part may not be replanted or replaced in kind once such bamboo is or has become, for any reason, dead, destroyed, uprooted, or otherwise removed, except in compliance with the provisions of this Part.

6. Removal from Township Property

- A. Encroachment. In the event that bamboo growing on a bamboo owner's property invades or grows onto Township property, including, but not limited to right-of-ways, the Township shall notify the bamboo owner in writing that bamboo has invaded the Township property and that the bamboo owner is responsible for the removal of such bamboo from the Township property. This encroachment notice shall be sent by certified mail, return receipt requested, and by regular mail to the last known address of the bamboo owner, and a copy of the notice shall also be posted in a conspicuous location on the bamboo owner's property.
- B. In the event that the bamboo owner does not remove the bamboo from the Township property, or does not make an arrangement with the Township for removal of such bamboo within 30 days from the date the encroachment notice, the Township, at its discretion, may remove such bamboo from the Township property. The bamboo owner shall be liable and responsible to the Township for all costs incurred in removing the bamboo from the Township property. Such costs may be assessed against the property of the bamboo owner, and in the event that the costs remain unpaid more than 30 days after the demand of payment has been made by the Township on the bamboo owner, the Township may lien the property of the bamboo owner for these costs, plus interest, fees, and expenses, as allowed by law.

PROPOSAL FOR THE ADDITION OF AN AGRICULTURAL SECURITY AREA

This form is to be completed by the landowners who propose to form an agricultural security area under the Agricultural Area Security Law (Act 43 of 1981). Three copies of this form, including the required map (see below) shall be submitted certified mail, return receipt requested, to the township in which the proposed agricultural security area is located. If the proposed area is located in more than one township (municipality), the proposal shall be submitted to all governing bodies affected. The tax parcel number may be obtained from the property tax notice of the county mapping office. If a number cannot be found, the deed reference numbers/account numbers of the property may be substituted. A map showing the boundary of the proposed agricultural area and boundaries of the properties owned by the undersigned landowners within the proposed agricultural area should be attached to each copy of this form in county tax map, US Geological Survey topographic map, or other map as specified by the local government. Properties owned by each petitioner shall be identified on each map. In cases of joint ownership, all owners must sign the proposal.

LOCAL GOVERNMENT USE ONLY
 DATE RECEIVED: 5/16/2017
 HEARING DATE: 4/19/2017
 APPROVED WITH RESOLUTION: _____
 APPROVED - FEE APPROVED: _____
 REJECTED: _____

1. Location of the proposed area: Worcester Township Montgomery County. Total acreage in area: 78.19

2. Names and addresses of landowners proposing the area. Use additional paper with just columns if needed. Signers to this proposal give their consent to include the described land in the agricultural security area once it is approved.

Landowner's Name (PRINTED) and
 Signature (BELOW LINE)

Bethel Road Associates LP

Lisa Evans

Hansell Stedman & Lisa Evans

Lisa Evans

Address (PRINT)

2045 Bethel Rd
 P.O. Box 786, Skippack PA 19474
 1907 Berks Rd, Eagleville PA 19403

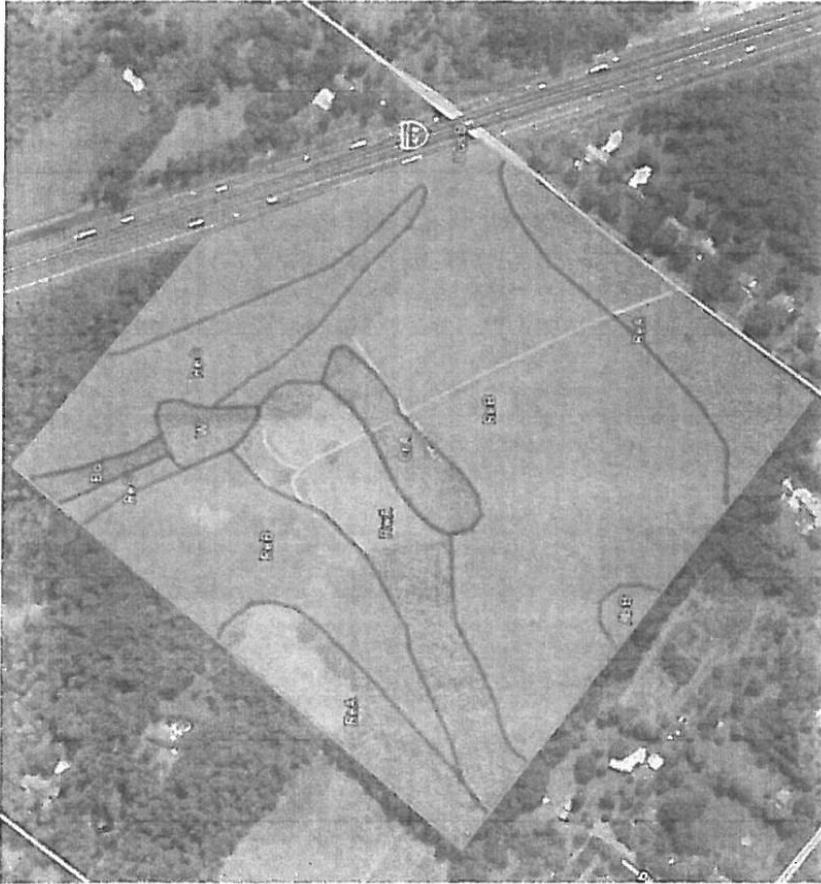
County Tax Parcel ID
 Number, P.U. &
 Account Number

