

PLAN LEGEND	
Existing Feature:	
	Tract Boundary Line
	Right-of-Way Line
	Right-of-Way Centerline
	Topographic Contour
	Soil Series Limits (See Note 3.b)
	Woodlands Deline
	Storm Sewer Piping
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'
Area:	71,681.35 Sq. Ft.
SITE IMPERVIOUS	
EXISTING SITE (Unit 18):	
BUILDINGS AND STRUCTURES:	7,575 Sq. Ft.
CONCRETE (WALKS/PADS/POOL):	4,030 Sq. Ft.
ASPHALT PAVING:	19,790 Sq. Ft.
SITE TOTAL:	31,395 Sq. Ft.

Township File No.: \_\_\_\_\_

MCPC No.: \_\_\_\_\_

PROCESSED AND REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date: \_\_\_\_\_

For the Director

Montgomery County Planning Commission

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF MONTGOMERY

On this, \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned Officer, personally appeared \_\_\_\_\_, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that some for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Owner(s): \_\_\_\_\_

Notary Public: \_\_\_\_\_

My commission expires on: \_\_\_\_\_

OWNER'S CERTIFICATE

We, \_\_\_\_\_, hereby certify that we are the owners of the land herein subdivided and that we consent to the approval of this plan that has been granted and that I desire the same to be Recorded.

Owner(s): \_\_\_\_\_

Date Signed: \_\_\_\_\_

PLANNING COMMISSION

Reviewed this, \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Planning Commission of Worcester Township, Montgomery County, PA.

ATTEST: \_\_\_\_\_ Date Signed: \_\_\_\_\_

BOARD OF SUPERVISORS

Approved on this, \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Board of Supervisors of Worcester Township, Montgomery County, PA.

ATTEST: \_\_\_\_\_ Date Signed: \_\_\_\_\_

Signature, Chairman

Signature, Secretary

(Township Notary Seal)

TOWNSHIP ENGINEER

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

ATTEST: \_\_\_\_\_ Date Signed: \_\_\_\_\_

Township Engineer

SURVEYOR'S CERTIFICATION

I, KEVIN R. GIBBONS, P.L.S., do hereby certify that I am a Registered Professional Surveyor, licensed in compliance with the laws of the Commonwealth of Pennsylvania; that this plan correctly represents a survey made by myself or under my supervision and that all dimensional and geodetic details shown are correct.

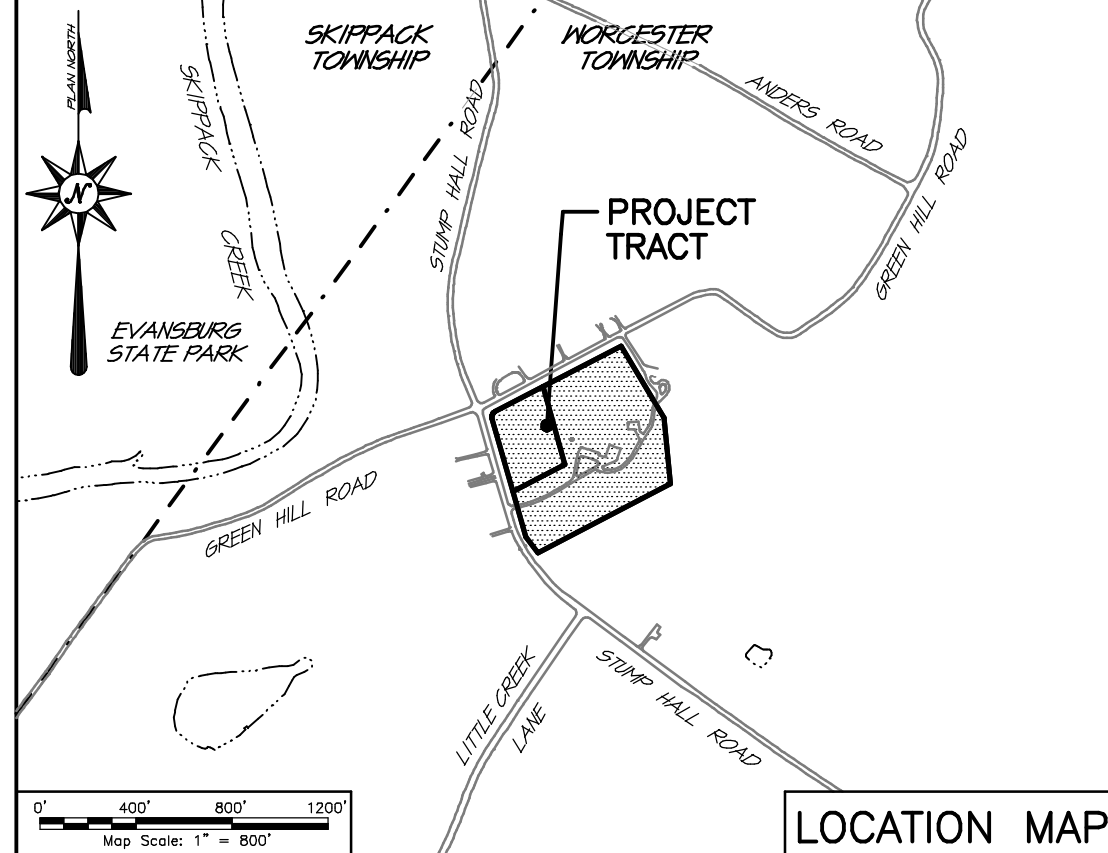
Signature \_\_\_\_\_ Date Signed: \_\_\_\_\_

