Worcester Township Board of Supervisors Business Meeting March 19, 2025 – Meeting Minutes

Call to Order:

Chair Rick DeLello called the meeting to order at 7:00 PM, welcoming attendees.

Pledge of Allegiance:

The Pledge of Allegiance was recited.

Attendance:

Chair Rick DeLello, Vice Chair Lou Betz, Supervisor Steve Quigley (participating via telephone). Staff: Dan DeMeno, Township Manager; Christian Jones, Assistant Manager; Solicitor Wendy McKenna.

Meeting Recording Announcement:

Christian announced the meeting was being video recorded for broadcast.

Public Comment:

- Jane Voss (Stony Creek Farms) requested updates regarding 1616 White Hall
 Road, expressing concern about increasing vehicles parked at the location. Solicitor
 Wendy McKenna responded that an action was filed in Montgomery County Court of
 Common Pleas, with a hearing scheduled for April 28th, 2025. Additional
 complaints from residents were encouraged to be submitted in writing.
- Tim Creelman sought clarification about specific outcomes for compliance actions at 1616 White Hall Road, specifically mentioning bulldozers, metal containers, and concrete bins. Manager DeMeno explained that the township's goal is compliance with zoning ordinances and regulations, particularly addressing accessories, setbacks, and impervious coverage.
- Lori Kish (Stony Creek Farms) asked if the action filed was civil or criminal, receiving confirmation it was civil. She expressed concerns about nighttime equipment operation, highlighting possible safety concerns.
- Peter Probst proposed Worcester Township explore joining a regional planning
 initiative, referencing successful collaboration in nearby municipalities and offering
 to facilitate a discussion with Montgomery County officials. Chair DeLello and
 Manager DeMeno indicated openness to having county officials present at future
 township meetings to explore this initiative further.

Consent Agenda:

- Motion by Lou Betz to approve Consent Agenda items #2 (January 15 business meeting minutes), #4 (Treasurer's and monthly reports), and #5 (bill payments totaling \$513,550.06). Second by Chair DeLello. Passed unanimously.
- Motion by Chair DeLello to approve December 18 business meeting minutes.
 Seconded by Steve Quigley. Passed unanimously.
- Motion by Chair DeLello to approve February 19 business meeting minutes.
 Seconded by Lou Betz. Bob Andorn requested clarification on his statements regarding Skippack EMS funding. Minutes approved with noted clarifications.

Motions:

1. Act 172 Earned Income Tax Credit Certification

Motion by Lou Betz, seconded by Rick DeLello, to certify qualified volunteers for Act 172 Earned Income Tax Credit for 2024. Passed unanimously.

2. Variety Club RACP Grant Agreement

Discussion on financial security and indemnification agreement. Lou Betz raised questions about potential financial risks; Solicitor Wendy McKenna clarified protections including municipal lien rights. Public comments from Bob Andorn expressed concerns about financial risk and Deb Walker questioned property value and potential risk mitigation. Motion by Lou Betz, seconded by Rick DeLello, to approve the agreement. Passed unanimously.

3. Resolution to Fund Skippack EMS

Township Manager DeMeno summarized the proposed per-call funding structure (\$225 per call, quarterly invoicing). Extensive public comment included:

Supervisor DeLello asked about a millage for long term and per call payment starting. He stated that this might need to be adjusted.

Supervisor Betz clarified the amount that the Township would expect to pay. He also clarified that this would only be for Skippack EMS.

Supervisor Quigly stated that funding for Skippack EMS is important.

- Bob Andorn requested comprehensive analysis of EMS services across all providers, questioning financial exposure, funding sources, and call volume analysis.
- Vicki Petri (resident and Skippack EMS volunteer) detailed operational costs, service needs, and requested township support for maintaining essential services.

- Ed Moore expressed support, noting the critical services provided by EMS, comparable to township fire services.
- Christine Steer questioned implementation timing and potential financial cap to manage costs.
- Bill McGrane emphasized the need for equitable support for all EMS providers serving the township.

Motion by Rick DeLello, seconded by Steve Quigley, to approve funding. Vote: Passed 2-0 (Betz abstained).

Other Business:

 Supervisor Betz requested clarification regarding compliance status at Berwick Wastewater Treatment Plant. Manager DeMeno and Engineer John confirmed current compliance and clarified necessary actions related to potential development.

Public Comment (Final):

No additional comments.

Adjournment:

The meeting adjourned at 8:22 PM.

Range of Checking Accts: First
Report Type: All Checks

to Last

Range of Check Dates: 03/15/25 to 04/11/25
Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

inspect Types III. direction	mac. Super conde.	- Court of the cou		 	
Check # Check Date Vendor	Amount Paid	Reconciled/	Void Ref Num		
CAPITAL RESERVE CAPITAL FUND					
764 03/20/25 ARROCO05 ARRO CONSULTING, INC.	5,878.80	03/31/25	799		
765 03/20/25 CARDM005 CARDMEMBER SERVICES	2,237.43	03/31/25	799		
766 03/20/25 COATIO05 COATING TECH	1,996.20	03/31/25	799		
767 03/20/25 MCMAH010 MCMAHON A BOWMAN COMPANY	105.00	03/31/25	799		
768 03/20/25 PEOPLO05 PEOPLES SECURTY BANK & TRUST	49,066.58	03/31/25	799		
Chacking Account Totals Paid Vaid Ame	ount Daid 4	mount Void			
		<u>mount Void</u>			
	59,284.01	0.00			
Direct Deposit: 0 0	0.00	0.00			
Total: 5 0	59,284.01	0.00			
GENERAL FUND GENERAL FUND		*			
36727 03/20/25 ALURA005 VALEO NETWORKS	2,886.68	03/31/25	797		
36728 03/20/25 AMERIO05 AMERICAN FUELS, LLC.	433.58	03/31/25	797		
36729 03/20/25 APPLIO05 APPLIED VIDEO TECHNOLOGY, INC.		03/31/25	797		
36730 03/20/25 AQUAPO05 AQUA PENNSYLVANIA, INC.	7.42	03/31/25	797		
36731 03/20/25 ARMOU005 ARMOUR & SONS ELECTRIC INC		03/31/25	797		
36732 03/20/25 ARROC005 ARRO CONSULTING, INC.	26,919.65	03/31/25	797		
36733 03/20/25 BEEBE005 BEE BERGVALL & CO, PC	6,000.00	03/31/25	797		
36734 03/20/25 BERGE005 BER BERGEY'S INC	14,635.05	03/31/25	797		
36735 03/20/25 BRANT005 BRANT & ASSOCIATES, LLC		03/31/25	797		
	24,958.77				
36736 03/20/25 CARDM005 CARDMEMBER SERVICES	905.48	03/31/25	797 707		4
36737 03/20/25 CDILA005 CDI LAWN & EQUIPMENT	278.70	03/31/25	797	or .	
36738 03/20/25 CINTA005 CINTAS	153.23	00/01/05	797		•
36739 03/20/25 COMCA005 COMCAST	191.39	03/31/25	797		
36740 03/20/25 DELVA005 DELVAL INTERNATIONAL TRUCKS IN		03/31/25	797		
36741 03/20/25 DHULS005 D'HULSTER, ROBERT	815.60	03/31/25	797.		
36742 03/20/25 DONEROOS DONE RITE BUILDING SERV, INC.		1. 1	797		
36743 03/20/25 EXETE005 EXETER SUPPLY COMPANY, INC		03/31/25	797		
36744 03/20/25 FERGU010 FERGUSON	364.39		797		
36745 03/20/25 FRANO010 FRANK JONES TROPHIES	33.10		797		
36746 03/20/25 FRASE005 FRASER ADVANCED INFO SYSTEMS	609.21	03/31/25	797		
36747 03/20/25 FUREY005 FUREY & BALDASSARI, P.C.	12,680.00	03/31/25	797		
36748 03/20/25 GENER005 GENERAL CODE, LLC	1,195.00	03/31/25	797		
36749 03/20/25 HARLEOO5 HARLEYSVILLE ACE HARDWARE CENT		03/31/25	797		
36750 03/20/25 HKMAT005 H&K MATERIALS	132.00	03/31/25	797		
36751 03/20/25 HOISI005 HOISINGTON, JUSTIN	375.00	00,00,00	797		
36752 03/20/25 HOMEDOOS HOME DEPOT CREDIT SERVICES	506.82	03/31/25	797		
36753 03/20/25 KEYSTOO5 KEYSTONE MUNICIPAL SERVICES, I		03/31/25	797		
36754 03/20/25 LITTL005 LITTLE, ROBERT E, INC	1,111.94	03/31/25	797		7
36755 03/20/25 MANJA005 MANJARDI, MARK	2,428.90	03/31/25	797 707		
36756 03/20/25 MCMAH010 MCMAHON A BOWMAN COMPANY	8,092.50	03/31/25	797 707		
36757 03/20/25 MILLE015 MILLER, JESSE	375.00	03/31/25	797		
36758 03/20/25 MORAN005 MORAN, MARC	375.00	03/31/25	797		
36759 03/20/25 MOSES005 MOSES, AARON	650.00	00/04/05	797		
36760 03/20/25 MOYER005 MOYER PEST CONTROL	98.00	03/31/25	797		
36761 03/20/25 MULCH005 MULCH BARN	920.00	03/31/25	797		
36762 03/20/25 NEWMA005 NEWMAN, JADEN	650.00	03/31/25	797		
36763 03/20/25 ORRJ0005 ORR, JOHN	650.00		797		

Check # Che	ck Date Vendor			Amount Paid	Reconcile	ed/Void Ref Num	•	
GENERAL FUND	GENERAL ELL	ND (Continued			• .		
36764 03/	20/25 PECOE00	5 PECO ENERGY 5 PET PICK-UPS 5 PRIVATE UTILITY ENTI	continucu	400.18	03/31/25	797		
36765 03/	20/25 PETPI00	5 PET PICK-UPS		947.64	03/31/25			
36766 03/	20/25 PRIVA00	5 PRIVATE UTILITY ENT	ERPRISES.IN	490.00	03/31/25			
36767 03/	20/25 PSAB000	5 PRIVATE UTILITY ENTI 5 PSAB-MRT 5 SILVI CEMENT/SLAG/S/ 5 SYKES, PETER 5 SYNATEK 5 TRAISR, LLC 5 US MUNICIPAL SUPPLY 0 VERIZON 5 VERIZON WIRELESS 5 VERMEER NORTH ATLAN' 5 W. B. MASON CO., INC 5 NAPA AUTO PARTS 5 WM CORPORATE SERVICE 5 AMERICAN FUELS, LLC 5 COMCAST 5 DELAWARE VALLEY WORD 6 DELAWARE VALLEY WORD 7 FRASER	,	2,958.52	03/31/25	797		
36768 03/	20/25 SILVIOO	5 SILVI CEMENT/SLAG/SA	ALT	13,036.45	03/31/25	797		•
36769 03/	20/25 SYKES00	5 SYKES, PETER		650.00	03/31/25	797		•
36770 03/	20/25 SYNAT00	5 SYNATEK		1,476.00	03/31/25	797		
36771 03/	20/25 TRAIS00	5 TRAISR, LLC		1,600.00	03/31/25	797		
36772 03/	20/25 USMUN00	5 US MUNICIPAL SUPPLY	, INC.	558.98	03/31/25	797		
36773 03/	20/25 VERIO01	O VERIZON		4.51	03/31/25			
36774 03/	20/25 VERIZ00	5 VERIZON WIRELESS		135.20	03/31/25			
36775 03/	20/25 VERME00	5 VERMEER NORTH ATLAN	TIC	265.50	03/31/25	797		
36776 03/	20/25 WBMAS00	5 W. B. MASON CO., INC	С.	55.96	03/31/25	797		
36777 03/	20/25 WELDOOO	5 NAPA AUTO PARTS		152.04	03/31/25	797		
36778 04/	03/25 ADVAN00	5 WM CORPORATE SERVICE	ES INC.	465.85		801		
36779 04/	03/25 AMERIOO	5 AMERICAN FUELS, LLC	•	3,262.26		801		
36780 04/	03/25 COMCA00	5 COMCAST		520.26		801		
36781 04/)3/25 DELAW00	5 DELAWARE VALLEY HEAD	LTH INSURA	22,323.29	•	801	•	
36782 04/)3/25 DELAW01	O DELAWARE VALLEY WORK	KERS COMP	5,434.50		801		
36783 04/)3/25 DELAW01	5 DELAWARE VALLEY INSU	JRANCE TRST	19,345.75		801		
36784 04/)3/25 FRASE01	0 FRASER		179.42		801		
36785 04/)3/25 METROUU:	5 METROPOLITAN LIFE IN	NSURANCE CO	962.74		801		
36786 04/9)3/25 NORTH00!	5 NORTH PENN WATER AU	THORITY	148.30	,	801		*
36787 04/)3/25 PAWC000	5 NORTH PENN WATER AU 5 PAWC 5 PECO ENERGY		144.43		801		
36788 04/)3/25 PEC0E00	5 PECO ENERGY		1,757.70		801		
36789 04/		5 PENN VALLEY GAS, INC	C	956.08		801		
36790 04/		5 EVERON		466.30		801		
36791 04/0		5 PSAB-MRT		1,4/8.98		801		
36792 04/0)3/25 PURCHUU!	5 PURCHASE POWER		247.99		801		•
36793 04/0)3/25 SIA10010	O STATE WORKERS INSURA O VERIZON O TOWNSHIP OF WORCESTE	ANCE FUND	5,341.00		801		
36794 04/0	03/25 VER10010) VERIZON		88./1		801		
36795 04/0	19/25 TOWNSOU	S TOWNSHIP OF WORCESTE	-R-PAYROLL	100,000.00		803		
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MACTE MATED I	TUN WASTE WATER	D EIINID	•					
4978 03/2		5 AMERICAN WATER		15.00		798		
4979 03/2		5 AQUA PENNSYLVANIA, 1	INC	21.52	03/31/25	798		
4980 03/2		5 ARRO CONSULTING, INC		4,443.20	03/31/25	798		
		5 BELLWOAR KELLY, LLP	-1	25.50	03/31/25	798	•	
		5 B MARTIN WASTEWATER	IIC	3,140.00	03/31/25	798		
) DELAWARE RIVER BASIN		1,560.00	05/51/25	798		
		5 FLOW ASSESSMENT SERV		965.00	03/31/25	798		
		5 MEADOWOOD SENIOR LIV		238.61	03/31/25	798		•
		MJ REIDER ASSOCIATES		1,396.00	03/31/25	798		*
		5 PRIVATE UTILITY ENTE	•	10,668.50	03/31/25	798		
		L STATES, JENNIFER & 1		161.84	03/31/25	798		
		2 ANDERSON, SCOTT & DE		254.45	03/31/25	798		•
		B DHAWAN, SAAHIL & NIK		5.88	JJ J J L J	798		e e e e e e e e e e e e e e e e e e e
1330 03/2		water of Her		7.00		. 50		

Check # Check Date Vendor	Amount Paid	Reconcile	d/Void Ref Num	
WASTE WATER FUN WASTE WATER FUND Continued				
4991 03/20/25 U-000004 NIEL SHAH & ABHILASHA JYALA	124.95	03/31/25	798	
4992 03/20/25 U-000005 VIRENDRA KUMAR & SUNITA CHAN	100.25		798 798 798 798 798 798 798 798 798 798 	
4993 03/20/25 U-000006 TOLL MID-ATLANTIC	80.85	03/31/25	798	
4994 03/20/25 UNIVAO05 UNIVAR USA, INC.	1,674.81	03/31/25	798	
4995 03/20/25 USABL005 USA BLUE BOOK	1,164.90		798	
4996 03/20/25 VERIOO10 VERIZON	225.45	03/31/25	798	
4997 03/20/25 WINDROO5 WIND RIVER ENVIRONMENT LLC	5,347.50	03/31/25	798	
4998 03/21/25 POST0010 POSTMASTER	640.21	, ,	800	
4999 04/03/25 GENER010 GENERATOR TECHNICAL SERVICES	397.50		802	•
5000 04/03/25 MEADO005 MEADOWOOD SENIOR LIVING	257.11	*	802	
5001 04/03/25 PAWC0005 PAWC	46.89		802	
5002 04/03/25 PEC0E005 PEC0 ENERGY	4,811.16		802	
5003 04/03/25 PROTE005 EVERON	1,350.89		802	
5004 04/03/25 UNIVAO05 UNIVAR USA, INC.	3,782.78		802	
5005 04/03/25 VERIO010 VERIZON	134.58		802	
5006 04/03/25 WINDROO5 WIND RIVER ENVIRONMENT LLC	1,480.00		802	
		Amount Void		
	4,515.33	0.00		•
Direct Deposit: <u> </u>	0.00	0.00		
Total: 29 0 4	4,515.33	0.00		
Report Totals <u>Paid</u> <u>Void</u> Amo	unt Paid A	Mount Void		
	5,004.12	0.00		
Direct Deposit:00	0.00	0.00		
	5,004.12	0.00		
τοτατ. 100 0 40	J,007.12	0.00		

Totals by Year-Fund Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total	
:	5-001	167,452.63	0.00	100,000.00	267,452.63	
	5-008	43,787.11	728.22	0.00	44,515.33	
	5-030	59,284.01	0.00	0.00	59,284.01	•
Total Of All F	unds:	270,523.75	728.22	100,000.00	371,251.97	

Totals by Fund Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total	
	001	167,452.63	0.00	100,000.00	267,452.63	
	008	43,787.11	728.22	0.00	44,515.33	
	030	59,284.01	0.00	0.00	59,284.01	
Total	Of All Funds:	270,523.75	728.22	100,000.00	371,251.97	

Fund Description	Fund	d Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
	5-00	167,452.63	0.00	0.00	0.00	167,452.63
	5-00	08 43,787.11	0.00	0.00	0.00	43,787.11
e.	5-03	59,284.01	0.00	0.00	0.00	59,284.01
· .	Total Of All Funds:	270,523.75	0.00	0.00	0.00	270,523.75

Project Description	Project No.	Project Total	
3205 SKIPPACK- LGL/ENG	145-0260	2,069.50	
RESERVE AT CENTER SQ-LGL/ENG	145-0299	874.80	
2950 POTSHOP - LGL/ENG	145-0315	966.00	
BET INVESTMENT/DUBNER-LGL/ENG	145-0345	2,618.75	
HUGANIR-ARDEN RESERVE-LGL/ENG	145-0350	2,246.10	
2044 BERKS RD-LGL/ENG	145-0362	993.30	
BELLFLOWER-LGL/ENG	145-0364	3,744.10	
WESTRUM-TROOPER RD-LGL/ENG	145-0368	9,493.00	
METHACTON HIGH SCHOOL-LGL/ENG	145-0373	4,117.75	
2991 MOHILL DRIVE-LGL/ENG	145-0377	2,639.75	
PAWC TOWNSHIP LN PUMP-LGL/ENG	145-0381	399.75	
1205 HOLLOW-WANGIA-LGL/ENG	145-0386	74.50	
3120 FISHER-SMITH-LGL/ENG	145-0389	679.60	
1038 WINDY HILL-ARDEN-LGL/ENG	145-0398	2,201.25	
1501 N WALES-LGL/ENG	145-0399	634.00	
Total Of All Pro		33,752.15	

TOWNSHIP OF WORCESTER

Statement of Revenue and Expenditures - Standard

Year To Date As Of: 03/31/25

Current Period: 03/01/25 to 03/31/25

04/11/2025

12:09 PM

Prior Year: Thru 12/31/24

Revenue Account Range: First to Last Expend Account Range: First to Last

Print Zero YTD Activity: No

Include Non-Anticipated: No Include Non-Budget: No

Revenue Account	Description	Prior Yr Rev	Anticipated	Çurr Rev	YTD Rev	Excess/Deficit	% Real
001-301-100-000	Property Taxes- Current	51,318.11	49,290.00	5,241.99	10,315.15	38,974.85 -	21
001-301-500-000	Property Taxes- Liened	726.55	510.00	59.37	109.87	400.13 -	22
001-301-600-000	Property Taxes- Interim	265.71	200.00	0.40	39.71	160.29 -	20
	301 Total	52,310.37	50,000.00	5,301.76	10,464.73	39,535.27 -	20
001-310-030-000	Per Capita Taxes- Delinquent	78.10	100.00	0.00	5.50	94.50 -	6
001-310-100-000	Real Estate Transfer Taxes	501,088.81	250,000.00	38,875.50	162,211.09	87,788.91 -	65
001-310-210-000	Earned Income Taxes	3,734,313.06	3,586,000.00	145,988.41	152,228.72	3,433,771.28 -	4
001-310-220-000	Earned Income Taxes- Prior Year	0.00	15.00	0.00	0.00	15.00 -	0
	310 Total	4,235,479.97	3,836,115.00	184,863.91	314,445.31	3,521,669.69 -	8
001-321-800-000	Franchise Fees	203,805.99	196,000.00	0.00	0.00	196,000.00 -	0
001-322-820-000	Road Opening Permits	424.00	300.00	0.00	53.00	247.00 -	18
001-322-900-000	Sign Permits	28.00	100.00	28.00	28.00	72.00 -	28
001-322-920-000	Solicitation Permits	588.00	500.00	28.00	28.00	472.00 -	6
	322 Total	1,040.00	900.00	56.00	109.00	791.00 -	12
001-331-120-000	Ordinance Violations	6,117.88	1,600.00	38.18	686.44	913.56 -	43
001-341-000-000	Interest Earnings	18,440.44	5,000.00	808.34	1,810.03	3,189.97 -	36
001-342-000-000	Rents & Royalties	20,894.21	21,794.87	3,547.90	7,094.22	14,700.65 -	33
001-342-120-000	Cell Tower Rental	119,240.45	159,900.00	15,246.41	45,739.23	114,160.77 -	29
	342 Rents & Royalties	140,134.66	181,694.87	18,794.31	52,833.45	128,861.42 -	29
001-355-010-000	Public Utility Realty Tax	3,453.57	3,453.57	0.00	0.00	3,453.57 -	0
001-355-040-000	Alcohol License Fees	600.00	600.00	200.00	200.00	400.00 -	33

TOWNSHIP OF WORCESTER Statement of Revenue and Expenditures

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
001-355-050-000	General Municipal Pension State Aid	88,081.77	88,081.77	0.00	0.00	88,081.77 -	
001-355-070-000	Volunteer Fire Relief Association	105,949.04	105,949.04	0.00	0.00	105,949.04 -	0
	355 Total	198,084.38	198,084.38	200.00	200.00	197,884.38 -	0
001-361-300-000	Land Development Fees	6,000.00	4,000.00	2,000.00	25,083.50	21,083.50	627
001-361-330-000	Conditional Use Fees	0.00	1,500.00	0.00	0.00	1,500.00 -	0
001-361-340-000	Zoning Hearing Board Fees	24,075.00	16,625.00	1,500.00	1,500.00	15,125.00 -	9
001-361-500-000	Map And Publication Sales	66.25	5.00	0.00	0.00	5.00 -	0
	361 Total	30,141.25	22,130.00	3,500.00	26,583.50	4,453.50	120
001-362-410-000	Building Permit Fees	138,816.21	80,000.00	4,380.14	32,909.49	47,090.51 -	41
001-362-420-000	Zoning Permit Fees	29,525.00	20,500.00	1,204.00	5,224.00	15,276.00 -	25
001-362-450-000	Commercial U&O Fees	600.00	200.00	0.00	100.00	100.00 -	50
001-362-460-000	Driveway Permit Fees	1,148.00	600.00	28.00	252.00	348.00 -	42
	362 Total	170,089.21	101,300.00	5,612.14	38,485.49	62,814.51 -	37
001-367-408-000	Sports & Lesson Fees	1,715.00	1,800.00	0.00	0.00	1,800.00 -	0
001-367-420-000	Park Miscellaneous	17,785.00	14,200.00	7,005.00	7,195.00	7,005.00 -	51
	367 Total	19,500.00	16,000.00	7,005.00	7,195.00	8,805.00 -	44
001-381-000-000	Miscellaneous Income	621.37	1,000.00	0.00	11,949.33	10,949.33	***
001-381-001-000	Service Charge Fees	268.44	225.00	6.31	56.19	168.81 -	25
	381 Miscellaneous Income	889.81	1,225.00	6.31	12,005.52	10,780.52	980
001-383-200-000	Escrow Administration	1,210.00	880.00	0.00	0.00	880.00 -	0
001-395-000-000	Refund of Prior Year Expenditures	9,220.92	0.00	1,970.82	6,088.23	6,088.23	0
	Fund 001 Revenue Totals	5,086,464.88	4,610,929.25	228,156.77	470,906.70	4,140,022.55 -	. 10

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
001-400-000-000	LEGISLATIVE BODY:	0.00	0.00	0.00	0.00	0.00	0
001-400-110-000	Legislative- Payroll	7,500.00	7,500.00	630.00	1,890.00	5,610.00	25
001-400-150-000	Legislative- Benefits	35,574.42	47,842.26	4,109.94	12,329.82	35,512.44	26
001-400-312-000	Legislative- Consultant Services	37,700.00	23,500.00	6,000.00	15,500.00	8,000.00	66
001-400-337-000	Legislative- Mileage Reimbursement	353.76	420.00	0.00	0.00	420.00	0
001-400-420-000	Legislative- Dues & Subscriptions	3,613.00	4,825.00	0.00	150.00	4,675.00	3
001-400-460-000	Legislative- Meetings & Seminars	4,530.57	5,300.00	0.00	1,597.00	3,703.00	30
	400 LEGISLATIVE BODY:	89,271.75	89,387.26	10,739.94	31,466.82	57,920.44	35
001-401-000-000	MANAGER:	0.00	0.00	0.00	0.00	0.00	0
001-401-120-000	Management- Payroll	283,133.54	278,750.00	21,442.30	56,778.83	221,971.17	20
001-401-150-000	Management- Benefits	54,919.44	79,035.35	6,822.83	24,951.45	54,083.90	32
001-401-312-000	Management- Consultant Services	5,904.60	9,950.00	0.00	0.00	9,950.00	0
001-401-321-000	Management- Mobile Phone	1,291.89	1,380.00	112.56	337.68	1,042.32	24
001-401-337-000	Management- Mileage Reimbursement	8,930.96	5,580.00	450.00	1,350.00	4,230.00	24
001-401-460-000	Management- Meetings & Seminars	4,582.10	5,610.00	0.00	2,905.66	2,704.34	52
	401 MANAGER:	358,762.53	380,305.35	28,827.69	86,323.62	293,981.73	23
001-402-000-000	FINANCIAL ADMINISTRATION:	0.00	0.00	0.00	0.00	0.00	0
001-402-120-000	Finance- Payroll	89,931.49	103,000.00	7,923.08	20,837.51	82,162.49	20
001-402-150-000	Finance- Benefits	56,484.01	54,640.36	3,013.21	11,825.31	42,815.05	22
001-402-321-000	Finance- Mobile Phone	300.00	300.00	25.00	75.00	225.00	25
001-402-337-000	Finance- Mileage Reimbursement	218.96	250.00	0.00	0.00	250.00	0
001-402-460-000	Finance- Meeting & Seminars	493.85	1,300.00	0.00	0.00	1,300.00	0
	402 FINANCIAL ADMINISTRATION:	147,428.31	159,490.36	10,961.29	32,737.82	126,752.54	21
001-403-000-000	TAX COLLECTION:	0.00	0.00	0.00	0.00	0.00	0
001-403-110-000	Tax Collection- Payroll	2,644.53	2,500.00	0.00	52.18	2,447.82	2

001-403-150-000 Tax Collection- Benefits 202.31 136.79 0.00 4.00 132.79 3 001-403-210-000 Tax Collection- Professional Services 4.661.31 6.200.00 0.00 2.729.07 3.470.33 44 001-403-310-000 Tax Collection- Professional Services 38,882.10 39,446.17 1.24.51 8,465.36 30,980.81 21 403 TAX COLLECTION: 46,390.25 48,282.96 1.224.51 11,250.61 37,032.35 23 001-404-310-000 LEGAL SERVICES: 0.00	Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
Tax Collection- Professional Services 38,882.10 39,446.17 1,224.51 8,465.36 30,980.81 21 403 TAX COLLECTION: 46,390.25 48,282.96 1,224.51 11,250.61 37,032.35 23 3001-404-000-000 LEGAL SERVICES: 0.00	001-403-150-000	Tax Collection- Benefits	202.31	136.79	0.00	4.00	132.79	3
403 TAX COLLECTION: 46,390.25 48,282.96 1,224.51 11,250.61 37,032.35 23 001-40+000-000 LEGAL SERVICES: 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	001-403-210-000	Tax Collection- Office Supplies	4,661.31	6,200.00	0.00	2,729.07	3,470.93	44
001-404-000-000	001-403-310-000	Tax Collection- Professional Services	38,882.10	39,446.17	1,224.51	8,465.36	30,980.81	21
001-404-310-000 Legal- General Services 259,715,95 183,663,50 20,191,02 30,541,22 153,122,28 17 001-404-320-000 Legal- RTK Services 5,672,50 12,000,00 0.00 2,961,00 9,039,00 25 404 LEGAL SERVICES: 265,388,45 195,663,50 20,191,02 33,502,22 162,161,28 17 001-405-140-000 CLERICAL: 0.00 <th></th> <th>403 TAX COLLECTION:</th> <th>46,390.25</th> <th>48,282.96</th> <th>1,224.51</th> <th>11,250.61</th> <th>37,032.35</th> <th>23</th>		403 TAX COLLECTION:	46,390.25	48,282.96	1,224.51	11,250.61	37,032.35	23
D01-404-320-000 Legal-RTK Services 5,672.50 12,000.00 0.00 2,961.00 9,039.00 25	001-404-000-000	LEGAL SERVICES:	0.00	0.00	0.00	0.00	0.00	0
404 LEGAL SERVICES: 265,388.45 195,663.50 20,191.02 33,502.22 162,161.28 17 001-405-000-000 CLERICAL: 0.00	001-404-310-000	Legal- General Services	259,715.95	183,663.50	20,191.02	30,541.22	153,122.28	17
001-405-000-000 CLERICAL: 0.00<	001-404-320-000	Legal- RTK Services	5,672.50	12,000.00	0.00	2,961.00	9,039.00	25
001-405-140-000 Clerical- Payroll 97,699,70 184,000.00 9,499,20 25,148,44 158,851,56 14 001-405-150-000 Clerical- Benefits 18,211,96 52,882,96 2,171,52 6,278.78 46,604,18 12 001-405-210-000 Clerical- Office Supplies 4,149,94 6,500,00 120,10 1,117,14 5,382,86 17 001-405-310-000 Payroll Services 13,010,01 13,770,00 1,352,65 3,834,35 9,935,65 28 001-405-321-000 Clerical- Telephone 3,216,92 4,893,00 264,51 764,93 4,128,07 16 001-405-325-000 Clerical- Postage 4,104,00 5,911,00 0.00 332,98 5,578,02 6 001-405-337-000 Clerical- Mileage Reimbursement 0.00 240,00 0.00 0.00 240,00 0 001-405-340-000 Clerical- Advertisement 4,227.88 6,300,00 191.20 529.13 5,770.87 8 001-405-460-000 Clerical- Computer Expense 83,846.01 78,082.00		404 LEGAL SERVICES:	265,388.45	195,663.50	20,191.02	33,502.22	162,161.28	17
001-405-150-000 Clerical- Benefits 18,211.96 52,882.96 2,171.52 6,278.78 46,604.18 12 001-405-210-000 Clerical- Office Supplies 4,149.94 6,500.00 120.10 1,117.14 5,382.86 17 001-405-310-000 Payroll Services 13,010.01 13,770.00 1,352.65 3,834.35 9,935.65 28 001-405-321-000 Clerical- Telephone 3,216.92 4,893.00 264.51 764.93 4,128.07 16 001-405-325-000 Clerical- Postage 4,104.00 5,911.00 0.00 332.98 5,578.02 6 001-405-337-000 Clerical- Mileage Reimbursement 0.00 240.00 0.00 0.00 240.00 0 001-405-340-000 Clerical- Advertisement 4,227.88 6,300.00 191.20 529.13 5,770.87 8 001-405-460-000 Clerical- Expense 83,846.01 78,082.00 5,114.82 36,071.37 42,010.63 46 001-405-470-000 Clerical- Other Expense 12,831.19 14,226.00	001-405-000-000	CLERICAL:	0.00	0.00	0.00	0.00	0.00	0
001-405-210-000 Clerical- Office Supplies 4,149.94 6,500.00 120.10 1,117.14 5,382.86 17 001-405-310-000 Payroll Services 13,010.01 13,770.00 1,352.65 3,834.35 9,935.65 28 001-405-321-000 Clerical- Telephone 3,216.92 4,893.00 264.51 764.93 4,128.07 16 001-405-325-000 Clerical- Postage 4,104.00 5,911.00 0.00 332.98 5,578.02 6 001-405-337-000 Clerical- Mileage Reimbursement 0.00 240.00 0.00 0.00 240.00 0 001-405-340-000 Clerical- Advertisement 4,227.88 6,300.00 191.20 529.13 5,770.87 8 001-405-460-000 Clerical- Meetings & Seminars 579.94 2,540.00 118.42 1,000.37 1,539.63 39 001-405-465-000 Clerical- Other Expense 83,846.01 78,082.00 5,114.82 36,071.37 42,010.63 46 001-405-470-000 Clerical- Other Expense 12,831.19 14,226.00 <td>001-405-140-000</td> <td>Clerical- Payroll</td> <td>97,699.70</td> <td>184,000.00</td> <td>9,499.20</td> <td>25,148.44</td> <td>158,851.56</td> <td>14</td>	001-405-140-000	Clerical- Payroll	97,699.70	184,000.00	9,499.20	25,148.44	158,851.56	14
001-405-310-000 Payroll Services 13,010.01 13,770.00 1,352.65 3,834.35 9,935.65 28 001-405-321-000 Clerical- Telephone 3,216.92 4,893.00 264.51 764.93 4,128.07 16 001-405-325-000 Clerical- Postage 4,104.00 5,911.00 0.00 332.98 5,578.02 6 001-405-337-000 Clerical- Mileage Reimbursement 0.00 240.00 0.00 0.00 240.00 0 001-405-340-000 Clerical- Advertisement 4,227.88 6,300.00 191.20 529.13 5,770.87 8 001-405-460-000 Clerical- Meetings & Seminars 579.94 2,540.00 118.42 1,000.37 1,539.63 39 001-405-465-000 Clerical- Computer Expense 83,846.01 78,082.00 5,114.82 36,071.37 42,010.63 46 001-405-470-000 Clerical- Other Expense 12,831.19 14,226.00 828.87 2,616.26 11,609.74 18 405 CLERICAL: 241,877.55 369,344.96 19,661.29	001-405-150-000	Clerical- Benefits	18,211.96	52,882.96	2,171.52	6,278.78	46,604.18	12
001-405-321-000 Clerical- Telephone 3,216.92 4,893.00 264.51 764.93 4,128.07 16 001-405-325-000 Clerical- Postage 4,104.00 5,911.00 0.00 332.98 5,578.02 6 001-405-337-000 Clerical- Mileage Reimbursement 0.00 240.00 0.00 0.00 240.00 0 001-405-340-000 Clerical- Advertisement 4,227.88 6,300.00 191.20 529.13 5,770.87 8 001-405-460-000 Clerical- Meetings & Seminars 579.94 2,540.00 118.42 1,000.37 1,539.63 39 001-405-465-000 Clerical- Computer Expense 83,846.01 78,082.00 5,114.82 36,071.37 42,010.63 46 001-405-470-000 Clerical- Other Expense 12,831.19 14,226.00 828.87 2,616.26 11,609.74 18 405 CLERICAL: 241,877.55 369,344.96 19,661.29 77,693.75 291,651.21 21 001-408-310-000 Engineering Services 81,006.52 52,250.00 5,950.00	001-405-210-000	Clerical- Office Supplies	4,149.94	6,500.00	120.10	1,117.14	5,382.86	17
001-405-325-000 Clerical- Postage 4,104.00 5,911.00 0.00 332.98 5,578.02 6 001-405-337-000 Clerical- Mileage Reimbursement 0.00 240.00 0.00 0.00 240.00 0 001-405-340-000 Clerical- Advertisement 4,227.88 6,300.00 191.20 529.13 5,770.87 8 001-405-460-000 Clerical- Meetings & Seminars 579.94 2,540.00 118.42 1,000.37 1,539.63 39 001-405-465-000 Clerical- Computer Expense 83,846.01 78,082.00 5,114.82 36,071.37 42,010.63 46 001-405-470-000 Clerical- Other Expense 12,831.19 14,226.00 828.87 2,616.26 11,609.74 18 405 CLERICAL: 241,877.55 369,344.96 19,661.29 77,693.75 291,651.21 21 001-408-000-000 Engineering Services 81,006.52 52,250.00 5,950.00 8,865.05 43,384.95 17 001-409-000-000 GOVERNMENT BUILDINGS & PLANT: 0.00 0.00 0.00 <td>001-405-310-000</td> <td>Payroll Services</td> <td>13,010.01</td> <td>13,770.00</td> <td>1,352.65</td> <td>3,834.35</td> <td>9,935.65</td> <td>28</td>	001-405-310-000	Payroll Services	13,010.01	13,770.00	1,352.65	3,834.35	9,935.65	28
001-405-337-000 Clerical- Mileage Reimbursement 0.00 240.00 0.00 0.00 240.00 0 001-405-340-000 Clerical- Advertisement 4,227.88 6,300.00 191.20 529.13 5,770.87 8 001-405-460-000 Clerical- Meetings & Seminars 579.94 2,540.00 118.42 1,000.37 1,539.63 39 001-405-465-000 Clerical- Computer Expense 83,846.01 78,082.00 5,114.82 36,071.37 42,010.63 46 001-405-470-000 Clerical- Other Expense 12,831.19 14,226.00 828.87 2,616.26 11,609.74 18 405 CLERICAL: 241,877.55 369,344.96 19,661.29 77,693.75 291,651.21 21 001-408-000-000 ENGINEERING SERVICES: 0.00	001-405-321-000	Clerical- Telephone	3,216.92	4,893.00	264.51	764.93	4,128.07	16
001-405-340-000 Clerical- Advertisement 4,227.88 6,300.00 191.20 529.13 5,770.87 8 001-405-460-000 Clerical- Meetings & Seminars 579.94 2,540.00 118.42 1,000.37 1,539.63 39 001-405-465-000 Clerical- Computer Expense 83,846.01 78,082.00 5,114.82 36,071.37 42,010.63 46 001-405-470-000 Clerical- Other Expense 12,831.19 14,226.00 828.87 2,616.26 11,609.74 18 405 CLERICAL: 241,877.55 369,344.96 19,661.29 77,693.75 291,651.21 21 001-408-000-000 ENGINEERING SERVICES: 0.00	001-405-325-000	Clerical- Postage	4,104.00	5,911.00	0.00	332.98	5,578.02	6
001-405-460-000 Clerical- Meetings & Seminars 579.94 2,540.00 118.42 1,000.37 1,539.63 39 001-405-465-000 Clerical- Computer Expense 83,846.01 78,082.00 5,114.82 36,071.37 42,010.63 46 001-405-470-000 Clerical- Other Expense 12,831.19 14,226.00 828.87 2,616.26 11,609.74 18 405 CLERICAL: 241,877.55 369,344.96 19,661.29 77,693.75 291,651.21 21 001-408-000-000 ENGINEERING SERVICES: 0.00 0.00 0.00 0.00 0.00 0.00 3,865.05 43,384.95 17 001-408-310-000 GOVERNMENT BUILDINGS & PLANT: 0.00	001-405-337-000	Clerical- Mileage Reimbursement	0.00	240.00	0.00	0.00	240.00	0
001-405-465-000 Clerical- Computer Expense 83,846.01 78,082.00 5,114.82 36,071.37 42,010.63 46 001-405-470-000 Clerical- Other Expense 12,831.19 14,226.00 828.87 2,616.26 11,609.74 18 405 CLERICAL: 241,877.55 369,344.96 19,661.29 77,693.75 291,651.21 21 001-408-000-000 ENGINEERING SERVICES: 0.00	001-405-340-000	Clerical- Advertisement	4,227.88	6,300.00	191.20	529.13	5,770.87	8
001-405-470-000 Clerical- Other Expense 12,831.19 14,226.00 828.87 2,616.26 11,609.74 18 405 CLERICAL: 241,877.55 369,344.96 19,661.29 77,693.75 291,651.21 21 001-408-000-000 ENGINEERING SERVICES: 0.00 0.0	001-405-460-000	Clerical- Meetings & Seminars	579.94	2,540.00	118.42	1,000.37	1,539.63	39
405 CLERICAL: 241,877.55 369,344.96 19,661.29 77,693.75 291,651.21 21 001-408-000-000 ENGINEERING SERVICES: 0.00<	001-405-465-000	Clerical- Computer Expense	83,846.01	78,082.00	5,114.82	36,071.37	42,010.63	46
001-408-000-000 ENGINEERING SERVICES: 0.00	001-405-470-000	Clerical- Other Expense	12,831.19	14,226.00	828.87	2,616.26	11,609.74	18
001-408-310-000 Engineering Services 81,006.52 52,250.00 5,950.00 8,865.05 43,384.95 17 001-409-000-000 GOVERNMENT BUILDINGS & PLANT: 0.00 </td <td></td> <td>405 CLERICAL:</td> <td>241,877.55</td> <td>369,344.96</td> <td>19,661.29</td> <td>77,693.75</td> <td>291,651.21</td> <td>21</td>		405 CLERICAL:	241,877.55	369,344.96	19,661.29	77,693.75	291,651.21	21
001-409-000-000 GOVERNMENT BUILDINGS & PLANT: 0.00 0.00 0.00 0.00 0.00 0.00 0	001-408-000-000	ENGINEERING SERVICES:	0.00	0.00	0.00	0.00	0.00	0
	001-408-310-000	Engineering Services	81,006.52	52,250.00	5,950.00	8,865.05	43,384.95	17
001-409-136-000 Administration- Utilities 7,982.64 12,384.00 904.75 3,504.88 8,879.12 28	001-409-000-000	GOVERNMENT BUILDINGS & PLANT:	0.00	0.00	0.00	0.00	0.00	0
	001-409-136-000	Administration- Utilities	7,982.64	12,384.00	904.75	3,504.88	8,879.12	28

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
001-409-137-000	Administration- Maintenance & Repairs	17,309.27	20,076.00	1,542.85	3,609.15	16,466.85	18
001-409-142-000	Administration- Alarm Service	4,282.21	4,872.00	892.95	2,246.81	2,625.19	46
001-409-147-000	Administration- Other Expenses	1,429.44	2,520.00	183.15	315.06	2,204.94	12
001-409-236-000	Garage- Utilities	12,779.57	15,780.00	1,904.30	5,222.39	10,557.61	33
001-409-237-000	Garage- Maintenance & Repairs	10,262.29	13,488.00	673.30	2,402.40	11,085.60	18
001-409-242-000	Garage- Alarm Service	2,049.64	3,060.00	164.40	493.20	2,566.80	16
001-409-247-000	Garage- Other Expenses	1,554.29	1,740.00	287.97	504.69	1,235.31	29
001-409-436-000	Community Hall- Utilities	4,831.03	6,900.00	387.61	1,236.55	5,663.45	18
001-409-437-000	Community Hall- Maintenance & Repairs	6,014.34	7,140.00	347.80	945.40	6,194.60	13
001-409-447-000	Community Hall- Other Expenses	89.51	660.00	60.62	60.62	599.38	9
001-409-536-000	Historical Bldg- Utilities	1,316.82	5,433.00	47.47	1,117.12 -	6,550.12	21 -
001-409-537-000	Historical Bldg- Maintenance & Repairs	1,758.20	2,088.00	0.00	0.00	2,088.00	0
001-409-636-000	Hollow Rd Rental- Utilities	0.00	250.00	0.00	0.00	250.00	.0
001-409-637-000	Hollow Rd Rental- Maintenance & Repairs	249.00	4,248.00	0.00	1,130.50	3,117.50	27
001-409-737-000	Springhouse- Maintenance & Repairs	0.00	1,000.00	0.00	0.00	1,000.00	0
001-409-836-000	Dutchy Church- Utilities	481.46	600.00	50.93	98.52	501.48	16
	409 GOVERNMENT BUILDINGS & PLANT:	72,389.71	102,239.00	7,448.10	20,653.05	81,585.95	20
001-411-000-000	FIRE:	0.00	0.00	0.00	0.00	0.00	0
001-411-380-000	Fire Protection- Hydrant Rentals	26,158.64	32,671.32	1,121.41	3,364.37	29,306.95	10
001-411-540-000	Fire Protection- WVFD Contributions	470,645.04	480,379.04	0.00	365,930.00	114,449.04	76
	411 FIRE:	496,803.68	513,050.36	1,121.41	369,294.37	143,755.99	72
001-413-000-000	UCC & CODE ENFORCEMENT:	0.00	0.00	0.00	0.00	0.00	0
001-413-110-000	Fire Marshal- Payroll	4,215.00	16,380.00	0.00	400.00	15,980.00	2
001-413-110-150	Fire Marshal- Benefits	2,532.72	5,694.71	0.00	0.00	5,694.71	0
001-413-150-000	Code Enforcement- Benefits	0.00	252.75	0.00	0.00	252.75	0
001-413-210-000	Code Enforcement- Supplies	3,645.00	6,505.00	1,195.00	1,245.00	5,260.00	19

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TOWNSHIP OF WORCESTER Statement of Revenue and Expenditures

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
001-413-312-000	Code Enforcement- Consultant Services	51,730.00	82,990.80	3,672.00	8,260.00	74,730.80	10
001-413-321-000	Code Enforcement- Mobile Phone	332.89	360.00	30.08	90.24	269.76	25
001-413-337-000	Code Enforcement- Mileage Reimbursement	0.00	840.00	0.00	0.00	840.00	0
001-413-460-000	Code Enforcement- Meetings & Seminars	0.00	400.00	0.00	0.00	400.00	0
	413 UCC & CODE ENFORCEMENT:	62,455.61	113,423.26	4,897.08	9,995.24	103,428.02	9
001-414-000-000	PLANNING & ZONING:	0.00	0.00	0.00	0.00	0.00	0
001-414-140-000	Zoning- Payroll	2,150.00	4,400.00	0.00	350.00	4,050.00	8
001-414-150-000	Zoning- Benefits	164.66	337.04	0.00	26.81	310.23	8
001-414-310-000	Zoning- Professional Services	16,313.00	13,300.00	2,428.90	2,428.90	10,871.10	18
001-414-313-000	Zoning- Engineering	450.12	1,500.00	0.00	0.00	1,500.00	0
001-414-314-000	Zoning- Legal	42,520.00	36,100.00	12,680.00	22,440.00	13,660.00	62
001-414-315-000	Zoning- Conditional Use	1,634.00	9,500.00	0.00	0.00	9,500.00	0
001-414-341-000	Zoning- Advertisement	3,757.91	2,700.00	0.00	174.40	2,525.60	6
001-414-460-000	Zoning- Meetings & Seminars	0.00	200.00	0.00	0.00	200.00	0
	414 PLANNING & ZONING:	66,989.69	68,037.04	15,108.90	25,420.11	42,616.93	37
001-419-000-000	OTHER PUBLIC SAFETY:	0.00	0.00	0.00	0.00	0.00	0
001-419-242-000	PA One Call	1,163.95	2,580.00	0.00	0.00	2,580.00	0
001-430-000-000	PUBLIC WORKS - ADMIN:	0.00	0.00	0.00	0.00	0.00	0
001-430-140-000	Public Works- Payroll	539,961.45	618,878.24	46,164.97	128,175.07	490,703.17	21
001-430-150-000	Public Works- Benefits	315,951.57	326,003.65	24,635.88	86,794.11	239,209.54	27
001-430-238-000	Public Works- Uniforms	6,340.23	9,700.00	165.60	165.60	9,534.40	2
001-430-326-000	Public Works- Mobile phones	506.98	672.00	67.56	177.68	494.32	26
001-430-460-000	Public Works- Meetings & Seminars	410.00	1,200.00	239.24	389.24	810.76	32
001-430-470-000	Public Works- Other Expenses	2,112.24	1,715.00	700.00	1,115.52	599.48	65
	430 PUBLIC WORKS - ADMIN:	865,282.47	958,168.89	71,973.25	216,817.22	741,351.67	23

TOWNSHIP OF WORCESTER

001-432-000-000	WINTER MAINTENANCE- SNOW REMOVAL:						% Expd
	WHATER MAINTENANCE SNOW REMOVAL.	0.00	0.00	0.00	0.00	0.00	0
001-432-200-000	Snow Removal- Materials	27,127.10	39,125.00	18,614.74	52,478.24	13,353.24 -	134
001-432-450-000	Snow Removal- Contractor	0.00	1,500.00	0.00	0.00	1,500.00	0
	432 WINTER MAINTENANCE- SNOW REMOVA	27,127.10	40,625.00	18,614.74	52,478.24	11,853.24 -	129
001-433-000-000	TRAFFIC CONTROL DEVICES:	0.00	0.00	0.00	0.00	0.00	0
001-433-313-000	Traffic Signal- Engineering	10,511.72	9,000.00	56.25	56.25	8,943.75	1
001-433-361-000	Traffic Signal- Electricity	4,271.43	4,740.00	400.18	807.87	3,932.13	17
001-433-374-000	Traffic Signal- Maintenance	13,607.95	11,400.00	355.00	3,155.00	8,245.00	28
	433 TRAFFIC CONTROL DEVICES:	28,391.10	25,140.00	811.43	4,019.12	21,120.88	16
001-437-000-000	REPAIRS OF TOOLS AND MACHINERY:	0.00	0.00	0.00	0.00	0.00	0
001-437-250-000	Machinery & Tools- Vehicle Maintenance	93,653.01	82,200.00	16,549.23	49,126.87	33,073.13	60
001-437-260-000	Machinery & Tools- Small Tools	8,622.74	16,000.00	217.51	1,757.43	14,242.57	11
	437 REPAIRS OF TOOLS AND MACHINERY:	102,275.75	98,200.00	16,766.74	50,884.30	47,315.70	52
001-438-000-000	ROADS & BRIDGES:	0.00	0.00	0.00	0.00	0.00	0
001-438-231-000	Gasoline	6,974.41	6,000.00	1,327.57	2,467.07	3,532.93	41
001-438-232-000	Diesel Fuel	20,836.89	29,976.52	4,218.01	7,362.12	22,614.40	25
001-438-242-000	Road Signs	3,248.07	6,000.00	558.98	558.98	5,441.02	9
001-438-245-000	Road Supplies	24,830.78	56,500.00	443.11	1,238.81	55,261.19	2
001-438-313-000	Engineering	12,582.21	25,000.00	0.00	0.00	25,000.00	0
001-438-370-000	Road Program- Contractor	0.00	15,000.00	0.00	0.00	15,000.00	0
	438 ROADS & BRIDGES:	68,472.36	138,476.52	6,547.67	11,626.98	126,849.54	8
001-446-000-000	STORM WATER MANAGEMENT:	0.00	0.00	0.00	0.00	0.00	0
001-446-313-000	Stormwater Management- Engineering	18,398.45	37,000.00	511.50	511.50	36,488.50	1
001-452-000-000	PARTICIPANT RECREATION:	0.00	0.00	0.00	0.00	0.00	0

TOWNSHIP OF WORCESTER

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Statement of	Revenue	and	Expenditures
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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
001-452-248-000	Camps & Sport Leagues	1,260.00	1,300.00	0.00	0.00	1,300.00	0
001-452-250-000	Community Day	8,855.72	13,000.00	0.00	0.00	13,000.00	0
001-452-520-000	Library	8,866.00	9,309.30	0.00	0.00	9,309.30	0
	452 PARTICIPANT RECREATION:	18,981.72	23,609.30	, 0.00	0.00	23,609.30	0
001-454-000-000	PARKS:	0.00	0.00	0.00	0.00	0.00	0
001-454-436-000	Heebner Park- Utilities	3,963.28	3,876.00	643.94	1,253.25	2,622.75	32
001-454-437-001	Heebner Park- Athletic Fields	6,678.48	15,800.00	1,006.00	1,006.00	14,794.00	6
001-454-437-002	Heebner Park- Expenses	7,514.29	8,000.00	1,027.23	1,030.02	6,969.98	13
001-454-438-001	Mount Kirk Park- Athletic Fields	709.50	3,700.00	235.00	235.00	3,465.00	6
001-454-438-002	Mount Kirk Park- Expenses	1,128.67	1,550.00	505.63	505.63	1,044.37	33
001-454-438-003	Mount Kirk Park- Utilities	3,006.03	2,195.00	415.68	836.29	1,358.71	38
001-454-439-001	Sunny Brook Park- Athletic Fields	1,924.46	4,700.00	235.00	235.00	4,465.00	5
001-454-439-002	Sunny Brook Park- Expenses	2,660.91	3,602.00	329.99	329.99	3,272.01	9
001-454-446-000	Sunny Brook Park- Utilities	1,360.50	2,100.00	0.00	903.48	1,196.52	43
001-454-470-000	Heyser Park- Horse Ring	575.00	500.00	0.00	0.00	500.00	0
001-454-471-000	Heyser Park- Expenses	0.00	350.00	150.00	150.00	200.00	43
001-454-480-000	Trail Expenses	913.68	2,850.00	236.91	236.91	2,613.09	8
001-454-490-000	Other Parks	2,758.04	7,160.00	257.66	758.66	6,401.34	11
	454 PARKS:	33,192.84	56,383.00	5,043.04	7,480.23	48,902.77	13
001-459-000-000	PUBLIC RELATIONS:	0.00	0.00	0.00	0.00	0.00	0
001-459-340-000	Public Relations- Community Newsletter	16,696.45	23,520.00	0.00	0.00	23,520.00	0
001-459-341-000	Public Relations- Other Communications	0.00	2,000.00	0.00	0.00	2,000.00	0
	459 PUBLIC RELATIONS:	16,696.45	25,520.00	0.00	0.00	25,520.00	0
001-481-000-000	EMPLOYER PAID BENEFITS AND WITHHOLDII	0.00	0.00	0.00	0.00	0.00	0
001-481-430-000	Inter Gov- Real Estate Taxes	0.00	0.00	0.00	1,113.80	1,113.80 -	0

Expenditure Account	Description
001-486-000-000	INSURANCE:
001-486-350-000	Insurances
001-492-300-000	Transfer To Capital Fund
	Fund 001 Expenditure Totals

Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
0.00	0.00	0.00	0.00	0.00	0
121,259.50	136,645.50	0.00	26,714.75	109,930.75	20
2,150,435.68	981,391.33	0.00	0.00	981,391.33	0
5,380,441.42	4,615,213.59	246,399.60	1,078,848.80	3,536,364.79	23

001 Fund	Prior	Current	YTD
Revenues:	5,086,464.88	228,156.77	470,906.70
Expenditures:	5,380,441.42	246,399.60	1,078,848.80
Net Income:	293,976.54 -	18,242.83 -	607,942.10 -

