

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, FEBRUARY 13, 6:30 PM**

CALL TO ORDER by Chair Sherr at 6:30 PM

ATTENDANCE

PRESENT:	TONY SHERR	[X]
	BOB ANDORN	[X]
	MICHAEL HOLSONBACK	[X]
	MICHELLE GREENAWALT	[X]
	LEE KOCH	[X]

1. January 13 Meeting Minutes - Mr. Koch motioned to approve the January 23, 2020 meeting minutes, second by Mr. Andorn. By unanimous vote the motion was approved.
2. 2750 Morris – (CUA 2019-03) – Greg Richardson, Traffic Engineer for the applicant, provided an overview of the proposed use and the traffic study he conducted.

Chair Sherr commented on the dispatch of the delivery vehicles.

Keenan Holliman, representative of Amazon, provided an overview of the dispatch procedures for the delivery vehicles.

Casey Moore, Township Traffic Engineer, provided an overview of his February 12, 2020 review letter.

Chair Sherr commented on the traffic signal improvements and the traffic impact fee.

Mr. Andorn commented on the proposed traffic flow and complying with applicable traffic laws. Greg Richardson commented on traffic flow from the Schultz Road entrance.

Keenan Holliman commented on yard marshals and enforcing traffic rules. Ed Mullin, counsel for the applicant, noted the applicant would be agreeable to enforcing traffic rules on the property.

Mr. Koch commented on the number of vehicles on site. Greg Richardson noted there would be 278 vans on-site. Chair Sherr commented on conditioning the number of vehicles on site.

Mr. Koch commented on the number of vehicles returning to the site upon completion of deliveries. Keenan Holliman noted the vehicles would return at staggered times.

Casey Moore provided an overview of the traffic, traffic flow, traffic delineators, and noted a study of the directions of travel should be conducted prior to the conditional use hearing.

Mr. Koch commented on the existing traffic signage at the property.

Greg Richardson noted the applicant would be agreeable to updating the traffic signage at the property.

Casey Moore noted a traffic study should be conducted after the proposed use is operational, should the conditional use be approved.

Ms. Greenawalt commented on the lease for the property. Ed Mullin noted the lease would be long-term and the sites parking is adequate for the proposed use. Chair Sherr commented on conditions for the lease.

Frank Wells, Worcester, commented on noise generated from the proposed use. Greg Richardson provided an overview of the noise study. Joe Nolan, Township Engineer, commented on improvements to the existing berm on the east side of the property.

Luke Kasper, Worcester, commented on the peak traffic time, the noise study conducted, the existing berm on the east side of the property, and environmental issues.

Greg Richardson commented on environmental concerns, noting the proposed use would not impact the environment.

Ed Mullin noted the applicant would be agreeable to the delivery vehicles backing up at night, only.

Mr. Andorn motioned to recommend approval of the application to the Board of Supervisors, conditioned upon the applicant having access to restrooms within the building, no more than 280 delivery vans and 326 parking spaces on the site, the traffic impact fee being paid in full, parking spaces closest to the building being utilized first, no maintenance to the vehicles being done on site, the parking spaces being dedicated for exclusive use by the applicant, improvements being made to the satisfaction of the township, improvements to the traffic signage at the property, the applicant enforcing the traffic signage on site, all traffic exiting the property must use the Schultz Road exit and turn left onto Morris Road, a post-traffic and noise study being conducted after the proposed use is operational, and all of the comments in the township consultant review letters being addressed. Mr. Holsonback seconded the motion. The motion was approved 3-2 with Mr. Koch & Ms. Greenawalt voting no.

PUBLIC COMMENT

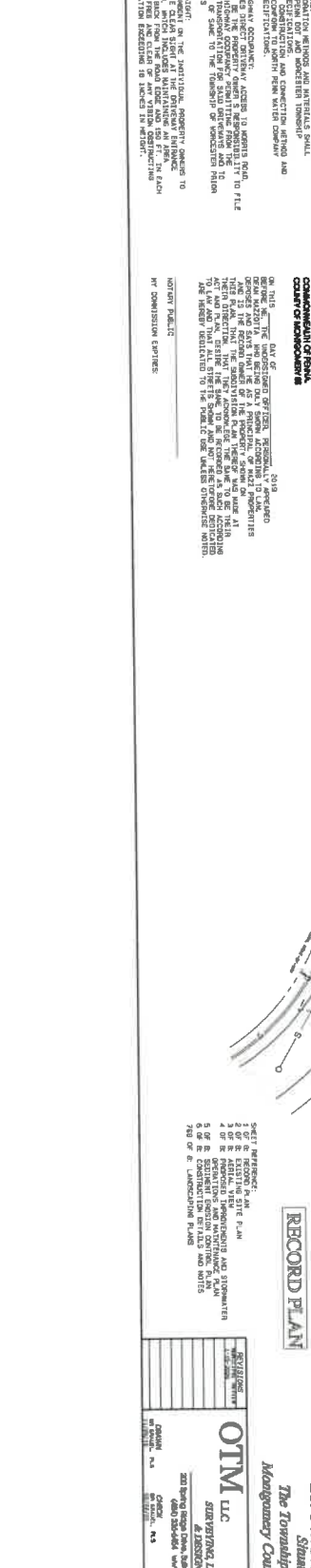
- There was no public comment.

ADJOURNMENT

There being no further business before the Planning Commission, Chair Sherr adjourned the meeting at 7:42 PM.

Respectfully Submitted:

Andrew R. Raquet
Asst. Zoning Officer; Codes Clerk



1.1864 HAZZARD, PLANNING, OR MAJOR PROJECTS, LLC
 HAS REVIEWED THIS PLAN AND APPROVES THE
 INFORMATION CONTAINED THEREON FOR THE
 PURPOSES OF SUBMITTING TO MORRIS COUNTY
 FOR REVIEW AND APPROVAL OF THE
 PROPOSED PROJECT.

COMPARISON OF ACCEPTANCE
 THIS IS TO CERTIFY TO THE BEST OF MY KNOWLEDGE
 THAT THE INFORMATION CONTAINED ON THIS PLAN
 WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL
 SUPERVISION AND I AM A duly licensed professional
 engineer in the State of New Jersey. I have read the
 plan and I hereby certify that the information
 contained hereon is true and correct in all
 particulars and that I am not aware of any
 falsification or misstatement of any fact.
 THE SIGNATURE OF THE ENGINEER SHALL BE
 VALID FOR THE PROJECT DESCRIBED HEREON
 AND NO OTHER PROJECTS OR LOCATIONS.
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 AND NO OTHER PROJECTS OR LOCATIONS.

COMMISSION OF PENNA.
COUNTY OF MORGANTOWN

ON THIS 14th DAY OF JULY 2001, I, the undersigned, Clerk of the Board of Commissioners, do hereby certify that the information contained on this plan is true and correct in all particulars and that I am not aware of any falsification or misstatement of any fact.

RECORD PLAN

2 LOT RESIDENTIAL SUBDIVISION
 PROPERTY OF
 MAZZ PROPERTIES, LLC
 Situated in
 The Township of Worcester
 Montgomery County, Pennsylvania

OTM LLC
 SIZING/PAVING/LAND PLANNING
 200 Spring Street, Lancaster, PA 17303
 4840 Boulder Womble@womble.com
 717.394.8330 FAX 717.394.8333

2001 MORRIS ROAD
 MORRIS COUNTY, PA 19360

SEWER REFERENCE PLAN
 5 OF 6 EXISTING SITE PLAN
 4 OF 6 PROPOSED LAYOUT AND IMPROVEMENT
 5 OF 6 SOIL TEST LOCATION MAP
 730 OF 8 LAYOUTING PLAN

FOR THE COUNTY OF MORGANTOWN, PENNSYLVANIA
 I, Clerk of the Board of Commissioners, do hereby certify that the information contained on this plan is true and correct in all particulars and that I am not aware of any falsification or misstatement of any fact.

MOONSHOOT COUNTY PLANNING COMMISSION
 MOONSHOOT COUNTY PLANNING COMMISSION HAS REVIEWED THIS PLAN AND APPROVES THE INFORMATION CONTAINED THEREON FOR THE PURPOSES OF SUBMITTING TO MORRIS COUNTY FOR REVIEW AND APPROVAL OF THE PROPOSED PROJECT.

FOR THE TOWNSHIP OF WORCESTER

BOARD OF SUPERVISORS

FOR THE COUNTY OF MORGANTOWN

FOR THE COUNTY OF MORGANTOWN

FOR THE COUNTY OF MORGANTOWN

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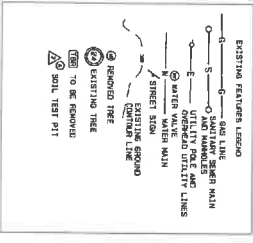
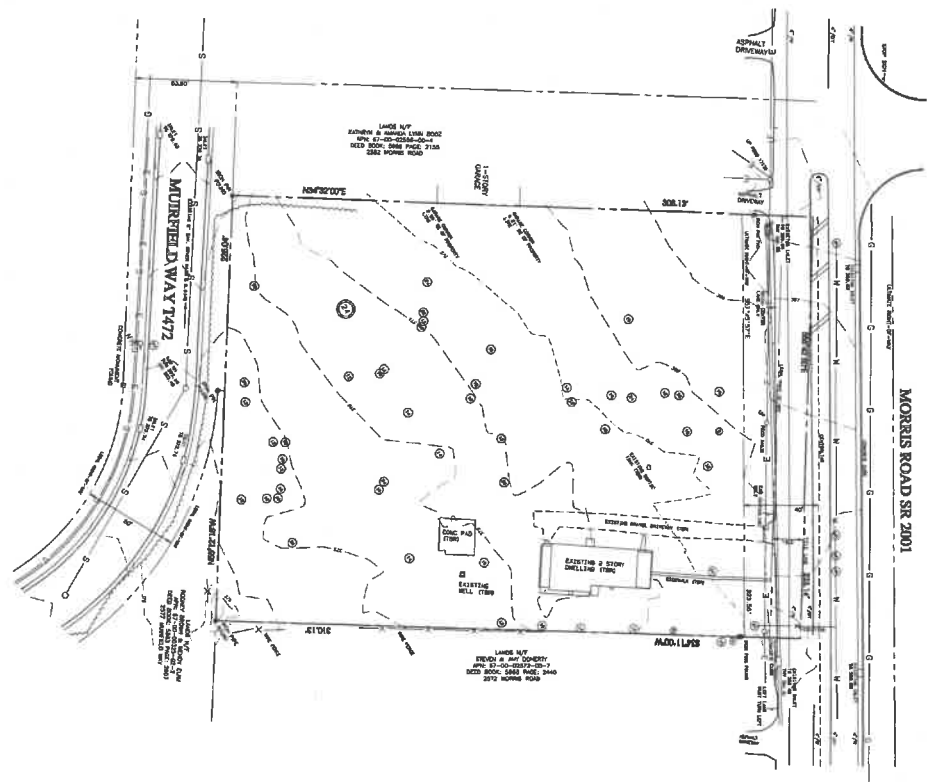
FOR THE COUNTY OF MORGANTOWN

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FOR THE COUNTY OF MORGANTOWN



OTM LLC
 SUBDIVISION LAND PLANNING
 & DESIGN SERVICES
 200 South 10th Street, Suite 100
 Harrisburg, PA 17102
 (717) 633-1111
 www.otmllc.com

DATE: 08/15/2014
 TIME: 10:42 AM
 PROJECT: 14-08
 SHEET: 2887-204

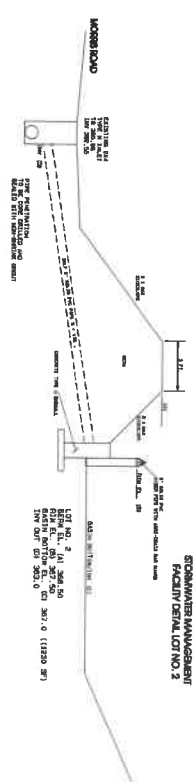
© 2014 OTM, LLC

EXISTING SITE PLAN
 MINOR PLAN
 2 LOT RESIDENTIAL SUBDIVISION
 PROPERTY OF
MAZZ PROPERTIES, LLC
 2578 MORRIS ROAD
 State: PA
 The Township of Worcester
 Montgomery County, Pennsylvania

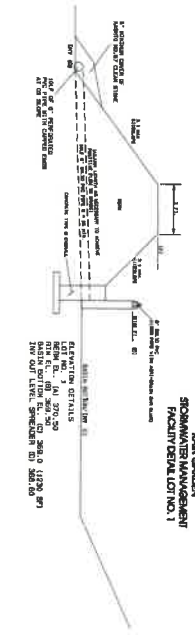


<p>OTM L.L.C. SUBDIVISION LAND PLANNING 2500 Morris Road #2500 Morris Road (412) 233-4444 www.otmlandplanning.com</p>	<p>OTM L.L.C. © 2018 OTM, L.L.C.</p>
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AERIAL VIEW
 MINOR PLAN
 2 LOT RESIDENTIAL SUBDIVISION
 PROPERTY OF
 MAZZ PROPERTIES, LLC
 2578 MORRIS ROAD
 State lot
 The Township of Worcester
 Montgomery County, Pennsylvania

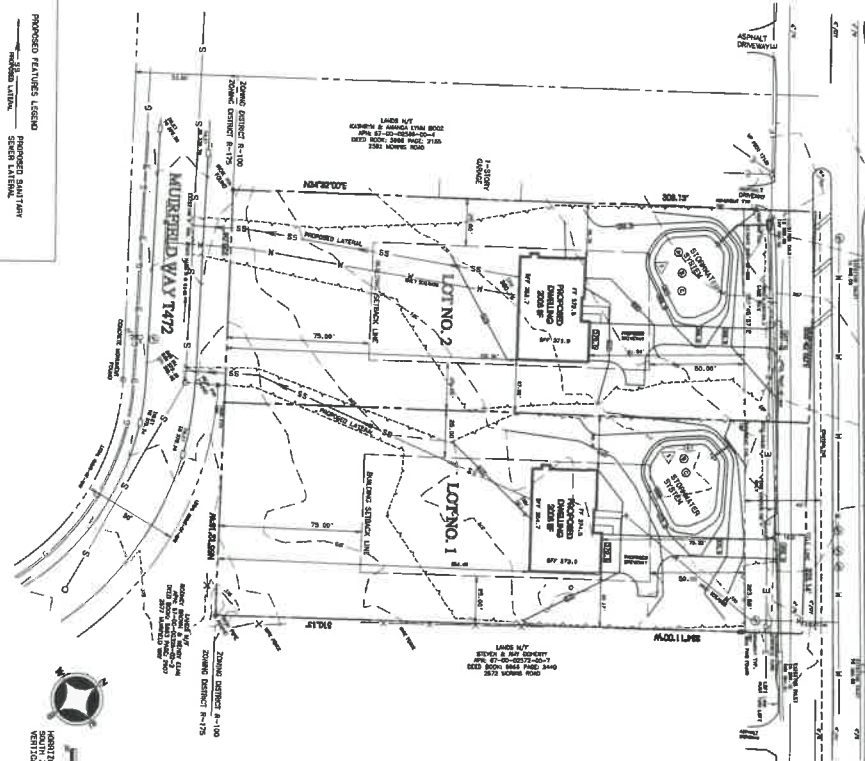
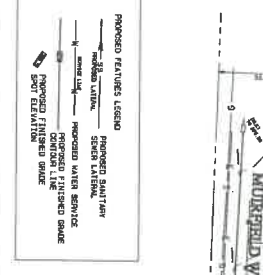
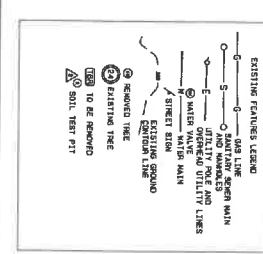


DAN GARDEN
STORMWATER MANAGEMENT
FACILITY DETAIL LOT NO. 2



DAN GARDEN
STORMWATER MANAGEMENT
FACILITY DETAIL LOT NO. 1

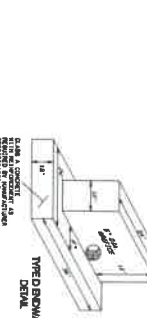
MORRIS ROAD SR 2001



NOTE: ALL WORK LEGENDS/NOTES SHALL BE CHECKED AND
FACILITIES IDENTIFIED AND THE STORMWATER MANAGEMENT

Stormwater Management Facility Description and Maintenance

- Stormwater Inlet:** The inlet is the point where stormwater enters the facility. It should be maintained to ensure proper flow and prevent debris from entering the tank.
- Stormwater Tank:** The tank is the main storage area for stormwater. It should be inspected regularly for debris, sediment, and structural integrity.
- Stormwater Outlet:** The outlet is the point where stormwater leaves the facility. It should be maintained to ensure proper flow and prevent debris from entering the tank.
- Stormwater Conduit:** The conduit is the pipe or channel through which stormwater flows. It should be inspected regularly for leaks, blockages, and structural integrity.
- Stormwater Drainage:** The drainage system is responsible for collecting and transporting stormwater. It should be maintained to ensure proper flow and prevent debris from entering the tank.
- Stormwater Curb and Gutter:** The curb and gutter are the structures that collect and channel stormwater. They should be maintained to ensure proper flow and prevent debris from entering the tank.
- Stormwater Control Structure:** The control structure is a structure that regulates the flow of stormwater. It should be maintained to ensure proper flow and prevent debris from entering the tank.

