

**MINUTES**  
**WORCESTER TOWNSHIP PLANNING COMMISSION**  
**WORCESTER TOWNSHIP COMMUNITY HALL**  
**1031 VALLEY FORGE ROAD, WORCESTER, PA 19490**  
**THURSDAY, NOVEMBER 21st, 2024 - 7:00 PM**

**1. CALL TO ORDER**

The meeting was called to order at 7:03PM

**2. ATTENDANCE**

All members were present.

**3. APPROVAL OF MEETING MINUTES**

A motion to approve the minutes from the October 24, 2024 Planning Commission meeting was made by Mr. Koch and seconded with a correction by Ms. Taylor. They were approved unanimously.

**4. EAGLE PROJECT PROPOSAL**

Kenny Earnshaw presented an Eagle Scout Project. He wishes to create an orienteering course at Heebner Park and host an event.

Mr. Sherr asked what would be left at the park, who would be financing, and who would be the target user.

Mr. Earnshaw responded that there would be permanent markers and a map on the website. The project would also be financed by the scout through fundraising. He also stated that he would do a wide range of social media and word of mouth to promote the new course. The orienteering posts would not interfere with any current activities.

Mr. Andorn asked about the location of the markers and suggested marketing to other scouting organizations.

Mr. Earnshaw responded that the markers would be near existing paths.

A motion to recommend approval was made by Mr. Andorn and seconded by Ms. Greenawalt. The motion was approved by unanimously.

**5. WORCESTER TOWNSHIP OPEN SPACE UTILIZATION AND ACQUISITION ANALYSIS**

Dan DeMeno, Township Manager, presented a laminated topographical map of an open space parcel in the Township. He explained that he could produce one for each open space parcel and Planning Commission members could mark them up with dry-erase markers at future meetings when discussing open space utilization.

Chair Tony Sherr asked about Mr. DeMeno's research into the legal case at Upper Pottsgrove related to the utilization of open space for a Township administration building.

Mr. DeMeno indicated that that case is not applicable to open space parcels in Worcester Township as none of Worcester's parcels were paid for by funding provided by the County to purchase open space.

Mr. Andorn asked about that Mr. DeMeno create a page for open space on the website showing the large maps, photos, and a profile for each open space parcel listing existing amenities and plans for the future.

## 6. **LAND DEVELOPMENT**

Consider Recommendation for approval of LD 2024-02 Bradford Minor Subdivision at 3120 Fisher Road.

Paul Yaskowski of Urwiler & Walter, Inc. introduced himself as the applicant's engineer. He indicated that the project included the subdivision of a 10-acre parcel into two lots.

Mr. Brad Smith, applicant and property owner, discussed the history of the parcel including its progression from a farm owned by his parents to a residence and woodworking shop owned and operated by him and his wife. Mr. Smith asked Ms. Suzanne Ryan from PECO to speak about the PECO property that borders his property.

Suzanne Ryan, representative from PECO, informed the Planning Commission that PECO took no issue with Mr. Smith's existing encroachments onto its property as Mr. Smith cooperated with PECO to facilitate the construction of their electric substation bordering his property. She stated that PECO supported Mr. Smith's proposed minor subdivision.

Mr. Yaskowski discussed the Township Engineer's review letter and read a list of waivers from the Subdivision and Land Development Ordinance requirements his applicant was requesting including sidewalk and curbs, lot line orientation, street trees, and buffers. He also indicated that the applicant had received relief from the Zoning Hearing Board for existing accessory structures, the woodworking use, and subdivision permission.

John Evarts, Township Engineer, requested that Mr. Yaskowski provide copies of the previously-mentioned Zoning Hearing Board decisions. He also requested a formal letter from PECO permitting the previously-mentioned encroachment. Mr. Evarts further indicated that the buffer is recommended because there is currently none between the newly proposed home and the PECO powerline property. Additionally, he stated that the property line issue could be a problem for future owners as it is an irregular shape.

Mr. Yaskowski reiterated that the proposed property line would be 15 feet off of the existing driveway and would be easily identified because of that.

Mr. Sherr asked if there were any comments from the Planning Commission.

Mr. Andorn indicated he was in favor of the proposed minor subdivision, but would like to see a cleaned-up plan and review before making a recommendation to the Board of Supervisors.

Mr. Sherr suggested the Planning Commission could grant a conditional recommendation for approval to the Board of Supervisors conditioned upon the applicant revising the plan and complying with the Township Engineer's requirements.

Mr. Andorn indicated that a similar project was before the Planning Commission last month and that the Planning Commission withheld a recommendation until that applicant came back with cleaned-up plans and reviews.

Mr. Evarts indicated that a conditional recommendation for approval could be issued by the Planning Commission and those conditions would need to be met before going in front of the Board of Supervisors for approval.

Mr. Sherr asked if there was any public comment on the matter.

Ms. Susan Smith, Mr. Brad Smith's sister, spoke in support of the project, spoke highly of her brother's character, and spoke highly of her brother and sister-in-law's sense of aesthetics.

Mr. Ludovico Cognata of 3209 Barley Lane has been living on his property for 34 years and indicated that Mr. Smith is an outstanding neighbor. He hopes the Township will approve what Mr. Smith is asking for.

Winnie Hayes of 3033 Fisher Road has been Mr. Smith's neighbor for 37 years and couldn't ask for better neighbors. She also stated that Mr. Smith's parents preserved a farm. Ms. Hayes stated she and her husband are in support of the subdivision.

Mr. Koch made a motion to recommend approval of the minor subdivision with the requested waivers conditioned upon addressing outstanding comments and submitting revised plans to satisfy Township requirements, Ms. Greenawalt seconded the motion, and the motion passed 4-1-0 with Mr. Andorn abstaining.

## 7. **OTHER BUSINESS**

Zoning Ordinance Amendment concerning Accessory Structures

Mr. Sherr suggested the inclusion of the word "shall" in the language of the ordinance.

Mr. DeMeno introduced the current draft of the amendment.

Mr. Andorn asked about a definition for an accessory structure and is concerned about the possibility of confusion without one. He also questioned the number of structures and the dimensional standards for different lot sizes. Mr. Andorn also stated his concern that people might stack multiple sheds exploiting a potential loophole in the proposed amendment. He was also concerned with the five-foot setback requirement and indicated that it may be intrusive. Mr. Andorn expressed another concern that someone could build a detached garage and later connect it to the principal dwelling exploiting yet another potential loophole with the proposed amendment. He also indicated that he would like to see the maximum height limited to twenty-five feet as it currently stands for detached garages. Mr. Andorn further identified a contradiction with section "G" concerning decorative structures.

Mr. DeMeno indicated he would look into all of these concerns and come back with a revised draft addressing what he could.

Ms. Greenawalt asked whether there was going to be a definition for an ADU.

Mr. DeMeno indicated that ADU's were not being addressed with this proposed amendment.

Mr. Sherr concurred with Mr. Andorn that Accessory Structures should be defined.

Mr. DeMeno once again expressed appreciation for the feedback and indicated he would come back with a revised draft.

**8. PUBLIC COMMENT**

Bill McGrane spoke to support the creation of topographical maps of the township parks and properties.

**9. ADJOURNMENT**

The meeting was adjourned at 8:29 PM.

active applications (*review period expiration*)

- LD 2017-02 Palmer Village, LLC (*review period waived*)
- LD 2022-01 City View (*review period waived*)
- LD 2024-01 Wangia Subdivision (*review period waived*)
- LD 2024-02 Bradford (*review period waived*)



**NOTE**

ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DEVELOPED FROM EX. UTILITY RECORDS AND OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK IN ACCORD WITH ACT 38.

Pennsylvania One Call System, Inc.

1-800-242-1776  
SITE # 2024117182

**TABULATION OF EXISTING AND PROPOSED IMPERVIOUS COVERAGES:**

EXISTING IMPERVIOUS:	LOT 1 IMPERVIOUS:	LOT 3 PROPOSED IMPERVIOUS:
HOUSE = 2,890 SF.	11,146 / 108,047 = 0.103 (10.3%)	HOUSE = 3,108 SF.
WALKS, DECKS, PATIOS, ETC... = 1,079 SF.	LOT 2 PROPOSED IMPERVIOUS: HOUSE = 3,411 SF.	DRIVEWAY = 9,529 SF.
DRIVEWAY = 6,223 SF.	DRIVEWAY = 5,749 SF.	WALKS, DECKS, PATIOS, ETC... = 285 SF.
TOTAL = 11,146 SF.	WALKS, DECKS, PATIOS, ETC... = 139 SF.	TOTAL = 12,922 SF.
11,146 / 415,349 = 0.0268 (2.68%)	TOTAL = 9,299 SF.	12,922 / 173,280 = 0.075 (7.5%)
	9,299 / 122,370 = 0.076 (7.6%)	

**ZONING WORCESTER TOWNSHIP, AGR - AGRICULTURAL ZONING DISTRICT**

MINIMUM REQUIREMENTS	AGR	EXISTING	LOT 1	LOT 2	LOT 3
LOT AREA	80,000 SQ.FT.	415,349 SQ.FT.	108,047 SQ.FT.	122,370 SQ.FT.	173,280 SQ.FT.
LOT WIDTH @ BUILDING LINE	250 FEET	449.97 FEET	268 FEET	260 FEET	490 FEET
BUILDING SETBACK LINE (FRONT YARD)	75 FEET*	109.24 FEET	109.24 FEET	374 FEET	191 FEET
SIDE YARD	50 FEET	130.07 FEET	71.27 FEET	50 FEET	50 FEET
REAR YARD	100 FEET	734.90 FEET	225.00 FEET	100 FEET	100 FEET

TAKEN FROM THE ZONING ORDINANCE OF WORCESTER TWP.:  
REFER TO TEXT FOR COMPLETE ZONING DETAILS.