008-429-423-002

Heritage Village- Utilities & Repairs

TOWNSHIP OF WORCESTER

Statement of Revenue and Expenditures

1008-361-100-000 ARPA Funds 724,547,992 0.00 0.0	Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
1008-364-110-000 Tapping Fees 3,200.00 48,577.62 1,043.92 8,984.42 39,593.20 18	008-341-000-000	Interest Earnings	70,621.40	15,000.00	5,245.66	15,538.01	538.01	104
1008-364-120-000 Sewer Fees- Residential 262,0532_03 615,842_86 8,656.18 156,572_30 459,270_56 - 25	008-351-100-000	ARPA Funds	724,547.92 -	0.00	0.00	0.00	0.00	0
Sewer Fees- Commercial 162,911.05 150,000.00 13,361.26 42,352.34 107,647.66 28,000.00 24,000.00 25,00 20,000.00 25,00 20,000.00 25,00 20,000.00 25,00 20,000.00 20,000	008-364-110-000	Tapping Fees	3,200.00	48,577.62	1,043.92	8,984.42	39,593.20 -	18
10,002.16	008-364-120-000	Sewer Fees- Residential	620,532.03	615,842.86	8,658.18	156,572.30	459,270.56 -	25
1,075.00 1,000.00	008-364-130-000	Sewer Fees- Commercial	162,911.05	150,000.00	13,361.26	42,352.34	107,647.66 -	28
25 364 Total 797,740,24 823,420,48 23,921,70 210,882,05 612,538,43 25	008-364-140-000	Late Fees	10,022.16	8,000.00	808.34	2,847.99	5,152.01 -	36
Expenditure Account Description Prior Yr Expd Budgeted Current Expd YTD Expended Unexpended % Expd 008-429-000-000 WASTWATER COLLECTION AND TREATMENT 0.00	008-364-150-000	Certification Fees	1,075.00	1,000.00	50.00	125.00	875.00 -	12
Fund 008 Revenue Totals 539,721.60 838,445.48 29,167.36 226,420.06 612,025.42 - 27 Expenditure Account Description Prior Yr Expd Budgeted Current Expd O08-429-000-000 WASTWATER COLLECTION AND TREATMENT 0.00 0		364 Total	797,740.24	823,420.48	23,921.70	210,882.05	612,538.43 -	25
Expenditure Account Description Prior Yr Expd Budgeted Current Expd YTD Expended Unexpended % Expd 008-429-000-000 WASTWATER COLLECTION AND TREATMENT 0.00	008-381-000-000	Miscellaneous Income	395,907.88	25.00	0.00	0.00	25.00 -	0
008-429-000-000 WASTWATER COLLECTION AND TREATMENT 0.00 0.		Fund 008 Revenue Totals	539,721.60	838,445.48	29,167.36	226,420.06	612,025.42 -	27
008-429-242-000 Alarm Services 601.55 1,232.00 0.00 0.00 1,232.00 0 008-429-300-000 Other Expenses 229,663.61 209,652.00 21,198.75 42,879.95 166,772.05 20 008-429-313-000 Engineering 10,263.14 10,000.00 1,043.00 1,043.00 8,957.00 10 008-429-314-000 Legal 4,361.58 5,000.00 25.50 204.00 4,796.00 4 008-429-316-000 Plant Operations 90,035.00 91,056.00 7,255.50 15,101.63 75,954.37 17 008-429-321-000 Telephone 1,072.67 1,080.00 89.28 268.22 811.78 25 008-429-374-000 Utilities 123,667.17 135,000.00 11,138.51 22,969.87 112,030.13 17 008-429-374-000 Equipment & Repairs 29,435.51 27,960.00 1,164.90 5,546.86 22,413.14 20 008-429-421-001 Center Point- Operations 5,910.00 6,444.00 507.00 1,014.00	Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
008-429-300-000 Other Expenses 229,663.61 209,652.00 21,198.75 42,879.95 166,772.05 20 008-429-313-000 Engineering 10,263.14 10,000.00 1,043.00 1,043.00 8,957.00 10 008-429-314-000 Legal 4,361.58 5,000.00 25.50 204.00 4,796.00 4 008-429-316-000 Plant Operations 90,035.00 91,056.00 7,255.50 15,101.63 75,954.37 17 008-429-321-000 Telephone 1,072.67 1,080.00 89.28 268.22 811.78 25 008-429-361-000 Utilities 123,667.17 135,000.00 11,138.51 22,969.87 112,030.13 17 008-429-374-000 Equipment & Repairs 29,435.51 27,960.00 1,164.90 5,546.86 22,413.14 20 008-429-421-001 Center Point- Operations 5,910.00 6,444.00 507.00 1,014.00 5,430.00 16 008-429-422-001 Meadowood- Operations 5,910.00 6,444.00 507.00 <t< td=""><td>008-429-000-000</td><td>WASTWATER COLLECTION AND TREATMENT</td><td>0.00</td><td>0.00</td><td>0.00</td><td>0.00</td><td>0.00</td><td>0</td></t<>	008-429-000-000	WASTWATER COLLECTION AND TREATMENT	0.00	0.00	0.00	0.00	0.00	0
008-429-313-000 Engineering 10,263.14 10,000.00 1,043.00 1,043.00 8,957.00 10 008-429-314-000 Legal 4,361.58 5,000.00 25.50 204.00 4,796.00 4 008-429-316-000 Plant Operations 90,035.00 91,056.00 7,255.50 15,101.63 75,954.37 17 008-429-321-000 Telephone 1,072.67 1,080.00 89.28 268.22 811.78 25 008-429-361-000 Utilities 123,667.17 135,000.00 11,138.51 22,969.87 112,030.13 17 008-429-374-000 Equipment & Repairs 29,435.51 27,960.00 1,164.90 5,546.86 22,413.14 20 008-429-421-001 Center Point- Operations 5,910.00 6,444.00 507.00 1,014.00 5,430.00 16 008-429-422-001 Meadowood- Operations 5,910.00 6,444.00 507.00 1,014.00 5,430.00 16 008-429-422-002 Meadowood- Operations 5,910.00 6,540.00 282.68 1	008-429-242-000	Alarm Services	601.55	1,232.00	0.00	0.00	1,232.00	0
008-429-314-000 Legal 4,361.58 5,000.00 25.50 204.00 4,796.00 4 008-429-316-000 Plant Operations 90,035.00 91,056.00 7,255.50 15,101.63 75,954.37 17 008-429-321-000 Telephone 1,072.67 1,080.00 89.28 268.22 811.78 25 008-429-361-000 Utilities 123,667.17 135,000.00 11,138.51 22,969.87 112,030.13 17 008-429-374-000 Equipment & Repairs 29,435.51 27,960.00 1,164.90 5,546.86 22,413.14 20 008-429-421-001 Center Point- Operations 5,910.00 6,444.00 507.00 1,014.00 5,430.00 16 008-429-421-002 Center Point- Utilities & Repairs 5,316.68 7,572.00 534.78 1,513.68 6,058.32 20 008-429-422-001 Meadowood- Operations 5,910.00 6,444.00 507.00 1,014.00 5,430.00 16 008-429-422-002 Meadowood- Operations 5,910.00 6,540.00 282.68<	008-429-300-000	Other Expenses	229,663.61	209,652.00	21,198.75	42,879.95	166,772.05	20
008-429-316-000 Plant Operations 90,035.00 91,056.00 7,255.50 15,101.63 75,954.37 17 008-429-321-000 Telephone 1,072.67 1,080.00 89.28 268.22 811.78 25 008-429-361-000 Utilities 123,667.17 135,000.00 11,138.51 22,969.87 112,030.13 17 008-429-374-000 Equipment & Repairs 29,435.51 27,960.00 1,164.90 5,546.86 22,413.14 20 008-429-421-001 Center Point- Operations 5,910.00 6,444.00 507.00 1,014.00 5,430.00 16 008-429-421-002 Center Point- Utilities & Repairs 5,316.68 7,572.00 534.78 1,513.68 6,058.32 20 008-429-422-001 Meadowood- Operations 5,910.00 6,444.00 507.00 1,014.00 5,430.00 16 008-429-422-002 Meadowood- Utilities & Repairs 3,528.70 6,540.00 282.68 1,034.51 5,505.49 16	008-429-313-000	Engineering	10,263.14	10,000.00	1,043.00	1,043.00	8,957.00	10
008-429-321-000 Telephone 1,072.67 1,080.00 89.28 268.22 811.78 25 008-429-361-000 Utilities 123,667.17 135,000.00 11,138.51 22,969.87 112,030.13 17 008-429-374-000 Equipment & Repairs 29,435.51 27,960.00 1,164.90 5,546.86 22,413.14 20 008-429-421-001 Center Point- Operations 5,910.00 6,444.00 507.00 1,014.00 5,430.00 16 008-429-421-002 Center Point- Utilities & Repairs 5,316.68 7,572.00 534.78 1,513.68 6,058.32 20 008-429-422-001 Meadowood- Operations 5,910.00 6,444.00 507.00 1,014.00 5,430.00 16 008-429-422-002 Meadowood- Utilities & Repairs 3,528.70 6,540.00 282.68 1,034.51 5,505.49 16	008-429-314-000	Legal	4,361.58	5,000.00	25.50	204.00	4,796.00	4
008-429-361-000 Utilities 123,667.17 135,000.00 11,138.51 22,969.87 112,030.13 17 008-429-374-000 Equipment & Repairs 29,435.51 27,960.00 1,164.90 5,546.86 22,413.14 20 008-429-421-001 Center Point- Operations 5,910.00 6,444.00 507.00 1,014.00 5,430.00 16 008-429-421-002 Center Point- Utilities & Repairs 5,316.68 7,572.00 534.78 1,513.68 6,058.32 20 008-429-422-001 Meadowood- Operations 5,910.00 6,444.00 507.00 1,014.00 5,430.00 16 008-429-422-002 Meadowood- Utilities & Repairs 3,528.70 6,540.00 282.68 1,034.51 5,505.49 16	008-429-316-000	Plant Operations	90,035.00	91,056.00	7,255.50	15,101.63	75,954.37	17
008-429-374-000 Equipment & Repairs 29,435.51 27,960.00 1,164.90 5,546.86 22,413.14 20 008-429-421-001 Center Point- Operations 5,910.00 6,444.00 507.00 1,014.00 5,430.00 16 008-429-421-002 Center Point- Utilities & Repairs 5,316.68 7,572.00 534.78 1,513.68 6,058.32 20 008-429-422-001 Meadowood- Operations 5,910.00 6,444.00 507.00 1,014.00 5,430.00 16 008-429-422-002 Meadowood- Utilities & Repairs 3,528.70 6,540.00 282.68 1,034.51 5,505.49 16	008-429-321-000	Telephone	1,072.67	1,080.00	89.28	268.22	811.78	25
008-429-421-001 Center Point- Operations 5,910.00 6,444.00 507.00 1,014.00 5,430.00 16 008-429-421-002 Center Point- Utilities & Repairs 5,316.68 7,572.00 534.78 1,513.68 6,058.32 20 008-429-422-001 Meadowood- Operations 5,910.00 6,444.00 507.00 1,014.00 5,430.00 16 008-429-422-002 Meadowood- Utilities & Repairs 3,528.70 6,540.00 282.68 1,034.51 5,505.49 16	008-429-361-000	Utilities	123,667.17	135,000.00	11,138.51	22,969.87	112,030.13	17
008-429-421-002 Center Point- Utilities & Repairs 5,316.68 7,572.00 534.78 1,513.68 6,058.32 20 008-429-422-001 Meadowood- Operations 5,910.00 6,444.00 507.00 1,014.00 5,430.00 16 008-429-422-002 Meadowood- Utilities & Repairs 3,528.70 6,540.00 282.68 1,034.51 5,505.49 16	008-429-374-000	Equipment & Repairs	29,435.51	27,960.00	1,164.90	5,546.86	22,413.14	20
008-429-422-001 Meadowood- Operations 5,910.00 6,444.00 507.00 1,014.00 5,430.00 16 008-429-422-002 Meadowood- Utilities & Repairs 3,528.70 6,540.00 282.68 1,034.51 5,505.49 16	008-429-421-001	Center Point- Operations	5,910.00	6,444.00	507.00	1,014.00	5,430.00	16
008-429-422-002 Meadowood- Utilities & Repairs 3,528.70 6,540.00 282.68 1,034.51 5,505.49 16	008-429-421-002	Center Point- Utilities & Repairs	5,316.68	7,572.00	534.78	1,513.68	6,058.32	20
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	008-429-422-001	Meadowood- Operations	5,910.00	6,444.00	507.00	1,014.00	5,430.00	16
008-429-423-001 Heritage Village- Operations 5,417.50 6,444.00 0.00 0.00 6,444.00 0	008-429-422-002	Meadowood- Utilities & Repairs	3,528.70	6,540.00	282.68	1,034.51	5,505.49	16
	008-429-423-001	Heritage Village- Operations	5,417.50	6,444.00	0.00	0.00	6,444.00	0

4,031.60

6,648.00

1,008.45

2,519.68

4,128.32

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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
008-429-424-001	Fawn Creek- Operations	7,065.00	6,444.00	507.00	1,014.00	5,430.00	16
008-429-424-002	Fawn Creek- Utilities & Repairs	3,474.99	5,532.00	44.22	566.06	4,965.94	10
008-429-425-001	Chadwick Place- Operations	5,910.00	6,444.00	507.00	1,014.00	5,430.00	16
008-429-425-002	Chadwick Place- Utilities & Repairs	3,099.61	5,700.00	420.22	1,347.01	4,352.99	24
008-429-426-001	Adair Pump- Operations	6,787.50	6,444.00	507.00	1,014.00	5,430.00	16
008-429-426-002	Adair Pump- Utilities & Repairs	4,079.32	5,580.00	620.88	1,741.03	3,838.97	31
008-429-700-000	Capital Improvements	93,008.54	89,880.00	4,365.20	101,190.74	11,310.74 -	113
008-429-800-000	Depreciation	313,669.00	0.00	0.00	0.00	0.00	0
	429 WASTWATER COLLECTION AND TREATN	956,308.67	647,096.00	51,726.87	202,996.24	444,099.76	31
008-471-000-000	DEBT PRINCIPAL:	0.00	0.00	0.00	0.00	0.00	0
008-471-200-000	General Obligation Bond- Principal	0.00	130,000.00	0.00	0.00	130,000.00	0
008-472-000-000	DEBT INTEREST:	0.00	0.00	0.00	0.00	0.00	0
008-472-200-000	General Obligation Bond- Interest	36,556.26	41,431.26	0.00	0.00	41,431.26	0
008-475-000-000	Fiscal Agent Fees- 2016 Bond	1,050.00	1,100.00	0.00	0.00	1,100.00	0
008-486-000-000	INSURANCE:	0.00	0.00	0.00	0.00	0.00	0
008-486-350-000	Insurance Expense	6,689.50	6,971.50	0.00	6,971.50	0.00	100
	Fund 008 Expenditure Totals	1,000,604.43	826,598.76	51,726.87	209,967.74	616,631.02	25

008 Fund	Prior	Current	YTD
Revenues:	539,721.60	29,167.36	226,420.06
Expenditures:	1,000,604.43	51,726.87	209,967.74
Net Income:	460,882.83 -	22,559.51 -	16,452.32

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
030-341-000-000	Interest Earnings	876,161.07	720,000.00	68,546.78	200,603.68	519,396.32 -	28
030-354-351-000	Grants	193,560.00	173,442.00	0.00	0.00	173,442.00 -	0
030-363-100-000	Traffic Impact Fees	66,183.77	14,204.00	0.00	13,422.39	781.61 -	94
030-381-000-000	Miscellaneous Income	3,500.00	2,000.00	0.00	1,000.00	1,000.00 -	50
030-392-010-000	Transfer From General Fund	2,150,435.68	981,391.33	0.00	0.00	981,391.33 -	0
030-395-000-000	Refund of Prior Year Expenditures	8,100.00	0.00	0.00	0.00	0.00	0
	Fund 030 Revenue Totals	3,297,940.52	1,891,037.33	68,546.78	215,026.07	1,676,011.26 -	11
Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
030-405-000-000	SECRETARY/CLERK:	0.00	0.00	0.00	0.00	0.00	0
030-405-720-000	Office Equipment	7,440.73	44,500.00	2,237.43	4,986.89	39,513.11	11
030-409-000-000	GOVERNMENT BUILDINGS & PLANTS:	0.00	0.00	0.00	0.00	0.00	0
030-409-600-000	Building Improvements	3,696.24	51,500.00	0.00	7,064.00	44,436.00	14
030-430-600-000	Capital Roads	1,286,036.57	1,377,070.00	254.00	254.00	1,376,816.00	0
030-430-740-000	Equipment Purchases	134,738.97	425,173.42	0.00	0.00	425,173.42	0
	430 Total	1,420,775.54	1,802,243.42	254.00	254.00	1,801,989.42	0
030-433-600-000	Traffic Signs & Signals	12,228.00	33,000.00	0.00	0.00	33,000.00	0
030-454-600-000	Parks and Trails	210,489.29	411,800.00	7,726.00	8,261.88	403,538.12	2
030-454-710-000	Land Acqusition	10,386.41	31,000.00	0.00	0.00	31,000.00	0
	454 Total	220,875.70	442,800.00	7,726.00	8,261.88	434,538.12	2
030-471-201-000	Bond principal	35,000.00	0.00	0.00	0.00	0.00	0
030-472-200-000	Loan Interest	100,808.06	135,908.85	49,066.58	49,066.58	86,842.27	36
030-492-010-000	Transfer to General Fund	350,000.00	0.00	0.00	0.00	0.00	0
030-492-080-000	Transfer to Sewer Fund	946.66	0.00	0.00	0.00	0.00	0
	492 Total	350,946.66	0.00	0.00	0.00	0.00	0
							•

Page: 13

TOWNSHIP OF WORCESTER

Statement of Revenue and Expenditures

04/11/2025 12:09 PM

% Expd

3

Expenditure Account

Description

Fund 030 Expenditure Totals

Prior Yr Expd

2,151,770.93

2,509,952.27

59,284.01

477D Expended 69,633.35

YTD

Unexpended

2,440,318.92

030 Fund

3,297,940.52 2,151,770.93

Prior

68,546.78 59,284.01

215,026.07 69,633.35

Expenditures:

Net Income:

Revenues:

1,146,169.59

9,262.77

Current

145,392.72

Revenue Account	Description
035-341-000-000	Interest Earnings
035-355-020-000	Liquid Fuel Funds
	Fund 035 Revenue Totals
Expenditure Account	Description
035-438-000-000	ROADS & BRIDGES:
035-438-370-000	Road Maintenance Contractor
	Fund 035 Expenditure Totals

Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
15,747.02	6,000.00	1,567.47	2,216.49	3,783.51 -	37
357,387.92	355,778.42	363,411.52	363,411.52	7,633.10	102
373,134.94	361,778.42	364,978.99	365,628.01	3,849.59	101
Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
0.00	0.00	0.00	0.00	0.00	0
350,000.00	0.00	0.00	0.00	0.00	0
350,000.00	0.00	0.00	0.00	0.00	0

035 Fund	Prior	Current	YTD
Revenues:	373,134.94	364,978.99	365,628.01
Expenditures:	350,000.00	0.00	0.00
Net Income:	23,134.94	364,978.99	365,628.01

TOWNSHIP OF WORCESTER

Statement of Revenue and Expenditures

04/11/2025 12:09 PM

Revenue Account
040-341-200-000

Description
Interest Earnings Developers
Fund 040 Revenue Totals

Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
1,328.64	0.00	88.60	261.20	261.20	0
1,328.64	0.00	88.60	261.20	261.20	0

040 Fund	Prior	Current	YTD
Revenues:	1,328.64	88.60	261.20
Expenditures:	0.00	0.00	0.00
Net Income:	1,328.64	88.60	261.20

Grand Totals	Prior	Current	YTD
Revenues:	9,298,590.58	690,938.50	1,278,242.04
Expenditures:	8,882,816.78	357,410.48	1,358,449.89
Net Income:	415.773.80	333.528.02	80.207.85 -

Worcester Volunteer Fire Department

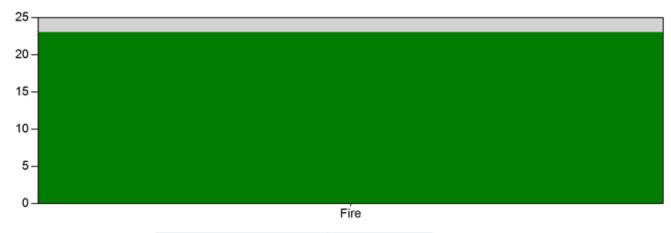
Worcester, PA

This report was generated on 4/6/2025 4:49:56 PM



Incidents by Shift for Date Range

Start Date: 03/01/2025 | End Date: 03/31/2025



SHIFT	# INCIDENTS
Fire	23
TOTAL ·	23

Fire Call Average Attendance: 18.0
FP Call Average Attendance: N/A

Drill Average Attendance: 33.7

Daytime Calls Twp Employes Assisted On: 8

Call Man Hours: 386.25 Drill Man Hours: 311

Events: 0

Total Elapsed Time on Calls: 19:16:47

Worcester Volunteer Fire Department

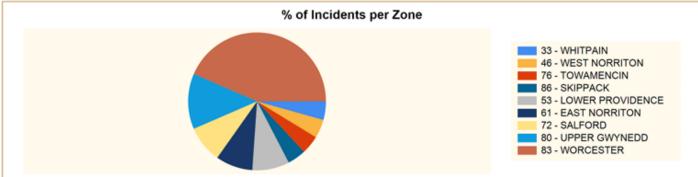
Worcester, PA

This report was generated on 4/6/2025 4:56:14 PM



Count of Incidents by Incident Type per Zone

Incident Status: Reviewed | Start Date: 03/01/2025 | End Date: 03/31/2025



INCIDENT TYPE	# INCIDENTS	% of TOTAL
33 - WHITPAIN		
143 - Grass fire	1	4.35%
Zone: 33 - WHITPAIN Total Incident:	1	4.35%
46 - WEST NORRITON		
111 - Building fire	1	4.35%
Zone: 46 - WEST NORRITON Total Incident:	1	4.35%
53 - LOWER PROVIDENCE		
141 - Forest, woods or wildland fire	1	4.35%
142 - Brush or brush-and-grass mixture fire	1	4.35%
Zone: 53 - LOWER PROVIDENCE Total Incident:	2	8.70%
61 - EAST NORRITON		
111 - Building fire	2	8.70%
Zone: 61 - EAST NORRITON Total Incident:	2	8.70%
72 - SALFORD		
143 - Grass fire	1	4.35%
611 - Dispatched & cancelled en route	1	4.35%
Zone: 72 - SALFORD Total Incident:	2	8.70%
76 - TOWAMENCIN		
141 - Forest, woods or wildland fire	1	4.35%
Zone: 76 - TOWAMENCIN Total Incident:	1	4.35%
80 - UPPER GWYNEDD		
111 - Building fire	2	8.70%
531 - Smoke or odor removal	1	4.35%
Zone: 80 - UPPER GWYNEDD Total Incident:	3	13.04%
83 - WORCESTER		
142 - Brush or brush-and-grass mixture fire	4	17.39%

Report shows count of incidents for Status selected.



311 - Medical assist, assist EMS crew	1	4.35%	
322 - Motor vehicle accident with injuries	1	4.35%	
736 - CO detector activation due to malfunction	2	8.70%	
745 - Alarm system activation, no fire - unintentional	2	8.70%	
Zone: 83 - WORCESTER Total Incident:	10	43.48%	
86 - SKIPPACK			
111 - Building fire	1	4.35%	
Zone: 86 - SKIPPACK Total Incident:	1	4.35%	
TOTAL INCIDENTS FOR All ZONES:	23	100%	

Skippack Emergency Medical Services

4058 Mensch Rd P.O. Box 59 Skippack, PA 19474

Business 610.454.9665 Fax 610.454.9666



Skippack EMS March 2025 calls Worcester Township

Calls dispatched	54
Transported	31
Refusals	2
No services *	5
Fire	0
Covered by other squads	13
Lift assist	1
Recall (by PSP & County Dispatch)	2

^{*} includes: accidental/false alarm for medical alert alarm, no patient found, deceased, or police matters

NORTH PENN WATER AUTHORITY MINUTES OF THE BOARD OF DIRECTORS' MEETING FEBRUARY 25, 2025

George E. Witmayer, Chair, called the meeting to order at 7:00 p.m. The following Board members attended the meeting: Kenneth V. Farrall, Richard C. Mast, Amy Cummings-Leight, Arthur C. Bustard, Franco D'Angelo, and Robert C. McCarney. William K. Dingman, Michael R. Filiatrault and Jeffrey H. Simcox were absent. Also present were Keith L. Hass, P.E., Deputy Executive Director, Ami Tarburton, Director of Finance and Human Resources, Daniel P. Pearce, Director of Information Technology, Daniel C. Preston, P.E., Director of Asset Management and Strategic Initiatives, Jonathan C. Hartzell, Director of Operations and Field Services, and Paul G. Mullin, Esquire, Hamburg, Rubin, Mullin, Maxwell & Lupin, Solicitor.

The following items, by agenda number, were discussed:

1. <u>MINUTES</u> - Upon the motion of Mr. Farrall, seconded by Mr. Bustard, the Board unanimously approved the Minutes of the January 28, 2025, Board of Directors meeting as presented.

2. **BIDS**:

- 2.1. Contract 802 Operations Center Sealcoating. Upon the motion of Mr. Farrall, seconded by Mr. McCarney, and after discussion, the Board authorized unanimously the execution of the Notice to Proceed.
- 2.2 Award Bid Contract 801 2025 Infrastructure Improvement Projects The project includes the replacement of 1.5 miles of aged, undersized water main with new 8-inch water line at various locations within the service area. Upon the motion of Mr. Bustard, seconded by Ms. Cummings-Leight, and after discussion, the Board authorized unanimously the award of the Bid to Joao & Bradley Construction, Inc., for the Bid Amount of \$3,487,638.00, as the lowest responsible Bidder meeting specifications and further, authorized execution of the Contract.
- 3. <u>PUBLIC COMMENTS</u> There were no members of the public in attendance at the meeting.

4. <u>FINANCIALS</u>:

4.1. The **Statement of Income and Expense** for the period ending January 31, 2025, was highlighted by Ms. Tarburton and discussed. Ms. Tarburton noted that with just one month of data reporting, everything is in line with January expenditures at this early stage of the year. Metered Sales are up 9.5%, more than \$160,000, over 2024. Total Revenues were 37% more than January of 2024 due to increased tapping fees related to developer activity. Operating expenses were 10% of budget with 8% of time elapsed. Debt Service Coverage is at 1.01, which is below the 1.10 required by the Trust Indenture. The debt ratio is historically low in January due to timing of expenditures and will return to expected level. Total Debt Service Coverage is at 3.12 due to the

timing of non-operating revenue and this will level out as the year progresses. Capital expenditures are at 5% of budget and metered sales are at or exceeding the 3-year average. There is no balance sheet this month since we are in the middle of our auditing process. The Human Resources and Payroll report was also reviewed and discussed. Following discussion, upon the motion of Mr. Farrall, seconded by Ms. Cummings-Leight, the Board voted unanimously to accept the financial reports and file for future audit. Ms. Tarburton noted that it is expected that the 2024 final audits will be completed sometime in March in time for an April Finance Committee meeting.

- 4.2. Check Registers for the period January 22, 2025, to February 18, 2025, were distributed and discussed. Upon the motion of Mr. Farrall, seconded by McCarney, the Board ratified unanimously the payments listed.
- 5. OPERATIONS, METER/CUSTOMER SERVICE, AND STATISTICS REPORT The Report for the month of January 2025 was presented, highlighted by Mr. Hartzell, and discussed. Mr. Hartzell noted the high incidence of main breaks in the month due to the weather conditions.
- 6. **ENGINEERING AND WATER QUALITY REPORT** The Report for the month of January 2025 was presented, highlighted by Mr. Preston, and discussed.
- 7. <u>INFORMATION TECHNOLOGY REPORT</u> The Report for the month of January 2025 was presented, highlighted by Mr. Pearce, and discussed.
- 8. <u>ADMINISTRATION AND PUBLIC RELATIONS REPORT</u> The Report for the month of January 2025 was presented, highlighted by Mr. Hass, and discussed. Mr. Hass highlighted the 1,000 visits to the West Rockhill Transmision Main Project Update page on our website.
- 9. FOREST PARK WATER Mr. Hass, on behalf of Mr. Dingman, Chair of the Forest Park Water Operating Committee, reported that the committee met last week on February 18th. The minutes of the meeting are included in the Board Packet. The plant operations and financials are performing well. Mr. Hass reported that the drought and PECO's need for additional water via the East Branch of the Perkiomen Creek for the Limerick Nuclear Generating Station impacted the Lake Galena level. In addition, there was discussion regarding the draft Forest Park Rate Study Report conducted by Raftelis. Raftelis presented findings of the report to the Committee and will also be giving a presentation on the rate study at the upcoming Joint Board meeting on March 6th. Mr. Hass noted the water rate model developed by Raftelis will be useful going forward as we manage future Forest Park rate increases. It is anticipated the draft report will be finalized and approved at the September Joint Board Meeting. In addition, work continues on the DRBC and DEP applications for the proposed plant expansion. Approval to move forward with engineering and design work will be requested at the March 6th Joint Board meeting.

10. **MAIN EXTENSIONS**:

- 10.1. M.E. 1476 Bexley, Pelham Drive and Holly Lane, Hatfield Township Upon the motion of Mr. McCarney, seconded by Mr. McCarney, the Board authorized unanimously the execution of Resolution No. 25-02-25A for the Deed of Dedication and the Deed of Dedication itself, respectively.
- 10.2. M.E. 1556 West Rockhill Elementary School, Washington Ave, West Rockhill Township
 Upon the motion of Mr. Farrall, seconded by McCarney, the Board authorized unanimously the execution of Resolution No. 25-02-25B for the Deed of Dedication and the Deed of Dedication itself, respectively. Further, the Board authorized the execution of the Deed of Easement and Easement Compensation Agreement in the amount of \$123,176.00.

11. ITEMS FOR DISCUSSION:

11.1. Water & Wastewater Summer Internship Program – Ms. Tarburton highlighted the memo included with the board packet. Since 2022, NPWA has been participating in the Water and Wastewater Summer Internship Program providing opportunities for young people over the age of 18 to gain exposure to the water and wastewater industries and stimulate interest in pursuing a career in our industry. The existing Agreement has been amended to include Northampton Bucks County Municipal Authority. No other changes were made to the existing agreement.

Upon the motion of Mr. Bustard, seconded by Mr. Farrall, the Board authorized unanimously the execution of the Inter-Municipal Agreement, as presented.

12. COMMITTEE REPORTS:

- 12.1. Engineering Committee Mr. Farrall, Chair of the Engineering Committee, reported that the committee met earlier this evening prior to the Board meeting at 5:00 pm. The Committee reviewed and discussed several items as follows:
 - 12.1.1 Comprehensive Master Plan Brown and Caldwell gave a presentation on the final Executive Summary Report that was prepared for our senior staff and the Board. The report outlines the long-range planning of the Authority as it relates to Capital Improvements to meet growth, infrastructure replacement and storage needs. The report identifies the needs of the Authority during the planning horizon out to 2050. All Board members received a copy of the plan. There will be some minor revisions made to the plan and a revised final plan submitted in the near future.
 - 12.1.2 Water Main Breaks Mr. Hartzell provided information related to the January main breaks. The Authority encountered a record number of

issues in January 2025, with 16 leaks and 23 main breaks. Mr. Hartzell recounted the frigid conditions and provided photos of our employees performing emergency repair work. An analysis of the situation indicated that the issues were exclusively in older areas of the system with aged infrastructure. In fact, 100% of the issues were in areas representing only 15% of our water main. This was due to the frigid weather conditions affecting the ground and internal water temperature of the pipe. This situation reinforces the need to continue to invest in replacement of aging infrastructure at the recommended rate of 1.6 miles per year, as demonstrated in our Comprehensive Master Plan.

- 12.1.3 Grandview Hospital Water Service Update Mr. Preston presented an overview of the plan to provide a new connection to the hospital while the hospital provides NPWA with a tank site. Certain aspects of the discussion needed were deferred to Executive Session.
- 12.1.4 Telford Borough Authority (TBA) Update Mr. Preston provided an update on the Standby Capacity agreement under review by Telford. The agreement allows for purchase of water by Telford in the event there is a need related to PFAS treatment of the Telford wells. Also, the Agreement provides terms related to connection to the pending West Rockhill Transmission Main to serve future Telford customers within the existing Telford service area. We expect to finalize this agreement soon.
- 12.1.5 Easement Maintenance Program Mr. Preston provided an update on the status of the program. The program had been on hiatus due to staffing issues but is now moving forward. We have now documented 534 easements within our system and are developing a systematic approach with a goal of ensuring all main is accessible regardless of location. We have identified about 150 high priority easements that will require inspection and regular clearing and maintaining. In 2025, we are going to clear the easement area for the Forest Park Transmission main. This was first cleared 10 years ago and is now in need of maintenance.
- 12.2. Executive Committee Mr. Hass, on behalf of Mr. Simcox, Chair of the Executive Committee, reported that the committee had not met.
- 12.3. Finance Committee Ms. Cummings-Leight, Chair of the Finance Committee, reported that the committee had not met but a meeting is planned for April 2025, prior to the Board meeting.
- 13. <u>CORRESPONDENCE</u> Various items of correspondence and newspaper articles contained in the Authority meeting booklet were reviewed. There was nothing in particular

14. **COMING EVENTS**:

14.1. NPWA/NWWA Joint Board Meetings

Thursday, March 6, 2025

Thursday, September 4, 2025

North Penn Water Authority

300 Forty Foot Road, Lansdale, PA

7:00 pm

14.2. PMAA Board Member Training

Thursday, March 13, 2025

Allentown, PA

14.3. Roadmasters Meeting

April 10, 2025

Hennings Market

290 Main Street, Harleysville, PA

14.4. Public Voting

Tuesday, May 20, 2025: Primary Election

Tuesday, November 4, 2025: General Election

North Penn Water Authority

300 Forty Foot Road, Lansdale, PA

14.5. Annual Municipal Banquet

Thursday, May 22, 2025

Indian Valley Country Club

650 Bergey Road, Telford, PA

14.6. Forest Park Operating Committee Meeting

Tuesday, August 19, 2025

North Wales Water Authority

200 W. Walnut Street, North Wales, PA

6:00 pm

14.7. PMAA 83rd Annual Conference and Trade Show

September 7-10, 2025

Wind Creek Bethlehem

Bethlehem, PA

14.8. NPWA 60th Anniversary Open House

Thursday, September 18, 2025

North Penn Water Authority

300 Forty Foot Road, Lansdale, PA

3:00-7:00 pm

14.9. Forest Park Customer Appreciation Day Golf Outing

Monday, September 29, 2025

The Bucks Club

2600 York Road, Jamison, PA

- 15. **OLD BUSINESS** There was no Old Business.
- 16. **NEW BUSINESS** There was no New Business.

17. **EXECUTIVE SESSION** – The Board adjourned to Executive Session at 7:30 pm to discuss a legal and real estate matter and reconvened at 8:03 pm.

There being no further business, upon the motion of Mr. Farrall, seconded by Mr. Mast, the Board voted unanimously to adjourn at 8:04 pm.

Respectfully submitted,

Kenneth V. Farrall Secretary

Public Works Department Report

March 2025

1) Road Maintenance

- A. Cleared inlets and drains throughout the Township
- B. Filled potholes throughout the Township
- C. Adding stone to roadway edge erosion areas
- D. ROW cleanup
- E. Green Hill Road wooden bridge repairs
- F. 2025 Road Program estimate completed

2) Storm Maintenance

A. 3.5.25 Rain/Wind event leading to after hour road closures

3) Parks

- A. Twice weekly cleaning of restrooms, emptying trash receptacles, and stocking dog bags
- B. Repairing washouts and general trail maintenance
- C. Heebner and Mt Kirk gate project completed
- D. Heebner Park grinder pump repair
- E. Mulching of Heebner Park groves
- F. Playground mulching
- G. Park and Township building mulching
- H. Pruning and removal of dead trees in all parks and trail systems
- I. Sanitary cleanout repair at Sunnybrook Park
- J. Aerating and seeding of all soccer fields

4) Vehicle/Equipment Maintenance

- A. Performed weekly maintenance of all Township vehicles
- B. Mowing equipment tune ups
- C. 64-39 Wiper motor repair

5) Miscellaneous

- A. Setting up and cleaning of Community Hall for rentals and Township events
- B. Nike Compost facility open to residents twice weekly

Private Utility Enterprises, Inc

March 27, 2025

Dan DeMeno Township of Worcester 1721 Valley Forge Road Worcester, PA 19490

RE: Berwick STP PA0050393 and Valley Green STP PA0050393

Monthly Operation and Maintenance Report for February 2025.

Mr DeMeno,

Attached, please find the summary of analytical results and operation and maintenance activities for the Berwick and Valley Green sewage treatment plants and collection system.

Please feel free to contact me with questions at the above number.

Thank you,

Teresa J Peachey Office Manager

Cc: John Scully, President

John Evarts Christian Jones

> 215-766-2626 pue@pueinc.com



1000 E Walnut Street Suite 721 Perkasie, PA 18944

Worcester Township WWTP Operations and Maintenance Report

February 2025

Non-Routine Maintenance / Events:

Berwick WWTP

2/03/2025 - Swapped IEPs in both Influent EQ tanks: pumps 2 are in AUTO and pumps 1 are OFF. Manually backwashed the tertiary filters. Drained the moisture from the compressor tank.

2/17/2025 - Upon arrival, after swapping the IEPs, found the level in influent EQ 1 was just under the high-level float. Ran pump 1 and verified its operation. Prior to leaving, the level in influent EQ 1 was 3' below the high-level float. Also, upon arrival, walked into the building to the starter for pump 1 in the influent pump station was engaging and disengaging rapidly. Found the overload relay for pump 2 was tripped. Reset the relay and pump 2 started and pumped down the level in the wet well. Checked the Amp draw of both pumps and compared the readings. Both pumps were drawing 10-11 Amps. The pumps ran normal ON/OFF cycles and alternated without any issues for about 60 minutes. Walked in from working outside to pump 1 starter rapidly switching again. Checked and found pump 2 overload relay was tripped again. Reset the relay and pump 2 started and ran without issue. Checked and again the pump was only drawing 10-11 Amps. Both pumps ran and alternated for 45-60 minutes prior to end of day. Will pull pump 2 at earliest time and check for rag mat that periodically clogs pump. Because of the rapid switching of the starter for pump 1, the influent Totalizer total was 1.4 million gallons from vesterday to today, which was inaccurate. To avoid issues overnight, switched the alternating relay to pump 1 LEAD and pump 2 LAG. The skimmer head in clarifier 7 was completely submerged by about an inch. Pulled the skimmer head up to adjust to correct height but there was not enough pipe left in the coupler for the skimmer to stay in place or not come apart. Removed the skimmer head and extended the pipe. Reinstalled the skimmer and set it to the correct height. Now there is more length in the coupler and skimmer is much sturdier.

Pump Stations

2/20/2025 – Fawn Creek PS – Call out for pump #1 failure.



FW: Your eDMR Report Has Been Received For Permit No. PA0050393

From Teresa Peachey pueinc.com>

Date Wed 3/26/2025 1:47 PM

To Debbie Dunfee <Ddunfee@pueinc.com>

From: depgreenporthelpdesk@pa.gov <depgreenporthelpdesk@pa.gov>

Sent: Wednesday, March 26, 2025 1:46:55 PM (UTC-05:00) Eastern Time (US & Canada)

To: jscullypue@gmail.com <jscullypue@gmail.com>; jscullypue@gmail.com <jscullypue@gmail.com>;

tryan@worcestertwp.com <tryan@worcestertwp.com>

Subject: Your eDMR Report Has Been Received For Permit No. PA0050393

This email is to confirm that the following report was received by DEP through the eDMR system:

Facility Name: VALLEY GREEN STP

Permit Number: PA0050393 **Report Frequency**: Monthly

Report Type: DMR

Reporting Period: 02/01/2025-02/28/2025

Report Due Date: 03/28/2025

Submitted By: John Scully **Submission Id**: 513998

Submission Status: Received **Submission Type**: Original

To view the details of this report, access the eDMR system through DEP's <u>GreenPort</u> and select the link for View/Revise Submitted.



COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF CLEAN WATER

DISCHARGE MONITORING REPORT (DMR)

NAME:

WORCESTER TWP MONTGOMERY CNTY

ADDRESS: 1721 VALLEY FORGE ROADP. O. BOX 767, WORCESTER, PA,

19490-0767

FACILITY: VALLEY GREEN STP

LOCATION: VALLEY FORGE ROAD & DEFFORD ROAD, WORCESTER, PA,

STAGE:

Final Effluent

PA0050393 PERMIT NUMBER

FROM

001 OUTFALL NUMBER Reporting Frequency:

Monthly 02/01/2025

DMR Effective From: DMR Effective To:

02/28/2025

l			MONIT	ORING	PERIOD			Permit Expires:	06/30/2026
	YEAR	МО	DAY		YEAR	МО	DAY	Permit Application Due:	01/01/2026
	2025	02	01	ОТ	2025	02	28	No Discharge:	П

PARAMETER		QUAN	TITY OR LO	ADING	QUANT	TTY OR CONCENT	RATION		SAMPLING EDECLIENCY	0445141077
PARMIVE IER		VALUE	VALUE	UNITS	VALUE	VALUE	VALUE	UNITS	SAMPLING FREQUENCY	SAMPLING TYPE
	SAMPLE MEASUREMENT	***	***		9.53	***	***		1/day	Grab
Dissolved Oxygen (00300)	PERMIT REQUIREMENT	***	***		6.0		***	mg/L	1/day	Grab
	SAMPLE MEASUREMENT	***	***		6.29	***	9.0		1/day	Grab
pH (00400)	PERMIT REQUIREMENT	***	***		6.0 Inst:Min	ATT Navas saas	9.0 IMAX	S.U.	1/day	Grab
	SAMPLE MEASUREMENT	11.4	16,2		***	8.5	12.0		1/week	24-Hr Composite
Total Suspended Solids (00530)	PERMIT REQUIREMENT	29.0 Avg Mo	44.0 Wkly Avg	lbs/day	***	16.0 Avg Mo	24.0 Wkly Avg	mg/L	1/week	24-Hr Composite
	SAMPLE MEASUREMENT	***	***		***	44.1	***		1/week	24-Hr Composite
, Total Nitrogen (00600)	PERMIT REQUIREMENT	***	1		10 to	Monitor & Report Avg Mo	***	mg/L	1/week	24-Hr Composite
	SAMPLE MEASUREMENT	.3	***		***	.25	***		1/week	24-Hr Composite
Ammonia-Nitrogen (00610)	PERMIT REQUIREMENT	3.7 Avg Mo	***	lbs/day		2.0 Avg Mo	***	mg/L	1/week	24-Hr Composite
	SAMPLE MEASUREMENT	.6	***		***	.42	***		1/week	24-Hr Composite
Total Phosphorus (00665)	PERMIT REQUIREMENT	1.1 Avg Mo	***	lbs/day		.61 Avg Mo	***	mg/L	1/week	24-Hr Composite
	SAMPLE MEASUREMENT	***	***		.1	***	***		1/day	Metered
Ultraviolet light intensity (49607)	PERMIT REQUIREMENT	***	***		Monitor & Report Daily Min	A AMERICAN	***	µw/cm²	1/day	Metered



COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF CLEAN WATER

DISCHARGE MONITORING REPORT (DMR)

PARAMETER		QUANT	ITY OR LOADING		QUAI	NTITY OR C	ONCENT	RATION	SAMPLING EDECLIENCY	241451 110 7 7 7	
PAVAIVIETEN		VALUE	VALUE	UNITS	VALUE	VALUE	VALUE	UNITS	SAMPLING FREQUENCY	SAMPLING TYPE	
	SAMPLE MEASUREMENT	.1485	.2094		***	*** ***			Continuous	Recorded	
Flow (50050)	PERMIT REQUIREMENT	Monitor & Report Avg Mo	Monitor & Report Daily Max	MGD	***		***		Continuous	Recorded	
	SAMPLE MEASUREMENT	***	***		***	<2	<2		1/week	Grab	
Fecal Coliform (74055)	PERMIT REQUIREMENT	***	***		***	200 Geo Mean	1000 IMAX	No./100 ml	1/week	Grab	
Carbonaceous Biochemical Oxygen Demand	SAMPLE MEASUREMENT	<4.7	7.7		***	<3.6	6.0		1/week	24-Hr Composite	
(CBOD5) (80082)	PERMIT REQUIREMENT	18.3 Avg Mo	27,5 Wkly Avg	lbs/day		10.0 Avg Mo	15.0 Wkly Avg	mg/L	1/week	24-Hr Composite	
Facility Comments										Language of the Application Car	





SUPPLEMENTAL REPORT DAILY EFFLUENT MONITORING

Facility Name: Municipality: Watershed:

Laboratories:

Valley Green STP

MJ Reider Associates, Inc

Worcester Twp

County: Montgomery Coun 3-E

2 (select number) Үеаг:

2025 001

Permit No.: PA0050393 Outfall: Renewal application due 180 days prior to expiration.

This permit will expire on:

June 30, 2026

	F	Parameter	Flow	Fe	ecal Coliform		рН	Diss	solved Oxygen		CBOD5		TSS	ı	JV Intensity	Т	otal Nitrogen		NH3-N	Tot	tal Phosphorus		BOD5		TSS		
		Stage	1	<u>.</u>	1	<u> </u>	1	L.,	1		11		1		1		1		1	_	2		RI		RI		
Veek	Day	Date	MGD	Q	CFU/100 ml	Q	S.U.	Q	mg/L	Q	mg/L	Q	mg/L	Q	%	Q	mg/L	Q	mg/L	Q	mg/L	Q	mg/L	Q	mg/L	Q	
																				1							
	Sat	2/1/25	0.1346			ļ	6.73		9.96						0.1			<u> </u>									
1	Sun	2/2/25	0.1642			4	7.04		9.81						0.1								-				
	Mon	2/3/25	0.165			-	6.86		10,31						0.1	ļ											
-	Tue	2/4/25	0.1102				7.16	\vdash	10.42						0.1			_						<u> </u>			
	Wed	2/5/25	0.1448	-		-	7.5		10.33				7.0		0.1	_	47.0										
	Thu Fri	2/6/25 2/7/25	0.1602	<	2.0	, <u> </u>	8.1 7.61	\vdash	10.04		4.1		7.0	_	0.1	<	47.0	-	0.18		0.44	<u> </u>	351.0	<u> </u>	230.0		
	Sat	2/8/25	0.1602	-			7.01		10.15						0.1			<u> </u>									
2	Sun	2/9/25	0.1126				7.02	-1	10.8						0.1			-				\vdash					
-	Mon	2/10/25	0.1735				6.62	\vdash	10.16						0.1			-				\vdash		-			
	Tue	2/11/25	0.1039	-		-	6.78		10.16						0.1									\vdash			
-	Wed	2/12/25	0.159				7.38	\vdash	10.83						0.1			_				-					
	Thu	2/13/25	0.1396		2.0	_	7.05		10.59		2.5	-	6.0		0.1	<	45.2		0.18	-	0.32		285.0		328.0		
\dashv	Fri	2/14/25	0.1502				6.92		10.62						0.1	1	10.2		<u> </u>		0.02		203.0		320.0		
	Sat	2/15/25	0.1238	1			8.38		11.39						0.1					1							
3	Sun	2/16/25	0.1811				7.7		10.71						0.1												
	Mon	2/17/25	0.1883				7.78		10.62						0.1						·						
	Tue	2/18/25	0.1584	11			6.91		10.84						0.1												
	Wed	2/19/25	0.12				6.68		10.22	-					0.1												
	Thu	2/20/25	0.1719	<	2.0		6.29		11.89	<	2.0		9.0		0.1	<	40.6		0.57		0.39		250.0		158.0		
	Fri	2/21/25	0.0906				7.35		11.84						0.1												
	Sat	2/22/25	0.2094				7.41		10.91						0.1												
4	Sun	2/23/25	0.1362				9.1		11.03						0.1	<u> </u>				L							
	Mon	2/24/25	0.1499				8.71		10.86						0.1												
	Tue	2/25/25	0.135	ļ			8.48		10.52						0.1												
	Wed	2/26/25	0.1106				7.01	\vdash	10.29				· · · · · · · · · · · · · · · · · · ·		0.1												
	Thu	2/27/25	0.1622	<	2.0	_	6.8		9.53		5.7		12.0		0.1	<	43.5		0.07	_	0.52		440.0		144.0		
	Fri	2/28/25	0.1559				6.97	\vdash	9.68						0.1					l				_			
5	Sat	3/1/25						\vdash						-		}—⊦				-		.					
-				├ ─┤		-														-						-	
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				1		\vdash								_						\vdash				-		-	
				1		\vdash																-					
atistic	s for DMR																								-		
1	Daily Minimu	ım (Conc.):		<	2		6.29		9.53	<	2		6		0.1	<	40.6		0.07	!	0.32		250		144		
	Daily Maximu			<	2		9.1		11.89		5.7		12		0.1	<	47		0.57		0.52		440		328		
М	ax Avg Wee	kly (Conc.):							11		6		12		0.1	<	47		1		1		440		328		
		thly (Conc.):							10.52	<	3,6		8.5		0.1	<	44.1		0.25		0.42		332		215		
	eometric Me			<	2								10.0														
N	Max Avg Wee		0.16						15		7.7		16.2			<	63		0.8		0.7		595		382		
		nthly (Load):	0.1485	-		-1			13	<	4.7		11.4			<	58		0.3		0.6		439		278		
	Total Mon		4.1566						365	<	132.8		318.3			<	1627 53		9.5		15.6		12281		7773		
	Daily Minimu		0.0906						9	<u> </u>	2.9 7.7		7.0 16.2			-	63		0.09		0.4		332		195		
-	Daily Maximo	um (Load):	0.2094			. }			19		1.1		10.2			`	63		0.8		0.7		595		382		

I certify under penalty of law that this document was prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. See 18 Pa. C.S. § 4904 (relating to unsworn falsification).

Pre	pared	By:
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Title:

John Scully

Operator

License No.: S14080

Date:



COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF CLEAN WATER

DISCHARGE MONITORING REPORT (DMR)

NAME:	WORCESTER TWP MONTGOMERY CNTY	PA0050393]	001			Reporting Frequency:	Monthly	
ADDRESS	: 1721 VALLEY FORGE ROADP. O. BOX 767, WORCESTER, PA , 19490-0767		PERMIT NUMBER				OUTFA	ALL NUM	BER	DMR Effective From:	02/01/2025
FACILITY:	VALLEY GREEN STP									DMR Effective To:	02/28/2025
	: VALLEY FORGE ROAD & DEFFORD ROAD, WORCESTER, PA,		MONITO			FORING	PERIOD	T		Permit Expires:	06/30/2026
LOCATION	19490		YEAR	МО	DAY		YEAR	МО	DAY	Permit Application Due:	01/01/2026
STAGE:	Raw Sewage Influent	FROM	2025	02	01	то	2025	02	28	No Discharge:	
		OLIA	NTITY OR	LOAD	th IC		OLIANIT	TD (OD	CONOF	NTRATION	

PARAMETER		QUANTITY	OR LOAD!	NG	QUANTITY OR CONCENTRATION				SAMPLING FREQUENCY		
PARAMETER		VALUE	VALUE	UNITS	VALUE	VALUE	VALUE	UNITS	SAMPLING FREQUENCY	SAMPLING TYPE	
	SAMPLE MEASUREMENT	439 ***			***	332	***		1/week	24-Hr Composite	
Biochemical Oxygen Demand (BOD5) (00310)	PERMIT REQUIREMENT	Monitor & Report Avg Mo	***	lbs/day	***	 Monitor & Report Avg Mo 	***	mg/L	1/week	24-Hr Composite	
	SAMPLE MEASUREMENT	278	***		***	215	***		1/week	24-Hr Composite	
Total Suspended Solids (00530)	PERMIT REQUIREMENT	Monitor & Report Avg Mo	***	lbs/day	***	Monitor & Report Avg Mo	***	mg/L	1/week	24-Hr Composite	
Facility Comments										TO A CONTRACTOR OF STREET MADE	

ATTACHMENT DETAILS

FILE NAME	ATTACHMENT TYPE	UPLOADED TIME	ATTACHMENT COMMENT
2505979 Inf Eff 2.20.25	Laboratory Analytical Report	3/21/2025 4:04:00 PM	
2506996 Inf Eff 2.27.25	Laboratory Analytical Report	3/21/2025 4:04:39 PM	
W Valley Green DMR Feb 2025	Daily Effluent Monitoring Form	3/21/2025 4:01:10 PM	
W Valley Green Sludge Form Feb 2025	Sewage Sludge / Biosolids Production and Disposal Form	3/21/2025 4:02:21 PM	
2504046 Inf Eff 2,6,25	Laboratory Analytical Report	3/21/2025 4:02:55 PM	
2505085 Inf Eff 2.13.25	Laboratory Analytical Report	3/21/2025 4:03:33 PM	
W Valley Green Inf Proc Cntl Feb 2025	Influent and Process Control Form	3/21/2025 4:01:46 PM	

COMMENT DETAILS

COMMENTS	OPERATOR NAME	OPERATOR CERTIFICATION NUMBER	OPERATOR CONTACT NUMBER
	John Scully	S14080	(215)-766-2626



SUPPLEMENTAL REPORT - INFLUENT & PROCESS CONTROL

Facility Na	ame:
Municipal	ity:

Watershed:

Valley Green STP

Worcester Twp

3-E

County:

Montgomery

Month: February

Year:

2025

NPDES Permit No.: PA0050393

Renewal application due 180 days prior to expiration.

This permit will expire on:

June 30, 2026

T			Influent					Process Control		
Day	Flow (MGD)	BOD₅ (mg/l)	BOD ₅ (lbs)	TSS (mg/l)	TSS (lbs)	Aeration MLSS (mg/l)	Aeration DO (mg/l)	Sludge Wasted (gallons)		
1	0.2409									
2	0.2944									
3	0.2542		,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,						
4	0.2433									
5	0.1124									
6	0.1505	351.0	441	230.0	289					
7	0.1545			A 16.7		1111100				
. 8	0,106						A STATE OF THE STA		V/A/A	
9	0.1596									
10	0.1276									
11	0.1356			7.4				11111 911111 9111111 9111111	7 A. Maria de Caracteria de Ca	
12	0.1137							A		
13	0.1439	285.0	342	328.0	394	artic (VV)				
14	0.1466									
15	0.1157								TPACE RIBEROL	700
16	0.2185									
17	0.1814					A SAN AND AND AND AND AND AND AND AND AND A				
18	0.1394						MANAGEMENT OF THE PROPERTY OF			
19	0.1172									
20	0.1783	250.0	372	158.0	235		1/14 -1-44 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	de la contraction de la contra	, THE PARK THAN	
21	0.0756	A A A							The William III	
22	0.1971						0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0		The state of the s	
23	0.1298									
24	0.1062	The second secon						, in 1,111	, Alabama	
25	0.1372		11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1					The state of the s		11/10/2
26	0.0989	AND DAY WELL BY THE PERSON OF	J. SAAAJANIV							
27	0.1498	440.0	550	144.0	180					
28	0.147	ABANTE								
29										
30	14-700			1.11.11.11.11.11.11.11.11.11.11.11.11.1						
31										
Avg	0.156	332	426	215	274					
Max	0.294	440	550	328	394	,				

I certify under penalty of law that this document was prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. See Pa. C.S. § 4904 (relating to unsworn falsification).

Prepared	By:
Title:	

John Scully Operator

icense No.:	S14080	
)ate:		

3800-FM-BCW0438	3/2012
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SUPPLEMENTAL REPORT SEWAGE SLUDGE / BIOSOLIDS PRODUCTION AND DISPOSAL

\neq	DEPARTMENT OF	F ENVIRONMENTAL P	ROTECTION	SCHAGE SE	ODGE / BIOSOLI	DO I RODOC	TION AND DIO	JOHL				
Facility	Name:	Valley (Green STP				Month: Ja		Year:	2025		
Municip	Municipality: Worcester T Vatershed: 3-E			Co	unty: Montgomery	/	NPDES Per					
Waters	hed:	3-E	-					Renewal application due 180 days prior to expiration				
						This permit will expire on: June 30, 2026						
	S	SEWAGE S	SLUDGE / BIOS	SOLIDS PRODU	CTION INFORMAT	ION (Identify	each off-site ren	noval event and inc	cineration event)		
□ Ch				val events during t		,				,		
	eck fiele i		ewage Sludge/E			Sewage Sludg	o/Riosolids	Sowa	ge Sludge/Biosol	ido		
Date		Liquid S	Hauled Off-site			Hauled Off-site			d and Incinerated			
Date	G	allons	% Solids	Dry Tons	Tons Dewatered	% Solids	Dry Tons	Tons Dewatered	% Solids	Dry Tons		
2/14/25		0,000	2.00	0.834					7.0011.0	D.y Tollo		
2/17/25		15,000	2.00	1.251		***************************************						
		-,		- 117 53 (III	**************************************							
							7.0.0.					
				3713					,			
							77084					
						l						
			TOTAL:	2.085		TOTAL:			TOTAL:			
			SEWAGE SLI	JDGE / BIOSOLID	S AND INCINERATO	R ASH DISPOS	AL AND BENEFIC	IAL USE INFORMAT	ION			
				(Identify all s	ites where biosolids	or ash were di	sposed or land ap	plied)				
	Site I	Name			THE TABLE							
	Munic	ipality										
	Cou									10.00		
	DEP Pe								10.0			
	Type of											
		lied/Dispos										
Ту		posal/Use	`	France								
* 0: - !	Hauler			Franc								
-		for explana										
								ssure that qualified perso				
								nsible for gathering the int		_		
								es for submitting false info	ormation, including the	8		
possibility	y or rine and	u imprisonme	ent for knowing viola	mons. See 18 Pa. C.	S. § 4904 (relating to uns							
		Prepare	ed By: John Sc	ully			nse No.:	S14080				
		Title:	Operato	<u> </u>		Date	:					



ENVIRONMENTAL TESTING LABORATORY U.S. EPA/PA DEP #06-00003

Certificate of Analysis

Laboratory No.: 2504046 **Report:** 02/17/25

Lab Contact: Rafael A Quijada

Attention:

Teresa Peachy

Reported To: Private Utility Enterprises, Inc.