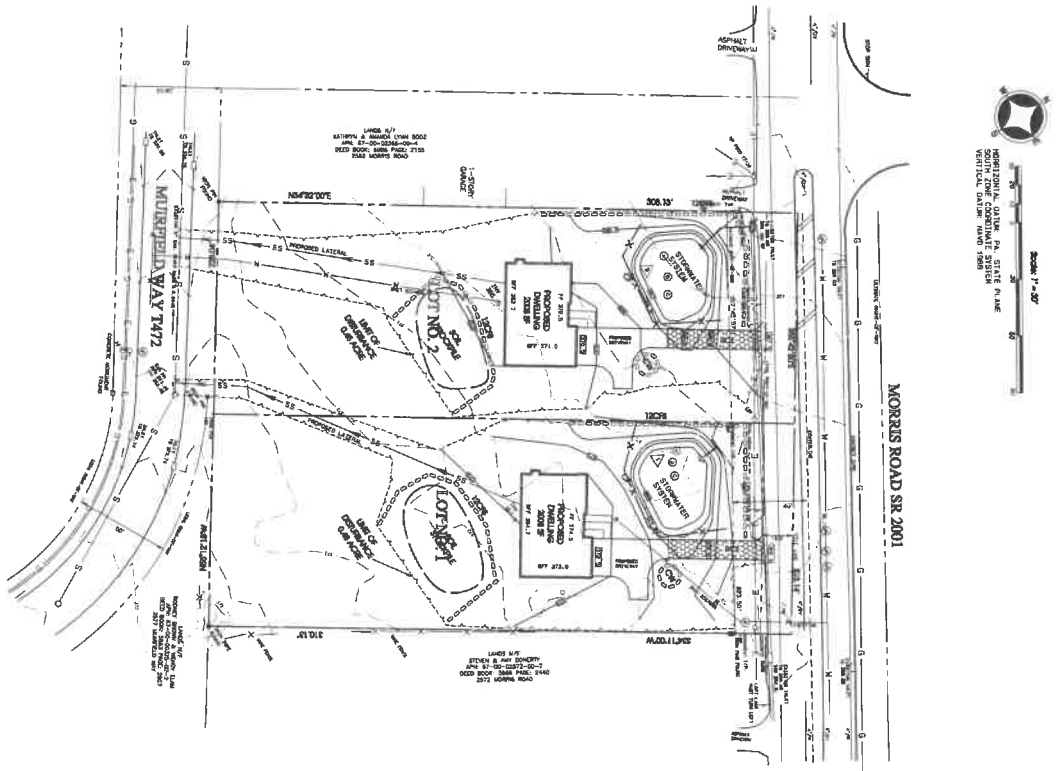
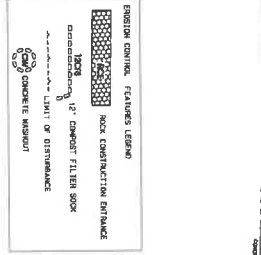
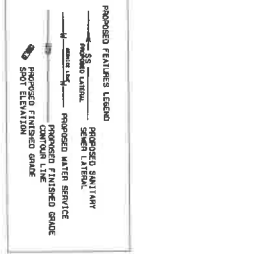
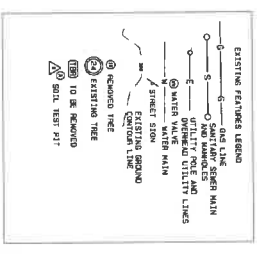


TYPICAL INLET
DETAIL

**PROPOSED IMPROVEMENTS AND
STORMWATER OPERATIONS AND
MAINTENANCE PLAN**

MINOR PLAN
2 LOT RESIDENTIAL SUBDIVISION
PROPERTY OF
MAZZ PROPERTIES, LLC
2578 MORRIS ROAD
Suite 101
The Township of Worcester
Hempden County, Pennsylvania

OTM LLC
SIRVATZING LAND MANAGEMENT
20700 ROUTE 100
WILKES BARRE, PA 18702
717.855.1111
www.otmllc.com



SEDIMENT EROSION CONTROL PLAN

OTM LLC
 525 WYOMING LAUREL PLANNING
 201 BROADWAY, SUITE 201, WYOMING, DE 19380
 (484) 260-0444
 1-800-368-1428

MINOR PLAN
2 LOT RESIDENTIAL SUBDIVISION
PROPERTY OF
MAZZ PROPERTIES, LLC
2578 MORRIS ROAD
SHARPE, DE
The Township of Worcester
 Montgomery County, Pennsylvania

NOTE:
 ALL LEGAL DISTANCES ON THIS PLAN ARE UNLESS OTHERWISE NOTED. THESE AREAS SHALL BE LIMITED TO THE SITE BOUNDARY, EXCEPT WHERE SHOWN OTHERWISE. PERMITTED DISTANCES SHALL BE LIMITED TO THE DISTANCE FROM THE PROPERTY TO THE ADJACENT STREET OR HIGHWAY.

CONSTRUCTION SEQUENCE: A minimum of 3 working days prior to construction to adjacent property shall be provided to the adjacent property owner. The construction sequence shall be as follows:
 1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EXCAVATION OR FILLING.
 2. EXCAVATION AND FILLING SHALL BE COMPLETED PRIOR TO THE INSTALLATION OF PERMANENT EROSION CONTROL MEASURES.
 3. PERMANENT EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF PERMANENT EROSION CONTROL MEASURES.
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 5. PERMANENT EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF PERMANENT EROSION CONTROL MEASURES.

FROM THE PLAN NOTES, INCLUDING QUANTITIES AND GRADING, AS SHOWN ON THE PLAN. THE CONSTRUCTION SHALL BE LIMITED TO THE DISTANCE FROM THE PROPERTY TO THE ADJACENT STREET OR HIGHWAY. THE CONSTRUCTION SHALL BE LIMITED TO THE DISTANCE FROM THE PROPERTY TO THE ADJACENT STREET OR HIGHWAY. THE CONSTRUCTION SHALL BE LIMITED TO THE DISTANCE FROM THE PROPERTY TO THE ADJACENT STREET OR HIGHWAY.

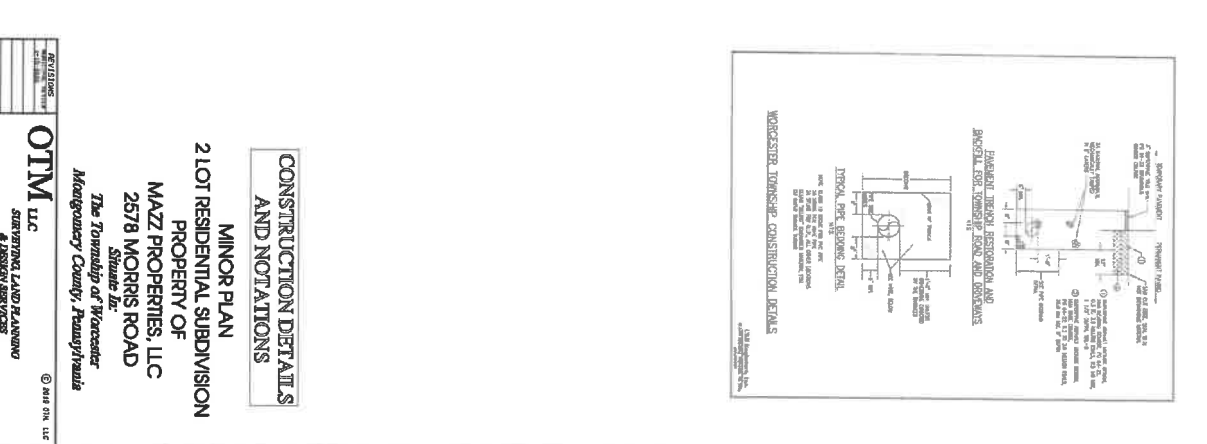
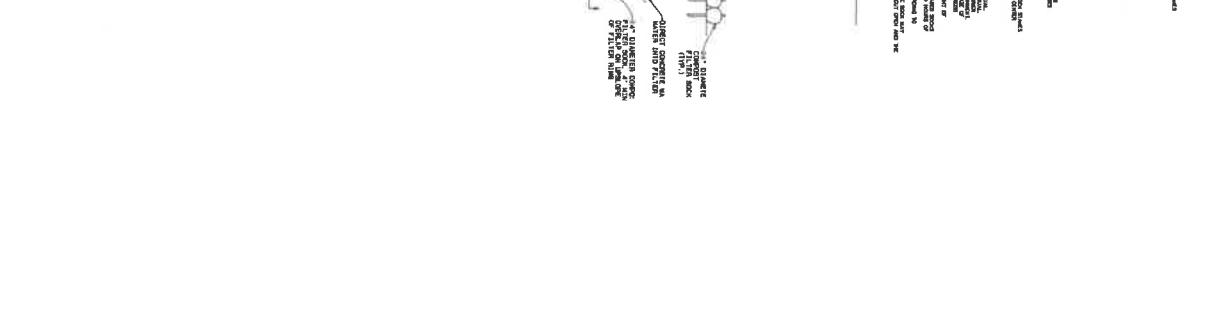
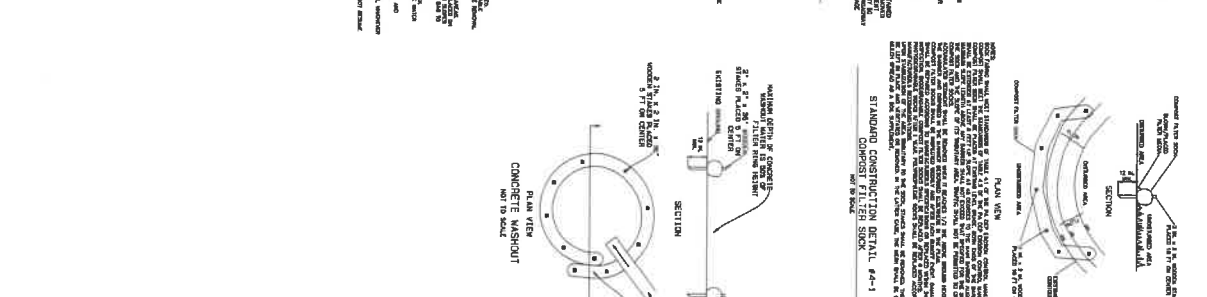
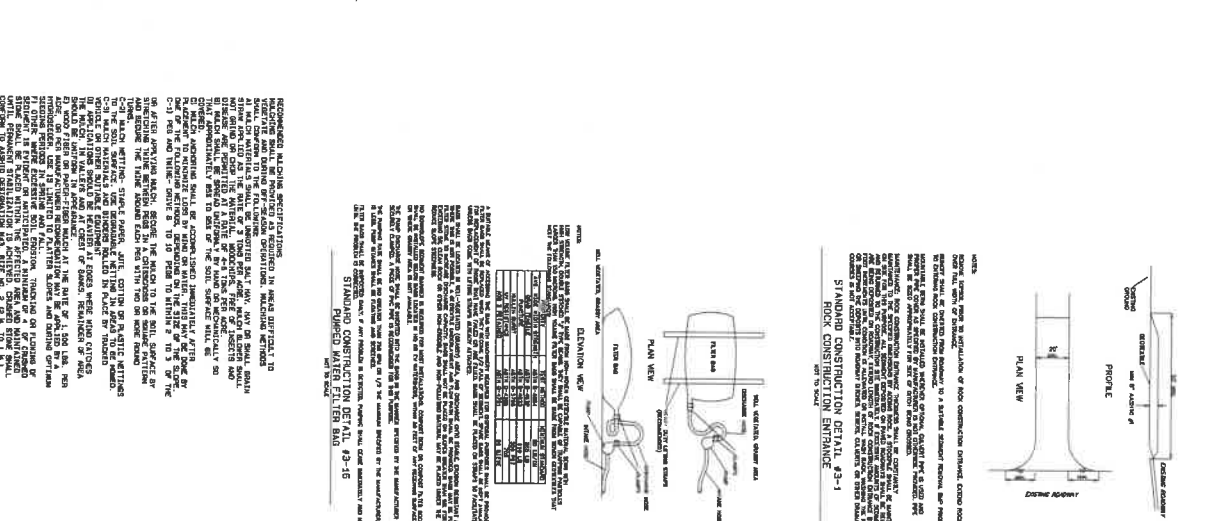
CONSTRUCTION SEQUENCE NOTES: SOIL BONDING SHALL BE PROVIDED FOR ALL EXCAVATION AND CONSTRUCTION. THE CONSTRUCTION SHALL BE LIMITED TO THE DISTANCE FROM THE PROPERTY TO THE ADJACENT STREET OR HIGHWAY. THE CONSTRUCTION SHALL BE LIMITED TO THE DISTANCE FROM THE PROPERTY TO THE ADJACENT STREET OR HIGHWAY. THE CONSTRUCTION SHALL BE LIMITED TO THE DISTANCE FROM THE PROPERTY TO THE ADJACENT STREET OR HIGHWAY.

STABILIZATION NOTES: THE SPECIALty CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE STABILIZATION SYSTEM AND FOR THE PROTECTION OF THE EXISTING UTILITIES. THE STABILIZATION SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND SHALL BE SUBJECT TO INSPECTION BY THE COUNTY ENGINEER. THE STABILIZATION SHALL BE SUBJECT TO INSPECTION BY THE COUNTY ENGINEER. THE STABILIZATION SHALL BE SUBJECT TO INSPECTION BY THE COUNTY ENGINEER.

GENERAL NOTES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITIES.