LIC. No. 044550-E

RECORDER OF DEEDS

Recorded in the Montgomery County Court House this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in Plan Book \_\_\_\_\_ Page \_\_\_\_\_

Recorder of Deeds: \_\_\_\_\_



SUBDIVISION - RECORD PLAN  
3425 STUMP HALL ROAD

Worcester Township - Montgomery County - Pennsylvania

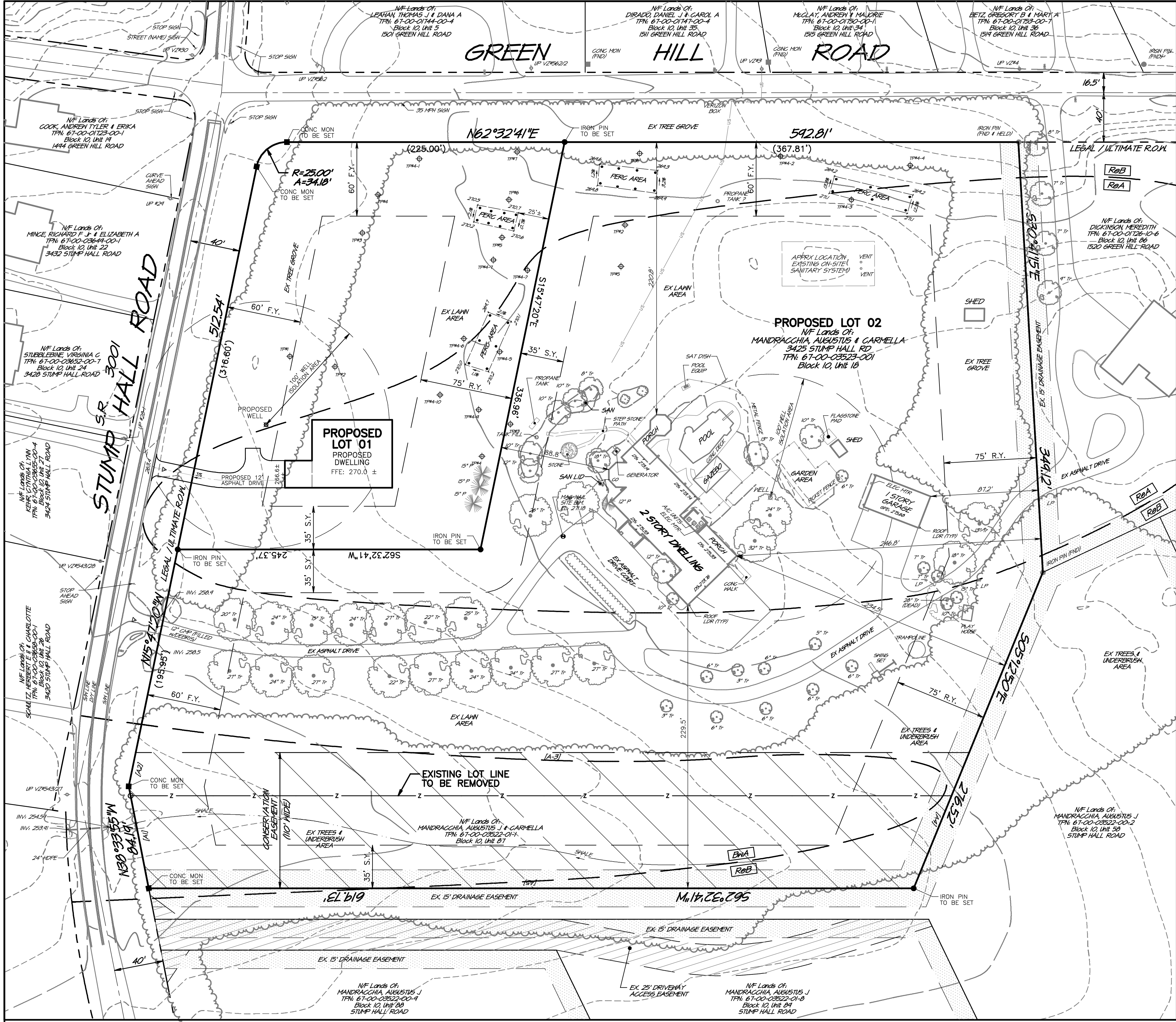
WOODROW & ASSOCIATES, INC.  
MUNICIPAL / CIVIL CONSULTING ENGINEERS  
1108 North Meriden Road, Suite 400  
Pottsville, PA 19362  
Phone: (610) 546-6688  
Web: www.woodrowinc.com

