

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490  
THURSDAY, JULY 27, 2017, 7:30 PM**

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

**ATTENDANCE**

PRESENT:   GORDON TODD                   [X]  
              PAT QUIGLEY               [X]  
              DOUG ROTONDO           [X]  
              TONY SHERR               [X]  
              RICK DELELLO           [X]

1. June 22, 2017 Meeting Minutes – Mr. Sherr motioned to approve the June 22, 2017 Meeting Minutes, second by Ms. Quigley. There was no public comment. By unanimous vote the motion was approved.
2. Palmer (LD 2017-02) – Joe Nolan, Township Engineer, reviewed the items noted in his July 12 review letter.

Mr. Ryan noted the Applicant was seeking a subdivision plan only; the plan includes seven commercial lots and one residential lot, to be developed at a later date.

There was general discussion regarding the status of this application relative to the proposed Center Point Village Ordinance, in specific the extent to which the application would be required to comply with the ordinance upon the enactment of the ordinance.

Mr. Ryan noted the Applicant had provided an extension to the 90-day review period. This review period now expires on October 20, 2017.

Mr. Rotondo commented on commercial lot size, and on potential uses at these lots.

3. Center Point Village Zoning Ordinance Assessment – Mr. Ryan noted the Board of Supervisors had approved a contract with Urban Research and Development Company to conduct this study. Mr. Ryan noted URDC will include the potential “by right” development of the Palmer property in the study. Mr. Ryan noted URDC is scheduled to attend the August 24 Planning Commission meeting.
4. August 24 Planning Commission Meeting Agenda – At its August 24, 2017 meeting the Planning Commission will meet with URDC, and will review the Palmer subdivision (LD 2017-02), Rhoads 2 subdivision (LD 2017-03) and Rhoads 3 subdivision (LD 2017-04).

The Planning Commission may also review the Meadowood Grove development, if this application is received by the Township.

5. Other Business – There was no other business discussed at this evening’s Business Meeting.

**PUBLIC COMMENT**

- Michelle Greenawalt, Worcester, commented on the LPD Zoning District, AGR Zoning District and Growing Greener requirements.

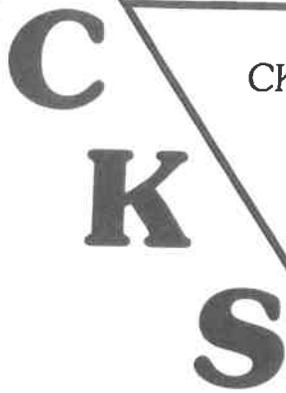
**ADJOURNMENT**

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 7:30 PM.

Respectfully Submitted:

---

Tommy Ryan  
Township Manager



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.

July 28, 2017  
Ref: #7517

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

RECEIVED  
AUG 02 2017

Attention: Tommy Ryan, Township Manager

Reference: 2119 Berks Road – “Rhoads 2” - Minor Subdivision Plan  
(Worcester Township LD 2017-03)

Dear Mr. Ryan:

I am in receipt of the Township’s memorandum requesting review of the proposed minor subdivision plan proposed at 2119 Berks Road. The applicant, Rhoads Real Estate Ventures, of North Wales, Pennsylvania, proposes to subdivide an existing tract of approximately 6.58 acres into 2 lots. Lot No. 1 would contain approximately 3.23 acres (net area) and Lot No. 2 would contain 3.03 acres. The minor subdivision plan has been prepared for the applicant by Woodrow & Associates, Inc., of Lower Gwynedd, Pennsylvania. The plan consists of one sheet and is dated June 15, 2017. I have reviewed this plan for conformance with the Subdivision and Land Development Code of Worcester Township. Based on my review, I offer the following comments:

1. A note has been included on the plan stating “This plan was prepared as a parcel subdivision only. No new construction is proposed with this application.” The individual lots, therefore, do not show the proposed location of any buildings or homes on these two lots. However, the plan does not show the location of test pits for a septic system that should be performed in conjunction with this application.

We note that multiple test pit locations had been indicated on the December 18, 2015 subdivision plan that created this parcel. The applicant should verify if those test pits are still viable and accordingly, revise the plan to indicate the locations that are relevant for these proposed lots. This information should be provided to the Township so that we can verify that there is adequate area on each lot to construct an on-lot sewage disposal system in the future if homes are eventually proposed for these lots.

2. The applicant must submit a Planning Module to the Pennsylvania Department of Environmental Protection in conjunction with this project. Planning approval will be required prior to final approval of this minor subdivision plan. The applicant is requested to have his engineer prepare the appropriate Planning Modules for submission to DEP.
3. When building construction is eventually proposed on these building lots, a Plot Plan will be required as part of the Building Permit Application. At that time, the applicant must meet the requirements of the Township Ordinances currently in effect regarding the development of these lots.
4. The applicant is requesting the following waivers in conjunction with this subdivision:
  - a. Section 130-16 requiring road frontage improvements.
  - b. Section 130-18.A requiring sidewalks along all road frontages.
  - c. Section 130-18.B requiring curbing to be installed along the street or road fronting the property.
  - d. Section 130-28.G(5) requiring perimeter buffer around the property.
  - e. Section 130-28.G(9) requiring individual lot landscaping requirements.
  - f. Section 130-33.C(1) requiring an Existing Features Plan to show features within 400 feet of any part of the land being subdivided.
  - g. Section 130-33.G requiring a Natural Resource and Protection Plan in conjunction with this proposed subdivision.
  - h. Section 130-28.G(4) requiring street trees. We note that the plan appears to indicate existing trees along the site fronting Berks Road. As shown, these trees would address the requirement to provide street trees. The applicant may wish to indicate the disposition of the trees (existing or proposed) and modify the plan and waiver request accordingly.

The Township Planning Commission and Board of Supervisors should consider these waiver requests in conjunction with their review of these plans.

5. The plan does not offer the area between the legal and ultimate rights of way to the Township; in accordance with the ordinance, this area should be offered for dedication. (SO Section 130-16.C(2)(c))

July 28, 2017

Ref: #7517

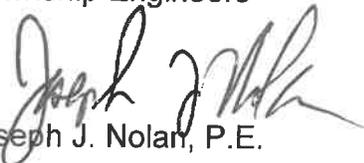
Page 3

7. The "Site Data and Zoning Schedule" correctly identifies the required yard setbacks, and the setbacks as shown are graphically correct, however we recommend that the yards be dimensioned on the plan. (ZO Section 150-13, SO Section 130-1.A(3)(d))
8. Subdivision Ordinance Section 130-17.B(7) requires that all new flag lots shall share driveway access with the lot between the flag and the street when driveway access is proposed to a primary, secondary feeder or secondary collector road. Berks Road is a secondary feeder. We recommend that a note be added to the plan stating this requirement.

The above represents all comments on this minor subdivision plan. The applicant and his engineer should address these comments and resubmit revised plans as required and also documentation on compliance with all applicable comments.

Please contact this office if you have any questions or need any further assistance on this subdivision plan.