STANDARD CONSTRUCTION DETAIL #3-1
ROCK CONSTRUCTION ENTRANCE
NOT TO SCALE

STANDARD CONSTRUCTION DETAIL #4-1
STANDARD FILTER SOCK
NOT TO SCALE

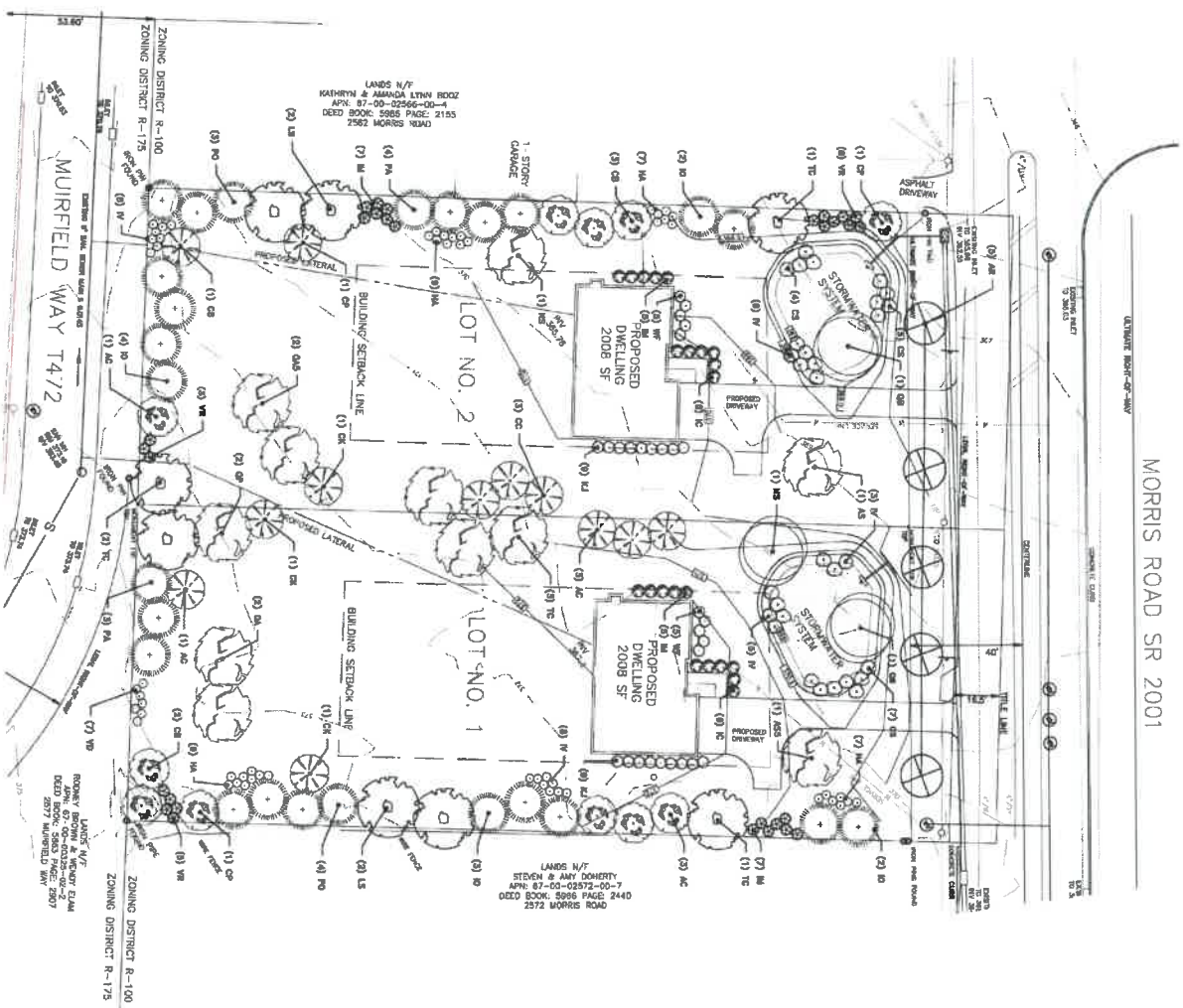


CONSTRUCTION DETAILS AND NOTATIONS

MINOR PLAN
210T RESIDENTIAL SUBDIVISION
PROPERTY OF
MAZZ PROPERTIES, LLC
2578 MORRIS ROAD
Shawnee, IL
Madison County, Pennsylvania

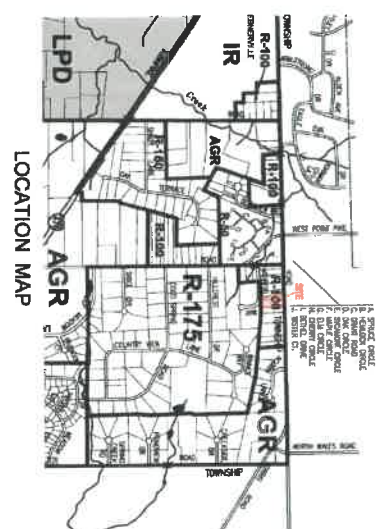
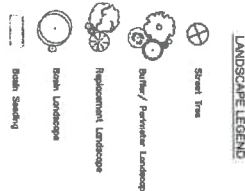
OTM LLC
SERVICING LAND RANGING
2020 BENTLEY DRIVE, SUITE 100
MADISON COUNTY, PENNSYLVANIA 17830
480-266-6666 www.otmland.com

DATE: 08/15/2019
PROJECT: 1948
REVISION: 001



MORRIS ROAD SR 2001

LANDSCAPE PLAN
 SCALE: 1" = 20'-0"
 SEE SHEET LP-2 FOR PLANT SCHEDULE & DETAILS



Project	Info: 20-03
Date	1/21/20
Scale	As Noted
Sheet	LP-1

MAZZI PROPERTIES, LLC
 2576 MORRIS ROAD
 WINDSOR PARK TOWNSHIP
 MERIDENBORO, PA

InfoFocus Planning
 771 CENTRE STREET
 SUITE 100
 WINDSOR PARK TOWNSHIP
 MERIDENBORO, PA

No.	Revised/Issued	Date

Landscape Plan



David J. Mazza

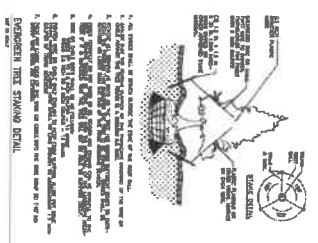
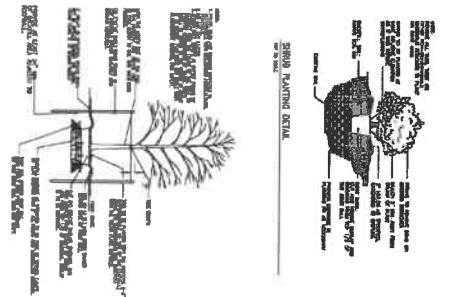
Item	Description	Quantity	Unit	Notes
1	1" PVC Schedule 40 pipe (30' length)	30	Linear Feet	
2	1" PVC Schedule 40 elbows (90 degrees)	4	Each	
3	1" PVC Schedule 40 tees	2	Each	
4	1" PVC Schedule 40 caps	2	Each	
5	1" PVC Schedule 40 fittings (various)	10	Each	
6	1" PVC Schedule 40 valves	2	Each	
7	1" PVC Schedule 40 unions	2	Each	
8	1" PVC Schedule 40 elbows (45 degrees)	2	Each	
9	1" PVC Schedule 40 elbows (180 degrees)	2	Each	
10	1" PVC Schedule 40 elbows (90 degrees)	2	Each	
11	1" PVC Schedule 40 elbows (90 degrees)	2	Each	
12	1" PVC Schedule 40 elbows (90 degrees)	2	Each	
13	1" PVC Schedule 40 elbows (90 degrees)	2	Each	
14	1" PVC Schedule 40 elbows (90 degrees)	2	Each	
15	1" PVC Schedule 40 elbows (90 degrees)	2	Each	
16	1" PVC Schedule 40 elbows (90 degrees)	2	Each	
17	1" PVC Schedule 40 elbows (90 degrees)	2	Each	
18	1" PVC Schedule 40 elbows (90 degrees)	2	Each	
19	1" PVC Schedule 40 elbows (90 degrees)	2	Each	
20	1" PVC Schedule 40 elbows (90 degrees)	2	Each	

No.	Description	Plant				Quantity	Unit	Notes
		Plant	Quantity	Unit	Notes			
1	1" PVC Schedule 40 pipe (30' length)				30	Linear Feet		
2	1" PVC Schedule 40 elbows (90 degrees)				4	Each		
3	1" PVC Schedule 40 tees				2	Each		
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15	1" PVC Schedule 40 elbows (90 degrees)				2	Each		
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17	1" PVC Schedule 40 elbows (90 degrees)				2	Each		
18	1" PVC Schedule 40 elbows (90 degrees)				2	Each		
19	1" PVC Schedule 40 elbows (90 degrees)				2	Each		
20	1" PVC Schedule 40 elbows (90 degrees)				2	Each		

RUN GARDEN FLOOR SEEDING

SEEDS TO BE USED: 1.000 LBS. PER 1000 SQ. FT. OF SEEDING AREA
 1.000 LBS. PER 1000 SQ. FT. OF SEEDING AREA
 1.000 LBS. PER 1000 SQ. FT. OF SEEDING AREA
 1.000 LBS. PER 1000 SQ. FT. OF SEEDING AREA

- CENTRAL LANDSCAPE PLANNING NOTES**
1. ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL PLANT HARDINESS ZONES AND THE NATIONAL LANDSCAPE PLANNING SOCIETY'S (NLPS) PLANTING STANDARDS.
 2. ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL PLANT HARDINESS ZONES AND THE NATIONAL LANDSCAPE PLANNING SOCIETY'S (NLPS) PLANTING STANDARDS.
 3. ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL PLANT HARDINESS ZONES AND THE NATIONAL LANDSCAPE PLANNING SOCIETY'S (NLPS) PLANTING STANDARDS.
 4. ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL PLANT HARDINESS ZONES AND THE NATIONAL LANDSCAPE PLANNING SOCIETY'S (NLPS) PLANTING STANDARDS.
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 6. ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL PLANT HARDINESS ZONES AND THE NATIONAL LANDSCAPE PLANNING SOCIETY'S (NLPS) PLANTING STANDARDS.
 7. ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL PLANT HARDINESS ZONES AND THE NATIONAL LANDSCAPE PLANNING SOCIETY'S (NLPS) PLANTING STANDARDS.
 8. ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL PLANT HARDINESS ZONES AND THE NATIONAL LANDSCAPE PLANNING SOCIETY'S (NLPS) PLANTING STANDARDS.
 9. ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL PLANT HARDINESS ZONES AND THE NATIONAL LANDSCAPE PLANNING SOCIETY'S (NLPS) PLANTING STANDARDS.
 10. ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL PLANT HARDINESS ZONES AND THE NATIONAL LANDSCAPE PLANNING SOCIETY'S (NLPS) PLANTING STANDARDS.
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Project Name and Address:
MAZZI PROPERTIES, LLC
2578 MORRIS ROAD
MONROEVILLE COUNTY, PA

Project Number: Infocus-20-03
Date: 1/27/20
Scale: As Noted

IN Focus Planning
 7715 SOUTHLAWN BLVD SUITE 100
 PITTSBURGH, PA 15236
 P: 412.781.1111
 www.infocusplanning.com

LANDSCAPE DETAILS

Sheet: **LP-2**

Highway Occupancy Permit

Permit No.: 06100653

Name and Address of Permittee: Mazz Properties, LLC 1679 West Point Pike Lansdale, PA 19446	County: Montgomery	Issue Date: 1/22/2020
	County Contact No.: (610) 275-1409	Expiration Date: 1/22/2021
	Issuing District Office: 6-0	Application No.: 204801
	District Contact No.: (610) 205-6790	Account No.:
	Municipalities: Worcester Township	Permit Fee: \$ 25.00

Immediately upon completion of the work Permittee shall notify the permit office where application was made. Subject to all the conditions, agreements, restrictions, and regulations prescribed by the Pennsylvania Department of Transportation, (see in particular 67 Pa. Code, Chapter 212, 441 and 459 and State Highway Law, 36 P.S. Section 670 - 411, 420 and 421) and subject to the plans, special conditions, or restrictions herein set forth or attached hereto. This permit shall be located at the work site and shall be available for inspection by any police officer or Department representative.

Location and Description of Work		Permit No.: 06100653
1 of 1	State Route #: 2001 Segment(s): From 0100 To 0110 Offset(s): From 2001 To 2001	511: Install Minimum Use Driveway

Permit Conditions		Permit No.: 06100653
1 of 4	NOTIFY THE TRAFFIC MANAGEMENT CENTER AT 610-205-6934 PRIOR TO SETTING UP ANY LANE CLOSURES OR RESTRICTIONS, AND WHEN THE CLOSURE/RESTRICTION IS REMOVED.	
2 of 4	CONTACT COUNTY PERMIT INSPECTOR AT LEAST 3 WORK DAYS PRIOR TO START OF WORK AT 610-275-1409.	
3 of 4	NO LANES MAY BE RESTRICTED BETWEEN THE HOURS OF 6:00 AM TO 9:00 AM OR BETWEEN THE HOURS OF 3:00 PM TO 6:00 PM.	
4 of 4	CONTRACTOR MUST NOTIFY THE PENNDOT PRESS OFFICE AT 610-205-6797 A MINIMUM FOUR WORKING DAYS PRIOR TO THE CLOSING OF TRAVEL LANE(S) ONLY. sj	

Acknowledgement of Completion Permit work has been completed: Date: By:	_____ Yassmin Gramian, P.E.
	Acting Secretary of Transportation
	_____ Kenneth B. McClain
	District Executive



APPLICATION FOR MINIMUM USE DRIVEWAY

A Minimum Use Driveway Is A Residential Or Other Driveway
Which Is Expected To Be Used By Not More Than 25 Vehicles Per Day (i.e. 50 A.D.T.)

SEE PUBLICATION 312 GUIDE

FOR DEPT. USE

APPLICANT/PROPERTY OWNER Mazz Properties, LLC		
ADDRESS 1679 West Point Pike		
CITY, STATE Lansdale, PA		ZIP CODE 19446
PHONE 2156992301	FEE 25.00	CHECK NO. 1569
EMAIL* deanmazzotta@yahoo.com		

APPL. NO. 204801

LOCATION OF PROPOSED DRIVEWAY

County Montgomery

Municipality WORCESTER TOWNSHIP

Route No. _____

Name of Nearest Intersection Primrose Drive

Distance to Nearest Intersection in Feet 225

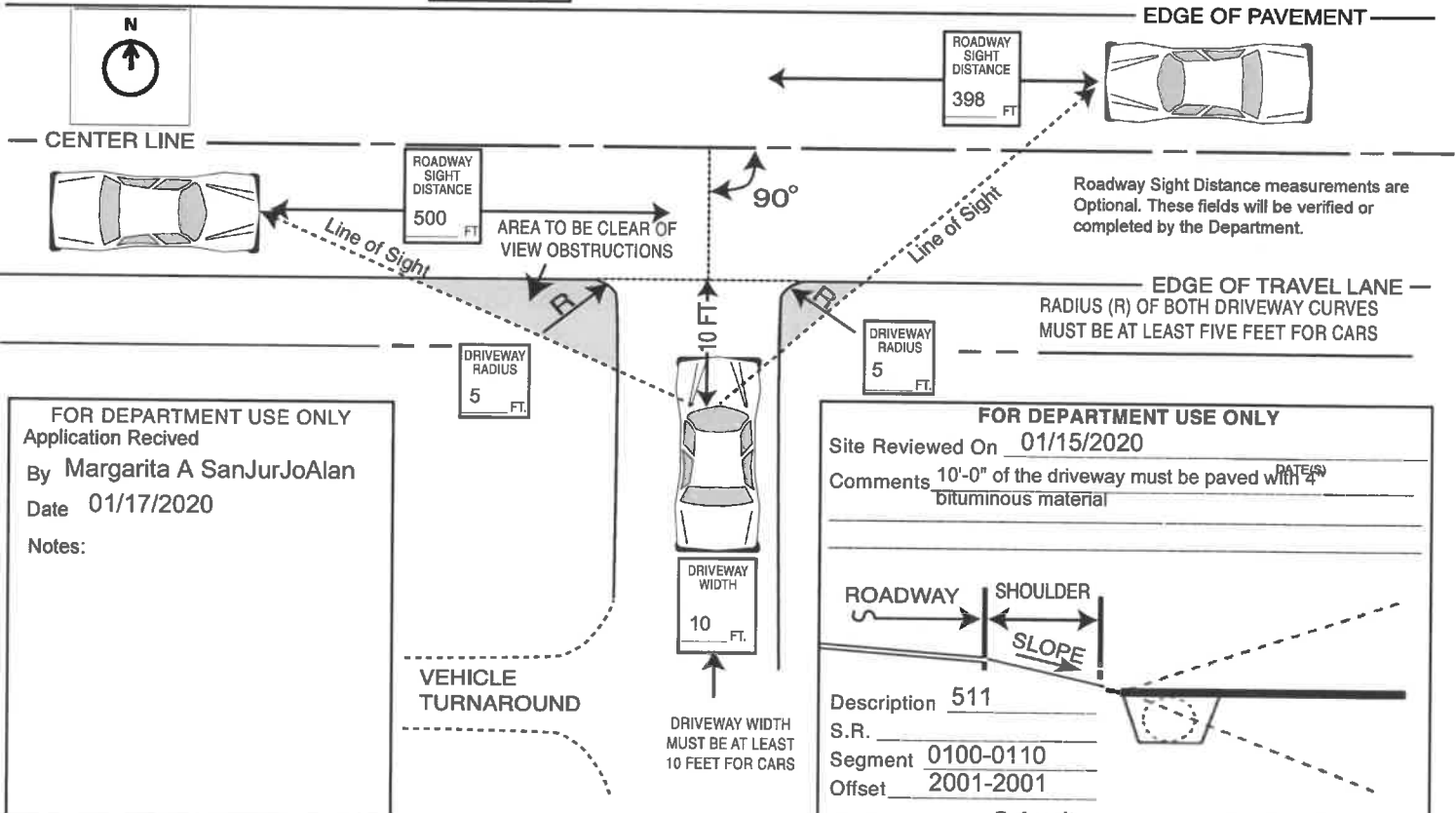
APPLICATION IS MADE TO

CONSTRUCT A NEW DRIVEWAY ALTER AN EXISTING DRIVEWAY

DATE WORK SCHEDULED TO BEGIN 03/30/2020

DATE WORK SCHEDULED TO BE COMPLETED 11/30/2020

* If a valid email address is provided, the driveway permit will be sent via email; otherwise it will be sent via standard US mail



FOR DEPARTMENT USE ONLY

Application Recived
By Margarita A SanJurJoAlan
Date 01/17/2020

Notes:

FOR DEPARTMENT USE ONLY

Site Reviewed On 01/15/2020

Comments 10'-0" of the driveway must be paved with 4" bituminous material

ROADWAY SHOULDER SLOPE

Description 511
S.R. _____
Segment 0100-0110
Offset 2001-2001

Field Viewed By C Arndt 01/15/2020
DATE

Is any portion of the property reserved for a person with a disability or a severely disabled veteran? YES NO

Under and subject to all the conditions, restrictions and regulations prescribed by the Pennsylvania Department of Transportation and on the issued Permit, Form M-945P.