\* HOLLOW ROAD IS A SECONDARY FEEDER STREET

EASEMENT	BEARING	DISTANCE
A1	N 50°18'33" W	94.98
A2	S 36°06'13" W	25.20
A3	S 50°16'04" E	94.87
A4	S 36°06'13" W	25.14
B1	N 50°18'33" W	94.98
B2	S 36°06'13" W	138.97
B3	S 53°54'40" E	95.41
B4	S 36°06'13" W	133.16

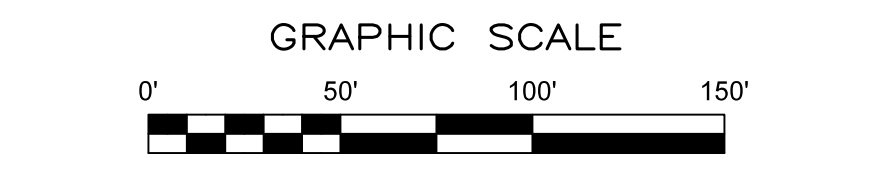
**LEGEND**

EXISTING FEATURES LABELED W/ SLANTED TEXT (FOR LABELS ONLY, NOT FOR LINETYPE CHARACTERS)  
TBR = TO BE REMOVED OR TO BE RELOCATED  
THE FOLLOWING FEATURES MAY OR MAY NOT APPEAR ON THIS SHEET

- PROPERTY LINE
- REQUIRED / ULTIMATE R/W
- LOT LINE
- BUILDING SETBACK LINE
- LEGAL R/W LINE
- ADJOINER PROPERTY LINE
- EDGE OF CARTWAY
- EDGE OF DRIVEWAY
- ROAD / DRIVEWAY CENTERLINE
- INDEX CONTOUR LINE
- INTERIOR CONTOUR LINE
- FENCE
- GAS LINE
- SANITARY SEWER LINE
- WATER LINE
- UNDERGROUND UTILITY LINE
- OVERHEAD UTILITY LINE
- STORM SEWER

STEEP SLOPES 15%+

BUSH / SHRUB, TREE, WELL, IRON PIN SET, PIPE / IRON PIN FOUND, MONUMENT FOUND



DATE	REVISIONS	BY
11/6/2024	REVISED PER TWP REVIEW	XLH

**OWNER & CLIENT**  
BRADLEY A. & KATHERINE N. WANGIA  
1205 HOLLOW ROAD  
COLLEGEVILLE, PA 19426  
267-975-0384  
APN: 67-00-01303-007  
LEGAL BLOCK: 8, LEGAL LOT: 1

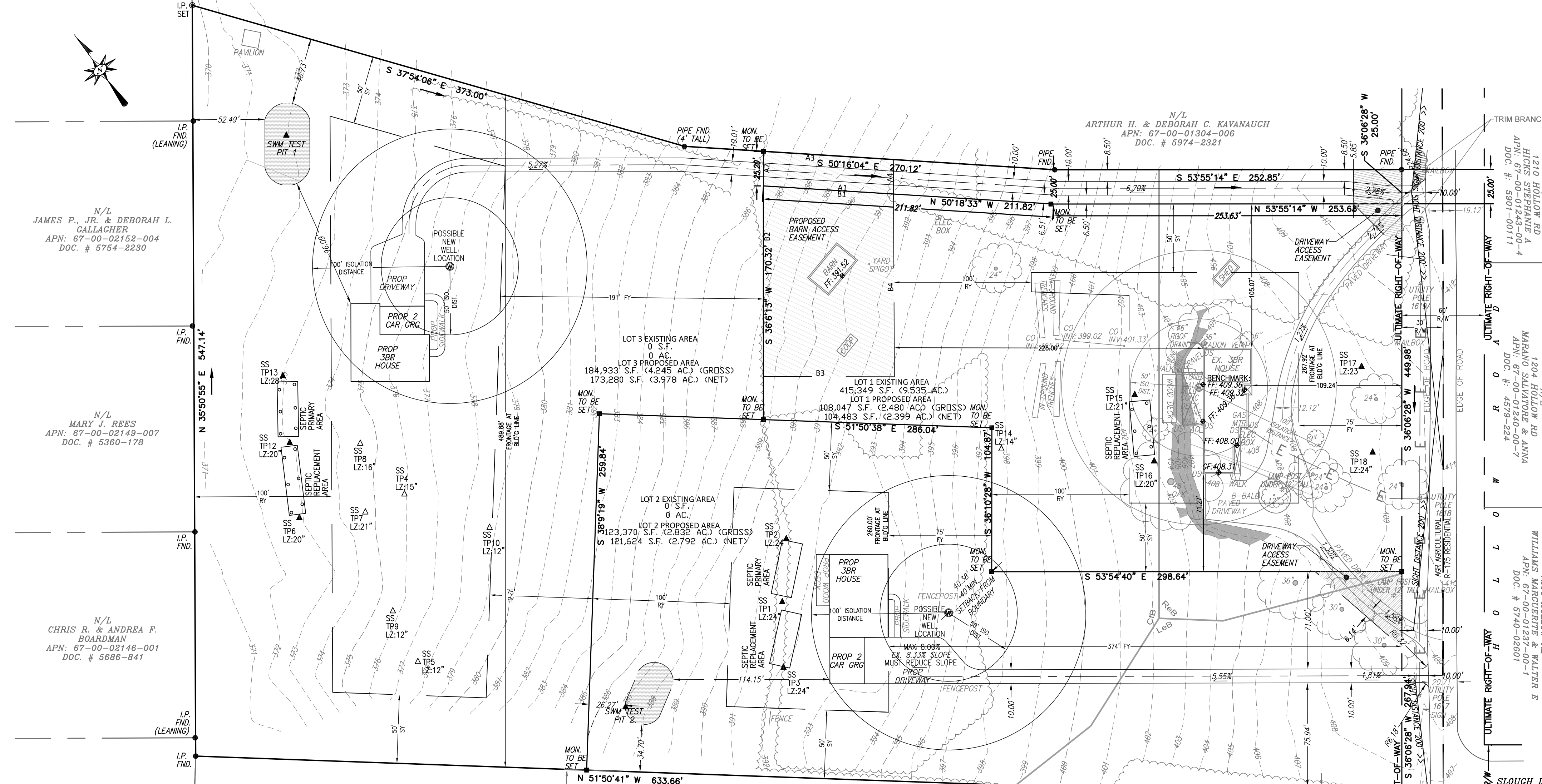
**PROJECT**  
WANGIA - 1205 HOLLOW  
1205 HOLLOW ROAD  
WORCESTER TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA

**ALL COUNTY AND ASSOCIATES, INC.**  
SURVEYING | ENGINEERING | ENVIRONMENTAL

P.O. BOX 472 | 1841 POTTSTOWN PIKE, ST. PETERS, PA 19470  
PHONE: 610-469-3830 | FAX: 610-469-6385  
E-MAIL: CIVIL@ALL-COUNTY-ASSOC.COM

FIELD PERSONNEL	SHEET TITLE
MC/ASA/RTE	MAJOR SUBDIVISION
DESIGNED BY: PJC	DRAWN BY: WFWS
CHECKED BY: PJC	PROJECT NO: WANGBR0001
DATE: 05/20/2024	
PLAN SCALE: 1" = 50'	CADD FILE: 2024-05-20 - Wangia-1205 Hollow
SHEET NO: 1 of 1	

N/L  
CRAIG J. & JILL V. ROTELLE  
APN: 67-00-02155-001  
DOC. # 5474-1971



N/L  
JAMES P. JR. & DEBORAH L. GALLAGHER  
APN: 67-00-02152-004  
DOC. # 5754-2230

N/L  
MARY J. REES  
APN: 67-00-02149-007  
DOC. # 5360-178

N/L  
CHRIS R. & ANDREA F. BOARDMAN  
APN: 67-00-02146-001  
DOC. # 5686-841

N/L  
MIRIAM L. ZEIGLER & SAMANTHA K. RIVALTA  
APN: 67-00-02143-004  
DOC. # 5781-2965

**OFFER OF DEDICATION:**  
THE AREA BETWEEN LEGAL RIGHT-OF-WAY LINE AND ULTIMATE RIGHT-OF-WAY LINE ALONG THE HOLLOW ROAD SITE FRONTAGE SHOULD BE OFFERED FOR DEDICATION TO THE AUTHORITY HAVING JURISDICTION OVER THE ROAD AS REQUIRED BY SECTION 130-18.6(2)(g) OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

**WORCESTER TOWNSHIP S.A.L.D.O. REQUEST FOR WAIVER:**  
WAIVERS HAVE BEEN GRANTED ON FROM THE FOLLOWING SECTIONS OF THE WORCESTER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE ADOPTED ON JANUARY 13, 1975 SECTION 130-18.A WAIVER IS REQUESTED FROM THE REQUIREMENT TO PROVIDE SIDEWALKS ALONG THE SITE FRONTAGE OF HOLLOW ROAD.

SECTION 130-18.B WAIVER IS REQUESTED FROM THE REQUIREMENT TO PROVIDE CURBING ALONG THE SITE FRONTAGE OF HOLLOW ROAD.

SECTION 130-ARTICLE-X WAIVER IS REQUESTED TO WAIVE THE TRAFFIC IMPACT FEE.

**ENGINEER CERTIFICATION**  
I, TYLER M. QUICK, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, IS TRUE AND CORRECT.

TYLER M. QUICK  
ALL COUNTY AND ASSOCIATES, INC.  
1841 POTTSTOWN PIKE, ST. PETER, PA 19470  
PHONE: 610-469-3830 / PROFESSIONAL ENGINEER  
REGISTRATION NO. PE091494

DATE

**CERTIFICATION OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN, AND OFFER OF DEDICATION:**

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF MONTGOMERY

ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN \_\_\_\_\_ PERSONALLY APPEARED

KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING PLAN, AND ACKNOWLEDGE THAT THEY ARE THE REGISTERED OWNERS OF THE DESIGNATED PLAN, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THEY DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID.

OWNER (BRADLEY A. WANGIA) NOTARY PUBLIC

OWNER (KATHERINE N. WANGIA)

MY COMMISSION EXPIRES \_\_\_\_\_



**LOCATION MAP** N.T.S.  
AREA = 415,349 SQ.FT. (9.5351 ACRES)  
APN: 67-00-01303-007  
LEGAL BLOCK: 8, LEGAL LOT: 1  
DOC. # 6055-976  
INSTRUMENT # 2017056236

**WORCESTER TOWNSHIP PLANNING COMMISSION:**

AT A MEETING HELD ON \_\_\_\_\_, 20\_\_\_\_, THE PLANNING COMMISSION OF WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA RECOMMENDED APPROVAL OF THE SUBDIVISION PLAN AS SHOWN HEREON.

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

**WORCESTER TOWNSHIP BOARD OF SUPERVISORS:**

AT A MEETING HELD ON \_\_\_\_\_, 20\_\_\_\_, THE BOARD OF SUPERVISORS OF WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA APPROVED THE SUBDIVISION PLAN AS SHOWN HEREON.

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

**TOWNSHIP NOTARY SEAL**

REVIEWED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE PLANNING COMMISSION OF WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA.  
ATTEST:

SIGNATURE \_\_\_\_\_

DATE SIGNED \_\_\_\_\_

**TOWNSHIP ENGINEER'S CERTIFICATION**  
REVIEWED BY THE TOWNSHIP ENGINEER OF WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

TOWNSHIP ENGINEER: \_\_\_\_\_

DATE: \_\_\_\_\_

**CERTIFICATION:**

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH ACCEPTED STANDARDS OF CARE AND PRACTICE OF LAND SURVEYING WITHIN THE STATE OF PENNSYLVANIA.