1000 E. Walnut St. Suite 721

Sample Desc: Worcester Valley Green Effluent (Composite)

Perkasie, PA 18944

Project Info: Worcester Valley Green NPDES - wkly

Lab ID: 2504046-01

Collected By: Client

Sampled: 02/06/25 10:00

Received: 02/06/25 12:40

Sample Type: Composite

-	Result	Unit	Rep. Limit	Analysis Method	Analyzed	Notes	Analyst	Action Level
General Chemistry								
Ammonia as N	0.18	mg/L	0.02	EPA 350.1 Rev 2.0	02/07/25		SNF	2
Carbonaceous Biochemical Oxygen Demand	4.1	mg/L	2.0	SM 5210 B	02/07/25 10:08		LEH	10
Nitrate as N	46.4	mg/L	1.00	EPA 300.0 Rev 2.1	02/06/25 22:39		NJG	
Nitrite as N	<0.10	mg/L	0.10	EPA 300.0 Rev 2.1	02/06/25 22:39		NJG	
Nitrate+Nitrite as N	<46.50	mg/L	1.10	CALCULATED	02/06/25 22:39		NJG	
Nitrogen, Total	<47.00	mg/L	1.60	CALCULATED	02/09/25 22:39		JMW	
Nitrogen, Total Kjeldahl (TKN)	<0.50	mg/L	0.50	EPA 351.2 Rev 2.0	02/09/25		JMW	
Phosphorus as P, Total	0.44	mg/L	0.01	SM 4500-P F	02/07/25		SNF	0.61
Solids, Total Suspended	7	mg/L	1	SM 2540 D	02/07/25		ALD	16

Lab ID: 2504046-02

Collected By: Client

Sampled: 02/06/25 10:00

Received: 02/06/25 12:40

Sample Type: Grab

Sample Desc: Worcester Valley Green Effluent (Grab)

	Result	Unit	Rep. Limit	Analysis Method	Incubated	Analyzed	Notes	Analyst	Action Level
Microbiology									
Fecal Coliform	<2	CFU/100mL	2	SM 9222 D	2/6/25 15:05	2/7/25 13:47		MAC	200

Lab ID: 2504046-03

Collected By: Client

Sampled: 02/06/25 10:00

Received: 02/06/25 12:40

Sample Desc: Worcester Valley Green Influent (Composite)

	Result	Unit	Rep. Limit	Analysis Method	Analyzed	Notes	Analyst	Action Level
General Chemistry								
Biochemical Oxygen Demand	351	mg/L	40.0	SM 5210 B	02/07/25 8:51		SXS	
Solids, Total Suspended	230	mg/L	. 1	SM 2540 D	02/07/25		ALD	





ENVIRONMENTAL TESTING LABORATORY U.S. EPA/PA DEP #06-00003

Certificate of Analysis

Laboratory No.: 2505085 **Report:** 02/21/25

Lab Contact: Rafael A Quijada

Attention:

Teresa Peachy

Reported To: Private Utility Enterprises, Inc.

1000 E. Walnut St. Suite 721

Perkasie, PA 18944

Project Info: Worcester Valley Green NPDES - wkly

Lab ID: 2505085-01

Collected By: Client

Sampled: 02/13/25 10:10

Received: 02/13/25 14:05

Sample Type: Composite

Sample Desc: Worcester Valley Green Effluent (Composite)

	Result	Unit	Rep. Limit	Analysis Method	Analyzed	Notes	Analyst	Action Level
General Chemistry								
Ammonia as N	0.18	mg/L	0.02	EPA 350.1 Rev 2.0	02/14/25		SNF	2
Carbonaceous Biochemical Oxygen Demand	2.5	mg/L	2.0	SM 5210 B	02/14/25 8:30		LEH	10
Nitrate as N	44.6	${\sf mg/L}$	1.00	EPA 300.0 Rev 2.1	02/13/25 22:25		NJG	
Nitrite as N	<0.10	mg/L	0.10	EPA 300.0 Rev 2.1	02/13/25 22:25		NJG	
Nitrate+Nitrite as N	<44.70	mg/L	1.10	CALCULATED	02/13/25 22:25		NJG	
Nitrogen, Total	<45.20	mg/L	1.60	CALCULATED	02/18/25 16:39		SNF	
Nitrogen, Total Kjeldahl (TKN)	<0.50	mg/L	0.50	EPA 351.2 Rev 2.0	02/18/25		SNF	
Phosphorus as P, Total	0.32	mg/L	0.01	SM 4500-P F	02/14/25		SNF	0.61
Solids, Total Suspended	6	mg/L	1	SM 2540 D	02/14/25		ALD	16

Lab ID: 2505085-02

Sample Desc: Worcester Valley Green Effluent (Grab)

Collected By: Client

Sampled: 02/13/25 10:10

Received: 02/13/25 14:05

Sample Type: Grab

_	Result	Unit	Rep. Limit	Analysis Method	Incubated	Analyzed	Notes	Analyst	Action Level
Microbiology Fecal Coliform	<2	CFU/100mL	2	SM 9222 D	2/13/25 15:14	2/14/25 13:30		JMW	200

Lab ID: 2505085-03

Collected By: Client

Sampled: 02/13/25 10:10

Received: 02/13/25 14:05

Sample Desc: Worcester Valley Green Influent (Composite)

	Result	Unit	Rep. Limit	Analysis Method	Analyzed	Notes	Analyst	Action Level
General Chemistry								
Biochemical Oxygen Demand	285	mg/L	40.0	SM 5210 B	02/14/25 8:21		LEH	
Solids, Total Suspended	328	mg/L	1	SM 2540 D	02/14/25		ALD	





ENVIRONMENTAL TESTING LABORATORY U.S. EPA/PA DEP #06-00003

Certificate of Analysis

Laboratory No.: 2505979

Report: 02/27/25

Lab Contact: Rafael A Quijada

Attention:

Teresa Peachy

Reported To: Private Utility Enterprises, Inc.

1000 E. Walnut St. Suite 721

Perkasie, PA 18944

Project Info: Worcester Valley Green NPDES - wkly

Lab ID: 2505979-01

Collected By: Client

Sampled: 02/20/25 10:00

Received: 02/20/25 13:45

Sample Desc: Worcester Valley Green Effluent (Composite)

Sample Type: Composite

	Result	Unit	Rep. Limit	Analysis Method	Analyzed	Notes	Analyst	Action Level
General Chemistry								
Ammonia as N	0.57	mg/L	0.02	EPA 350.1 Rev 2.0	02/21/25		SNF	2
Carbonaceous Biochemical Oxygen Demand	<2.0	mg/L	2.0	SM 5210 B	02/21/25 8:52	BS1	LEH	10
Nitrate as N	40.0	mg/L	1.00	EPA 300.0 Rev 2.1	02/21/25 1:04		NJG	
Nitrite as N	<0.10	mg/L	0.10	EPA 300.0 Rev 2.1	02/21/25 1:04		NJG	
Nitrate+Nitrite as N	<40.10	mg/L	1.10	CALCULATED	02/21/25 1:04		NJG	
Nitrogen, Total	<40.60	mg/L	1.60	CALCULATED	02/26/25 15:32		SNF	
Nitrogen, Total Kjeldahl (TKN)	<0.50	mg/L	0.50	EPA 351.2 Rev 2.0	02/26/25		SNF	
Phosphorus as P, Total	0.39	mg/L	0.01	SM 4500-P F	02/21/25		SNF	0.61
Solids, Total Suspended	9	mg/L	1	SM 2540 D	02/21/25		ALD	16

Lab ID: 2505979-02

Sample Desc: Worcester Valley Green Effluent (Grab)

Collected By: Client

Sampled: 02/20/25 10:00

Received: 02/20/25 13:45

Sample Type: Grab

	Result	Unit	Rep. Limit	Analysis Method	Incubated	Analyzed	Notes	Analyst	Action Level
Microbiology Fecal Coliform	<2	CFU/100mL	2	SM 9222 D	2/20/25 15:10	2/21/25 14:15		JMW	200

Lab ID: 2505979-03

Collected By: Client

Sampled: 02/20/25 10:00

Received: 02/20/25 13:45

Sample Desc: Worcester Valley Green Influent (Composite)

	Result	Unit	Rep. Limit	Analysis Method	Analyzed	Notes	Analyst	Action Level
General Chemistry	7.000							
Biochemical Oxygen Demand	250	mg/L	40.0	SM 5210 B	02/21/25 10:00	BS1	LEH	
Solids, Total Suspended	158	mg/L	1	SM 2540 D	02/21/25		ALD	





ENVIRONMENTAL TESTING LABORATORY U.S. EPA/PA DEP #06-00003

Certificate of Analysis

Laboratory No.: 2506996

Report: 03/06/25

Lab Contact: Rafael A Quijada

Attention:

Teresa Peachy

Reported To: Private Utility Enterprises, Inc.

1000 E. Walnut St. Suite 721

Perkasie, PA 18944

Project Info: Worcester Valley Green NPDES - wkly

Lab ID: 2506996-01

Collected By: Client

Sampled: 02/27/25 09:45

Received: 02/27/25 14:15

Sample Type: Composite

Sample Desc:	Worcester Valley Green Effluent (Composite)

	Result	Unit	Rep. Limit	Analysis Method	Analyzed	Notes	Analyst	Action Level
General Chemistry				· · · · · · · · · · · · · · · · · · ·				
Ammonia as N	0.07	mg/L	0.02	EPA 350.1 Rev 2.0	02/27/25		SNF	2
Carbonaceous Biochemical Oxygen Demand	5.7	mg/L	2.0	SM 5210 B	02/28/25 11:28		KMD	10
Nitrate as N	42.9	mg/L	1.00	EPA 300.0 Rev 2.1	02/28/25 2:08		JAF	
Nitrite as N	<0.10	mg/L	0.10	EPA 300.0 Rev 2.1	02/28/25 2:08		JAF	
Nitrate+Nitrite as N	<43.00	mg/L	1.10	CALCULATED	02/28/25 2:08		JAF	
Nitrogen, Total	<43.50	mg/L	1.60	CALCULATED	02/28/25 17:52		SNF	
Nitrogen, Total Kjeldahl (TKN)	<0.50	mg/L	0.50	EPA 351.2 Rev 2.0	02/28/25		SNF	
Phosphorus as P, Total	0.52	mg/L	0.01	SM 4500-P F	02/27/25		SNF	0.61
Solids, Total Suspended	12	mg/L	1	SM 2540 D	03/03/25		ALD	16

Lab ID: 2506996-02

Sample Desc: Worcester Valley Green Effluent (Grab)

Collected By: Client

Sampled: 02/27/25 09:45

Received: 02/27/25 14:15

Sample Type: Grab

	Result	Unit	Rep. Limit	Analysis Method	Incubated	Analyzed	Notes	Analyst	Action Level
Microbiology	~ 0	CFU/100mL	2	CM 0222 D	2/27/25	2 /28 /25		TA DV/	200
Fecal Coliform	<2	Cr-O/ ToomL	2	SM 9222 D	2/27/25 14:52	2/28/25 13:25		JMW	200

Lab ID: 2506996-03

Collected By: Client

Sampled: 02/27/25 09:45

Received: 02/27/25 14:15

Sample Desc: Worcester Valley Green Influent (Composite)

	Result	Unit	Rep. Limit	Analysis Method	Analyzed	Notes	Analyst	Action Level
General Chemistry								
Biochemical Oxygen Demand	440	mg/L	40.0	SM 5210 B	02/28/25 12:15	B-04	JTS	
Solids, Total Suspended	144	mg/L	1	SM 2540 D	03/03/25		ALD	



VALLEY GREEN WWTP DITCHES 1 & 2

Worcester

NPDES PERMIT # PA0050939

Month: February

Year:

2025

#1

DEC = Decanting

	Blower		Blower		Blower		Blower		Compressor	Filt	er Clearwe	ll Lift Pumps	
DAY	1	PSI	2	PSI	3	PSI	4	PSI	PSI	1	D/H	2	D/H
1	11712.2	9.0	11707.9	8.2	6982.3	7.0	4748.9	0.0		•			
2	11735.2	9.0	11730.8	8.2	6982.3	7.0	4748.9	0.0					
3	11760.5	8.8	11756.2	8.6	6982.3	0.0	4748.9	0.0					
4	11785.5	8.8	11781.2	8.6	6982.3	0.0	4748.9	0.0					
5	11806.3	8.8	11802.0	8.6	7002.4	7.3	4748.9	7.4					
6	11828.4	9.2	11824.1	8.2	7024.5	7.6	4748.9	7.8					
7	11854.7	9.0	11850.4	8.2	7050.8	7.6	4748.9	7.8					
8	11883.0	9.0	11878.7	8.2	7079.1	7.6	4748.9	7.8					
9	11902.3	9.0	11898.4	8.2	7098.8	7.6	4748.9	0.0					;
10	11928.6	9.0	11924.3	8.0	7098.9	0.0	4748.9	0.0					
11	11954.7	9.0	11950.4	8.0	7098.9	0.0	4748.9	0.0					
12	11975.0	9.0	11970.7	8.0	7119.1	6.6	4748.9	7.2					
13	11999.9	9.0	11996.0	8.2	7142.5	7.0	4748.9	7.2				,	
14	12022.4	9.0	12018.1	8.2	7144.5	7.0	4748.9	7.2					
15	12048.4	9.0	12043.8	8.0	7170.6	7.5	4748.9	7.2					
16	12068.5	9.0	12064.1	8.0	7190.4	7.0	4748.9	7.2					
17	12094.2	9.0	12089.9	8.2	7190.4	0.0	4748.9	0.0					
18	12122.1	9.0	12117.8	8.0	7190.4	0.0	4748.9	0.0					
19	12145.5	8.8	12141.2	8.2	7193.4	7.0	4748.9	7.2					
20	12164.6	8.8	12160.3	8.2	7208.6	7.2	4748.9	7.4					
21	12192.7	8.8	12188.4	8.2	7236.7	7.2	4748.9	7.4					
22	12207.8	8.8	12203.5	8.2	7251.8	7.2	4748.9	0.0					
23	12242.3	8.8	12238.6	8.2	7286.5	0.0	4748.9	0.0					
24	12264.5	8.6	12260.2	8.2	7286.5	0.0	4748.9	0.0					
25	12289.0	8.6	12284.7	8.2	7287.4	7.2	4748.9	7.4					
26	12311.3	8.8	12307.0	7.6	7307.4	6.2	4748.9	7.6					
27	12331.7	8.6	12327.4	7.8	7327.6	6.8	4748.9	7.2					
28	12359.7	8.6	12355.4	7.8	7355.8	7.0	4748.9	7.2					
29									***				
30													
31													

Valley Green Worcester

NPDES PERMIT # PA0050393

Month: February

Year:

2025

	Op	Influ	ent	. E	ffluent		Influent			Effluent		
DAY	Int	Totalizer	GPD	Totalizer x 10	GPM	MGD	PH	PH	DO	NH3	Phos	NO3
1	МВ	30024328	0.240949	4041625	84	0.1346		6.73	9.96	0.2		
2	МВ	30265277	0.294406	4042971	154	0.1642		7.04	9.81	0.2		
3	JO	30559683	0.254152	4044613	105	0.1650		6.86	10.31	0.1	0.1	
4	JO	30813835	0.243326	4046263	10	0.1102		7.16	10.42	0.1	0.1	
5	JO	31057161	0.112429	4047365	34	0.1448		7.50	10.33	0.1	0.1	
6	JO	31169590	0.150490	4048813	102	0.1602		8.10	10.04	0.1	0.1	
7	JO	31320080	0.154496	4050415	89	0.1602		7.61	10.15	0.1	0.1	
8	JO	31474576	0.105968	4052017	49	0.1128		7.28	10.04	0.1	0.1	
9	MB	31580544	0.159598	4053145	85	0.1735		7.02	10.80	0.2		
10	JO	31740142	0.127645	4054880	51	0.1659		6.62	10.16	0.1	0.1	
11	ΙÒ	31867787	0.135551	4056539	161	0.1231		6.78	10.24	0.1	0.1	
12	JO	32003338	0.113727	4057770	90	0.1590		7.38	10.83	0.1	0.1	,
13	JO	32117065	0.143885	4059360	61	0.1396		7.05	10.59	0.1	0.1	
14	JO	32260950	0.146576	4060756	95	0.1502		6.92	10.62	0.1	0.1	
15	CW	32407526	0.115733	4062258	71	0.1238		8.38	11.39	0.1		
16	CW	32523259	0.218455	4063496	85	0.1811		7.70	10.71	0.1		
17	JO	32741714	0.181370	4065307	58	0.1883		7.78	10.62	0.1	0.1	
18	JO	32923084	0.139446	4067190	142	0.1584		6.91	10.84	0.1	0.1	
19	JO	33062530	0.117210	4068774	160	0.1200		6.68	10.22	0.1	0.1	
20	JO	33179740	0.178291	4069974	71	0.1719		6.29	11.89	0.1	0.1	
21	JO	33358031	0.075598	4071693	49	0.0906		7.35	11.84	0.1	0.1	
22	MB	33433629	0.197122	4072599	164	0.2094		7.41	10.91	0.2		
23	MB	33630751	0.129845	4074693	53	0.1362		9.10	11.03	0.6		
24	JO	33760596	0.106223	4076055	89	0.1499		8.71	10.86	0.2	0.1	
25	JO	33866819	0.137158	4077554	83	0.1350		8.48	10.52	0.2	0.1	
26	JO	34003977	0.098936	4078904	82	0.1106		7.01	10.29	0.1	0.1	
27	JO	34102913	0.149812	4080010	67	0.1622		6.80	9.53	0.1	0.1	
28	JO	34252725	0.146983	4081632	77	0.1559		6.97	9.68	0.1	0.1	
29												
30												
31												
		Average:	0.1563		Avg:	0.1485	Min:	6.29	9.53			
		Max:	0.294406		Total:	4.1566	Max:	9.10	11.89			

VALLEY GREEN WWTP Worcester

NPDES PERMIT # PA0050939

Month:

February

Year:

2025

Aeration Ditches 1 & 2

DAY 1 2	Side 1 50	Side 2	Side	Side				mps							Post	
1		2		Side	Pump		Pump		Main Blower		Main Blower		EQ Blower		Aeration	- 1.00
	50	-	3	4	1	D/H	2	D/H	1	PSI	2	PSI		PSI	Blower	PSI
2		50	50	50	8992.0	2.5	8317.4	2.5	52117.9		41761.7	8.2	75113.5	0.0	70137.3	0.0
4	50	50	50	50	8994.5	3.0	8319.9	3.2	52117.9		41784.7	8.2	75113.5	0.0	70137.3	0.0
3	25	25	25	25	8997.5	2.7	8323.1	2.3	52117.9		41808.3	8.2	75113.5	0.0	70137.3	0.0
4	25	25	25	25	9000.2	2.5	8325.4	2.2	52117.9		41828.8	8.2	75113.5	0.0	70137.3	0.0
5	25	25	25	25	9002.7	1.9	8327.6	1.9	52117.9		41851.1	8.2	75113.5	0.0	70137.3	0.0
6	25	25	25	25	9004.6	2.9	8329.5	2.7	52117.9		41873.8	8.2	75113.5	5.4	70137.3	0.0
7	25	25	25	25	9007.5	3.0	8332.2	2.8	52117.9		41899.6	8.2	75116.6	5.6	70137.3	0.0
8	25	25	25	25	9010.5	2.1	8335.0	2.0	52117.9		41929.0	8.2	75118.0	5.8	70137.3	0.0
9	25	25	25	25	9012.6	3.1	8337.0	3.1	52117.9		41948.8	8.2	75118.3	0.0	70137.3	0.0
10	25	25	25	25	9015.7	2.5	8340.1	2.5	52117.9		41974.6	8.0	75118.5	0.0	70137.3	0.0
11	25	25	25	25	9018.2	2.4	8342.6	2.7	52117.9		42000.5	8.0	75118.5	0.0	70137.3	0.0
12	25	25	25	25	9020.6	2.0	8345.3	2.3	52117.9		42020.9	8.2	75118.6	0.0	70137.3	0.0
13	25	25	25	25	9022.6	2.5	8347.6	2.6	52117.9		42043.0	8.2	75119.8	0.0	70137.3	0.0
14	25	25	25	25	9025.1	2.6	8350.2	2.7	52117.9		42068.5	8.2	75119.8	0.0	70137.3	0.0
15	25	25	25	25	9027.7	2.0	8352.9	2.8	52117.9		42094.1	8.0	75120.3	0.0	70137.3	0.0
16	25	25	25	25	9029.7	4.2	8355.7	3.4	52117.9		42114.4	8.0	75120.3	0.0	70137.3	0.0
17	25	25	25	25	9033.9	3.3	8359.1	3.3	52117.9		42140.1	8.0	75120.3	0.0	70137.3	0.0
18	25	25	25	25	9037.2	2.6	8362.4	2.5	52117.9		42167.9	8.2	75120.3	0.0	70137.3	0.0
19	25	25	25	25	9039.8	2.3	8364.9	2.3	52117.9		42191.3	8.2	75120.3	0.0	70137.3	0.0
20	25	25	25	25	9042.1	3.2	8367.2	3.4	52117.9		42210.3	8.2	75120.3	0.0	70137.3	0.0
21	25	25	25	25	9045.3	1.4	8370.6	1.3	52117.9		42238.4	8.2	75120.3	0.0	70137.3	0.0
22	25	25	25	25	9046.7	3.8	8371.9	3.7	52117.9		42253.6	8.2	75120.3	0.0	70137.3	0.0
23	25	25	25	25	9050.5	2.5	8375.6	2.3	52117.9		42288.1	8.2	75120.3	0.0	70137.3	0.0
24	25	25	25	25	9053.0	2.1	8377.9	2.0	52117.9		42310.3	8.0	75120.3	0.0	70137.3	0.0
25	25	25	25	25	9055.1	2.9	8379.9	2.4	52117.9		42334.7	8.0	75121.4	7.4	70137.3	0.0
26	25	25	25	25	9058.0	2.0	8382.3	1.8	52117.9		42357.2	8.0	75121.4	0.0	70137.3	0.0
27	25	25	25	25	9060.0	3.1	8384.1	2.8	52117.9		42377.4	8.2	75121.4	0.0	70137.3	0.0
28	25	25	25	25	9063.1	3.2	8386.9	2.7	52117.9		42405.5	8.2	75121.4	0.0	70137.3	0.0
29																
30																
31																

VALLEY GREEN WWTP

Worcester

NPDES PERMIT # PA0050939

Month:

February Year:

2025

#4	Aluminur	n Chloric	le Pump	Setting	gs %			1444	Weekly		Gen Remote	Rain	
	Tote	Side	Side	Side	Side	Siudge	Daily	UV	Outfall	Auto -	Display	Fall	Outside
· DAY	Inches	1	2	3	4	Removal	UV	Hours	Inspt	Dialer	Panel	Inches	Temp
1	OK	4	4	4	4		0.1	33910		✓	364.48		41°
2	OK	4	4	4	4		0.1	33933		√	364.48		21°
. 3	OK	4	4	4	4		0.1	33958		✓	364.48		46°
4	OK	4	4 .	4	4		0.1	33983		√	365.18		45°
5	OK	4	4	4	4		0.1	34004		✓	365.18		30°
6	OK	4	4	4	4		0.1	34026		✓	365.18	0.4	32°
7	OK	4	4	4	4		0.1	34053		✓	365.18	0.5	43°
8	OK	4	4	4	4		0.1	34081		✓	365.18		32°
9	OK	4	4	4	4		0.1	34100		✓	365.18		30°
10	OK	4	4	4	4		0.1	34127		✓	365.18		39°
11	OK	4	4	4	4		0.1	34153		✓	365.48		34°
12	ОК	4	4	4	4		0.1	24173		✓	365.48		34°
13	OK	4	4	4	4		0.1	34194		✓	365.48		43°
14	OK	5	5	5	5	10000	0.1	34220		✓	365.48		34°
15	OK	5	5	5	5		0.1	34240		✓	365.48		30°
16	OK	5	5	5	5		0.1	34266		√	365.48		36°
17	OK	5	5	5	5	15000	0.1	34292		✓	365.48		34°
18	OK	5	5	5	5		0.1	34320		✓	365.48		27°
19	OK	5	5	5	5		0.1	34342		✓	365.48		28°
20	OK	4	4	4	4		0.1	34362		✓	366.60		25°
21	OK	4	4	4	4		0.1	34391		✓	366.60	1	37°
22	OK	4	4	4	4		0.1	34406		✓	366.60		20°
23	OK	4	4	4	4		0.1	34440		✓	366.60		42°
24	OK	4	4	4	4		0.1	34463		✓	366.60		54°
25	NT	4	4	4	4		0.1	34487		✓	366.73		57°
26	OK	4	4	4	4		0.1	34509		✓	366.73		59°
27	OK	4	4	4	4		0.1	34530		✓	366.73		45°
28	OK	4	4	4	4		0.1	34558		✓	366.73		50°
29													
30													
31													

VALLEY GREEN

Worcester

Month: February

Year:

2025

#5

NPDES PERMIT # PA0050393

	Dito	hes 3 &	4 EQ Pumps				Sand	Filter for	Ditches 3 & 4		Sand Filter for Ditches 3 & 4							
	Pump		Pump		Backwash		Backwash		Mudwell		Mudwell							
DAY	1	D/H	2	D/H	1	D/H	2	D/H	1	D/H	2	D/H	Generator					
1	64901.6	22.7	19865.9	0.0									732.0					
2	64924.3	25.3	19865.9	0.0									732.0					
3	64949.6	25.0	19865.9	0.0									732.0					
4	64974.6	20.8	19865.9	0.0									732.1					
5	64995.4	22.2	19865.9	0.0									732.1					
6	65017.6	26.2	19865.9	0.0									732.1					
7	65043.8	28.4	19865.9	0.0									732.1					
8	65072.2	19.6	19865.9	0.0									732.1					
9	65091.8	26.0	19865.9	0.0									732.1					
10	65117.8	26.1	19865.9	0.0									732.2					
11	65143.9	20.2	19865.9	0.0									732.2					
12	65164.1	25.4	19865.9	0.0									732.2					
13	65189.5	22.1	19865.9	0.0									732.2					
14	65211.6	25.6	19865.9	0.0									732.2					
15	65237.2	18.4	19865.9	0.0									732.2					
16	65255.6	26.0	19865.9	0.0									732.2					
17	65281.6	27.9	19865.9	0.0									732.2					
18	65309.5	23.4	19865.9	0.0									732.3					
19	65332.9	19.1	19865.9	0.0									732.3					
20	65352.0	28.1	19865.9	0.0									732.3					
21	65380.1	15.1	19865.9	0.0									732.3					
22	65395.2	34.5	19865.9	0.0									732.3					
23	65429.7	22.2	19865.9	0.0									732.3					
24	65451.9	24.5	19865.9	0.0									732.3					
25	65476.4	22.3	19865.9	0.0									732.4					
26	65498.7	20.4	19865.9	0.0									732.4					
27	65519.1	28.0	19865.9	0.0									732.4					
28	65547.1	27.7	19865.9	0.0									732.4					
29	,																	
30																		
31					-													

VALLEY GREEN WWTP Worcester

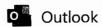
NPDES PERMIT # PA0050393

Month: February

Year:

2025

	Compressor			Ditches	1 & 2	-				Sand	Filter for	Ditches 1 & 2			
	Tank/	EQ Pump			Pump			Backwash		Backwash		Mudwell		Mudwell	
DAY	Output	1	D/H	Amps	2	D/H	Amps	1	D/H		D/H	1	D/H	2	D/H
1		27754.0	0.0	0.00	54437.3	22.9	3.32								
2		27754.0	0.0	0.00	54460.2	25.3	3.33								
3		27754.0	0.0	0.00	54485.5	22.3	3.27								
4		27754.0	0.0	0.00	54507.8	22.4	3.28								
5		27754.0	0.0	0.00	54530.2	22.6	3.35								
6		27754.0	0.0	0.00	54552.8	25.9	3.32								
7		27754.0	0.0	0.00	54578.7	29.4	3.28								
8		27754.0	0.0	0.00	54608.1	19.7	3.33								
9		27754.0	0.0	0.00	54627.8	25.9	3.34								
10		27754.0	0.0	0.00	54653.7	25.8	3.28								
11		27754.0	0.0	0.00	54679.5	20.5	3.30								
12		27754.0	0.0	0.00	54700.0	22.1	3.27								
13		27754.0	0.0	0.00	54722.1	25.4	3.31								
14		27754.0	0.0	0.00	54747.5	25.7	3.29								
15		27754.0	0.0	0.00	54773.2	20.2	3.28								
16		27754.0	0.0	0.00	54793.4	26.1	3.29								
17		27754.0	0.0	0.00	54819.5	27.8	3.33								
18		27754.0	0.0	0.00	54847.3	23.3	3.29								
19		27754.0	0.0	0.00	54870.6	19.1	3.28								
20		27754.0	0.0	0.00	54889.7	28.1	3.28	-							
21		27754.0	0.0	0.00	54917.8	15.2	3.27								
22		27754.0	0.0	0.00	54933.0	34.5	3.28								
23		27754.0	0.0	0.00	54967.5	22.2	3.32								
24		27754.0	0.0	0.00	54989.7	24.4	3.28								
25		27754.0	0.0	0.00	55014.1	22.4	3.27								
26		27754.0	0.0	0.00	55036.5	20.3	3.29								
27		27754.0	0.0	0.00	55056.8	28.1	3.29								
28		27754.0	0.0	0.00	55084.9	27.6	3.30								
29															
30															
31															



FW: Your eDMR Report Has Been Received For Permit No. PA0055671

Date Wed 3/26/2025 1:48 PM

To Debbie Dunfee <Ddunfee@pueinc.com>

From: depgreenporthelpdesk@pa.gov <depgreenporthelpdesk@pa.gov>

Sent: Wednesday, March 26, 2025 1:48:15 PM (UTC-05:00) Eastern Time (US & Canada)

To: jscullypue@gmail.com <jscullypue@gmail.com>; tryan@worcestertwp.com <tryan@worcestertwp.com>;

jscullypue@gmail.com <jscullypue@gmail.com>

Subject: Your eDMR Report Has Been Received For Permit No. PA0055671

This email is to confirm that the following report was received by DEP through the eDMR system:

Facility Name: BERWICK PLACE STP

Permit Number: PA0055671 Report Frequency: Monthly

Report Type: DMR

Reporting Period: 02/01/2025-02/28/2025

Report Due Date: 03/28/2025

Submitted By: John Scully Submission Id: 514001 Submission Status: Received

Submission Type: Original

To view the details of this report, access the eDMR system through DEP's <u>GreenPort</u> and select the link for View/Revise Submitted.



COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF CLEAN WATER

DISCHARGE MONITORING REPORT (DMR)

MONITORING PERIOD

то

YEAR

2025

NAME: WORCESTER TWP MONTGOMERY CNTY

ADDRESS: PO BOX 7671721 VALLEY FORGE RD, WORCESTER, PA, 194900767

FACILITY: BERWICK PLACE STP

LOCATION: E. MT KIRK RD, WORCESTER, PA, 19490-0767

STAGE:

Final Effluent

PA0055671
PERMIT NUMBER

MO

02

YEAR

2025

DAY

01

001
OUTFALL NUMBER

MO

02

DAY

28

Reporting Frequency: Monthly

DMR Effective From: 02/01/2025

DMR Effective To: 02/28/2025

Permit Expires: 10/31/2026
Permit Application Due: 05/04/2026

10/31/2026

No Discharge:

		QUANTITY	OR LOADIN	NG	QU	ANTITY OR CON	CENTRATIC	N	SAMPLING FREQUENCY	SAMPLING TYPE
PARAMETER		VALUE	VALUE	UNITS	VALUE	VALUE	VALUE	UNITS	SAMPLING PREQUENCY	SAMPLING TYPE
	SAMPLE MEASUREMENT	***	***		9.41	*** ,	***		1/day	Grab
Dissolved Oxygen (00300)	PERMIT REQUIREMENT	**	***		5.0 Daily Min	***	***	mg/L	1/day	Grab
	SAMPLE MEASUREMENT	***	***		7.75	***	8.59		1/day	Grab
pH (00400)	PERMIT REQUIREMENT	# 11	***		6.0 Inst Min	***	9.0 IMAX	S.U.	1/day	Grab
	SAMPLE MEASUREMENT	<.7	<.8		***	<1	<1		1/week	24-Hr Composite
Total Suspended Solids (00530)	PERMIT REQUIREMENT	12.5 Avg Mo	18,8 Wkly Avg	lbs/day	***	10 Avg Mo	15 Wkly Avg	mg/L	1/week	24-Hir Composite
	SAMPLE MEASUREMENT	<3	***		***	3.91	***		1/week	24-Hr Composite
Total Nitrogen (00600)	PERMIT REQUIREMENT	Monitor & Report Avg Mo	***	lbs/day	****	Monitor & Report Avg Mo	***	mg/L	1/week	24-Hr Composite
	SAMPLE MEASUREMENT	.2	.3		***	.3	.5		1/week	24-Hr Composite
Ammonia-Nitrogen (00610)	PERMIT REQUIREMENT	3.8 Avg Mo	5,6 Wkly Avg	lbs/day	****	3.0 Avg Mo	4.5 Wkly Avg	mg/L	1/week	24-Hr Composite
	SAMPLE MEASUREMENT	<1.9	<3.4		***	<3	<5		1/week	24-Hr Composite
Nitrate-Nitrite as N (00630)	PERMIT REQUIREMENT	12.5 Avg Mo	18.8 Wkly Avg	lbs/day	****	10 Avg Mo	15 Wkly Avg	mg/L	1/week	24-Hr Composite
	SAMPLE MEASUREMENT	.3	***		***	.5	***		1/week	24-Hr Composite
Total Phosphorus (00665)	PERMIT REQUIREMENT	.7 Avg Mø	***	lbs/day	***	1.5 Avg Mo	•	mg/L	1/week	24-Hr Composite



COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF CLEAN WATER

DISCHARGE MONITORING REPORT (DMR)

DADAMETER		QUANTI	TY OR LOADING		QUANTITY	ORCON	CENTRAT	TON	SAMPLING FREQUENCY	SAMPLING TYPE
PARAMETER		VALUE	VALUE	UNITS	VALUE	VALUE	VALUE	UNITS	SAMPLING FREQUENCY	SAIVIPLING THE
	SAMPLE MEASUREMENT	***	***		.4	***	***		1/day	Measured
Ultraviolet light intensity (49607)	PERMIT REQUIREMENT				Monitor & Report Daily Min	***	of the contract of the contrac	mW/cm²	1/day	Measured
	SAMPLE MEASUREMENT	.0785	.1398		***	***	***		Continuous	Metered
Flow (50050)	PERMIT REQUIREMENT	Monitor & Report Avg Mo	Monitor & Report Daily Max	MGD	***	***	**		Continuous	Metered
	SAMPLE MEASUREMENT	***	***		***	<2	<2		1/week	Grab
Fecal Coliform (74055)	PERMIT REQUIREMENT	***				200 Geo Mean	1000 IMAX	No./100 ml	1/week	Grab
Carbonaceous Biochemical Oxygen Demand	SAMPLE MEASUREMENT	<1.4	<1.6		***	<2	2		1/week	24-Hr Composite
(CBOD5) (80082)	PERMIT REQUIREMENT	12.5 Avg Mo	18.8 Wkly Avg	lbs/day	***	10 Avg Mo	15 Wkly Avg	mg/L	1/week	24-Hr Composite
Facility Comments										

3800-FM-BCW0462 12/2016 pennsylvania DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF CLEAN WATER

DISCHARGE MONITORING REPORT (DMR)

NAME:	WORCESTER TWP MONTGOMERY CNTY	PA	005567	1]	001			Reporting Frequency:	Monthly	
ADDRESS	PO BOX 7671721 VALLEY FORGE RD, WORCESTER, PA, 19490-		PERMIT NUMBER				OUTFA	LL NUN	BER	DMR Effective From:	02/01/2025
	0767	,				-				DMR Effective To:	02/28/2025
FACILITY:	BERWICK PLACE STP	[MONI	TORING	PERIOD			Permit Expires:	10/31/2026
LOCATION	E, MT KIRK RD, WORCESTER, PA , 19490-0767		YEAR	мо	DAY		YEAR	МО	DAY	,	05/04/2026
STAGE:	Raw Sewage Influent	FROM	2025	02	01	то	2025	02	28	фр	
		FROM [L] 10				No Discharge:	

DARAMETER		QUANTITY	OR LOADING		QUANTITY OR CONCENTRATION				SAMPLING FREQUENCY	SAMPLING TYPE
PARAMETER		VALUE	VALUE	UNITS	VALUE	VALUE	VALUE VALUE		SAMPLING PREQUENCY	SAMPLING TIPE
	SAMPLE MEASUREMENT	160	***		***	231	***		1/week	24-Hr Composite
Biochemical Oxygen Demand (BOD5) (00310)	PERMIT REQUIREMENT	Monitor & Report Avg Mo	***	lbs/day	***	Monitor & Report Avg Mo		mg/L	1/week	24-Hr Composite
	SAMPLE MEASUREMENT	64	***		***	93	***		1/week	24-Hr Composite
Total Suspended Solids (00530)	PERMIT REQUIREMENT	Monitor & Report Avg Mo	***	lbs/day	**	Monitor & Report Avg Mo	***	mg/L	1/week	24-Hr Composite
Facility Comments										

ATTACHMENT DETAILS

ATTACHMENT DETAILS			
FILE NAME	ATTACHMENT TYPE	UPLOADED TIME	ATTACHMENT COMMENT
2504045 Inf Eff 2.20.25	Laboratory Analytical Report	3/21/2025 2:42:25 PM	
2505084 Inf Eff 2.27.25	Laboratory Analytical Report	3/21/2025 2:43:17 PM	
2502017 Inf Eff 2.6.25	Laboratory Analytical Report	3/21/2025 2:41:19 PM	
2503107 Inf Eff 2.13.25	Laboratory Analytical Report	3/21/2025 2:41:49 PM	
Berwick DMR Feb 2025	Daily Effluent Monitoring Form	3/21/2025 2:39:15 PM	
Berwick Inf Proc Cntl Feb 2025	Influent and Process Control Form	3/21/2025 2:39:52 PM	
Berwick Sludge Form Feb 2025	Sewage Sludge / Biosolids Production and Disposal Form	3/21/2025 2:40:27 PM	

COMMENT DETAILS

COMMENTS	OPERATOR NAME	OPERATOR CERTIFICATION NUMBER	OPERATOR CONTACT NUMBER
	John Scully	S14080	(215)-766-2626



SUPPLEMENTAL REPORT DAILY EFFLUENT MONITORING

Facility Name: Municipality: Watershed:

Laboratories:

Berwick Place STP

3-E

Worcester Twp MJ Reider Associates, Inc County: Montgomery Coun Month: 2 (select number)

Year: Outfall:

Permit No.: PA0055671 Renewal application due 180 days prior to expiration.

2025 001

This permit will expire on: January 31, 2026

	F	Parameter	Flow	Fe	cal Coliform		рН	Diss	olved Oxygen		CBOD5		TSS	ı	UV Intensity	NC)2-N + NO3-N	т	otal Nitrogen		NH3-N	Tota	al Phosphorus		BOD5		TSS
		Stage	1		1	1	1		1		1		1		1		2	L_	1		1		1		RI		RI
Week	Day	Date	MGD	Q	CFU/100 ml	Q	S.U.	Q	mg/L	Q	mg/L	Q	mg/L	Q	%	Q	mg/L	Q	mg/L	Q	mg/L	Q	mg/L	Q	mg/L	q	mg/L
										 				ł													
l	Sat	2/1/25	0.0883			1	8.3		11.05						0.8			1		1		1		i 1			
1-1-1	Sun	2/2/25	0.1108	11		-	8.35		11.37	11		1			0.7												
1	Mon	2/3/25	0.0645				8.26		11.1						0.7												
1	Tue	2/4/25	0.0822				8.53		11.12						0.6	_											
	Wed	2/5/25	0.0669				8.4		11.25						0.7												
	Thu	2/6/25	0.0842	<	2.0		8.24		9.79	<	2.0	<	. 1.0	ļ	0.8	<	1.5	<u> </u>	2.55		0.1		0.72		285.0		100.0
	Fri	2/7/25	0.0563				8.39		11.1						0.8												
	Sat	2/8/25	0.0746				8.31		11.26						0.4	_										l_	
2	Sun	2/9/25	0.0956				8.37		10.98			ļ			0.7												
	Mon	2/10/25	0.0711				8.36		10.99	ļ		-			0.6												
	Tue	2/11/25	0.0631	1			8.34		11.07						0.7							1					
	Wed	2/12/25	0.0536	ļ			8.41	ļ	10.95			-	1.0		0.6	~	3.12		4.43		0.38		0,43		191.0		86.0
	Thu	2/13/25	0.0966	<	2.0		8.49		9.82	<	2.0		1.0		0.7	-	3.12		4.43		0.38	i	0,43		191.0		86,0
	Fri	2/14/25	0.0558				8.31		11.29						0.6												
l II	Sat	2/15/25	0.069				7.75	ļ	11.07	ļ					0.6	-								-			
. 3	Sun	2/16/25	0.1398				7.87 8.5		10.86						0.6	·											
	Mon	2/17/25	0.0858				8.4		11.47						0.7					h		-					
1	Tue	2/18/25	0.0832 0.0646				8.33	·	11.57	l					0.8			-				·					
	Wed	2/19/25	0.0646	<	2.0		8.59		10.1		2.1	-	1.0	-	0.6	<	5.4	<	6.47		0.37		0.34		247.0		96.0
	Thu	2/20/25	0.0761	\vdash	2.0		8.31		11.53	1	2.1	-	1.0	t	0.7	†- <u>`</u> -		-		+	0.07						30.0
II	Fri	2/22/25	0.0327				8.44		11.4						0.8			+		1							
4	Sat Sun	2/23/25	0.0742	-			8.36	1	10.95			+		1	0.4	11	··			1		1					
	Mon	2/24/25	0.1095			-	8.45		10.88	11		\vdash			0.6	1-		<u> </u>									
 	Tue	2/25/25	0.0613				8.43		10.64					-	0.8												
-	Wed	2/26/25	0.0794			_	8.41		10.71						0,6												
I	Thu	2/27/25	0.0767	<	2.0		8.26	1	9.41	<	2.0	<	1.0		0.8	<	1.1	<	2.2	1	0.47	1	0.48		199.0		89.0
	Fri	2/28/25	0.0608			T-	8.32		10.84			-		1	0.7	1											
	Sat	3/1/25	- 0.0000					1												1							
- 5		0,1,20								1								Ĭ									
						T																					
												L															
													·					1									
Statisti	cs for DMR																										
	Daily Minimu	um (Conc.):		<	2		7.75		9.41	<	2	_<	11		0.4	<	1.1	<	2.2		0.1		0.34		191		86
	Daily Maxim			<	2	-	8,59	1	11.57		2.1	<	1		0.8	<	5.4 5	<	6.47 6.47		0.47		0.72 0.72		285 285		100
N	lax Avg Wee			ļ					11.13		2				TT- TM	<		\ \ \ \				\vdash	0.72				
		thly (Conc.):		-					10.91	<	2	<	1		0.7		3	-	3.91		0.3	-	0.5		231		93
	Seometric Me		0.0000		2				8	<	1.6	<	0.8			<	3.4	<	4		0.3	-	0.5		200		70
	Max Avg We		0,0863					-	7	~	1.4	-	0.7	-		1	1.9	~		1-	0.2		0.3		160	-	64
		nthly (Load):	0.0785 2.1985	\vdash				\vdash	200		39.4		19.5			1	53.9	~	76	1-1	6.4		9.6	-	4467		1802
	Total Moi Daily Minim	nthly (Load):	0.0327	-		-		1	3	~	1.3	<	0.6			<	0.7	<	1		0.07		0.2	-	127	_	57
	-		0.0327	-		+-		1	13	~	1.6	- <	0.8	-		<	3.4	<	4	1	0.3		0.5		200		70
	Daily Maxim	num (Load):	0.1390	\perp							1.0			_						·							

I certify under penalty of law that this document was prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. See 18 Pa. C.S. § 4904 (relating to unsworm falsification).

Prepared By:	John Scully	License No.: S14080
Title:	Operator	Date:



SUPPLEMENTAL REPORT - INFLUENT & PROCESS CONTROL

Facility Name: Municipality:

Watershed:

Berwick Place STP

Worcester Twp

County: Montgomery

Month: February

PA0055671

Year:

2025

3-E

NPDES Permit No.: Renewal application due 180 days prior to expiration.

This permit will expire on: January 31, 2026

			Influent			Process Control								
	Flow	BOD₅	BOD₅	TSS	TSS	Aeration MLSS Aeration DO Sludge Wasted								
Day	(MGD)	(mg/l)	(lbs)	(mg/l)	(lbs)	(mg/l)	(mg/l)	(gallons)						
1	0.0699													
2	0.0802													
3	0.0577					V								
4	0.0715													
5	0.075													
6	0.0733	285.0	174	100.0	61									
7	0.0631													
8	0.0617		771											
9	0.0887									l				
10	0.0655													
11	0.0645													
12	0.0631					14								
13	0.0918	191.0	146	86.0	66	N								
14	0.048	V.1.												
15	0.0623													
16	1.4191													
17	0.063													
18	0.0789													
19	0.0829						114							
20	0.0741	247.0	153	96.0	59		711							
21	0.0178													
22	0.1378													
23	0.0543													
24	0.1081						A1							
25	0.071													
26	0.0805						***			10.				
27	0.0734	199.0	122	89.0	54			111						
28	0.065						No. 100 No. 10							
29														
30														
31														
Avg	0.12	231	149	93	60									
Max	1.419	285	174	100	66									

I certify under penalty of law that this document was prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. See Pa. C.S. § 4904 (relating to unsworn falsification).

Prepared	Ву
Title:	

John Scully	
Operator	

License No.:	S14080
Date:	

3800-FM-E	3CW0438	3/2012		
	peni	nsvl	vania	

SUPPLEMENTAL REPORT SEWAGE SLUDGE / BIOSOLIDS PRODUCTION AND DISPOSAL

Facility Name: Municipality: Worcesier TWP Voruments Personal Street Subget Several Street Subget Several Seve	OEF	PARTMENT OF ENVIRONMENTAL PRO	DTECTION	SEWAGE SL	UDGE / BIOSOLII	DS PRODUC	TION AND DIS	POSAL					
Municipality: Wordester TWP	Facility Na	ame: Berwick	Place STP				Month: Fel	bruary	Year:	2024			
SEWAGE SLUDGE / BIOSOLIDS PRODUCTION INFORMATION (identify each off-site removal event and incineration event) Check here if there were no off-site removal events during the month Check here if there were no off-site removal events during the month	-			Coi	unty: Montgomery								
SEWAGE SLUDGE / BIOSOLIDS PRODUCTION INFORMATION (Identify each off-site removal event and incineration event) Check here if there were no off-site removal events during the month Check here if there were no off-site removal events during the month	Watershe	d: 3-E								tion			
Check here if there were no off-site removal events during the month Check here if there were no off-site removal events during the month Check here Check							This permit will expire on: January 31, 2026						
Liquid Sewage Sludge/Blosolids		SEWAGE SI	LUDGE / BIOS	OLIDS PRODUC	CTION INFORMATI	ON (Identify e	ach off-site rem	oval event and incin	eration event)				
Date Hauled Off-site Hauled Off-site Dewatered and Incinorated On-site Gallons Solids Dry Tons Tons Dewatered Solids Dry Tons	☐ Chec	k here if there were	no off-site remov	al events during th	e month								
Date Hauled Off-site Hauled Off-site Dewatered and Incinorated On-site Gallons Solids Dry Tons Tons Dewatered Solids Dry Tons		Liquid Se	wage Sludge/B	iosolids	Dewatered	Sewage Sludge	/Biosolids	Sewage	Sludge/Biosoli	ds			
27/14/25 10,000 2,00 0,834	Date												
10,000 2.00 0.834		Gallons	% Solids	Dry Tons	Tons Dewatered	% Solids	Dry Tons	Tons Dewatered	% Solids	Dry Tons			
22125 10,000 2.00 0.834	2/7/25	10,000	2.00	0.834									
2/28/25 10,000 2.00 0.834	2/14/25	10,000	2.00	0.834									
TOTAL: 3.336 TOTAL: TOTAL: SEWAGE SLUDGE / BIOSOLIDS AND INCINERATOR ASH DISPOSAL AND BENEFICIAL USE INFORMATION (Identify all sites where biosolids or ash were disposed or land applied) Site Name Municipality County DEP Permit No. Type of Material* Dry Tons Applied/Disposed Type of Disposal/Use* Hauler Name Franc Environmental See instructions for explanation. Lectify under penalty of law that this document was prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. See 18 Pa. C.S. § 4904 (relating to unswom falsification). Prepared By: John Scully License No.: S14080	2/21/25	10,000											
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ENVIRONMENTAL TESTING LABORATORY U.S. EPA/PA DEP #06-00003

Certificate of Analysis

Laboratory No.: 2502017

Report: 02/17/25

Lab Contact: Rafael A Quijada

Attention:

Teresa Peachy

Reported To: Private Utility Enterprises, Inc.

1000 E. Walnut St. Suite 721

Perkasie, PA 18944

Project Info: Berwick Place STP NPDES - 1x/wk

Lab ID: 2502017-01

Collected By: Client

Sampled: 02/06/25 09:45

Received: 02/06/25 12:40

Sample Type: Composite

Sample Desc: Berwick Place STP Effluent (Composite)

	Result	Unit	Rep. Limit	Analysis Method	Analyzed	Notes	Analyst	Action Level
General Chemistry								
Ammonia as N	0.10	mg/L	0.02	EPA 350.1 Rev 2.0	02/07/25		SNF	1.5
Carbonaceous Biochemical Oxygen Demand	<2.0	mg/L	2.0	SM 5210 B	02/07/25 10:08		LEH	10
Nitrate as N	1.40	mg/L	1.00	EPA 300.0 Rev 2.1	02/06/25 20:58		NJG	10
Nitrite as N	< 0.10	mg/L	0.10	EPA 300.0 Rev 2.1	02/06/25 20:58		NJG	
Nitrate+Nitrite as N	<1.50	mg/L	1.10	CALCULATED	02/06/25 20:58		NJG	
Nitrogen, Total	<2.55	mg/L	1.60	CALCULATED	02/09/25 22:03		JMW	
Nitrogen, Total Kjeldahl (TKN)	1.05	mg/L	0.50	EPA 351.2 Rev 2.0	02/09/25		JMW	
Phosphorus as P, Total	0.72	mg/L	0.01	SM 4500-P F	02/07/25		SNF	1.5
Solids, Total Suspended	<1	mg/L	1	SM 2540 D	02/07/25		ALD	10

Lab ID: 2502017-02

Sample Desc: Berwick Place STP Effluent (Grab)

Collected By: Client

Sampled: 02/06/25 09:45

Received: 02/06/25 12:40

Sample Type: Grab

	Result	Unit	Rep. Limit	Analysis Method	Incubated	Analyzed	Notes	Analyst	Action Level
Microbiology Fecal Coliform	<2	CFU/100mL	2	SM 9222 D	2/6/25	2/7/25		MAC	200

Lab ID: 2502017-03

Collected By: Client

Sampled: 02/06/25 09:50

Received: 02/06/25 12:40

Sample Desc: Berwick Place STP Influent (Composite)

Sample Type: Composite

	Result	Unit	Rep.	Analysis Method	Analyzed	Notes	Analyst	Action Level
General Chemistry								
Biochemical Oxygen Demand	285	mg/L	40.0	SM 5210 B	02/07/25 8:51		SXS	
Solids, Total Suspended	100	mg/L	1	SM 2540 D	02/07/25		ALD	



107 Angelica Street O Reading, PA 19611 O www.mjreider.com O (610) 374-5129 O fax (610) 374-7234



Certificate of Analysis

Laboratory No.: 2503107 **Report:** 02/25/25

Lab Contact: Rafael A Quijada

Attention: Teresa Peachy

ENVIRONMENTAL TESTING LABORATORY

Reported To: Private Utility Enterprises, Inc.

1000 E. Walnut St. Suite 721

Perkasie, PA 18944

Sample Desc: Berwick Place STP Effluent (Composite)

Project Info: Berwick Place STP NPDES - 1x/wk

U.S. EPA/PA DEP #06-00003

Lab ID: 2503107-01

Collected By: Client

Sampled: 02/13/25 09:40

Received: 02/13/25 14:05

Sample Type: Composite

_	Result	Unit	Rep. Limit	Analysis Method	Analyzed	Notes	Analyst	Action Level
General Chemistry								
Ammonia as N	0.38	mg/L	0.02	EPA 350.1 Rev 2.0	02/14/25		SNF	1.5
Carbonaceous Biochemical Oxygen Demand	<2.0	mg/L	2.0	SM 5210 B	02/14/25 8:30		LEH	10
Nitrate as N	3.02	mg/L	1.00	EPA 300.0 Rev 2.1	02/13/25 21:18		NJG	10
Nitrite as N .	< 0.10	mg/L	0.10	EPA 300.0 Rev 2.1	02/13/25 21:18		NJG	
Nitrate+Nitrite as N	<3.12	mg/L	1.10	CALCULATED	02/13/25 21:18		NJG	
Nitrogen, Total	<4.43	mg/L	1.60	CALCULATED	02/18/25 15:36		SNF	
Nitrogen, Total Kjeldahl (TKN)	1.31	mg/L	0.50	EPA 351.2 Rev 2.0	02/18/25		SNF	
Phosphorus as P, Total	0.43	mg/L	0.01	SM 4500-P F	02/14/25		SNF	1.5
Solids, Total Suspended	<1	mg/L	1	SM 2540 D	02/14/25		ALD	10

Lab ID: 2503107-02

Sample Desc: Berwick Place STP Effluent (Grab)

Collected By: Client

Sampled: 02/13/25 09:40

Received: 02/13/25 14:05

Sample Type: Grab

	Result	Unit	Rep. Limit	Analysis Method	Incubated	Analyzed	Notes	Analyst	Action Level
Microbiology Fecal Coliform	<2	CFU/100mL	2	SM 9222 D	2/13/25 14:56	2/14/25 13:30		JMW	200

Lab ID: 2503107-03

Sample Desc: Berwick Place STP Influent (Composite)

Collected By: Client

Sampled: 02/13/25 09:50

Received: 02/13/25 14:05

	Result	Unit	Rep. Limit	Analysis Method	Analyzed	Notes	Analyst	Action Level
General Chemistry								
Biochemical Oxygen Demand	191	mg/L	13.3	SM 5210 B	02/19/25 15:23	B-05	INW	
Solids, Total Suspended	86	mg/L	1	SM 2540 D	02/14/25		ALD	





ENVIRONMENTAL TESTING LABORATORY

Certificate of Analysis

Laboratory No.: 2504045 Report: 02/27/25

Lab Contact: Rafael A Quijada

Attention: Teresa Peachy

U.S. EPA/PA DEP #06-00003

Reported To: Private Utility Enterprises, Inc.