Highway Occupancy Permit

Permit No.: **06100655**

Name and Address of Permittee: Mazz Properties, LLC Lot no. 2 1679 West Point Pike Lansdale, PA 19446	County: Montgomery	Issue Date: 1/22/2020
	County Contact No.: (610) 275-1409	Expiration Date: 1/22/2021
	Issuing District Office: 6-0	Application No.: 204796
	District Contact No.: (610) 205-6790	Account No.:
	Municipalities: Worcester Township	Permit Fee: \$ 25.00

Immediately upon completion of the work Permittee shall notify the permit office where application was made. Subject to all the conditions, agreements, restrictions, and regulations prescribed by the Pennsylvania Department of Transportation, (see in particular 67 Pa. Code, Chapter 212, 441 and 459 and State Highway Law, 36 P.S. Section 670 - 411, 420 and 421) and subject to the plans, special conditions, or restrictions herein set forth or attached hereto. This permit shall be located at the work site and shall be available for inspection by any police officer or Department representative.

Location and Description of Work		Permit No.: 06100655
1 of 1	State Route #: 2001 Segment(s): From 0100 To 0110 Offset(s): From 2837 To 2837	511: Install Minimum Use Driveway

Permit Conditions		Permit No.: 06100655
1 of 3	NOTIFY THE TRAFFIC MANAGEMENT CENTER AT 610-205-6934 PRIOR TO SETTING UP ANY LANE CLOSURES OR RESTRICTIONS, AND WHEN THE CLOSURE/RESTRICTION IS REMOVED.	
2 of 3	CONTACT COUNTY PERMIT INSPECTOR AT LEAST 3 WORK DAYS PRIOR TO START OF WORK AT 610-275-1409.	
3 of 3	NO LANES MAY BE RESTRICTED BETWEEN THE HOURS OF 6:00 AM TO 9:00 AM OR BETWEEN THE HOURS OF 3:00 PM TO 6:00 PM.	

Acknowledgement of Completion Permit work has been completed: Date: By:	_____ Yassmin Gramian, P.E. Acting Secretary of Transportation
	_____ Kenneth B. McClain District Executive



APPLICATION FOR MINIMUM USE DRIVEWAY

A Minimum Use Driveway Is A Residential Or Other Driveway

Which Is Expected To Be Used By Not More Than 25 Vehicles Per Day (i.e. 50 A.D.T.)

SEE PUBLICATION 312 GUIDE

FOR DEPT. USE

APPLICANT/PROPERTY OWNER		
ADDRESS		
CITY, STATE		ZIP CODE
PHONE	FEE	CHECK NO.
EMAIL*		

APPL. NO. _____

LOCATION OF PROPOSED DRIVEWAY

County _____

Municipality _____

Route No. _____

Name of Nearest Intersection _____

Distance to Nearest Intersection in Feet _____

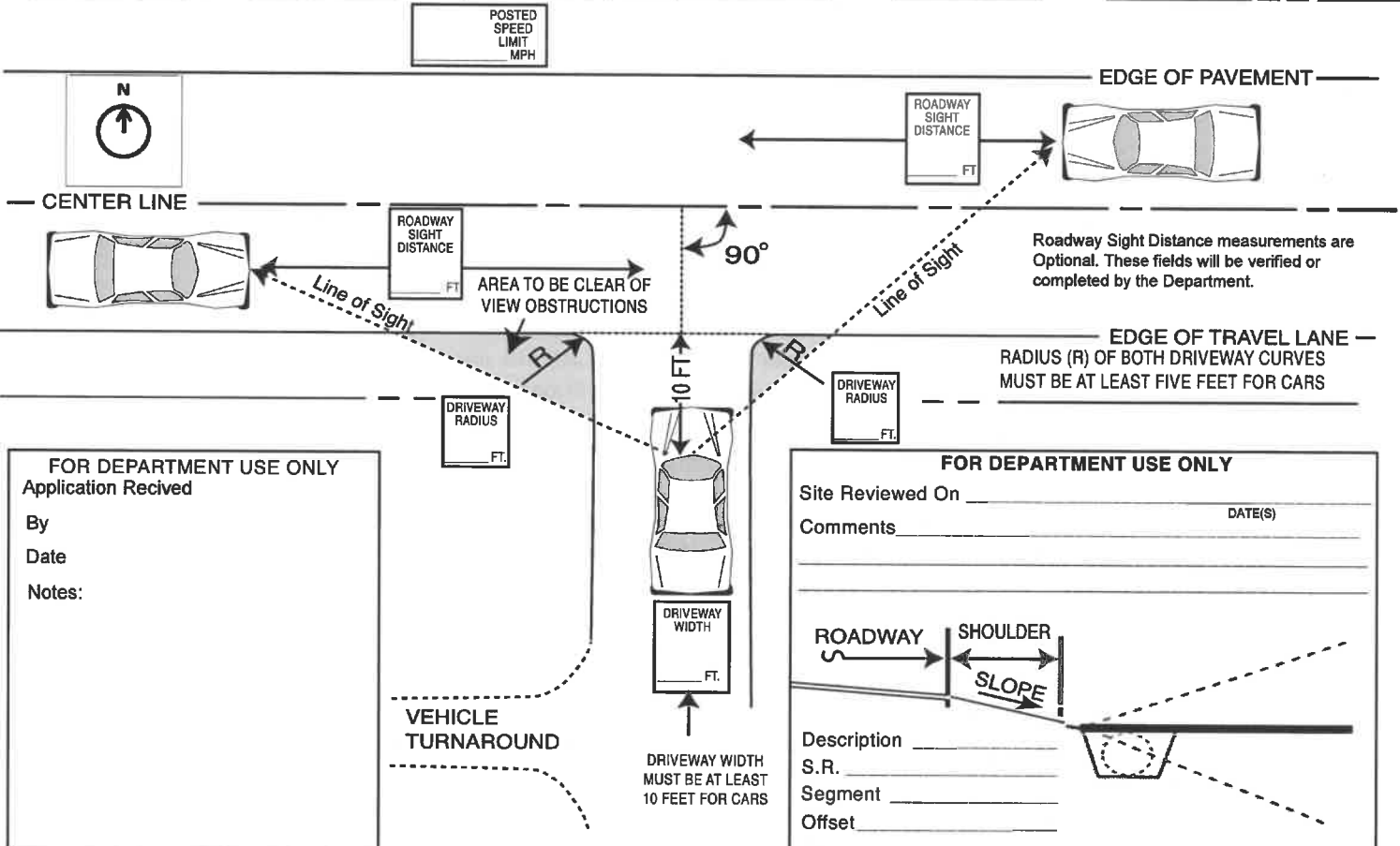
* If a valid email address is provided, the driveway permit will be sent via email; otherwise it will be sent via standard US mail

APPLICATION IS MADE TO

- CONSTRUCT A NEW DRIVEWAY ALTER AN EXISTING DRIVEWAY

DATE WORK SCHEDULED TO BEGIN _____

DATE WORK SCHEDULED TO BE COMPLETED _____



FOR DEPARTMENT USE ONLY

Application Received

By _____

Date _____

Notes:

FOR DEPARTMENT USE ONLY

Site Reviewed On _____ DATE(S) _____

Comments _____

ROADWAY SHOULDER SLOPE

Description _____

S.R. _____

Segment _____

Offset _____

Field Viewed By _____ DATE _____

Is any portion of the property reserved for a person with a disability or a severely disabled veteran? YES NO

Under and subject to all the conditions, restrictions and regulations prescribed by the Pennsylvania Department of Transportation and on the issued Permit, Form M-945P.



Surveying, Land Planning & Design Services

200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610
(484) 336-6454; www.otm-surveying.com

Sunday, February 02, 2020

Worcester Township
Mr. Tommy Ryan, Manager
1721 Valley Forge Road
Worcester, Pa. 19490-0767

Re: 2578 Morris Road, Minor Subdivision plan
Revisions to plans

Dear Mr. Ryan,

Per the plan review of January 6, 2020 by CKS Engineers, we have revised the plans accordingly and offer the following responses/comments to the review.

1. No plan revisions required.
2. Driveway permitting
Driveway permits have been secured from Penn DOT and noted on the record plan sheet.
3. Notation has been added to the plan in regard to the ultimate right of way dedication. Please note that based on conversations with Penn DOT, they are currently not seeking any additional rights of way along Morris Road and would only procure additional right of way in conjunction with proposed road improvements. As such, we presume that the right of way would be either reserved or dedicated to the Township at this time.
4. Waivers of the stated sections of the ordinance for road improvements, curbing and sidewalk are being requested and a separate request letter has been attached with this submission.
5. All of the required monumentation and lot corner markers have been added as requested.
6. Water service connections:
Please note that Lot no. 1 currently has an existing water connection to the system in Morris Road. Based on my conversations with the North Wales Water Authority who owns the system in Morris Road, they believe it to be in our best interest to connect to the system in Muirfield Drive that is owned and operated by the North Penn Water Authority in order to avoid openings into Morris Road. As such, I have forwarded plans and a request to them, however, as of this date, have not received any correspondence from this Authority.

7. Sanitary sewer service connections:

We have forwarded plans and requests for reviews to Upper Gwynedd Township, however as of this date have not received any correspondence from the sewer authority. The required DEP sewage planning exemption forms have been prepared and will be submitted to the Township for approvals following receipt of information from Upper Gwynedd Township.

8. The subject note regarding sewer construction methods/materials has been revised as requested.

9. Sewer Connections:

Upon receipt of reviews from Upper Gwynedd Township all necessary details and information regarding the sewer connections will be added to the plans.

10. Road Restoration:

The requested road/trench restoration detail has been added to the plans.

11. Utility Easement

Subject to approvals of the sewer connection by Upper Gwynedd Township, a legal description of the proposed utility easement will be prepared and submitted to the Township and provided to the owner for preparation and filing of the easement documents.

12. Water service connections

We await responses from the Water Authority and upon receipt of information will provide all necessary and required details.

13. Existing Site Plan

We acknowledge that the existing vegetation on the site was cleared sometime following our initial plan submissions and as such returned to the site to locate the removed trees and update the existing site plan.

14. Limits of Disturbance:

We acknowledge the Engineer's concerns regarding not only the clearing of the site but also concerns regarding "earthen disturbance". To this end, and after re-visiting the site, I respectfully note that the "clearing" of the site only involved removal of the trees/brush and did not involve any earthen disturbance.

As such, I have discussed this situation with the owners and they have agreed that during construction of the dwellings, that any and all "earth disturbance" would be limited to those areas as outlined on the sediment erosion control plan and that any work outside of those limits would be limited to raking, over seeding, grinding of stumps (if necessary) and planting of required landscaping.

15. Stormwater Management Design

We acknowledge the Township Engineer's concurrence with the design.

16. Stormwater System Discharges

February 2, 2020

Page 3

Based on the Engineer's concerns, we have revised the plans to indicate a "hard connection" of the system on Lot no. 2 to the Penn DOT inlet and have re-positioned the level spreader discharge on Lot no. 1 to provide positive flow to the inlet. We are currently in the process of permitting the direct connection to the inlet with Penn DOT and will provide a copy of the permit upon receipt.

17. Stormwater Easements

We await input from the Township regarding this item.

18. Construction Sequence

The construction sequence has been updated as requested.

19. Construction Escrows

Following receipt of information from both the Sewer and Water Authorities, a probable estimate of costs for construction will be provided to the Township.

Thank you for the Township's kind consideration of this project and should you have any questions or need any further information, please do not hesitate to contact me directly at (484) 638-0206 or via email at bradgr.otm@gmail.com.

Sincerely,

Bradford R. Grauel, PLS

OTM, LLC

Cc w/encl:

Mr. Joseph J. Nolan, PE, CKS Engineers, Inc.

Mazz Properties, LLC, Owner/applicant

200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610
(484) 336-6454; www.otm-surveying.com

Sunday, February 02, 2020

Worcester Township
Mr. Tommy Ryan, Manager
1721 Valley Forge Road
Worcester, Pa. 19490-0767

Re: 2578 Morris Road, Minor Subdivision plan
Request for waivers of Subdivision and Land Development Ordinance

Dear Mr. Ryan,

On behalf of our client, Mazz Properties, LLC, we are respectfully requesting waivers of the following sections of the Worcester Township Subdivision and Land Development Ordinance as they relate to the Minor Subdivision located at 2578 Morris Road.

1. Section 130-16: Required Road frontage improvements

A waiver of this section is being requested due to the fact that the current roadway (Morris Road) is a State owned and maintained roadway. In conjunction with securing the necessary driveway permitting, Penn DOT is not requiring any additional road frontage improvements along this section of highway.

2. Section 130-18.A: Installation of Sidewalks

A waiver of this section is being requested based on the conditions of the adjoining road frontages along this portion of highway that do not currently have sidewalks that would provide a viable and cohesive pedestrian connection.

3. Section 130-18.B: Installation of Curbing

A waiver of this section is being requested due to the fact that the current roadway (Morris Road) is a State owned and maintained roadway. In conjunction with securing the necessary driveway permitting, Penn DOT is not requiring any additional road frontage improvements along this section of highway.

February 2, 2020
Page 2

Thank you for the Township's kind consideration of these requests and should you have any questions or need any further information, please do not hesitate to contact me directly at (484) 638-0206 or via email at bradgr.otm@gmail.com.

Sincerely,

Bradford R. Graud, PLS
OTM, LLC

Cc w/encl:
Mr. Joseph J. Nolan, PE, CKS Engineers, Inc.
Mazz Properties, LLC, Owner/applicant



4259 W. Swamp Road
Suite 410
Doylestown, PA 18902

www.cksendengineers.com
215.340.0600

RECEIVED
JAN 10 2020

January 6, 2020
Ref: # 7537

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

Attention: Tommy Ryan, Township Manager

Reference: 2578 Morris Road – Minor Subdivision Plan

Dear Mr. Ryan:

I am in receipt of the Township's memorandum dated December 9, 2019 requesting my review of the proposed subdivision plan for the property at 2578 Morris Road. The applicant, Mazz Properties, LLC, proposes to subdivide the existing parcel of approximately 61,700 sq. ft into two (2) building lots. Lot No. 1 would contain 31,129 sq. ft. (net) and Lot No. 2 would contain 30,571 sq. ft. (net). These plans have been prepared for the applicant by OTM, LLC, of Wyomissing, Pennsylvania. The plans consist of six (6) sheets and are dated November 25, 2019 with no revisions.

