

Reviewed this, the _____ day of _____, 20__, by the Planning Commmission of Worcester Township, Montgomery County, PA.

ATTEST: _____ Date Signed: _____

TOWNSHIP ENGINEER

Reviewed by the Township Engineer of Worcester Township, Montgomery County, PA

_____ Date Signed: _____

Notary Public: _____

expires on:

Montgomery County Planning Commission

GENERAL PLAN NOTES

EXISTING FEATURES AND SURVEY NOTES:

- 1. A metes and bounds survey was performed by Woodrow & Associates, Inc. The survey was performed without the benefit of a Title Report and was prepared from documents of record. This property may be subject to additional rights of others that might be listed in a Title Report. This survey was prepared during the month of September 2020.

 9. The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.

 10. This is served by private well and private on—lot sanitary sewer. Proposed on—lot sanitary locations are the field acids testing performed by Harris Cramp Contractors as withoused and approval.
- Bearings shown reflect a '__ Deg. __ Min. __ Sec.' clockwise rotation from Deed Bearing Basis to match Pennsylvania South Zone 3702 State Plane Coordinate Bearing Basis.
- 2. A topographic and existing features survey was performed for this site by Woodrow & Associates. Inc Site elevation datum is referenced per note 3 below. Site Benchmark for this project is a Mag Nail set in the front asphalt drive court having an elevation of 271.18. This survey was prepared during
- 3. This plan was prepared utilizing the following references: a. Tax maps and deeds of record as obtained from the Recorder of Deeds online resources.
- b. Existing Soils classifications and mapping has been plotted from maps obtained from the USDA Web Soil Survey website (http://websoilsurvey.sc.egov.usda.gov/) unless otherwise noted.
- c. Vertical datum references provided by the PA Spacial Data Access system (PASDA). PAMAP data is based on PA State Plane (South) NAD83 horizontal, NAVD88 vertical datum.
- d. Aerial imagery used for base plan reference provided by NearMap, Inc. Imagery from flight dated February 17, 2020 and September 05, 2020.
- e. A Plan of Subdivision for Augustus & Carmella Mandracchia & Mary T. Mandracchia, prepared by Herbert H. Metz, Inc., dated October 17, 1997, last revised February 24, 2000 and recorded in Norristown, PA as P.B.V. A—589, Page 231.
- f. A Plan of Subdivision for Augustus J. Mandracchia prepared by Woodrow & Assoc., Inc. dated November 24, 2010, last revised May 19, 2014 and recorded in Norristown, PA, Deed Bk 5939 Page 874.
- 4. There has been no field investigation performed to verify any existence of any wetlands, waters
- 5. This site is located within Flood Plain Zone 'X' (areas determined to be outside the 0.2% annual chance floodplain) as illustrated on Community Panel Number 42091—C—0243G, effective date March 2, 2016 as prepared by the Federal Emergency Management Agency. No computational floodplain study has been performed for this plan.
- 6. All persons digging on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 181. State law requires a three (3) business day notice prior to any digging (does not include state holidays or weekends). Dial 8-1-1 or go to www.paonecall.org.
- 7. Existing subsurface utility information illustrated on these plans were based upon visual field locations obtained as part of site survey operations. The information provided is representative of subsurface conditions only at locations and depths where such information was available. There is no expressed or implied agreement that subsurface utility connections exist between explored locations. Accordingly, utility information shown should not be relied upon for construction purposes. It is incumbent upor the contractor to verify subsurface utilities prior to excavation.
- 8. Subject property is zoned 'R-175 Residential' as noted on the official Zoning Map for this municipality.

- 10. This is served by private well and private on—lot sanitary sewer. Proposed on—lot sanitary locations were set by field soils testing performed by Harris Gramm Contractors as witnessed and approved by Montgomery County Health Department (September 2020).
- 1. No regulated earth disturbance activities may commence prior to issuance of any/all appropriate
 - DEP or County Conservation District. 12. Any Erosion and sediment control measures shown on these plans are to illustrate intent only. Any lot development with a disturbance of 5,000 square feet will require a Montgomery County Conservation District review. Total disurbance of 1 acre or more will require an NPDES Permit. Final design of the erosion and sediment control measures will be provided at the time of Building/Grading Permit
- 13. The proposed well location(s) shown on these plans are approximate and subject to change during installation. All wells shall be constructed according to all current DEP and Township regulations.