1000 E. Walnut St. Suite 721

Perkasie, PA 18944

Sample Desc: Berwick Place STP Effluent (Composite)

Project Info: Berwick Place STP NPDES - 1x/wk

Lab ID: 2504045-01

Collected By: Client

Sampled: 02/20/25 09:45

Received: 02/20/25 13:45

Sample Type: Composite

_	Result	Unit	Rep. Limit	Analysis Method	Analyzed	Notes	Analyst	Action Level
General Chemistry								
Ammonia as N	0.37	mg/L	0.02	EPA 350.1 Rev 2.0	02/21/25		SNF	1.5
Carbonaceous Biochemical Oxygen Demand	2.1	mg/L	2.0	SM 5210 B	02/21/25 8:52	BS1	LEH	10
Nitrate as N	5.30	mg/L	1.00	EPA 300.0 Rev 2.1	02/21/25 1:37		NJG	10
Nitrite as N	<0.10	mg/L	0.10	EPA 300.0 Rev 2.1	02/21/25 1:37		NJG	
Nitrate+Nitrite as N	<5.40	mg/L	1.10	CALCULATED	02/21/25 1:37		NJG	
Nitrogen, Total	<6.47	mg/L	1.60	CALCULATED	02/26/25 14:48		SNF	

EPA 351.2 Rev 2.0

SM 4500-P F

SM 2540 D

0.50

0.01

1

Lab ID: 2504045-02

Nitrogen, Total Kjeldahl

Phosphorus as P, Total

Solids, Total Suspended

Sample Desc: Berwick Place STP Effluent (Grab)

Collected By: Client

mg/L

mg/L

mg/L

Sampled: 02/20/25 09:45

02/26/25

02/21/25

02/21/25

Received: 02/20/25 13:45

SNF

SNF

ALD

1.5 10

Sample Type: Grab

Action Rep. Notes Limit Incubated Analyzed Analyst Level Result Unit Analysis Method Microbiology CFU/100mL Fecal Coliform <2 2 SM 9222 D 2/20/25 2/21/25 JMW 200 15:10 14:15

Lab ID: 2504045-03

Collected By: Client

Sampled: 02/20/25 09:50

Received: 02/20/25 13:45

Sample Desc: Berwick Place STP Influent (Composite)

1.07

0.34

<1

	Result	Unit	Rep. Limit	Analysis Method	Analyzed	Notes	Analyst	Action Level
General Chemistry								
Biochemical Oxygen	247	mg/L	13.3	SM 5210 B	02/21/25 10:00	BS1	LEH	
Demand Solids, Total Suspended	96	mg/L	1	SM 2540 D	02/21/25		ALD	
Solids, Total Suspended	70	mg/L	1	0111 23 10 B	02/21/23		11.00	





ENVIRONMENTAL TESTING LABORATORY

Certificate of Analysis

Laboratory No.: 2505084 **Report:** 03/06/25

Lab Contact: Rafael A Quijada

Attention:

U.S. EPA/PA DEP #06-00003

Teresa Peachy

Reported To: Private Utility Enterprises, Inc.

1000 E. Walnut St. Suite 721

Perkasie, PA 18944

Project Info: Berwick Place STP NPDES - 1x/wk

Lab ID: 2505084-01

Collected By: Client

Sampled: 02/27/25 09:50

Received: 02/27/25 14:15

Sample Type: Composite

Sample Desc: Berwick Place STP Effluent (Composite)

	Result	Unit	Rep. Limit	Analysis Method	Analyzed	Notes	Analyst	Action Level
General Chemistry								
Ammonia as N	0.47	mg/L	0.02	EPA 350.1 Rev 2.0	03/03/25		KMS	1.5
Carbonaceous Biochemical Oxygen Demand	<2.0	mg/L	2.0	SM 5210 B	02/28/25 11:28		KMD	10
Nitrate as N	<1.00	mg/L	1.00	EPA 300.0 Rev 2.1	02/28/25 2:59		JAF	10
Nitrite as N	<0.10	mg/L	0.10	EPA 300.0 Rev 2.1	02/28/25 2:59		JAF	
Nitrate+Nitrite as N	<1.10	mg/L	1.10	CALCULATED	02/28/25 2:59		JAF	
Nitrogen, Total	<2.20	mg/L	1.60	CALCULATED	02/28/25 16:54		SNF	
Nitrogen, Total Kjeldahl (TKN)	1.10	mg/L	0.50	EPA 351.2 Rev 2.0	02/28/25		SNF	
Phosphorus as P, Total	0.48	mg/L	0.01	SM 4500-P F	03/03/25		KMS	1.5
Solids, Total Suspended	<1	mg/L	1	SM 2540 D	02/28/25		ALD	10

Lab ID: 2505084-02

Sample Desc: Berwick Place STP Effluent (Grab)

Collected By: Client

Sampled: 02/27/25 09:50

Received: 02/27/25 14:15

Sample Type: Grab

_	Result	Unit	Rep. Limit	Analysis Method	Incubated	Analyzed	Notes	Analyst	Action Level
Microbiology Fecal Coliform	<2	CFU/100mL	2	SM 9222 D	2/27/25	2/28/25		JMW	200
					14:52	13:25		,	

Lab ID: 2505084-03

Sample Desc: Berwick Place STP Influent (Composite)

Collected By: Client

Sampled: 02/27/25 09:55

Received: 02/27/25 14:15

	Result	Unit	Rep. Limit	Analysis Method	Analyzed	Notes	Analyst	Action Level
General Chemistry	7,000,000							
Biochemical Oxygen Demand	199	mg/L	13.3	SM 5210 B	02/28/25 9:06		LEH	
Solids, Total Suspended	89	mg/L	1	SM 2540 D	02/28/25		ALD	



BERWICK WWTP

Worcester

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#1	Clarif	ier #1	Clari	fier #2	Clarifier #3		Clari	fier #4	Clari	fier #5	Clari	fier #6	Clari	fier #7	Clarifier #8	
DAY	Clear	Blanket	Clear	Blanket	Clear	Blanket	Clear	Blanket	Clear	Blanket	Clear	Blanket	Clear	Blanket	Clear	Blanket
1																
2																
3	5&11	6&0	5&10	6&1	5&10	6&1	5&11	6&0	5&10	6&1	5&10	6&1	5&11	6&0	5&10	6&1
4	5&11	6&0	5&10	6&1	5&11	6&0	5&11	6&0	5&11	6&0	5&10	6&1	5&11	6&0	5&10	6&1
5	5&11	6&0	5&10	6&1	5&11	6&0	5&11	6&0	5&10	6&1	5&10	6&1	5&11	6&0	5&9	6&2
6	5&11	6&0	5&11	6&0	5&11	6&0	5&11	6&0	5&10	6&1	5&11	6&0	5&11	6&0	5&10	6&1
7	5&11	6&0	5&11	6&0	5&11	6&0	5&11	6&0	5&11	6&0	5&10	6&1	5&11	6&0	5&10	6&1
8																
9																
10	5&11	6&0	5&11	6&0	5&10	6&1	5&11	6&0	5&10	6&1	5&9	6&2	5&11	6&0	5&10	6&1
11	5&11	6&0	5&11	6&0	5&10	6&1	5&11	6&0	5&10	6&1	5&10	6&1	5&11	6&0	5&11	6&0
12	5&11	6&0	5&10	6&1	5&10	6&1	5&11	6&0	5&11	6&0	5&10	6&1	5&11	6&0	5&10	6&1
13	5&11	6&0	5&11	6&0	5&11	6&0	5&11	6&0	5&11	6&0	5&11	6&0	5&11	6&0	5&11	6&0
14	5&11	6&0	5&11	6&0	5&11	6&0	5&11	6&0	5&11	6&0	5&11	6&0	5&11	6&0	5&11	6&0
15																
16		,														
17	5&11	6&0	5&11	6&0	5&11	6&0	5&11	6&0	5&11	6&0	5&11	6&0	5&11	6&0	5&11	6&0
18	5&11	6&0	5&11	6&0	5&11	6&0	5&11	6&0	5&11	6&0	5&11	6&0	5&11	6&0	5&11	6&0
19	5&11	6&0	5&11	6&0	5&10	6&1	5&11	6&0	5&10	6&1	5&10	6&1	5&11	6&0	5&10	6&1
20	5&11	6&0	5&10	6&1	5&9	6&2	5&11	6&0	5&11	6&0	5&9	6&2	5&11	6&0	5&10	6&1
21	5&11	6&0	5&10	6&1	5&10	6&1	5&11	6&0	5&11	6&0	5&11	6&0	5&11	6&0	5&10	6&1
22																
23																
24											_					
25	5&11	6&0	5&10	6&1	5&10	6&1	5&11	6&0	5&10	6&1	5&10	6&1	5&11	6&0	5&10	6&1
26	5&11	6&0	5&10	6&1	5&10	6&1	5&11	6&0	5&10	6&1	5&10	6&1	5&11	6&0	5&10	6&1
27	5&11	6&0	5&10	6&1	5&10	6&1	5&11	6&0	5&10	6&1	5&11	6&0	5&11	6&0	5&10	6&1
28	5&11	6&0	5&10	6&1	5&10	6&1	5&11	6&0	5&11	6&0	5&11	6&0	5&11	6&0	5&10	6&1
29																
30																
31																

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#2		Decant & Aer	ation Checked		Daily	UV	Weekly	Gen	
DAY	1 & 2	AC	3 & 4	AC	UV Intensity	Hours	Outfall Inspect	Hours	Comments
1					0.8	53862			
2	•				0.7	53886			
3	✓	✓	✓	✓	0.7	53911			
4	✓	✓	✓	✓	0.6	53933			
5	✓	√	✓	✓	0.7	53960			
6	✓	✓	✓	✓	0.8	53982			
7	✓	√	✓	✓	0.8	54008	✓		·
8					0.4	54030			
9					0.7	54051			
10	✓	✓	✓	√	0.6	54079			
11	✓	✓	✓	✓ .	0.7	54103			
12	✓	✓	✓	✓	0.6	54128			
13	✓	✓	✓	√	0.7	54149			
14	✓	√	✓	✓	0.7	54176	✓		
15					0.6	54195			
16					0.6	54215			
17	✓	✓	✓	✓	0.6	54247			
18	√.	✓ .	√	✓	0.7	54268			
19	✓ .	✓	✓	✓	0.8	54295			
20	✓	✓	✓	✓	0.6	54320			
21	✓	✓	✓	✓	0.7	54344	✓		
22					0.8	54353			
23					0.4	54387			
24					0.6	54405			
25	✓	✓	✓	✓	0.8	54438			
26	✓	✓	✓	✓	0.6	54463			
27	✓	✓	✓	✓	0.8	54487			
28	✓	✓	✓	✓	0.7	54511	✓		
29									
30									
31									

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	Op	Influ	ent	E	ffluent		Test Auto	Gen			Effluent L	ab Testing	3	
DAY	Int	Totalizer	MGD	Totalizer x 10	GPM	MGD	Dialer	Hrs	PH	DO	Temp	NH3	Phos	NO3
1	MB	24442820	0.069876	2500491	95	0.0883	✓	540.2	8.30	11.05	10.5	0.2		
2	MB	24512696	0.080206	2501374	95	0.1108	✓	540.2	8.35	11.37	8.1	0.2		
3	CCC	24592902	0.057714	2502482	88	0.0645	✓	540.8(3/4)	8.26	11.10	11	0.4	0.82	3.9
4	CCC	24650616	0.071547	2503127	89	0.0822	✓	541.3(3/4)	8.53	11.12	12	0.4	1.00	4.5
5	CCC	24722163	0.075033	2503949	68	0.0669	✓	541.3	8.40	11.25	11	0.3	1.18	3.4
6	CCC	24797196	0.073278	2504618	81	0.0842	✓	541.3	8.24	9.79	4	0.2	0.68	2.2
7	CCC	24870474	0.063087	2505460	77	0.0563	✓	541.3	8.39	11.10	12	0.2	0.52	5.4
8	JO	24933561	0.061723	2506023	76	0.0746	✓	541.3	8.31	11.26	10	0.2	0.60	
9	MB	24995284	0.088715	2506769	61	0.0956	✓	541.3	8.37	10.98	10	0.2		
10	CCC	25083999	0.065518	2507725	78	0.0711	✓	541.3	8.36	10.99	11	0.5	0.50	6.0
11	CCC	25149517	0.064530	2508436	77	0.0631	✓	541.8(3/4)	8.34	11.07	11	1.0	0.49	4.0
12	CCC	25214047	0.063066	2509067	81	0.0536	✓	541.8	8.41	10.95	11	1.0	0.39	3.0
13	CCC	25277113	0.091806	2509603	80	0.0966	✓	541.8	8.49	9.82	4	0.4	0.44	4.6
14	CCC	25368919	0.048036	2510569	69	0.0558	✓	541.8	8.31	11.29	11	0.2	0.46	6.7
15	CW	25416955	0.062278	2511127	70	0.0690	✓	541.8	7.75	11.07	7.8	0.2		
16	CW	25479233	1.419124	2511817	68	0.1398	✓	541.8	7.87	10.86	8.3	0.2		
17	CCC	26898357	0.062962	2513215	80	0.0858	✓	541.8	8.50	10.99	11	0.2	0.39	5.1
18	CCC	26961319	0.078862	2514073	71	0.0832	✓	543.3(3/4)	8.40	11.47	10	0.2	0.37	6.2
19	CCC	27040181	0.082876	2514905	66	0.0646	√ ·	543.8(3/4)	8.33	11.57	. 9	0.2	0.40	7.5
20	CCC	27123057	0.074108	2515551	69	0.0761	✓	543.8	8.59	10.10	2	0.3	0.12	6.4
21	CCC	27197165	0.017800	2516312	67	0.0327	✓	543.8	8.31	11.53	10	0.2	0.46	10.4
22	MB	27214965	0.137828	2516639	32	0.1218	✓	543.8	8.44	11.40	7	0.2		
23	MB	27352793	0.054259	2517857	82	0.0742	✓	543.8	8.36	10.95	10	0.2		
24	MB	27407052	0.108099	2518599	70	0.1095	✓	543.8	8.45	10.88	7	0.2	0.52	5.7
25	CCC	27515151	0.070951	2519694	88	0.0613	✓	544.3(3/4)	8.43	10.64	12	0.5	0.77	2.6
26	CCC	27586102	0.080493	2520307	82	0.0794	✓	544.3	8.41	10.71	12	0.3	1.18	3.4
27	CCC	27666595	0.073392	2521101	83	0.0767	✓	544.3	8.26	9.41	5	0.3	0.42	1.5
28	CCC	27739987	0.065000	2521868	75	0.0608	✓	544.3	8.32	10.84	12	0.3	0.39	1.6
29														
	0.1201 Total: 2.1985						Min: 7.75 9.41							
		Max:	1.419124					Max:	8.59	11.57				

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#4

	E	Q for Tra	ains 3 & 4		Pump Setting					ND	= New Di	rum		Sludge Removal - Gals		
	Pump		Pump		Alum	Alum	Alum	Alum	Meth	Meth	Meth	Meth	Meth	Alum	Trains	Trains
DAY	1	D/H	2	D/H	1	2	3	4	1	2	3	4	Inches	Inches	1 & 2	3 & 4
1	40002.2	16.3	48888.7	0.0	3.5	2.0	2.0	2.0	3.5	3.0	3.0	4.0	OK	OK		
2	40018.5	18.3	48888.7	3.2	3.5	2.0	2.0	2.0	3.5	3.0	3.0	4.0	OK	OK		
3	40036.8	0.0	48891.9	13.7	3.5	2.0	2.0	2.0	3.5	3.0	3.0	4.0	ND	OK		
4	40036.8	0.0	48905.6	18.9	3.5	2.0	2.0	2.0	3.5	3.0	3.0	4.0	ОК	ND		ļ
5	40036.8	0.0	48924.5	16.0	2.5	2.0	2.0	3.0	3.5	3.0	3.0	4.0	ОК	OK		
6	40036.8	0.0	48940.5	19.7	2.0	2.0	2.0	2.5	3.5	3.0	3.0	4.0	OK	OK	DECANT	DECANT
7	40036.8	0.0	48960.2	15.1	2.0	2.0	2.0	2.0	3.5	3.0	3.0	4.0	ND	OK	5000	5000
8	40036.8	0.0	48975.3	15.2	2.0	2.0	2.0	2.0	3.5	3.0	3.0	4.0	ОК	OK		
9	40036.8	3.6	48990.5	18.8	2.0	2.0	2.0	2.0	3.5	3.0	3.0	4.0	ОК	OK		
10	40040.4	14.5	49009.3	0.0	2.0	2.0	2.0	2.0	3.0	3.0	3.0	3.5	OK	OK		
11	40054.9	14.9	49009.3	0.0	2.0	2.0	2.0	2.0	3.0	3.0	3.0	3.5	ND	OK		
12	40069.8	14.0	49009.3	0.0	2.0	2.0	2.0	2.0	3.0	3.0	3.0	3.5	OK	OK		
13	40083.8	22.2	49009.3	0.0	2.0	2.0	2.0	2.0	3.0	3.0	3.0	3.5	OK	ND	DECANT	DECANT
14	40106.0	11.9	49009.3	0.0	2.0	2.0	2.0	2.0	3.0	3.0	3.0	3.5	ND	OK	5000	5000
15	40117.9	14.1	49009.3	0.0	2.0	2.0	2.0	2.0	3.0	3.0	3.0	3.5	OK	OK		
16	40132.0	28.9	49009.3	3.2	2.0	2.0	2.0	2.0	3.0	3.0	3.0	3.5	ОК	OK		
17	40160.9	0.0	49012.5	20.2	2.0	2.0	2.0	2.0	3.0	3.0	3.0	3.5	ОК	OK		
18	40160.9	0.0	49032.7	21.6	2.0	2.0	2.0	2.0	3.0	3.0	3.0	3.5	ОК	OK		
19	40160.9	0.0	49054.3	18.1	2.0	2.0	2.0	2.0	3.0	3.0	3.0	3.5	ND	ОК		
20	40160.9	0.0	49072.4	20.3	2.0	2.0	2.0	2.0	3.0	3.0	3.0	3.5	ОК	OK	DECANT	DECANT
21	40160.9	0.0	49092.7	5.9	2.0	2.0	2.0	2.0	3.0	3.0	3.0	3.5	ND	ND	5000	5000
22	40160.9	0.0	49098.6	29.1	2.0	2.0	2.0	2.0	3.0	3.0	3.0	3.5	ОК	OK		
23	40160.9	0.0	49127.7	15.7	2.0	2.0	2.0	2.0	3.0	3.0	3.0	3.5	OK	OK		
24	40160.9	27.2	49143.4	0.0	2.0	2.0	2.0	2.0	3.0	3.0	3.0	3.5	ND	OK		
25	40188.1	16.8	49143.4	0.0	2.0	2.0	2.0	2.0	3.0	3.0	3.0	3.5	ОК	OK		
26	40204.9	16.5	49143.4	0.0	2.5	2.5	2.0	4.0	3.0	3.0	3.0	3.5	OK	OK		
27	40221.4	18.9	49143.4	0.0	2.0	2.0	2.0	3.0	2.5	2.5	2.5	3.0	ОК	OK	DECANT	DECANT
28	40240.3	14.1	49143.4	0.0	2.0	2.0	2.0	3.0	2.5	2.5	2.5	3.0	ND	ND	5000	5000
29																
30																
31																

02/07/2025 - Kline's Services(Wind River Env.) hauled 10,000 gallons of sludge to Pottstown 02/14/2025 - Kline's Services(Wind River Env.) hauled 10,000 gallons of sludge to Pottstown 02/21/2025 - Kline's Services(Wind River Env.) hauled 10,000 gallons of sludge to Pottstown 02/28/2025 - Kline's Services(Wind River Env.) hauled 10,000 gallons of sludge to Pottstown

BERWICK WWTP

Worcester

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#5

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#5		Influent	Pumps				Sand	Filter fo	r Trains 3 & 4			
	Pump		Pump		Backwash		Backwash		Mudwell		Mudwell	T
DAY	1	D/H	2	D/H	. 1	D/H	2	D/H	1	D/H	2	D/H
1	13060.6	2.2	8404.6	2.4	684.37	0.13	1258.07	0.25	2635.8	0.5	5775.63	0.24
2	13062.8	2.6	8407.0	2.8	684.50	0.13	1258.32	0.49	2636.3	0.7	5775.87	0.50
3	13065.4	1.9	8409.8	2.0	684.63	0.13	1258.81	0.13	2637.0	0.2	5776.37	0.24
4	13067.3	2.3	8411.8	2.4	684.76	0.13	1258.94	0.24	2637.2	0.5	5776.61	0.24
5	13069.6	2.7	8414.2	2.3	684.89	0.00	1259.18	0.13	2637.7	0.0	5776.85	0.25
6	13072.3	2.4	8416.5	2.5	684.89	0.13	1259.31	0.24	2637.7	0.5	5777.10	0.25
7	13074.7	2.1	8419.0	2.2	685.02	0.13	1259.55	0.25	2638.2	0.3	5777.35	0.50
8	13076.8	2.0	8421.2	2.1	685.15	0.13	1259.80	0.24	2638.5	0.5	5777.85	0.24
9	13078.8	2.9	8423.3	3.1	685.28	0.00	1260.04	0.25	2639.0	0.2	5778.09	0.25
10	13081.7	2.1	8426.4	2.2	685.28	0.13	1260.29	0.37	2639.2	0.5	5778.34	0.51
11	13083.8	2.1	8428.6	2.2	685.41	0.13	1260.66	0.25	2639.7	0.3	5778.85	0.49
12	13085.9	2.6	8430.8	1.5	685.54	0.13	1260.91	0.37	2640.0	0.5	5779.34	0.51
13	13088.5	3.0	8432.3	3.2	685.67	0.13	1261.28	0.24	2640.5	0.5	5779.85	0.25
14	13091.5	1.6	8435.5	1.7	685.80	0.13	1261.52	0.17	2641.0	0.5	5780.10	0.49
15	13093.1	2.0	8437.2	2.3	685.93	0.13	1261.69	0.45	2641.5	0.3	5780.59	0.51
16	13095.1	7.9	8439.5	1.0	686.06	0.26	1262.14	0.49	2641.8	1.1	5781.10	0.51
17	13103.0	3.7	8440.5	0.5	686.32	0.13	1262.63	0.37	2642.9	0.5	5781.61	0.52
18	13106.7	4.7	8441.0	0.6	686.45	0.13	1263.00	0.37	2643.4	0.5	5782.13	0.48
19	13111.4	3.7	8441.6	1.8	686.58	0.26	1263.37	0.61	2643.9	1.0	5782.61	0.74
20	13115.1	2.3	8443.4	2.6	686.84	0.00	1263.98	0.24	2644.9	0.2	5783.35	0.24
21	13117.4	0.7	8446.0	0.6	686.84	0.13	1264.22	0.13	2645.1	0.3	5783.59	0.28
22	13118.1	7.5	8446.6	1.0	686.97	0.26	1264.35	0.61	2645.4	0.8	5783.87	0.18
23	13125.6	3.7	8447.6	0.0	687.23	0.13	1264.96	0.25	2646.2	0.5	5784.05	0.07
24	13129.3	6.4	8447.6	0.8	687.36	0.25	1265.21	0.37	2646.7	0.5	5784.12	1.78
25	13135.7	4.1	8448.4	0.6	687.61	0.13	1265.58	0.37	2647.2	0.5	5785.90	0.52
26	13139.8	4.8	8449.0	0.5	687.74	0.14	1265.95	0.25	2647.7	0.5	5786.42	0.25
27	13144.6	4.1	8449.5	0.9	687.88	0.13	1266.20	0.25	2648.2	0.3	5786.67	0.50
28	13148.7	4.3	8450.4	0.0	688.01	0.13	1266.45	0.37	2648.5	0.5	5787.17	0.53
29												
30												
31												

NPDES PERMIT # PA0055671

Month: February

Year:

2025

	ML	30	Minutes S	Settleome	ter		NHS OF	F SETTLETEST		V	Vasting (in	minutes)
DAY	Temp C	Train 1	Train 2	Train 3	Train 4	Train 1	Train 2	Train 3	Train 4	1	2	3	4
1										0	0	0	0
2										0	0	0	0
3		400	450	500	400	0.2	0.5	0.2	0.2	10	10	10	10
4		350	450	400	350	0.2	0.5	0.2	0.2	10	10	10	10
5		350	430	490	470	0.2	0.3	0.2	0.2	10	10	10	10
6		400	380	490	380	0.2	0.2	0.2	0.2	10	10	10	10
7		370	400	470	410	0.2	0.2	0.2	0.2	15	15	10	10
8										0	0	0	0
9										0	0	0	0
10		420	500	370	460	1.0	0.2	0.2	0.2	15	15	10	10
11		440	590	370	560	1.5	0.2	0.2	0.2	15	15	10	10
12		490	560	540	480	1.4	0.2	0.2	0.2	15	15	10	10
13		500	570	400	520	0.6	0.2	0.2	0.2	15	15	10	10
14		470	490	370	400	0.2	0.2	0.2	0.2	20	20	10	10
15										0	0	0	0
16										0	0	0	0
17		500	500	450	480	0.2	0.2	0.2	0.2	20	20	10	10
18		490	450	470	480	0.2	0.2	0.2	0.2	20	20	10	20
19		470	430	630	570	0.2	0.2	0.2	0.2	20	20	10	20
20		490	380	500	390	0.2	0.2	0.2	0.2	20	20	10	20
21		480	380	490	380	0.2	0.2	0.2	0.2	20	15	10	15
22										0	0	0	0
23										0	0	0	0
24										20	15	10	15
25		480	380	550	470	0.2	0.4	0.2	0.2	20	15	10	15
26		470	400	500	400	0.2	0.3	0.2	0.2	20	15	15	20
27		530	480	760	510	0.2	0.3	0.3	0.2	20	15	15	20
28		450	400	540	540	0.2	0.3	0.2	0.2	20	15	15	20
29													
30													
31													

BERWICK WWTP Worcester

NPDES PERMIT # PA0055671

Month: February

Year:

2025

#7

	Sand Filter for Trains 1 & 2										E	Q for Tra	ins 1 & 2	
	Backwash		Backwash		Mudwell		Mudwell		Purge		Pump		Pump	
DAY	1.0	D/H	2	D/H	3	D/H	4	D/H	5	D/H	1	D/H	2	D/H
1	2554.3	0.0	2893.9	0.0	4921.3	0.0	4935.2	0.0	573.8	0.0	32309.0	15.3	8995.7	0.0
2	2554.3	0.0	2893.9	0.0	4921.3	0.0	4935.2	0.0	573.8	0.0	32324.3	17.0	8995.7	3.2
3	2554.3	0.0	2893.9	0.0	4921.3	0.0	4935.2	0.0	573.8	0.0	32341.3	0.0	8998.9	14.0
4	2554.3	0.0	2893.9	0.0	4921.3	0.0	4935.2	0.0	573.8	0.0	32341.3	0.0	9012.9	18.8
5	2554.3	0.0	2893.9	0.0	4921.3	0.0	4935.2	0.0	573.8	0.0	32341.3	0.0	9031.7	16.7
6	2554.3	0.0	2893.9	0.0	4921.3	0.0	4935.2	0.0	573.8	0.0	32341.3	0.0	9048.4	19.7
7	2554.3	0.0	2893.9	0.0	4921.3	0.0	4935.2	0.0	573.8	0.0	32341.3	0.0	9068.1	13.9
8	2554.3	0.0	2893.9	0.0	4921.3	0.0	4935.2	0.0	573.8	0.0	32341.3	0.0	9082.0	21.8
9	2554.3	0.0	2893.9	0.0	4921.3	0.0	4935.2	0.0	573.8	0.0	32341.3	3.6	9103.8	19.7
10	2554.3	0.0	2893.9	0.0	4921.3	0.0	4935.2	0.0	573.8	0.0	32344.9	18.1	9123.5	0.0
11	2554.3	0.0	2893.9	0.0	4921.3	0.0	4935.2	0.0	573.8	0.0	32363.0	16.8	9123.5	0.0
12	2554.3	0.0	2893.9	0.0	4921.3	0.0	4935.2	0.0	573.8	0.0	32379.8	12.5	9123.5	0.0
13	2554.3	0.0	2893.9	0.0	4921.3	0.0	4935.2	0.0	573.8	0.0	32392.3	27.8	9123.5	0.0
14	2554.3	0.0	2893.9	0.0	4921.3	0.0	4935.2	0.0	573.8	0.0	32420.1	18.7	9123.5	0.0
15	2554.3	0.0	2893.9	0.0	4921.3	0.0	4935.2	0.0	573.8	0.0	32438.8	21.6	9123.5	0.0
16	2554.3	0.0	2893.9	0.0	4921.3	0.0	4935.2	0.0	573.8	0.0	32460.4	29.9	9123.5	3.2
17	2554.3	0.0	2893.9	0.0	4921.3	0.0	4935.2	0.0	573.8	0.0	32490.3	0.0	9126.7	20.6
18	2554.3	0.0	2893.9	0.0	4921.3	0.0	4935.2	0.0	573.8	0.0	32490.3	0.0	9147.3	26.7
19	2554.3	0.0	2893.9	0.0	4921.3	0.0	4935.2	0.0	573.8	0.0	32490.3	0.0	9174.0	19.9
20	2554.3	0.0	2893.9	0.0	4921.3	0.0	4935.2	0.0	573.8	0.0	32490.3	0.0	9193.9	24.5
21	2554.3	0.0	2893.9	0.0	4921.3	0.0	4935.2	0.0	573.8	0.0	32490.3	0.0	9218.4	9.4
22	2554.3	0.0	2893.9	0.0	4921.3	0.0	4935.2	0.0	573.8	0.0	32490.3	0.0	9227.8	31.0
23	2554.3	0.0	2893.9	0.0	4921.3	0.0	4935.2	0.0	573.8	0.0	32490.3	0.0	9258.8	17.6
24	2554.3	0.0	2893.9	0.0	4921.3	0.0	4935.2	0.0	573.8	0.0	32490.3	27.6	9276.4	0.0
25	2554.3	0.0	2893.9	0.0	4921.3	0.0	4935.2	0.0	573.8	0.0	32517.9	12.4	9276.4	0.0
26	2554.3	0.0	2893.9	0.0	4921.3	0.0	4935.2	0.0	573.8	0.0	32530.3	17.9	9276.4	0.0
27	2554.3	0.0	2893.9	0.0	4921.3	0.0	4935.2	0.0	573.8	0.0	32548.2	19.0	9276.4	0.0
28	2554.3	0.0	2893.9	0.0	4921.3	0.0	4935.2	0.0	573.8	0.0	32567.2	13.9	9276.4	0.0
29														
30														
31														

BERWICK WWTP

Worcester

NPDES PERMIT # PA0055671

Month:

February

Year:

2025

Trains 1 & 2 Trains 3 & 4 **PRESSURE Blower Blower Blower Blower Blower Blower** REGULATOR D/H 6 D/H D/H 2 D/H 3 D/H 1 7 5 D/H PSI DAY 6429.6 23.6 6627.0 20308.0 23.6 57831.01 23.52 65299.51 0.00 83817.62 60/50 0.0 0.00 1 57854.53 27.2 6627.0 20331.6 27.2 27.29 65299.51 0.00 83817.62 60/50 2 6453.2 0.0 0.00 3 6480.4 22.2 6627.0 0.0 20358.8 22.2 57881.82 22.13 65299.51 0.00 83817.62 0.00 60/50 6627.0 57903.95 83817.62 26.7 20381.0 26.7 26.71 65299.51 0.00 60/50 4 6502.6 0.0 0.00 20407.7 57930.66 65299.51 83817.62 60/50 5 6529.3 22.5 6627.0 0.0 3.0 22.53 0.00 0.00 25.2 6627.0 25.2 65299.51 83817.62 6 6551.8 0.0 20410.7 57953.19 25.18 0.00 0.00 60/50 20435.9 57978.37 65299.51 7 6577.0 21.9 6627.0 0.0 21.9 21.93 0.00 83817.62 0.00 60/50 20457.8 65299.51 6627.0 58000.30 8 6598.9 21.7 0.0 21.7 21.74 0.00 83817.62 60/50 0.00 58022.04 20479.5 27.9 27.79 65299.51 0.00 83817.62 9 27.9 6627.0 0.0 0.00 6620.6 60/50 6627.0 0.0 20507.4 24.5 58049.83 24.53 65299.51 0.00 83817.62 6648.5 24.5 0.00 60/50 10 6627.0 58074.36 25.06 65299.51 83817.62 11 6673.0 25.0 0.0 20531.9 25.1 0.00 0.00 60/50 58099.42 65299.51 83817.62 20.1 6627.0 0.0 20557.0 1.5 20.02 0.00 60/50 12 6698.0 0.00 27.9 58119.44 27.81 65299.51 0.00 60/50 13 6718.1 27.8 6627.0 0.0 20558.5 83817.62 0.00 18.7 6627.0 20586.4 21.7 58147.25 21.71 65299.51 0.00 83817.62 6745.9 0.0 0.00 60/50 14 58168.96 6627.0 20608.1 83817.62 15 6764.6 21.6 0.0 18.6 18.61 65299.51 0.00 0.00 60/50 6627.0 20626.7 32.1 58187.57 32.13 65299.51 83817.62 60/50 6786.2 32.1 0.0 0.00 0.00 16 83817.62 6818.3 20.7 6627.0 0.0 20658.8 20.6 58219.70 20.61 65299.51 0.00 60/50 17 0.00 6839.0 6627.0 0.0 20679.4 26.7 58240.31 26.69 65299.51 0.00 83817.62 60/50 18 26.7 0.00 58267.00 6627.0 20706.1 83817.62 19 6865.7 24.8 0.0 3.0 24.87 65299.51 0.00 0.00 60/50 24.5 6627.0 83817.62 20709.1 24.4 58291.87 24.43 65299.51 0.00 60/50 20 6890.5 0.0 0.00 20733.5 65299.51 83817.62 9.5 6627.0 0.0 9.5 58316.30 9.51 0.00 60/50 6915.0 0.00 21 34.2 65299.51 22 6924.5 34.2 6627.0 0.0 20743.0 58325.81 34.21 0.00 83817.62 0.00 60/50 17.7 6627.0 20777.2 17.7 58360.02 17.69 65299.51 0.00 83817.62 23 6958.7 0.0 0.00 60/50 58377.71 65299.51 6627.0 33.2 6976.4 33.2 20794.9 33.20 0.00 83817.62 60/50 24 0.0 0.00 20828.1 24.8 58410.91 24.75 65299.51 0.00 83817.62 24.7 6627.0 25 7009.6 0.0 0.00 60/50 23.81 65299.51 7034.3 23.8 6627.0 0.0 20852.9 2.8 58435.66 0.00 83817.62 0.00 60/50 26 20855.7 65299.51 83817.62 24.0 58459.47 24.04 60/50 27 7058.1 24.1 6627.0 0.0 0.00 0.00 20.6 6627.0 20879.7 20.7 58483.51 20.82 65299.51 0.00 83817.62 60/50 28 7082.2 0.0 0.00 29 30 31

TOWNSHIP OF WORCESTER MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION 2025-09_____ A RESOLUTION TO GRANT PRELIMINARY APPROVAL OF MEADOWOOD HEALTHCARE NORTHEAST EXPANSION PLAN

WHEREAS, The Meadowood Corporation ("Applicant") has submitted a Land Development Plan to Worcester Township and has made application for Preliminary Plan Approval of the plan known as Meadowood Healthcare Northeast Expansion. The Applicant is the owner of an approximate 137.4921 acre tract located at 3205 Skippack Pike, Worcester Township, being Tax Parcel No. 67-00-03185-006 as more fully described in Deed(s) recorded in the Montgomery County Recorder of Deeds Office; and,

WHEREAS, the Applicant proposes the demolition of the existing stair tower of the Holly House building to accommodate a new 10,890 square foot, three-story addition with site improvements, including reconfiguration of adjacent off-street parking to provide 17 spaces in the work area, new service walks, screen walls, and retaining walls on the site of an existing residential life-care facility (the "Development"); and

WHEREAS, said plan received a recommendation for Preliminary Plan Approval by the Worcester Township Planning Commission at their meeting on March 27, 2025; and

WHEREAS, the Preliminary Plan of Land Development was prepared by Woodrow & Associates, Inc., consisting of 17 sheets dated January 31, 2025, with no revisions, the "Plan(s)" or "Preliminary Plan"); and

WHEREAS, the Preliminary Plan is now in a form suitable for Preliminary Plan Approval (by the Worcester Township Board of Supervisors, subject to certain conditions.

NOW, THEREFORE, IN CONSIDERATION OF THE FOREGOING,

IT IS HEREBY RESOLVED by the Board of Supervisors of Worcester Township, as follows:

- 1. <u>Approval of Plan</u>. The Preliminary Plan proposed by Woodrow & Associates, Inc. as described above, is hereby granted Preliminary Approval, subject to the conditions set forth below.
- 2. <u>Conditions of Approval</u>. The approval of the Preliminary Plan is subject to strict compliance with the following conditions:
 - A. Compliance with all comments and conditions set forth in the CKS Engineers, Inc. letter of March 20, 2025, relative to the Plan.
 - B. Compliance with all comments and conditions set forth in the Bowman letter of March 4, 2025.
 - C. Compliance with all comments and conditions set forth in the Montgomery County Planning Commission review letter of March 19, 2025.
 - D. Compliance with all conditions set forth in the Decision and Order of the Worcester Township Zoning Hearing Board entered on January 21, 2025.
 - E. Payment to the Township of a Traffic Impact Fee at the time of submission of a building permit application, in an amount to be determined by the Township's Traffic Engineer prior to Final Plan approval.
 - F. An updated traffic study for the site shall be conducted upon any further expansion to the Meadowood campus beyond the addition of the building proposed that is the subject of this Land Development Application; the study shall be complete with signal warrant evaluation alternatives for access location(s). well as Skippack Pike (S.R. 0073) as access/roadway frontage improvements in addition investigating possible additional access to/from property.
 - G. Approval by the Worcester Township Fire Marshal.
 - H. Prior to recording of the Final Plan, the Applicant shall purchase such number of requisite EDUs as determined by the Township Engineer.
 - I. The approval and/or receipt of permits required from any and all outside agencies, including but not limited to,
 Montgomery County Conservation District, Pennsylvania

Department of Environmental Protection, Pennsylvania Department of Transportation, the receipt of will-serve letters from all applicable utilities, and all other authorities, agencies, municipalities, and duly constituted public authorities having jurisdiction in any way over the development.

- J. Prior to recording the Final Plan, Applicant shall enter into a Land Development and Financial Security Agreement ("Agreement") with the Township. The Agreement shall be in a form satisfactory to the Township Solicitor, and the Applicant shall obligate itself to complete all of the improvements shown on the Plans in accordance with applicable Township criteria and specifications, as well as to secure the completion of the public improvements by posting financial security as required by the Pennsylvania Municipalities Planning Code.
- K. Applicant agrees to provide Township with estimated costs for financial security and establish financial security for all public improvements, to the satisfaction of the Township engineer, prior to Final Plan recording and issuance of any building, grading or other permits. Applicant shall provide financial security, as required by the Township for all work that falls under their responsibility per the approved Plan.
- L. The Applicant shall obtain a demolition permit prior to the demolition of the existing stair tower of the Holly House building.
- M. Following approval of the Final Plan, the Applicant shall provide to the Township for signature that number of Final Plans required for recording and filing with the various Departments of Montgomery County, plus an additional three (3) Plans to be retained by the Township, and the Applicant shall have all Plans recorded, and the Applicant return the three (3) Plans to the Township within seven (7) days of Plan recording.
- N. The Applicant shall provide a copy of the recorded Final Plan in an electronic format acceptable to the Township Engineer, within seven (7) days of Plan recording.
- O. The Applicant shall make payment of all outstanding review fees and other charges due to the Township prior to Final Plan recording.

- P. The Development shall be constructed in strict accordance with the content of the Final Plan, notes on the Plan and the terms and conditions of this Resolution and the Resolution of Final Plan Approval.
- Q. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans, notes to the Plans, this Resolution, the Final Approval Resolution, and any required agreements shall be borne entirely by the Applicant, and shall be at no cost to the Township.
- R. Applicant shall provide the Township Manager and the Township Engineer with at least seventy-two (72) hour notice prior to the initiation of any grading or ground clearing, whether for the construction of public improvements or in connection with any portion of the Development.
- S. Applicant understands that it will not be granted Township building or grading permits until the Final Plan, financial security, and all appropriate development and financial security agreements, easements, and other required legal documents are approved by the Township and recorded with the Montgomery County Recorder of Deeds and all appropriate approvals and/or permits from Township or other agencies for the above-mentioned project are received. Any work performed on this project without the proper permits, approvals, and agreements in place will be stopped.
- T. Applicant shall execute a Stormwater Management BMP Operations and Maintenance Agreement and Declaration of Stormwater Easement in favor of the Township, satisfactory to the Township Solicitor, which shall be recorded simultaneously with the Plan.
- 3. <u>Waivers</u>. Unless stated otherwise in this Resolution, this Preliminary Plan Approval shall not constitute the granting of any additional waivers or deferrals except as set forth herein. All additional requested waivers and deferrals will be considered at the time of Final Plan Approval. If the Final Plan is not compliant with the Zoning or Subdivision and Land Development Ordinance of the Township, then this approval does not grant permission for said noncompliance because at the time of Final Plan Approval, the Township will either permit the noncompliance by additional waivers or will deny the additional waiver request and, possibly, deny the Final Plan.

The Worcester Township Board of Supervisors hereby grants the following waivers requested with respect to this Plan:

- A. § 130-28.E(1) of the Worcester Township Subdivision and Land Development Ordinance waiver to permit existing tree survey only for impacted project area;
- B. § 130-28.G.(4) of the Worcester Township Subdivision and Land Development Ordinance waiver to permit existing trees along frontage to satisfy this requirement for the existing Skippack Pike and Valley Forge Road frontages;
- C. § 130-28.G.(6) of the Worcester Township Subdivision and Land Development Ordinance - waiver to permit 15 parking spaces in a continuous row without an intervening raised planting island of at least 10 feet in width;
- D. § 130-33.C of the Worcester Township Subdivision and Land Development Ordinance to permit the use of aerial photography to fulfill the requirement of showing all existing features within 500 feet of the project boundary be shown on the plans.
- 4. <u>Acceptance</u>. The Conditions of Approval set forth in paragraph 2 above shall be accepted by the Applicant, in writing, within ten (10) days from the date of receipt of this Resolution.
- 5. <u>Effective Date</u>. This Resolution shall become effective on the date upon which the Conditions are accepted by the Applicant in writing.

BE IT FURTHER RESOLVED that the Plan shall be considered to have received Preliminary Plan Approval once staff appointed by the Worcester Township Board of Supervisors determines that any and all conditions attached to said approval have been resolved to the satisfaction of Township staff. This approval DOES NOT represent nor constitute Final Plan Approval. Any changes to the approved site Plan will require the submission of an amended site Plan for land development review by all Township review parties.

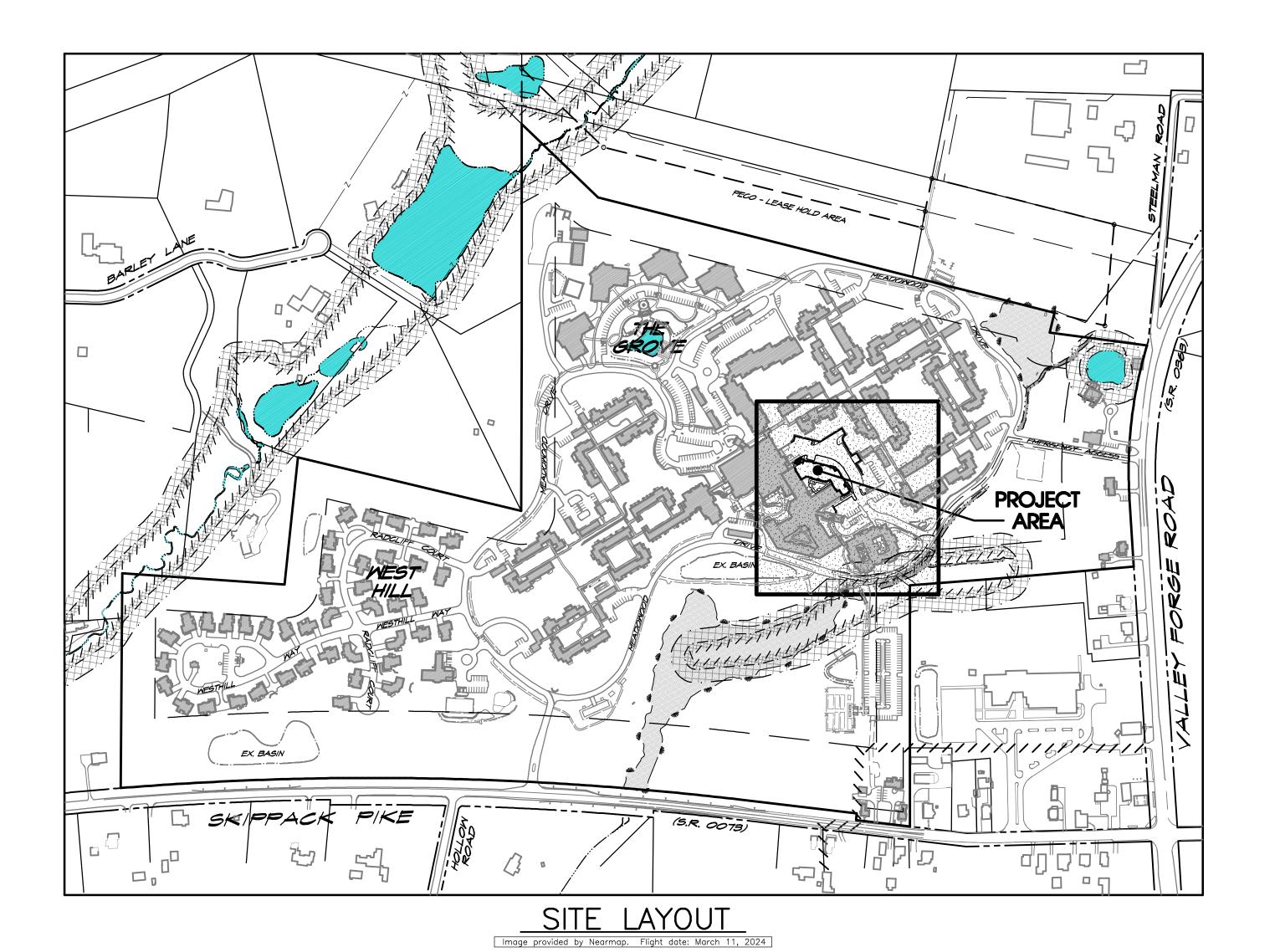
RESOLVED and ENACTED this Worcester Township Board of Su			, 2025	by	the
	FOR W	ORCESTER TOWNS	HIP		
	By:Rick	DeLello, Chair	 man		
Attoct.		of Supervisor			
Attest:Daniel Demeno, Secretary					
	ACCEPTANCE				
The undersigned states that Acceptance on behalf of the property which is the subject has reviewed the Conditions in foregoing Resolution and that of the Applicant and agrees to made subject to the penalties to unsworn falsifications to a	Applicant a t matter of the mposed by the he/she accep- to be bound the s of 18 Pa. C	nd equitable his Resolution Board of Super ts the Conditi hereto. This	owner , that rvisors ons on Accepta	of he/ in beh	the she the alf
	THE MEADOW(OOD CORPORATION	ī		
Date:					
	By:	deman, Preside	nt / CF		
		AME AND TITLE)	,		

OWNE	R'S CERTIFICATE
ORAT CON: BEEN	, HEREBY CERTIFY THAT I AM ORIZED TO ACT ON BEHALF OF MEADOWOOD CORP— TION AND THAT SAID CORPORATION DOES HEREBY SENT TO THE APPROVAL OF THIS PLAN THAT HAS N GRANTED AND THAT THE CORPORATION DESIRES SAME TO BE RECORDED.
1111	SEAL
	IONWEALTH OF PENNSYLVANIA TY OF MONTGOMERY
	THIS, THE DAY OF, 2025, BEFORE ERSIGNED OFFICER, A NOTARY PUBLIC, PERSONALLY APPEARED PAUL NOF
KNO MEAI EXE(HER:	POBLIC, PERSONALLY APPEARED FAUL NOPERSONALLY APPEARED FAUL NOPERSONAL APPEARED FAUL NOPERSONAL OF THE PRESIDENT / CEO DOWOOD CORPORATION, AND AS SUCH OFFICER, BEING DULY AUTHORIZED TO CUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION BY HIMSELF AS SUCH OFFICER FOR THE PURPOSES THEREIN CONTAINED.
(NOT	TARY PUBLIC)
(MY	COMMISSION EXPIRES ON)
OWN	SHIP ENGINEER CERTIFICATE
THAT	EWED BY THE TOWNSHIP ENGINEER OF THE TOWNSHIP OF WORCESTER CEF THIS PLAN CONFORMS TO THE TOWNSHIP SUBDIVISION & LAND DEVELOPMEN IONS ON THIS DAY OF 2025
	NSHIP ENGINEER
RECO	NING COMMISSION CERTIFICATE OMMENDED FOR APPROVAL BY THE TOWNSHIP PLANNING COMMISSION OF THE TOWNSHIP
	CESTER ON THIS DAY OF 2025 RETARY (ATTEST)
BOAR	D OF SUPERVISORS CERTIFICATE
400	
	ROVED BY THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNS CESTER ON THIS DAY OF 20
WOR	
WOR SECH	CESTER ON THIS DAY OF 20
WOR SECH	EYOR'S CERTIFICATION EYOR'S CERTIFICATION ESTABLE AND HEREBY CERTIFY THAT I AM A RECESSIONAL SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE CLITH OF PENNSYLVANIA; THAT THIS PLAN CORRECTLY REPRESENTS A SURVEYSELF OR UNDER MY SUPERVISION AND THAT ALL DIMENSIONAL AND GEODETIC WN ARE CORRECT.
WOR SECH	EYOR'S CERTIFICATION EYOR'S CERTIFICATION ESSIONAL SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE C ETH OF PENNSYLVANIA; THAT THIS PLAN CORRECTLY REPRESENTS A SURVEY TYSELF OR UNDER MY SUPERVISION AND THAT ALL DIMENSIONAL AND GEODETIC
WOR SECT	EYOR'S CERTIFICATION **EITH A. HOUSER* FESSIONAL SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE C. TH OF PENNSYLVANIA; THAT THIS PLAN CORRECTLY REPRESENTS A SURVEYSELF OR UNDER MY SUPERVISION AND THAT ALL DIMENSIONAL AND GEODETIC WIN ARE CORRECT.
WOR SECTOR SURVIVE PROJECT SURVIVE SHO'	EYOR'S CERTIFICATION KEITH A. HOUSER TESSIONAL SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE CLITH OF PENNSYLVANIA; THAT THIS PLAN CORRECTLY REPRESENTS A SURVEYOR ARE CORRECT. SIGNATURE: SU-075710 SIGNATURE: LIC. No: DAT NEER'S CERTIFICATION TIMOTHY P. WOODROW FESSIONAL ENGINEER. LICENSED IN COMPLIANCE WITH THE LAWS OF THE CLICENSED IN CLICENSED IN COMPLIANCE WITH THE LAWS OF THE CLICENSED IN CLICENSED IN COMPLIANCE WITH THE CLICENSED IN CLICENSED
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HEALTH CARE NORTHEAST EXPANSION for

MEADOWOOD SENIOR LIVING

TOWNSHIP of WORCESTER – MONTGOMERY COUNTY – PENNSYLVANIA



PROJECT SHEET INDEX

	The Cover Sheet (Sheet 1) and Record Plan — Overall Tract (Sheet 2 Plan Sheets 1 through 17 inclusive, on record at Worcester Township,	2) are to be recorded together shall be considered a part of t	with the Montgomery County Recorder of Deeds. he Approved Final Plan as if Recorded with same.
SHEET No.:	SHEET DESCRIPTION:	SHEET No.:	SHEET DESCRIPTION:
1 of 17	COVER - INDEX SHEET	10 of 17	PROJECT CONSTRUCTION DETAILS 'A'
2 of 17	RECORD PLAN - OVERALL TRACT	11 of 17	PROJECT CONSTRUCTION DETAILS 'B'
3 of 17	EXISTING FEATURES PLAN — OVERALL TRACT	12 of 17	EROSION & SEDIMENT CONTROL PLAN
4 of 17	EXISTING FEATURES & DEMOLITION - PROJECT AREA	13 of 17	EROSION & SEDIMENT CONTROL SPECIFICATIONS & NOTES
5 of 17	PROJECT AREA LAYOUT PLAN	14 of 17	EROSION & SEDIMENT CONTROL DETAILS
6 of 17	PROJECT AREA IMPROVEMENTS PLAN	15 of 17	DRAINAGE AREA BOUNDARY - PRE-DEVELOPMENT
7 of 17	PROJECT AREA UTILITIES PLAN	16 of 17	DRAINAGE AREA BOUNDARY - POST-DEVELOPMENT
8 of 17	PROJECT AREA LANDSCAPING PLAN	17 of 17	DRAINAGE AREA BOUNDARY - DESIGN SUB-AREAS
9 of 17	PROFILE SHEET - CROSS-LOT PROFILES		

Preliminary Plan approval GRANTED per Resolution #2025—__, dated _____ __, 2025
Final Plan approval granted per Resolution #2025—__, dated _____, 2025

		CAMPUS	ARE/	A SCHEDULE	
Block 28 Ur	RACT AREA SCHEDULE: nit 28 — 3205 Skippack Pk nit 66 — PECO Lease Hold Area	124.6160 12.8761		 BUILDING COVERAGE: [2] Existing LIFE CARE Buildings Existing WEST HILL Homes 	7.8746 A 2.4729 A
	PROJECT AREA: [1] 137.4921 Acres Ultimate Right-of-Way -0.9507 Acres			Existing GROVE Buildings Existing Accessory Buildings	1.2338 A 1.4945 A
Right-of-Wo Existing Eas	-12.8761 Acres -1.0199 Acres er -5.9696 Acres		EXISTING BUILDING: PROPOSED BUILDING:	(11.21 %) 13.0758 A +0.1881 A	
Floodplains, Wetlands, Lands Covered by Water			TOTAL PROPOSED AREA:	(11.37 %) 13.2639 A	
DEVELOPABLE AREA:		116.6758	Acres		
				• IMPERVIOUS COVERAGE: [2]	
SITE DENSI	ΓY:			Total Bulding Area:	13.0758 A
EXISTING:	Apartments	260	Units	Conc Walks/Pads/Decks/Patios:	5.0638 A
	ILU (West Hill=40/Grove=52)	92	Units	Site Asphalt Paving:	12.4021 A
	McLean Memory Care	20	Units	Asphalt (Pervious) Trail Area:	0.8183 A
	Skilled Beds (113/2) [1]	57	Units	Stone Parking/Maint. Yard:	1.3500 A
EXISTING DW	ELLING UNITS:	429	Units	EXISTING IMPERVIOUS:	(28.04 %) 32.7100 A
PROPOSED:	1st Floor Personal Care	8	Units	PROPOSED IMPERVIOUS:	+0.1092 A
	2nd Floor Skilled Beds (16/2)		Units Units	TOTAL PROPOSED AREA:	(28.13 %) 32.8192 A
	3rd Floor Skilled Beds (15/2)			[1] 2 Non-Independent Beds = 1 Dwlg.	Unit
IOIAL PROP	OSED UNITS:	23	Units	[2] Building & Impervious ratio are base	ed on Developable Area.

SITE ZONING DATA SCHEDULE EXISTING/PROPOSED SITE USE: RESIDENTIAL LIFE CARE FACILITY (USE APPROVED per CONDITIONAL USE - Z.O. Section 150-11.E(7))

(USE APPROVEI	per CONDITIONAL USE - Z.O.	Section 150-11.E(7	7))		
ZONING DISTRICT: L (AGR REQU	PD — LAND PRESERVATION DISTR JIREMENTS USED PER Z.O. SECTI	RICT (SECTION 150- ON 150-110.11)	110.10)		
ORDINANCE ITEM	SECTION No.:	REQUIREMENT:	PROVIDED:		
MINIMUM LOT AREA	150-11.E(7)	75 Acres	137.4921 Acres		
MINIMUM LOT WIDTH	150-12.B(1)	250 Ft.	>250 Ft.		
MINIMUM FRONT YARD:	150-13.B(2)	250 Ft.	>250 Ft.		
MINIMUM SIDE YARD:	150-13.B(2)	125 Ft.	>125 Ft.		
MINIMUM REAR YARD:	150-13.B(2)	125 Ft.	>125 Ft.		
MINIMUM PARKING SETBACK:	150-16.B(2)	100 Ft.	>100 Ft.		
MAXIMUM BUILDING HEIGHT	150-15	35 Ft.	42.0 Ft. [2]		
MAXIMUM IMPERVIOUS: BUILDING	150-11.E(7)	15 %	11.37 %		
TOTAL LOT	150-11.E(7)	40 %	28.01 %		
PARKING SPACE QTY. (EXCLUDE	S WEST HILL CARRIAGE HOMES)				
150-153.B(3) 1/Every 3 Beds + 1/Employee on 2 Largest Shifts					
Ex. Apartments	260 Apts @ 2 Beds Ea.=	173 Required	173+ Spaces		
Ex. Health Care Beds	113 Beds=	37 Required	37+ Spaces		
Ex. Grove Units	52 Apts @ 2 Beds Ea.=	35 Required	35+ Spaces		
Ex. Employees	1/Employee on 2 largest shifts	s= 100 Required	100+ Spaces		
PR HEALTH CARE ADDITION	31 Beds=	10 Required	10+ Spaces		

Ex. Grove Units 52 Apts @ 2 Beds Ea.= 35 Required 35+ Spaces

Ex. Employees 1/Employee on 2 largest shifts= 100 Required 100+ Spaces

PR. HEALTH CARE ADDITION 31 Beds= 10 Required 10+ Spaces

TOTAL 355 Spaces 701 Spaces [1]

Provided Parking Space Count:

EXISTING: 493 Lot + 137 Carport + 36 Handicapped + 52 Garage = 718 Spaces

NET PARKING CHANGE = -17 Spaces

[2] VARIANCE GRANTED for proposed building height of 42.0 Ft. at the January 21, 2025 Zoning Hearing Board meeting.