I have reviewed these plans for conformance with the subdivision and land development code of Worcester Township. Based on my review, I offer the following comments.

1. This property is located in the R-100 Zoning District. This zoning classification has been reviewed to determine if the proposed subdivision conforms to the requirements of the district. Based on my review, all the dimensional aspects required by the R-100 zoning district have been met.
2. Access to each of the two new building lots will be taken from Morris Road, which is a state road, (SR2001). The applicant will be required to obtain driveway permits from PennDOT in conjunction with the two new driveway cuts to the roadway.
3. The plans show the ultimate right-of-way along Morris Road across the frontage of the two new lots. A note should be added to the plan indicating that the ultimate right-of-way will be offered for dedication to PennDOT.
4. The proposed plans do not show any improvements along Morris Road. The applicant must request waivers associated with road frontage improvements (Section 130-16), sidewalks along the frontage of the property (Section 130-18.A), and curbs along the full frontage of the property (Section 130-18.B). If the applicant desires these waivers, a letter should be sent to the Township requesting the waivers. In addition, the listing of the waivers, if granted, should be added to the subdivision plans.
5. Survey monuments shall be shown on the subdivision plan in accordance with the requirements of Section 130.22. In addition, iron pins should be placed at all new property corners. The new iron pins and monuments should be identified as "to be placed".

6. The two new building lots are proposed to be served with public water supply from the existing water main within Morris Road. The serving water authority should provide a "Will Serve" letter in conjunction with this project. In addition, the applicant will be required to obtain road opening permits from PennDOT in conjunction with the installation of the water services within Morris Road.
7. The two new building lots are proposed to be connected to the existing sanitary sewer system within Muirfield Way. Muirfield Way is a Township Road. However, the sanitary sewer within Muirfield Way conveys sewage to Upper Gwynedd Township. The applicant should therefore contact Upper Gwynedd Township in connection with providing public sewer to the two (2) new building lots. A "Will Serve" letter should be obtained from Upper Gwynedd Township. In addition, the applicant must prepare the required planning module for submission to the Pennsylvania Department of Environmental Protection. Worcester Township will be required to pass a resolution revising its 537 Plan to allow the public sewer service to these two (2) building lots. The provision of public sewer service should be coordinated by the applicant with both Worcester and Upper Gwynedd Townships.
8. In the Construction Notes on Sheet 1, Note 1 indicates that all sanitary sewer connection/connection methods and materials shall conform to Worcester Township Standards and Specifications. Since public sewer service will be provided by Upper Gwynedd Township, the Upper Gwynedd Township Standards and Specifications should be followed. The note should be revised accordingly.
9. In conjunction with the sanitary sewer laterals, the plans should identify the size of pipe and pipe material on the plans. Also, the applicant should determine from Upper Gwynedd Township the preferred method of connection to the existing sanitary sewer in Muirfield Way. A detail of this connection should be added to the subdivision plans.
10. The applicant will need to restore the roadway trenches that will be required in order to install the sanitary sewer laterals in Muirfield Way. A detail of the required trench restoration should be added to the plans in accordance with the requirements of Worcester Township. A trench detail has been provided with this review letter for the applicant's use.
11. The sanitary sewer lateral for Lot 1 crosses a portion of the rear corner of Lot 2. A utility easement is shown on the plans for this sewer lateral. The applicant should provide a legal description for this utility easement and the method for recording this easement in conjunction with this subdivision.
12. Information on the water service material and size should also be added to the plan. In addition, if a meter pit is required by the serving water authority, the location of the meter pits should be added to the plans as well.
13. Sheet 2 of 6 is entitled "Existing Site Plan". These plans show the existing dwelling on the property as well as all other existing features including all trees and wooded areas. A site visit to the property on December 3, 2020 has found that the entire property has been clear cut of all vegetation with the exception of one (1) tree. Attached to this letter are several pictures showing the condition of the site as of December 3rd. Therefore, the existing site plan is not accurate at this point. (See the attached photographs). The existing site plan did

- show the location of all trees over 6" caliper and specifically designated those trees "to be removed". Unfortunately, all of the trees and wooded areas have been removed. The applicant must prepare a separate landscape plan to fully comply with Section 130-28 of Township Code (Landscaping). Specifically, the applicant should comply with Section 130-28.F (7). Also, perimeter buffers must be added to both sides of the property and a screening buffer should be added at the rear of the property, adjacent to the to the AGR Zoning district.
14. Sheet 5 is entitled "Sediment Erosion Control Plan". This plan also shows the limits of disturbance on each lot. Quite frankly, at this point, the entire lot has been disturbed by the removal of the wooded area and the trees that have been removed from the site. The limits of disturbance on sheet 5 should be revised to reflect the actual site conditions. If this total limit of disturbance is over one (1) acre (for the one existing lot), then the applicant will be required to obtain an NPDES Permit.
 15. The Applicant is proposing the installation of a rain garden on each of the two lots to control stormwater runoff from the property. Submitted with the subdivision application, is a "Post Construction Stormwater Management Report" as prepared by Pennoni and dated November 21, 2019. The applicant is utilizing the new stormwater ordinance (Chapter 129) and is applying the "Simplified Stormwater Management Site Plan" for each of the two properties. Due to the nature of the subdivision, I am not opposed to utilizing this method for stormwater management. I have also reviewed the design of the two (2) rain gardens and find them to be in compliance with the ordinance requirements. The applicant has also performed infiltration testing on the site in conjunction with the rain gardens and that information has been provided within the report and is acceptable for the site.
 16. In conjunction with Stormwater Management Design and Plans, there are few concerns with the locations of the proposed outlets from the rain garden. The discharge pipe for the rain garden on Lot 2 is directed at the front of the adjacent property and the existing asphalt driveway. There is a storm inlet directly in front of Lot 2 which could accommodate a direct connection from the rain garden discharge pipe. I would suggest that the discharge pipe connect directly to the outlet or be relocated away from the adjacent property and driveway. In addition, the outlet discharge pipe from the rain garden on Lot 1 is directed at Morris road. Again, it is suggested that this pipe connect directly to the storm pipe along the front of the property. Section 129.12Q requires that any stormwater discharge directly onto a State Road must be approved by PennDOT. Since both of these rain gardens are discharging directly to Morris Road, the applicant should submit the stormwater plans to PennDOT for their review and approval.
 17. Sheet No. 1 contains a note entitled "Stormwater Management". This note indicates that Worcester Township is being afforded a blanket easement on both Lots 1 and 2 for the express purposes of inspections of the stormwater facilities. I would request that the Township Solicitor review this note and make certain he is comfortable with the language regarding the Township's ability to inspect the stormwater facilities and ensure their continued use for stormwater management. It may be beneficial to have a separate blanket easement agreement recorded in addition to the note on the subdivision plan, which specifically address the perpetual need for the rain garden.
 18. Sheet No. 5 includes a "Construction Sequence". This construction sequence needs to be revised to reflect what has actually occurred on the property. Items 1 and 2 clearly were not

done, and item 4 regarding the cleaning and removal of vegetation was not followed, since areas beyond the limits of disturbance have also been cleared. The construction sequence should therefore be revised accordingly.

19. The applicant will be required to post construction escrow in conjunction with this subdivision. The items required for the escrow should include construction of the rain gardens, installation of the water and sewer services, installation of all landscaping including replacement trees, lot trees, and perimeter buffering and also the installation of required concrete monuments and pins. The applicant's consultant should prepare a construction escrow breakdown for submission to the Township and for use in preparing the required development agreement.

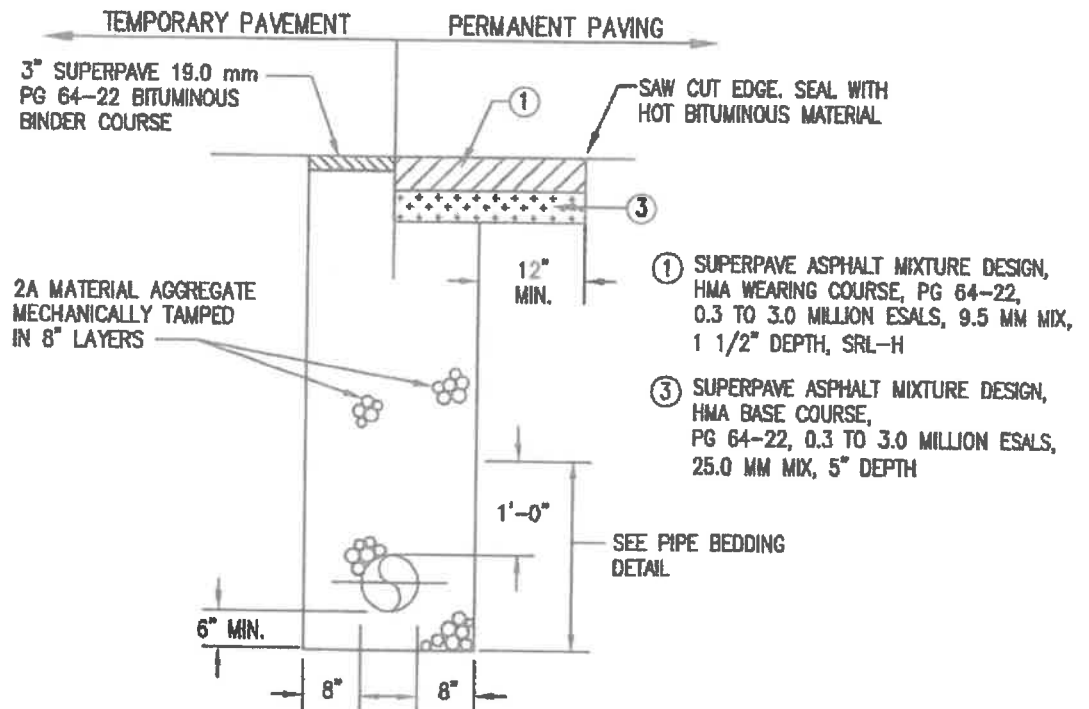
The above represents all comments on this initial plans' submission. The applicant should address all comments in this letter and revise the plans according. It should be noted that the Township's traffic consultant will also be reviewing the plans and be providing comments in a separate letter. Please contact me if you have any questions or need any additional assistance on these plans.

Very truly yours,
CKS ENGINEERS, INC
Township Engineers


Joseph J. Nolan, P.E.

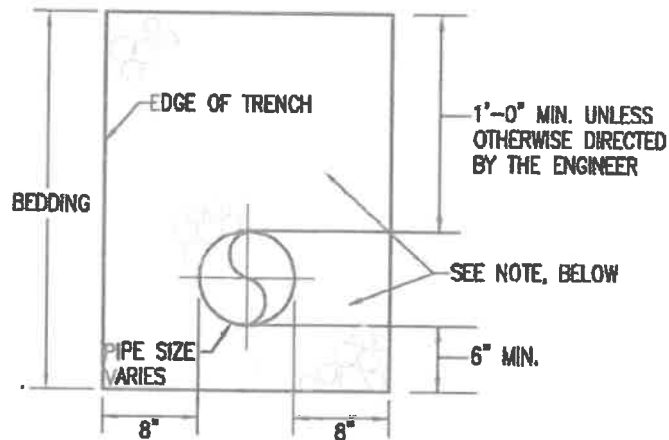
JJN/paf
Enclosure

cc: Robert L. Brant, Esq., Township Solicitor
OTM, LLC
Mazz Properties, LLC
File



PAVEMENT TRENCH RESTORATION AND BACKFILL FOR TOWNSHIP ROAD AND DRIVEWAYS

N.T.S.



TYPICAL PIPE BEDDING DETAIL

N.T.S.

NOTE: CLASS 1B STONE FOR PVC PIPE
2A STONE FOR HDPE PIPE
2A STONE FOR D.I.P., ALL OTHER LOCATIONS
CLEAN "SELECT" EXCAVATED MATERIAL FOR
CU WATER SERVICE TUBING

WORCESTER TOWNSHIP CONSTRUCTION DETAILS

CKS Engineers, Inc.

88 South Main Street, Doylestown, PA 18901
(215) 340-0600







4259 W. Swamp Road
Suite 410
Doylestown, PA 18902

www.cksenineers.com
215.340.0600

February 12, 2020
Ref: # 7537

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

Attention: Tommy Ryan, Township Manager

Reference: 2578 Morris Road - Revised Minor Subdivision Plan

Dear Mr. Ryan:

I am in receipt of revised plans for the minor subdivision at 2578 Morris Road. The applicant, Mazz Properties, LLC, proposes to subdivide the existing parcel of approximately 61,700 sq ft into two building lots. Lot 1 would contained 31,129 sq. ft. (net) and Lot 2 would contain 30,571 sq. ft. (net). These revised plans have been prepared for the applicant by OTM, LLC, of Wyomissing, Pennsylvania. The plan consist of eight (8) sheets, are dated November 25, 2019 with a latest revision date of January 15, 2020. CKS Engineers, Inc., previously reviewed the subdivision plans for this property and set forth our review comments in a letter dated January 6, 2020. Accompanying the latest revised plan set are two (2) letters from OTM, LLC. Both letters are dated Sunday, February 2, 2020. The first letter to Worcester Township provides answers to the review comments set forth in our original letter. The second letter is a request for waivers from the subdivision and land development ordinance regarding improvements along Morris Road. Based on my review of this latest set of revised plans, and the response letters, I offer the following comments:

1. The property is located in the R-100 Zoning District. This zoning classification has been reviewed to determine if the proposed subdivision conforms with the requirements of the zoning district. Based on my review, all dimensional aspects required by the R-100 Zoning District have been met.
2. Access to each of the two new building lots will be taken from Morris Road. Morris Road is a state road. The applicant has secured highway occupancy permits for the two (2) new driveways for the two building lots.
3. The plans include a note indicating the ultimate right-of-way along Morris Road is to be offered for dedication. The applicant's engineer indicates that PennDOT does not wish to take dedication of the right- of-way at this time. The note on the plan offers this right-of-way to Worcester Township in the alternative.

February 12, 2020

Ref: # 7537

Page 2

4. The applicant is requesting three (3) waivers in conjunction with the frontage of Morris Road. These include the following:

- a. Section 130-16 Requiring Road Frontage Improvements (Widening).
- b. Section 130-18.A Installation of Sidewalks along the property frontage.
- c. Section 130-18.B Installation of Curbing along the property frontage.

A review of other properties in this particular area of Morris Road has found that none of the improvements included in the waiver requests have previously been constructed. PennDOT has also indicated that they are not seeking improvements along this road frontage at this time. The Township Board of Supervisors should consider these waiver requests in conjunction with consideration of this subdivision.

5. The response letter indicates that a request for public water service has been submitted to North Wales Water Authority. The applicant is waiting for a response from the Authority, but have indicated the Authority desires servicing Lot 1 from Muirfield Way, which is behind the property. This would eliminate the need to access Morris Road for the installation of a water service. The applicant should secure a letter from the Authority indicating that the public water service available, and include information on the plans regarding the size and type of water service that will be constructed. The applicant is also advised that trench restoration in Muirfield Way must be performed in accordance with the detail drawing provided on the plans. A road opening permit will be required.

6. The applicant has indicated that they have submitted a request to Upper Gwynedd Township regarding connection to the public sanitary sewer system which serves that portion of Worcester Township. They are currently waiting for review and comments from Upper Gwynedd Township regarding this request. In addition, the applicant must secure a DEP Sewage Planning Exemption from the PADEP in conjunction with this project. Worcester Township may be required to revise their Act 537 to allow the public sewerage of these two (2) parcels. In addition, information on the size of the sewer laterals and pipe type should be added to the plans. Both of these sanitary sewer laterals are proposed to be constructed to the back of the property and connect to the existing sanitary sewer in Muirfield Way. The applicant is also reminded that the opening of Muirfield Way will require trench restoration in accordance with the detail drawings shown on the plans. A road opening permit will be required.