14. Construction materials and procedures shall follow Pennsylvania Department of Transportation Spec-

- ifications and Standard Drawings (latest edition). 15. Any/all storm water conveyance system(s) and detention facilities shown on these plans are a basic and perpetual part of the storm water management system for this Municipality, and as such, are to be protected, maintained and preserved in accordance with the approved plans. The Municipality and/or its agents may reserve the right and privilege to enter upon such lands from time to time for the purpose of inspection of said storm water management system in order to determine that
- 16. The proposed stormwater BMP's illustrated on these plans are shown to meet the intent of the Worcester Township Stormwater Management requirements through the use of Best Management Practices. The BMP's are designed to capture the proposed dwelling, porches and impervious cover areas. A final design will be required once a final building and site layout have been finalized. A revised Post Construction Stormwater Management Report must be submitted and approved by the Township Engineer prior to the issuance of a building permit.
- 17. A proposed roof leader collection system is required to ensure that all of the proposed dwelling is directed towards the proposed rain garden. Where practical overland flow from the roof area is

the structural design and integrity are being maintained.

ZONING SCHEDULE Zoning District: R-175 RESIDENTIAL (Z.O. Section 150-34 thru 41 by Ord 163 5-20-1998) Proposed Use: SINGLE-FAMILY DETACHED DWELLINGS (In accordance with the Regulations of Z.O. Section 150-35.B)

ORDINANCE ITEM	SECTION No.	REQUIREMENT	NEW LOT 01:	EXISTING UNIT 18:
Minimum Lot Area	150-36.A	60,000 Sq. Ft.	80,888.70 Sq. Ft.	321,127.90 Sq. Ft.
Minimum Lot Width	150-36.B	175 Ft.	> 175 Ft.	> 175 Ft.
Minimum Setbacks: Front	150-37.A	60 Ft.	> 60 Ft.	220.8 Ft.
Rear	150-37.B(1)	75 Ft.	> 75 Ft.	246.8 Ft.
Side	150-37.C(1)	35 Ft.	> 35 Ft.	88.8 Ft.
Maximum Impervious: Building	150-38.A	15 %	< 15 %	2.23 %
Total Lot	150-38.B	20 %	< 20 %	9.23 %
Maximum Building Height	150-39	35 Ft. (2.5 Stories)	< 35 Ft. (2.5 Stories)	< 35 Ft. (2 Stories)
Accessory Building Height	150-39.A	15 Ft. (1.5 Stories)	< 15 Ft. (1.5 Stories)	< 15 Ft. (1.5 Stories)
Parking Requirements: Quanty	150-40.A(1)	2 All Weather/Dwlg	2 All Weather/Dwlg	2+ All Weather/Dwlg
Setbacks	150-40.A(2)	10 FT.	< 10 FT.	< 10 FT.

APPLICATION WAIVER(S) LIST:

The following list of relief form the Worcester Township Subdivision &

SECTION No.:	DESCRIPTION:			
1. 130-16	Requires road frontage improvements.			
2. 130-18.A	Requires sidewalks shall be provided along all streets			
3. 130-18.B	Requires curbs shall be installed along each side of every residential, secondary or commercial street or road.			
4. 130-26.B(2)(c)	Requires on—lot sewage disposal ares to be outside of the required front yard and 30 Ft. from any side or rear yard			
5. 130-28 (Inclusive)	Waiver request from all Landscape requirements or a fee-in-lieu amount to be determined by the Township.			
6. 130-33.C(1)	Requires providing existing features within 400 feet of any			

Requires to provide a Natural Resources Protection Plan

part of the land being subdivided.