Very truly yours,  
CKS ENGINEERS, INC.  
Township Engineers



Joseph J. Nolan, P.E.

JJN/paf

cc: Robert L. Brant, Esq. Township Solicitor  
Timothy P. Woodrow, Woodrow & Associates, Inc.  
Rhoads Real Estate Ventures  
Justin E. & Lauren Hales, c/o 570 DeKalb Pike North Wales, PA 19464  
File



McMAHON ASSOCIATES, INC.  
425 Commerce Drive, Suite 200  
Fort Washington, PA 19034  
p 215-283-9444 | f 215-283-9446

July 28, 2017

Mr. Tommy Ryan  
Township Manager  
Worcester Township  
1721 Valley Forge Road  
P.O. Box 767  
Worcester, PA 19490

PRINCIPALS  
Joseph W. McMahon, P.E.  
Joseph J. DeSantis, P.E., PTOE  
John S. DePalma  
William T. Steffens  
Casey A. Moore, P.E.  
Gary R. McNaughton, P.E., PTOE

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R. Trent Ebersole, P.E.  
Matthew M. Kozsuch, P.E.  
Maureen Chlebek, P.E., PTOE  
Dean A. Carr, P.E.

RE: **Traffic Review #1**  
2119 Berks Road – Rhoads 2 (LD 2017-03)  
Worcester Township, Montgomery County, PA  
McMahon Project No. 817536.11

Dear Tommy:

Per the request of the Township, McMahon Associates, Inc. (McMahon) has prepared this comment letter, which summarizes our traffic engineering review of the proposed subdivision to be located at 2119 Berks Road in Worcester Township, Montgomery County, PA. It is our understanding that the proposed subdivision will consist of subdividing a larger lot on the lands of Justin E. & Lauren E. Hales (67-00-00277-00-1) into two smaller lots (lots 1 and 2) with a single-family home proposed on each lot. Access to the two proposed lots is assumed to be provided from a shared access that exists as a stone driveway and currently serves for access to/from the lands of Christopher Bruce and Diane Leigh Esbensen (67-00-03916-41-8).

The following document was reviewed and/or referenced in preparation of our traffic review:

- Minor Subdivision Plans for 2119 Berks Road, prepared by Woodrow & Associates, Inc., dated June 15, 2017.

Upon review of the subdivision plans, McMahon offers the following comments for consideration by the Township and action by the applicant:

1. Adequate sight distance measurements must be provided on the plans for the proposed driveway(s) to Lots 1 and 2 as required by **Section 130-16.E(5) of the Subdivision and Land Development Ordinance**. The sight distance was measured in the field at the existing stone driveway that appears will be the future joint access to the proposed subdivision, as well, and

the sight distance currently appears to satisfy the minimum safe stopping sight distance or greater.

2. The applicant is requesting a waiver from **Section 130-16** of the **Subdivision and Land Development Ordinance** requiring a 32-foot cartway width along the site frontage. The plans currently show an approximate 23-foot cartway width along the site frontage of Berks Road, thereby not meeting the ordinance requirement. Since the 23-foot cartway width along the site frontage is consistent with the cartway width along Berks Road in the vicinity of the site, McMahan is not opposed to the granting of this waiver.
3. The applicant is requesting a waiver from **Section 130-18.A** of the **Subdivision and Land Development Ordinance** requiring sidewalk to be provided along the site frontage. The plans currently do not show any sidewalk along the site frontage of Berks Road, thereby not meeting the ordinance requirement. Since there is currently no sidewalk along Berks Road in the vicinity of the site, McMahan is not opposed to the granting of this waiver. However, the Township may desire that the applicant agree to providing the necessary lands in the future along their frontage for the construction and grading of a sidewalk should the Township pursue the provision of sidewalks along Berks Road.
4. The applicant is requesting a waiver from **Section 130-18.B** of the **Subdivision and Land Development Ordinance** requiring curbing to be provided along the site frontage. The plans currently do not show any curbing along the site frontage of Berks Road, thereby not meeting the ordinance requirement. Since there is currently no curbing along Berks Road in the vicinity of the site, McMahan is not opposed to the granting of this waiver.
5. According to the Township's Roadway Sufficiency Analysis, the proposed development is located in Transportation Service Area North, which has a corresponding impact fee of \$3,977 per "new" weekday afternoon peak hour trip and the applicant will be required to pay a Transportation Impact Fee in accordance with the Township's Transportation Impact Fee Ordinance. Based on Land Use Code 210 (Single Family Detached Housing) in the Institute of Transportation Engineers publication, **Trip Generation**, Ninth Edition, the 2 single family homes will generate approximately 2 total "new" weekday afternoon peak hour trips. The TSA North impact fee of \$3,977 per "new" weekday afternoon peak hour trip applied to these trips results in a transportation impact fee of \$7,954.
6. A more detailed review of the site and all transportation-related elements on the plans can be conducted, if the Township deems necessary, once specific development is proposed for either Lot 1 or 2 and submitted for review. Additional comments may then follow.

Mr. Tommy Ryan

July 28, 2017

Page 3

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

Sincerely,

A handwritten signature in black ink, appearing to read "Casey A. Moore". The signature is fluid and cursive, with a long horizontal stroke at the end.

Casey A. Moore, P.E.  
Vice President & Regional Manager

BMJ/CAM/lsw

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**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

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



**MONTGOMERY COUNTY  
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311  
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FAX: 610-278-3941 • TDD: 610-631-1211  
WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP  
EXECUTIVE DIRECTOR

August 16, 2017

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

Re: MCPC #10-0129-007  
Plan Name: 2119 Berks Road – South  
(2 lots on 6.17 acres)  
Situate: Berks Road (W)/South of Pennsylvania Turnpike  
Worcester Township

Dear Mr. Ryan:

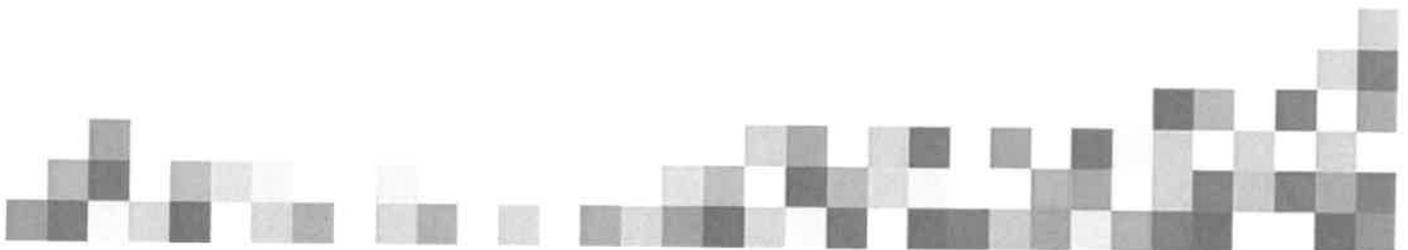
We have reviewed the above-referenced subdivision proposal in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 26, 2017. We forward this letter as a report of our review.