7. The latest set of plans have included a landscaping plan which shows the required replacement trees on the property, as well as the buffering required around the perimeter of the property. There is one change that needs to be made to the landscape table on the plans. My original review indicated that a screening buffer would be required along the rear of the property. This buffer should be installed in accordance with Section 130-28G(5)(f) of the Township ordinance. This is required due to the

February 12, 2020

Ref: # 7537

Page 3

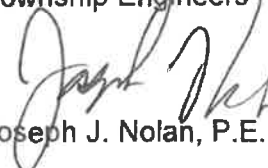
difference in zoning district classifications of the two abutting properties. The screening buffer should include more evergreen plantings to provide an immediate visual buffer between the two (2) zoning districts. The landscape plan should be revised to provide the screening buffer along the rear property lines.

8. The applicant has revised the stormwater management facilities to comply with the requirements in my initial review letter and in accordance with the requirements of PennDOT.
9. The Township Solicitor should review the notes regarding the stormwater management easement shown on Sheet 1 of the plan set. This note requires ownership and maintenance of the individual stormwater systems and allows the Township access to correct any deficiencies in the future, if necessary.
10. The applicant will be required to post a construction escrow for the improvements required in conjunction with this project. This construction escrow should be submitted to the Township for review by CKS Engineers, Inc., and also for inclusion in the Developers Agreement that will be required for this project.
11. The applicant is reminded that a separate review letter was submitted by McMahon Associates, Inc., dated January 14, 2020 relative to a traffic review for this project. All applicable comments set forth in that letter should be addressed.

The above represents all comments on this latest plan submission. The applicant will need to revise the plans again to reflect the additional comments set forth above and to provide additional information on the public sewer and public water that is proposed for this project.

Please let me know if you should have any questions or need any additional assistance on these plans.

Very truly yours,
CKS ENGINEERS, INC
Township Engineers



Joseph J. Nolan, P.E.

JJN/paf

cc: Robert L. Brant, Esq.
OTM LLC
Mazz Properties, LLC
File



McMAHON ASSOCIATES, INC.
425 Commerce Drive, Suite 200
Fort Washington, PA 19034
p 215-283-9444 | f 215-283-9445

January 14, 2020

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

PRINCIPALS
Joseph J. DeSantis, P.E., PTOE
John S. DePalma
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE
Christopher J. Williams, P.E.

ASSOCIATES
John J. Mitchell, P.E.
R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.
Maureen Chlebek, P.E., PTOE
Dean A. Carr, P.E.
Jason T. Adams, P.E., PTOE
Christopher K. Bauer, P.E., PTOE

FOUNDER
Joseph W. McMahon, P.E.

RE: **Traffic Review #1 – Minor Residential (Two-Lot) Subdivision Plans**
2578 Morris Road
Worcester Township, Montgomery County, PA
McMahon Project No. 820008.11

Dear Tommy:

Per the request of the Township, McMahon Associates, Inc. (McMahon) has prepared this comment letter, which summarizes our initial traffic engineering review of the proposed subdivision to be located at 2578 Morris Road (S.R. 2001) in Worcester Township, Montgomery County, PA. It is our understanding that the proposed subdivision will consist of subdividing a larger lot on the lands of Mazz Properties, LLC (67-00-02569-00-1) into two smaller lots (lots 1 and 2). A single-family home is proposed on both lots 1 and 2 with access to each lot to be provided via individual driveway connection to Morris Road (S.R. 2001).

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

- Minor Subdivision Plans for 2578 Morris Road, prepared by OTM, LLC, dated November 25, 2019.

Upon review of the subdivision plans, McMahon offers the following comments for consideration by the Township and action by the applicant:

1. We recommend that the applicant and their design engineer explore redesigning the two lots to share a common driveway to/from Morris Road (S.R. 2001) to minimize the number of access points to the State roadway and providing improved access management practices.

2. A note should be added to the plans stating the area between legal right-of-way line and ultimate right-of-way line should be offered for dedication to the authority having jurisdiction over the road as required by **Section 130-16.C(2)(c) of the Subdivision and Land Development Ordinance**.
3. According to **Section 130-18.A of the Subdivision and Land Development Ordinance**, sidewalk is required along the site frontage of Morris Road (S.R. 2001). The plans currently do not show any sidewalk along the site frontage, thereby not satisfying the ordinance requirement. The plans should either be revised to show sidewalk along the site frontage of Morris Road (S.R. 2001), or a waiver be requested from this ordinance section. It should be noted that there is currently no sidewalk along either side of Morris Road (S.R. 2001) in the vicinity of the site. The Township may desire to consider a fee in lieu of sidewalk to be kept in escrow for future sidewalk installations in the Township and/or area of these properties.
4. According to **Section 130-18.B of the Subdivision and Land Development Ordinance**, curbing is required along the site frontage of Morris Road (S.R. 2001). The plans currently do not show any curbing along the site frontage, thereby not satisfying the ordinance requirement. The plans should either be revised to show curbing along the site frontage of Morris Road (S.R. 2001), or a waiver be requested from this ordinance section. It should be noted that there is currently no curbing along the site side of Morris Road (S.R. 2001) in the vicinity of the site.
5. 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. Based on Land Use Code 210 (Single Family Detached Housing) in the Institute of Transportation Engineers publication, **Trip Generation**, Tenth Edition, the two single-family homes will generate approximately two total "new" weekday afternoon peak hour trips. Providing a credit of one "new" trip for the existing single-family home on the property being subdivided, the number of trips subject to the transportation impact fee is one. Should the Board of Supervisors consider this to be a deminimus traffic-generating application, thus generating weekday afternoon peak hour traffic of less than two "new" vehicular trips using the current version of the Institute of Transportation Engineers (ITE) Trip Generation manual, the transportation impact fee may be waived. With one "new" trip expected with the proposed subdivision, this would qualify as deminimus. To qualify for the exemption, the applicant must place a waiver request on their final plan and submit information to support the request for review and approval of the Board.
6. Since Morris Road (S.R. 2001) is a State roadway, a State Highway Occupancy Permit (HOP) will be required for each lot driveway, as well as any modifications to the Morris Road (S.R. 2001) frontage within the right-of-way. The Township and our office must be copied on all plan submissions and correspondence between the applicant and PennDOT and invited to any and all meetings between these parties.

Mr. Tommy Ryan

January 14, 2020

Page 3

7. In all subsequent submissions, the applicant's engineer should provide a response letter that describes how each specific review comment has been addressed, where each can be found in the plan set or materials, as opposed to 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.

Sincerely,



Casey A. Moore, P.E

Executive Vice President – Corporate Operations

BMJ/CAM

cc: Joseph Nolan, P.E., Township Engineer
Bob Brant, Esq., Township Solicitor
Bradford Grauel, PLS, OTM, LLC (Applicant's Surveying and Land Planning Consultant)

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

January 14, 2020

Mr. Tommy Ryan, Manager
Worcester Township
1721 Valley Forge Road—Box 767
Worcester, Pennsylvania 19490

Re: MCPC #19-0298-001
Plan Name: Mazz Properties 2578 Morris Road
(2 lots, 2 dwelling units, comprising 1.24 acres)
Situate: 2578 Morris Road (cross street: Bethel Road)
Worcester Township

Dear Mr. Ryan:

We have reviewed the above-referenced preliminary subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on December 13, 2019. We forward this letter as a report of our review.

BACKGROUND

The applicant, Mazzota and Associates, is proposing a two-lot subdivision and the development of two single-family detached dwelling units. Each proposed dwelling unit would be 2,008 square feet and have driveway access to Morris Road. The proposal includes a rain garden stormwater management system in the front yard of each dwelling unit. A single family home and a number of trees currently exist on the site, and would be removed for construction. The site of the proposed subdivision and land development is located within the R-100 Residential District.

COMPREHENSIVE PLAN COMPLIANCE

Montco 2040 – The proposed subdivision and land development is generally consistent with the county's comprehensive plan, *Montco 2040: A Shared Vision*, which shows the proposed area as a Suburban Residential Area. Suburban Residential Areas depend on automobiles for transportation and often have extensive landscaping on individual properties.

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 township may wish to consider prior to final plan approval. Our comments are as follows:



REVIEW COMMENTS

LANDSCAPING

- A. Replacement Trees. There are numerous existing trees located on the property. Based on the information provided, it appears that many of the trees would be destroyed during development. The township requires that trees destroyed or removed during construction be replaced (SALDO §130-28.F(7)). We recommend that the applicant consider modifying the site layout to preserve trees where feasible. We recommend that the applicant coordinate with the township's landscape architect to ensure that there are sufficient replacement trees located on the property.
- B. Street Trees. The township requires that street trees be planted with new subdivisions and land developments (SALDO §130-28.G(4)). We recommend that the applicant coordinate with the township to ensure that street tree requirements are met.

STORMWATER MANAGEMENT

Based on the information provided in the Proposed Improvements and Stormwater Operations and Maintenance Plan (Sheet 4), it appears that each of the dwelling units would have a stormwater management facility (rain garden) in the front yard. We recommend that on the deed it be noted that the rain gardens shall be inspected and maintained, and that the applicant provide a maintenance guide for the homeowner to ensure that they continue to function properly.

SIDEWALKS

The county supports creating a cohesive pedestrian network through sidewalk construction. Incremental sidewalk installation adds to the overall sidewalk network, which improves pedestrian safety and enhances walkability. Proposed land developments provide opportunities for municipalities to increase their sidewalk network, even in small segments. The current proposal is located approximately 1,000 feet from a SEPTA bus stop at the intersection of Morris Road and Primrose Drive, which would be more easily accessible and safer if there were sidewalks for people to use. We encourage the applicant to consider installing sidewalks along the frontage of the property to improve safety on Morris Road.

DRIVEWAY ACCESS

The proposed dwelling units would have access onto Morris Road, and rear yards abutting Muirfield Way. Given the nature and traffic of Morris Road, we recommend that the applicant consider providing driveway access onto Muirfield Way, as opposed to Morris Road. Lot 2 directly abuts Muirfield Way, which would accommodate driveway access, and there appears to be room along the sewer lateral easement to accommodate a driveway for Lot 1.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Worcester's planning objectives for suburban residential development.

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

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 (19-0298-001) on any plans submitted for final recording.

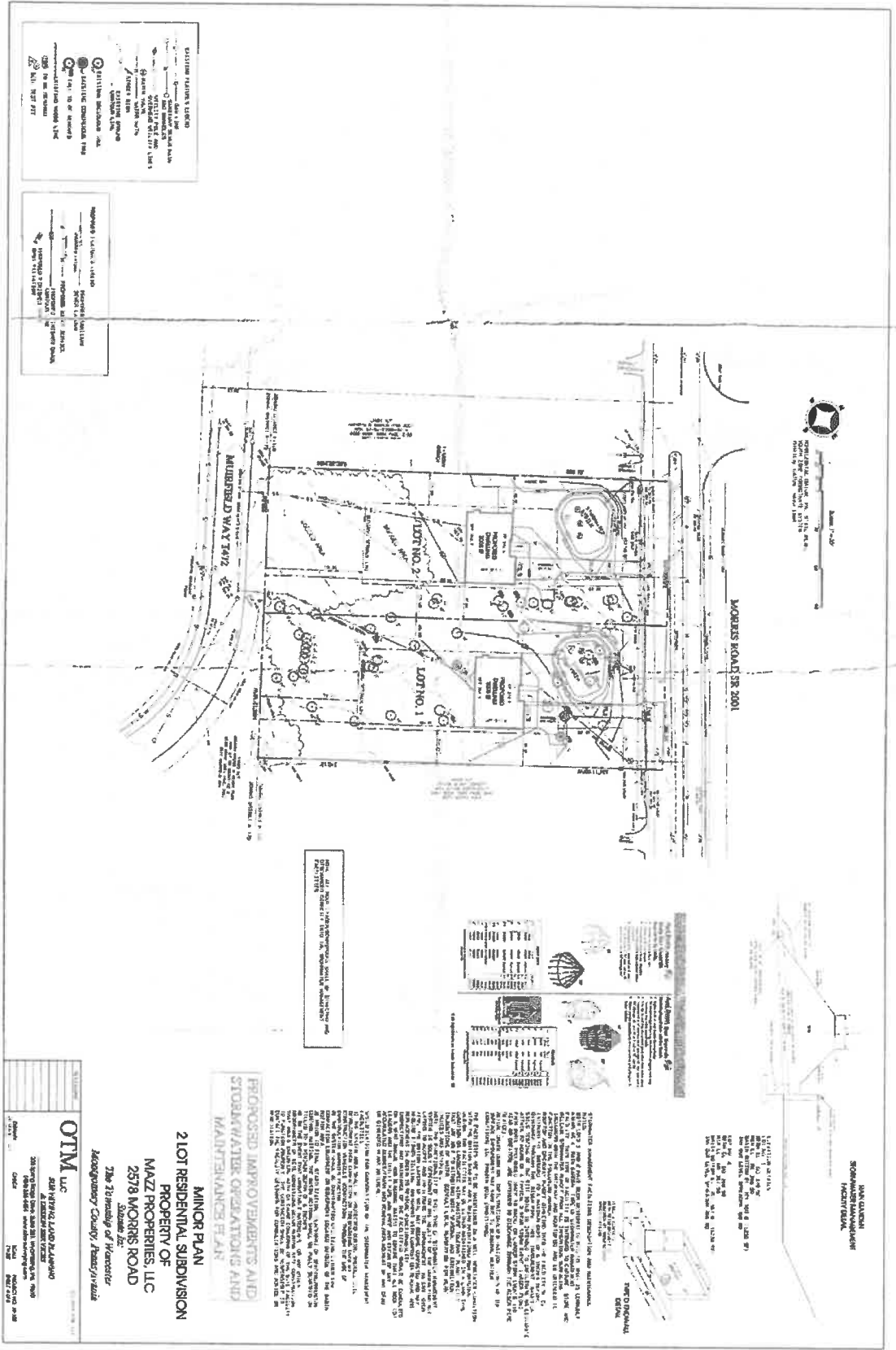
Sincerely,

A handwritten signature in cursive script that reads "Claire Warner".

Claire Warner, Community Planner
cwarner@montcopa.org
610-278-3755

c: Bradford R. Grauel, PLS, Applicant's Representative
Gordon Todd, Chrm., Township Planning Commission
Francis Hanney, PennDOT

Attachment A: Reduced Copy of Applicant's Subdivision and Land Development Plan
Attachment B: Aerial Image of Site






Mazz Properties 2578 Morris Road
MCPC #190298001

Montgomery County
Planning Commission
Montgomery County Courthouse - Planning Commission
Pc Room 211 • Harrisburg, PA 17102
610.271.1212 • 610.271.2261
www.montgomeryplanning.org
Year 2017 aerial photography provided by Pennsylvania

0 20 40 200 Feet





February 20, 2020

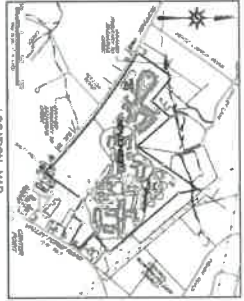
Meadowood – Campus Wide Generator Project

Information Package

- In 2016 the Meadowood Board of Directors approved a campus wide master plan which included numerous goals. Several of those goals, including the Grove, parking improvements, trail improvements, and kitchen/dining improvements have been achieved, or are currently under construction. One task ahead is the ability to provide all of our residents with the comfort and peace of mind what our emergency power generation offers. This information package attached, once approved, will allow us to meet that goal.

Specifications:

1. Two generators with enclosures will be 13'6" high.
2. Each Enclosure will measure 12' x 38'.
3. Generators will run on diesel fuels.
4. Each generator will have a fuel tank built into the base with a 3,500-gallon capacity.
5. Noise abatement is key to Meadowood – See Stat Sheet.
6. Total power generation will be 4,000kw.
7. 4,000kw will be sufficient to power the entire campus.
8. Low level lighting will be provided and switched as needed – not on full-time.
9. Generators will be exercised each week for 30 minutes.