PROPOSED: 476 Lot + 137 Carport + 36 Handicapped + 52 Garage = 701 Spaces

WAIVER LIST (Requested): The following list of the Waivers from the Worcester Township Subdivision & Land Development Ordinance (SLDO). GRANTED per Resolution #2025—__ Granting Preliminary Approval of Health Care Northeast Expansion — Meadowood Senior Living dated _____ ____, 2025:

Care Northeast Expansion — Meadowood S

130-28.E(1): Existing Tree Survey: To allow existing tree survey only for impacted project area.

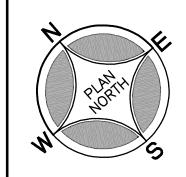
130-28.G(4): Street Trees: To allow existing trees along frontage to satisfy this requirement for both the existing Skippack Pike and Valley Forge Road frontages.

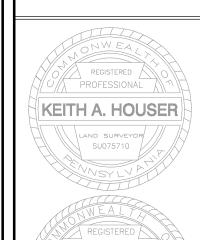
ment for both the existing Skippack Pike and Valley Forge Road frontages.

G. 130-28.G(6)(b): Not more than 15 parking spaces shall be placed in a continuous row w/o an intervening raised planting island of at least 10' in width.

H. 130-33.C: To allow use of Aerial Photograph to fullfill requirements of showing existing features within 400-Ft. of the project tract.

REVISIONS





No. 038735-E

Pennsylvania 81

A Privately Tunded non-profit Pennsylvania Corporation

Parcel Information:

THE MEADOWOOD

THE MEADOWOOD CORPORATION

TP: 67-00-03185-00-6
Block 28 Unit 28
DB: 6370 Page 2199-2208

3205 SKIPPACK PIKE

Gross Tract:
137.4921 Acres
Developable Area:
116.6758 Acres

THE MEADOWOOD CORPORATION c/o Paul Nordeman President/CEO 3205 Skippack Pike (PO Box 670) Worcester, PA 19490

Scale In Feet (1" = 300

© COPYRIGHT 2025
WOODROW & ASSOCIATES, INC

- INDEX SHEET

OD SENIOR LIVING

MONTGOMERY COUNTY - PENNSYLVANIA

W & ASSOCIATIES, INC.

CIVIL CONSULTING ENGINEERS

OF NICE S - Lower Gwynedd - PA 19002

COVER - INDEX

MEADOWOOD SEN

WORCESTER TOWNSHIP - MONTGOMERY C

WOODROW & AS

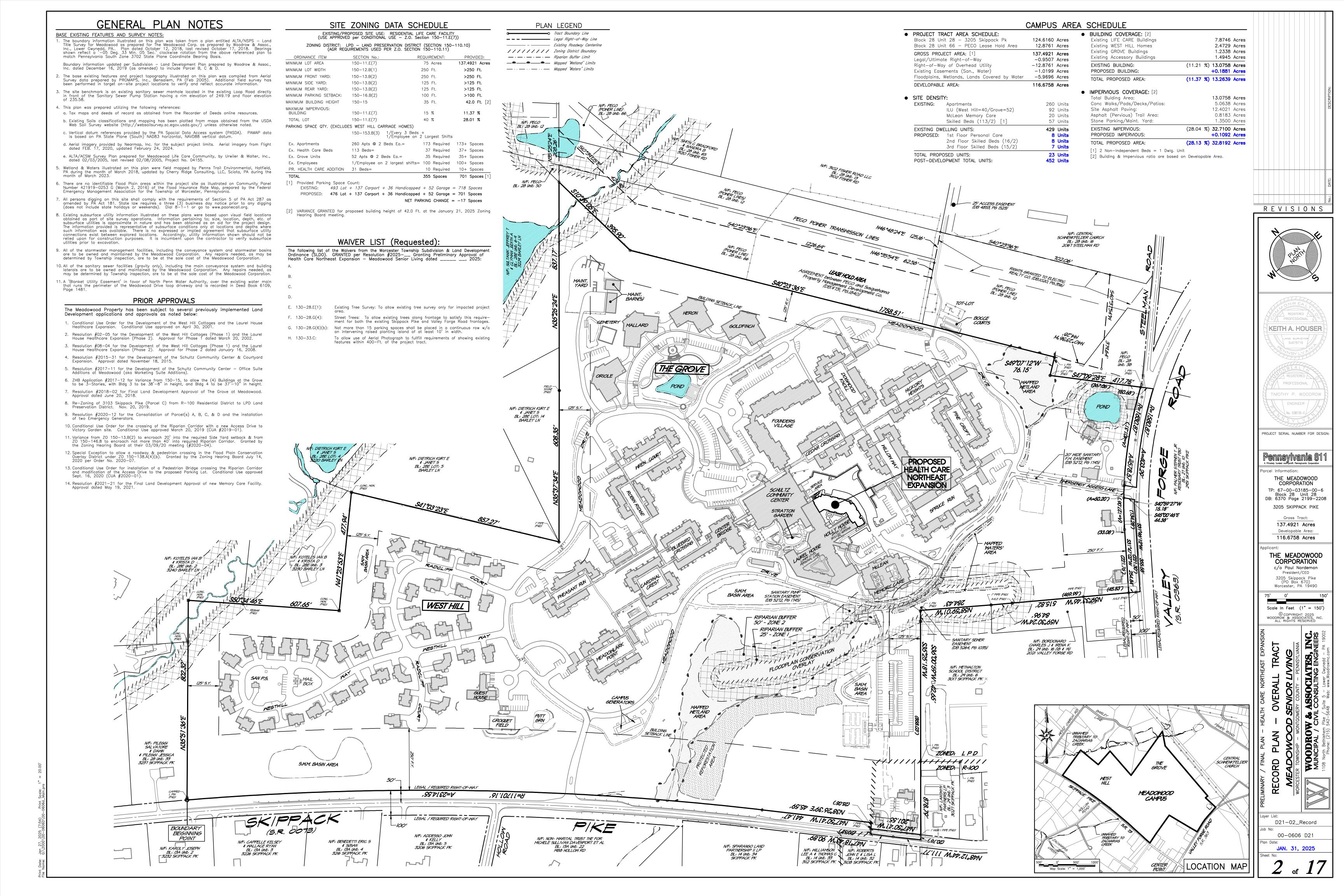
MUNICIPAL / CIVIL CO

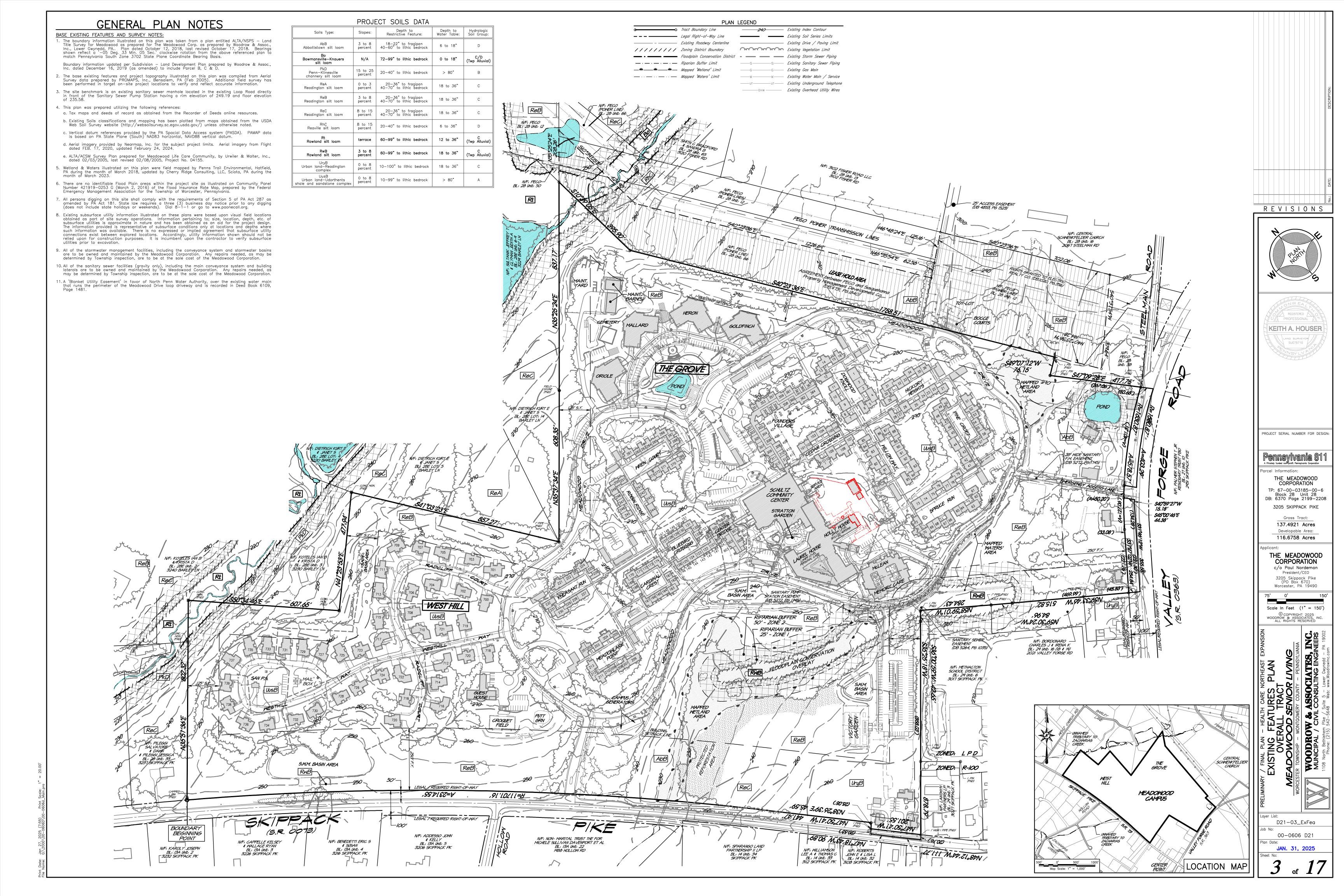
D21-01_Cover

bb No:

00-0606 D21

1 of 17







Depth to Restrictive Feature:

10-99" to lithic bedrock

percent

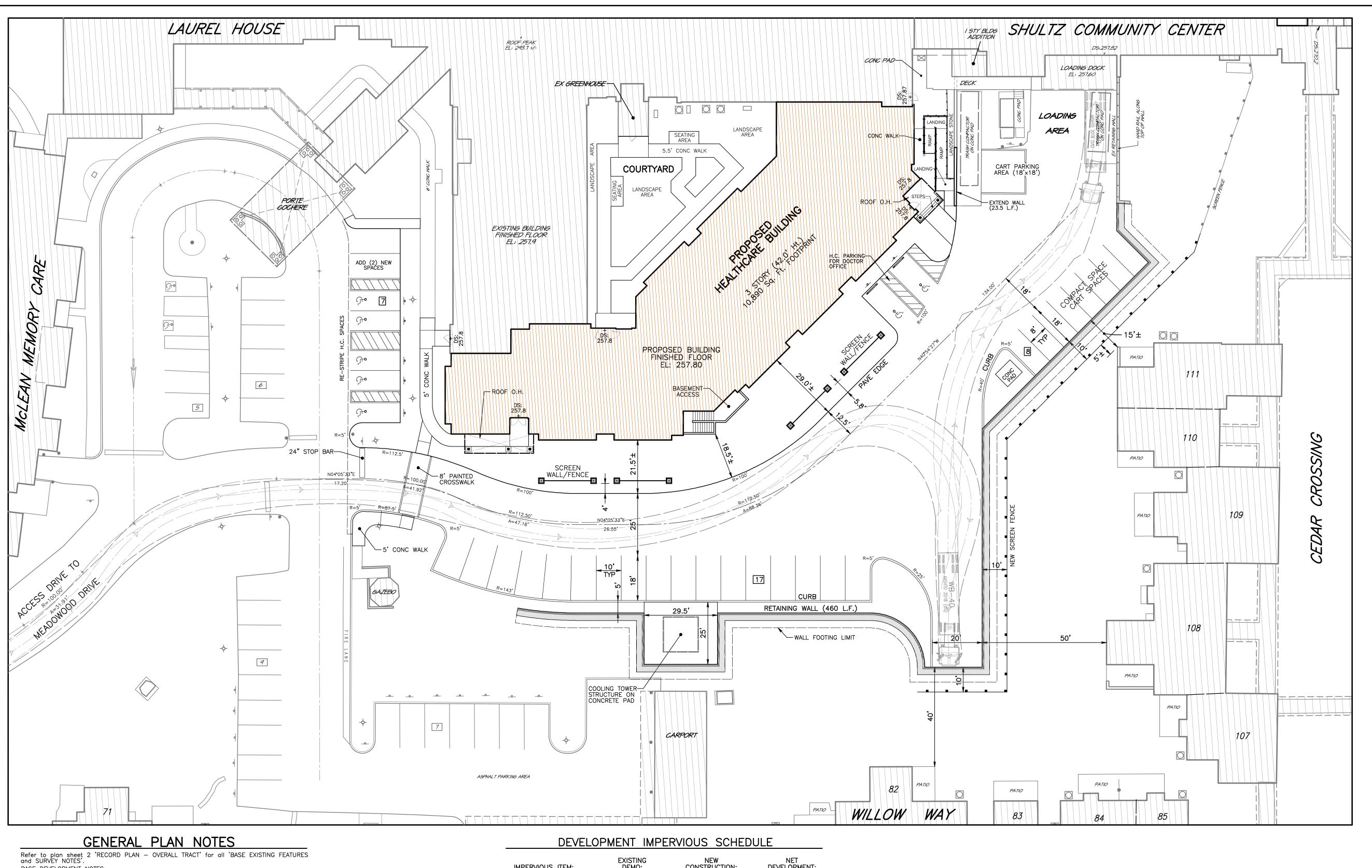
UusB Urban land — Udorthents

shale and sandstone complex

Depth to Hydrologic Water Table: Soil Group:

More than 80" 00-0606 D21
an Date:
JAN. 31, 2025
neet No:

LOCATION MAP

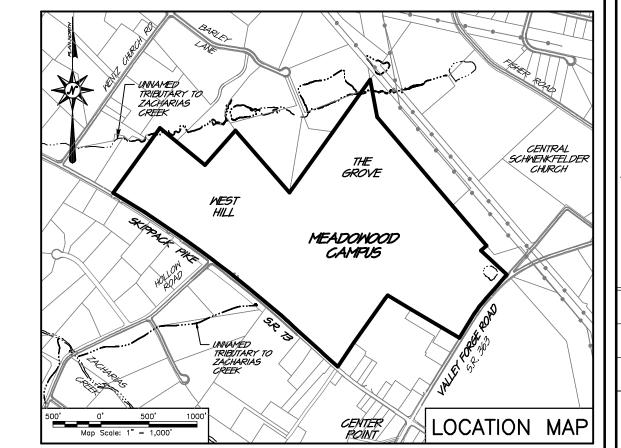


BASE DEVELOPMENT NOTES:

 The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities. Demolition, general site clearing, grubbing and topsoil stripping may not commence in any stage or
phase of the project until the Erosion and Sedimentation control measures are in place and functional
as described on the (NPDES) Erosion & Sediment Control Plan.

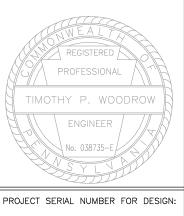
- Nothing shall be permitted to be set on, placed or planted within, the area of any utility or storm water easement except lawns or suitable low ground cover.
- Construction materials and procedures shall follow Pennsylvania Department of Transportation Spec-ifications and Standard Drawings (latest edition).
- 5. All building materials and wastes shall be removed from the site and recycled or disposed of in accordance with the Department's Solid Waste Management Regulations at 25Pa. Code 260.1 et seq., 271.1, and 287.1 et. seq. No building materials or wastes or unused building materials shall be burned, buried, dumped, or discharged at the site.
- 6. Any/all storm water conveyance system(s) and detention facilities shown on these plans are a basic and perpetual part of the storm water management system for this Township, and as such, are to be protected, maintained and preserved in accordance with the approved final plans. The Township 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 structural design and integrity are being maintained.
- Building driveway & access signage to be provided by Meadowood subject to submission and approval of Worcester Township prior to installation.
- 8. Contractor to ensure compliance with ADA regulations.
- This project shall be served by public sanitary sewer by Worcester Township and water services by North Penn Water Company.

IMPERVIOUS ITEM:	EXISTING DEMO:	NEW CONSTRUCTION:		NET DEVELOPMENT:
BUILDING FOOTPRINT:	−3,177 Sq. Ft. +	11,370 Sq. Ft.	=	+8,193 Sq. Ft.
CONC / PADS / WALKS:	-2,078 Sq. Ft. +	3,317 Sq. Ft.	=	+1,239 Sq. Ft.
ASPHALT PAVING:	−27,314 Sq. Ft. +	22,637 Sq. Ft.	=	-4,677 Sq. Ft.
TOTALS:	-32,569 Sq. Ft. +	37,324 Sq. Ft.	=	+4,755 Sq. Ft.



PLAN LEGEND

REVISIONS



Pennsylvania 811

Parcel Information: THE MEADOWOOD CORPORATION TP: 67-00-03185-00-6 Block 28 Unit 28 DB: 6370 Page 2199-2208 3205 SKIPPACK PIKE Gross Tract:

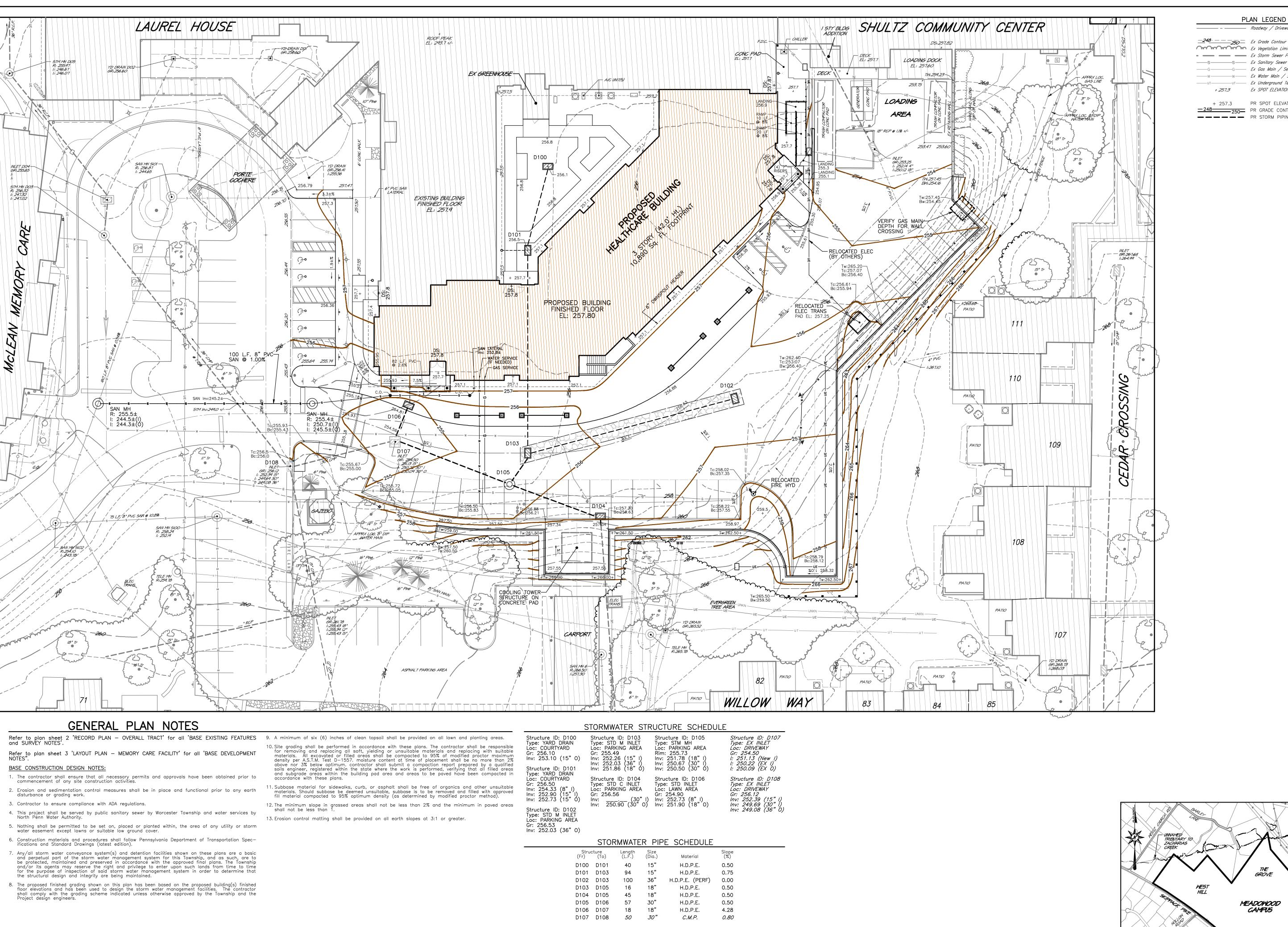
> 116.6758 Acres THE MEADOWOOD CORPORATION c/o Paul Nordeman President/CE0

137.4921 Acres

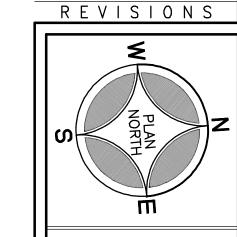
Developable Area:

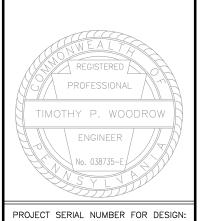
3205 Skippack Pike (PO Box 670) Worcester, PA 19490 Scale In Feet (1" = 20') © COPYRIGHT 2025 WOODROW & ASSOCIATES, INC. ALL RIGHTS RESERVED

D21-05_Layout 00-0606 D21



—**248**-———250— Ex Grade Contour ——s—— Ex Sanitary Sewer Piping —G—— Ex Gas Main / Service —w———w—— Ex Water Main / Service ——u⊤—— Ex Underground Telephone + 257.3 Ex SPOT ELEVATION + 257.3 PR SPOT ELEVATION -248-250- PR GRADE CONTOUR





Pennsylvania 811 Parcel Information:

THE MEADOWOOD CORPORATION TP: 67-00-03185-00-6 Block 28 Unit 28 DB: 6370 Page 2199-2208 3205 SKIPPACK PIKE

Gross Tract: 137.4921 Acres Developable Area:

116.6758 Acres

THE MEADOWOOD CORPORATION c/o Paul Nordeman President/CE0 3205 Skippack Pike (PO Box 670) Worcester, PA 19490

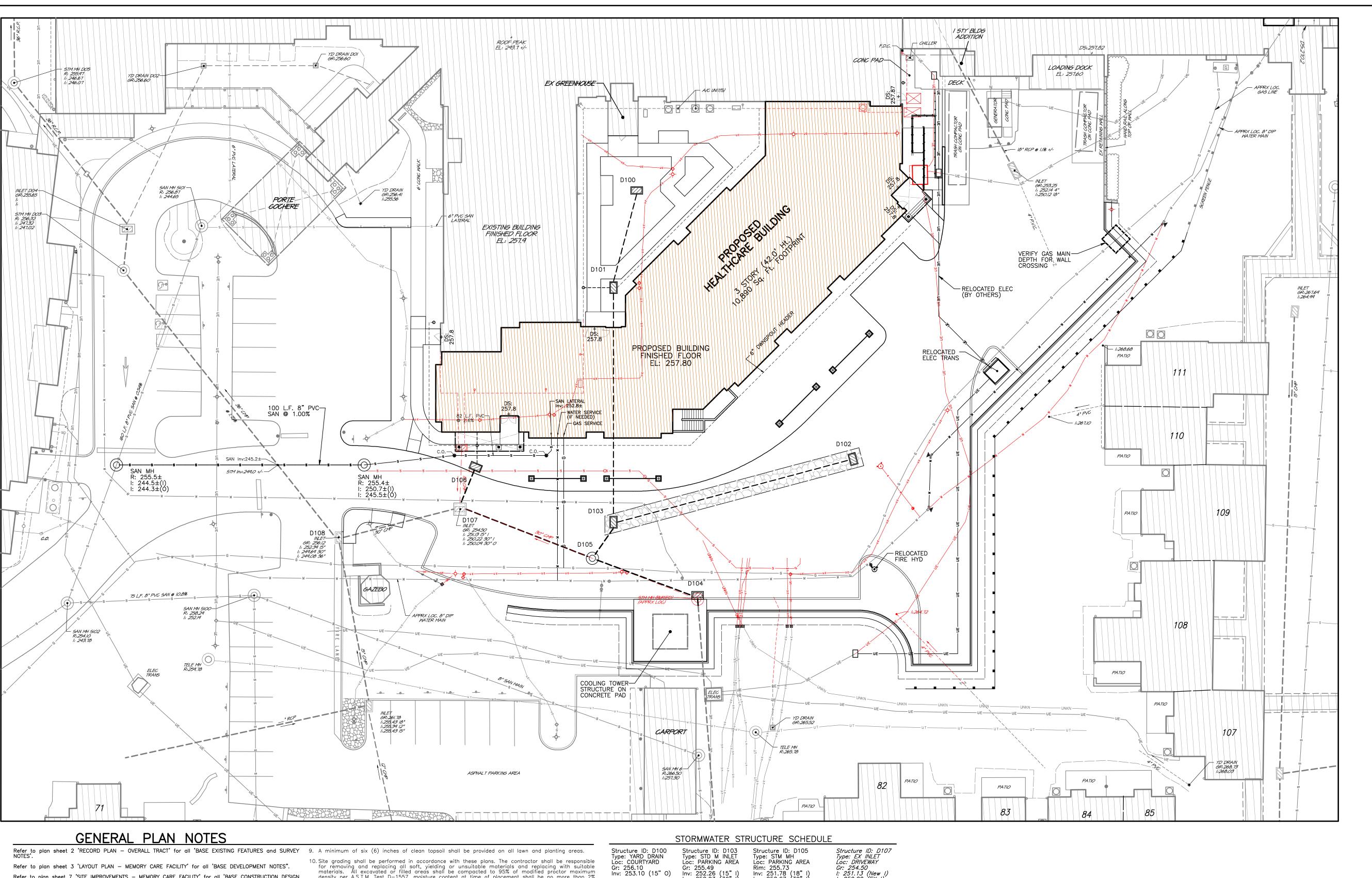
Scale In Feet (1" = 20')

THE GROVE

CAMPUS

LOCATION MAP

D21-06_Grading 00-0606 D21



PLAN LEGEND Ex Vegetation Limit - — Ex Storm Sewer Piping —G—— Ex Gas Main / Service ———∪т—— Ex Underground Telephone ---- PR STORM PIPING —s——s—— PR SANITARY PIPING

——G———G—— PR GAS MAIN / SERVICE

REVISIONS

TIMOTHY P. WOODR \ ENGINEER

PROJECT SERIAL NUMBER FOR DESIGN:

Pennsylvania 811

Parcel Information: THE MEADOWOOD CORPORATION TP: 67-00-03185-00-6 Block 28 Unit 28 DB: 6370 Page 2199-2208

3205 SKIPPACK PIKE Gross Tract: 137.4921 Acres Developable Area:

116.6758 Acres

THE MEADOWOOD CORPORATION c/o Paul Nordeman President/CE0

3205 Skippack Pike (PO Box 670) Worcester, PA 19490

Scale In Feet (1" = 20')

D21-07_Utility 00-0606 D21

Refer to plan sheet 7 'SITE IMPROVEMENTS — MEMORY CARE FACILITY' for all 'BASE CONSTRUCTION DESIGN NOTES".

CONSTRUCTION DESIGN NOTES:

- 1. The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities. 2. Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.
- 3. Contractor to ensure compliance with ADA regulations.
- 4. This project shall be served by public sanitary sewer by Worcester Township and water services by 13. Erosion control matting shall be provided on all earth slopes at 3:1 or greater.
- 5. Nothing shall be permitted to be set on, placed or planted within, the area of any utility or storm water easement except lawns or suitable low ground cover. 6. Construction materials and procedures shall follow Pennsylvania Department of Transportation Specifications and Standard Drawings (latest edition).
- 7. Any/all storm water conveyance system(s) and detention facilities shown on these plans are a basic and perpetual part of the storm water management system for this Township, and as such, are to be protected, maintained and preserved in accordance with the approved final plans. The Township 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 structural design and integrity are being maintained.
- The proposed finished grading shown on this plan has been based on the proposed building(s) finished
 floor elevations and has been used to design the storm water management facilities. The contractor
 shall comply with the grading scheme indicated unless otherwise approved by the Township and the
 Project design engineers.

- 10. Site grading shall be performed in accordance with these plans. The contractor shall be responsible for removing and replacing all soft, yielding or unsuitable materials and replacing with suitable materials. All excavated or filled areas shall be compacted to 95% of modified proctor maximum density per A.S.T.M. Test D—1557. moisture content at time of placement shall be no more than 2% above nor 3% below optimum. contractor shall submit a compaction report prepared by a qualified soils engineer, registered within the state where the work is performed, verifying that all filled areas and subgrade areas within the building pad area and areas to be paved have been compacted in accordance with these plans.
- 11. Subbase material for sidewalks, curb, or asphalt shall be free of organics and other unsuitable materials. Should subbase be deemed unsuitable, subbase is to be removed and filled with approved fill material compacted to 95% optimum density (as determined by modified proctor method).
- 12. The minimum slope in grassed areas shall not be less than 2% and the minimum in paved areas

SANITARY SEWER CONSTRUCTION NOTES:

- 14. The existing buildings located at #3031 & 3103 W Skippack Pike which are located on the subject Tract are currently served by on—lot sanitary sewer. These buildings are to be connected to the public sanitary sewer main (se eplan for location).
- 15. The existing on—lot sanitary sewer facilities noted above are to be abandoned or removed in accord—ance with current PA DEP requirements.
- 17. The new sewer connection to existing manhole \$100 & \$104 are to be made by core—boring into the manhole and the installation of a water tight seal (link seal or manhole gasket, or approved

Structure ID: D101 Type: YARD DRAIN Loc: COURTYARD

 Structure ID: D104
 Structure ID: D106

 Type: STD C INLET
 Type: STD INLET

 Loc: PARKING AREA
 Loc: LAWN AREA

 Gr: 256.56
 Gr: 254.90

 Inv: _____ (30" I)
 Inv: 252.73 (8" I)

 Inv: 250.90 (30" O)
 Inv: 251.90 (18" O)

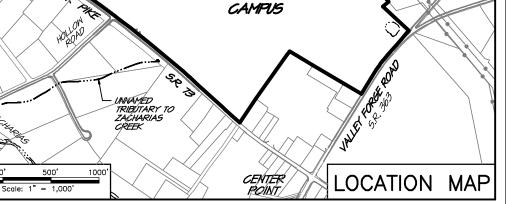
 Structure ID: D108 Type: EX INLET Loc: DRIVEWAY Gr: 256.12 Inv: 252.39 (15" I) Inv: 249.69 (30" I)

ARKING AREA 3.53 2.03 (36" 0)			
	STORMWATER	PIPE	SCHEDULE

0.01	· · · · · · · · · · · · · · · · · · ·				
Structure (Fr) (To)	Length (L.F.)	Size (Dia.)	Material	Slope (%)	
D100 D101	40	15"	H.D.P.E.	0.50	
D101 D103	94	15 "	H.D.P.E.	0.75	
D102 D103	100	36"	H.D.P.E. (PERF)	0.00	
D103 D105	16	18"	H.D.P.E.	0.50	
D104 D105	45	18"	H.D.P.E.	0.50	
D105 D106	57	30"	H.D.P.E.	0.50	
D106 D107	18	18 "	H.D.P.E.	4.28	
D107 D108	50	<i>30"</i>	C.M.P.	0.80	

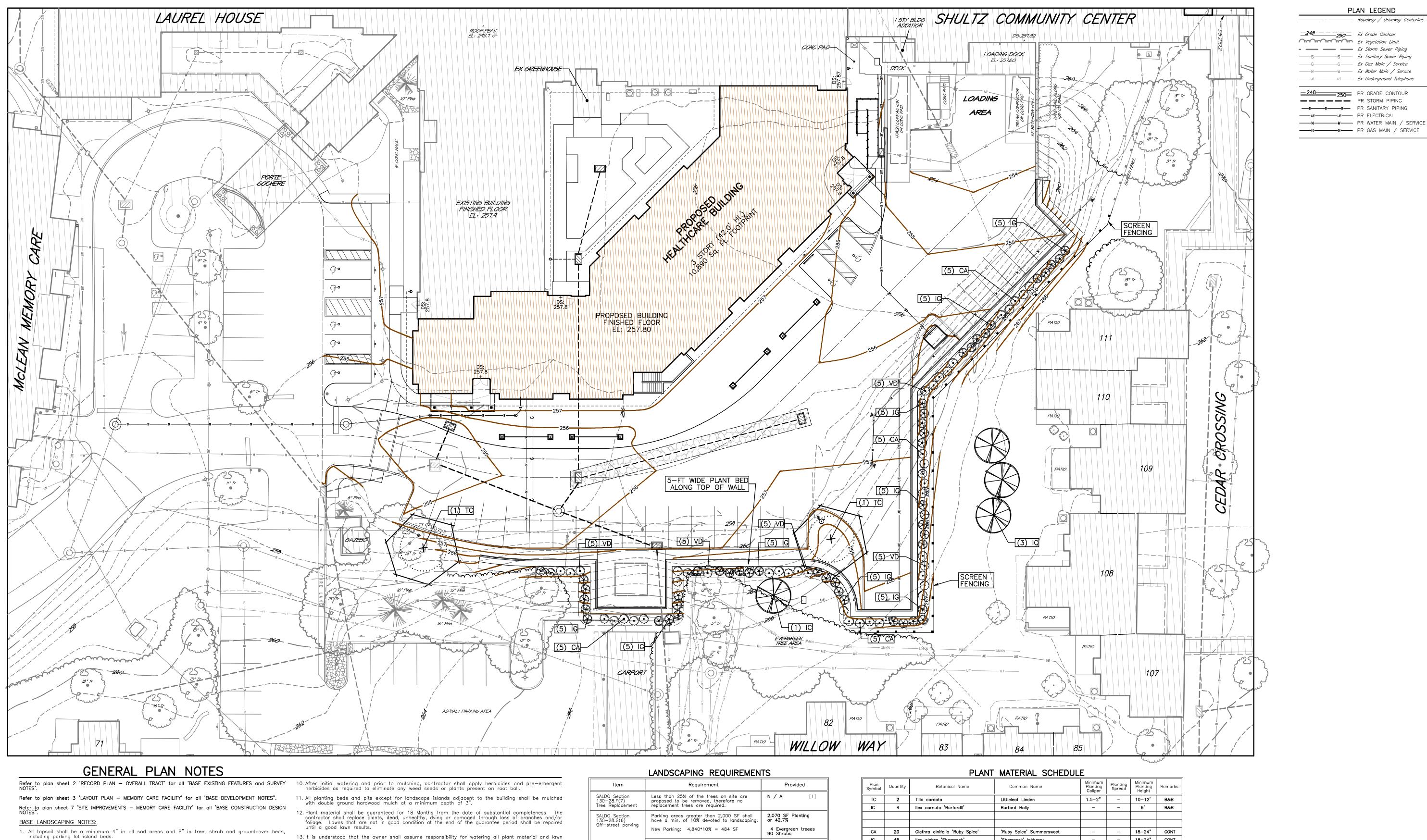
LIGHTING INFORMATION

Symbol	Qty	Catalog Number	IES File	Color Temperature	Mounting Height	Avg. Lighting Parking Lot
•=		LDRV-SL4-E02- E-7030-HSS	LDRV-SL4-E02- 7030-HSS.IES	3000K	12'	1.3 fc
		LDRV-SL4-E02- E-7030-HSS	LDRV-SL4-E02- 7030-HSS.IES	3000K	12'	1.3 fc
•		APB-LED-XP4	APB-LED-X94- 11943054.01.ies	4000K*	3.3'	-



MEADOWOOD

WEST HILL



Item	Requirement	Provided	
SALDO Section 130-28.F(7) Tree Replacement	Less than 25% of the trees on site are proposed to be removed, therefore no replacement trees are required.	N / A [1]	
SALDO Section 130—28.G(6) Off—street parking	Parking areas greater than 2,000 SF shall have a min. of 10% devoted to landscaping. New Parking: 4,840*10% = 484 SF	2,070 SF Planting or 42.7% 4 Evergreen treees 90 Shrubs	
	One tree shall be provided per 15 parking spaces. 27 parking spaces: 27/15 = 2 Trees	2 Shade trees	
	TOTAL PLANTINGS PROVIDED	2 Shade Trees 4 Evergreen Trees 0 Flowering Trees 90 Shrubs 96 TOTAL	

[1] See Plan Sheet 4 for Removal locations. Trees to be removed with this Application: 12 Deciduous Trees (149 Cal In) + 15 Evergreen Trees (97 Cal In)

18-24" CONT Viburnum dentatum 'Blue Muffin' 'Blue Muffin' Arrowwood Viburnum 18-24" CONT

96 TOTAL TREES & SHRUBS

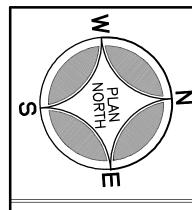
WEST HILL MEADOWOOD CAMPUS LOCATION MAP

PLAN LEGEND

———G—— Ex Gas Main / Service

–uт———uт—— *Ex Underground Telephone*

REVISIONS



PROJECT SERIAL NUMBER FOR DESIGN:

Pennsylvania 811 Parcel Information: THE MEADOWOOD

CORPORATION TP: 67-00-03185-00-6 Block 28 Unit 28 DB: 6370 Page 2199-2208 3205 SKIPPACK PIKE

> Gross Tract: 137.4921 Acres Developable Area: 116.6758 Acres

THE MEADOWOOD CORPORATION c/o Paul Nordeman President/CE0 3205 Skippack Pike (PO Box 670) Worcester, PA 19490

Scale In Feet (1" = 20')

D21-08_Land 00-0606 D21

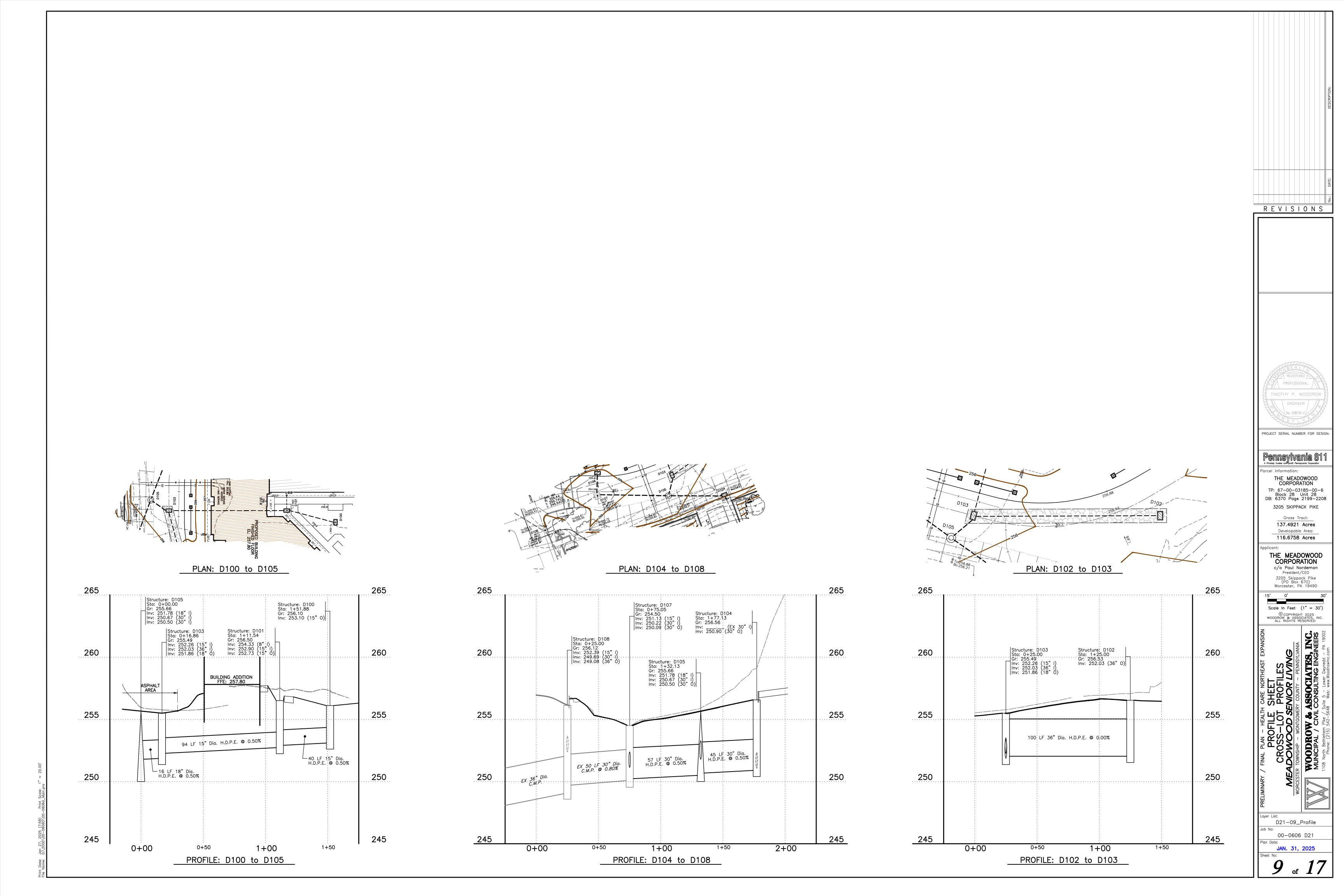
- 2. Planting behind perpendicular parking is to be located a minimum of 3' behind the curb line.
- 3. All landscape and grass areas are to be hand raked and left clear of all stones, rock, construction debris and any unsuitable materials.
- 4. Landscape contractor will locate all underground utilities prior to any planting installations.
- All areas to be landscaped must be treated with a pre-emergence herbicide (surflan, dactal or ap-proved equal) in accordance with applicable federal, state regulations and manufacturer's instructions.
- 6. Landscape contractor to supply and install a pervious weed barrier (Dewitt, DuPont or approved equal) in accordance with manufacturer's installation within all landscape and mulch beds. All weed barrier will be overlapped a minimum of 6" at all seams. At plant locations, barrier should be cut in an "X" pattern so to accommodate root ball and replaced after plant has been installed. All proposed landscaping to be nursery grown, typical of their species or variety. They are to have normal vigorous root systems, free from defects and infections and in accordance with ANSI Z60.1. 8. All proposed plantings should be installed per standards of the "American Association of Nurserymen"

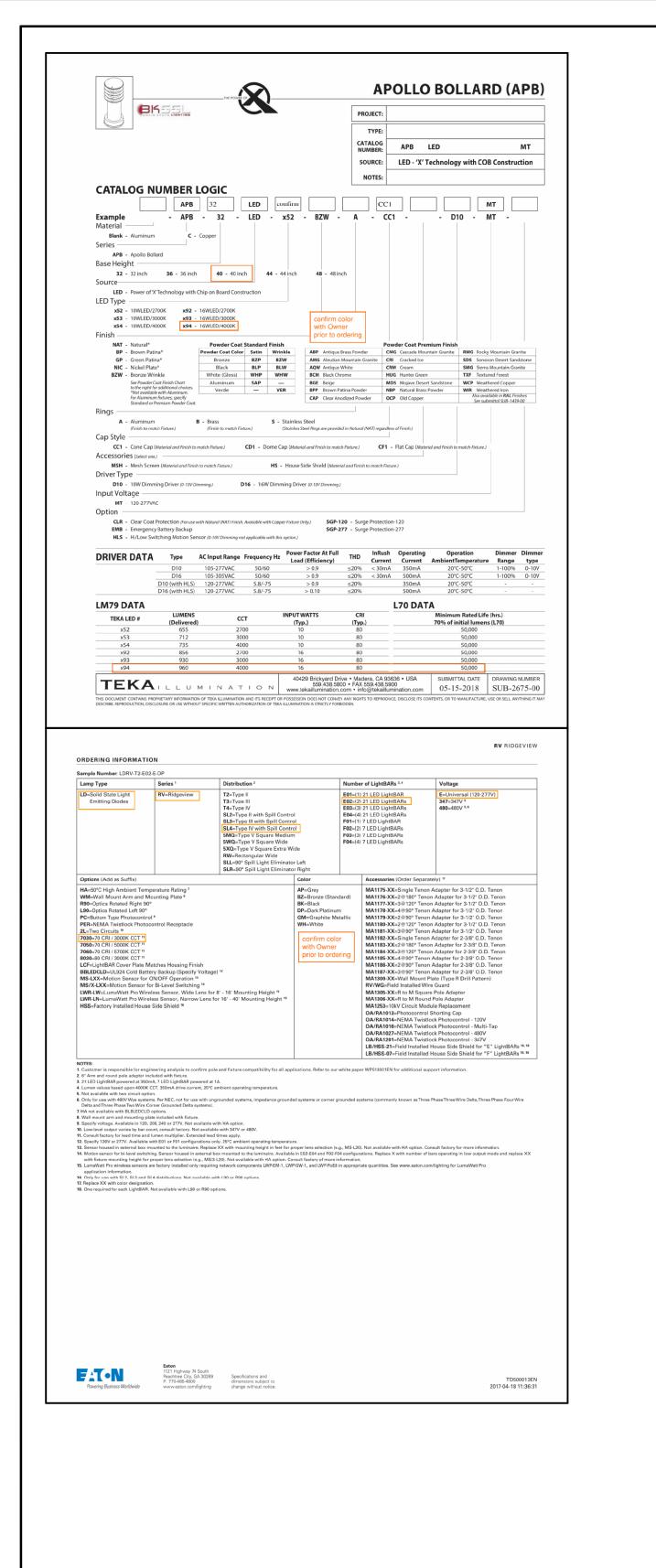
and state nursery/ landscape associations with regard to planting, pit size, backfill mixture, staking

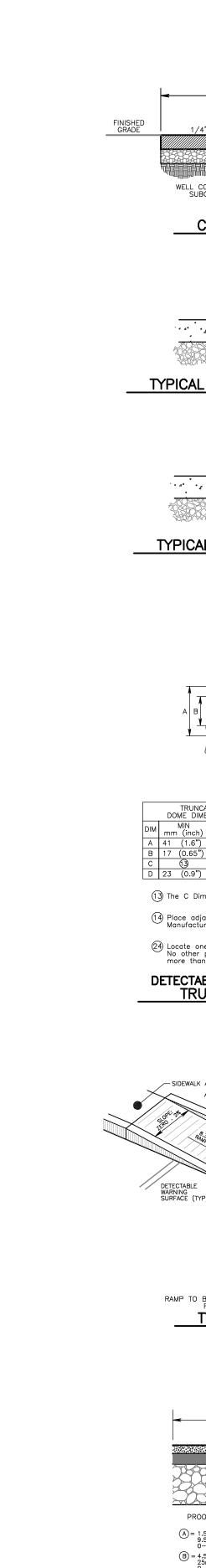
- 9. All planting containers and baskets shall be removed during planting. All plants shall be set plumb and positioned so that the top of the root collar matches, or is no more than two (2") inches above, finished grade. Replace amended backfill in 6—inch layers and compact backfill to eliminate voids. Contractor shall provide a four—inch high earthen watering saucer along the perimeter of each planting pit. Contractor shall water newly planted vegetation prior to mulching planting pit. All voids shall be filled and settling mitigated as required.
- 13. It is understood that the owner shall assume responsibility for watering all plant material and lawn area beginning with the date of substantial completeness. 14. Seedbed Preparation:
- a. Apply limestone and fertilizer according to soil tests or fertilizer may be applied at the rate of 260 pounds per acre or 6 pounds per 1000 square feet using 10—20—10 or equivalent. In addition, 300 pounds 4—1—2 per acre or equivalent of slow release nitrogen may be used in lieu of topdressing.
- b. Work lime and fertilizer into the soil as practical to a depth of 4—inches with a disc, spring tooth harrow or other suitable equipment. The final harrowing or disking operation should be parallel to the general contour. Continue tillage until a reasonable uniform, fine seedbed is prepared. All but clay or silty soils and coarse sands should be rolled to firm the seedbed wherever feasible.
- c. Inspect seedbed just before seeding. If traffic has left the topsoil compacted, the area must be retiled and firmed as outlined below.

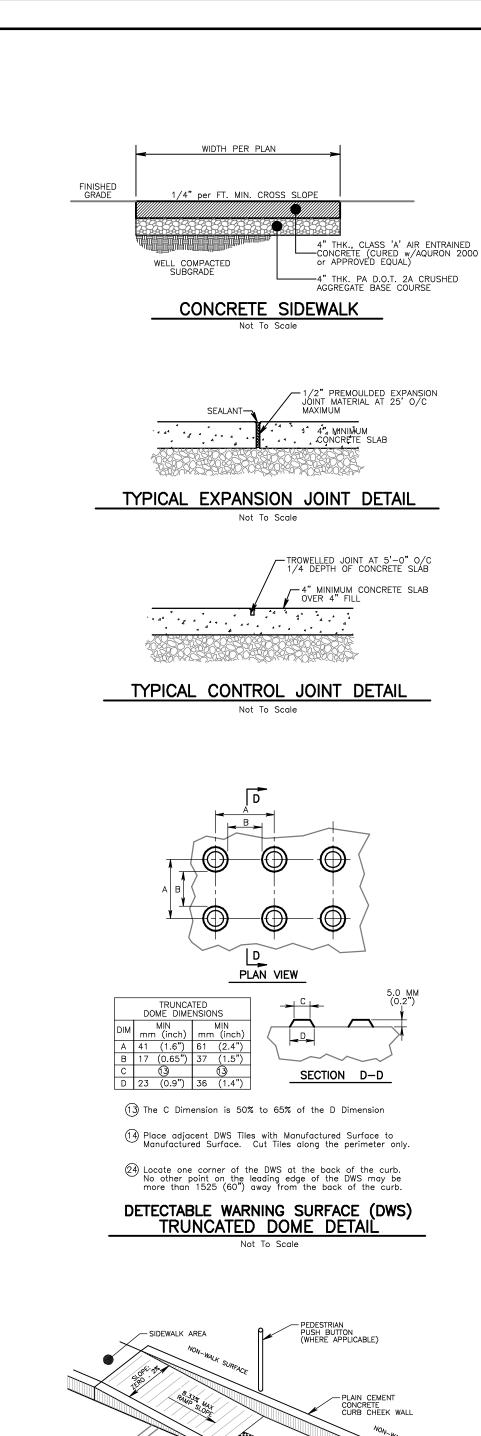
d. Grass see	eding mixt	ure and application	rate:	
Percent total v	age of weight	Application Rate	Seed Type	Minimum Germinatio Allowed
60 35 5		5-7 lbs per 1000 Sq. Ft.	"REBEL" Tall Fescue "YORKTOWN" Perennial Rye "STREEKER" Redtop	90-97 90-98 90-92

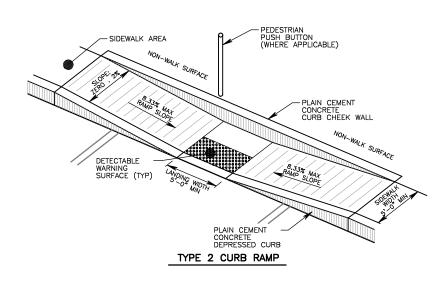
e. In areas designated as sod, fescue sod is to be installed on minimum 4" topsoil. Areas to be sodded are to be prepared as noted above for seeded areas.



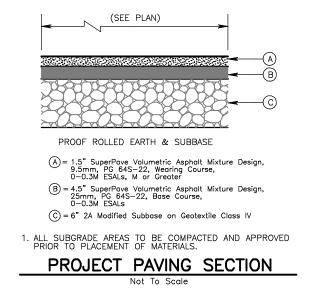


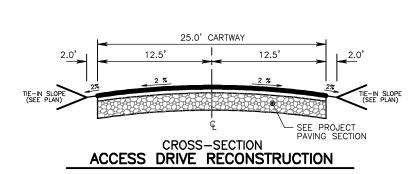


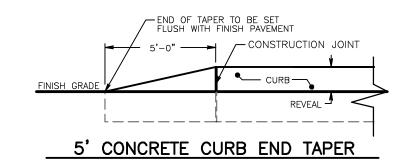


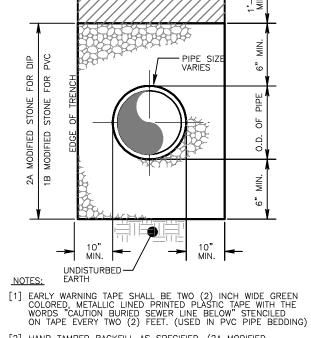


RAMP TO BE IN CONFORMANCE WITH PennDOT PUB 72M, RC-67M (June 10, 2013 or Latest) TYPE 2 CURB RAMP

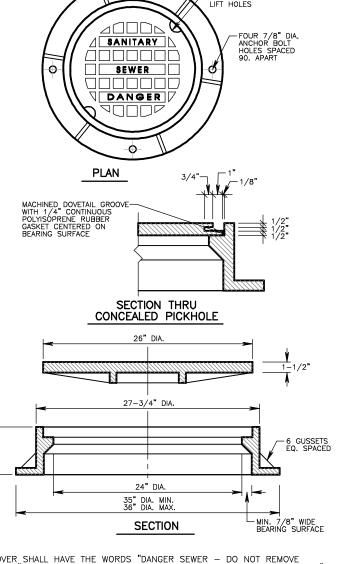








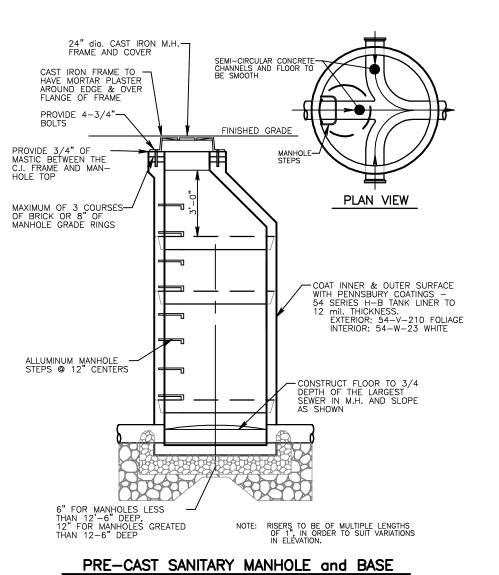
STANDARD SANITARY SEWER PIPE BEDDING DETAIL Not To Scale



 COVER SHALL HAVE THE WORDS "DANGER SEWER - DO NOT REMOVE COVER" CAST THEREON. LETTERS ARE TO HAVE A MINIMUM HEIGHT OF 2". 2. PROVIDE FOUR (4) ANCHOR BOLT HOLES, 1". MIN. 3. CASTINGS SHALL BE DESIGNED FOR AASHTO HIGHWAY LOADING CLASS HS-20,

FRAME AND COVER SHALL BE NEENAH FOUNDARY COMPANY MODEL R-1642 WITH SELF-SEALING GASKET TYPE COPER OR APPROVED EQUAL.