## BACKGROUND

The applicants, Justin E. & Lauren E. Hales, are proposing to subdivide an existing tract of approximately 6 acres on the western side of Berks Road southwest of the Pennsylvania Turnpike into 2 lots. The proposed lots would each be approximately 3 acres. The subject tract is located in the LPD Residential District and no dwelling units or other structures are currently being proposed. We reviewed previous proposals for this tract, most recently on February 9, 2016. At that time, the applicant proposed dividing a larger lot into this lot and one other.

## COMPREHENSIVE PLAN COMPLIANCE

Worcester Township Comprehensive Plan – The Township's 2008 Comprehensive Plan Update states its first goal as, "Maintain the Rural Character of the Majority of the Township." As an objective towards that goal, the plan states, "**Encourage cluster development** to help preserve critical natural and farmland resources and to move homes away from roads or behind ridgelines and woodlands to preserve views." (emphasis added) Additionally, the Comprehensive Plan states "Continue to **use conservation subdivision techniques** to ensure new residential development contributes positively to the character of the township and preserves rural resources." (emphasis



added) This proposal is a second subdivision of a previous subdivision, creating large lots instead of cluster development, which does not achieve the stated goals and objectives of Worcester Township's Comprehensive Plan. Since this site has already been subdivided once, there seems to be nothing that can be done to keep it from being subdivided again. However, the Township should consider changes to the Zoning Ordinance to prevent this situation from happening again in the future.

MontCo 2040: A Shared Vision - The proposal is generally consistent with the Montgomery County Comprehensive Plan, Montco 2040: A Shared Vision. This part of Worcester Township is located in the Rural Resource Area. This area should consist of "open land with a traditional rural appearance that includes farms, small woodlands, some low density residential homes, and rural villages." One of the primary uses for this area is "low-density residential development that is clustered or has a rural character." This subdivision is still low-density at 3 acres per lot.

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that Worcester Township may wish to consider for the future, to better support their stated goals and objectives. Our comments are as follows:

## REVIEW COMMENTS

### FLAG LOTS

- A. Flag Lots – It appears that the house at 2121 Berks Rd. takes access from the same driveway that these two lots will, as will the two lots 2119 Berks Rd. (North). That is five lots sharing one driveway. This may create potential access issues if all of these lots are developed.

### ZONING

- A. Compliance – This tract is in the LPD Residential District. However, this proposal is for subdivision of a lot less than 8 acres, therefore a Conservation Subdivision or land preservation cluster is not required. This proposal appears to be in compliance with the existing zoning requirements.
- B. Future Revisions – The Township may wish to amend the LPD Ordinance to prohibit developers from evasive maneuvers to avoid clustering development. Two possible strategies are proposed here for the Township's consideration. Note that these strategies are not applicable to the currently proposed subdivision, but would prevent future scenarios of developers using successive subdivisions to avoid clustering development.
- 1) Deed restrictions after initial subdivision – If properties over 8 acres are to be subdivided into two parcels, the Township could require deed restrictions prohibiting additional subdivisions of the same tract of land.
  - 2) Elimination of the 3 lot minimum for Conservation Subdivisions or land preservation cluster – If all subdivisions of land over 8 acres required following one of the township's clustering techniques, even just for two lots, then there would be no way to avoid creating a more conservation-focused subdivision.

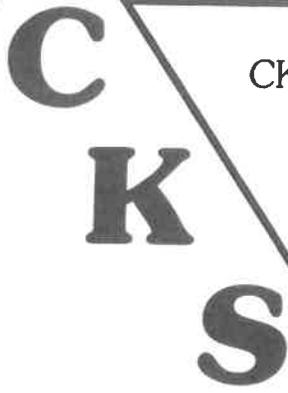




2119 Berks Road - South  
100129007

Montgomery  
County  
Planning  
Commission  
Montgomery County, Courthouse - Planning Commission  
PO Box 311, Harrisburg, PA 17104-0311  
610.278.3722 or 610.278.3941  
www.montco.org/planning  
Year 2015 aerial photography provided by the  
Susquehanna Valley Regional Planning Commission





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.

July 28, 2017

Ref: #7518

RECEIVED  
AUG 02 2017

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

Attention: Tommy Ryan, Township Manager

Reference: 2119 Berks Road – “Rhoads 3” - Minor Subdivision Plan  
(Worcester Township LD 2017-04)

Dear Mr. Ryan:

I am in receipt of the Township's memorandum requesting review of the proposed minor subdivision plan proposed at 2119 Berks Road. The applicant, Rhoads Real Estate Ventures, of North Wales, Pennsylvania, proposes to subdivide an existing tract of approximately 3.88 acres into 2 lots. Lot No. 1 would contain approximately 1.88 acres and Lot No. 2 would contain 1.86 acres. The minor subdivision plan has been prepared for the applicant by Woodrow & Associates, Inc., of Lower Gwynedd, Pennsylvania. The plan consists of one sheet and is dated June 15, 2017. I have reviewed this plan for conformance with the Subdivision and Land Development Code of Worcester Township. Based on my review, I offer the following comments:

1. A note has been included on the plan stating "This plan was prepared as a parcel subdivision only. No new construction is proposed with this application." The individual lots, therefore, do not show the proposed location of any buildings or homes on these two lots. However, the plans do show the location of test pits that were performed in conjunction with this application. The testing information of each of these test pits should be provided to the Township so that we can verify that there is adequate area on each lot to construct an on-lot sewage disposal system in the future if homes are eventually proposed for these lots.
2. The applicant must submit a Planning Module to the Pennsylvania Department of Environmental Protection in conjunction with this project. Planning approval will be required prior to final approval of this minor subdivision plan. The applicant is requested to have his engineer prepare the appropriate Planning Modules for submission to DEP.

July 28, 2017

Ref: #7518

Page 2

3. When building construction is eventually proposed on these building lots, a Plot Plan will be required as part of the Building Permit Application. At that time, the applicant must meet the requirements of the Township Ordinances currently in effect regarding the development of these lots.
4. Section 130-28.G(4) requires street trees. We note that the plan does not propose any street trees, however the frontage available is only 50 total feet in width. The Township may wish to require trees, or in the alternate, a waiver request from the applicant.
5. The applicant is requesting the following waivers in conjunction with this subdivision:
  - a. Section 130-16 requiring road frontage improvements.
  - b. Section 130-18.A requiring sidewalks along all road frontages.
  - c. Section 130-18.B requiring curbing to be installed along the street or road fronting the property.
  - d. Section 130-28.G(5) requiring perimeter buffer around the property.
  - e. Section 130-28.G(9) requiring individual lot landscaping requirements.
  - f. Section 130-33.C(1) requiring an Existing Features Plan to show features within 400 feet of any part of the land being subdivided.
  - g. Section 130-33.G requiring a Natural Resource and Protection Plan in conjunction with this proposed subdivision.

The Township Planning Commission and Board of Supervisors should consider these waiver requests in conjunction with their review of these plans.