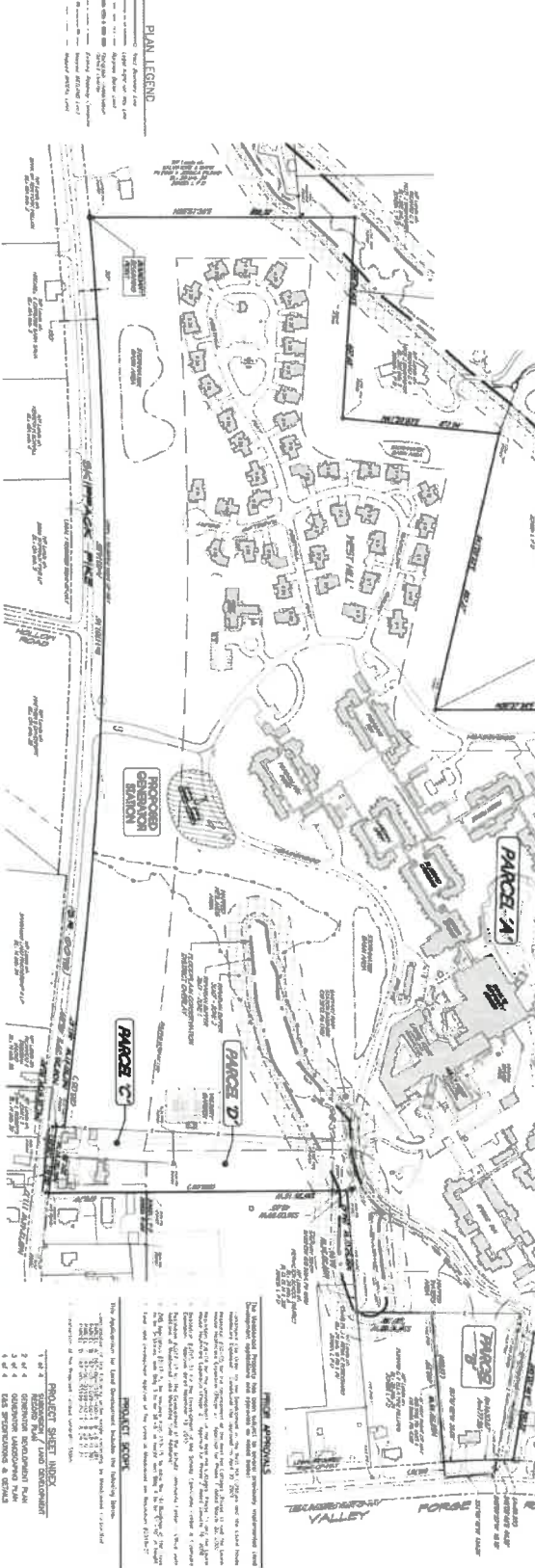
GENERAL PLAN NOTES

1. The site is located in the unincorporated area of Worcester County, Massachusetts, adjacent to the town of Uxbridge.
2. The site is zoned R-2 (Single-Family Residential, Two-Family Dwelling). The proposed development is consistent with the intent of the zoning ordinance.
3. The proposed development consists of the construction of 120 single-family detached dwellings and 20 two-family dwellings, including associated parking, roads, and utilities.
4. The proposed development is designed to be self-sufficient and to conform with all applicable regulations and standards.
5. The proposed development is designed to provide a high quality of living and to be aesthetically pleasing to the surrounding area.
6. The proposed development is designed to be safe and sound, and to conform to all applicable codes and standards.
7. The proposed development is designed to be accessible to all persons, including the elderly and disabled.
8. The proposed development is designed to be environmentally sensitive and to preserve natural resources.
9. The proposed development is designed to be socially and economically viable.
10. The proposed development is designed to be a model of good planning and design.

SITE ZONING DATA SCHEDULE

ZONING REGULATIONS

PERMITTED USES	HEIGHT	SETBACKS	STAIRWAYS	OTHER
Single-Family Detached Dwelling	35' Max	35' Front, 5' Side, 5' Rear	None	None
Two-Family Dwelling	35' Max	35' Front, 5' Side, 5' Rear	None	None
Accessory Dwelling	15' Max	5' Front, 5' Side, 5' Rear	None	None
Garage	15' Max	5' Front, 5' Side, 5' Rear	None	None
Pool	6' Max	None	None	None
Driveway	12' Max	5' Front, 5' Side, 5' Rear	None	None
Shed	12' Max	5' Front, 5' Side, 5' Rear	None	None
Decks	None	None	None	None
Patios	None	None	None	None
Fences	6' Max	None	None	None
Signs	None	None	None	None



MEADOWWOOD - OVERALL SITE STATISTICS

PROJECT NAME	MEADOWWOOD	TOTAL LOT AREA	TOTAL DEVELOPABLE AREA
Parcel A	120 Single-Family	120,000 sq ft	100,000 sq ft
Parcel B	20 Two-Family	20,000 sq ft	15,000 sq ft
Parcel C	0	0 sq ft	0 sq ft
Parcel D	0	0 sq ft	0 sq ft
TOTAL	140 Units	140,000 sq ft	115,000 sq ft

PLAN LEGEND

- Proposed Building Footprint
- Proposed Parking
- Proposed Roads
- Proposed Landscaping
- Proposed Utilities
- Proposed Fences
- Proposed Patios
- Proposed Decks
- Proposed Sheds
- Proposed Signs

MEADOWWOOD SUBDIVISION LAND DEVELOPMENT RECORD PLAN

WOODROW & ASSOCIATES, INC.

1870 Main Street, Worcester, MA 01608

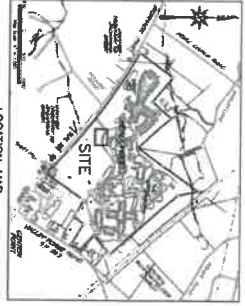
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REVISIONS

DATE: 10/15/2010

SCALE: AS SHOWN

WOODROW & ASSOCIATES, INC. seal and signature. MEADOWWOOD CORPORATION seal and signature.



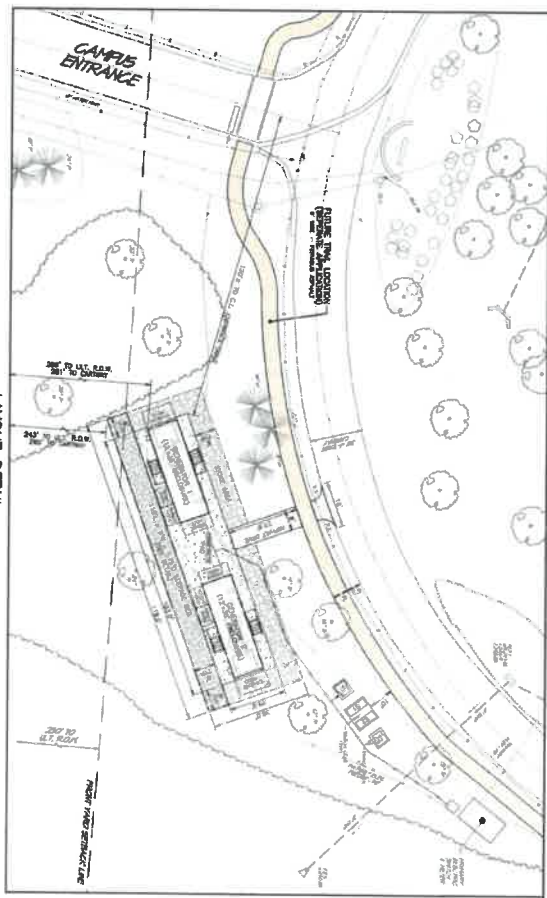
GENERAL PLAN NOTES

1. The site is located within the existing subdivision.
2. The site is located within the existing subdivision.
3. The site is located within the existing subdivision.
4. The site is located within the existing subdivision.
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20. The site is located within the existing subdivision.

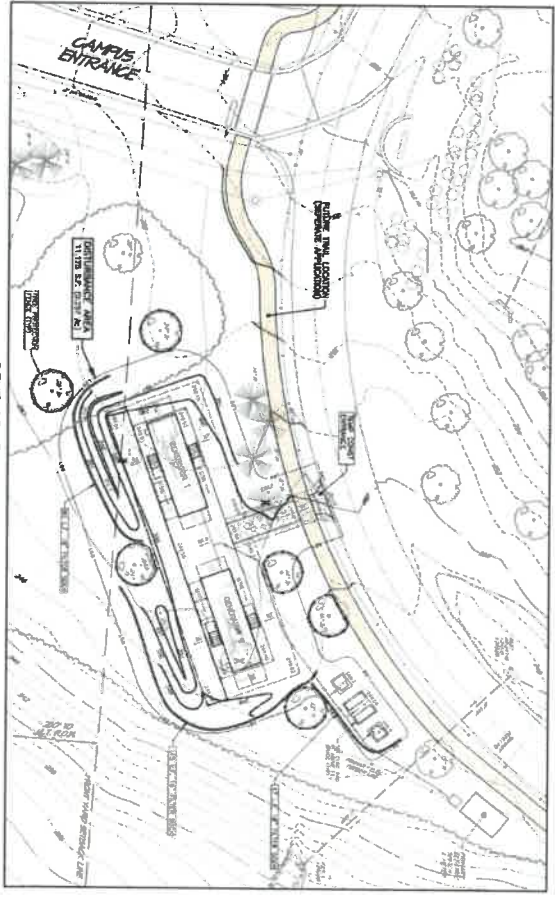
Total Estimated
(Surface to Surface)
220 Cu. Yds.

Project Dimensions
0.297 Acres

DESIGN ASSUMPTIONS AND LIMITATIONS:
 The design is based on the information provided by the client and the site visit. The design is preliminary and subject to change based on the results of the geotechnical investigation and the final site plan. The design is based on the existing conditions and does not include any future developments or changes to the site plan.



LAYOUT DETAIL



DEVELOPMENT DETAIL



Aerial View

2/17/2020

3193 PA-73 - Google Maps

Google Maps 3193 PA-73



Image capture: Nov 2018 © 2020 Google

Lansdale, Pennsylvania



Street View

East Bound View

2/17/2020

3190 PA-73 - Google Maps

Google Maps 3190 PA-73



Image capture: Nov 2018 © 2020 Google

Lansdale, Pennsylvania



Street View

West Bound View

2/17/2020

3190 PA-73 - Google Maps

Google Maps 3190 PA-73



Image capture: Nov 2018 © 2020 Google

Lansdale, Pennsylvania



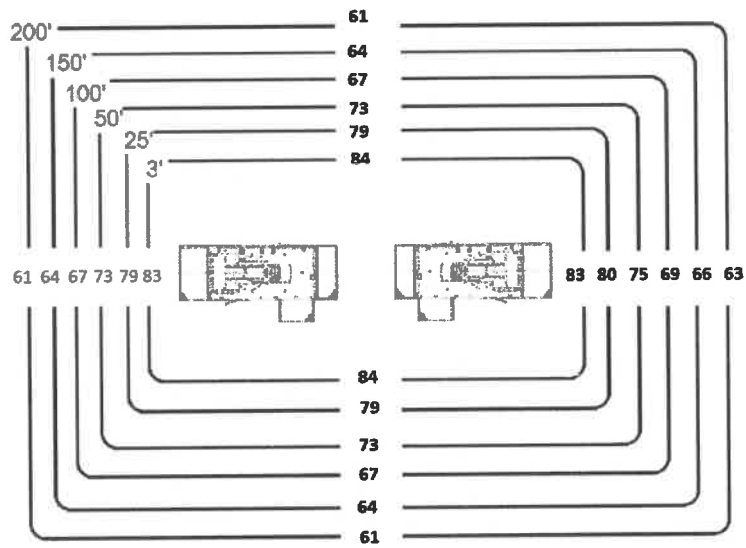
Street View

Straight On View





**Estimated Sound Levels for two 3516C-2000 generators in
-30 dB(A) enclosures within a free-field environment**



NOTES:

- All resultant levels in dB(A)
- Free-field assumed
- Source noise estimated @ 110 dB(A) @ 3' w/one genset running (113 dB(A) @ 3' w/both gensets running simultaneously)
- Genset airflow 94,129 cfm

Cat® 3516C

Diesel Generator Sets



Image shown may not reflect actual configuration

Bore – mm (in)	170 (6.69)
Stroke – mm (in)	190 (7.48)
Displacement – L (in³)	69 (4210.64)
Compression Ratio	14.7:1
Aspiration	TA
Fuel System	EUI
Governor Type	ADEM™ A3

Standby 60 Hz ekW (kVA)	Mission Critical 60 Hz ekW (kVA)	Prime 60 Hz ekW (kVA)	Continuous 60 Hz ekW (kVA)	Emissions Performance
2000 (2500)	2000 (2500)	1825 (2281)	1650 (2063)	U.S. EPA Stationary Emergency Use Only (Tier 2)

Standard Features

Cat® Diesel Engine

- Meets U.S. EPA Stationary Emergency Use Only (Tier 2) emission standards
- Reliable performance proven in thousands of applications worldwide

Generator Set Package

- Accepts 100% block load in one step and meets NFPA 110 loading requirements
- Conforms to ISO 8528-5 G3 load acceptance requirements
- Reliability verified through torsional vibration, fuel consumption, oil consumption, transient performance, and endurance testing

Alternators

- Superior motor starting capability minimizes need for oversizing generator
- Designed to match performance and output characteristics of Cat diesel engines

Cooling System

- Cooling systems available to operate in ambient temperatures up to 50°C (122°F)
- Tested to ensure proper generator set cooling

EMCP 4 Control Panels

- User-friendly interface and navigation
- Scalable system to meet a wide range of installation requirements
- Expansion modules and site specific programming for specific customer requirements

Warranty

- 24 months/1000-hour warranty for standby and mission critical ratings
- 12 months/unlimited hour warranty for prime and continuous ratings
- Extended service protection is available to provide extended coverage options

Worldwide Product Support

- Cat dealers have over 1,800 dealer branch stores operating in 200 countries
- Your local Cat dealer provides extensive post-sale support, including maintenance and repair agreements

Financing

- Caterpillar offers an array of financial products to help you succeed through financial service excellence
- Options include loans, finance lease, operating lease, working capital, and revolving line of credit
- Contact your local Cat dealer for availability in your region



Optional Equipment

Engine

Air Cleaner

- Single element
- Dual element

Muffler

- Industrial grade (15 dB)

Starting

- Standard batteries
- Oversized batteries
- Standard electric starter(s)
- Heavy duty electric starter(s)
- Dual electric starter(s)
- Air starter(s)
- Dual air starter(s)
- Jacket water heater
- Block heater

Alternator

Output voltage

- 380V 6300V
- 440V 6600V
- 480V 6900V
- 600V 12470V
- 2400V 13200V
- 4160V 13800V

Temperature Rise (over 40°C ambient)

- 150°C
- 125°C/130°C
- 105°C
- 80°C

Winding type

- Random wound
- Form wound

Excitation

- Internal excitation (IE)
- Permanent magnet (PM)

Attachments

- Anti-condensation heater
- Stator and bearing temperature monitoring and protection

Power Termination

Type

- Bus bar
- Circuit breaker
- 1600A 2000A
- 2500A 3000A
- 3200A 4000A
- 5000A
- IEC UL
- 3-pole 4-pole
- Manually operated
- Electrically operated

Trip Unit

- LSI LSI-G
- LSIG-P

Control System

Controller

- EMCP 4.2B
- EMCP 4.3
- EMCP 4.4

Attachments

- Local annunciator module
- Remote annunciator module
- Expansion I/O module
- Remote monitoring software

Charging

- Battery charger – 10A
- Battery charger – 20A
- Battery charger – 35A

Vibration Isolators

- Rubber
- Spring
- Seismic rated

Cat Connect

Connectivity

- Ethernet
- Cellular
- Satellite

Extended Service Options

Terms

- 2 year (prime)
- 3 year
- 5 year
- 10 year

Coverage

- Silver
- Gold
- Platinum
- Platinum Plus

Ancillary Equipment

- Automatic transfer switch (ATS)
- Uninterruptible power supply (UPS)
- Paralleling switchgear
- Paralleling controls

Certifications

- UL2200
- CSA
- IBC seismic certification
- OSHPD pre-approval

Note: Some options may not be available on all models. Certifications may not be available with all model configurations. Consult factory for availability.