ROBERT J. BEERS, P.L.S.  
LIC. NO. SU-046637-E

DATE

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





CKS Engineers  
4259 West Swamp Road, Suite 410  
Doylestown, PA 18902  
P: 215.340.0600  
www.cksenineers.com

December 4, 2024  
Ref: #C0005275.00

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

Attention: Dan DeMeno, Township Manager

Reference: 1205 Hollow Road  
Parcel No. 67-00-01303-00-7  
Wangia Subdivision Plan Review (2<sup>nd</sup> Review)  
Worcester Twp. LD 2024-01

Dear Dan:

Our office is in receipt of your request for review of a subdivision plan for the above-referenced site. The submission consists of one sheet prepared by All County & Associates, Inc. dated May 20, 2024, last revised November 6, 2024.

The applicant proposes subdivision of an existing 9.53-acre parcel in the AGR Agricultural Zoning District on the western side of Hollow Road (T-391) to create three lots as follows: Lot 1, a 2.48-acre lot to contain the existing single-family detached dwelling; Lot 2 will be a 2.83-acre lot intended for future development of a single-family detached dwelling; and Lot 3 will be a 4.24-acre (gross) / 3.97-acre (net) "flag" lot intended for future development of a single-family detached dwelling. The existing and proposed future dwellings are to be served by private (well) water service and private sanitary sewage disposal (on-lot systems).

We offer the following comments for consideration by the Township:

I. **ZONING ORDINANCE**

The following comments are based upon the Worcester Township Zoning Ordinance (ZO):

1. The existing use of Lot 1 and proposed use of Lots 2 and 3, Single-Family Detached Dwelling, is permitted by-right in the AGR zoning district. (ZO 150-11.B)
2. A double access driveway currently exists on the single-family lot. A double access driveway shall only be permitted by special exception when the requirements of 150-155.D(1) through D(2) are met. The Township must determine if the existing driveway will require a special exception when the lots are subdivided. (150-155.D)
3. This office previously questioned the purpose of the easement(s) at the barn on Lot 1 (B1-B4). The plans have been revised to indicate the easement is proposed. The applicant must provide additional information regarding the barn's use - is it for livestock or storage? Additionally, a dimension from the property line to the barn must be added to the plans. Finally, the rear yard setback must be from the property line and not the easement.

## II. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

The following comments are based upon the Worcester Township Subdivision and Land Development Ordinance (SLDO):

1. We note that this is a subdivision plan only, and a Plot Plan for each new lot 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. Further, if the limits of disturbance are over one acre, an NPDES permit from the Montgomery County Conservation District will be required.
2. Building numbers will need to be assigned to Lots 2 and 3 when future development occurs. We note that Lot 3 occurs between numerical addresses of 1205 and 1207 on Hollow Road. (SLDO 130-20.A.9)
3. A significant number of trees would need to be removed to accommodate development on part of Lot 2 and most of Lot 3. A separate tree survey plan must be provided indicating all trees with a diameter breast height (DBH) of six inches or more. Replacement trees may be required, depending on the extent of removals necessary for development of Lots 2 and 3. The applicant's response indicated that this requirement will be completed during future building applications. If this request is approved, it must be noted on the plans. (SLDO 130-28.E)
4. Street trees are required. Presently, there are several mature trees located along the property frontage. The Township will need to determine if the existing trees are satisfactory or if they must be supplemented by new plantings at appropriate spacing and setback from the right-of-way. (SLDO 130-28.G.4)
5. The metes and bounds of all lot lines associated with the proposed lots must be specified on the plans. The southerly side property line of Lots 2 and 3 should have separate distances split by the monument.
6. We note several variations between the metes and bounds as described in the property's deed relative to the data listed on the submitted plan. A registered professional land surveyor licensed in the Commonwealth of Pennsylvania must sign and seal the plans and certify the error of closure being no greater than 1:2,500. (SLDO 130-34.J.2.b)
7. The applicant should confirm that there are no deed restrictions or covenants that would otherwise prohibit the subdivision of this lot. We note that the subject tract was part of a prior lot line adjustment in 2014. Any restrictions must be noted on the Record Plan. (SLDO 130-34.J.2.h)
8. Plan signature certifications should be reviewed by the Township Solicitor prior to any future recording.
9. Legal descriptions for the three proposed lots must be submitted to the Township for review prior to any plan being recorded.
10. Should any public improvements be required, the applicant's engineer will need to provide a construction cost estimate for determination of financial security to be held by the Township as part of any Land Development and Financial Security Agreement.
11. The following waivers from the Worcester Township Subdivision and Land Development Ordinance have been requested and are listed on the Record Plan:

- a. From Section 130.18.A which requires new sidewalk along the property frontage of Hollow Road.
- b. From Section 130.18.B which requires concrete curbing along the property frontage of Hollow Road.
- c. From Section 130-Article X which requires a traffic impact fee be paid to the Township.

*We note the traffic impact fee associated with this project is \$6,250.00.*

**III. GENERAL CONSIDERATIONS**

The following are general comments and considerations generated during the course of our review:

- 1. The application must be reviewed by the Montgomery County Planning Commission.
- 2. As requested, a primary disposal area and secondary reserve area have been conceptually sized and located on the plan. Approval of the Montgomery County Health Department will be required for any future system to be installed and all documentation must be forwarded to the Township.
- 3. Approval from the traffic engineer is required.

The above represents all comments on this subdivision.

Very truly yours,  
CKS ENGINEERS  
Township Engineer



John W. Evarts, P.E.  
Township Engineer

JWE/klk

cc: via email:  
Christian Jones, Assistant Township Manager  
Wendy F. McKenna, Esq., Township Solicitor  
Casey Moore, PE, Township Traffic Engineer  
Robert Beers, P.L.S., All County & Associates, Inc.  
Peter Costanzo, E.I.T., All County & Associates, Inc.  
Dr. Bradley Wangia and Katherine Wangia, Applicants  
George DiPersio, CKS Engineers  
File





November 21, 2024

DRAFT

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

Attention: Christian R. Jones, Assistant Township Manager  
Mr. Robert D'Hulster, Public Works Director

RE: **Traffic Review #2 – Preliminary/Final Subdivision Plan**  
1205 Hollow Road (Wangia Subdivision) – 3 Lots  
Worcester Township, Montgomery County, PA  
Project No. 313982-24-003

Dear Dan:

In response to the Township's request, Bowman Consulting Group (Bowman) has completed our second (2<sup>nd</sup>) traffic engineering review associated with the proposed subdivision to be located at 1205 Hollow Road in Worcester Township, Montgomery County, PA. It is our understanding that the proposed subdivision involves subdividing Parcel 67-00-01303-007 into three lots (Lots 1 to 3). The existing single-family home will remain on Lot 1, while a single-family home is proposed on Lots 2 and 3. Access to Lot 1 will continue to be provided via the two existing full-movement driveways to Hollow Road, access to Lot 2 is proposed to be provided via an individual driveway connection to Hollow Road, and access to Lot 3 is proposed to be provided via a shared driveway with the northern driveway to Lot 1.

The following documents were reviewed in preparation of our comments:

- Preliminary/Final Subdivision Plan – Wangia (1205 Hollow Road), prepared by All County and Associates, Inc., last revised November 6, 2024.
- Response to Comments Letter – Wangia Subdivision (1205 Hollow Road), prepared by All County and Associates, Inc., dated November 6, 2024.

Based on our review of the documents listed above, Bowman offers the following comments for consideration by the Township and action by the applicant:

### **Waiver Requests**

1. 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 of Hollow Road. The plan currently does not show any sidewalk along the Hollow Road site frontage, thereby not satisfying the ordinance requirement. Due to this being a minor subdivision, and since there is currently no sidewalk along either side of Hollow Road in the vicinity of the site, we recommend to the Board of Supervisors to consider deferring this obligation that is required of the applicant until such a time as may be required by the Township for these subdivided properties, whether

under present or future land ownership, and at no cost to Worcester Township, or the Township may desire to consider a fee in lieu of sidewalk to be kept in escrow for future sidewalk installations in the Township and/or area of these properties.

2. 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 of Hollow Road. The plan currently does not show any curbing along the Hollow Road site frontage, thereby not satisfying the ordinance requirement. Due to this being a minor subdivision, and since there is currently no curbing along either side of Hollow Road in the vicinity of the site, we recommend to the Board of Supervisors to consider deferring this obligation that is required of the applicant until such a time as may be required by the Township for these subdivided properties, whether under present or future land ownership, and at no cost to Worcester Township, or the Township may desire to consider a fee in lieu of curb to be kept in escrow for future curb installations in the Township and/or area of these properties.
3. The applicant is requesting a waiver from **Section 130, Article X** of the **Subdivision and Land Development Ordinance**, requiring payment of a transportation impact fee. According to the Township's Roadway Sufficiency Analysis, the proposed development is located in Transportation Service Area South, which has a corresponding impact fee of \$3,125 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 information provided in Land Use Code 210 (Single-Family Detached Housing) in the Institute of Transportation Engineers publication, *Trip Generation, 11<sup>th</sup> Edition*, the two single-family homes proposed on Lots 2 and 3 would generate 2 "new" trips during the weekday afternoon peak hour resulting in a **transportation impact fee of \$6,250**. Should the Township Solicitor and Board of Supervisors consider this use and its peak hour trip generation to be a de minimus traffic-generating application in accordance with Act 209 law, the transportation impact fee may be considered to be waived.

### **Preliminary/Final Subdivision Plan**

4. According to **Section 130-16.C(1)(a)[6][a]** of the **Subdivision and Land Development Ordinance**, Hollow Road should have a 38-foot cartway width. The plan currently shows an approximate 19-foot cartway width along the site frontage of Hollow Road, thereby not satisfying the ordinance requirement. A waiver will need to be requested from the requirement of this ordinance section if a 38-foot (19 feet from centerline) cartway width will not be provided along the Hollow Road site frontage. Since the approximate 19-foot cartway width along the site frontage is consistent with the cartway width along most of Hollow Road in the vicinity of the site, Bowman is supportive to the granting of this waiver should the Board of Supervisors grant this request.
5. The applicant is providing a shared driveway for Lot 1 (existing home) and Lot 3 (flag lot home with access along northern boundary of Lot 1) as indicated on the plan via provision of a driveway access easement. Our office concurs with provision of a shared driveway for Lots 1 and 3 as it will improve access management along this portion of Hollow Road. However, the proposed access easement metes and bounds description, and executed legal documentation must be included in subsequent submissions for review and concurrence by the Township, the Township solicitor, the Township Engineer, and our office.