6. The plan indicates an existing access easement for the parcel behind the tract to be subdivided. The easement and existing driveway are not completely in alignment, and will be further complicated by the addition of the proposed lot lines. We recommend that the easement be revised to account for the new lot lines, so the appropriate access rights are established with the new property owners.
7. The plan does not offer the area between the legal and ultimate rights of way to the Township; in accordance with the ordinance, this area should be offered for dedication. (SO Section 130-16.C(2)(c))

July 28, 2017

Ref: #7518

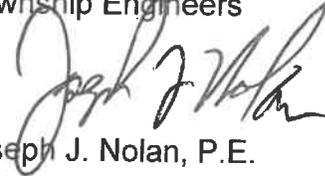
Page 3

8. Subdivision Ordinance Section 130-17.B(7) requires that all new flag lots shall share driveway access with the lot between the flag and the street when driveway access is proposed to a primary, secondary feeder or secondary collector road. Berks Road is a secondary feeder. We recommend that a note be added to the plan stating this requirement.
9. The plan indicates two iron pins to be set at the intersection of the proposed property lines and ultimate right of way on Berks Road. These iron pins should be revised to indicate the installation of concrete monuments. (SO Section 130-23.A)

The above represents all comments on this minor subdivision plan. The applicant and his engineer should address these comments and resubmit revised plans as required and also documentation on compliance with all applicable comments.

Please contact this office if you have any questions or need any further assistance on this subdivision plan.

Very truly yours,  
CKS ENGINEERS, INC.  
Township Engineers



Joseph J. Nolan, P.E.

JJN/paf

cc: Robert L. Brant, Esq., Township Solicitor  
Timothy P. Woodrow, Woodrow & Associates, Inc.  
Rhoads Real Estate Ventures  
File



McMAHON ASSOCIATES, INC.  
425 Commerce Drive, Suite 200  
Fort Washington, PA 19034  
p 215-283-9444 | f 215-283-9446

July 28, 2017

Mr. Tommy Ryan  
Township Manager  
Worcester Township  
1721 Valley Forge Road  
P.O. Box 767  
Worcester, PA 19490

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R. Trent Ebersole, P.E.  
Matthew M. Kozsuch, P.E.  
Maureen Chlebek, P.E., PTOE  
Dean A. Carr, P.E.

RE: **Traffic Review #1**  
2119 Berks Road – Rhoads 3 (LD 2017-04)  
Worcester Township, Montgomery County, PA  
McMahon Project No. 817537.11

Dear Tommy:

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the sight distance currently appears to satisfy the minimum safe stopping sight distance or greater.

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5. According to the Township's Roadway Sufficiency Analysis, the proposed development is located in Transportation Service Area North, which has a corresponding impact fee of \$3,977 per "new" weekday afternoon peak hour trip and the applicant will be required to pay a Transportation Impact Fee in accordance with the Township's Transportation Impact Fee Ordinance. Based on Land Use Code 210 (Single Family Detached Housing) in the Institute of Transportation Engineers publication, **Trip Generation**, Ninth Edition, the 2 single family homes will generate approximately 2 total "new" weekday afternoon peak hour trips. The TSA North impact fee of \$3,977 per "new" weekday afternoon peak hour trip applied to these trips results in a transportation impact fee of \$7,954.
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Mr. Tommy Ryan

July 28, 2017

Page 3

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

Sincerely,

A handwritten signature in black ink, appearing to read "Casey A. Moore". The signature is fluid and cursive, with a long horizontal stroke at the end.

Casey A. Moore, P.E  
Vice President & Regional Manager

BMJ/CAM/lsw

I:\eng\817537\Correspondence\Municipality\Review Letter #1.docx

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

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PLANNING COMMISSION**

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JODY L. HOLTON, AICP  
EXECUTIVE DIRECTOR

August 16, 2017

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

Re: MCPC #10-0129-006  
Plan Name: 2119 Berks Road – North  
(2 lots on 4.27 acres)  
Situat: Berks Road (W)/South of Pennsylvania Turnpike  
Worcester Township

Dear Mr. Ryan:

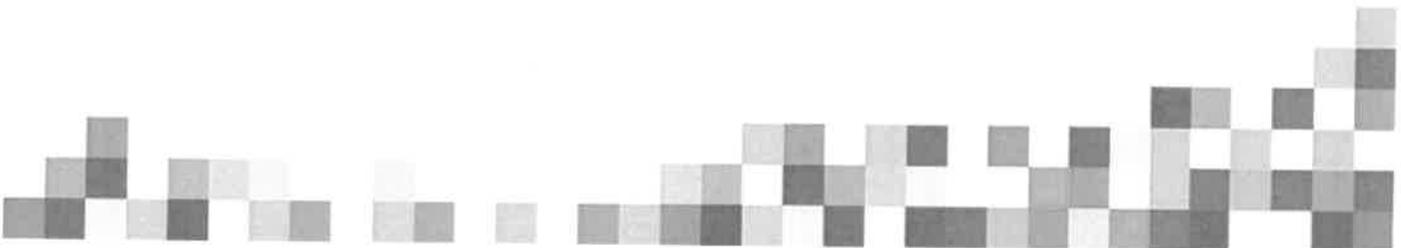
We have reviewed the above-referenced subdivision proposal in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 26, 2017. We forward this letter as a report of our review.

## BACKGROUND

The applicant, Rhoads Real Estate Ventures, is proposing to subdivide an existing tract of approximately 4.25 acres on the western side of Berks Road southwest of the Pennsylvania Turnpike into two lots. The proposed lots would each be approximately two acres. The subject tract is located in the LPD Residential District and no dwelling units or other structures are currently being proposed. We reviewed previous proposals for this tract, most recently on February 9, 2016. At that time, the applicant proposed dividing a larger lot into this lot and one other.

## COMPREHENSIVE PLAN COMPLIANCE

Worcester Township Comprehensive Plan – The Township's 2008 Comprehensive Plan Update states its first goal as, "Maintain the Rural Character of the Majority of the Township." As an objective towards that goal, the plan states, "Encourage cluster development to help preserve critical natural and farmland resources and to move homes away from roads or behind ridgelines and woodlands to preserve views." (emphasis added) Additionally, the Comprehensive Plan states "Continue to use conservation subdivision techniques to ensure new residential



development contributes positively to the character of the township and preserves rural resources.” (emphasis added) This proposal is a second subdivision of a previous subdivision, creating large lots instead of cluster development, which does not achieve the stated goals and objectives of Worcester Township’s Comprehensive Plan. While normally a subdivision of one lot into two in this location would not go against the stated objectives of the Township Comprehensive Plan, it is important to consider the context and history of this property. In the future, the standards for conservation subdivisions would benefit from being strengthened in order to prevent this situation from happening again.

*MontCo 2040: A Shared Vision* - The proposal is generally consistent with the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. This part of Worcester Township is located in the Rural Resource Area. This area should consist of “open land with a traditional rural appearance that includes farms, small woodlands, some low density residential homes, and rural villages.” One of the primary uses for this area is “low-density residential development that is clustered or has a rural character.”