7. 130-33.G

Date Signed: _____

LIC. No: 044550-E

Recorded in the Montgomery County Court House this ______ day of _____, 20____ in Plan Book _____, Page _____.

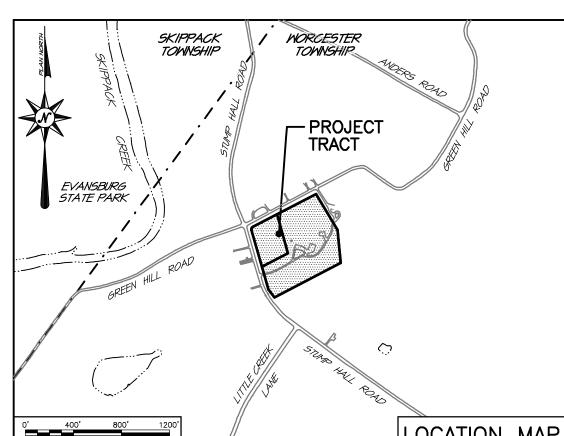
Recorder of Deeds:

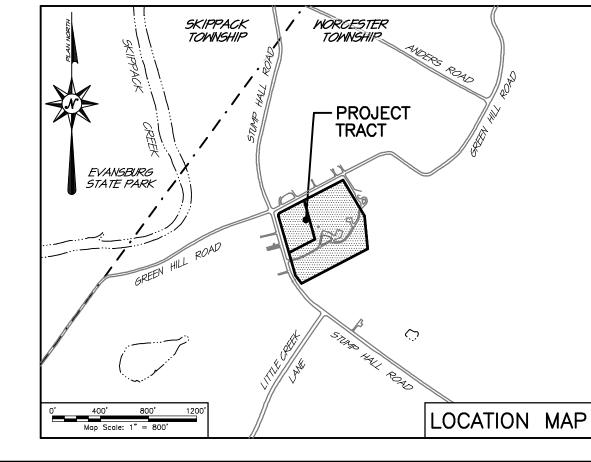
LOT 1 DEVELOPMENT NOTE:

PLAN PREPARED AS A PARCEL SUBDIVISION ONLY. NO CONSTRUCTION IS PROPOSED WITH THIS APPLICATION. IMPROVEMENT SHOWN FOR LOT 1 ARE ONLY TO ILLUSTRATE POTENTIAL COMPLIANCE WITH TOWNSHIP ORDINANCES. A FULL LOT DESIGN WILL BE REQUIRED FOR SUBMISSION PRIOR TO ANY CONSTRUCTION ACTIVITIES.

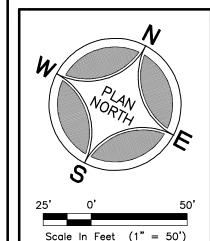
PLAN SHEET INDEX:

Sheet Title: SUBDIVISION - RECORD PLAN 2 of 3 EXISTING FEATURES PLAN





REVISIONS



Scale In Feet (1" = 50')

PROJECT SERIAL NUMBER FOR DESIGN October 12, 2020

rcel Information: N/F Lands Of:

Augustus J & Carmella Mandracchia TP: 67-00-03535-00-1 Block 10 Unit 18

3425 Stump Hall Road Block 10 Unit 87

> Unit 18: **8.1229 Acres** Unit 87: 1.1061 Acres NET Area: 9.2290 Acres

Augustus J & Carmella Mandracchia 3425 Stump Hall Road

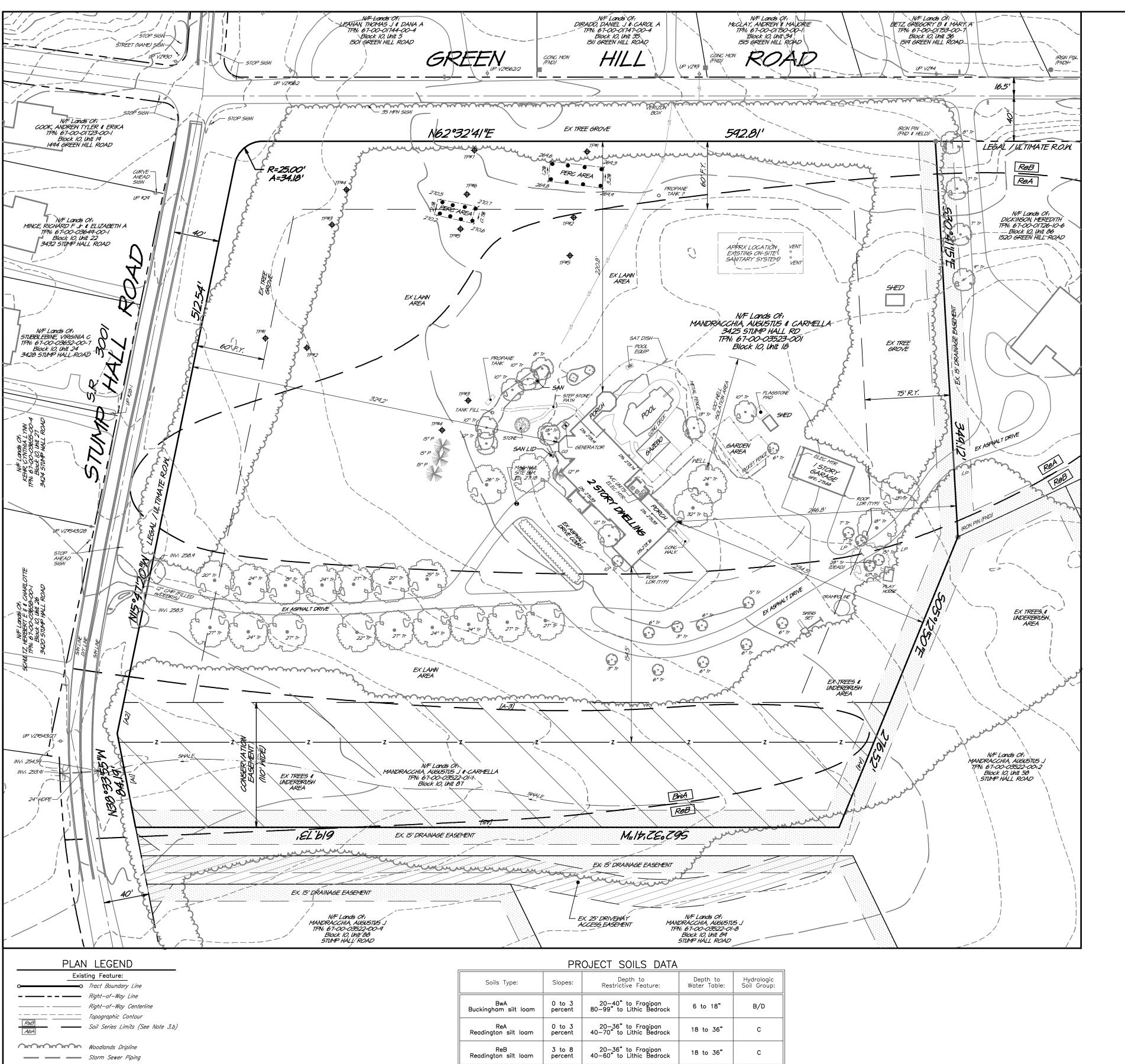
Collegeville, PA 19426

SEAL

ORD SUBDIVISION

Sht01_Record 09-0804 D

OCT. 30, 2020



SITE IMPERVIOUS

BUILDINGS and STRUCTURES: 7,575 Sq. Ft.

CONCRETE (WALKS/PADS/POOL): 4,030 Sq. Ft.

19,790 Sq. Ft.

31,395 Sq. Ft.