6. The existing southern driveway to Lot 1 along Hollow Road will be located on the Lot 2 property once the overall property is subdivided. An access easement between the owner of Lot 1 and the owner of Lot 2 is being provided for this condition as indicated on the plan. The proposed access easement metes and bounds description, and executed legal documentation must be included in subsequent submissions for review and concurrence by the Township, the Township solicitor, the Township Engineer, and our office.
7. The Township Fire Marshal should review the proposed subdivision for accessibility and circulation needs of emergency apparatus. Ensure that any correspondence, including any review comments and/or approvals, is included in subsequent submissions.
8. The plan must be signed and sealed by a Professional Engineer licensed to practice in the Commonwealth of Pennsylvania that was in responsible charge of the work as required by **Section 130-35.1.A(2)(c)** of the **Subdivision and Land Development Ordinance**. *The applicant's engineer indicates in its response that an engineer signature block has been added to the plan, however, the plan provided in this submission has not yet been signed and sealed. The applicant's engineer in responsible charge of the plans must sign and seal the plan in subsequent submissions and before recording.*
9. 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. **The applicant's engineer must provide a response letter that describes how each specific review comment has been addressed, where each can be found in the plan set or materials, as opposed to general responses.** This will aid in the detailed review and subsequent review timeframes.

We trust that this review letter responds to your request. If you or the Township have any questions, or require clarification, please contact me, Michelle Eve, P.E., or Brian Jones, PTP, TOPS.

Sincerely,

**DRAFT**

Casey A. Moore, P.E.  
EVP/Regional Manager - Transportation

BMJ/MEE/CAM

cc: John Evarts, P.E., CKS Engineers (Township Engineer)  
Wendy Feiss McKenna, Esq, (Township Solicitor)  
Devin Ralph, Esq. (Township Solicitor)  
Dr. Bradley Wangia, Ph.D. (Applicant)  
Peter Costanzo, E.I.T., All County and Associates, Inc. (Applicant's Engineer)  
Robert Beers, P.L.S., All County and Associates, Inc. (Applicant's Surveyor)

RECEIVED

OCT 24 2024

RECEIVED

WORCESTER TOWNSHIP  
SKETCH PLAN  
REVIEW REQUEST

Date of Request: 10/23/2024 Date of Plan: 8/21/2024

Plan Revision Date(s): \_\_\_\_\_

Applicant Name: Cathcart Investment Partners, LP

Address: 1595 Paoli Pike West Chester, PA 19380

Tele: 484-678-3046 Fax: \_\_\_\_\_

Property Owner(s) Name(s): Sharon L Danella

Address: PO Box 606 Worcester, PA 19490

Tele: \_\_\_\_\_ Fax: \_\_\_\_\_

Tract Address: 1507 Potshop Road Worcester, PA 19403

Existing Zoning: ARG Conservation Option 2

Tract Parcel Number(s): 67-00-02821-00-1

Intended Land Use: Single Family Residential

Tract Area: 39.18 acres G.T.A.

Utilities (sewer & water): On-site septic Well

Previous Submissions (include all referenced names of tract & dates): \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_

Printed Name of Applicant: Scott Emerson

Date of Signature: 10/23/2023

Must present:

- 14 detailed sketch plans, folded, showing land use, number of proposed lots and information as attached. Plans will be returned if insufficient information is presented.
- A current Agreement of Sale or letter of acknowledgement from property owner. Application will be returned if this information is missing.

The Township Engineer review fee, when applicable, is pursuant to the current fee schedule. (Township will bill applicant unless otherwise advised.)

**NOTE:** Plan contents must be according to Ordinance No. 99-169.



RECEIVED

OCT 24 2024

REC

AGREEMENT OF SALE

THIS AGREEMENT OF SALE (this "Agreement") is made and entered into this 19th day of August, 2024, by and between SHARON L. DANELLA ("Seller"), and CATHCART INVESTMENT PARTNERS, LP, a Pennsylvania limited partnership, or its nominee or assignee ("Purchaser"). Intending to be legally bound hereby, the parties hereto agree as follows:

1. **Agreement to Sell and Purchase.** Seller agrees to sell to Purchaser, and Purchaser agrees to purchase from Seller, subject to the terms and conditions of this Agreement, the parcel of land, containing approximately 43.42 acres of land, located at 1507 Potshop Road in Worcester Township, Montgomery County, Pennsylvania, and being known as APN 67-00-02821-001, as more fully described by metes and bounds on Exhibit A hereto (the "Land"), with the improvements situate thereon; together with (i) all easements, rights of way, licenses, privileges, hereditaments and appurtenances, if any, belonging to or inuring to the benefit of the Land, (ii) all right, title and interest of Seller in and to any land lying in the bed of any highway, street, road or avenue, opened or proposed, in front or abutting or adjoining the Land, and (iii) all application materials, proposed and approved parcel plans, the right to use all preliminary, final, recorded and architectural plans and working drawings, all development agreements and any court ordered stipulation agreements, all engineering reports, surveys, plans, soils reports, environmental inspections and reports, hazardous waste studies or reports, grading plans, street and storm drain, sewer, water, landscape and irrigation plans, utility company will serve letters, feasibility studies (both physical and economic) relating to the development of the property, documents, studies and statements, and all agreements with consultants who performed work with respect to the Land (collectively, "Premises").

2. **Purchase Price; Deposit.** The purchase price for the Premises (the "Purchase Price") shall be [REDACTED] and payable as follows:

(a) Within five (5) business days after Purchaser receives a fully executed copy of this Agreement from the Seller (the "Effective Date"), Purchaser shall deliver to Trident Land Transfer Company ("Escrow Agent") Purchaser's check, or wire transfer of immediately available federal funds, in the amount of [REDACTED] (the "Initial Deposit").

(b) If Purchaser does not timely terminate this Agreement pursuant to Section 6(a) below, Purchaser shall deliver an additional deposit, in the amount of [REDACTED] (the "Additional Deposit" and together with the Initial Deposit, collectively, the "Deposit") to Escrow Agent within five (5) business days after the expiration of the Investigation Period (as defined in Section 6(a) below). Except as otherwise set forth herein, the Deposit shall be deemed non-refundable upon the expiration of the Investigation Period without Purchaser having terminated this Agreement and applied towards the Purchase Price at Closing. The Deposit shall be held in an insured money market account by Escrow Agent, with interest to belong to Purchaser unless Purchaser defaults, in which case interest will be paid to Seller. THE [REDACTED]

SELLER, NON-REFUNDABLE IF PURCHASER DOES NOT TERMINATE THIS AOS ON or BEFORE [REDACTED]

SLD

SLD

DS  
TB

IN WITNESS WHEREOF, intending to be legally bound hereby, the parties hereto have executed this Agreement as of the date first above written.

**SELLER:**

Authentisign  
Sharon L Danella 08/19/24

SHARON L. DANELLA

**PURCHASER:**

CATHCART INVESTMENT PARTNERS, LP, a  
Pennsylvania limited partnership

By: Cathcart Investments, Inc., a Pennsylvania corporation

DocuSigned by:  
By: Thomas Bentley 8/16/2024

Thomas Bentley, President

ORDINANCE NO. 99-169

WORCESTER TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF WORCESTER CHAPTER 130 (SUBDIVISION AND LAND DEVELOPMENT), ARTICLE VI (PLAN REQUIREMENTS), TO ADD A NEW SECTION 130-32.3 ENTITLED SKETCH PLANS, AND SETTING FORTH A SKETCH PLAN SUBMISSION POLICY, PLAN CONTENTS AND TOWNSHIP PLANNING COMMISSION REVIEW PROCEDURES FOR SKETCH PLANS.

The Board of Supervisors of Worcester Township does hereby enact and ordain:

SECTION 1 - AMENDMENT OF THE CODE

Chapter 130 (Subdivision and Land Development), Article VI (Plan Requirements) is hereby amended by adding a new section 130-32.3 entitled "Sketch Plans" and providing as follows:

§ 130-32.3 Sketch Plans.

A. Submission Policy.

(1) Applicants for subdivision and/or land development approval are strongly encouraged to submit a sketch plan to enable the Planning Commission to provide informal advice and guidance to an applicant prior to the preparation of preliminary plans.

B. Submission Requirements.

(1) Sketch Plans

(a) Sketch plans shall be considered as submitted for informal discussion between the developer and the Planning Commission. Submission of a sketch plan does not constitute submission of an application for approval of a subdivision or land development plan.

(b) For informational purposes, fourteen (14) copies of the sketch plan should be submitted to the Township Manager, For distribution to the Township Engineer, Planning Commission, board of Supervisors and the Montgomery county Planning Commission.

C. Plan Contents.

(1) Contents of Sketch Plans. Sketch plans shall be drawn legibly to scale but not necessarily showing precise dimensions and shall show at least the following information:

- (a) name of subdivision or land development and name of municipality.
- (b) A location plan showing the subject tract and the surrounding road network; including a key map.
- (c) Name and address of the owner, agent, engineer, surveyor, and architect, as applicable.
- (d) The tract boundary and location by deed plotting.
- (e) A north point and scale.
- (f) The existing and proposed road and lot (or structure layout.
- (g) Significant topological and physical features, such as soils, floodplains, possible areas of wetlands, creeks or streams, steep slopes (over 10%). Woodlands, and existing structures.
- (h) Areas proposed to be reserved for storm water runoff control.
- (i) Areas to be reserved for community facilities, open space, trails, etc.
- (j) Any additional information that the applicant believes will help explain the proposal. It is to the applicant's advantage to show as much information as possible. Although the Planning Commission will discuss any plan presented, a lack of significant information may result in little useful guidance to the applicant.

D. Review Procedures.

- (1) Sketch Plan Review.



- (a) Sketch plans should be presented to the Township Planning Commission for informal discussion at a regularly scheduled Planning Commission meeting, following a request made to the Township Zoning Officer or Township Manager to be placed on the agenda.
- (b) The purpose of a sketch plan submission is to provide informal advice and guidance to an applicant prior to preparation of preliminary plans, and therefore, it does not constitute a formal plan submission and is not subject to the time limits for review established by the Municipalities Planning Code. The Planning Commission will nevertheless attempt to provide an Applicant with their comments on the sketch plan as quickly as is reasonably possible.
- (c) The Township Planning Commission may make non-binding suggestions and recommendations to the applicant during the meeting at which the plan is discussed. These need not be presented in writing to the applicant. However, suggestions should be summarized in the minutes of the Township Planning Commission for reference.
- (d) If a proposal is large or complex, the Township Planning Commission may defer completing its comments and recommendations until it has consulted its technical advisors. However, the Planning Commission will try to expedite this informal review process.
- (e) The applicant may, if desired request further review of the sketch plan by the Board of Supervisors. If further review is requested, the Board, after considering the written recommendations of the Planning Commission, all other agencies, and the Township Engineer, shall advise the applicant as to plan modifications it shall deem necessary or advisable.
- (f) Applicants may submit more than one sketch plan for a project (i.e. alternative plans) and may submit revised sketch plans after receiving initial comments on a sketch.
- (g) The Planning Commission's approval of a sketch plan is not intended to create any vested rights for the property or the developer within the meaning of the Municipalities Planning Code. Rather, the sketch plan process is intended to provide the applicant with an insight to the Planning Commission's

likely response to discretionary planning decisions and optional layouts for the proposed development before the significant engineering expense associated with a preliminary plan has been incurred. Subdivision and land development applicants who choose to proceed without first obtaining Planning Commission reaction to a sketch plan may risk a greater possibility of a request for redesign of a submitted preliminary plan.