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant’s proposal, however, in the course of our review we have identified the following issues that Worcester Township may wish to consider for the future, to better support their stated goals and objectives. Our comments are as follows:

## REVIEW COMMENTS

### FLAG LOTS

- A. Flag Lots – It appears that the house at 2121 Berks Rd. takes access from the same driveway that these two lots will, as will the two proposed lots at 2119 Berks Rd (South). That is five lots sharing one driveway. This may create potential issues between neighbors if all of these lots are developed. The applicant should consider alternate designs to promote proper access to all the proposed lots.

### ZONING

- A. Compliance – This tract is in the LPD Residential District. However, this proposal is for subdivision of a lot less than eight acres, therefore a Conservation Subdivision or land preservation cluster is not required. This proposal appears to be in compliance with the existing zoning requirements.
- B. Future Revisions – The Township may wish to amend the LPD Ordinance to prohibit developers from evasive maneuvers to avoid clustering development. Two possible strategies are proposed here for the Township’s consideration. Note that these strategies are not applicable to the currently proposed subdivision, but would prevent future scenarios of developers using successive subdivisions to avoid clustering development.
1. Deed restrictions after initial subdivision – If properties over 8 acres are to be subdivided into two parcels, the Township could require deed restrictions prohibiting additional subdivisions of the same tract of land.
  2. Elimination of the three lot minimum for Conservation Subdivisions or land preservation cluster – If all subdivisions of land over eight acres required following one of the township’s clustering

techniques, even just for two lots, then there would be no way to avoid creating a more conservation-focused subdivision.

### **SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

- A. Waivers - The applicant is requesting seven waivers for road improvements and landscaping. Considering that this is a simple two lot subdivision with no proposed buildings, we feel that the requested waivers are reasonable.

### **CONCLUSION**

We wish to reiterate that MCPC generally supports the applicant's proposal, as it complies with the existing zoning as written, but we believe that our suggested revisions will better achieve Worcester Township's planning objectives for development in the future.

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

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

Sincerely,



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

- c: Rhoads Real Estate Ventures, Applicant  
Woodrow & Associates, Inc., Applicant's Representative  
Gordon Todd, Chairman, Township Planning Commission

Attachments:   Aerial Map  
                      Reduced Copy of Applicant's Plan



2119 Berks Road - North  
100129006

Montgomery  
County  
Planning  
Commission  
Montgomery County Courthouse - Planning Commission  
1000 Walnut Street, 1st Floor  
P.O. Box 119004-0311  
Harrisburg, PA 17102-0311  
Tel: 717.278.3722 Fax: 717.278.3941  
www.montgomerypa.com  
Year: 2015 Aerial Photography provided by the  
Delaware Valley Regional Planning Commission





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.

August 14, 2017  
Ref: #7514

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

Attention: Tommy Ryan, Township Manager

Reference: The Grove at Meadowood – Preliminary Land Development Plan  
(Worcester Township LD 2017-05)

Dear Mr. Ryan:

I am in receipt of the Township's memorandum requesting review of the proposed land development plan proposed at the existing Meadowood life care facility. The applicant, the Meadowood Corporation, proposes to construct four three-story buildings (containing thirteen dwelling units each, for a total of 52 new units). The Preliminary Land Development Plan has been prepared for the applicant by Woodrow & Associates, Inc., of Lower Gwynedd, Pennsylvania. The plan consists of twenty-two sheets dated July 28, 2017. The submission also includes a "Post Construction Stormwater Management Report", dated July, 2017, also prepared by Woodrow & Associates, Inc. I have reviewed this plan for conformance with Preliminary Plan requirements of the Zoning Ordinance and the Subdivision and Land Development Code of Worcester Township. Based on my review, I offer the following comments:

1. The plan proposes four, three-story buildings in the northern corner of the Meadowood property, as well as the reconfiguration of a portion of Meadowood Drive. The units will be served by public water and sanitary sewer. The plan also proposes two stormwater management facilities to control the runoff generated by the increase in impervious surface.
2. The plan identifies the proposed buildings as 3-story buildings however the Zoning Ordinance requires a maximum height of 35 feet not exceeding 2.5 stories. The plan should be revised, or zoning relief will be necessary. (ZO Section 150-15)
3. The plan should be revised to identify compliance with the setback and coverage requirements within the side yard (for proposed rain garden). (ZO Sections 150-17.F, 150-203.C)
4. The "Site Zoning Data Schedule" identifies the required parking totals, however the tabulation indicates that there are 48 new units proposed; other areas of the plan indicate that there are 52 new units proposed. The plan should be revised accordingly.

We also note that there are 35 parking spaces required (for 52 units). The plan indicates 25 perpendicular spaces along the driveway, and notes that each building will have ground level parking. The number of spaces provided in the ground level parking should be indicated on the plan to insure compliance. We note that the overall site contains sufficient parking to be

compliant, however we recommend that the immediate area of the proposed buildings be compliant independent of the rest of the site. (ZO Section 150-53.B.3)

5. The applicant should submit a Planning Module to the Pennsylvania Department of Environmental Protection in conjunction with this project. In addition, the applicant should confirm that public water and sanitary sewer capacity is available to serve the project. We note that the applicant's engineer has submitted the Planning Module component that requires Township action. (ZO Section 150-110.27)
6. The applicant is requesting the following waivers in conjunction with this subdivision:
  - a. Section 130-24.B.3.a requiring the storm sewer system to carry a 50-year peak flow rate. We take no exception to this request on the condition that the design is shown to provide a means to adequately convey the 100-year post development storm to the detention facilities.
  - b. Section 130-24.B.3.h requiring that the maximum headwater depth in inlets is not less than 1 foot from the grate. We defer comment on this request until the storm sewer capacity calculations have been provided for review.
  - c. Section 130-24.B.3.j requiring a minimum of three feet of cover over storm sewer piping. Although we generally do not take exception to this request, we defer comment until a complete stormwater management design has been submitted for review.
  - d. Section 130-24.B.3.k requiring the matching of storm sewer pipe crowns in storm sewer structures. We defer comment until a complete stormwater management design has been submitted for review.
  - e. Section 130-24.B.4.f.2 requiring the detention basin to be designed to release no greater than the 10 year predevelopment storm flowrate during the 100 year post development storm. We defer comment on this request until a complete stormwater management design has been submitted for review.
  - f. Section 130-24.B.4.f.7 requiring two feet of freeboard in the emergency spillway of the detention basins. We defer comment on this request until a complete stormwater management design has been submitted for review.
  - g. Section 130-24.B.4.f.7 requiring a minimum distance of 100 feet from the highest free water surface to dwelling unit. We defer comment on this request until a complete stormwater management design has been submitted for review.
  - h. Section 130-28.E.1 requiring an existing tree survey plan.
  - i. Section 130-33.C.1 requiring an Existing Features Plan to show features within 400 feet of any part of the land being subdivided.
  - j. Section 130-28.G.4 requiring street trees.
  - k. Section 130-23.A requiring monuments to be placed at changes of direction of rights of way and property lines.