SANITARY SEWER MANHOLE FRAME AND COVER



● MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DEPARTMENT'S SPECIF-ICATIONS, FORM 408.

PAVEMENT MARKINGS NOTES

THESE PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS GOVERNING THE DESIGN, LOCATION, AND OPERATION OF ALL OFFICIAL TRAFFIC SIGNALS, AND MARKINGS ON AND ALONG HIGHWAYS WITHIN THE COMMONWEALTH OF PENNSYLVANIA.

ALL PAVEMENT MARKINGS SHALL BE REFLECTORIZED.

THE CONTRACTOR SHALL PREPARE THE EXISTING PAVEMENT SURFACE FOR PROPER ADHESION. THESE PREPARATIONS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, ANY SWEEPING AND REMOVAL OF DEBRIS, DIRT OR OTHER MATERIALS.

THE CONTRACTOR SHALL REMOVE ALL PREVIOUS EXISTING PAVEMENT MARKINGS WITHIN THE CONFINES OF THE PROJECT AREA.

• UNLESS SPECIFIED OTHERWISE, THE BASIS OF MEASUREMENT SHALL BE ALONG THE LONGITUDINAL CENTERLINE OF PAVEMENT MARKINGS.

WHERE BITUMINOUS SEALANTS PREVENTS OR MAKES IMPRACTICAL THE EXTEND-ING OF LINES TO THE FACE OF THE CURB, THE CONTRACTOR SHALL EXTEND LINES TO EDGE OF SEALANT OR WITHIN ONE FOOT OF THE FACE OF CURB, WHICHEVER IS LESS.

 ALL INTERSECTION PAVEMENT MARKINGS (SHORT LINES & LEGENDS) SHALL BE HOT THERMOPLASTIC. ALL LONG LINES SHALL BE EPOXY. CROSSWALKS:

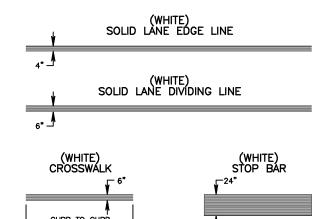
1. CROSSWALK LINES SHALL BE SOLID WHITE LINES, SIX (6) INCHES WIDE, MARKING BOTH EDGES OF THE CROSSWALK AREA. CROSSWALK LINES SHALL EXTEND FROM FACE OF CURB TO FACE OF CURB OR EDGE OF SHOULDER AS APPLICABLE.

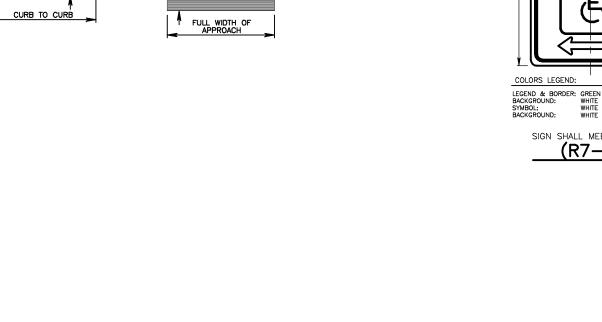
3. LINES FORMING A CROSSWALK SHALL BE PARALLEL. 4. THE WIDTH OF THE CROSSWALK IS NORMALLY SIX (6) FEET. STOP BARS:

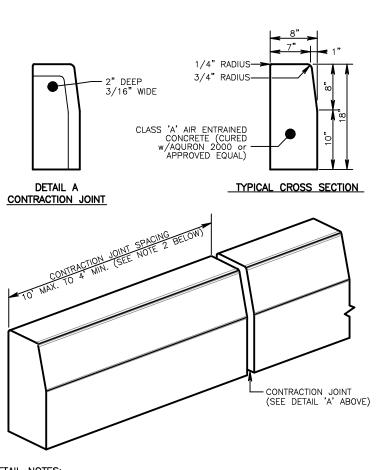
LANE and EDGE LINES:

5. STOP BARS, SOLID WHITE LINES BEING 24 INCHES WIDE, SHALL COMPLETELY TRAVERSE ALL TRAFFIC LANES ON EACH APPROACH. 6. STOP BARS SHALL BE LOCATED AT A MINIMUM OF FOUR (4) FEET IN ADVANCE OF AND PARALLEL TO THE CROSSWALK LINES, UNLESS OTHERWISE NOTED ON THE PLAN.

7. LANE LINES, EITHER SOLID OR BROKEN WHITE, SHALL BE SIX (6) INCHES WIDE. 8. EDGE LINES, WHEN NOTED ON THE PLANS, SHALL BE SOLID WHITE LINES FOUR (4) INCHES WIDE.

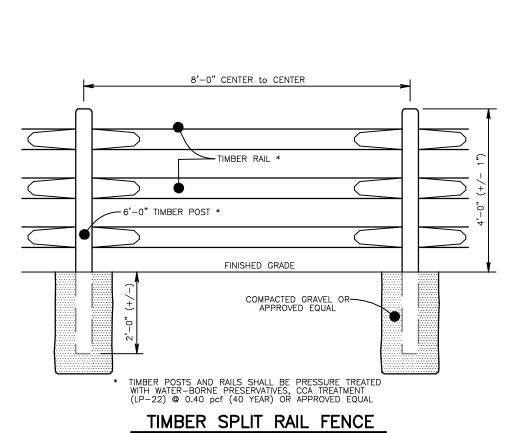




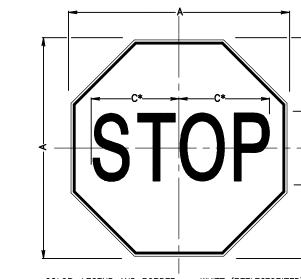


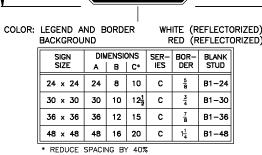
DETAIL NOTES: MATERIALS AND CONSTRUCTION SHALL MEET THE REQUIREMENTS OF PUBLICATION 408, SECTION 630 FOR PLAIN CEMENT CONCRETE CURB. SECTION 640 FOR PLAIN CEMENT CONCRETE GUITER AND SECTION 641 FOR PLAIN CEMENT CONCRETE CURB GUITER.

3. PLACE 3/4 INCH PREMOLDED EXPANSION JOINT FILLER MATERIAL AT STRUCTURES AND AT THE END OF THE WORK DAY, CUT MATERIAL TO CONFORM TO AREA ADJACENT TO CURB OR TO CONFORM TO CROSS SECTIONAL AREA OF CURB. PLAIN CONCRETE CURB



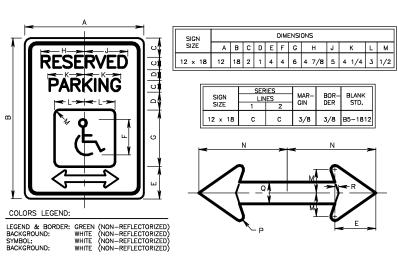
Not To Scale



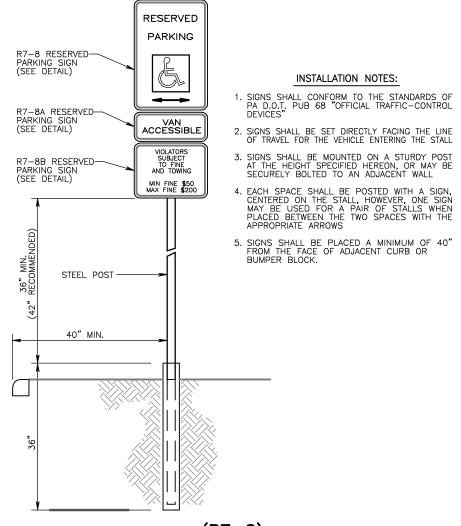


(R1-1) STOP SIGN DETAIL

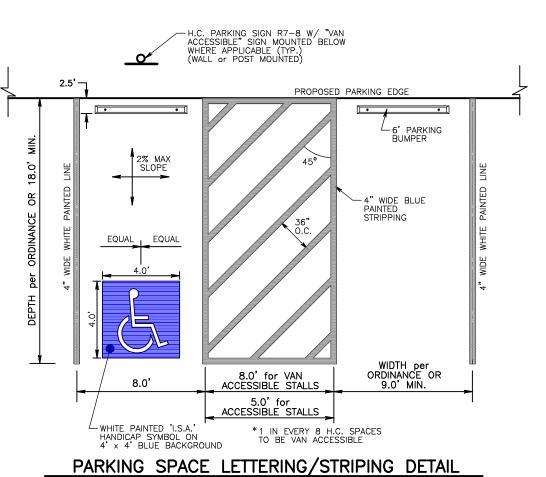
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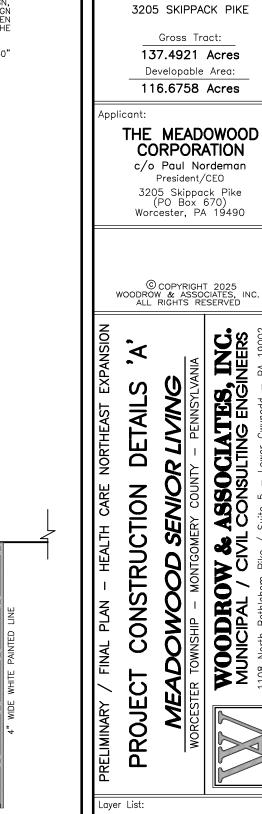


SIGN SHALL MEET THE REQUIREMENTS OF PUBLICATION 68, SECTION 211.241. (R7-8) RESERVED PARKING SIGN



(R7-8) SIGN INSTALLATION DETAIL





REVISIONS

PROFESSIONAL

TIMOTHY P. WOODRO

No. 038735-E

PROJECT SERIAL NUMBER FOR DESIGN:

Pennsylvania 811

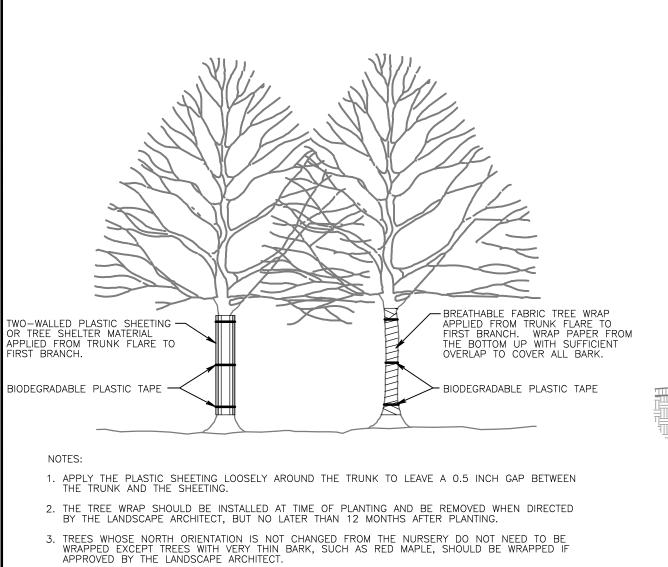
THE MEADOWOOD CORPORATION

TP: 67-00-03185-00-6

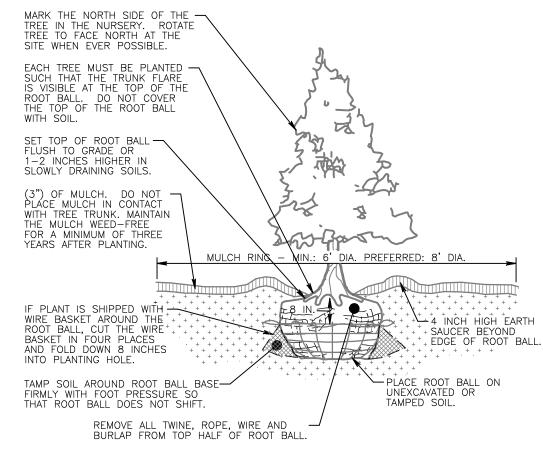
Block 28 Unit 28 DB: 6370 Page 2199-2208

arcel Information:

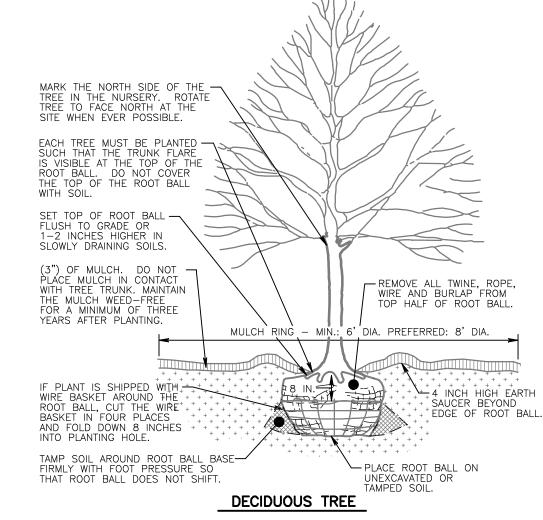
D21-10_Details 00-0606 D21 JAN. 31, 2025 10 of 17



TREE WRAPPING DETAIL Not To Scale



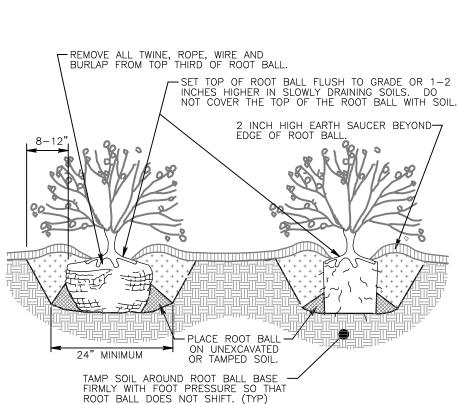
EVERGREEN TREE



- 1. TREES WITH POOR QUALITY ROOT BALLS OR ROOT BALLS THAT HAVE BEEN CRACKED OR DAMAGED SHALL BE REJECTED.
- 2. TREES THAT HAVE GROWN TOO CLOSE TOGETHER IN THE NURSERY, RESULTING IN WEAK TRUNKS SHALL BE REJECTED.
- 3. TREES WITH CENTRAL LEADER BROKEN SHALL BE REJECTED.
- 4. TREES THAT DO NOT DISPLAY THE NORMAL CHARACTERISTICS SHALL BE REJECTED.
- 5. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED, HOWEVER DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- 6. STAKE TREES ONLY UPON APPROVAL FROM THE LANDSCAPE ARCHITECT. (SEE STAKING DETAIL AS APPROPRIATE)
- 7. REPLENISHMENT OF MULCH IS ONLY TO REPLACE MULCH LOST. MULCH DEPTH TO BE 3" MAXIMUM AND NOT INCREASED WITH ADDITIONAL LAYERS OF MULCH. THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 8 FEET SQUARE, OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.

TREE PLANTING DETAIL

Not To Scale



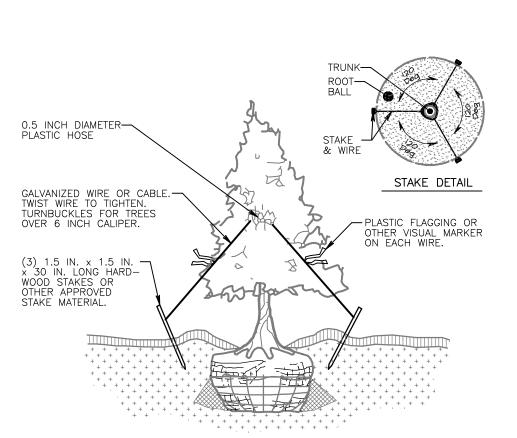
. THREE INCHES (3") OF MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MAINTAIN THE MULCH WEED-FREE FOR A MINIMUM OF THREE YEARS AFTER PLANTING. 2. PLANTS WITH POOR QUALITY ROOT BALLS OR ROOT BALLS THAT HAVE BEEN CRACKED

BALLED and BURLAPPED

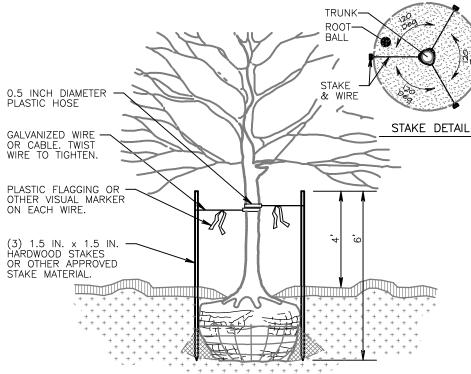
CONTAINER

- OR DAMAGED SHALL BE REJECTED. 3. PLANTS THAT DO NOT DISPLAY THE NORMAL CHARACTERISTICS FOR THEIR SPECIES SHALL BE REJECTED.
- 4. DO NOT HEAVILY PRUNE THE SHRUBS AT PLANTING. PRUNE ONLY BROKEN OR DEAD BRANCHES SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED, HOWEVER DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF
- 5. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY. ROTATE TREE TO FACE NORTH AT THE SITE WHEN EVER POSSIBLE.

DECIDUOUS & EVERGREEN SHRUB PLANTING Not To Scale



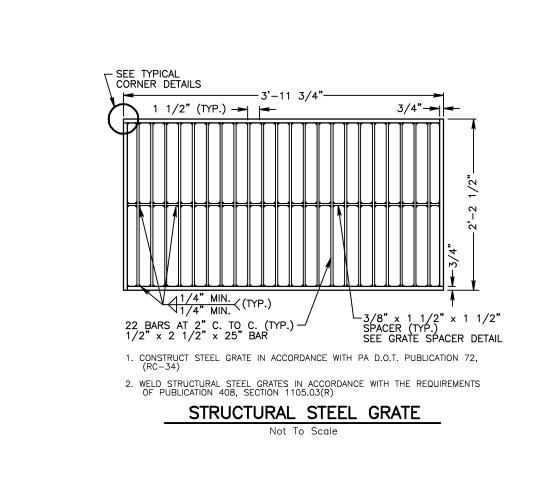
EVERGREEN TREE



DECIDUOUS TREE

- 1. ALL STAKES SHALL BE DRIVEN OUTSIDE THE EDGE OF THE ROOT BALL.
- 2. ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM 0.5 INCH.
- 3. REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVER—COME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON.
- 4. TREES NORMALLY DO NOT NEED TO BE STAKED AND STAKING CAN BE HARMFUL TO THE TREE. STAKING SHOULD BE DONE ONLY WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT IF IT IS EXPECTED THAT THE TREE WILL NOT BE ABLE TO SUPPORT ITSELF. 5. WIRE OR CABLE SIZES SHALL BE AS FOLLOWS: TREES UP TO 2.5 INCH CALIPER — 14 GAUGE TREES 2.5 INCH TO 3 INCH CALIPER — 12 GAUGE
- 6. TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1.5 INCH CALIPER OF TRUNK MOVEMENT.
- 7. TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.

Not To Scale



SHAPE BEDDING TO RECEIVE BELL

STORM SEWER TRENCH and BEDDING DETAIL

PENNDOT 2A MODIFIED OR SELECT BACKFILL APPROVED BY THE TOWNSHIP ENGINEER

PENNDOT 2A MODIFIED BACKFILL PLACED AND COMPACTED IN MAX. 6" LIFTS

BEDDING OR No. 57 IF -WATER IS ENCOUNTERED

COMPACT WELL UNDER PIPE HAUNCH

__ DOWNSPOUT

✓ ADAPTER

DOWNSPOUT SOD PATCH DETAIL

B ----

0.12 IN²/FT. WWF TOP & BOTTOM ROW

PLAN VIEW:

CROSS SECTION:

24" CLEAR OPENING 32"

SECTION 'A - A'

2. ALL OTHER MATERIAL SHALL CONFORM TO ASTM A-36.

1. BEARING BARS SHALL CONFORM TO ASTM A+36MOD STEEL (MIN. 50 K.P.S.I. YEILD).

3. ENTIRE GRATE SHALL BE PAINTED BLACK PER PA DOT SPECIFICATIONS.

24" x 24" FRAME and

BICYCLE SAFE GRATE

Not To Scale

24" x 24" PRECAST INLET BOX

. MATERIALS IN THE CONSTRUCTION TO COMPLY WITH THE REQUIRE-MENTS OF PA DOT 408, SECT. 714 FOR PRECAST UNITS.

ALL CONCRETE SHALL BE 4500 PSI OR BETTER AND SHALL COMPLY WITH THE REQUIREMENTS OF FORM 408, SECT. 704.1(3) FOR CLASS OF CEMENT CONCRETE.

CONCRETE LOW FLOW CHANNELS (3300 PSI MINIMUM) SHALL BE POURED IN THE BASE OF THE STRUCTURES AFTER THE STRUCTURES AND PIPING ARE INSTALLED.

5. ALL REINFORCEMENT SHALL COMPLY WITH THE REQUIREMENTS OF FORM 408, SECTION 709 FOR REINFORCEMENT STEEL.

6. ALL REINFORCEMENT SHALL HAVE A MINIMUM CLEARANCE OF 1 1/2" FROM FACE OF CONCRETE.

ALL INLET BOXES, WITH A DEPTH OF 5' OR GREATER, SHALL HAVE CLIMBING RUNGS. CLIMBING RUNGS SHALL BEGIN AT A MAX. A MAX. 24" FROM THE STRUCTURE INVERT, SPACED 12" ON CENTER.

8. ALL INLETS SHALL BE MANUFACTURED IN ACCORDANCE WITH PA DOT STANDARDS FOR HS25 LOADING.

9. A 4" MINIMUM SHALL BE MAINTAINED BETWEEN THE TOP OF THE PIPE OPENING AND THE TOP OF THE BOX IN ACCORDANCE WITH PA DOT RC STANDARDS WHEN APPLICABLE.

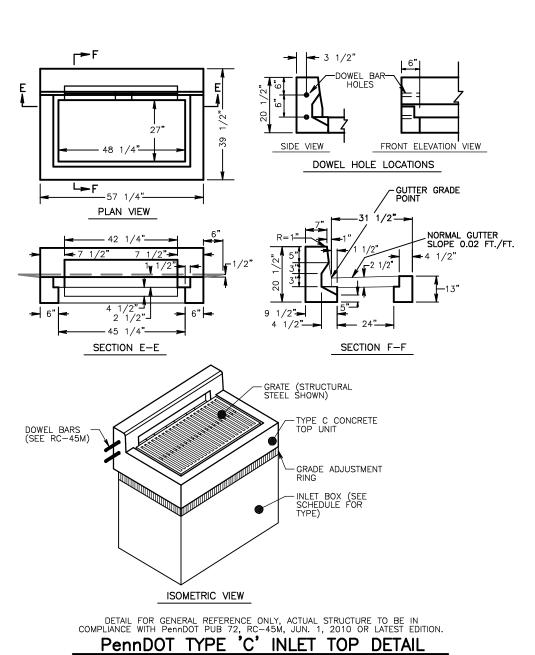
ALL TOLERANCES SHALL BE 1 1/2" +/-.

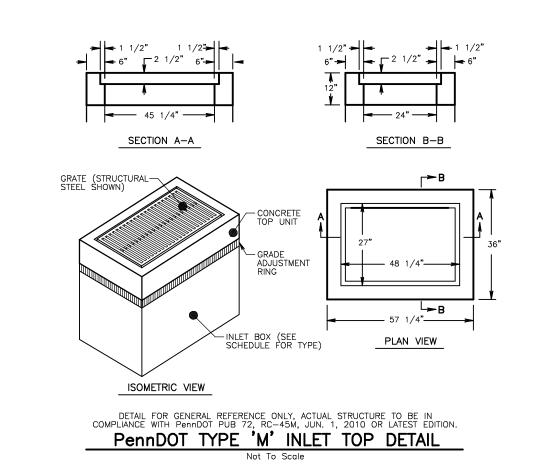
- SPLASH PAD

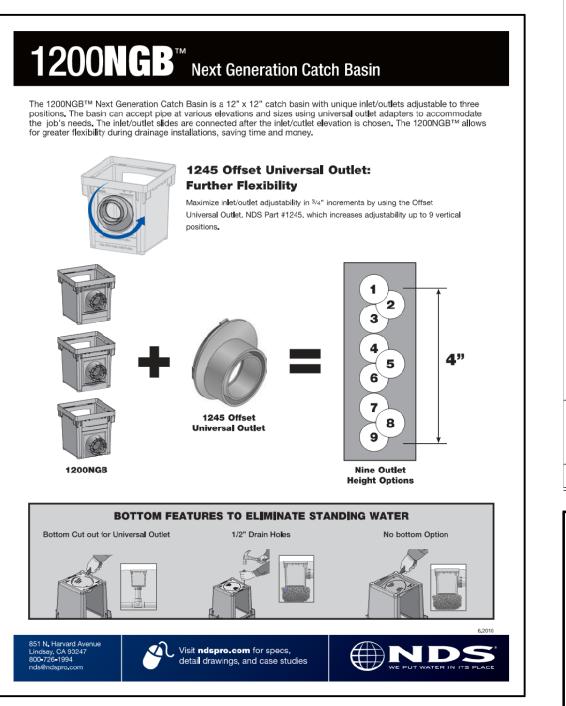
SOD PATCH (9'L x 3'W)

PLACED AND COMPACTED

SEE PAVING SECTION DETAIL (PAVED AREAS)



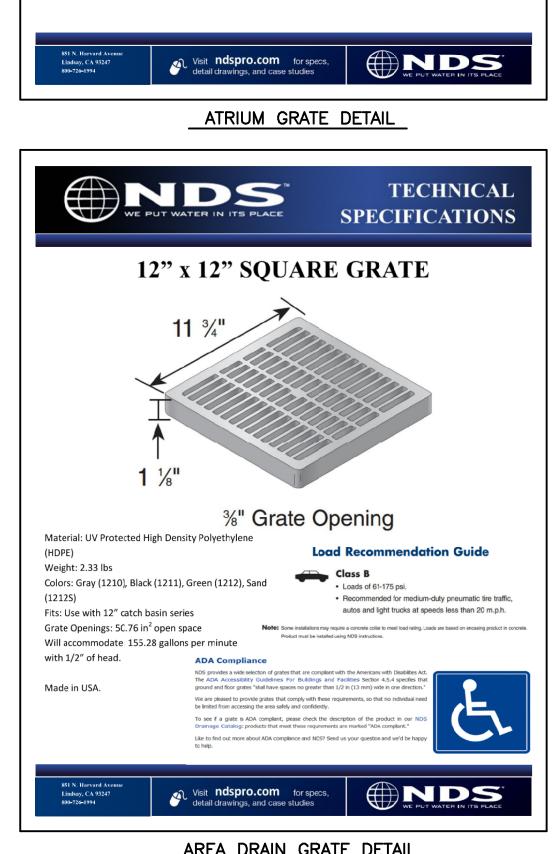




ATRIUM DRAIN INLET DETAIL







AREA DRAIN GRATE DETAIL

TREE STAKING DETAIL

ALL INLETS IN AREAS TO BE PAVED ARE TO BE BACKFILLED WITH 2A MATERIAL

JAN. 31, 2025

D21-11_Details

00-0606 D21

REVISIONS

PROJECT SERIAL NUMBER FOR DESIGN:

Pennsylvania 811

THE MEADOWOOD CORPORATION

TP: 67-00-03185-00-6

Block 28 Unit 28 DB: 6370 Page 2199-2208

3205 SKIPPACK PIKE

Gross Tract:

137.4921 Acres Developable Area:

116.6758 Acres

THE MEADOWOOD CORPORATION

c/o Paul Nordemar

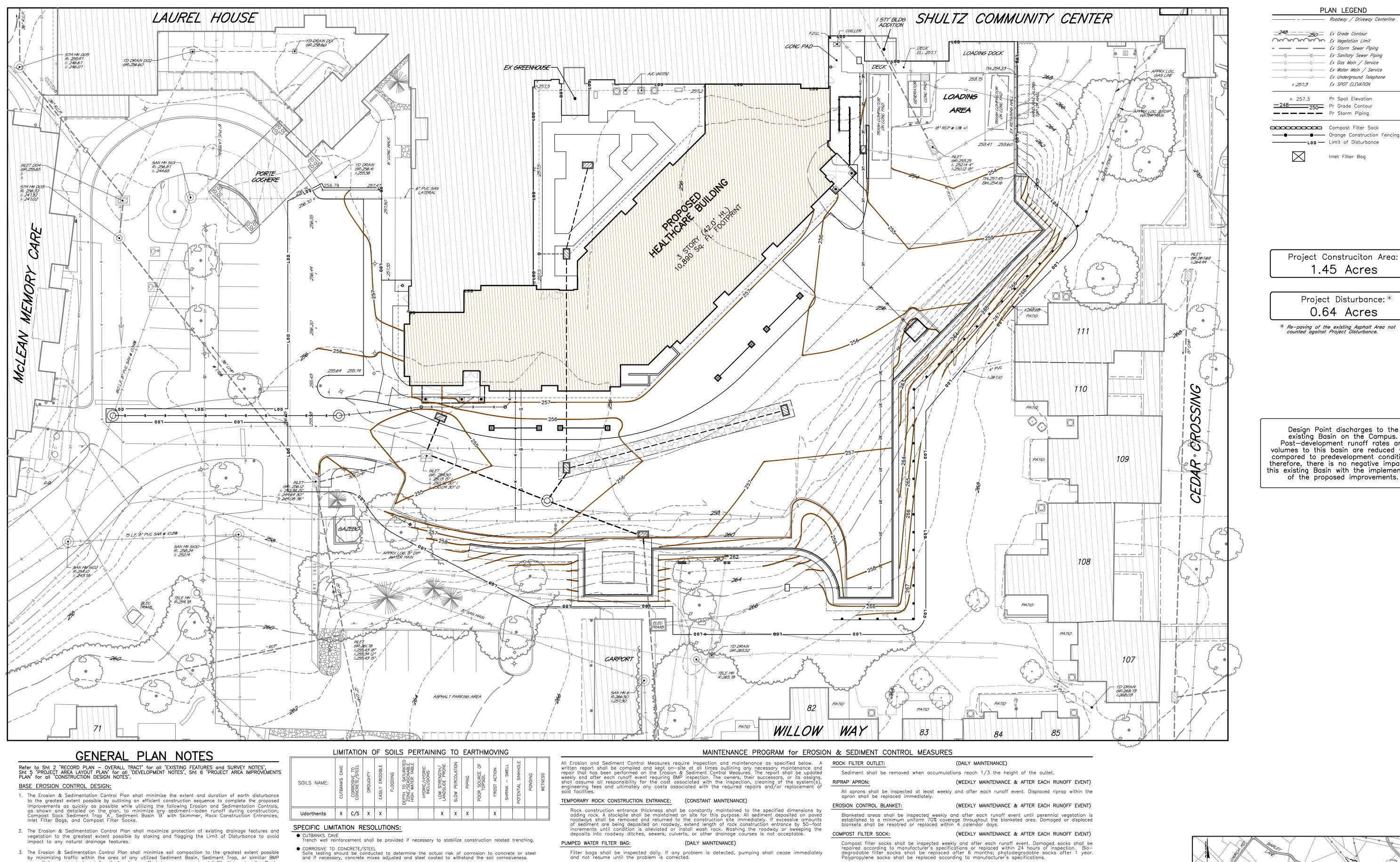
President/CE0

3205 Skippack Pike (PO Box 670) Worcester, PA 19490

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rcel Information



Project Construciton Area: 1.45 Acres

Inlet Filter Bag

PLAN LEGEND

Project Disturbance: * 0.64 Acres

* Re-paving of the existing Asphalt Area not counted against Project Disturbance.

Design Point discharges to the existing Basin on the Campus. Post-development runoff rates and volumes to this basin are reduced when compared to predevelopment conditions, therefore, there is no negative impact to this existing Basin with the implementation of the proposed improvements.

PROJECT SERIAL NUMBER FOR DESIGN:

REVISIONS

Pennsylvania 811

arcel Information: THE MEADOWOOD CORPORATION TP: 67-00-03185-00-6 Block 28 Unit 28 DB: 6370 Page 2199-2208

> 3205 SKIPPACK PIKE Gross Tract: 137.4921 Acres Developable Area:

116.6758 Acres THE MEADOWOOD CORPORATION

c/o Paul Nordeman President/CEO 3205 Skippack Pike (PO Box 670) Worcester, PA 19490

Scale In Feet (1" = 20")

CONTROL

SEDIMENT

D21-12_ES-PLAN 00-0606 D21

LOCATION MAF

- 3. The Erosion & Sedimentation Control Plan shall minimize soil compaction to the greatest extent possible by minimizing traffic within the area of any utilized Sediment Basin, Sediment Trap, or similiar BMP once it is constructed and functioning in an effort to preserve natural infiltration rates for Post-Construction conversion. Soil compaction shall also be avoided by loosening the subsoil to a depth of 3 to 5 inches to permit the bonding of topsoil to the surface areas and scarification of 6 to 12 inches for compacted soils prior to seeding. Fencing off of infiltration areas may be implemented as noted on the plans or in the provided Construction Sequence.
- 4. The Erosion & Sedimentation Control Plan outlines controls to prevent and/or minimize the generation of increased stormwater through the use of a floating skimmer within Sediment Basin 'B' to capture slow, and cool runoff while allowing the natural infiltration properties in this location the greatest
- 5. Any proposed impervious areas, Rooftops, Pavement and Sidewalk areas, Etc., have the potential to increase thermal impacts to the watershed. Through the use of the proposed BMPs identified on the Plan and specifications for this Project, runoff is captured, slowed, and cooled to the greatest extent possible; thereby reducing the potential for thermal impacts to the watershed as much as possible.
- 6. There are no naturally occurring geologic conditions on—site that could potentially cause pollution.

 All Erosion and Sedimentation Controls (Sedimentation Basin(s), Compost Socks, Etc.) are proposed around the project site in an effort to minimize any construction related pollution from leaving the site.
- 7. If bedrock is encountered during the construction of the proposed BMPs, the project engineer shall be consulted to ensure that the proposed BMPs will still function as designed.
- 8. Sediment-laden runoff is an anticipated construction waste. Through the use of the proposed Erosion Control Device outlined on this plan set, sediment—laden runoff has been mitigated and prevented from leaving the project site to the greatest extent possible.
- 9. The project site can be referenced on the LANSDALE U.S.G.S. Quadrangle Map.
- 10. All utility trenching spoils shall be stored upslope of the trench during digging to prevent sediment—laden runoff from leaving the area of work. Upon completion of the installation and backfill activities, any remaining stockpile shall be immediately relocated to the designated stockpile location and all disturbance immediately stabilized with a permanent seed and mulch mixture applied at the recommended

- Special consideration should be applied to ensure that seed mixes and proposed plantings have sufficient water and nutrients within the soil to establish growth.
- Additional erosion control blanketing shall be considered to control any potential erosion in sloped areas. DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE
- Special consideration shall be taken in the design of all proposed BMPs to ensure that any existing saturated zones or high water tables will not impact the proposed design.

Hydric soils shall be scarified and mixed with a planting soils mixture and/or topsoil to improvie the

● LOW STRENGTH/LANDSLIDE PRONE Additional erosion control mats or other slope reinforcment shall be considered to assist in landslide and erosion prevention.

végetative properties of the soil.

improve the infiltration rates of the subsoil.

- SLOW PERCOLATION Scarification of the subsoil shall be a consideration during final grading and topsoil placement to
- Extra care must be taken in site grading to locate and identify any potential sinkhole areas, and if discovered, immediate measures shall be taken to remediate any sinkhole locations.
- If on-site stockpiles are deemed to be poor for use in topsoil, improved topsoil shall be imported to the site and utilized for final site grading. Special care must be taken to ensure that the soil is not frozen solid when grading the site to the
- Scarification of the subsoil shall be a consideration during final grading and topsoil placement to improve the infiltration rates of the subsoil. Additional plantings shall be considered to be placed on—site to assist in removing extra wetness from the soil.

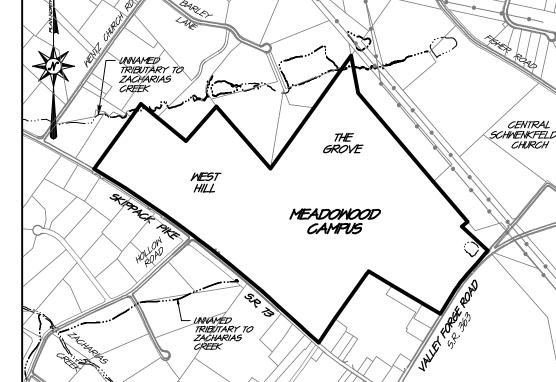
proposed elevations. If large areas of the project site appear to be frozen, the soil shall be thawed

COMPOST SOCK CONCRETE WASHOUT AREA: (DAILY MAINTENANCE)

1. All concrete washout facilities should be inspected daily. Damaged or leaking washouts should be deactivated and repaired or replaced immediately.

2. Accumulated materials should be removed when they reach 75% capacity.

3. Plastic liners should be replaced with each cleaning of the washout facility.



- All earth disturbances, including clearing and grubbing as well as cuts and fills shall be done in ac-cordance with the approved E&S plan. A copy of the approved drawings (stamped, signed and dated by the reviewing agency) must be available at the project site at all times. The reviewing agency shall be notified of any changes to the approved plan prior to implementation of those change The reviewing agency may require a written submittal of those changes for review and approval at
- 2. At least 7 days prior to starting any earth disturbance activities, including clearing and grubbing, the owner and/or operator shall invite all contractors, the landowner, appropriate municipal officials, the E&S plan preparer, the PCSM plan preparer, the licensed professional responsible for oversight of critical stages of implementation of the PCSM plan, and a representative from the local conservation district to an on-site preconstruction meeting.
- 3. At least 3 days prior to starting any earth disturbance activities, or expanding into an area previously unmarked, the Pennsylvania One Call System Inc. shall be notified at 1—800—242—1776 or 811 for the location of existing underground utilities.
- 4. All earth disturbance activities shall proceed in accordance with the sequence provided on the plan drawings. Deviation from that sequence must be approved in writing from the local conservation district or by the Department prior to implementation.
- 5. Areas to be filled are to be cleared, grubbed, and stripped of topsoil to remove trees, vegetation, roots and other objectionable material.
- 6. Clearing, grubbing, and topsoil stripping shall be limited to those greas described in each stage of the construction sequence. General site clearing, grubbing and topsoil stripping may not commence in any stage or phase of the project until the E&S BMPs specificed by the BMP sequence for that stage or phase have been installed and are functioning as described in the E&S plan.
- 7. At no time shall construction vehicles be allowed to enter areas outside the limit of disturbance boundaries shown on the plan maps. These areas must be clearly marked and fenced off before clearing and grubbing operations begin.
- 8. Topsoil required for the establishment of vegetation shall be stockpiled at the location(s) shown on the plan map(s) in the amount necessary to complete the finish grading of all exposed areas that are to be stabilized by vegetation. Each stockpile shall be protected in the manner shown on the plan drawings. Stockpile heights shall not exceed 35 feet. Stockpile slopes shall be 2H:1V or flatter.
- 9. Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate best management practices to minimize the potential for erosion and sediment pollution and notify the local conservation district and/or the regional office of the Department.
- 10. All building materials and wastes shall be removed from the site and recycled or disposed of in accordance with the Department's Solid Waste Management Regulations at 25Pa. Code 260.1 et seq., 271.1, and 287.1 et. seq. No building materials or wastes or unused building materials shall be burned, buried, dumped, or discharged at the site. 11. All off-site waste and borrow areas must have an E&S plan approved by the local conservation

district or the Department fully implemented prior to being activated.

- 12. The contractor is responsible for ensuring that any material brought on site is clean fill. Form FP—001 must be retained by the property owner for any fill material affected by a spill or release of a regulated substance but qualifying as clean fill due to analytical testing. 13. All pumping of water from any work area shall be done according to the procedure described in this
- plan, over undisturbed vegetated areas. 14. Until the site is stabilized, all erosion and sediment BMPs shall be maintained properly. Maintenance shall include inspections of all erosion and sediment BMPs after each runoff event on a weekly basis. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading,
- reseeding, remulching and renetting must be performed immediately. If the E&S BMPs fail to perform as expected, replacement BMPs, or modifications of those installed will be required. 15. A log showing dates that E&S BMPs were inspected as well as any deficiencies found and the date
- they were corrected shall be maintained on the site and be made available to regulatory agency officials at the time of inspection. All inspections shall be logged onto DEP form 3150—FM—BWEW0083 dated 2/2012 and kept on site at all times. 16. Sediment tracked onto any public roadway or sidewalk shall be returned to the construction site by

the end of each work day and disposed in the manner described in this plan. In no case shall the

- sediment be washed, shoveled, or swept into any roadside ditch, storm sewer, or surface water. 17. All sediment removed from BMPs shall be disposed of in the manner described on the plan drawings 18. Areas which are to be topsoiled shall be scarified to a minimum depth of 3 to 5 inches - 6 to 12 inches on compacted soils — prior to placement of topsoil. Areas to be vegetated shall have a minimum 4 inches of topsoil in place prior to seeding and mulching. Fill outslopes shall have a minimum of 2 inches of topsoil
- 19. All fills shall be compacted as required to reduce erosion, slippage, settlement, subsidence or other related problems. Fill intended to support buildings, structures and conduits, etc. shall be compacted in accordance with local requirements or codes
- 20. All earthen fills shall be placed in compacted layers not to exceed 9 inches in thickness. 21. Fill materials shall be free of frozen particles, brush, roots, sod, or other foreign or objectionable materials that would interfere with or prevent construction of satisfactory fills.
- 22. Frozen materials or soft, mucky, or highly compressible materials shall not be incorporated into fills. 23. Fill shall not be placed on saturated or frozen surfaces.
- 24. Seeps or springs encountered during construction shall be handled in accordance with the standard and specification for subsurface drain or other approved method.
- 25. All graded areas shall be permanently stabilized immediately upon reaching finished grade. Cut slopes in competent bedrock and rock fills need not be vegetated. Seeded areas within 50 feet of a surface , or as otherwise shown on the plan drawings, shall be blanketed according to the standards
- 26. Immediately after earth disturbance activities cease in any area or subarea of the project, the operator shall stabilize all disturbed areas. During non-germinating months, mulch or protective blanketing shall be applied as described in the plan. Areas not at finished grade, which will be reactivated within 1 year, may be stabilized in accordance with the temporary stabilization specifications. Those areas which will not be reactivated within 1 year shall be stabilized in accordance with the permanent
- 27. Permanent stabilization is defined as a minimum uniform, perennial 70% vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated erosion. Cut and fill slopes shall be capable of resisting failure due to slumping, sliding, or other movements 28. E&S BMPs shall remain functional as such until all areas tributary to them are permanently stabilized
- or until they are replaced by another BMP approved by the local conservation district of the Department. 29. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the local conservation district for an inspection prior to removal/conversion of the E&S BMPs.
- 30. After final site stabilization has been achieved, temporary erosion and sediment BMPs must be removed or converted to a permanent post construction stormwater management BMPs. Areas disturbed during removal or conversion of the BMPs shall be stabilized immediately. In order t ensure rapid reveaetation of disturbed areas, such removal/conversions are to be done only during
- 31. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, areas, the owner and/or operator shall contact the local conservation district to schedule a
- 32. Failure to correctly install E&S BMPs, failure to prevent sediment-laden runoff from construction site, or failure to take immediate corrective action to resolve failure of E&S BMPs may result in administrative, civil, and/or criminal penalties being instituted by the Department as defined in Section 602 of the Pennsylvania Clean Streams Law. The Clean Streams Law provides for up to ,000 per day in civil penalties, up to \$10,000 in summary criminal penalties, and up to \$25,000 in misdemeanor criminal penalties for each violation.

SITE SPECIFIC NOTES:

- 33. Concrete wash water shall be handled in the manner described on the plan drawings. In no case shall it be allowed to enter any surface waters or aroundwater systems. 34. All channels shall be kept free of obstructions including but not limited to fill, rocks, leaves, woody debris, accumulated sediment, excess vegetation, and construction material/wastes
- 35. Underground utilities cutting through any active channel shall be immediately backfilled and the channel restored to its original cross—section and protective lining. Any base flow within the channel shall be conveyed past the work area in the manner described in this plan until such restoration
- 36. Sediment traps shall be kept free of all construction waste, wash water, and other debris having potential to clog the basin/trap outlet structures and/or pollute the surface water. 37. Sediment trap shall be protected from unauthorized acts by third parties
- 38. Any damage that occurs in whole or in part as a result of sediment trap discharge shall be immediately repaired by the permittee in a permanent manner satisfactory to the municipality, local conservation district, and the owner of the damaged property.
- 39. Upon request, the applicant or his contractor shall provide an as—built (record drawing) for any sediment trap to the municipal inspector, local conservation district or the Department
- 40. Erosion control blanketing shall be installed on all slopes 3H:1V or steeper within 50 feet of a surface water and on all other disturbed areas specified on the plan maps and/or detail sheets. 41. Fill material for embankments shall be free of roots, or other woody vegetation, organic material, large stones, and other objectionable materials. The embankment shall be compacted in maximum 8" layered lifts at 95 % density.
- DUST CONTROL:

42. Dust control measures must be implemented upon the generation of enough dust whereas it leaves the project site on an as—needed basis or upon direction of a municipal representative and/or a representative of the local Conservation District.

- The exposed soil surface should be moistened unitl the surface has been adequately wettened to
- The exposed soil surface shall be seeded and mulched according to the recommended rates per the Temporary Seeding Specification.
- Shall be in the form of loose, dry granules or flakes fine enough to feed through a spreader at a rate that will keep the surface moist but not cause pollution or plant damage.

EROSION and SEDIMENTATION CONTROL

should be 2000 lb/acre at a minimum.

I. GENERAL NOTES:

- 1. This Erosion and Sedimentation Control Plan was prepared by the staff of Woodrow & Associates, Inc. under the direction of Mr. Timothy P. Woodrow, P.E.
- 2. Sediment must be removed from storm water inlet protection after each runoff event.
- 3. Straw mulch shall be applied in long strands, not chopped or finely broken.

II. RECEIVING WATERSHED:

The receiving watershed for this development is an unnamed tributary to Zacharias Creek to Skippack Creek. The Chapter 93 Classification for this receiving watershed is TSF & MF.

III. INTENT OF CONSERVATION PROGRAM:

The intent of this program is to prevent accelerated erosion of the exposed site soils during the construction and permanent life periods of the Development. The program requires retention of a sediments on the construction site while minimizing the impact of development on existing streams

These objectives will be achieved by minimizing exposure time of potentially erosive soils to runoff and installation of the temporary and permanent conservation practices in proper sequence with construction. The intent of this program should be understood and implemented throughout the entire development. The various construction trades should be appraised of this program and directed to prevent undue disturbance of prepared and protected surfaces.

IV. SURFACE STABILIZATION CRITERIA:

- All denuded soil surfaces including soil stockpiles that are subject to erosion shall be stabilized immediately, either temporarily or permanently. Crushed stone on pavement subgrades is considered adequate protection. Disturbed areas which are not at finished grade and which will be redisturbed within one (1) year may be stabilized with a quick growing, temporary seeding mixture and mulch. During non—germination periods, mulch shall be applied at recommended rates. Germination period shall be from April 1st to June 15th and August 15th to October 15th, during non—germination periods mulched areas shall be limed, fertilized, seeded and remulched immediately. Contractor/Applicant shall assume responsibility for the maintenance and operation of all erosion and
- Silt fence must be installed parallel to existing contours and constructed in level alignments. The ends of the fence must be extended a minimum of eight (8) feet up slope and at forty—five (45)
- If any of the measures contained within this plan prove inadequate at removing sediment from flows prior to discharge or stabilizing of the surfaces involved, additional measures must be immediately implemented by the Contractor/Applicant to eliminate all such problems. Said measures shall be approved by the local soil conservation district
- A reserve supply of crushed stone, silt fence, temporary seed and hay bales shall be maintained on site for emergency replacement of any failing erosion and sediment control measures.

V. EROSION CONTROL DEVICES / MAINTENANCE PROGRAM:

STABILIZED CONSTRUCTION ENTRANCE

- Entrances are to be constructed per Ch. 102 Standard Construction Detail #16 and the details provided with this plan set. The stabilized construction entrance(s) shall be maintained so that tire scrubbing activity does not become ineffective. Any buildup of mud or soil on the street shall be cleaned immediately by hand or mechanical sweeping. COMPOST FILTER SOCKS:
- Compost Socks shall be installed per Ch. 102 Standard Construction Details #4-1 and the details provided with this plan set. Socks shall be inspected weekly and after each runoff event. Damaged socks shall be repaired according to manufacturer's specifications or replaced within 24 hours of

COMPOST SOCK SEDIMENT TRAPS:

- Sediment Traps shall be constructed per Ch. 102 Standard Construction Details #3-11 and the details provided with this plan set. Clean-out stakes shall be placed near the center of each trap. Accumulated sediment shall be removed when it reaches the clean—out elevation marked on the stake STORM INLET PROTECTION:
- Inlet protection devices shall be constructed per Ch. 102 Standard Construction Details #28-32 and the details provided with this plan set. Inlet protection shall be maintained until all earthwork within the tributary drainage area has been completely stabilized.
- Silt removed from temporary erosion and sediment control devices shall be disposed of on-site in landscaped areas located outside the 100 year flood plains, wetlands, steep slopes and drainage swales. Areas of sediment disposal shall be considered a critical vegetation area requiring immediate stablization. Each drainage sub-area will require separate and unique erosion and sediment control measures. The contractor shall follow the specific construction sequence deemed appropriate by the local soil
- All BMP listed above require inspection weekly and after each runoff event. All required repairs and or replacement of BMP's must be done immediately.

VI. UTILITY TRENCH EXCAVATION:

GENERAL REQUIREMENTS:

- Exposed trench excavations have high potential for accelerated erosion and sediment pollution. Since these excavations are usually located at lower elevation along or across earth disturbance sites, open trenches serve to concentrate sediment laden runoff and convey it to site boundaries or waterways. The most important erosion and sediment pollution control consideration for trench construction is the limiting and specific scheduling of work activities. CONSTRUCTION REQUIREMENTS:
- Limit advance clearing and grubbing operations to a distance equal to two times the length of pipe Work crews and equipment for trenching, placement of pipe, plug construction and backfilling will be self contained and separate from clearing and work crews and site restoration and stabilization
- All soils excavated from the trench shall be placed on uphill side of the trench. Limit daily trench excavation to the length of pipe placement, plug installation and backfilling that
- Water which accumulates in the open trench will be completely removed by pumping before pipe placement and/or backfilling begins. Water removed from the trench shall be pumped through a filtration device.
- On the day following pipe placement and trench backfilling, the disturbed area will be graded to Soils excavated from the existing surface layer should be stockpiled separately and returned as final surface layer following trench backfilling.
- VII. FERTILIZATION, SEEDING AND MULCHING:

TEMPORARY COVER ON DISTURBED AREAS:

can be completed the same day.

Upon temporary cessation of an earth disturbance or any stage or phase of an activity where a cessation of earth disturbance activities exceed 4 days, the site shall be immediately seeded mulched or otherwise protected from accelerated erosión and sedimentation pending future earth disturbance activities.

PERMANENT COVER ON DISTURBED AREAS:

- Disturbed areas which are either at finish grade or will not be redisturbed a within one (1) year period must be seeded and mulched with a permanent seed mixture. All disturbed areas shall be stabilized immediately with a temporary seed and mulch mixture applied
- at the recommended rates. Site preparation of mulch and maintenance shall be performed in accordance with the Penn State University's Erosion Control & Conservation Plantings on Noncropland manual and Pennsylvania Department of Transportation publication form 408 specifications (latest edition). During nongermination periods, mulch must be applied at the recommended rates.
- Graded areas shall be scarified or otherwise loosened to a depth of 3" to 5" prior to topsoil placement

XI. STANDARD NOTE TO COMPLY WITH NPDES CHECKLIST ITEM #2.b.xv:

mental due diligence and determination of clean fill will rest with the permittee.

If the site will need to import or export material from the site, the responsibility for performing environ-

1. Clean Fill is defined as: Uncontaminated, non-water soluble, non-decomposable, inert, solid material.

2. Clean Fill affected by a spill or release of a regulated substance: Fill materials affected by a spill or release of a regulated substance still qualifies as clean fill provided the testing reveals that the fill material contains concentrations of regulated substances that are below the residential limits in Tables FP—1a and FP—1b found in the Department's policy "Management of Fill".

3. Any person placing clean fill that has been affected by a spill or release of a regulated substance must use form FP-001 to certify the origin of the fill material and the results of the analytical testing to qualify the material as clean fill. Form FP-001 must be retained by the owner of the

4. Environmental due diligence: The applicant must perform environmental due diligence to determine if

the fill materials associated with the project qualify as clean fill. Environmental due diligence is defined as: Investigative techniques, including, but not limited to, visual property inspections, electronic data

base searches, review of property ownership, review of property use history, Sanborn maps

environmental questionaires, transaction screens, analytical testing, environmental assessments c

audits. Analytical testing is not a required part of due diligence unless visual inspection and/or review of the past land use of the property indicates that the fill may have been subjected to a

spill or release of regulated substance. If the fill may have been affected by a spill or release of a regulated substance, it must be tested to determine if it qualifies as clean fill. Testing should be performed in accordance with Appendix A of the Department's policy "Management of Fill".

The permittee or co-permitee(s) must ensure that visual site inpsections are conducted weekly, and

within 24 hours after each measurable rainfall event throughout the duration of construction and until the receipt and acknowledgement of the N.O.T. by the department or authorized conservation district.

The visual site inspections and reports shall be completed in a format provided by the department, and conducted by qualified personnel, trained and experienced in erosion and sediment control, to ascertain that E&S BMP's and PCSM BMP's are properly constructed and maintained to effectively minimize pollution to the waters of this commonwealth. A written report of each inspection shall be

Where E&S, PCSM or PPC BMP's are found to be inoperative or ineffective during an inspection or

any other time, the permittee and co-permittee(s) shall, within 24 hours, contact the department or authorized conservation district, by phone or personal contact, followed by the submission of a

(1) Any condition on the project site which may endanger public health, safety, or the environment,

(2) The period of noncompliance, including exact dates and times and/or anticipated time when the

(4) The date or schedule of dates, and identifying remedies for correcting noncompliance conditions.

Upon reduction, loss or failure of the BMP's, the permittee and co-permittee shall take immediate

N.O.T.: Upon permanent stabilization of earth disturbance activities associated with construction

activity that are authorized by this permit and when BMP's identified in the PCSM Plan have been properly installed, the permittee and/or co-permittee of the facility must submit a N.O.T. form that is signed in accordance with Part B, Section 1.c, Signatory Requirementes, of the NPDES permit. All letters certifying discharge termination are to be sent to the department or authorized conservation district. The N.O.T. must contain the following information: facility name, address and location, operator name and address, permit number, identification and proof of acknowledgment from the person(s) who will be responsible for the operation and maintenance of the PCSM BMP's in ac-

person(s) who will be responsible for the operation and maintenance of the PCSM BMP's in accordance with the approved PCSM Plan, and the reason for the permit termination. Until the permittee

has recieved written acknowledgement of the N.O.T., the permittee will remain responsible for the operation and maintaining all E&S BMP's and PCSM BMP's on the project site and will be responsible

Within 30 days after the completion of the earth disturbance activities authorized by this permit, including the permanent stabilization of the site and proper installation of PCSM BMP's in accordance with the approved PCSM Plan, or upon submission of the N.O.T., the permittee shall file with the

department or authorized conservation district a statement signed by a licensed professional and by the permittee certifying that work has been performed in accordance with the terms and conditions of the NPDES permit and the approved E&S and PCSM Plans.

action to restore the BMP's or provide an alternative method of treatment. Such restored BMP's or alternative treatment shall be at least as effective as the original BMP's.

(3) Steps being taken to reduce, eliminate, and prevent recurrence of the noncompliance; and

written report within 5 days of the initial contact. Noncompliance reports shall include the following

(1) A summary of site conditions, E&S BMP and PCSM BMP, implementation and maintenance

(2) The date, time, name and signature of the person conducting the inspection.

Fill material that does not qualify as clean fill is regulated fill. Regulated fill is waste and must be managed in accordance with the Department's municipal or residual waste regulations based on 25

Pa. Code Chapter 287 Residual Waste Management or 271 Municipal Waste Management, whichever is

applicable. These regulations are available on-line at www.pacode.com

or involved incidents which cause or threaten pollutio

Visual Inspections:

and compliance actions; and

activity will return to compliance

Reduction, Loss, or Failure of the BMP's:

for the violations occurring on the project site.