3516C Diesel Generator Sets Electric Power

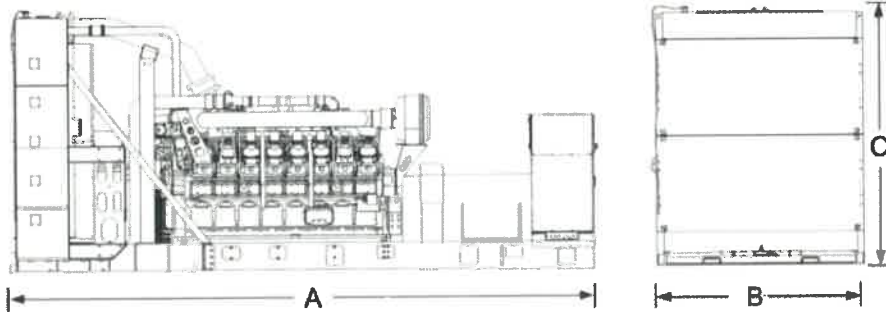


Package Performance

Performance	Standby	Mission Critical	Prime	Continuous
Frequency	60 Hz	60 Hz	60 Hz	60 Hz
Gen set power rating with fan	2000 ekW	2000 ekW	1825 ekW	1640 ekW
Gen set power rating with fan @ 0.8 power factor	2500 kVA	2500 kVA	2281 kVA	2050 kVA
Emissions	EPA ESE (TIER 2)	EPA ESE (TIER 2)	EPA ESE (TIER 2)	EPA ESE (TIER 2)
Performance number	EM1896-01	EM1897-01	DM8264-05	DM8265-04
Fuel Consumption				
100% load with fan – L/hr (gal/hr)	522.5 (138.0)	522.5 (138.0)	480.9 (127.0)	441.9 (116.7)
75% load with fan – L/hr (gal/hr)	406.8 (107.5)	406.8 (107.5)	378.8 (100.1)	349.4 (92.3)
50% load with fan – L/hr (gal/hr)	293.6 (77.5)	293.6 (77.5)	269.9 (71.3)	246.2 (65.0)
25% load with fan – L/hr (gal/hr)	169.7 (44.8)	169.7 (44.8)	159.2 (42.1)	148.9 (39.3)
Cooling System				
Radiator air flow restriction (system) – kPa (in. water)	0.12 (0.48)	0.12 (0.48)	0.12 (0.48)	0.12 (0.48)
Radiator air flow – m ³ /min (cfm)	2480.0 (87580)	2480.0 (87580)	2480.0 (87580)	2480.0 (87580)
Engine coolant capacity – L (gal)	233.2 (61.6)	233.2 (61.6)	233.2 (61.6)	233.2 (61.6)
Radiator coolant capacity – L (gal)	238.5 (63.0)	238.5 (63.0)	238.5 (63.0)	238.5 (63.0)
Total coolant capacity – L (gal)	471.7 (124.6)	471.7 (124.6)	471.7 (124.6)	471.7 (124.6)
Inlet Air				
Combustion air inlet flow rate – m ³ /min (cfm)	185.5 (6548.9)	185.5 (6548.9)	180.0 (6357.6)	174.3 (6155.8)
Exhaust System				
Exhaust stack gas temperature – °C (°F)	400.1 (752.1)	400.1 (752.1)	382.8 (721.1)	370.7 (699.3)
Exhaust gas flow rate – m ³ /min (cfm)	433.1 (15292.8)	433.1 (15292.8)	408.1 (14410.4)	385.3 (13605.7)
Exhaust system backpressure (maximum allowable) – kPa (in. water)	6.7 (27.0)	6.7 (27.0)	6.7 (27.0)	6.7 (27.0)
Heat Rejection				
Heat rejection to jacket water – kW (Btu/min)	759 (43150)	759 (43150)	715 (40666)	673 (38277)
Heat rejection to exhaust (total) – kW (Btu/min)	1788 (101696)	1788 (101696)	1645 (93554)	1522 (86577)
Heat rejection to aftercooler – kW (Btu/min)	672 (38240)	672 (38240)	612 (34784)	553 (31421)
Heat rejection to atmosphere from engine – kW (Btu/min)	133 (7564)	133 (7564)	127 (7230)	123 (6983)
Heat rejection from alternator – kW (Btu/min)	96 (5464)	96 (5464)	86 (4895)	76 (4326)
Emissions* (Nominal)				
NOx mg/Nm ³ (g/hp-h)	2754.3 (5.46)	2754.3 (5.46)	2488.9 (5.05)	2202.3 (4.37)
CO mg/Nm ³ (g/hp-h)	143.3 (0.30)	143.3 (0.30)	129.7 (0.27)	112.3 (0.24)
HC mg/Nm ³ (g/hp-h)	44.7 (0.11)	44.7 (0.11)	55.6 (0.13)	67.4 (0.16)
PM mg/Nm ³ (g/hp-h)	10.4 (0.03)	10.4 (0.03)	10.9 (0.03)	12.0 (0.03)
Emissions* (Potential Site Variation)				
NOx mg/Nm ³ (g/hp-h)	3305.2 (6.56)	3305.2 (6.56)	2986.6 (6.06)	2642.7 (5.24)
CO mg/Nm ³ (g/hp-h)	258.0 (0.54)	258.0 (0.54)	233.4 (0.49)	202.1 (0.43)
HC mg/Nm ³ (g/hp-h)	59.5 (0.14)	59.5 (0.14)	73.9 (0.18)	89.6 (0.22)
PM mg/Nm ³ (g/hp-h)	14.6 (0.04)	14.6 (0.04)	15.3 (0.04)	16.8 (0.04)

*mg/Nm³ levels are corrected to 5% O₂. Contact your local Cat dealer for further information.

Weights and Dimensions



Dim "A" mm (in)	Dim "B" mm (in)	Dim "C" mm (in)	Dry Weight kg (lb)
6776 (266.8)	2379 (93.7)	2965 (116.7)	16 275 (35,880)

Note: For reference only. Do not use for installation design. Contact your local Cat dealer for precise weights and dimensions.

Ratings Definitions

Standby

Output available with varying load for the duration of the interruption of the normal source power. Average power output is 70% of the standby power rating. Typical operation is 200 hours per year, with maximum expected usage of 500 hours per year.

Mission Critical

Output available with varying load for the duration of the interruption of the normal source power. Average power output is 85% of the mission critical power rating. Typical peak demand up to 100% of rated power for up to 5% of the operating time. Typical operation is 200 hours per year, with maximum expected usage of 500 hours per year.

Prime

Output available with varying load for an unlimited time. Average power output is 70% of the prime power rating. Typical peak demand is 100% of prime rated kW with 10% overload capability for emergency use for a maximum of 1 hour in 12. Overload operation cannot exceed 25 hours per year.

Continuous

Output available with non-varying load for an unlimited time. Average power output is 70-100% of the continuous power rating. Typical peak demand is 100% of continuous rated kW for 100% of the operating hours.

Applicable Codes and Standards

AS1359, CSA C22.2 No100-04, UL142, UL489, UL869, UL2200, NFPA37, NFPA70, NFPA99, NFPA110, IBC, IEC60034-1, ISO3046, ISO8528, NEMA MG1-22, NEMA MG1-33, 2014/35/EU, 2006/42/EC, 2014/30/EU.

Note: Codes may not be available in all model configurations. Please consult your local Cat dealer for availability.

Data Center Applications

Tier III/Tier IV compliant per Uptime Institute requirements. ANSI/TIA-942 compliant for Rated-1 through Rated-4 data centers.

Fuel Rates

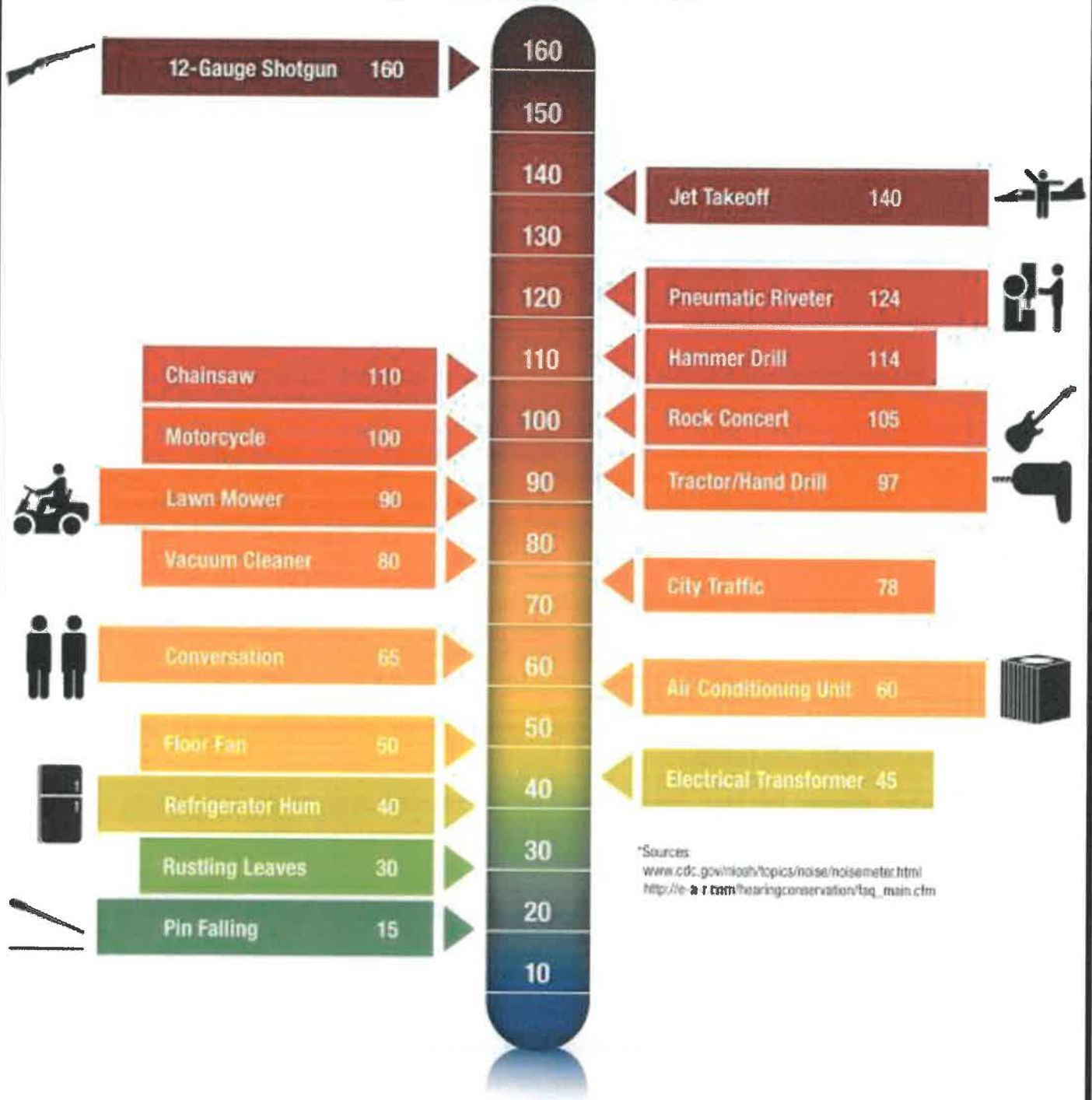
Fuel rates are based on fuel oil of 35° API [16°C (60°F)] gravity having an LHV of 42,780 kJ/kg (18,390 Btu/lb) when used at 29°C (85°F) and weighing 838.9 g/liter (7.001 lbs/U.S. gal.)

www.cat.com/electrictpower
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Materials and specifications are subject to change without notice.
The International System of Units (SI) is used in this publication.

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Decibel Scale (dBA)*



*Sources:
www.cdc.gov/niosh/topics/noise/noisemeter.html
http://e-ear.com/hearingconservation/faq_main.cfm



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www.cksengineers.com
215.340.0600

RECEIVED
JAN 21 2020

January 16, 2020
Ref: # 7536

Worcester Township
PO Box 767
1721 Valley Forge Road
Worcester, PA 19490-0797

Attention: Tommy Ryan, Township Manager

Reference: 3205 Skippack Pike - Meadowood
Emergency Generator Land Development

Dear Mr. Ryan:

I am in receipt of the Township's memorandum dated January 3, 2020, requesting our review of the land development plans submitted by the Meadowood Corporation for the installation of emergency generators on their property. Your memorandum was accompanied by a four (4) sheet plan set entitled "Subdivision/Land Development Record Plan - Meadowood Senior Living" as prepared by Woodrow & Associates Inc., of Lower Gwynedd Pennsylvania. The plans are dated December 16, 2019 with no revisions. Also included with the submission is a Post Construction Stormwater Management Report entitled "Meadowood - Generator Development " as prepared for the Meadowood Corporation by Woodrow and Associates Inc., and dated December 2019.

The plan proposes the installation of two (2) emergency generators at the front of the property but within the building set back line. These two emergency generators would be placed on a concrete pad that will be 103 ft. long x 22 ft wide. In addition, an asphalt walkway will be constructed to access the generator from the existing Meadowood Drive. The net increase in impervious area associated with installation of these generators will be 2,486 s.f. For the purposes of this land development and determining compliance with zoning, the emergency generator system is considered to be an accessory use to the existing life care facility.

I have reviewed this plan and the associated documentation to determine conformance with Worcester Township Code. Based on my review, I offer the following comments:

1. Information should be provided on the two proposed generators. This includes dimensional information, including the height of the generators as well as the type of enclosure that will be utilized to sound proof the generators.
2. The type of fuel that will be utilized to run the generators should be identified. If the generators are to be run by diesel fuel, then information on the fuel storage tanks should be provided.
3. Noise level information should be provided regarding the operation of the generators. This should include information when both generators are operating simultaneously.

January 16, 2020

Ref: # 7536

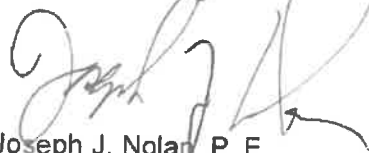
Page 2

4. Information should be provided on the proposed scheduling of the exercising of the generators. Generators are usually exercised one time per week for a specified period of time, usually from 10 to 30 minutes. The applicant should indicate when the generators will be programmed to exercise on a regular basis.
5. The applicant is proposing a screening buffer in front of the generator layout. This includes ten (10) Norway Spruce, three (3) Red Oak trees, three (3) Eastern Red Buds, and various other landscaping on the north side of the generators. There are numerous existing trees in the area of the generator that will be preserved during the installation process. It does appear that the landscaping proposed will provide a visual buffer and shield to the generators and meet the requirements of Section 130-28G(5)(f) for the screening buffer.
6. The applicant's plans should identify if any lighting is going to be provided in and around the generator area. Emergency lighting may be necessary during nighttime if the generators need to be accessed or serviced. Information on any lighting in the area should be provided and included on the plans.
7. The applicant has submitted a Stormwater Management Plan in conjunction with this project. This proposed generator system will add 2,486 square feet of impervious coverage area. The applicant has prepared a stormwater plan which will result in the installation of an infiltration seepage pit on the south side of generator pad. Based on the information provided in the stormwater management report, the applicant has adequately addressed the stormwater requirements in conjunction with this proposed project.

The above represents all comments on this land development plan submission, the applicant should provide the additional information requested in this letter for further review by the Township.

Please contact me if you have any questions or need any additional assistance on this project.

Very truly yours,
CKS ENGINEERS, INC.
Township Manager



Joseph J. Nolan, P. E.

JJN/paf

cc: Robert Brant, Esq., Township Solicitor
Andrew Raquet, Worcester Township
Tim Woodrow, Woodrow & Associates
Paul Nordeman, The Meadowood, Executive Director
File