EXISTING SITE (Unit 18):

ASPHALT PAVING:

SITE TOTAL:

EASEMENT SCHEDULE

Conservation Easement:

[A1] N35.11'36"W 84.19'

[A2] N12.25'01"W 27.96'

[A3] N65.55'00"E 675.28' [A4] S01.50'31"E 118.84'

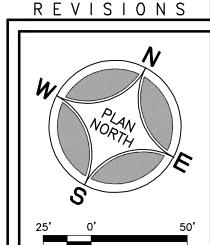
[A5] S65.55'00"W 619.73'

71,681.35 Sq. Ft.

GENERAL PLAN NOTES

EXISTING FEATURES AND SURVEY NOTES:

- 1. A metes and bounds survey was performed by Woodrow & Associates, Inc. The survey was performed without the benefit of a Title Report and was prepared from documents of record. This property may be subject to additional rights of others that might be listed in a Title Report. This survey was prepared during the month of September 2020.
 - Bearings shown reflect a '__ Deg. __ Min. __ Sec.' clockwise rotation from Deed Bearing Basis to match Pennsylvania South Zone 3702 State Plane Coordinate Bearing Basis.
- 2. A topographic and existing features survey was performed for this site by Woodrow & Associates, Inc. Site elevation datum is referenced per note 3 below. Site Benchmark for this project is a Mag Nail set in the front asphalt drive court having an elevation of 271.18. This survey was prepared during
- 3. This plan was prepared utilizing the following references:
- a. Tax maps and deeds of record as obtained from the Recorder of Deeds online resources.
- b. Existing Soils classifications and mapping has been plotted from maps obtained from the USDA Web Soil Survey website (http://websoilsurvey.sc.egov.usda.gov/) unless otherwise noted.
- c. Vertical datum references provided by the PA Spacial Data Access system (PASDA). PAMAP data is based on PA State Plane (South) NAD83 horizontal, NAVD88 vertical datum. d. Aerial imagery used for base plan reference provided by NearMap, Inc. Imagery from flight dated February 17, 2020 and September 05, 2020.
- e. A Plan of Subdivision for Augustus & Carmella Mandracchia & Mary T. Mandracchia, prepared by Herbert H. Metz, Inc., dated October 17, 1997, last revised February 24, 2000 and recorded in Norristown, PA as P.B.V. A—589, Page 231.
- f. A Plan of Subdivision for Augustus J. Mandracchia prepared by Woodrow & Assoc., Inc. dated November 24, 2010, last revised May 19, 2014 and recorded in Norristown, PA, Deed Bk 5939 Page 874.
- There has been no field investigation performed to verify any existence of any wetlands, waters
 of the U.S. or Commonwealth or Alluvial Soils at the time of the site survey.
- 5. This site is located within Flood Plain Zone 'X' (areas determined to be outside the 0.2% annual chance floodplain) as illustrated on Community Panel Number 42091—C—0243G, effective date March 2, 2016 as prepared by the Federal Emergency Management Agency. No computational floodplain study has been performed for this plan. All persons digging on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 181. State law requires a three (3) business day notice prior to any digging (does not include state holidays or weekends). Dial 8-1-1 or go to www.paonecall.org.
- 7. Existing subsurface utility information illustrated on these plans were based upon visual field locations obtained as part of site survey operations. The information provided is representative of subsurface conditions only at locations and depths where such information was available. There is no expressed or implied agreement that subsurface utility connections exist between explored locations. Accordingly, utility information shown should not be relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.
- 8. Subject property is zoned 'R-175 Residential' as noted on the official Zoning Map for this municipality.







October 12, 2020 arcel Information:

N/F Lands Of: Augustus J & Carmella TP: 67-00-03535-00-1 Block 10 Unit 18 3425 Stump Hall Road

TP: 67-00-03522-01-1 Block 10 Unit 87

Unit 18: **8.1229 Acres** Unit 87: 1.1061 Acres NET Area: 9.2290 Acres

Augustus J & Carmella

Mandracchia 3425 Stump Hall Road Collegeville, PA 19426

SEAL

WOODROW & ASSOCIATES, INC.
MUNICIPAL / CIVIL CONSULTING ENGINEERS

Sht02_ExFea 09-0804 D

OCT. 30, 2020 2