Layer List:  
Sht01\_Record

Job No: 09-0804 D

Plan Date: OCT. 30, 2020

Sheet No: 1 of 1



- EXISTING FEATURES AND SURVEY NOTES:
- 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.
  - 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 the month of September 2020.
  - This plan was prepared utilizing the following references:
    - Tax maps and deeds of record as obtained from the Recorder of Deeds online resources.
    - 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.
    - Vertical datum references provided by the PA Spatial Data Access system (PASDA). PAMAP data is based on PA State Plane (South) NAD83 horizontal, NAVD83 vertical datum.
    - Aerial imagery used for base plan reference provided by Nearmap, Inc. Imagery from flight dated February 17, 2020 and September 05, 2020.
    - 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.
    - 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 87A.
  - 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.
  - 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 42081-C-02430, effective 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](http://www.paonecall.org).
  - 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.
  - Subject property is zoned "R-175 Residential" as noted on the official Zoning Map for this municipality.

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	PROPOSED LOT 01:	PROPOSED LOT 02:
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:				
Quantity	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.
LANDSCAPING REQUIREMENTS:				
1. 130-28.G(4): Requires Street Trees be planted for any subdivision where suitable street trees do not exist. Existing trees to serve to satisfy this requirement. No additional trees proposed.				
2. 130-28.G(5): Provide softening buffer along side and rear property lines where existing vegetation is not sufficient. Existing landscaping to serve to satisfy this requirement. No additional plantings proposed.				

APPLICATION WAIVER(S) LIST:

The following list of relief from the Worcester Township Subdivision & Land Development Ordinance is requested with approval of this plan.

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. 130-20.A(4)	All corner lot widths on each frontage shall be a min. 1.5 times the minimum width of the interior lots of the same block.
5. 130-26.B(2)(c)	Requires on-lot sewage disposal areas to be outside of the required front yard and 30 Ft. from any side or rear yard (applies to both Lot 01 and Lot 02).
6. 130-28.G(4)	Requires Street Trees be planted for any subdivision where suitable street trees do not exist. Existing trees to satisfy this requirement.
7. 130-28.G(5)	Requires softening buffers along side & rear property lines. Existing trees to satisfy this requirement.
8. 130-33.C(1)	Requires providing existing features within 400 feet of any part of the land being subdivided.
9. 130-33.G	Requires to provide a Natural Resources Protection Plan
10. Traffic Fee	A Waiver is requested from accessing a Traffic Impact Fee for the proposed driveway access for Lot 01.

At the public meeting held on February 22, 2021, per Resolution No. 2021-\_\_\_\_ by the Worcester Township Board of Supervisors granted Preliminary/Final subdivision approval of the Development as shown on this Plan and waived strict compliance with the following provisions of the Worcester Township Subdivision and Land Development Ordinance:

LOT 1 DEVELOPMENT NOTE:

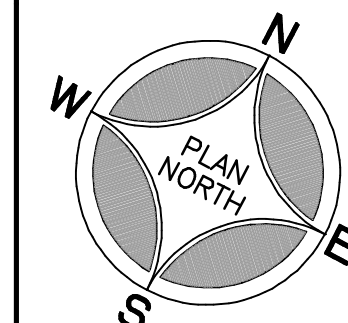
PLAN PREPARED AS A PARCEL SUBDIVISION ONLY. NO CONSTRUCTION IS PROPOSED WITH THIS APPLICATION.

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.

## GENERAL PLAN NOTES

- DEVELOPMENT NOTES:
- The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
  - Site 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 Gromm Contractors as witnessed and approved by Montgomery County Health Department (September 2020).
  - No regulated earth disturbance activities may commence prior to issuance of any/all appropriate DEP or County Conservation District.
  - 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 disturbance 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 Plan submission.
  - 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.
  - Construction materials and procedures shall follow Pennsylvania Department of Transportation Specifications and Standard Drawings (latest edition) and Worcester Township specifications and procedures.
  - Any/all future stormwater conveyance system(s) and detention facilities shown on these plans are a 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 the design and integrity are being maintained.
  - Any future stormwater BMP's installed shall meet the intent of the Worcester Township Stormwater Management requirements through the use of Best Management Practices. Any BMP's will be 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 Post Construction Stormwater Management Report must be submitted and approved by the Township Engineer prior to the issuance of a building permit.
  - 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 overhead flow from the roof area is encouraged.
  - No trees are planned to be removed with construction of the new dwelling on Lot 1. Proposed driveway for Lot 1 shall be situated to impact as few existing trees as possible.

## REVISIONS



PROJECT SERIAL NUMBER FOR DESIGN:  
2020 2860866  
October 12, 2020

Parcel Information:  
N/E Lands Of:  
Augustus J & Carmella  
Mandracchia  
TP: 67-00-03536-00-1  
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

Applicant:  
Augustus J & Carmella  
Mandracchia  
3425 Stump Hall Road  
Collegeville, PA 19426

SEAL