#### SECTION 2 - REPEALER

The Worcester Board of Supervisors, by virtue of this Ordinance, hereby repeals all other portions of any prior Ordinance or Resolutions of the Township insofar as they are inconsistent with this Ordinance.

#### SECTION 3 - DISCLAIMER

Nothing in this Ordinance shall be construed to affect any suit or proceeding pending in any court, or any rights acquired or liabilities incurred, or any permit issued, or cause or causes of action existing under the Ordinances of the Township prior to the enactment of this Ordinance.

#### SECTION 4 - SEVERABILITY

The provisions of this Ordinance are severable, and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of this Board that this Ordinance would have been adopted even if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

#### SECTION 5 - FAILURE TO ENFORCE NOT A WAIVER

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

#### SECTION 6 - EFFECTIVE DATE

This Ordinance shall take effect and be in force from and after its approval as required by the law.

ORDAINED AND ENACTED by the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania, this 17th day of March, 1999.

WORCESTER TOWNSHIP

By: Frank L. Davey  
Frank L. Davey, Chairman  
Board of Supervisors

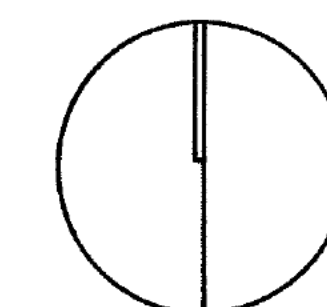
Attest: Chase E. Kneeland  
Chase E. Kneeland, Secretary

# DEVELOPMENT PROGRAM

ZONING DISTRICT	REQUIRED	PROVIDED
	ARG Conservation Subdivision Option 2 Estate Lots	ARG Conservation Subdivision Option 2 Estate Lots
MIN. GROSS TRACT AREA	8 Acres	39.18 Acres +/-
• Potshop Rd. Ultimate R.O.W.	-----	(-) 0.45 Acres
BASE TRACT AREA	-----	38.73 Acres
DENSITY DETERMINATION (PER GROSS TRACT AREA)	1 DU per 160 K SF	1 DU per 160 K SF
MAX. DWELLING UNITS	10.67 / 11 Lots	10.67 / 11 Lots
<small>(SECTION 150-110.3D PERMITS ROUND UPS FOR DU FRACTIONS OF 0.50 OR GREATER)</small>		
MIN. LOT AREA	40,000 SF	80,000 SF
MIN. LOT FRONTAGE	100'	100'
MIN. LOT WIDTH	200'	200'
MIN. YARDS		
• Front	50'	50'
• Front facing Secondary Streets	100'	100'
• Side	50'	50'
• Rear	50'	50'
MIN. OPEN SPACE	None	None
MAX. IMPERVIOUS COVER.	18%	18% (14,400 SF)

# CONCEPT PLAN 1507 POTSHOP ROAD CONSERVATION SUBDIVISION PLAN

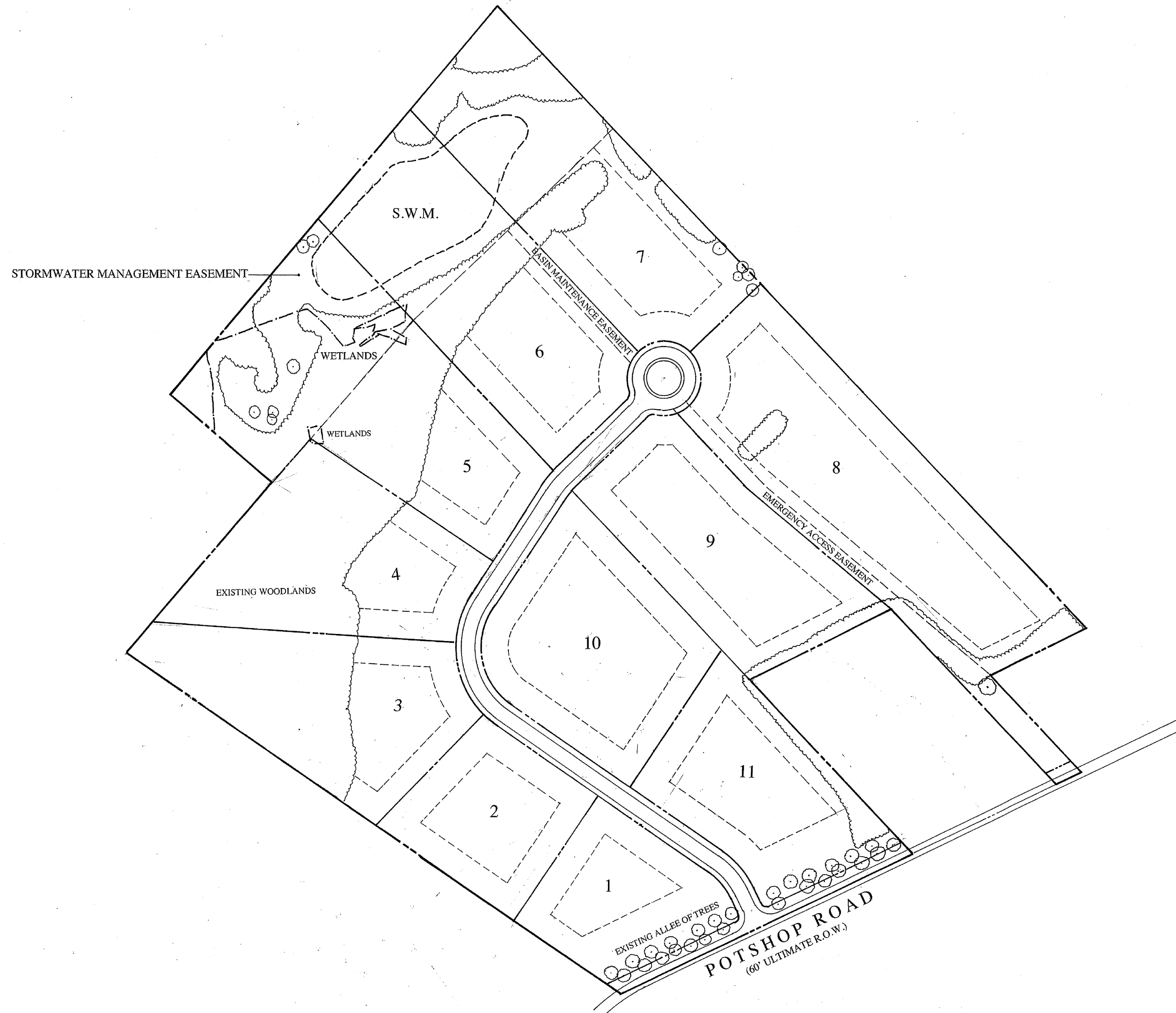
WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA  
SCALE: 1" = 100' DATE: 08/21/24



**HeuserDESIGN**

30 Shadyhill Rd  
Moylan, PA 19065

Planning | Site Design







CKS Engineers  
4259 West Swamp Road, Suite 410  
Doylestown, PA 18902  
P: 215.340.0600  
www.cksenineers.com

November 22, 2024  
Ref: # C0005309.00

*(via email)*

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

Attention: Dan DeMeno, Township Manager

Reference: 1507 Potshop Road  
Parcel No. 67-00-02821-00-1  
Concept Plan Review  
Worcester Twp. LD 2024-04

Dear Dan:

Our office is in receipt of your request for a Sketch Plan review for the above-referenced site. The submission consists of one sheet prepared Heuser Design dated August 21, 2024, with no revisions.

The applicant proposes subdivision of an existing 39.18-acre (gross)/38.73 (net) parcel in the AGR Agricultural Zoning District on the western side of Potshop Road (S.R. 3004) to create eleven building lots located along a new cul-de-sac roadway. Lots 1 and 11 will be located at the corner of Potshop Road at its intersection with the new roadway. The plans depict a conceptual stormwater management area in an easement at the rear of Lots 5, 6 and 7, north of wetlands and woodlands areas. The plans do not indicate if new dwellings will be served by public and/or private water and sanitary sewer service.

We have performed a cursory review of the sketch plan and offer the following comments for consideration by the Township:

I. **ZONING ORDINANCE**

The following comments are based upon the Worcester Township Zoning Ordinance (ZO):

1. The proposed use, Estate Lots developed in accordance with the standards of Conservation Subdivisions, is permitted in the AGR zoning district for tracts which are over eight acres. (150-11.2 and 150-110.2.A.1.b)
2. The plan must provide a dimensional compliance chart for each of the proposed 11 lots. The sketch plan indicates general compliance of all proposed lots with the lot area, lot width, lot frontage, and yard requirements of the ordinance. Conceptually, there is no immediate, observable need for variances; however, we are unable to provide a definitive

review of the individual lot conditions depicted on the sketch plan due to the limited detail. The eleven (11) lot development density is acceptable and is the maximum quantity of Estate Lots that could be established on this tract. (150-110.3.B and 150-110.6)

3. The yards provided should be dimensioned and labeled. We note that Lots 3 through 7 all contain woodlands at their rear. Lots 1 and 11 are corner lots with Potshop Road and must provide a 100-foot setback from the secondary street.
4. Lots shall be permanently restricted from future subdivision and land development by a deed restriction enforced by the Township or by a conservation easement held by the Township or a qualified conservation organization. The organization and the terms and form of the easement shall be approved by the Township. (150-110.2.E)
5. The proposed ultimate right-of-way half-width for Potshop Road must be dimensioned and labeled. (150-186)
6. The applicant must demonstrate that the stormwater basin does not occupy more than 25% of any required yard area taken as both a linear measurement and surface area measurement. (150-203)

## II. **SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

The following comments are based upon the Worcester Township Subdivision and Land Development Ordinance (SLDO):