Completion Certificate and Final Plans:

Noncompliance Reporting:

XII. MONITORING, INSPECTION, AND REPORTING REQUIREMENTS:

The term includes soil, rock, stone, dredged material, used asphalt, and brick, block or concrete from construction and demolition activities that is separate from other waste and is recognized as such.

The term does not include materials placed in or on the waters of the Commonwealth unless otherwise authorized. (The term "used asphalt" does not include milled asphalt or asphalt that has been

(#3.b.xv for an Individual NPDES Permit)

- All seeded areas should be mulched or blanketed to minimize the potential for failure to establish adequate vegetated cover. Mulching may also be used as a temporary stabilization of disturbed areas in non-germinating seasons. Mulch shall be applied immediately after seeding or at the termination of grading operations during non-germinating seasons.
- Straw and hay mulch should be anchored or tackified immediately after application to prevent being windblown. A tractor—drawn implement may be used to "crimp" the straw or hay into the soil about 3 inches deep. This method should be limited to slopes no steeper than 3H:1V. The machinery shall be operated on the contour
- Polymeric and gum tackifiers mixed and applied according to manufacturer's recommendations may be used to tack mulch. Avoid application during rain and on windy days. A 24 hour curing period and a soil temperature of 45 degrees F are typically required. Application should generally be heaviest at edges of seeded areas and at crests of ridges and banks to prevent loss. The remainder of the area shall have binder applied uniformly. Binders may only be applied after mulch is spread or sprayed
- onto the mulch as it is being blown onto the soil.
- Synthetic binders, or chemical binders, may be used as recommended by the manufacturer to anchor nulch provided that sufficient documentation is provided to show they are non—toxic to native plant
- Mulch on slopes of 8% or steeper should be held in place with netting. Light-weight plastic, fiber, or paper nets may be stapled over the mulch according to manufacturer's recom Shredded paper hydromulch should not be used on slopes steeper than 5%. Wood fiber hydromulch may be applied on steeper slopes provided a tacifier is used. The application for any hydromulch

MULCH APPLICATION RATES

Mulah Typas	Application Rate (Min.)			Notes:	
Mulch Type:	Per Acre:	Per 1,000 S.F.	Per 1,000 S.Y.	Notes.	
Straw	3 tons	140 lbs.	1,240 lbs.	Either wheat or oat straw, free of weeds, not chopped or finely broken	
Нау	3 tons	140 lbs.	1,240 lbs.	Timothy, mixed clover and timothy or other native forage grasses	
Wood Chips	4-6 tons	185-275 lbs.	1,650-2500 lbs.	May prevent germination of grasses and legumes	
Hydromulch	1 ton	47 lbs.	415	See limitations above	

VIII. SEEDING SCHEDULE:

Seeding to conform to specifications outlined in Section 804 — Seeding and Soil Supplements of PADOT Publication 408/2003 (latest revision). A soils test should be performed in order to determine actual lime and fertilizer needs of the project site instead of using the generic application rates listed below.

6.0 lbs./1.000 s.v.

TEMPORARY SEEDING SPECIFICATION - FORMULA E:

100% ANNUAL RYEGRASS (LOLIUM MULTIFLORUM): 10.0 lbs./1,000 s.y. PERMANENT SEEDING SPECIFICATION - FORMULA B: 70% Tall Fescue (Festuca Arunoinacea var., Kentucky 31): 15.0 lbs./1,000 s.y.

SEEDING RATES FOR THE ABOVE MIXTURES:

30% Creeping Red Fescue or Chewings Fescue:

- Spread seeds where indicated and at the rates specified above (and Table A, Pub 408, Section 804). Spread seeds within the following dates, or as otherwise indicated or directed: - March 15 to June 01 August 01 to October 15 * Formula B:
- March 15 to October 15 * Formula E:
- Extend seeding dates where project conditions warrant. Apply full treatment or apply only 50% of the permanent seeding and soil supplements and apply the remaining 50% within the next seeding dates. Place mulch, hay or straw immediately after seeding or within 48 hours after seeding is completed. Place hay or straw uniformly, in a continuous blanket, until seeding is completed. If directed, increase the rate of application, depending upon the material used, season, soil conditions or method of

Pulverized agricultural limestone and commercial fertilizer shall be applied to all disturbed areas which are to be seeded in both temporary and permanent conditions at the following rates: SOIL AMENDMENT APPLICATION RATE EQUIVALENTS

er 1,000 S.Y.	Notes					
2,480 lb.	Or as per soil test; may not be required in agricultural fields					
210 lb.	Or as per soil test; may not be required in agricultural fields					
Temporary Seeding Application Rate						
410 lb.	Typically not required for topsoil stockpiles					
100 lb.	Typically not required for topsoil stockpiles					
	210 lb. on Rate 410 lb.					

IX. SOILS RESOLUTIONS:

- Contractor to ensure proper stablization. Methods to include, seeding and mulching at the recommended rates and where necessary, the placement of an approved erosion control blanket
- material from an area within the permitted area. Contractor to ensure proper stablization. Methods to include, seeding and mulching at the recommended rates and where necessary, the placement of an approved erosion control blanke

Contractor to ensure all fill used for roadway construction is placed and compacted in appropriate

lifts. Should material not be suitable for roadway construction the contractor may import suitable

applying lime and/or fertilizers at the rates recommended by the project landscape consultant and/or

- Contractor shall consider soils testing to ensure topsoil is suitable to produce and sustain proper growth. Should the topsoil be lacking of the nutrients to produce growth the contractor shall consider
- the local conservation district Topsoil may be imported from an area within the permitted area proven to be suitable.

Ponds, Dikes and Levees Embankments Contractor to ensure all fill used for basin embankment construction is placed and compacted in appropriate lifts. Should material not be suitable for basin construction the contractor may import

- Contractor to ensure proper stablization. Methods to include, seeding and mulching at the recommended rates and where necessary the placement of an approved erosion control blank
- Contractor to ensure all earthwork associated with swales, diversion berms and/or watercourses is adequately stabilized with an approved erosion and sediment control blanket and/or seeding and mulching applied at the recommended rates. Should erosion continue the contractor shall consult the design engineer, the local conservation district, and take appropriate measures to correct the problems. Corrective measures may include but are not
- limited to the following: Additional seeding and mulching, the placement of sod, armoring the channel with a stronger stabilization blanket, or the placement of rip—rap.

X. POST-CONSTRUCTION MAINTENANCE PROGRAM:

- Post-Construction maintenance of all implemented BMP's shall include but not be limited to the following: 1. Check all vegetated areas after any runoff events to identify any areas showing accelerated erosion.

 If any area is identified as eroding, these areas are to be stabilized using methods described on
- 2. All storm structures shall be inspected and cleaned of debris annually or as necessary to maintain full capacity of the storm system.

CONSTRUCTION SEQUENCE

- At least 7 days before starting any earth disturbance activities, the operator shall invite all contractors involved in those activities the landowner all appropriate municipal officials the erosion and sediment control plan preparer the designated Licensed Professional, and the local Conservation District to an on-site meeting. Also, at least 3 days before starting any earth disturbance activities, all contractors involved in those activities shall notify the Pennsylvania One Cal Incorporated System at 811 or 1-800-242-1776 for buried utilities locations.
 - All earth disturbance activities shall proceed in accordance with the outlined sequence on these plans. Each stage shall be completed before any following stage is initiated; clearing and grubbing shall be limited only to those areas described in each stage. General site clearing, grubbing, and topsoil stripping may not commence in any stage or phase of the project until the E&S BMPs specified by the Construction Sequence for that stage or phase have been installed and are functioning as described in this document. Deviation from this sequence must be approved in writing from the local
- Conservation Ďistrict or by DEP prior to implementation. Upon temporary cessation of an earth disturbance or any stage or phase of an activity where a cessation of earth disturbance activities exceed 4 days, the site shall be immediately seeded, mulched or otherwise protected from accelerated erosion and sedimentation pending future earth disturbance activities.
- Per NPDES requirements "Upon the installation or stabilization of all perimeter sediment control BMPs and at least 3 days prior to proceeding with the bulk earth disturbance activities, the permittee or co-permittee shall provide notification

No more than 15,000 square feet of disturbed area shall reach final grade before initiating seeding and mulching operations to stabilize these areas $(\S102.11(a)(1))$

IMOTHY P. WOODR No. 038735-E PROJECT SERIAL NUMBER FOR DESIGN

REVISIONS

Pennsylvania 811 arcel Information:

THE MEADOWOOD CORPORATION TP: 67-00-03185-00-6 Block 28 Unit 28 DB: 6370 Page 2199-2208 3205 SKIPPACK PIKE

Gross Tract: 137.4921 Acres Developable Area: 116.6758 Acres

THE MEADOWOOD CORPORATION c/o Paul Nordemar President/CE0 3205 Skippack Pike (PO Box 670) Worcester, PA 19490

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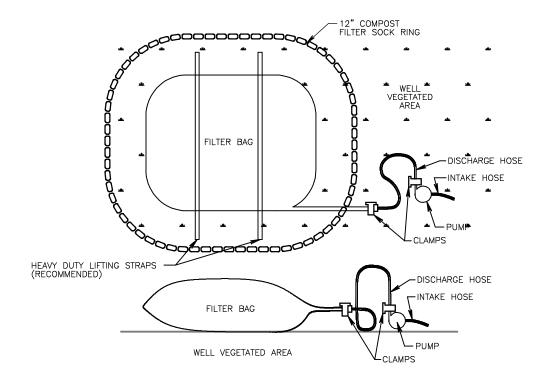
NTROL ES VING & SEDI CATION

D21-13_ES-Spec 00-0606 D21

JAN. 31, 2025

Inlet protection shall not be required for inlets tributary to sediment basins or sediment traps. Alternate Type M inlet protection can be used on one acre maximum drainage area with 15" overflow pipe and 4" head. Berms shall be required for all installations not located at low points. Earthen berms shall be stabilized with vegetation and maintained until roadway is stoned or tributary area is permanently vegetated. Road subbase berms shall be maintained until roadway is paved. Inlets shall be inspected weekly and after each runoff event. Accumulated sediment shall be removed when it reaches half the height of the stone. Damaged installations shall be repaired or replaced within 24 hours of inspection. For systems discharging to HQ or EV surface water, a 6 inch thick compost layer shall be securely anchored on outside and over top of stone. Compost shall meet the standards of Table 4.2.

(PADEP EROSION and SEDIMENT POLLUTION CONTROL PROGRAM MANUAL — MARCH 2012) (STANDARD CONSTRUCTION DETAIL #4-23) ATLERNATE TYPE M INLET PROTECTION - NOT AT GRADE



LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THEN 150 MICRONS, HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING CTANADAPORD. THE FOLLOWING STANDARDS:

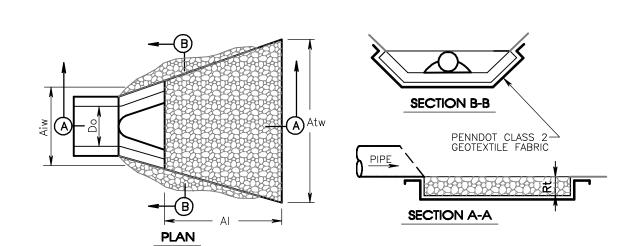
PROPERTY:	TEST METHOD:	MINIMUM STANDARD:
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 lb/in
GRAB TENSILE	ASTM D-4632	205 lb
PUNCTURE	ASTM D-4833	110 lb
MULLEN BURST	ASTM D-3786	350 psi
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 Sieve

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREAD BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%. FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER

ON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE

NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE. THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE. THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED. FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED. (PADEP EROSION and SEDIMENT POLLUTION CONTROL PROGRAM MANUAL - MARCH 2012) (STANDARD CONSTRUCTION DETAIL #3-16)

SEDIMENT FILTER BAG FOR PUMPED WATER

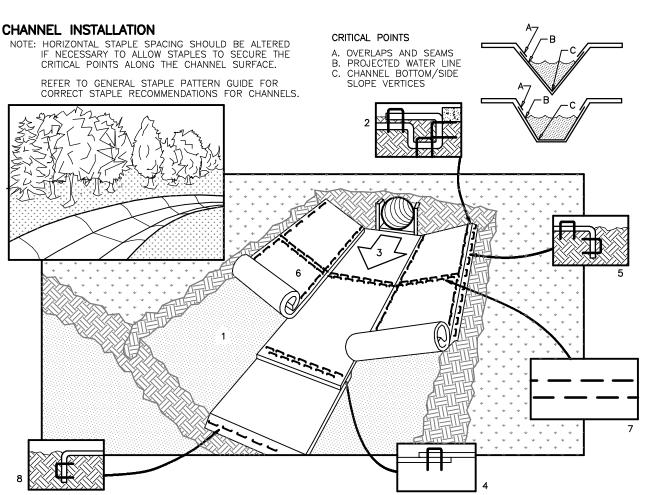


ENERGY DISSIPATOR SIZING DATA									
Outlet Structure No.	Pipe Dia. Do (in)	Tailwater Condition (Max or Min)	Q (CFS)	V* (FPS)	Riprap Size	Riprap Thickness Rt (inches)	Length Al (ft)	Initial Width Aiw (ft)	Terminal Width Atw (ft)
D10	18	MAX.	7.54	6.11	R 3	6	7.5	4.5	7.5
D13	18	MIN.	2.13	3.64	R 4	12	8.0	4.5	12.5
D22	18	MAX.	8.44	7.65	R 3	6	7.5	4.5	7.5
D24	15	MIN.	1.96	6.77	R 4	12	8.0	3.75	12.5

ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS. ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY. EXTEND RIPRAP ON BACK SIDE OF APRON TO AT LEAST 1/2 DEPTH OF PIPE ON BOTH SIDES TO PREVENT SCOUR AROUND THE PIPE.

(PADEP EROSION and SEDIMENT POLLUTION CONTROL PROGRAM MANUAL - MARCH 2012)
(STANDARD CONSTRUCTION DETAIL #9-2)

RIPRAP APRON OUTLET PROTECTION



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.

2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCE. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. 3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW ON BOTTOM OF CHANNEL.

4. PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH A 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS. 5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

6. BLANKETS ON SIDE SLOPES MUST BE OVERLAPPED 4" OVER THE CENTER BLANKET AND STAPLED (2" FOR C350 MATTING).

7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN. 8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

STRAW EROSION CONTROL BLANKET

NORTH

AMERICAN

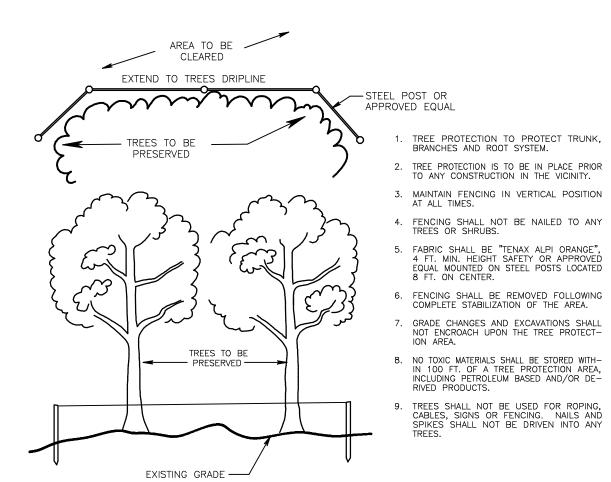
14649 HIGHWAY 41 NORTH

USA 1-800-772-2040

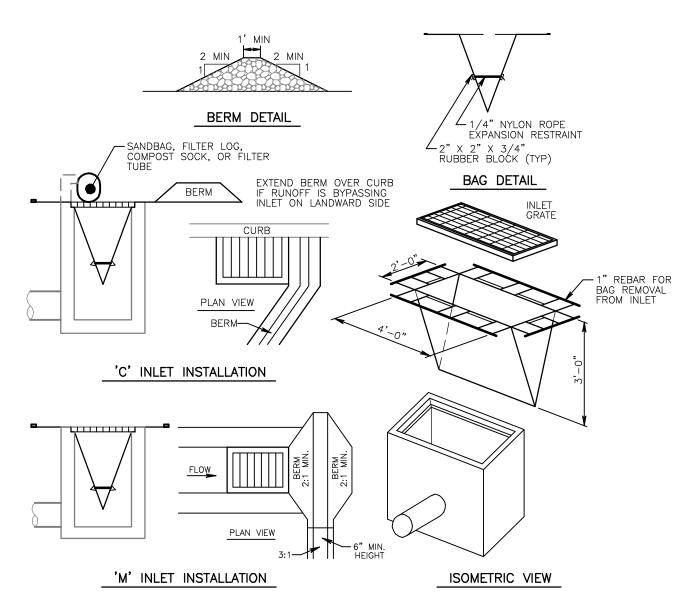
GREEN

12" DIAMETER SOCK-

2-36" DIAMETER SOCKS -



TREE PROTECTION FENCING DETAIL

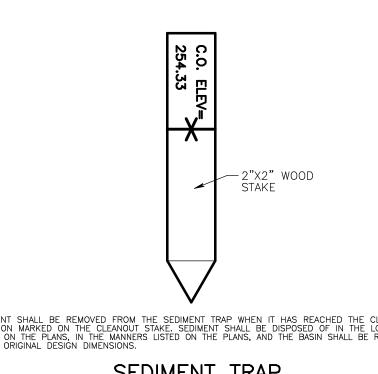


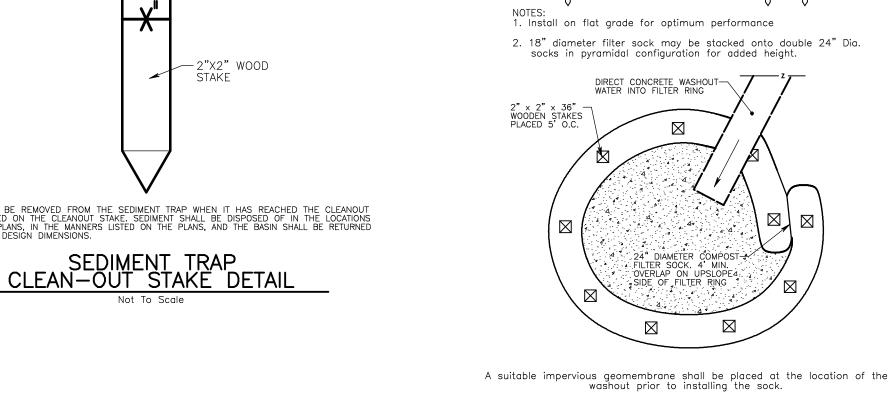
* ADAPTED FROM PENNDOT RC-70, 2008 EDITION * EARTHEN BERM TO BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATION MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLETS TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS. ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT. AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 lbs, A MINIMUM BURST STRENGTH OF 200 psi, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 lbs. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OF WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES. ** DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS **

> (PADEP EROSION and SEDIMENT POLLUTION CONTROL PROGRAM MANUAL - MARCH 2012) (STANDARD CONSTRUCTION DETAIL #4-15 and #4-16) FILTER BAG INLET PROTECTION





COMPOST SOCK CONCRETE WASHOUT AREA

1. COMPOST SOCK SEDIMENT TRAP SHALL BE SIZED TO PROVIDE 2,000 CUBIC FEET OF STORAGE CAPACITY FOR EACH ACRE TRIBUTARY TO THE TRAP. . MINIMUM BASE WIDTH IS EQUIVALENT TO THE HEIGHT.
. SEDIMENT ACCUMULATION SHALL NOT EXCEED 1/3 THE TOTAL EIGHT OF THE TRAP. A.SOCKS SHALL BE OF LARGER DIAMETER AT THE BASE OF THE TRAP AND DECREASE IN DIAMETER FOR SUCCESSIVE LAYERS AS INDICATED TO THE LEFT.

5. ENDS OF THE TRAP SHALL BE A MINIMUM OF 1 FOOT HIGHER IN ELEVATION THAN THE MID—SECTION, WHICH SHALL BE LOCATED AT THE POINT OF DISCHARGE.

PLAN VIEW —(2) 2"x2"x48+" HARDWOOD STAKES, WRAPPED TOGETHER WITH 16 GAUGE WIRE, 10' O.C. - 2"x2"x36" HARDWOOD STAKE, 10' O.C STARTING 5' FROM ANGLED STAKES 12" ABOVE SOCK - BLOWN / PLACED FILTER MEDIA REMOVE BRUSH & WOODY DEBRIS ─ UNDISTURBED GROUND

__2" x 2" STAKES PLACED 10' O.C.

COMPOST FILTER SOCK

UNDISTURBED AREA

Sock fabric shall meet standards of Table 4.1 of the Pennsylvania Department of Environmental Protection Erosion and Sediment Pollution Control Program Manual (Technical Guidance Number 363-2134-008).

Compost shall meet standards of Table 4.2 of the Pennsylvania Department of Environmental Protection Erosion and Sediment Pollution Control Program Manual (Technical Guidance Number 363-2134-008).

Compost filter sock shall be placed at existing level grade. Both ends of the sock shall be extended at

least 8 feet up slope at 45 degrees to the main sock alignment. Maximum slope length above any sock shall not exceed that shown on Figure 4.2 of the Pennsylvania Department of Environmental Protection Erosion and Sediment Pollution Control Program Manual (Technical Guidance Number 363—2134—008). Stakes may be installed immediately downslope of the sock if so specified by the manufacturer.

Accumulated sediment shall be removed when it reaches half the aboveground height of the sock and

Socks shall be inspected weekly and after each runoff event. Damaged socks shall be repaired according to manufacturer's specifications or replaced within 24 hours of inspection.

Biodegradable filter socks shall be replaced after 6 months; photodegrable socks after 1 year. Polypropylene socks shall be replaced according to manufacturer's recommendations.

Upon stabilization of the area tributary to the sock, stakes shall be removed. The sock may be left in place and vegetated or removed. In the latter case, the mesh shall be cut open and the mulch spread

DISTURBED AREA

SECTION VIEW

Not To Scale

DISTURBED AREA

UNDISTURBED AREA

PLAN VIEW Not To Scale

Traffic shall not be permitted to cross filter socks.

disposed in the same manner described elsewhere in the plan.

SOCK MATERIAL SHALL MEET THE STANDARDS OF TABLE 4.1. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2. COMPOST SOCK SEDIMENT TRAPS SHALL NOT EXCEED THREE SOCKS IN HEIGHT AND SHALL BE STACKED IN PYRAMIDAL FORM AS SHOWN ABOVE. MINIMUM TRAP HEIGHT IS ONE 24" DIAMETER SOCK. ADDITIONAL STORAGE MAY BE PROVIDED BY MEANS OF AN EXCAVATED SUMP 12" DEEP EXTENDING 1 TO 3 FEET UPSLOPE OF THE SOCKS ALONG THE LOWER SIDE OF THE TRAP.

STAKING DETAIL

COMPOST SOCK SEDIMENT TRAPS SHALL PROVIDE 2,000 CUBIC FEET STORAGE CAPACITY WITH 12" FREEBOARD FOR EACH TRIBUTARY DRAINAGE ACRE. (SEE MANUFACTURER FOR ANTICIPATED SETTLEMENT.) THE MAXIMUM TRIBUTARY DRAINAGE AREA IS 5.0 ACRES. SINCE COMPOST SOCKS ARE "FLOW-THROUGH", NO

COMPOST SOCK SEDIMENT TRAPS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/3 THE HEIGHT OF THE SOCKS. PHOTODEGRADABLE AND BIODEGRADABLE SOCKS SHALL NOT BE USED FOR MORE THAN 1 YEAR.

DISTURBED AREA

"J" HOOK PLACEMENT

(PADEP EROSION and SEDIMENT POLLUTION CONTROL PROGRAM MANUAL — MARCH 2012) (STANDARD CONSTRUCTION DETAIL #4-1)

COMPOST FILTER SOCK

(PADEP EROSION and SEDIMENT POLLUTION CONTROL PROGRAM MANUAL — MARCH 2012) (STANDARD CONSTRUCTION DETAIL #3-11) COMPOST SOCK SEDIMENT TRAP

Diameters

Mesh Opening

Ultraviolet Stability % Original Strength (ASTM G-155)

23% at 1000 hr.

6 months

Organic Portion

Moisture Content



-MAXIMUM DEPTH OF CONCRETE WASHOUT WATER IS 50% OF FILTER RING HEIGHT

24" DIAMETER-

Material Type	3 mil HDPE	5 mil HDPE	5 mil HDPE	Multi-Filament Polypropylene (MFPP)	Heavy Duty Multi—Filament Polypropylene (HDMFPP)	
Material Characteristics	Photo- degradable	Photo— degradable	Bio- degradable	Photo- degradable	Photo— degradable	
Sock Diameters	12 " 18"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"	
Mesh Opening	3/8"	3/8"	3/8"	3/8"	1/8"	
Tensile Strength		26 psi	26 psi	44 psi	202 psi	
Ultraviolet Stability % Original Strength (ASTM G-155)	23% at 1000 hr.	23% at 1000 hr.		100% at 1000 hr.	100% at 1000 hr.	
Minimum Functional Longevity	Functional 6 months 9 months		6 months	1 year	2 years	
Two-ply systems						
			HDPE biaxial net			
Inner	Containment Net	ting	Continuously wound			
	oomanninent Net	9	Fusion-welded junctures			
			3/4" x 3/4" Max. aperture size			
Oute	er Filtration Mes	h	Composite Polypropylene Fabric (Woven layer and non-woven fleece mechanically fused via needle punch)			

TABLE 4.2

Sock fabrics composed of burlap may be used on projects lasting 6 months or less

3/16" Max. aperture size

degradable

100% at 1000 hr.

Compost Standards				
Organic Matter Content	80% — 100% (dry weight basis)			
Organic Portion	Fibrous and elongated			
рН	5.5 - 8.0			
Moisture Content	35% - 55%			
Particle Size	98% pass through 1" screen			
Soluble Salt Concentration	5.0 dS/m (mmhos/cm) Maximum			

TABLE 4.1

Compost Sock Fabric Minimum Specifications

Material Type 3 mil HDPE 5 mil HDPE 5 mil HDPE Multi-Filament Heavy Duty
Polypropylene Multi-Filament Polypropylene
(MFPP) Polypropylene

3/8"

26 psi

6 months

3/8"

44 psi

100% at 1000 hr.

1 year

HDPE biaxial net

Fusion-welded junctures

3/4" x 3/4" Max. aperture size

Composite Polypropylene Fabric (Waven layer and non—woven fleece mechanically fused via needle punch)

80% — 100% (dry weight basis)

5.5 - 8.0

98% pass through 1" screen

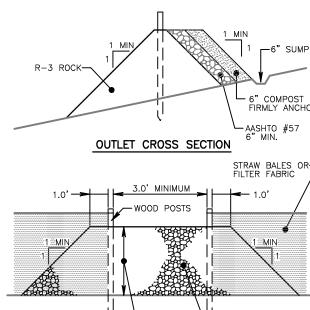
5.0 dS/m (mmhos/cm) Maximum

Characteristics degradable degradable degradable degradable

9 months

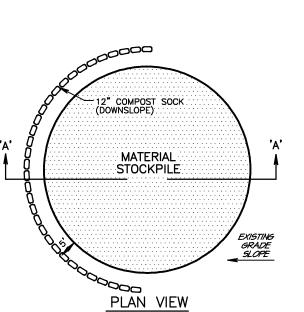
Sock fabrics composed of burlap may be used on projects lasting 6 months or less

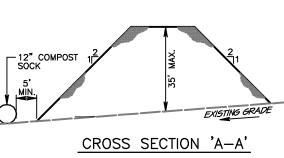
TABLE 4.2



UP-SLOPE FACE

SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET. STANDARD CONSTRUCTION DETAIL #4-6 ROCK FILTER BERM DETAIL

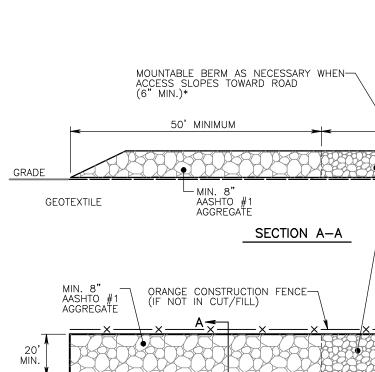




I. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. 2. SIDE SLOPES MUST BE NO GREATER THEN 2:1. 2 FEET HORIZONTALLY TO ONE FOOT VERTICALLY. 12" COMPOST SOCK SHALL BE INSTALLED ON THE DOWN SLOPE SIDE OF THE STOCKPILE AT A MINIMUM OF 5 FEET FROM THE TOE OF SLOPE.

4. SHOULD THE NEED ARISE WHERE ADDITIONAL STOCKPILE AREAS ARE REQUIRED, THOSE AREAS MUST BE APPROVED BY THE LOCAL AUTHORITY OR COUNTY CONSERVATION DISTRICT. 5. STOCKPILE AREA MUST BE SEEDED AND MULCHED IMMEDIATELY AFTER THE PLACEMENT OF ANY STOCKPILE MATERIAL.

TEMPORARY STOCKPILE AREA



* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES,

MOUNTABLE BERM AS NECESSARY WHEN— ACCESS SLOPES TOWARD ROAD (6" MIN.)*	
50' MINIMUM	50' MINIMUM 3' EXISTING ROADWAY
GEOTEXTILE AASHTO #1 AGGREGATE	EARTH FILL PIPE AS NECESSARY
SECTION A-A	MIN. 4" ROLLED AND COMPACTED PENNDOT 2RC AGGREGATE OVER MIN. 4" AASHTO #1 AGGREGATE
MIN. 8" AASHTO #1 AGGREGATE ORANGE CONSTRUCTION FENCE— (IF NOT IN CUT/FILL) AX AX PLAN VIEW	X X X 10' MIN. EXISTING ROADWAY 10' MIN.
	ı

REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

MAINTENANCE:

SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

ROCK CONSTRUCTION ENTRANCE

SEDIMENT
DETAILS
OOD SENIO ર્કે સ્ટ્ર MINARY / FINAL EROSION

RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

D21-14_ES-Detail

00-0606 D21

REVISIONS

TIMOTHY P. WOODR

No. 038735-E

PROJECT SERIAL NUMBER FOR DESIGN:

Pennsylvania 811

THE MEADOWOOD

CORPORATION

TP: 67-00-03185-00-6 Block 28 Unit 28 DB: 6370 Page 2199-2208

3205 SKIPPACK PIKE

Gross Tract:

137.4921 Acres

Developable Area:

116.6758 Acres

THE MEADOWOOD

CORPORATION

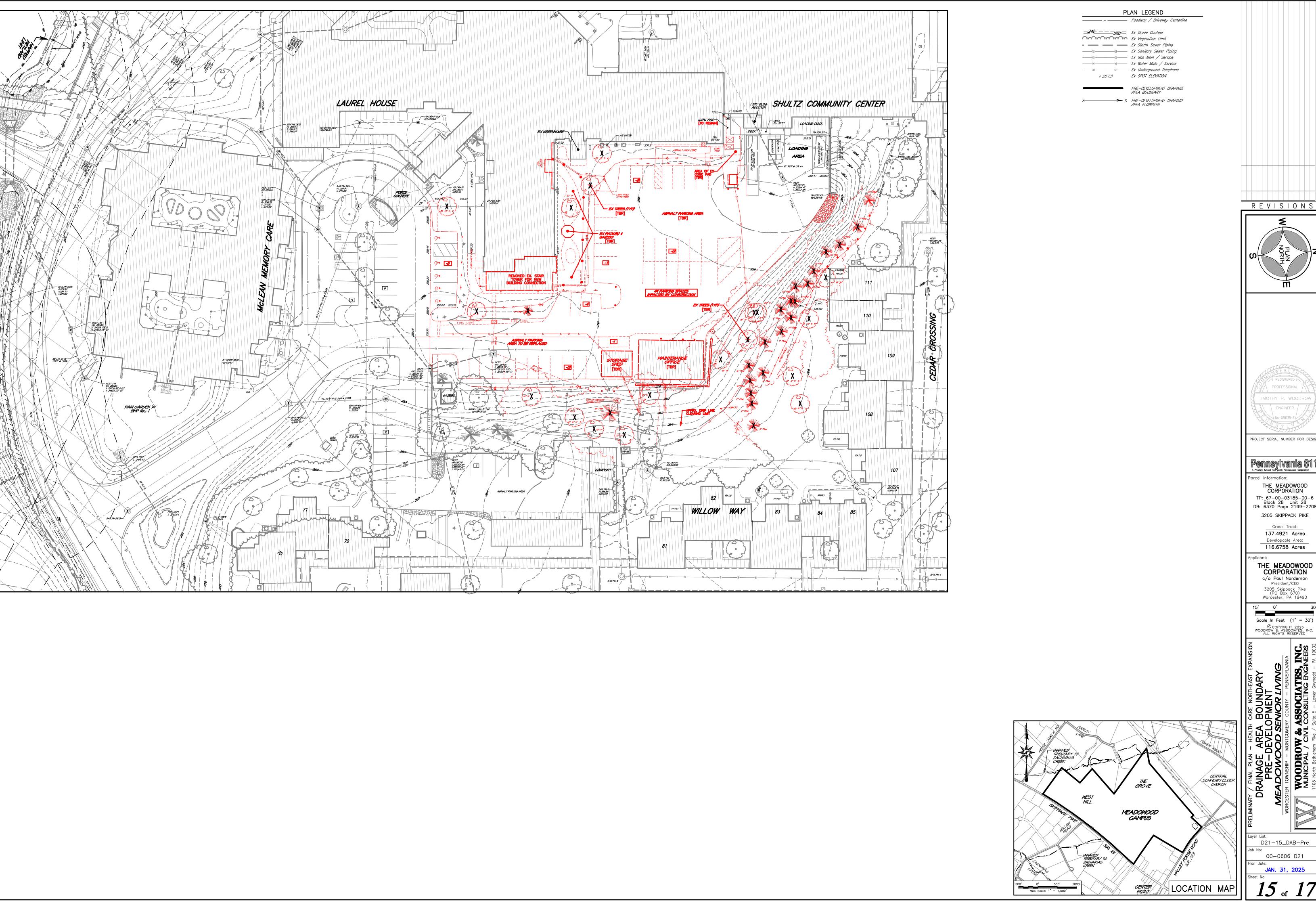
c/o Paul Nordeman

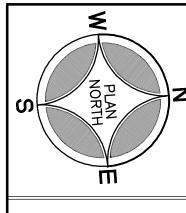
President/CEO

3205 Skippack Pike (PO Box 670) Worcester, PA 19490

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arcel Information







PROJECT SERIAL NUMBER FOR DESIGN:

Pennsylvania 811 A Privately funded non-profit Pennsylvania Corporation

THE MEADOWOOD CORPORATION TP: 67-00-03185-00-6 Block 28 Unit 28 DB: 6370 Page 2199-2208 3205 SKIPPACK PIKE

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THE MEADOWOOD CORPORATION c/o Paul Nordeman President/CEO 3205 Skippack Pike (PO Box 670) Worcester, PA 19490

Scale In Feet (1" = 30')

D21-15_DAB-Pre 00-0606 D21

JAN. 31, 2025



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Sewer Piping

Sewer Piping

Service

Main / Service

round Telephone

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ELEVATION

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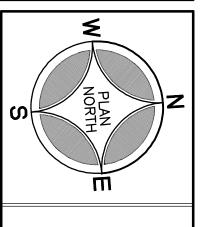
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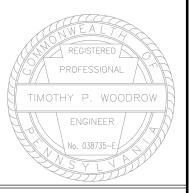
M PIPING

WELOPMENT DRAINAGE

WAREA FLOWPATHS

R E V I S I O N S





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Parcel Information:

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CORPORATION

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Block 28 Unit 28
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DRAINAGE AREA BOUNDARY
POST—DEVELOPMENT

FADOWOOD SENIOR LIVING
STER TOWNSHIP — MONTGOMERY COUNTY — PENNSYLVANIA

WOODROW & ASSOCIATIES, INC.
MUNICIPAL / CIVIL CONSULTING ENGINEERS

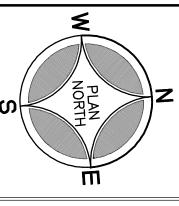
Per List:
D21-16_DAB-Post
No:
00-0606 D21
Date:
JAN. 31, 2025

16 of 17



RPTION:

R E V I S I O N S



REGISTERED
PROFESSIONAL
TIMOTHY P. WOODROW
ENGINEER
No. 038735-E

PROJECT SERIAL NUMBER FOR DESIGN:

Pennsylvania 811 A Privately funded non-profit Pennsylvania Corporation

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Developable Area:
116.6758 Acres

THE MEADOWOOD CORPORATION c/o Paul Nordeman President/CEO 3205 Skippack Pike (PO Box 670) Worcester, PA 19490

Scale In Feet (1" = 30')

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RAINAGE AREA BOUNDARY

SAINAGE AREA BOUNDARY

SST—DEVELOPMENT INLET

ADOWOOD SENIOR LIVING

R TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

WOODROW & ASSOCIATES, INC.

MUNICIPAL / CIVIL CONSULTING ENGINEERS

POST MORCESTER TOWN Test: D21-17_DAB-Inlet

ayer List:
D21-17_DAB-Inlet

ob No:
00-0606 D21

JAN. 31, 2025 No:

Bowman

March 4, 2025

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 – Preliminary Land Development Plans

Proposed Meadowood Healthcare Building Worcester Township, Montgomery County, PA

Project No. 313982-25-004

Dear Dan:

Per the request of the Township, Bowman Consulting Group (Bowman) has prepared this review letter which summarizes our initial traffic engineering review of the proposed building expansion to be located along the northern side of the Meadowood Drive at the southeastern end of the property adjacent to the Laurel House and Holly House in Worcester Township, Montgomery County, PA. It is our understanding that the proposed expansion will consist of 8 personal care units and 15 skilled care beds. This will bring the total number of dwelling units at the Meadowood property to 452 units (currently at 429 dwelling units of a few varieties). Access to the proposed building will be provided via the existing driveway connection to the Meadowood Drive to the south of the Laurel House and Holly House, which ultimately accesses Skippack Pike (S.R. 0073).

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

• <u>Preliminary Land Development Plans - Meadowood Senior Living,</u> prepared by Woodrow & Associates, Inc., dated January 31, 2025.

Based upon review of the document noted above, Bowman offers the following comments for consideration by the Township and action by the applicant:

1. The applicant has not provided a current or updated traffic study for the site, nor any trip generation information specific to the addition of 23 units as a result of the building expansion for the Meadowood community campus. Access continues to be proposed at the existing, single point of ingress/egress at Meadowood Drive and Skippack Pike (S.R. 0073), although emergency-only access to/from Valley Forge Road (S.R. 0363) exists for the Meadowood community. While we do not see the need that a full traffic study for this incremental expansion to the Meadowood master plan is necessary at this time, the applicant must at a minimum prepare a vehicular trip generation letter for the proposed expansion on the site. This could be accomplished by conducting existing trip generation counts (in and out movements) during the weekday morning and weekday afternoon commuter peak hours at the intersection of Skippack Pike (S.R. 0073) and Meadowood Drive over



a minimum of three separate typical weekdays to confirm the existing trip generation of the site, and to use that data to help calculate an actual trip generation rate for the site to then calculate the number of trips that will be generated by the proposed 23 units during the peak hours. If further study is needed at this time based on the information received, we will determine upon review of the resubmitted materials.

2. The Skippack Pike (S.R. 0073) intersection at the Meadowood access has been the subject of a signal warrant evaluation over the years, and the necessary access and adjacent roadway improvements that would need to accompany any warranted signal installation. Costs for the design & construction for a signalization and intersection/frontage improvements project will be an expensive undertaking in order to complete them. This said, signal warrants in the most recently completed study we are aware of from April 2023 were not yet satisfied, and PennDOT has not approved a signal installation with associated roadway improvements to date for the access. An access and frontage improvement project desirably would realign Meadowood Drive opposite Hollow Road and signalize the four-legged intersection, also adding left-turn lanes for both Meadowood Drive and Hollow Road, as well as adding a right-turn deceleration lane for Meadowood Drive along Skippack Pike (S.R. 0073). Providing the turning lanes for added safety (especially due to the age-restricted nature of the Meadowood residents), and providing the safety of a signal for both minor road approaches to Skippack Pike (S.R. 0073) in this area are important aspects of a future project when signal warrants are met and can be approved by PennDOT before it is installed.

With the addition of the proposed building for this project, and while it may not be necessary at this time, we recommend that the applicant consider evaluating the Skippack Pike (S.R. 0073) access and Hollow Road for signal warrants and/or determine the viability of providing additional access to/from the Meadowood community in light of growing traffic demands on the abutting state roadway network along the property. This evaluation, if pursued, could be done in coordination with the capture of trip generation counts in the comment above. Understanding there is a master plan for this project, and that an update to a traffic study was deferred at the time of the development of The Grove project on the site, we recommend that the Board consider a condition that both an updated traffic study be conducted for the site upon any further expansion to the Meadowood campus (i.e., future garden apartments, etc.) beyond the addition of the building proposed that is the subject to this land development application. The study should be complete with signal warrant evaluation alternatives for access location(s), as well as Skippack Pike (S.R. 0073) access/roadway frontage improvements, in addition to investigating possible additional access to/from the property.

3. The applicant's engineer (Woodrow) recently met with the Township Engineer and our office to discuss the possibility of converting the emergency-only access along Valley Forge Road (S.R. 0363) to an access that will be open for use by residents and visitors of Meadowood on a full-time basis at some future time. The discussion was largely centered around making it a limited traffic movement access, allowing right-in and right-out movements only. The applicant's engineer must ensure that any change in this driveway, to be potentially converted from emergency use only to everyday vehicle usage, is appropriately designed based on the movements that will be permitted and restricted at this driveway. Since Valley Forge Road (S.R. 0363) is a state road, the proposed access configuration will need to be reviewed and approved by PennDOT and the applicant will be required to secure new Highway Occupancy Permit (HOP) for the driveway modifications. The

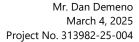
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Township and our office must be copied on all HOP submissions, as well as correspondence between the applicant and PennDOT, and invited to any and all meetings between the applicant team and these parties.

- 4. According to Section 130-17.D(11) of the Subdivision and Land Development Ordinance, parking spaces shall be a minimum of 10 feet wide by 20 feet long. The plans currently show several parking spaces in the parking area to the east of the proposed building that are 8 feet wide and/or 18 feet long, thereby do not satisfying the ordinance requirement. The plans should be revised to show these parking spaces to be a minimum of 10 feet wide by 20 feet long, or a waiver will be required to be requested from this ordinance requirement stating the hardship and reasons why the requirement cannot be met and approved by the Township Board of Supervisors.
- 5. Adequate sight distance measurements must be provided for the intersection of the Access Drive and Meadowood Drive, and provisions made for it to be achieved and maintained. Due to the location of the building and the curve of the road, egressing drivers from the side street will need to turn their head more than 90 degrees to the right and must have safe stopping sight distances based on approach speeds.
- 6. Turning templates should be provided demonstrating the ability of emergency and fire vehicles specific to Worcester Township to maneuver into and out of the Access Drive along Meadowood Drive and entirely through the parking area to the east of the proposed building.
- 7. The Township Fire Marshal should review the proposed site modifications 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. All curb ramps and pedestrian routes (i.e., sidewalks, crosswalks, etc.) are to be constructed in accordance with the current Federal and PennDOT ADA standards. ADA ramp design and crosswalk striping details should be included on the detail pages of the plans. Bowman has <u>not</u> reviewed the detailed design of any ramps internal to the site.
- 9. ADA ramps should be shown on the plans at the following locations:
 - In the immediate vicinity of the ADA parking spaces on the northern and southern sides of the proposed building.
 - On both sides of the Access Drive where the crosswalk across this drive meets the sidewalk.
- 10. All existing and proposed pavement markings and signs should be clearly labeled on the plans.
- 11. "Pedestrian Crossing" signs should be shown on the plans on both sides of the crosswalk located along the Access Drive on the southeastern corner of the proposed building.
- 12. According to the Township's Roadway Sufficiency Analysis, the proposed development is located in Transportation Service Area North, which has a corresponding impact fee of \$3,977 per "new" weekday afternoon peak hour trip and the applicant will be required to pay a Transportation Impact Fee in accordance with the Township's Transportation Impact Fee Ordinance. In order to determine the transportation impact fee applicable for the proposed building expansion, the applicant must conduct trip generation counts during the weekday afternoon peak hour at the intersection of

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Skippack Pike (S.R. 0073) and Meadowood as previously mentioned in this letter. Upon completion of these counts, the applicant must calculate a trip generation rate for the site during the weekday afternoon peak hour that can be used to calculate the expected trip generation for the additional 23 units being proposed for the building expansion with this application. A final determination of the transportation impact fee will be reviewed and determined by our office for recommendation to the Board upon submission of this information.

- 13. The Township and its engineering consultants must continue to be included in any submissions and meetings with PennDOT and other agencies involving Meadowood with regards to its current access, emergency access, signalization, and/or improvements to the adjacent roadways for the Meadowood site.
- 14. In all subsequent submissions, 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 sheets, or other materials, as opposed to providing 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,

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)

Paul Lutz, PennDOT District 6-0

Catherine Harper, Esquire, Timoney Knox, LLP (Applicant' Attorney)

Tim Woodrow, P.E., Woodrow & Associates, Inc. (Applicant's Engineer)

V:\313982 - Worcester Twp PA\313982-25-004 (TRA) - Meadowood Health Care Expansion\Engineering\Submissions\2025-02-07 LD Plans\Review\2025-03-04 Review Letter #1 - Meadowood (finalized).docx

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

March 20, 2025 Ref: #7571

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

Attention: Dan DeMeno, Township Manager

Reference: Meadowood Healthcare Northeast Expansion

Land Development Review - Preliminary

Parcel No. 67-00-03185-00-6

3205 Skippack Pike

Dear Dan:

Our office is in receipt of your request for a preliminary review of a healthcare expansion for The Meadowood Corporation, plans consisting of 17 sheets dated January 31, 2025, with no revisions, prepared by Woodrow & Associates, Inc. The applicant proposes the demolition of the existing stair tower of the Holly House building to accommodate a new 10,890-s.f. footprint, three-story addition with site improvements, including reconfiguration of adjacent off-street parking to provide 17 spaces in the work area, new service walks, screen walls, and retaining walls on the site of an existing residential life-care facility.

We offer the following comments for consideration by the Township:

I. ZONING

The following comments are based upon the provisions of the Worcester Township Zoning Ordinance:

- 1. The following variances were granted by the Worcester Township Hearing Board on January 21, 2025 (Docket No. 2024-25):
 - a. Section 150-15 to permit the construction of a residential building with a height of three stories, not to exceed 40 feet when the maximum permitted is 35 feet and/or 2.5 stories.
 - b. Section 150-15 to permit the expansion of the existing health center to a height of three stories and/or 42 feet when the maximum permitted is 35 feet and/or 2.5 stories.



Page 2

2. Both variances granted must be listed on the plans with the docket number.

On Sheets 1 and 2, the Site Data Zoning Schedule should also list stories allowed/proposed.

The variances were granted by the Zoning Hearing Board with the following conditions which should also be listed on the plans:

- a. The applicant shall construct the buildings substantially as set forth in the testimony and as shown in Exhibits A-3, A-7, and A-9. The applicant shall install and maintain a berm and evergreen landscaping, 8 feet in height at time of planting, substantially as shown on Exhibit A-10, to the satisfaction of the Township.
- b. The applicant shall apply for and obtain all applicable Township, County and State permits and approvals relative to the use in a timely manner.
- c. All use and development permitted by this Decision shall conform to the exhibits and testimony presented by the applicant, unless inconsistent with any specific conditions imposed by this Board, in which case these specific conditions shall take precedence.
- d. Except as permitted by prior Decisions of this Board, the use of the subject property shall otherwise comply with the Worcester Township Code, including, but not limited to, all stormwater management fencing, setback, parking, lighting, sign, and noise regulations, and all other codes, regulations and ordinances of Worcester Township.
- e. Pursuant to Section 150-225 of the Worcester Township Zoning Ordinance, a special exception or variance shall expire if the applicant fails to obtain a permit in connection therewith within one (1) year of the date of authorization thereof. When land development/subdivision approval is required, the special exception or variance shall expire if the applicant fails to make a diligent effort to obtain such approval within six (6) months following the date of the Zoning Hearing Board's Order. Upon receipt of land development/subdivision approval, the special exception or variances shall expire if a building permit is not obtained within six (6) months of the date of the land development/subdivision approval.
- 3. The existing use of the site, residential life-care facility, is permitted by Conditional Use if authorized by the Township Board of Supervisors, where the lot is 100 acres or larger, building coverage does not exceed 15% of the net lot area, and impervious coverage does not exceed 40% of the net lot area. The Township must determine if new Conditional Use approval is warranted to expand the use upon the site. (150-110.22.C & 150-11.E.7)
- 4. The building coverage in the Campus Area Schedule on Sheet 2 must be revised to indicate the square footage of existing buildings that are to be removed.

Page 3

5. The plan states that 49 parking spaces are to be removed and 34 parking spaces are to be added which would result in a reduction of 15 spaces from the existing number of spaces. The parking calculation on Sheet 1 indicates a reduction of 17 spaces. The plans must be revised to indicate the correct number of spaces being removed.

- 6. The proposed reconfigured parking area will provide 17, 10 by 18-foot parking spaces; eight, 8 x 18-foot compact vehicle parking spaces; two, 10 x 20-foot parking spaces; and seven ADA accessible spaces. We note that the majority of the parking spaces are undersized, as Section 130-17.D.7 of the Township's Subdivision and Land Development Ordinance requires all parking stalls to be not less than 10 by 20 feet. (150-158)
- 7. The height(s) and materials of screen fencing and screen/wall fences depicted on the plan should be noted. (150-182)
- 8. The plan should indicate if any new lighting is anticipated and demonstrate that no zoning relief is needed for any proposed lighting. We note that a lighting information table is shown on Sheet 17, but there are no lighting fixture locations on the plans. Heights for lighting in this table list mounting heights of 12 feet, which is the maximum allowed. Lighting cut sheets, pole details, and lighting values must be added to the plans. (150-200)

II. SUBDIVISION AND LAND DEVELOPMENT

The following comments are based upon the requirements of Worcester Township's Subdivision and Land Development Ordinance:

- 1. As previously stated in this letter, parking stall dimensions shall not be less than 10 ft. x 20 ft. (130-17.D(7))
- 2. The location of any lighting standards must be shown on the plans to avoid conflicts with any landscaping. (138-28.G(6)(g))
- 3. On Sheet 8, the 'Littleleaf Linden' has a proposed caliper of 1.5-2 inch. The minimum caliper for this tree is 3.5 inches. (130-28.H.1)
- 4. Details of the proposed retaining wall must be added to the plans. The detail must include a note that states, "Structural plans and calculations, signed and sealed by a professional engineer licensed in the Commonwealth of Pennsylvania, must be submitted to the Township for review and approval before any retaining wall is constructed."
- 5. A timber split rail fence detail is shown on Sheet 10. The applicant should confirm this is the new "screen fence" shown along the northern end of the parking area.
- 6. The truck turning movement must be revised to maneuver into the loading dock, not onto the trash compactor.
- 7. Details of the cooling tower and concrete pad must be added to the plans.
- 8. Detectable warning surfaces (DWS) must be added to the sidewalk near the new building and proposed parking lot and at the northern build access location.

Page 4

- 9. A detail for the railing along the pedestrian ramp must be added to the plans.
- 10. The following is a list of requested waivers as shown on Sheet 1:
 - a. From Section 130-28.E(1) requiring an existing tree survey.

The applicant is proposing to use the existing tree survey only for impacted project area.

b. From Section 130-28G.(4) requiring street trees be installed with any new subdivision use or land development.

The plans do not propose any supplemental street trees.

c. From Section 130-28.G.6.g requiring no more than 15 parking spaces shall be placed in a continuous row without an intervening raised planting island of at least 10 ft. in width. (130-28.G.6.b)

The plans propose a parking row of 17 spaces without a planting island.

d. From Section 130-33.C requiring all existing features 500 ft. from the project boundary be shown on the plans. The waiver request states that an aerial photograph to fulfill requirements of showing existing features within 500 ft. of the project tract.

The aerial plan must be included in future submissions. (130-33.C)

III. GRADING, STORMWATER MANAGEMENT/STORM DRAINAGE AND EROSION AND SEDIMENT CONTROLS

The following comments are based upon the requirements of Worcester Township's Stormwater Management Ordinance (SMO):

- 1. The project proposes to disturb 0.64 acres. The applicant is made aware that if the limit of disturbance exceeds one acre, an NPDES permit and Adequacy for Erosion and Sediment Control will be required. This office is aware of a separate staging area located on the Meadowood site that may be required to be added to the healthcare expansion development. The applicant's engineer must provide confirmation from the Montgomery County Conservation District that the two projects do not need to be combined.
- 2. There appears to be a stormwater facility proposed in the new parking lot. The facility must be labeled and the dimensions of the stormwater facility should be provided on the plans. (129-12.H)(129-14.B.5)
- 3. A detail and calculations pertaining to the seepage bed must be added to the plans.
- 4. On both Sheet 6 and Sheet 9, there is a missing invert for structure D104.
- 5. Sheet 6 has a rim elevation for Manhole D105 of 255.73 and Sheet 9 has a grate elevation of 255.66. The plans must be revised accordingly.

Page 5

- 6. All proposed erosion and sediment controls must be added to the plan on Sheet 12.
- 7. Additional top of wall and bottom of wall elevations must be added to the plans.
- 8. Storm sewer calculations must be provided to demonstrate that the existing storm sewer can convey the increase in runoff from the proposed impervious areas.
- 9. All utility crossings must be shown on the profiles.
- 10. It appears that the roof drain from existing Units 110/111 will discharge directly upstream of the relocated electrical transformer. The engineer should provide a revision to reroute the existing roof drain outflow around the transformer.
- 11. A site specific construction sequence is required to be included on Sheet 13.
- 12. A profile from the existing inlet to Inlet D104 must be added to the plans.
- 13. Additional spot elevations and grading must be added to the courtyard area.
- 14. Inlet D106 must be shown on the profiles on Sheet 9. (130-33.F.1)
- 15. Additional cover over pipe D101 D100 is required. Further, this pipe shall be RCP.
- 16. Pipe D101 D 100 is proposed underneath the proposed footing of the proposed building expansion.

IV. SANITARY SEWER

- 1. The size, slope, and material of the sewer lateral must be added to the plans, along with a profile.
- 2. The existing utilities to the existing maintenance office and storage shed must be shown to be removed or, at a minimum, capped.
- 3. The new sanitary sewer manhole must be indicated as a doghouse manhole on the plans. A doghouse manhole detail must be added to the plans.
- 4. The applicant will be required to buy additional sewer capacity in conjunction with the healthcare building expansion. The applicant must provide flow calculations to determine the required EDUs. We are currently evaluating the Valley Green WWTP and the Meadowood Pump Station to determine if capacity exists at these facilities. We will work with the applicant directly to address any sewer issues.

V. **GENERAL**

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

1. Legend(s) should be added to the plan sheets throughout the plan set, as applicable.

Page 6

- 2. Truck turning movements for emergency services must be added to the plan.
- 3. The height of the Cooling Tower Building must be provided on the plans.
- 4. The proposed courtyard is labeled as landscaped on Sheet 5. Details of the landscaping should be provided on the landscaping plan, Sheet 8.
- 5. Approval from the Traffic Engineer is required.
- 6. Approval from the Fire Marshal is required.
- 7. A review from the Montgomery County Planning Commission is required.
- 8. It appears Sheets 16 and 17 are duplicated. Sheet 17 should be deleted or revised if intended to illustrate individual inlet drainage areas.

The above represents our comments on this initial plan submission. The plans must be revised accordingly and resubmitted for further review.

Please contact me if you have any questions or need additional assistance on these plans.

Very truly yours, CKS ENGINEERS Township Engineers

John W. Evarts, P.E.

