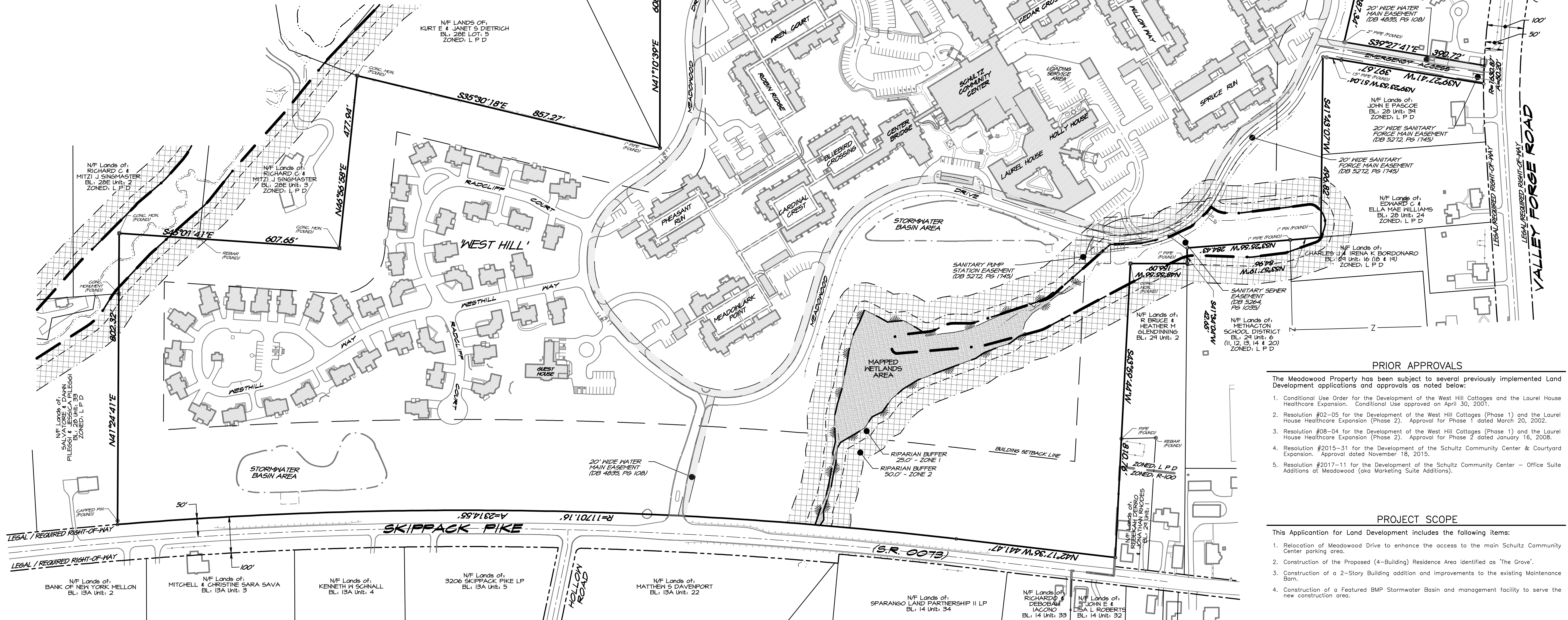




[1] Provided Parking Space Count:  
374 Total Exist Lot Spaces + 137 Carport Spaces = 487 Ex. Spaces  
487 Ex. Spaces + 52 New Lot Spaces + 52 Garage Spaces =  
591 Total Spaces Provided

[2] Building 1 = 33'-0" / 3 Stories, Building 2 = 33'-4" / 3 Stories  
Building 3 = 37'-9" / 3 Stories, Building 4 = 36'-8" / 3 Stories  
\* A Variance was Granted by the Zoning Hearing Board on their Oct. 24th meeting to allow for 3 Story Buildings, and exceeding height of 35-Ft. for Buildings 3 & 4.

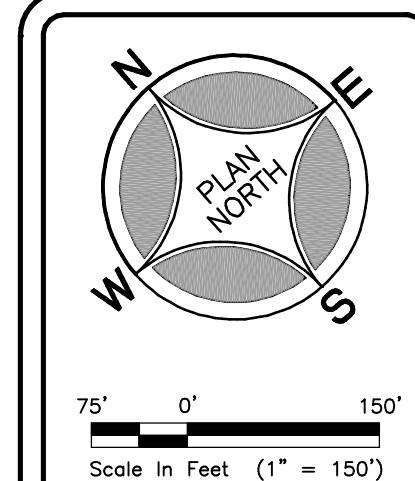
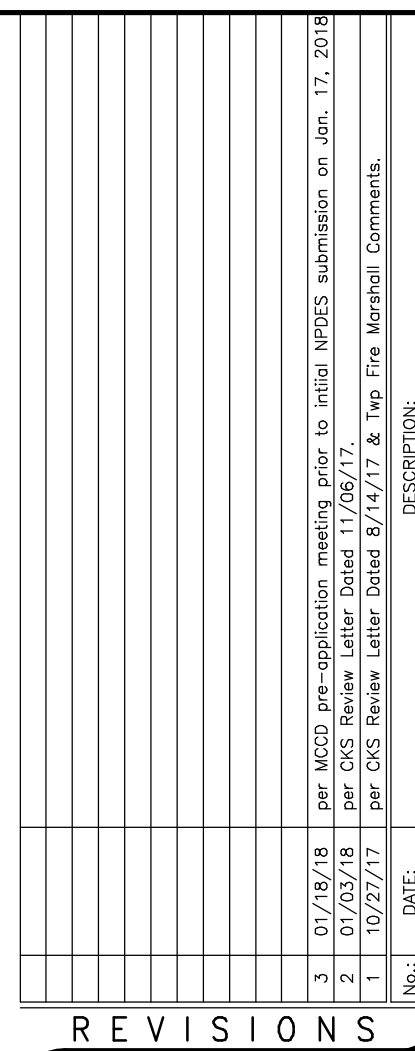
The following is a list of the Waivers being requested from the Worcester Township Subdivision & Land Development Ordinance for the Meadowood Land Development application:



|  |                            |   |                            |
|--|----------------------------|---|----------------------------|
| <b>PROJECT TRACT AREA SCHEDULE:</b>            |                            | <b>● IMPERVIOUS COVERAGE:</b>             |                            |
| Meadowood Tract (Block 28 Unit 28)             | 112.2852 Acres             | Total Building Area:                      | 12.2778 Acres              |
| PECO Lease Hold Area (Block 28 Unit 66)        | 12.8761 Acres              | Unit Decks / Patios                       | 0.6702 Acres               |
| <b>GRASS PROJECT AREA:</b>                     |                            | Concrete Sidewalks / Walkways             | 2.0457 Acres               |
| Ultimate Right-of-Way                          | 125.1613 Acres             | Site Paving                               | 12.0725 Acres              |
| Right-of-Way of Overhead Utility               | -12.8761 Acres             | PROPOSED IMPERVIOUS DEMO                  | -0.6557 Acres              |
| Existing Easements (San., Water)               | -3.0399 Acres              | PROPOSED IMPERVIOUS                       | +1.6213 Acres              |
| Floodplains, Wetlands, Lands Covered by Water  | -4.1870 Acres              | TOTAL IMPERVIOUS: [2]                     | 28.0318 Acres<br>(28.68 %) |
| DEVELOPABLE AREA: [1]                          | 105.0583 Acres             | <b>● SITE DENSITY:</b>                    |                            |
| <b>● BUILDING COVERAGE:</b>                    |                            | EXISTING:                                 | 260 Units                  |
| Existing Residential/Community Buildings       | 7.4603 Acres               | Apartments                                | 57 Units                   |
| Existing West Hill Homes                       | 2.6292 Acres               | Beds (113/2) [*]                          | 40 Units                   |
| Existing Accessory Buildings                   | 0.8390 Acres               | West Hill Carriage Homes                  | 45 Units                   |
| Schultz Marketing Addition (2017 Construction) | 0.0962 Acres               | PROPOSED: THE GROVE UNITS                 | +49 Units                  |
| PROPOSED GROVE BUILDING(S)                     | 1.2531 Acres               | TOTAL DWELLING UNITS                      | 409 Units                  |
| TOTAL BUILDING AREA: [2]                       | 12.2778 Acres<br>(12.68 %) | [*] 2 Non-Independent Beds = 1 Dwlg. Unit |                            |

[1] All land within the lot lines except that located within the ultimate right-of-way of public roads, right-of-way of overhead utility lines, existing easements, floodplains, wetlands and land continuously covered with water.

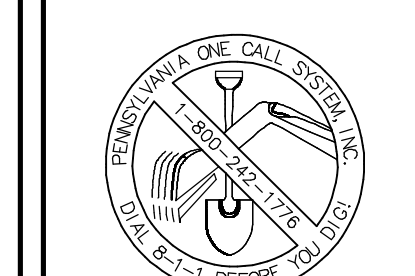
[2] The ratio of the building area on a lot to the developable area of the lot.



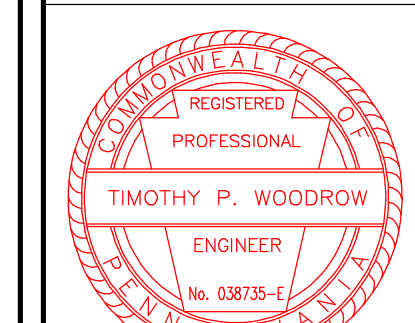
ONLY PLANS INCORPORATING A RAISED PROFESSIONAL SEAL ARE CONSIDERED TO BE OFFICIAL AND RELIED UPON BY THE USER.

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CALL 1-800-242-1776  
PROJECT SERIAL NUMBER FOR DESIGN:  
2017 1740290  
June 23, 2017



**Applicant:**  
**THE MEADOW CORP.**  
c/o Paul Nordeman, Executive Director  
3205 Sycamore Pike, PO Box 676  
Worcester, PA 19490

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**Parcel Information:**

|                    |                         |              |           |
|--------------------|-------------------------|--------------|-----------|
| <b>Block</b>       | <b>28</b>               | <b>Unit</b>  | <b>28</b> |
| <b>TP:</b>         | <b>67-00-03185-00-6</b> |              |           |
| <b>Net Tract:</b>  | <b>112.2852</b>         | <b>Acres</b> |           |
| <b>PECO Tract:</b> | <b>12.8761</b>          | <b>Acres</b> |           |
| <b>GROSS Area:</b> | <b>125.1613</b>         | <b>Acres</b> |           |

PRELIMINARY PLAN (Not To Be Recorded)

RECORD PLAN - OVERALL TRACT

*THE GROVE at MEADOWOOD*

WORCESTER TOWNSHIP - MONMONT COUNTY - PENNSYLVANIA

**WOODROW & ASSOCIATES, INC.**  
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Phone: (215) 682-7800 / Fax: (215) 682-5679  
www.woodrowinc.com

**W**

|             |               |
|-------------|---------------|
| Layer List: | D07-02_Record |
| Job No:     | 00-0606 D07   |
| Plan Date:  | July 28, 2017 |
| Sheet No:   |               |