1. Lot 8 provides for an emergency access easement which extends to Potshop Road. The size, paving materials, clearances, and maintenance responsibilities of the area will need to be discussed. The location of the emergency access should be presented to the Township Fire Marshal for review and comment prior to submission of any Preliminary/Final Plan. A depressed curb into the cul-de-sac should be provided. We recommend that a knock-down bollards or other similar barrier be installed at the edge of the right-of-way.
2. The proposed paved width of the new street must be defined. While a 32-foot width is required, a lesser width of 28 or 30 feet may be acceptable. The applicant should discuss if on-street parking will be allowed on either side of the new street. (130-16.C.1.a.4)
3. The plans suggest that a majority of the trees along the frontage of Potshop Road are to be maintained. An adequate sight triangle must be achieved for the new intersection. Required and provided sight distances must be shown on future submissions. (130-16.B(1))
4. The cul-de-sac street exceeds 500 feet in length and will require a waiver as depicted. The overall length of the road and geometry of its cul-de-sac bulb and internal island shall also be noted on future submissions. (130-16.C.1.a.5.b.v)

5. The applicant should clarify if the proposed cul-de-sac roadway will be offered for public dedication or private and maintained by a homeowners association.
6. The nature of improvements associated with the new road are unclear. The applicant should discuss with the Planning Commission if there will be sidewalks, curbing, street trees, buffer plantings, basin plantings, street lights, driveway aprons, etc. The only improvement shown is a center island within the cul-de-sac area; however, it is also unclear if this will be curbed/landscaped. (130-18, 130-28.G.4, G.5 and G.7)
7. The depth of Lot 8 is excessive relative to its width. Lots excessively deep in relation to width are to be provided. A proportion of 2½: 1 is generally regarded as proper maximum for lots 60 feet or more in width.. (130-20.A.(2))
8. The building envelope of Lot 10 is extremely large relative to that provided on Lots 3 through 5. We recommend that the applicant consider having the horizontal curve of the roadway occur closer to Potshop Road to pull the development away from the existing on-site woodlands. (130-20.D.1)
9. The applicant should discuss anticipated recreational needs of the new residential occupants of this tract. While the Zoning Ordinance does not require open space, there will be added demand to the Township's park and recreation facilities. (130-21)
10. The side yard setback for Lot 6 must be measured from the proposed basin maintenance easement. Also, the side yard setback for Lot 8 must be measured from the proposed emergency access easement. (130-22.B.1)
11. The type of water and sewer service must be noted on future plans. Isolation areas for wells and on-lot septic disposal areas must be identified. (130-26 and 130-31.C; 150-184 and 150-185)
12. Wetlands are noted upon Lot 5. A wetland report must be supplied with any future submission. Grading activities associated with the basin installation should not disturb existing wetlands. (130-32.2)

### **III. STORMWATER MANAGEMENT, GRADING AND EROSION & SEDIMENTATION CONTROL**

The following are cursory comments based upon the conceptual information provided for stormwater management observed during the course of our review:

1. As the tract area will be disturbed in excess of one acre, an NPDES Permit will be required from the Montgomery County Conservation District/PADEP.
2. The applicant must detail who will be responsible for maintenance of the stormwater basin, if to be limited to the owners of Lots 5 through 7 or all 11 proposed development lots. If lots are fee simple and no homeowners association is established, the deeds for lots 5

through 7 would need to explicitly reference maintenance tasks for each homeowner; however, we recommend a single entity be made responsible for shared maintenance.

3. The applicant should indicate if the project will be constructed in phases or as a single phase. The development of the stormwater management basin must occur first regardless of which home sites are built upon.

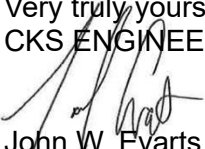
#### **IV. GENERAL CONSIDERATIONS**

The following are general comments and considerations generated during the course of our review:

1. The applicant should determine if there are any deed restrictions or covenants that may affect the proposed development.
2. The application will need to be reviewed by the Montgomery County Planning Commission.
3. A PennDOT Highway Occupancy Permit will be required for all work within the Potshop Road right-of-way, including the new road access.
4. The Township Traffic Engineer should provide comments on the proposal.
5. A "No Outlet" sign and "Stop" sign should be posted at the Potshop Road access.
6. The applicant should discuss a potential school bus stop location with the school district. A paved waiting area should be provided at the intersection with Potshop Road.

The above represent our comments on the subject Sketch Plan. Please do not hesitate to contact our office with any questions.

Very truly yours,  
CKS ENGINEERS

  
John W. Evarts, P.E.  
Township Engineer

JWE/klk

cc: Christian Jones, Assistant Township Manager (via email)  
Wendy F. McKenna, Esq., Township Solicitor (via email)  
Casey Moore, PE, Bowman, Township Traffic Consultant (via email)  
Cathcart Investment Partners, LP, Applicant  
Sharon Danella, Owner  
George DiPersio, CKS Engineers  
File



November 27, 2024

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

Attention: Christian R. Jones, Assistant Township Manager  
Mr. Robert D'Hulster, Public Works Director

RE: **Traffic Review #1 – Transportation Impact Study (TIS) Scoping Meeting Application/  
Sketch Plan**  
1507 Potshop Road (S.R. 3004) – 11 Lots  
Worcester Township, Montgomery County, PA  
Project No. 313982-24-004

Dear Dan:

In response to the Township's request, Bowman Consulting Group (Bowman) has completed our initial traffic engineering review associated with the proposed subdivision to be located at 1507 Potshop Road (S.R. 3004) in Worcester Township, Montgomery County, PA. It is our understanding that the proposed subdivision involves subdividing Parcel 67-00-02821-00-1 into eleven lots (Lots 1 to 11) with a single-family home proposed on Lots 1 to 11. Access to Lots 1 to 11 will be provided via a proposed cul-de-sac roadway along Potshop Road (S.R. 3004). It should be noted that an emergency-only access is also proposed to Potshop Road (S.R. 3004) to the east of the proposed cul-de-sac roadway.

The following documents that were received November 4, 2024 were reviewed in preparation of our comments:

- Transportation Impact Study Scoping Meeting Application – 1507 Potshop Road, prepared by TPD, Inc.
- Sketch Plan – 1507 Potshop Road, prepared by Heuser Design, dated August 21, 2024.

Based on our review of the documents listed above, Bowman offers the following comments for consideration by the Township and action by the applicant:

**General**

1. Based on our review, the applicant must address the comments below and provide revised plans to the Township and our office for further review and approval recommendations. The applicant's engineer must provide a response letter that describes how each specific review comment has been addressed, where each can be found in the plan set or materials, as opposed to general responses. This will aid in the detailed review and subsequent review timeframes.



2. According to the Township's Roadway Sufficiency Analysis, the proposed development is located in Transportation Service Area South, which has a corresponding impact fee of \$3,125 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 information provided in Section 3 of the TIS Scoping Meeting Application, the eleven single-family homes proposed on Lots 1 to 11 would generate 12 "new" trips during the weekday afternoon peak hour resulting in a **transportation impact fee of \$37,500**. A final determination of the transportation impact fee will be calculated at upon submission of land development and the associated traffic study.
3. A PennDOT Highway Occupancy Permit (HOP) is required for this project since Potshop Road (S.R. 3004) is a State Roadway for the proposed roadway and any work that may be completed within the legal right-of-way on Potshop Road (S.R. 3004). The Township and our office must be copied on all TIA and HOP submissions, as well as correspondence between the applicant and PennDOT, and invited to any and all meetings among these parties. If it would be beneficial to all parties involved with this application, we recommend that the applicant and their team schedule a (virtual) technical meeting with Township and PennDOT representatives to go over the project.

### **Transportation Impact Study Scoping Meeting Application**

4. The transportation impact assessment (TIA) is being scoped concurrently with PennDOT to obtain their guidance and concurrence on the scope of the study proposed in the TIS scoping meeting application. Any comments from PennDOT should be coordinated with our office and the Township and addressed accordingly in the TIA submission. The scoping application and any correspondence with PennDOT and other agencies requiring approvals for the project must be coordinated with the Township, the Township Engineer and our office going forward.
5. We generally concur with the scoping items and methodologies to be used by the applicant's traffic engineer as contained in the scoping application. This review letter includes other items to be completed in the study evaluation, such as sight distance, queuing observations and a potential gap study.
6. The applicant must include the electronic Synchro files with the TIA submission.
7. The applicant's engineer corresponded with our office and the Township and adjacent Township (East Norriton) for a list of "other developments" to include in the TIA to be prepared for this project. This may include planned and approved developments that will generate traffic in the study area in close proximity to the site. This information should be provided in the TIA and in the analyses.
8. Impacts of vehicle queues that may extend along Potshop Road (S.R. 3004) from Township Line Road (S.R. 3001) towards that proposed subdivision access should be observed and if they will impact sight distance egressing the development, and determination if a gap study may be needed.
9. Upon submission of the TIA, our office will evaluate the information in concert with PennDOT and will provide additional reviews of engineering and supplemental submission details as we receive them.

## **Sketch Plan**

10. The cartway width along the Potshop Road (S.R. 3004) site frontage should be clearly labeled on the plan and be in accordance with **Section 130-16.C** of the **Subdivision and Land Development Ordinance**.
11. A note must be added to the plan stating that the area between legal right-of-way line and ultimate right-of-way line along the Potshop Road (S.R. 3004) site frontage should be offered for dedication to the authority having jurisdiction over the road as required by **Section 130-16.C(2)(c)** of the **Subdivision and Land Development Ordinance**.
12. Adequate sight distance measurements should be shown on the plan for the proposed roadway along Potshop Road (S.R. 3004), as well as for the proposed emergency access along Potshop Road (S.R. 3004), as required by **Section 130-16.E(5)** of the **Subdivision and Land Development Ordinance**. Specifically, vehicular egress sight distances looking in both directions must be provided, as well as for the ingressing left-turn vehicle sight distance to the front and rear, and achievable sight distances must be sufficient for the speed and conditions to allow for all ingress and egress turning movements and the roadway/driveway locations as they exist/are proposed on the plan. Vegetation and physical restrictions along the property frontage must be cleared and maintained to allow for at least the minimum safe stopping distances to be achieved at 14.5 feet back from the edge of the road for the proposed roadway and at 10 feet back from the edge of the road for the proposed emergency access.
13. According to **Section 130-18.A** of the **Subdivision and Land Development Ordinance**, sidewalk should be provided along the site frontage of Potshop Road (S.R. 3004). The plan currently does not show any sidewalk along the Potshop Road (S.R. 3004) site frontage, thereby not satisfying the ordinance requirement. Due to this being a minor subdivision, and since there is currently no sidewalk along either side of Potshop Road (S.R. 3004) in the vicinity of the site, we note at this sketch plan stage that the Board of Supervisors may consider deferring this obligation that is required of the applicant until such a time as may be required by the Township for the development of this property, whether under present or future land ownership, and at no cost to Worcester Township, or the Township may desire to consider a fee in lieu of sidewalk to be kept in escrow for future sidewalk installations in the Township and/or area of these properties.
14. Sidewalk should be shown on the plan along the proposed roadway as required in **Section 130-18.A** of the **Subdivision and Land Development Ordinance**.
15. According to **Section 130-18.B** of the **Subdivision and Land Development Ordinance**, curbing should be provided along the site frontage of Potshop Road (S.R. 3004). The plan currently does not show any curbing along the Potshop Road (S.R. 3004) site frontage, thereby not satisfying the ordinance requirement. Due to this being a minor subdivision, and since there is currently no curbing along either side of Potshop Road (S.R. 3004) in the vicinity of the site, we note at this sketch plan stage that the Board of Supervisors may consider deferring this obligation that is required of the applicant until such a time as may be required by the Township for these subdivided properties, whether under present or future land ownership, and at no cost to Worcester Township, or the Township may desire to consider a fee in lieu of curb to be kept in escrow for future curb installations in the Township and/or area of these properties.