70.85

7.34

SOILS MAP

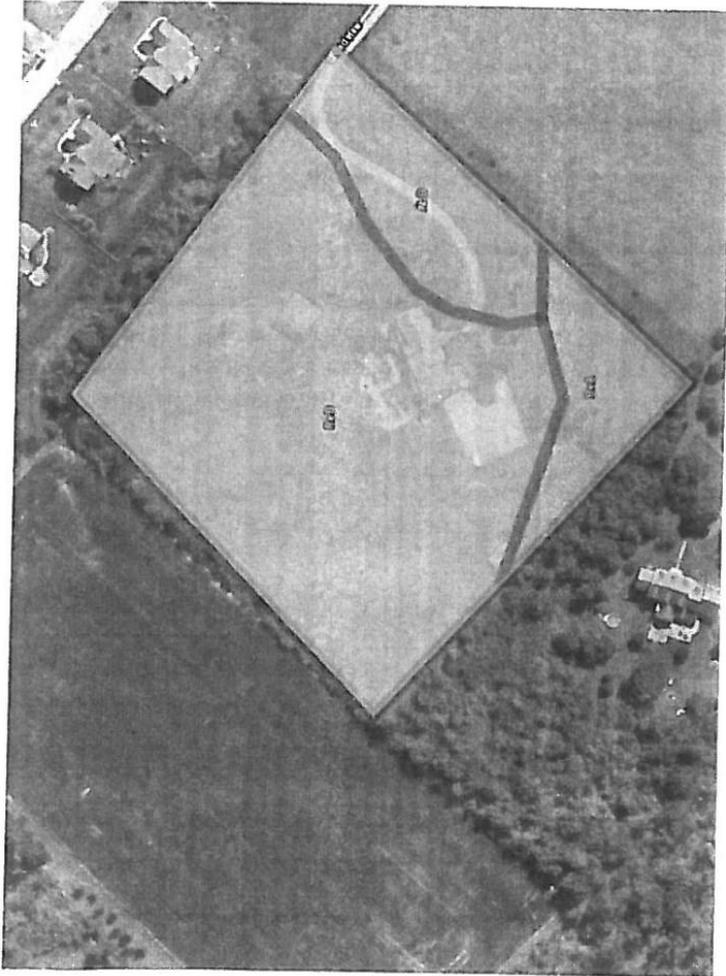
2045 Bethel Road



- Prime farmland — 18 acres
- Farmland of statewide importance — 47 acres
- Not prime farmland — 4.1 acres

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AbB	Abbotstown silt loam, 3 to 8 percent slopes	Farmland of statewide importance	0.5	0.7%
Bo	Bowmansville-Knauers silt loams	Not prime farmland	0.7	1.0%
CrA	Croton silt loam, occasionally ponded, 0 to 3 percent slopes	Not prime farmland	2.3	3.4%
ReA	Readington silt loam, 0 to 3 percent slopes	All areas are prime farmland	10.3	14.9%
ReB	Readington silt loam, 3 to 8 percent slopes	Farmland of statewide importance	40.0	57.8%
ReC	Readington silt loam, 8 to 15 percent slopes	Farmland of statewide importance	6.5	9.4%
Rv/A	Rowland silt loam, 0 to 3 percent slopes	All areas are prime farmland	7.7	11.2%
W	Water	Not prime farmland	1.1	1.5%
Totals for Area of Interest			69.1	100.0%

**SOILS MAP
1907 BERKS ROAD**



Prime farmland — 0.8 acre
 Farmland of statewide importance — 6.5 acres

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AbB	Abbotstown silt loam, 3 to 8 percent slopes	Farmland of statewide importance	1.1	15.0%
ReA	Readington silt loam, 0 to 3 percent slopes	All areas are prime farmland	0.8	10.8%
ReB	Readington silt loam, 3 to 8 percent slopes	Farmland of statewide importance	5.4	74.2%
Totals for Area of Interest			7.3	100.0%

Livestock Report

1907 Berks Road

Year: 2014

Livestock	Average Number	Product Sold	Income
Horses	2	Lease	\$2000

Year: 2015

Livestock	Average Number	Product Sold	Income
Horses	2	Lease	\$2000

Year: 2016

Livestock	Average Number	Product Sold	Income
Horses	2	Lease	\$2000