August 14, 2017

Ref: #7514

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7. The sanitary sewer design information is incomplete. The design information should be provided prior to the submission of a Final Plan. (SO Section 130-26)
8. The public water design information is incomplete. It is our understanding that the applicant's engineer is coordinating the design with the North Penn Water Authority. The design information should be provided prior to the submission of a Final Plan. (SO Section 130-31)
9. The width of "Grove Loop Drive" varies from 20 feet to 22 feet. The width should be no less than 24 feet, and be consistent for the entire length, unless widened to provide for pull off areas. (SO Section 130-17.B.3)
10. We have the following comments regarding the propose parking areas:
  - a. The proposed parking spaces are shown at 9 ft. x 18 ft. The ordinance requires parking stalls to be no less than 10 ft. x 20 ft. (SO 130-17.D.7)
  - b. The ordinance requires an area of open space no less than 20 ft. to be provided between the curblineline of any parking area and the outside wall of dwelling units. (SO Section 130-17.4)
11. The submission did not include stormwater piping profiles, drainage area plans or capacity calculations. This information should be provided with the final plan submission at the minimum. (SO Section 130-24.B, 130-33.F)
12. The submission does not include profiles for the proposed utilities, i.e. storm sewer, sanitary sewer, public water. This information should be provided prior to the submission of a Final Plan. (SO Section 130-33.F)
13. The submission includes a "Post Construction Stormwater Management Report" dated July, 2017, prepared by Woodrow and Associates, Inc. As noted above, the stormwater management design is incomplete. Based on discussions with the applicant's engineer, it is our understanding that the main stormwater management feature, the proposed pond, is under consideration with various groups within the Meadowood community as well as coordination with a landscape architect. The feature, as shown, includes two forebay areas for water quality as well as a pond. We defer detailed comment until the complete design has been submitted. In the interim, we have the following observations: (SO Sections 130-24.4, 130-33.H)
  - a. Drainage area plans must be provided for the pre and post development conditions.
  - b. The report includes soil testing information, which indicates that infiltration is not available within the subject area of the overall site. However, the design utilizes runoff curve numbers for a Type A soil. Type A soils are high quality soils that exhibit good infiltration characteristics. In addition, the area under consideration has been subject to significant disturbance and the placement of excess soil materials from prior phases. It is highly unlikely that the qualities found in Type A soils remain. We recommend that the runoff curve numbers be reconsidered using no greater than Type C soils for those areas currently considered as Type A.

August 14, 2017

Ref: #7514

Page 4

- c. Storm sewer pipe capacity calculations need to be provided. We note the waiver request regarding one foot of freeboard in inlet boxes for the 50-year storm. We recommend that the design be prepared to insure that at a minimum, the 100 year storm will not surcharge the storm sewer structures.
  - d. The ordinance requires a restriction on the 100-year post development storm, with a reduction to no greater than a 10-year predevelopment flowrate. However, the pipe layout indicates that the pipe conveying the pond discharge will connect to an existing manhole. The piping calculations must include sufficient information indicating the capacity of the receiving pipe, as well as an analysis of how that pipe will be affected upon the introduction of the revised upstream system and pond discharge. It is possible that the capacity of the existing pipe will govern the allowable discharge from the pond/basin.
  - e. The plan proposes a rain garden to the north of the site, which will control runoff that does not drain to the pond. Given the limited infiltration in other immediate areas, the rain garden design should account for either no infiltration or include supporting information for the immediate area of the rain garden confirming that infiltration is possible.
  - f. The times of concentration, particularly in the post development condition, are not realistic and should be reconsidered.
  - g. The revised plans should include detailed grading information, i.e. spot elevations at high and low points, flow arrows, etc.
  - h. We take no exception to the proposed pond as a means to control runoff. We recommend that the final design include a means to confirm both an impermeable bottom (or need for a synthetic liner) and a water source.
14. The submission does not include design of the necessary erosion control measures. This information should be provided prior to the submission of a Final Plan. In addition, approval will be required from the Montgomery County Conservation District and PADEP (NPDES Permit for construction activities) (SO Sections 130-32, 130-33.H)
  15. The submission does not include a site lighting design plan. This information should be provided prior to the submission of a Final Plan. (SO Section 130-33.J)
  16. The revised plan should include ADA compliant designs for sidewalks and intersection crossings. (SO 130-14.J)
  17. Several of the vertical curves proposed for Meadowood Drive do not comply with the requirements of the ordinance. We recommend that a waiver be requested. We note that although the proposed configurations do not comply with the exact numerical requirements of this section, Meadowood Drive is a private road, and the proposed configuration appears to balance drainage and sight distance concerns. (SO Section 130-16.B.3)
  18. Available and required sight distance should be provided at the proposed intersections with Meadowood Drive. In addition, turning templates should be provided to insure that emergency service vehicles, particularly fire trucks and trash trucks, will be able to adequately navigate Grove Loop Drive. (SO Section 130-16.E)

19. All appropriate construction details should be provided prior to Final Plan submission. (SO Section 130-14.K)
20. The revised plans should include a full landscape plan design, including required plantings for the stormwater management facilities. (SO Section 130-28, 130-24)
21. General comments regarding the sanitary sewer design:
  - a. Sanitary Manhole SA-107 is located in the swale near a low point. The manhole should be relocated so that it is not located directly in a swale.
  - b. Some of the storm sewer and sanitary sections are within 10 feet of each other horizontally. We defer comment until the profiles have been provided, however it is preferred that a minimum of 10 feet of horizontal clearance be provided.

The above represents our comments on this preliminary plan. Due to the limited design information, more detailed comments will be provided upon submission of a full design. The applicant and his engineer should address these comments and resubmit revised plans as required and also documentation on compliance with all applicable comments.

Please contact this office if you have any questions or need any further assistance on this subdivision plan.

Very truly yours,  
CKS ENGINEERS, INC.  
Township Engineers



Joseph J. Nolan, P.E.

JJN/paf

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



McMAHON ASSOCIATES, INC.  
425 Commerce Drive, Suite 200  
Fort Washington, PA 19034  
p 215-283-9444 | f 215-283-9446

August 14, 2017

Mr. Tommy Ryan  
Township Manager  
Worcester Township  
1721 Valley Forge Road  
P.O. Box 767  
Worcester, PA 19490

PRINCIPALS  
Joseph W. McMahon, P.E.  
Joseph J. DeSantis, P.E., PTOE  
John S. DePalma  
William T. Steffens  
Casey A. Moore, P.E.  
Gary R. McNaughton, P.E., PTOE

ASSOCIATES  
John J. Mitchell, P.E.  
Christopher J. Williams, P.E.  
R. Trent Ebersole, P.E.  
Matthew M. Kozsuch, P.E.  
Maureen Chlebek, P.E., PTOE  
Dean A. Carr, P.E.