16. The curb radius and ultimate right-of-way radius for the cul-de-sac portion of the proposed roadway should be labeled on the plan and meet requirements in **Section 130-16.C(1)(a)[5][b][ii]** of the **Subdivision and Land Development Ordinance**.
17. According to **Section 130-16.C(1)(a)[5][b][v]** of the **Subdivision and Land Development Ordinance**, cul-de-sacs shall not be longer than 500 feet in length. The plan currently shows a cul-de-sac length of **more than 500 feet**, thereby not satisfying the ordinance requirement. A waiver will need to be requested from this ordinance requirement and approved by the Township Board of Supervisors.
18. The curb radii should be labeled on the plan at the proposed roadway intersection with Potshop Road (S.R. 3004) and be in accordance with **Section 130-16.E(8)** of the **Subdivision and Land Development Ordinance**.
19. Horizontal curvature information should be provided on the plan for the proposed roadway and be in accordance with **Section 130-16.B(2)** of the **Subdivision and Land Development Ordinance**.
20. The designer should ensure sufficient sight distance is provided for the proposed driveways along the proposed roadway in accordance with **Section 130-17.B(1)** of the **Subdivision and Land Development Ordinance**.
21. Additional details for the proposed driveways to Lots 1 to 11 must be added to the plan. The driveways must be designed in accordance with **Section 130-17.B(3)** of the **Subdivision and Land Development Ordinance** with respect to grades, widths, and offsets to the property lines, etc.
22. Turning templates must be provided demonstrating the ability of emergency vehicles, trash trucks, and the largest expected delivery vehicle to maneuver into and out of the proposed roadway along Potshop Road (S.R. 3004), as well as along the entire length of the proposed roadway and through the cul-de-sac.
23. The Township Fire Marshal should review the proposed subdivision for accessibility and circulation needs of emergency apparatus. Ensure that any correspondence, including any review comments and/or approvals, is included in subsequent submissions.
24. The plan must be signed and sealed by a Professional Engineer licensed to practice in the Commonwealth of Pennsylvania that was in responsible charge of the work as required by **Section 130-35.1.A(2)(c)** of the **Subdivision and Land Development Ordinance**.
25. All proposed signs should be clearly labeled on the plan in subsequent submissions.
26. Both ends of the emergency-only access should be signed to clearly indicate it is for emergency use only with special "Do Not Enter" signs for emergency vehicles only. The materials to be used for the stability of vehicle to use the emergency access must be included in the plan set and have the approval of the Fire Marshal and Township Engineer.

27. A more detailed review of the site and all transportation-related engineering elements on the plan will be conducted, as the Township deems necessary, if and as the application advances into and through the land development process at the Township. Additional comments may be raised at that point, as well as how the comments herein are satisfied.

We trust that this review letter responds to your request. If you or the Township have any questions, or require clarification, please contact me, Michelle Eve, P.E., or Brian Jones, PTP, TOPS.

Sincerely,



Casey A. Moore, P.E.  
EVP/Regional Manager - Transportation

BMJ/MEE/CAM

cc: John Evarts, P.E., CKS Engineers (Township Engineer)  
Wendy Feiss McKenna, Esq. (Township Solicitor)  
Devin Ralph, Esq. (Township Solicitor)  
Scott Burton, PennDOT  
Paul Lutz, PennDOT  
Scott Emerson, Cathcart Investment Partners, LP (Applicant)  
Heuser Design (Applicant's Engineer)  
Matt Hammond, P.E., TPD, Inc. (Applicant's Traffic Engineer)

V:\313982 - Worcester Twp PA\313982-24-004 (TRA) - 1507 Potshop Road (11-lot) Subdivision\Engineering\Submissions\2024-11-04 Sketch Plan and TIS Scoping Meeting Application\Review\2024-11-27 Review Letter #1 - 1507 Potshop Road(finalized).docx



**TRANSPORTATION IMPACT STUDY (TIS)  
DETERMINATION & SCOPING MEETING  
APPLICATION**

**Scoping Meeting Application: Submitted**

Scoping Meeting Date: \_\_\_\_\_ Scoping Number: S0620240093

Tax Parcel Number: 67-00-02821-00-1

Project/Development Name: 1507 Potshop Road

**Applicant Information:**

Business Partner ID: \_\_\_\_\_

Applicant Name: Cathcart Investment Partners LP

Phone: 4846783046 Email 1: scott.w.emerson@gmail.com

Primary Contact: Scott Emerson Email 2: \_\_\_\_\_

**Additional Engineering Firm Information:**

Business Partner ID: 000094

Engineering Firm: Traffic Planning and Design Inc

Phone: 6103263100 Email 1: mhammond@tpdinc.com

Primary Contact: Matthew Hammond Email 2: jtodd@tpdinc.com

**Creator Information:**

Business Partner ID: 000094 Firm Name: Traffic Planning and Design, Inc.

Phone: 610-326-3100 Email 1: mbressler@tpdinc.com

**(1) LOCATION OF PROPOSED DEVELOPMENT:**

PennDOT Engineering District: 06 Email: \_\_\_\_\_

County: Montgomery Email: \_\_\_\_\_

Municipality: WORCESTER Email: ddemeno@worcestertwp.com;  
cmoore@bowman.com

NO.	SR	Segment	Offset	Average Daily Trips	Driveway Classification	Local Road
1	3004	0070	0720	132	Low Volume	Yes

Are there any vehicle weight or size restrictions along the SR in accordance with 75 PA C.S. ss 4902? : No



**(2) DEVELOPMENT SCHEDULE AND STAGING:**

Multi-Stage Development ? No \_\_\_\_\_  
Anticipated Opening Date: 09-06-2025 \_\_\_\_\_  
Full Buildout Date: 09-06-2028 \_\_\_\_\_

**Describe Proposed Development Schedule/Staging:**

N/A

**(3) TRIP GENERATION:**

Land Use & Size	Land Use Code	Were ITE results used?	Daily Trips	AM Peak Hour		PM Peak Hour		Saturday Peak Hour	
				Enter	Exit	Enter	Exit	Enter	Exit
11 single family homes (market rate)	210	Yes	132	3	7	8	4		
		<b>TOTAL:</b>	132	3	7	8	4	0	0

**(4) TRANSPORTATION IMPACT STUDY REQUIRED?**

Transportation Impact Study Required? No \_\_\_\_\_

If Yes, based on:

**Other considerations as described below:**

N/A

**(5) TRANSPORTATION IMPACT ASSESSMENT REQUIRED?**

Transportation Impact Assessment Required? Yes \_\_\_\_\_

**(6) STUDY AREA:**

**Roadway and Study Intersections:**

Township Line Road (SR 3001) & Potshop Road (SR 3004) (North); Township Line Road (SR 3001) & Potshop Road (SR 3004) (South); Potshop Road (SR 3004 & Berks Road (SR 3004)

**Land use context (Refer to PennDOT Design Manual, Part 1X, Appendix B):**

Suburban Neighborhood

**Known Congestion Areas:**

TBD

**Known Safety Concerns:**

TBD

**Known Environmental Constraints:**

TBD

**Pedestrian/Bike Review (Community Centers, Parks, Schools, etc.):**

Will be included in TIA

**Transit Review (Current routes/stops):**

Will be included in TIA

**(7) STUDY AREA TYPE:**

**Study Area Type:** Urban \_\_\_\_\_

**(8) TIS ANALYSIS PERIODS AND TIMES:**

**Analysis period and times notes:**

2024 Existing; 2028 Base; 2028 Projected; Weekday A.M. Peak Hour; Weekday P.M. Peak Hour.

**(9) TRAFFIC ADJUSTMENT FACTORS:**

**(a) Seasonal Adjustment (Identify counts requiring adjustment and methodology):**

N/A

**(b) Annual Base Traffic Growth:** 0.17 %/yr. **Source:** PennDOT BPR

**(c) Pass-By Trips (Attach justification where required):**

NO.	Land Use	%	Source

**(d) Captured Trips for Multi-Use Sites:**

N/A

**(e) Modal Split Reductions:**

N/A

**(f) Other Reductions:**

N/A

**(10) OTHER PROJECTS WITHIN STUDY AREA TO BE ADDED TO BASE TRAFFIC:**

**Notes:**

TBD during Scoping

**(11) TRIP DISTRIBUTION AND ASSIGNMENT:**

**Trip Distribution Notes:**

To be based on existing traffic patterns from counts

**(12) APPROVAL OF DATA COLLECTION ELEMENTS AND METHODOLOGIES:**

NO.	Location	Period	Type
1	See intersections in Section 6	See time periods in Section 8	HCM 6th Edition/SYNCHRO 11

**(13) CAPACITY/LOS ANALYSIS:**

NO.	Location	Period	Type
1	See intersections in Section 6	See time periods in Section 8	HCM 6th Edition/SYNCHRO 11

**(14) ROADWAY IMPROVEMENTS/MODIFICATIONS BY OTHERS TO BE INCLUDED:**

**Roadway Improvements:**

TBD during Scoping

**(15) OTHER NEEDED ANALYSIS:**

**(a) Sight Distance Analysis:**

Will be included in TIA

**(b) Signal Warrant Analysis (Identify locations):**

As needed

**(c) Required Signal Phasing/Timing Modifications (Determine for all signalized intersections; specify methodology):**

N/A

**(d) Traffic Signal Corridor/Network Analysis (Identify locations/methodology):**

N/A

**(e) Analysis of the Need for Turning Lanes (Identify locations/methodology):**

Will be included in TIA. Pub 46

**(f) Turning Lane Lengths (Identify methodology to be used):**

Will be included in TIA. Pub 46

**(g) Left Turn Signal Phasing Analysis (Identify locations/methodology):**

N/A

**(h) Queuing Analysis (Identify locations/methodology):**

Will be included in TIA. SYNCHRO 11

**(i) Gap Studies (Identify locations/methodology):**

As needed

**(j) Crash Analysis (Identify locations):**

Will be included in TIA

**(k) Weaving Analysis (Identify locations):**

N/A

**(l) Other Required Studies (Specify locations/methodology):**

N/A

**(16) ADDITIONAL COMMENTS OR RECOMMENDATIONS RELATIVE TO THE SCOPE OF THE TIS:**

**Additional Comments:**

The plan also contemplates an emergency access. The TIA will include this in the sight distance.