JWE/klk

cc: Christian Jones, Assistant Township Manager Wendy F. McKenna, Esq., Township Solicitor Casey Moore, P.E., Township Traffic Engineer The Meadowood Corp., Applicant Catherine Harper, Esquire, Timoney Knox L.L.P. Woodrow & Associates, Inc. George DiPersio, CKS Engineers File

MONTGOMERY COUNTY BOARD OF COMMISSIONERS

NEIL K. MAKHIJA, CHAIR JAMILA H. WINDER, VICE CHAIR THOMAS DIBELLO, COMMISSIONER

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MONTGOMERY COUNTY PLANNING COMMISSION

Montgomery County • PO Box 311 Norristown, Pa 19404-0311

610-278-3722 PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP EXECUTIVE DIRECTOR

March 19, 2025

Dan DeMeno, Township Manager Worcester Township PO Box 767 1721 Valley Forge Road Worcester, PA, 19083

Re: MCPC #17-0040-007

Plan Name: Meadowood Campus - Healthcare Northeast Expansion (37,324 sf additional development on approximately 137 acres)

Situate: 3205 Skippack Pike

Worcester Township

Dear Mr. DeMeno:

We have reviewed the above-referenced Meadowood Campus - Healthcare Northeast Expansion development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 8, 2025. We forward this letter as a report of our review.

BACKGROUND

The Meadowood Corporation proposes a new three-story health center expansion with an 11,370 square foot footprint. The development includes reconfigured parking and loading access, adding two accessible parking spaces to the northeast. Additional improvements include new pedestrian pathways, an ADA accessible ramp, utility relocation, a large retaining wall, screen fencing/walls, plantings, a cooling tower, and an underground stormwater detention facility. The project will result in a net increase of 4,755 square feet of impervious surface. The property is located in the township's LPD Land Preservation District.

COMPREHENSIVE PLAN COMPLIANCE

MONTCO 2040: A SHARD VISION: THE COMPREHENSIVE PLAN

This development is supported by the *Montco 2040* Comprehensive plan in the Vibrant Economy theme which recommends ... "advocating with local municipalities, health care providers, and developers to create an environment that meets the needs of an aging population." (Page 71) By expanding the services offered and building on an existing site development, Meadowood is meeting the needs of a growing aging population.

WORCESTER COMPREHENSIVE PLANS

The following goals and objectives in the Worcester 2008 Comprehensive Plan and the Draft 2022 Comprehensive Plan update are applicable to this proposal.

- 2 -

2008 WORCESTER COMPREHENSIVE PLAN (ADOPTED)

Environmental Goals (Page 3): Preserve Steep Slope Areas: To prevent problems on sloped areas that are more susceptible to erosion and mass movement, including increased runoff and sedimentation from disturbed slopes. Also to reduce potential for unnecessary public expenditures for flood control, water quality, and stormwater management, and to protect habitats for important species and wildlife.

Environment Objective: Continue to enforce the Townships steep slope ordinance to prohibit development on slopes that are 25% or more; minimize development or regrading on slopes 15% to 25% and continue to subtract steep slopes from the calculation of lot area.

2022 WORCESTER COMP PLAN UPDATE (DRAFT)

Environmental Resources & Infrastructure Goal: Preserve and conserve sensitive environmental features, such as floodplains, steep slopes, riparian buffers, forests, and wetlands

Environmental Resources & Infrastructure Objective:

- Decrease in % of development occurring within sensitive environmental areas (ie Steep slopes).
- Decrease in rate of land converted to impervious surface.
- Increase in % tree canopy coverage.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and municipality may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

COMPREHENSIVE PLANS

A. Steep Slopes

1. There are steep slopes and mature vegetation impacted by the design. Both comprehensive plans (2008 Adopted and 2022 Draft) state goals and objectives related to avoiding and minimizing development on environmentally sensitive land (See Comprehensive Plan Compliance section above). This design proposes to cut into the existing 45% to 50% steep slopes to construct a retaining wall ranging in height from approximately 2' to 10'. This appears to be designed to accommodate a larger loading area for truck access and reconfigured parking

spaces. Additionally, several mature trees are removed reducing tree canopy coverage. We recommend reconfiguring the parking and loading area to reduce the size of the retaining wall and reduce the amount of impervious surface proposed. See attachment E sketch for a potential redesign which accommodates truck access and maintains the current number of proposed parking spaces. This design may allow for the retention of some of the mature tree canopy to the north by minimizing incursions into steep slopes. It also provides opportunities to retain or plant new shade and evergreen tree buffer screening to shield the loading and parking areas from the existing adjacent residential buildings.

LANDSCAPING

A. Requested Waver E (Sheet 2 of 12)

1. The applicant is requesting a waiver to "provide an Existing Tree Survey for the impacted project area." The applicant also states on the Landscape Plan (Sheet 8 of 17) that "Less than 25% of the trees on site are proposed to be removed, therefore no replacement trees are required." It is unclear if this statement is based on the entire property or the affected property area. The proposed affected project area contains a total of 12 deciduous and 15 evergreen trees to be removed that are above 6" caliper which appears to be more than 25% of the trees affected in the project area. In considering whether to grant this waver, the Township may want to consider an alternative means of compliance with the tree replacement ordinance such as requiring that tree replacement calculations be based on the affected project area instead of the entire site.

B. Plant List

1. Ilex cornuta 'Burfordii' (Burford Holly) is a non-native evergreen tree species. The applicant should consider a native evergreen species such as Ilex 'Nellie Stevens' (Nellie Stevens Holly) or equal.

SITE DESIGN

C. ADA Parking Space Restriping

1. The design proposes restriping five accessible parking spaces near the main entrance of Laurel House. To minimize conflicts with vehicular traffic, an accessible ramp/sidewalk should be provided to connect each of the striped access aisles and the adjacent sidewalk (See Note 6 on the attachment E sketch). This provides an accessible route to the building entries via sidewalks instead of the vehicular drive. In addition, there is a light pole which may need to be relocated in the current striping configuration (see note 7 on the attachment E sketch).

D. Lighting

 No Lighting Plan was provided in the preliminary set. Several light poles appear to be slated for removal. The proposal only includes a bollard light detail and there were no bollards labeled on the plans. The applicant should provide a lighting plan to illuminate the parking and loading area in accordance with Section 150-199 and, at a minimum, designed to the lighting levels prior to the new site development.

E. Retaining Wall

 Details for the retaining wall were not provided. It is unclear how the retaining wall will be constructed. If the wall is a segmental block wall, planting behind and on the top of the wall may be problematic and conflict with the geo grid required to stabilize the wall. The applicant's designers should provide a detail of the retaining wall. All walls must meet the requirements of the Worcester Township Fencing and Walls ordinance (Section 150-182)

F. Screen Fence

1. The design proposes a "Screen Fencing" and "Screen Wall/Fencing" to minimize the views from the adjacent residential buildings and new addition to the parking and loading areas. The proposed screen fencing detail is a 4' height post and rail fence. This type of fence is not an effective visual screen. The applicant's engineers should provide an alternative, more opaque, taller fence design to better screen the views from the adjacent residential buildings. All fencing must meet the requirements of the Worcester Township Fencing and Walls ordinance (Section 150-182)

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve the Worcester Township planning objectives for site development and environmental goals and objectives.

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

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number 17-0040-007 on any plans submitted for final recording.

Sincerely,

Geoffrey Vaughn, PLA, ASLA - Assistant Design Section Manager geoffrey.vaughn@montgomerycountypa.gov - 610-278-3751

c: The Meadowood Corporation, Applicant Catherine M. Harper, Esq., Applicant's Attorney Woodrow & Associates, Inc., Applicant's Engineer Chair/Chairperson, Municipal Planning Commission Dan DeMeno, Township Manager

Attachment A: Aerial Image of Site

Attachment B: Affected Project Area Site Aerial

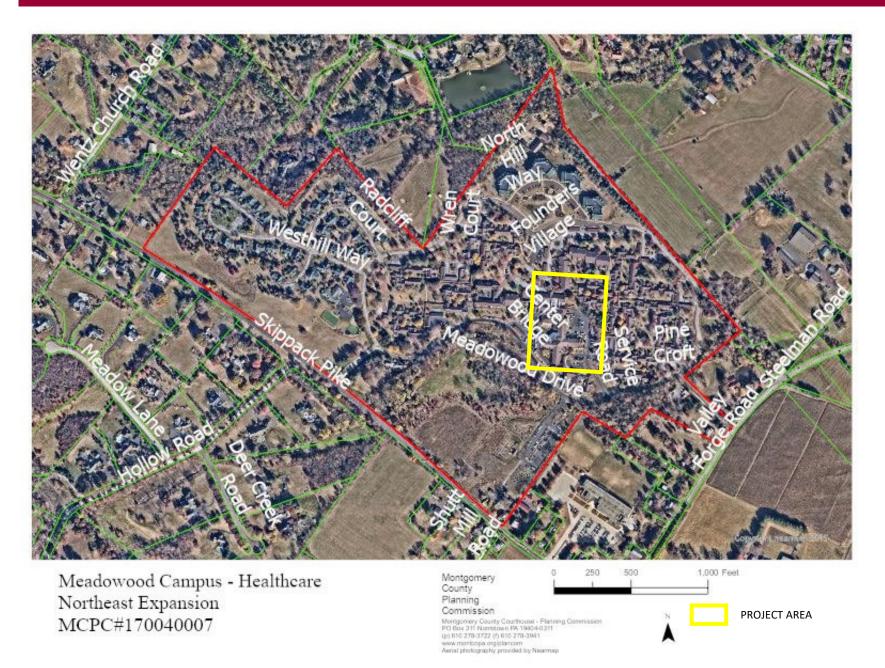
Attachment C: Reduced Copy of Applicant's Proposed Site Plan

Attachment D: Reduced Copy of Proposed Affected Project Area Site Plan

Attachment E: Design Recommendations Sketch

Dan DeMeno, Township Manager - Attachments - March 19, 2025

ATTACHMENT A - OVERALL SITE AERIAL



ATTACHMENT B: AFFECTED PROJECT AREA SITE AERIAL

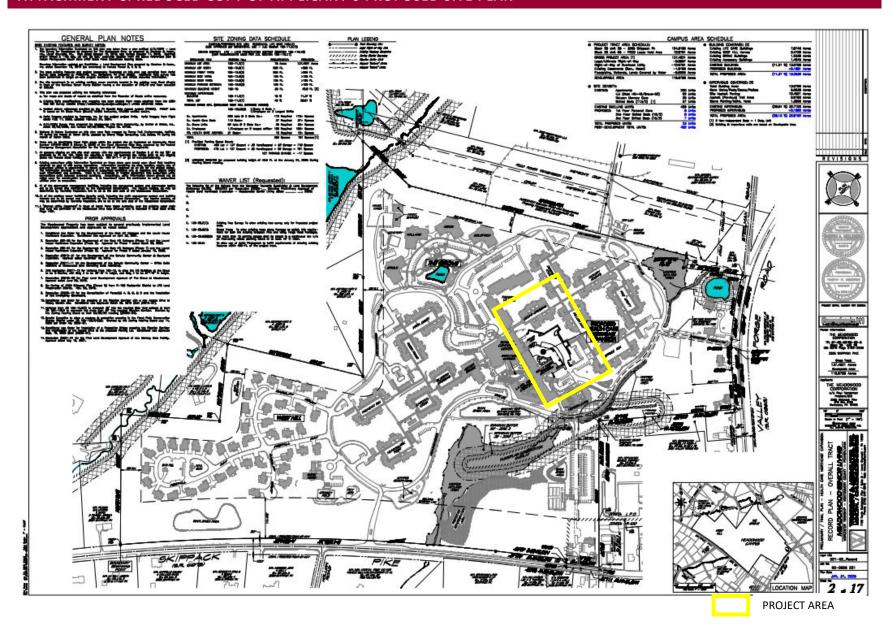


Meadowood Campus Healthcare Northeast Expansion MCPC#170040007 Montgomery Courtly Courthouse - Planning Commission PO Box 311 Norristown PA 19404-0311 (p) 610 278-3922 (f) 610 278-3941 www.montcopa.org/plancom Aerial photography provided by Nearmap

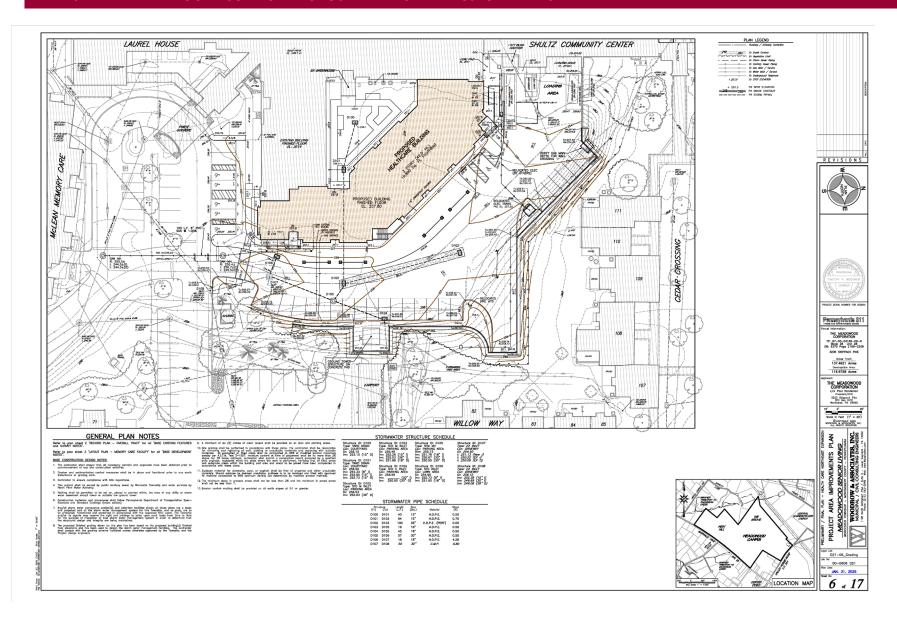


200 Feet

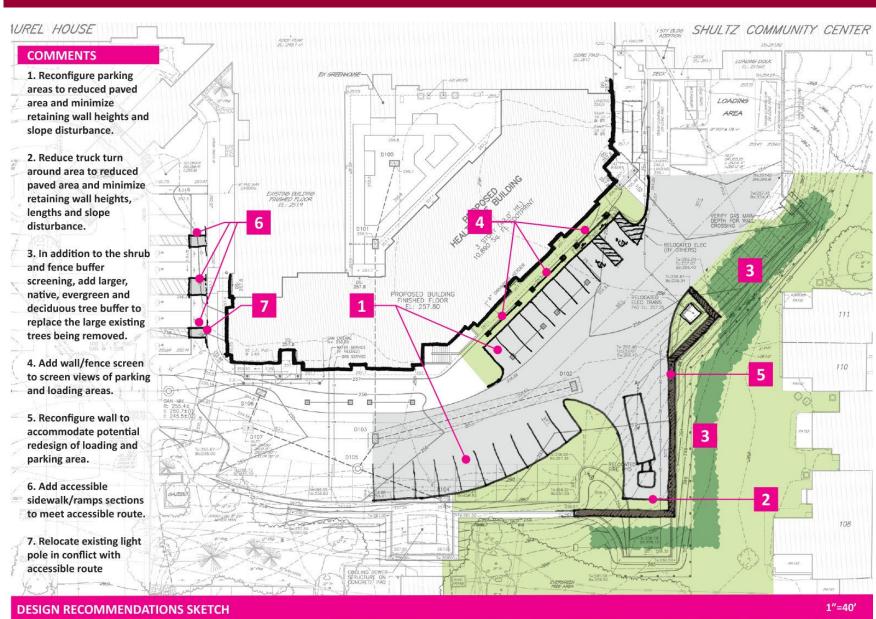
ATTACHMENT C: REDUCED COPY OF APPLICANT'S PROPOSED SITE PLAN



ATTACHMENT D: REDUCED COPY OF PROPOSED AFFECTED PROJECT AREA SITE PLAN



ATTACHMENT E: DESIGN RECOMMENDATIONS SKETCH



TOWNSHIP OF WORCESTER MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION 2025-10

A RESOLUTION TO AUTHORIZE THE SUBMISSION OF A GRANT APPLICATION TO THE PA SMALL WATER AND SEWER PROGRAM

BE IT RESOLVED, that Worcester Township, Montgomery County, hereby requests a Small Water and Sewer Program grant in the amount of \$217,038.15 (total project cost of \$255,339) from the Commonwealth Financing Authority to be used to install improvements to the Townshipowned sanitary sewer system that increase system safety and protect the health, safety and welfare of the community;

AND BE IT FURTHER RESOLVED, that the Applicant does hereby designate Daniel DeMeno, Township Manager, as the official to execute all documents and agreements between Worcester Township and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

RESOLVED THIS 16TH DAY OF APRIL 2025.

By:	
	Richard DeLello, Chair
	Board of Supervisors
Attest	
	Daniel DeMeno, Secretary

FOR WORCESTER TOWNSHIP

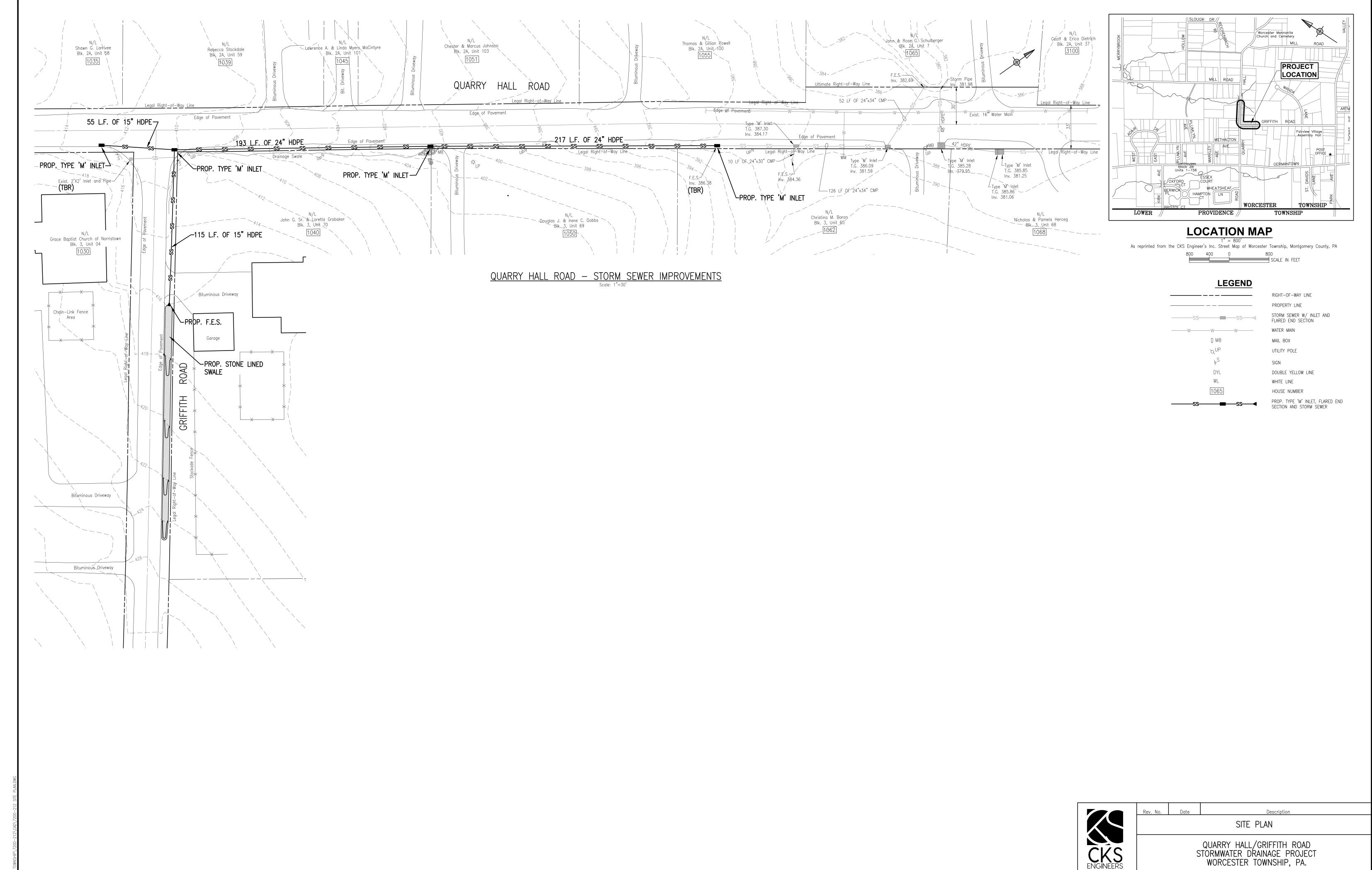
Ref: #7200-212

ESTIMATED COST ESTIMATE

QUARRY HALL/GRIFFITH ROADS DRAINAGE PROJECT

WORCESTER TOWNSHIP

	WORCESTER TOWNSHIP					
ITEM NO.	*DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL ITEM PRICE	
	15-Inch High Density Polyethylene					
1	Corrugated Storm Sewer Pipe (HDPE),					
	Furnished and Installed	LF	170	\$160	\$27,200.00	
	15-Inch High Density Polyethylene					
2	Corrugated Storm Sewer (HDPE) Flared End Section, Furnished and Installed	EA	1	\$1,000	\$1,000.00	
	24-Inch High Density Polyethylene	LA	ı	Ψ1,000	Ψ1,000.00	
3	Corrugated Storm Sewer Pipe (HDPE),					
	Furnished and Installed	LF	410	\$200	\$82,000.00	
	Type 4 Inlet Box with Type "M" Inlet Top,					
4	Furnished and Installed	EA	4	\$5,000	\$20,000.00	
_	0, 1, 15, 1, 1, 0, 1	. –	400		47 000 00	
5	Stone Lined Roadside Swale	LF	180	\$40	\$7,200.00	
6	Temporary Pavement Restoration	SY	110	\$25	\$2,750.00	
7	Permanent Pavement Trench Restoration – Paved Township Road and Residential Driveways, Including Stone, Superpave Base, Binder, and Wearing Course, Complete	SY	300	\$90	\$27,000.00	
8	Erosion and Sedimentation Controls	LS	1	\$7,000	\$7,000.00	
	Unimproved Area Trench Restoration –	CV	200	Ф7 Е	#22 E00 00	
9	Standard Areas – Topsoil, Seed, etc. Unclassified Trench Excavation Below	SY	300	\$75	\$22,500.00	
10	Subgrade	CY	10	\$150	\$1,500.00	
''	- Cas g. aac			ψ.00	ψ1,000.00	
11	Excavations as Directed by Engineer	CY	10	\$200	\$2,000.00	
12	Maintenance and Traffic Control	LS	1	\$2,500	\$2,500.00	
		СО	NSTRUCTION S	UBTOTAL	\$202,650.00	
	5% CONTINGENCY					
		TOTA	AL CONSTRUCT	ION COST	\$212,782.50	
	ENGINEERING DESIGN AND PREPARATION OF BID DOCUMENTS (10% OF REQUESTED GRANT AMOUNT)				\$21,788.50	
	CONSTRUCTION INSPECTION (10% OF REQUESTED GRANT AMOUNT)				\$21,278.25	
TOTAL PROJECT COSTS					\$255,339.00	



PRELIMINARY

	Rev
CKS	
4259 W. Swamp Road Suite 410 Doylestown, PA 18902	Date:

ENGINEERS		***	JIVOLOTEIV	1011113111	1, 17%		
4259 W. Swamp Road	Word	cester Township	Montgo	omery County,	Pennsylv	/ania	
Suite 410 Doylestown, PA 18902	Date:	Scale:	Drawn By:	CJ	Plan No.	Sheet No.	
www.cksengineers.com 215.340.0600	4/17/24	AS SHOWN	Checked By:	MFG	7200–212	1 OF	1

ORDINANCE NO. ____

ORDINANCE OF WORCESTER TOWNSHIP AUTHORIZING EXECUTION OF A CABLE FRANCHISE AGREEMENT BETWEEN THE TOWNSHIP AND COMCAST OF PENNSYLVANIA, LLC

WHEREAS, pursuant to Title VI of the Communications Act, the regulations of the Federal Communications Commission ("FCC") and Pennsylvania law, the Township is authorized to grant and renew franchises to construct, operate and maintain a Cable System utilizing Public Rights-of-Way and properties within the Township's jurisdiction; and

WHEREAS, Comcast currently holds a cable franchise previously granted by the Township; and

WHEREAS, Comcast has requested that the Township renew Comcast's franchise to maintain, construct, operate, and maintain its Cable System over, under and along the aforesaid rights-of-ways for use by the Township's residents; and

WHEREAS, the aforesaid Public Rights-of-Way used by Comcast are public properties acquired and maintained by the Township on behalf of the citizens of the Township, and the right to use said rights-of-way is a valuable property right; and

WHEREAS, the Township desires to protect and manage the aforesaid rights-of-way, establish standards of Subscriber service, maintain a technologically advanced Cable System, receive Franchise Fees for Comcast's use of the Township's public rights-of-ways as provided by federal law, use of public, educational and governmental channels, establish certain reporting requirements, provide legal protections for the Township's and meet the current and future cable-related needs of its residents; and

WHEREAS, the Township has determined that this Agreement and the process for consideration of this Agreement complies with all applicable federal, state and local laws and regulations; and

WHEREAS, the Township has determined that Comcast has the financial, legal and technical ability to provide Cable Services to Subscribers located in the Township;

NOW THEREFORE, **BE IT ORDAINED** that the Township Board of Supervisors does hereby approve the cable franchise agreement negotiated with Comcast, including all of the terms and conditions contained therein, and does hereby authorize the execution of such agreement.

ENACTED AND ORDAINED	this day of	, 2025.
ATTEST:	WORCESTER TOW	NSHIP
	Chairman, Board of	Supervisors



Julie L. Von Spreckelsen, Esquire

470 Norristown Road, Suite 302 Blue Bell, PA 19422

Main: 215-345-7000 Direct: 215-461-1239 Fax: 215-542-9421

jvonspreckelsen@eastburngray.com

RECEIVED

RECEIVED

February 21, 2025

VIA HAND-DELIVERY AND EMAIL

Dan DeMeno (ddemeno@worcestertwp.com)
Township Manager
Worcester Township
1721 South Valley Forge Road
P.O. Box 767
Worcester, PA 19490

Re: Board of Supervisors Application of Primrose School Franchising Company LLC <u>Property: 1501 North Wales Road</u>

Dear Dan:

On behalf of the Applicant, Primrose School Franchising Company LLC, enclosed please find the following documents and supporting materials constituting a Board of Supervisors Application for Zoning Ordinance Text Amendment:

- One (1) original and 9 copies of the completed and executed Worcester Township Board of Supervisors Application with attached Addendum providing the reason for the request and the reason the amendment should be approved;
- Ten (10) copies of the Draft Zoning Ordinance Text Amendment amending Article XVII "C Commercial District" and Article XXII "Off-Street Parking and Loading";
- Ten (10) copies of the deed dated March 26, 2007, between Homsher Hill, LLC ("Grantor") and Stony Creek Village LP ("Grantee") recorded with the Montgomery County Recorder of Deeds in deed book 5641, page 1621;
- Ten (10) copies of the redacted contract of sale and purchase between Stony Creek Village LP ("Seller") and Primrose School Franchising Company LLC ("Purchaser") dated December 11, 2024;
- Ten (10) copies of the written consent of Stony Creek Village LP for Primrose Schools to submit the Board of Supervisors Application requesting a Zoning Ordinance Text Amendment;

- Ten (10) copies of the plan entitled "Site Plan" prepared by ADA Architects dated September 20, 2024, Sheet No. CP-1.0;
- Ten (10) copies of a list of all abutting property owners of the tract boundary, including addresses, parcel numbers, and owners of record;
- One (1) digital copy of the application and all attached documents submitted to the Township Manager via email;
- One (1) check in the amount of \$1,500.00, made payable to Worcester Township for the Board of Supervisors Application fee; and
- One (1) check in the amount of \$2,000.00, made payable to Worcester Township for the Zoning Ordinance amendment fee.

Please:

- confirm the date this application will be scheduled for a hearing before the Board of Supervisors;
- provide me with copies of any correspondence, reviews, and comments sent or received by the Township with regard to this application; and
- provide me with advance notice of any meeting of a Township board, commission, agency, or committee which intends to discuss or consider this application.

Thank you.

Very truly yours,

Julie L. Von Spreckelsen

Enclosures

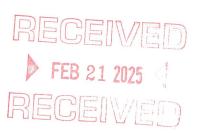
cc: Jason L. Lang, P.E. (w/o enclosures)

ERECTED INTO A TOWNSHIP IN 1733

TOWNSHIP OF WORCESTER AT THE CENTER POINT OF MONTGOMERY COUNTY

PENNSYLVANIA

1721 Valley Forge Road, Post Office Box 767 Worcester, PA 19490



Board of Supervisors Application

1.	Date of Application: 2/21/2025
2.	Classification of Appeal (Check one or more, if applicable) a. Request for Amendment to Zoning Map b. Request for Zoning Ordinance AmendmentX c. Request for Curative Amendment
3.	Applicant: a. Name: Primrose School Franchising Company LLC b. Mailing Address: 3200 Windy Hill Road, Suite 1200 E, Atlanta, GA 30339
	c. Telephone Number: 215-264-5038 d. Email Address: Jlang@primroseschools.com e. State whether owner of legal title: Equitable owner f. If not legal owner, list names and addresses of all legal owners: Stony Creek Village, LP, 1805 Berks Road, Worcester, PA 19490
4	Please attach Deed to the Property to prove ownership, or a Lease with written permission of Owner providing consent for Tenant to apply for relief sought. Applicant's attorney, if any:
т.	 a. Name:Julie L. Von Spreckelsen, Esquire- Eastburn and Gray, P.C. b. Mailing Address:470 Norristown Road, Suite 302, Blue Bell, PA 19422
	c. Telephone Number: 215-461-1239 d. Email Address: jvonspreckelsen@eastburngray.com
5.	Property Details: a. Present Zoning Classification: C-Commercial District and AGR- Agricultural District b. Present Land Use: Vacant c. Location (Street Address): 1501 North Wales Road d. Parcel #: 67-00-02608-00-7 e. Lot Dimensions:
	i. Area: 4.5 acres - 3.32 acres in Commercial District and 1.2 acres in Agricultural District ii. Frontage: 366' iii. Depth: 542'

	f. Water and Sewer Service to the Property (Check one or more, if applicable) i. Public WaterX ii. Public SewerX iii. Private Water iv. Private Sewer
	g. Size, construction, and use of existing improvements; use of land, if unimproved: (Please submit as an attachment)
6.	If Amendment to Zoning Map, list Proposed Zoning District: N/A
7.	If Amendment to Zoning Ordinance, list section(s) proposed to be amended: Section150-112 "Use Regulations" of Commercial District Section 150-153.B "Required Off-Street Parking Facilities"
	 a. Provide draft amendment (Please submit as an attachment) b. Provide reason for request and reason amendment should be approved (Please submit as an attachment)
8.	If Curative Amendment, please provide all pertinent documentation (Please submit as an attachment)
9.	One original and nine (9) copies of this application and all attachments including a digital version of said application and attachments must be filed with the Township Manager. Additionally, please provide ten (10) plot plans of the real estate affected indicating the location and size of improvements now erected and proposed to be used, and a copy of the deed, agreement of sale, lease agreement, etc. Digital versions of these plans and documents must also be provided in conjunction with this application submission.
10.	A fee and escrow deposit must also be included in this submission in the amount indicated within the official Township Fee Schedule in the format of a check made out to Worcester Township.
11.	Has any previous appeal been filed concerning the subject matter of this appeal? (Check one) a. Yes b. No X
	If yes, elaborate: (Please submit as an attachment)
12.	Provide the list of names and addresses of properties situated in the vicinity of the subject property.

CERTIFICATION

I (We) hereby certify that the above (and enclosed) information is true and correct to the best of my (our) knowledge, information or belief.

Pur	Lay	Jason	Lang
Signature	0	Printed Name	
Signature		Printed Name	

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF Montgomery	: SS				
The undersigned, being duly sworn names applicant, that he/she is authorized foregoing facts are true and correct.					i.
	Applicant	ov	Ka	7	
	V				
	Applicant				-
Sworn to and subscribed before me this	3/_day of	Febr	vary	, 20 2	5
Lon B Lulal			-		
Notary Public					
Commonwealth of Pennsylvan LORI B LIEBSCH - Notal Montgomery Coul My Commission Expires Ju Commission Number 1	ry Public nty uly 16, 2028				
Date Received:		Zonino	Officer		

Addendum to Worcester Township Board of Supervisors Application of Primrose Schools

Request for Zoning Ordinance Amendment

7.b. Provide reason for request and reason amendment should be approved.

The Worcester Township Zoning Ordinance only permits a child day-care center use to be located in the SC Shopping Center district. The SC district comprises one small area of the Township, and only one or two properties, which are already fully developed. Further, the SC district permits many of the same uses that are permitted in the C Commercial district. A child day-care center is a less impactful use than many of the permitted uses in both the SC and C districts and it is much less impactful than the prior approved development of the Property, which included a multibuilding, multi-use development consisting of restaurant, retail and office uses. There are no child day-care centers located in Worcester Township.

Additionally, while the child day-care center use is a permitted use in the SC district, the Zoning Ordinance Off-Street Parking and Loading Regulations do not include a parking requirement for the child day-care center use. If the Board of Supervisors adopts the proposed Zoning Ordinance Amendment it will cure a deficiency in the Zoning Ordinance and will provide an opportunity for a child day-care center use to be developed within Worcester Township.

WORCESTER TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE	NO.	2025 -	

AN ORDINANCE AMENDING THE WORCESTER TOWNSHIP ZONING ORDINANCE ARTICLE XVII "C COMMERCIAL DISTRICT", §150-112 "USE REGULATIONS" TO ADD CHILD DAY-CARE CENTER AS A PERMITTED USE; AND BY AMENDING ARTICLE XXII "OFF-STREET PARKING AND LOADING", §150-153.B "REQUIRED OFF-STREET PARKING FACILITIES" TO ADD A PARKING REQUIREMENT FOR THE CHILD DAY-CARE CENTER USE; REPEALING INCONSISTENT ORDINANCES OR PARTS OF ORDINANCES; PROVIDING FOR A SAVINGS CLAUSE AND FURTHER PROVIDING FOR AN EFFECTIVE DATE.

Whereas, the Board of Supervisors of the Township of Worcester has the authority pursuant to section 1506 of The Second Class Township Code, 53 P.S. § 66506, section 601 of the Pennsylvania Municipalities Planning Code ("MPC"), 53 P.S. § 10601, and section 150-235 of the Worcester Township Zoning Ordinance, as amended ("Zoning Ordinance") to enact and amend land use ordinances as Worcester Township shall deem beneficial to Worcester Township and for the maintenance of the health and welfare of Worcester Township and its citizens; and

Whereas, the Board of Supervisors of the Township of Worcester has determined that certain amendments to the Zoning Ordinance, as amended, are required for the orderly administration of the laws of Worcester Township; and

Whereas, the Board of Supervisors has determined that the Zoning Ordinance of the Township of Worcester should be amended by adding the child day-care center use as a permitted use in the C Commercial zoning district within Worcester Township and by adding a parking requirement for the child day-care center use for the maintenance of peace, good government, health and welfare of Worcester Township and its residents; and

Whereas, the Board of Supervisors of Worcester Township, after the public hearing held pursuant to public notice, and after receipt of recommendations from the Worcester Township Planning Commission and the Montgomery County Planning Commission, deems it appropriate and proper that the Zoning Ordinance be amended to permit a child day-care center use in the C Commercial District and to provide a parking requirement for the child day-care center use.

NOW, THEREFORE, the Worcester Township Board of Supervisors does hereby enact and ordain as follows:

Section 1: Zoning Ordinance, Article XVII "C Commercial District", Section 150-112 "Use regulations", is amended by adding a subsection K. to read as follows:

K. Child day-care center.

Section 2: Zoning Ordinance, Article XXII "Off-Street Parking and Loading", Section 150-153.B "Required off-street parking facilities", shall be amended by adding a subsection (13) to read as follows:

(13) Child day-care center: one space for every employee, plus one space per 15 students.

Section 3: All other sections, parts, and provisions of Article XVII "C Commercial District" and Article XXII "Off-Street Parking and Loading" shall remain in full force and effect as previously enacted.

Section 4: Savings Clause. The provisions of this Ordinance are severable. If any section, clause, sentence, part or provision thereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decisions of the court shall not impair the validity of any of the remaining sections, clauses, sentences, part or provisions of the Ordinance. It is hereby declared the intent of the Board of Supervisors of Worcester Township that this Ordinance would have been enacted if such illegal, invalid or unconstitutional section, clause, sentence, part or provision had not been included herein.

<u>Section 5</u>: Repealer. Any specific provisions of the Worcester Township Zoning Ordinance, Subdivision and Land Development Ordinance or any other Township ordinance or resolution that is in direct conflict within this Ordinance are hereby repealed to the extent of such conflict.

<u>Section 6</u>: Effective Date. This Ordinance shall become effective five (5) calendar days after the date of enactment.

	ORDAINED AND ENACTED by	ard of Supervisors	of Worcester Township this
day of	, 2025.	A STATE OF THE STA	
Ū		No. of the second secon	
	(Township Seal)》())。 人名意文学会		RVISORS OF WORCESTER
		TOWNSHIP	
.*		By:	
્ર [્] ^{નુ} ે		Rick DeLello,	Chair
		r tion bolone,	3.1.d.i.
Attest:			
	ি ়ৈ Secretary		

RECORDER OF DEEDS MONTGOMERY COUNTY Nancy J. Becker

One Montgomery Plaza Swede and Airy Streets ~ Suite 303 P.O. Box 311 ~ Norristown, PA 19404 Office: (610) 278-3289 ~ Fax: (610) 278-3869



DEED BK 5641 PG 01621 to 01625.1

INSTRUMENT #: 2007040674

RECORDED DATE: 04/03/2007 02:03:05 PM



MONTGOMERY COUNTY ROD

FFICIAL	RECOPDING	COVED	DA	CE	

Page 1 of 6 67473 - 1 Doc(s)

Document Type: Deed Document Date: 03/26/2007

Reference Info: STONY **RETURN TO: (Mail)**

HAMBURG, RUBIN, MULLIN, MAXWELL LUPIN

375 MORRIS RD LANSDALE, PA 19446

* PROPERTY DATA:

Parcel ID #:

67-00-02608-00-7

Address:

1501 NORTH WALES RD

PA

Municipality:

Worcester Township

School District:

Methacton

* ASSOCIATED DOCUMENT(S):

CONSIDERATION/SECURED AMT: **TAXABLE AMOUNT:**

\$1.00 \$263,520.40

FEES / TAXES:

Recording Fee:Deed Affidavit Fee State RTT

Worcester Township RTT Methacton School District RTT

Total:

\$46.50 \$1.50 \$2,635,20

\$1.317.60 \$1.317.60

\$5,318.40

Transaction #: **Document Page Count:**

Operator Id:

tbutler

SUBMITTED BY:

HAMBURG, RUBIN, MULLIN, MAXWELL LUPIN

375 MORRIS RD LANSDALE, PA 19446

DEED BK 5641 PG 01621 to 01625.1 Recorded Date: 04/03/2007 02:03:05 PM

> I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.



Nancy J. Becker Recorder of Deeds

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes. *COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.





116031907.2 (11,928-011)

Prepared by, record and return to: HAMBURG, RUBIN, MULLIN, MAXWELL & LUPIN 375 Morris Road Lansdale, PA 19446 Attn: Diane L. Barnes, Paralegal

(215) 661-0400

County Tax Parcel #: 67-00-02608-00-7

MONTGOMERY COUNTY COMMISSIONERS REGISTRY 67-00-02608-00-7 WORCESTER 1501 NORTH WALES RD HOMSHER HILL LLC \$100.000 MILL 100.000 MILL 100

\$5.00 JG

Fee Simple Corporate



DEED

THIS INDENTURE, made this 26th day of March, 2007,

20

BETWEEN HOMSHER HILL, LLC, a Pennsylvania limited liability company (hereinafter called the Grantor), and STONY CREEK VILLAGE LP, a Delaware limited partnership (hereinafter called the Grantee).

WITNESSETH That the said Grantor, for and in consideration of the sum of One Dollar (\$1.00) lawful money of the United States of America unto itself well and truly paid by said Grantee, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, its Successors and Assigns.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the Township of Worcester, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a certain plan of property made by B.P. Oil Corporation, made by Robert F. Mueller, Professional Engineer, dated June 7, 1971, as follows, to wit:

BEGINNING at a point formed by the intersection of the center line of North Wales Road (33 feet wide) with the center line of Township Line Road (33 feet wide); thence extending from said point of beginning along the center line of Township Line Road, North 47 degrees 20 minutes West 535.62 feet to a point; thence extending North 42 degrees 20 minutes East crossing the Northeasterly side of Township Line Road 362.00 feet to a point; thence extending South 47 degrees 51 minutes East crossing the Northwesterly side of North Wales Road aforesaid 541.92 feet to a point on the center line of same; thence extending South 43 degrees 19 minutes West along the center line of said road 366.88 feet to the first mentioned point and place of beginning.

Also known as Parcel Number:

67-00-02608-00-7.



BEING the same premises which Valerie Kieser Seeds, Curtis William Kieser, Jr., Lee Kieser Williamson and Daniel P. Quinn, Trustees of the C. William Kieser Trust, by Deed dated February 24, 2004, and recorded in the Office for the Recording of Deeds in and for Montgomery County at Norristown, Pennsylvania, in Deed Book 5499 Page 1589 &c., granted and conveyed unto Homsher Hill, LLC, a Pennsylvania limited liability company, in fee.

UNDER AND SUBJECT to all conditions, easements, rights of way, agreements, covenants, liens, reservations, exceptions, restrictions and other encumbrances of record, to the extent still valid, subsisting and enforceable.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever unto the hereby granted premises belonging or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest property, claim and demand whatsoever of it the said Grantor, as well at law as in equity, or otherwise, of, in, and to the same and every part thereof.

TO HAVE AND TO HOLD the said lot or piece of ground, described, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its Successors and Assigns, to and for the only proper use and behoof of the said Grantee, its Successors and Assigns forever.

UNDER and SUBJECT as aforesaid.

AND the said Grantor, for itself, its Successors and Assigns by these presents does covenant, grant, promise and agree, to and with the said Grantee, its Successors and Assigns, that it, the said Grantor, its Successors, all and singular the hereditaments and premises herein described and granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its Successors and Assigns, against it the said Grantor, (and) its Successors, and against all and every other Person and Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, them or any of them Shall and Will WARRANT and forever DEFEND.

IN WITNESS WHEREOF, the said Grantor has hereunto caused its common or corporate seal to be affixed duly attested. Dated the day and year first above written.

HOMSHER HILL, LLC

By:

1 2 1/

_Seal

CERTIFICATE OF RESIDENCE

I HEREBY CERTIFY THAT THE ADDRESS OF THE GRANTEE IS:

1805 Berks Road P.O. Box 98 Worcester, PA 19490

Grantee/On behalf of Grantee

COMMONWEALTH OF PENN	SYLVANIA:
COMMONWEALTH OF PENN	SYLVANIA:

COUNTY OF Monty.

: SS.

ON THIS, the 20 day of 1000 , 2007, before me, the undersigned officer, personally appeared A. Ross Myers, who acknowledged himself to be the Member of Homsher Hill, LLC, a Pennsylvania limited liability company, and that he as such officer being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself Member.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

4/15/08

{seal}

COMMONWEALTH OF PENNSYLVANIA

Notarial Seel
Terees S. Hasson, Notary Public
Norcester Twp., Montgomery County
by Commission Expires Apr. 15, 2006

Mambar, Pannavivania Association Of Notaries

1 CONTRACT OF SALE AND PURCHASE

THIS CONTRACT OF SALE AND PURCHASE ("Contract") is made by and between STONY CREEK VILLAGE LP, a Delaware limited partnership ("Seller"), and PRIMROSE SCHOOL FRANCHISING COMPANY LLC, a Georgia limited liability company ("Purchaser"). The "Effective Date" of this Contract shall be the date on which the last party executes the Contract.

In consideration of the agreements herein contained and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Purchaser hereby agree as follows:

ARTICLE I SALE OF THE PROPERTY

1.1 The Property. Seller agrees to sell and convey unto Purchaser, and Purchaser agrees to purchase and accept from Seller, for the price and subject to the terms, covenants, conditions and provisions herein set forth, that certain four and one half (4.5) acre tract of land located at 1501 North Wales Road, Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania, having Tax Parcel ID Number 67-00-02608-00-7, and being more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes (the "Land"), together with all right, title and interest of Seller in and to all (i) improvements upon the Land, (ii) licenses, permits, approvals and entitlements with respect to the Land, and (iii) appurtenances belonging or in anywise pertaining to the Land including, but not limited to, all of Seller's right, title and interest in and to appurtenant easements, adjacent streets, alleys, rights-of-way, and any adjacent strips or gores of real estate (collectively, the "Property"). If Exhibit "A" consists of a site depiction rather than a metes and bounds legal description, the legal description for the Property shall be in accordance with the Survey obtained pursuant to the provisions of Article 4.2 herein.

ARTICLE II CONSIDERATION

2.1 <u>Purchase Price</u>. The purchase price ("Purchase Price") for the Property is

which shall be payable by Purchaser to Seller at the consummation of the transactions contemplated hereby (the "Closing") all in cash, by wire transfer of Federal funds, by cashier's check, or by closing attorney's escrow account check, at Purchaser's election, provided that such amount shall be adjusted for closing prorations described hereinbelow.

- 2.2 Earnest Money.
 - 2.2.1 Within f the Effective Date, Purchaser shall deposit with Calloway Title and Escrow LLC, whose address is 2100 Riveredge Parkway, Suite 1025, Atlanta, Georgia 30328 (the "Title Company"), the sum of

16

IN WITNESS WHEREOF, this Contract has been duly executed in multiple counterparts (each of which is to be deemed an original for all purposes) by the parties hereto on the date appearing below each party's signature.

SELLER:

STONY CREEK VILLAGE LP, a Delaware limited partnership

By:	Stoney Creek Village GP, LLC
	By: a.lh.My
	Name: A. Ross Myers
	Title: Class "A" Member,
	Date: 12/11/24
PURC	HASER:
PRIM	ROSE SCHOOL FRANCHISING COMPANY LLC
a Geor	gią Jimited liability company
By:	Mik koros
Name:	Nick Koras
Title:	CDO
Date:	12/10/2024

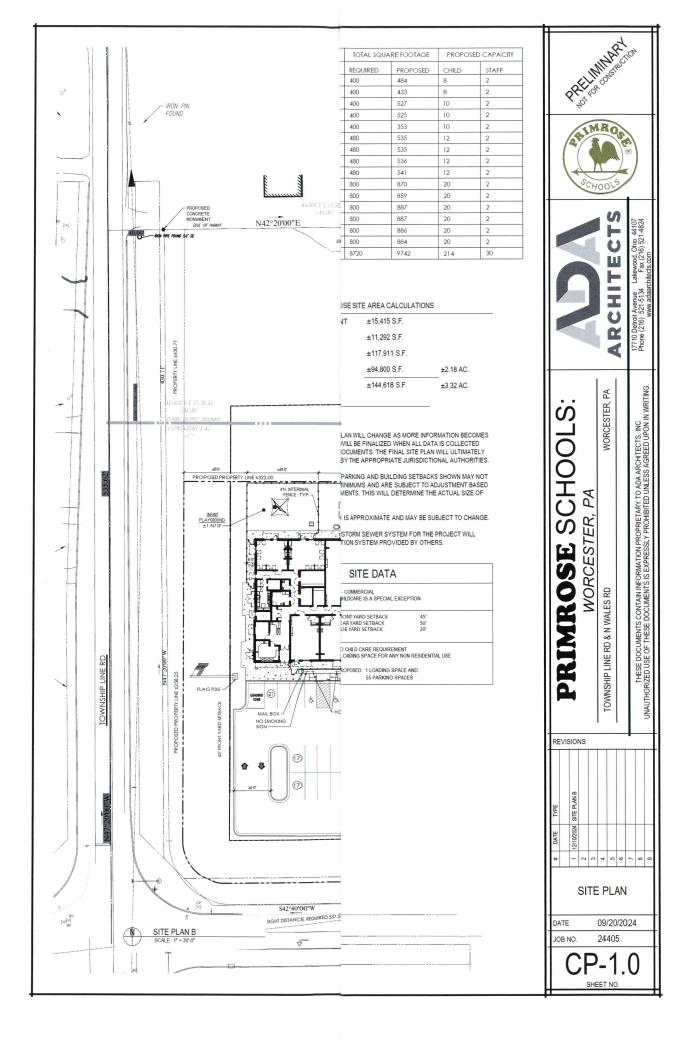
Re: Board of Supervisors Application of Primrose School Franchising Company LLC
Property: 1501 North Wales Road

To Whom It May Concern:

Stony Creek Village LP ("Stony Creek") is the legal owner of the property located at 1501 North Wales Road, Worcester Township, Montgomery County tax parcel no. 67-00-02608-00-7 ("Property). Stony Creek has entered into a contract for sale and purchase of the Property with Primrose School Franchising Company LLC ("Primrose Schools"). Stony Creek authorizes Primrose Schools, as equitable owner of the Property, to submit to Worcester Township the Board of Supervisors Application requesting a Zoning Ordinance Text Amendment to the C Commercial District and to the Zoning Ordinance parking regulations.

Very truly yours,

Stony Creek Village LP



LIST OF ABUTTING PROPERTY OWNERS TO BLOCK 21, UNIT 17

- Block 21, Unit 22; APN 67-00-03643-00-7
 James A. Buggy, Jr. et al
 2519 Township Line Road
 Norristown, PA 19403
- Block 21, Unit 25; APN 67-00-02611-00-4
 Kim C. McClintock
 1515 North Wales Road
 Norristown, PA 19403

Primrose School Franchising Company LLC V01868--WORCESTER TOWNSHIP Print As: WORCESTER TOWNSHIP

JPMORGAN CHASE BANK, N.A. Chase Operating 7356
Date: 02/18/2025

Date of the processing	Effective (Nhigher	
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ORIGINAL CHECK HAS A COLORED BACKGROUND, VOID PANTO & A HEAT SENSITIVE ICON - SEE BACK FOR DETAILS

Primrose School Franchising Company LLC
3200 Windy Hill Road SE
JPMORGAN CHASE BANK, N.A.
Suite 1200E
Atlanta, GA Atlanta, GA 30339

1265 Date: 02/18/2025

Pay To The Order Of WORCESTER TOWNSHIP ***One Thousand Five Hundred Dollars***

\$**1,500.00**

WORCESTER TOWNSHIP **United States**

Jun In

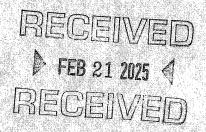
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Primrose School Franchising Company LLC V01868-WORCESTER TOWNSHIP Print As: WORCESTER TOWNSHIP

1265 JPMORGAN CHASE BANK, N.A. Chase Operating 7356 Date: 02/18/2025

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Primrose School Franchising Company LLC V01868–WORCESTER TOWNSHIP Print As: WORCESTER TOWNSHIP

JPMORGAN CHASE BANK, N.A. Chase Operating 7356 Date: 02/18/2025

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ORIGINAL CHECK HAS A COLORED BACKGROUND, VOID PANTO & A HEAT SENSITIVE ICON - SEE BACK FOR DETAILS

Primrose School Franchising Company LLC 3200 Windy Hill Road SE Suite 1200E Atlanta, GA 30339

JPMORGAN CHASE BANK, N.A. Atlanta, GA 1264

Date: 02/18/2025

Pay To
The Order or WORCESTER TOWNSHIP
Two Thousand Dollars

\$**2,000.00**

WORCESTER TOWNSHIP United States

gu In

"OOOOO1264" 1:0720003261

902927356

Primrose School Franchising Company LLC V01868-WORCESTER TOWNSHIP Print As: WORCESTER TOWNSHIP

1264 JPMORGAN CHASE BANK, N.A. Chase Operating 7356 Date: 02/18/2025

02/14/2025 URGENT 1409—PreDev - Governmen URGENT

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\$2,000.00

RECEIVED

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RECEIVED

MONTGOMERY COUNTY BOARD OF COMMISSIONERS

NEIL K. MAKHIJA, CHAIR JAMILA H. WINDER, VICE CHAIR THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV



MONTGOMERY COUNTY PLANNING COMMISSION

Montgomery County • PO Box 311 Norristown, Pa 19404-0311

610-278-3722 PLANNING@MONTGOMERYCOUNTYPA.GOV

> SCOTT FRANCE, AICP EXECUTIVE DIRECTOR

March 26, 2025

Dan DeMeno, Township Manager Worcester Township PO Box 767 1721 Valley Forge Road Worcester, PA, 19083

Re: MCPC #25-0056-001

Plan Name: Childcare Facilities in C-Commercial Situate: Related to 1501 North Wales Road Property

Worcester Township

Dear Mr. DeMeno:

We have reviewed the above-referenced zoning text amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 28, 2025. We forward this letter as a report of our review.

BACKGROUND

The property mentioned in the proposal is a vacant piece of land located at 1501 North Wales Road. The property is approximately 4.12 acres and is currently split between two zones: the C – Commercial Zone and AGR – Agricultural Zone. It appears the applicant wishes to potentially develop a child day-care facility on this property and requests that the C – Commercial Zone be revised to add a child day-care facility as a permitted use.

Julie O. Von Spreckelsen, Esq. of Eastburn and Gray, PC, Attorneys at Law has petitioned a zoning text change to add a permitted use of child day-care Facility to the "C" Commercial Zone in Worcester Township. In their request they state that the current Worcester Township Zoning Ordinance only permits child day-care center use in the SC Shopping Center district. They claim the SC district is a relatively small area of the Township and fully developed. They also state that many of the same uses permitted in the SC district are also permitted in the C district and the child day-care center would be less impactful than some of the other permitted uses in the C district. There are currently no child day-care centers located in Worcester Township.

The letter also states that even though a child day-care center is permitted in the SC district, there are no offstreet parking and loading requirements for a child day-care use. They claim that adopting the proposed zoning ordinance amendment will cure a deficiency in the zoning ordinance and provide an opportunity for a child daycare center use to be developed in the Township.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicants proposed zoning text amendments. However, during our review we have identified the following comments that the township may wish to consider prior to adopting the proposed zoning text amendments. Our review comments are as follows:

REVIEW COMMENTS

SPLIT LOT ZONING

The vacant property at 1501 North Wales Road is currently divided between the AGR (Agriculture) Zone and the C (Commercial) Zone. If the Board of Supervisors approves the zoning amendment to permit child day-care facilities in the C Zone, such a facility would only be allowed in the C Zone portion of the property. Any development in the AGR Zone would be non-conforming, as child day-care facilities are not permitted there. Additionally, the Township might consider amending the Zoning Map to include the entire parcel at 1501 North Wales Road in the C Zone, although there may be reasons for the current split that are unknown to the MCPC.

PARKING AND LOADING REQURIEMENTS

The proposal states that there are no parking and loading standards for child day-care facilities in the Zoning Ordinance. The township should consider adding parking and loading requirements for such facilities while evaluating the addition of child day-care facilities as a permitted use in the C (Commercial) Zone.

TRAFFIC AND ACCESS

Child day-care facilities typically have higher volumes of traffic at drop-off and pickup during the morning and evening rush hours. This should be considered when reviewing the parking, loading, drop off and circulation requirements of child day-care facilities in any permitted zone.

CONCLUSION

We wish to reiterate that MCPC generally supports the proposed zoning text amendments; however, we encourage the township to evaluate the recommendations described above.

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

Should the governing body adopt these proposed zoning ordinance text amendments, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,

Geoffrey Vaughn, PLA, ASLA - Assistant Design Section Manager geoffrey.vaughn@montgomerycountypa.gov - 610-278-3751

c: Primrose School Franchising Company, LLC, Applicant Julie L. Von Spreckelsen, Esq., Applicant's Attorney Dan DeMeno, Township Manager

Worcester Township

April 16, 2025 BOS Meeting

International Property Maintenance Code (IPMC)

Existing Ordinances

Outdated, vague, and hard to enforce

- Include:
 - Ch. 49 Brush, Grass and Weeds
 - Ch. 102 Nuisances
 - Ch. 110 Peace and Good Order

Why IPMC?

- Industry-standard code for Property Maintenance
- More efficient, effective, and userfriendly
- Provides streamlined mechanism to enforce
- Promotes health, safety, and welfare

Why Now?

- Existing and potential developments with higher density
 - More likely to notice issues with neighbor's properties
- Residents expect expedient resolution of issues
- Establishes foundation for effective code enforcement

Questions?