RE: **Traffic Review #1**  
The Grove at Meadowood - (LD 2017-05)  
3205 Skippack Pike (Meadowood)  
Worcester Township, Montgomery County, PA  
McMahon Project No. 817583.11

Dear Tommy:

Per the request of the Township, McMahon Associates, Inc. (McMahon) has prepared this review letter, which summarizes our traffic engineering review of the proposed development of The Grove to be located along the north side of the Meadowood Drive loop road at the northern end of the property opposite of Wren Court and Founders Village, and south of the on-site maintenance barn proposed for an addition in Worcester Township, Montgomery County, PA. It is our understanding that the proposed development will consist of the construction of four new, 13-unit buildings on approximately 1.25 acres, and they will add a total of 52 new units for independent housing of people 65 years or older. This will bring the total number of dwelling units at the Meadowood property to 409 units (currently at 357 dwelling units of a few varieties). Access to the new phase, The Grove, is proposed to be provided from a reconfiguration of the Meadowood Drive loop road in the area of the development that will create a new T-intersection northeast of Wren Court, and the limits of roadway reconstruction appears to extend from and between the maintenance barn driveway and the eastern Founders Village access.

The following document was reviewed and/or referenced in preparation of our traffic review:

- New Residential Units for the Grove at Meadowood, Preliminary Land Development Plan prepared by Woodrow & Associates, Inc., dated July 28, 2017.

Upon review of the subdivision plans, McMahon offers the following comments for consideration by the Township and action by the applicant:

1. Adequate sight distance measurements must be provided on the plans for all proposed and relocated driveway(s)/intersections as required by **Section 130-16.E(5)** of the **Subdivision and Land Development Ordinance**. We would request that existing intersections to remain that will be affected by the relocated Meadowood Drive also be confirmed for adequate sight distance, or modifications made to those intersections adversely affected to achieve it.
2. A list of eleven (11) waivers are being requested and detailed on sheet 2 of 22. Due to their on-site nature and that they are not transportation related, the Township Engineer will comment on the waivers in their review.
3. The applicant has not provided a current traffic study or any trip generation information for the addition of 52 units to the property. Access is being proposed at the existing, single point of ingress/egress at Meadowood Drive and Skippack Pike. Additionally, no crash data has been provided to ascertain the current safety conditions at this access intersection on Skippack Pike.

Based on historic count data that McMahon has from 2008 at the Meadowood Drive intersection and Skippack Pike, there were 50 trips exiting the site and 23 trips entering the site during the weekday afternoon commuter peak hour, totaling 73 trips in and out. It is unknown at that time how many dwelling units and of what types were built and occupied on the site. If 357 units were built and occupied at that time, the traffic generation would equate to 0.2045/trips per unit for the PM peak hour. The addition of 52 units would thus generate an additional 11 trips (combined in and out). However, the applicant is advised to provide the number of units built and occupied in May 2008 on the site and specify the types, as well as provide an updated traffic count of the Skippack Pike access for the 4pm to 6pm period, as well as specify the number of occupied units at the time of an updated/current count, to confirm the rate.

4. The Skippack Pike intersection has been the subject of a signal warrant evaluation over the years, and the necessary access and adjacent roadway improvements that would need to accompany any warranted signal installation. Costs for the design & construction for a signalization project have created a burden of expense in order to complete them, but signal warrants in a study completed nearly 9 years ago were not yet satisfied, and PennDOT has not approved a signal project to date for the access. The signal project would involve desirably realigning Meadowood Drive opposite Hollow Road and adding left-turn lanes for both Meadowood Drive and Hollow Road, as well as adding a right-turn deceleration lane for Meadowood Drive to reduce the number of access points along Skippack Pike, provide the turning lanes for added safety (especially due to the age-restricted nature of the Meadowood residents), and provide the safety of a signal for both minor road approaches to Skippack Pike in this area. However, the signal must satisfy signal warrants and be approved by PennDOT before it is installed. With the addition of The Groves units for this project, the applicant is encouraged to evaluate the access for signal warrants and/or find additional access to/from the Meadowood community in light of growing traffic demands on the abutting state roadway network along the property. Understanding there is a master plan for this project, the Township and Board should decide at

what point in time a traffic/signal warrant study and enhanced access to/from the property should be made, and request this of the applicant to complete.

5. All curb ramps and pedestrian routes (i.e., sidewalks, crosswalks, etc.) are to be constructed in accordance with the current Federal and PennDOT ADA standards. ADA ramp design and crosswalk striping details should be included on the detail pages of the plans. McMahon has not reviewed the detailed design of any ramps internal to the site.
6. There are several driveways for proposed Buildings 1 thru 4, and pedestrian crossings of Grove Loop Drive (internal to the parking areas and at the Meadowood Drive intersections), in which current ADA design standards should be addressed. Some driveway crossings and Grove Loop Drive crossings do not have any ADA facilities and/or a DWS where the sidewalk meets the crossing. Furthermore, it is recommended that crosswalk areas currently shown to be striped only with two, white painted lines, either be revised to the stamped asphalt crosswalk markings (brick pattern) as shown internally on Grove Loop Drive, or be modified to a continental cross-hatching for higher visibility.
7. Stop signs are recommended to be provided at every new driveway egress for Buildings 1 thru 4 at its intersection with Grove Loop Drive (3 locations) and relocated Meadowood Drive (1 location).
8. **Section 130-16.B.3 of the Subdivision and Land Development Ordinance** states that the length of a vertical curve must be approximately 25 feet per 1% of grade change. Two vertical curves on Meadowood Drive (west) (PVI STA. 3+04.64 and PVI STA. 3+77.92) and one vertical curve on Meadowood Drive (east) (PVI STA. 0+93.71) do not meet this criteria and a waiver should be requested.
9. It is recommended with the changes to the roadway internally due to the relocation of Meadowood Drive, that the new three-way intersection being created that is east of Wren Court be signed as a 3-way stop. Stop signs, complete with 3-way placards, should be added to the plans for each approach. Additionally, 24-inch white, stop bars should be painted at the stop sign location with the word "STOP" painted on the pavement surface immediately in front of them on the approach.
10. The relocation of Meadowood Drive extends just east of the eastern access in front of the Founders Village building. Unless there is a reason that large design vehicles (trucks) routinely use this access, it is excessively wide at the intersection with the main road. The applicant's engineer should tighten up the width of the access at the relocated Meadowood Drive intersection when doing the design and construction based on the relocated roadway limits. The plans should be modified accordingly.

11. Our office did not receive any stormwater report or calculation for review, as the proposed project is largely internal to the existing site, and thus the Township Engineer's office will be doing review on this aspect.
12. The Township and its engineering consultants must be included in any submissions and meetings with PennDOT and other agencies involving Meadowood with regards to its access, signalization, and/or improvements to the adjacent roadways for the Meadowood site.
13. According to the Township's Roadway Sufficiency Analysis, the proposed development is located in Transportation Service Area North, which has a corresponding impact fee of \$3,977 per "new" weekday afternoon peak hour trip and the applicant will be required to pay a Transportation Impact Fee in accordance with the Township's Transportation Impact Fee Ordinance. Based solely on the existing trip generation rate preliminarily calculated using the volumes and possible units built in 2008, the additional 52 dwelling units will generate approximately 11 total "new" weekday afternoon peak hour trips. The TSA North impact fee of \$3,977 per "new" weekday afternoon peak hour trip applied to these trips results in a transportation impact fee of \$43,747. **NOTE:** Based on recommendations above to verify the information from 2008, as well as update the counts based upon expansion of the property, and possible changes in staff, services, etc., current information will be used to confirm the trip generation rate and calculate the impact fee.