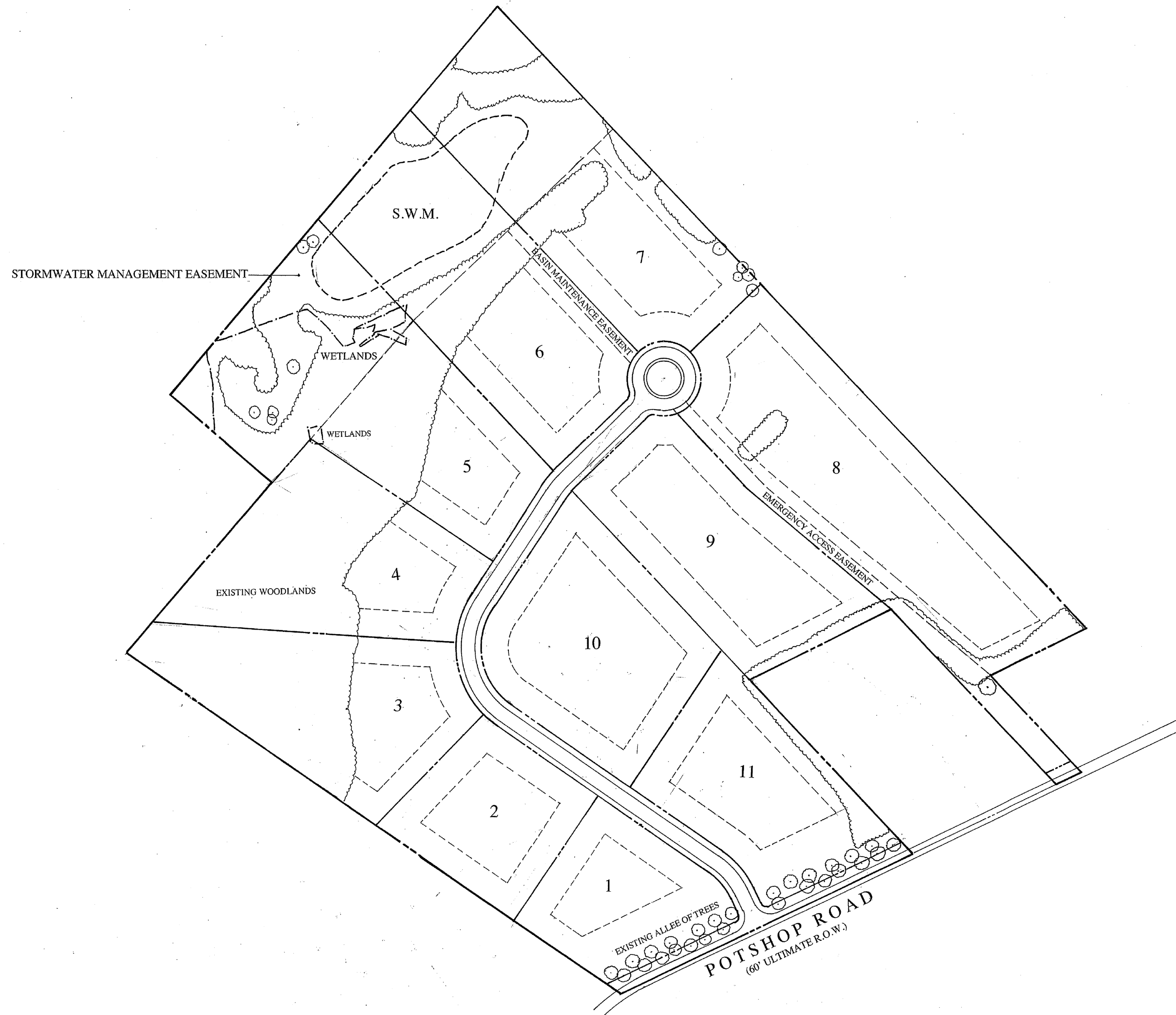
**PennDOT Review Comments: (Current Cycle Comments)**

*After review of the scoping meeting application, the Department will contact the applicant regarding the need for a scoping meeting prior to applying for a highway occupancy permit.*

**This Electronic Copy Created on:** 2024-11-04 09:51:36

# DEVELOPMENT PROGRAM

ZONING DISTRICT	REQUIRED	PROVIDED
	ARG Conservation Subdivision Option 2 Estate Lots	ARG Conservation Subdivision Option 2 Estate Lots
MIN. GROSS TRACT AREA	8 Acres	39.18 Acres +/-
• Potshop Rd. Ultimate R.O.W.	-----	(-) 0.45 Acres
BASE TRACT AREA	-----	38.73 Acres
DENSITY DETERMINATION (PER GROSS TRACT AREA)	1 DU per 160 K SF	1 DU per 160 K SF
MAX. DWELLING UNITS	10.67 / 11 Lots	10.67 / 11 Lots
<small>(SECTION 150-110.3D PERMITS ROUND UPS FOR DU FRACTIONS OF 0.50 OR GREATER)</small>		
MIN. LOT AREA	40,000 SF	80,000 SF
MIN. LOT FRONTAGE	100'	100'
MIN. LOT WIDTH	200'	200'
MIN. YARDS		
• Front	50'	50'
• Front facing Secondary Streets	100'	100'
• Side	50'	50'
• Rear	50'	50'
MIN. OPEN SPACE	None	None
MAX. IMPERVIOUS COVER.	18%	18% (14,400 SF)



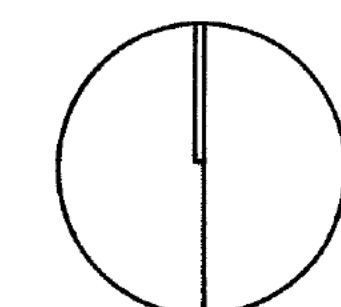
# CONCEPT PLAN

## 1507 POTSHOP ROAD

## CONSERVATION

## SUBDIVISION PLAN

WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA  
 SCALE: 1" = 100' DATE: 08/21/24



**HeuserDESIGN**  
 30 Shadyhill Rd  
 Moylan, PA 19065  
 Planning | Site Design



# TMS Site 19499: Traffic Monitoring Report

Location Description: .1 Miles East of Potshop Rd

## Details

Type of Count	MACHINE CLASS
Type of Site	Portable
Schedule	1 TIME/YR
Duration	24 HRS
Frequency Cycle	05
Cycle Year	05

## Location

County	MONTGOMERY (46)
Route	3001
Segment	0110
Offset	2450
Latitude	40.17079
Longitude	-75.34642

## Map



## Traffic Data

Date	Volume	Truck Volume	Truck %	Volume Graph
July 25, 2023	7,315	573	7.8	
July 24, 2018	8,659			
Jun 20, 2012	9,498			
July 24, 2007	11,267			
July 23, 2002	7,892			
Jun 18, 1997	7,397			





# TMS Site 19499: Traffic Monitoring Report

Location Description: .1 Miles East of Potshop Rd

Details		Location		Map
Type of Count	MACHINE CLASS	County	MONTGOMERY (46)	
Type of Site	Portable	Route	3001	
Schedule	1 TIME/YR	Segment	0110	
Duration	24 HRS	Offset	2450	
Frequency Cycle	05	Latitude	40.17079	
Cycle Year	05	Longitude	-75.34642	

## Traffic Data

Hour	Volume	Trucks	Truck %	Volume Graph
12:00 AM	16	0	0	
01:00 AM	11	0	0	
02:00 AM	6	0	0	
03:00 AM	13	0	0	
04:00 AM	32	4	12.5	
05:00 AM	99	10	10.1	
06:00 AM	294	24	8.2	
07:00 AM	599	54	9	
08:00 AM	729	66	9.1	
09:00 AM	480	44	9.2	
10:00 AM	370	49	13.2	
11:00 AM	395	41	10.4	
12:00 PM	430	53	12.3	
01:00 PM	400	50	12.5	
02:00 PM	499	59	11.8	
03:00 PM	503	40	8	
04:00 PM	714	36	5	
05:00 PM	667	16	2.4	
06:00 PM	375	10	2.7	
07:00 PM	249	7	2.8	
08:00 PM	187	6	3.2	
09:00 PM	134	3	2.2	
10:00 PM	78	1	1.3	
11:00 PM	35	0	0	



# TMS Site 19751: Traffic Monitoring Report

**Location Description:** On Potshop Rd ,.37 Miles East of Township Line Rd

## Details

Type of Count	MACHINE CLASS
Type of Site	Portable
Schedule	1 TIME/YR
Duration	24 HRS
Frequency Cycle	05
Cycle Year	02

## Location

County	MONTGOMERY (46)
Route	3004
Segment	0070
Offset	1925
Latitude	40.17418
Longitude	-75.34202

## Map



## Traffic Data

Date	Volume	Truck Volume	Truck %	Volume Graph
Jun 15, 2022	2,391	299	12.5	
Sep 26, 2017	2,695			
Aug 16, 2012	3,339	197	5.9	
Aug 14, 2007	3,626	213	5.9	
July 02, 2002	3,306			
Oct 01, 1997	2,353			



# TMS Site 19751: Traffic Monitoring Report

**Location Description:** On Potshop Rd ,.37 Miles East of Township Line Rd

Details		Location		Map
Type of Count	MACHINE CLASS	County	MONTGOMERY (46)	
Type of Site	Portable	Route	3004	
Schedule	1 TIME/YR	Segment	0070	
Duration	24 HRS	Offset	1925	
Frequency Cycle	05	Latitude	40.17418	
Cycle Year	02	Longitude	-75.34202	

## Traffic Data

Hour	Volume	Trucks	Truck %	Volume Graph
12:00 AM	8	2	25	
01:00 AM	2	1	50	
02:00 AM	0	0	0	
03:00 AM	6	0	0	
04:00 AM	7	3	42.9	
05:00 AM	43	10	23.3	
06:00 AM	102	21	20.6	
07:00 AM	215	23	10.7	
08:00 AM	180	13	7.2	
09:00 AM	112	21	18.8	
10:00 AM	104	24	23.1	
11:00 AM	122	19	15.6	
12:00 PM	126	16	12.7	
01:00 PM	102	19	18.6	
02:00 PM	133	21	15.8	
03:00 PM	174	23	13.2	
04:00 PM	275	21	7.6	
05:00 PM	318	26	8.2	
06:00 PM	122	10	8.2	
07:00 PM	82	8	9.8	
08:00 PM	71	8	11.3	
09:00 PM	40	7	17.5	
10:00 PM	31	1	3.2	
11:00 PM	16	2	12.5	