Based on our review, the applicant should address the aforementioned comments, and provide revised plans to the Township and our office for further review and approval recommendations. A response letter addressing our comments should accompany the resubmission.

We trust that this review letter responds to your request and satisfactorily addresses the traffic issues that are related to the proposed addition apparent to us at this time. If you or the Township have any questions, or require clarification, please contact me or Stephanie Butler, P.E.

Sincerely,



Casey A. Moore, P.E.  
Vice President & Regional Manager

WLT/CAM/lsw

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

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



**MONTGOMERY COUNTY  
PLANNING COMMISSION**

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

JODY L. HOLTON, AICP  
EXECUTIVE DIRECTOR

August 16, 2017

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

Re: MCPC #17-0040-002  
Plan Name: The Grove at Meadowood  
Situate: Skippack Pike (N)/Valley Road Rd (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 you requested on August 1, 2017. We forward this letter as a report of our review.

## BACKGROUND

The applicant, the Meadowood Corporation, has proposed the construction of four three-story residential buildings as a portion of the Meadowood life care facility project located in the Township's Land Preservation District (LPD). The Grove site is located at the northern edge of the Meadowood development. The proposed buildings would include 13 units each for a total of 52 new units. Each building would contain a ground level parking garage. The proposed Grove buildings comprise a total of 1.2531 acres. A stormwater pond and fountain is proposed for near the entrances of the buildings and a rain garden is proposed in an area near the northwestern corner of the Grove site.

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified a number of key issues that we believe should be resolved prior to final plan approval. Our comments are as follows:



## REVIEW COMMENTS

### STORMWATER

- A. Waivers—The applicant is requesting several waivers from the stormwater section of the Subdivision and Land Development Ordinance (SALDO). 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. The Township Engineer should also determine the appropriateness of approving the waiver for **Section 130-24.B.4.f.13** of the SALDO which provides for a minimum 100-foot distance from the highest free water surface to dwelling unit.

### OTHER WAIVERS

- A. Street Trees—The applicant is requesting a waiver from **Section 130-28.G.4** of the SALDO to provide street trees. There appears to be available space to provide street trees along the northern edge of the proposed Grove Loop Drive. We recommend that the applicant provides street trees in this area as is determined feasible.

## CONCLUSION

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

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

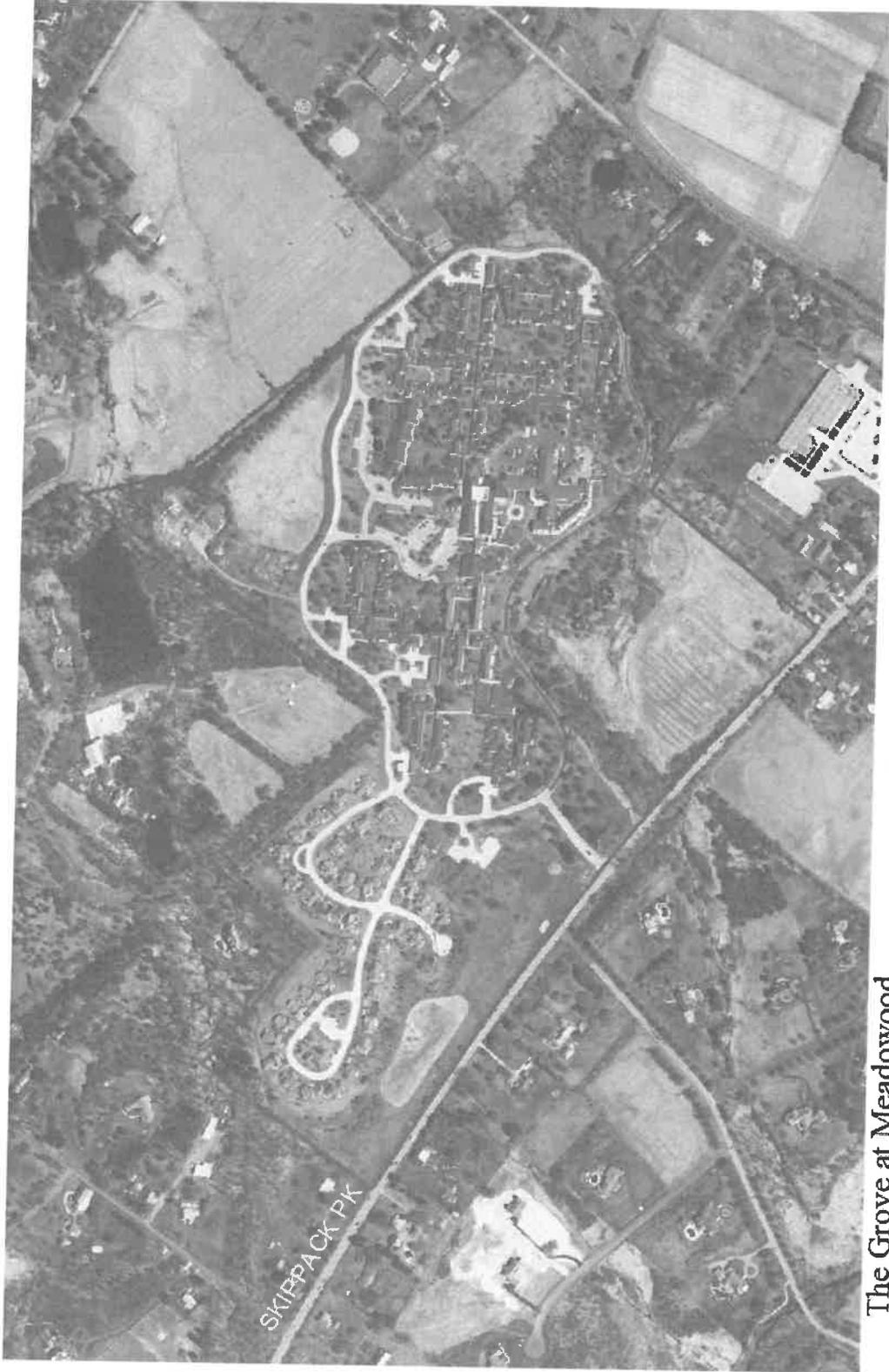
Sincerely,



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

- c: Meadowood Corporation, Applicant  
Woodrow & Associates, Inc., Applicant's Representative  
Gordon Todd, Chrm., Township Planning Commission

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



**The Grove at Meadowood**  
170040002

Montgomery County  
Planning Commission  
Montgomery County Courthouse - Planning Commission  
301 E. Main St., Room 100  
P.O. Box 100000, Harrisburg, PA 17108-0000  
www.montco.org/planning  
Year 2015 aerial photography provided by The  
Delaware Valley Regional Planning Commission

