

# LEGAL NOTICE

NOTICE The Worcester Township Board of Supervisors will conduct a public hearing on February 20, 2019, at 7:30PM at Community Hall, 1031 Valley Forge Rd., Fairview Village, PA, to consider Conditional Use Application 2019-01, Meadowood Corporation, 3205 Skippack Pike, TPN 67-00-03185-00-6, that seeks to construct a road in a Riparian Corridor Conservation District Zone One per §150-146.7.A.2(a) and in a Riparian Corridor Conservation District Zone Two per §150-146.7.B.2(b). Information is available to be viewed at the Township Office, 1721 Valley Forge Rd., M-F, 7AM to 4:30PM. By Board Order. T. Ryan, Township Manager.

ERECTED INTO A TOWNSHIP IN 1733  
**TOWNSHIP OF WORCESTER**  
AT THE CENTER POINT OF MONTGOMERY COUNTY  
PENNSYLVANIA

1721 Valley Forge Road  
P.O. Box 767  
Worcester, PA 19490

Phone (610) 584-1410  
Fax (610) 584-8901

Conditional Use Application

**THIS SECTION COMPLETED ONLY BY TOWNSHIP:**

APPEAL NO.: CUA 2019-5 DATE FILED: 1/11, 2019

APPLICATION:  **BOARD OF SUPERVISORS**  
 **ZONING HEARING BOARD**

1. Date of Application: 1-11-19

2. Classification of Appeal (Check one or more, if applicable):

- a. Appeal from the Zoning Officer's Determination
- b. Request for Variance
- c. Request for Special Exception
- d. Challenges to the Validity of Zoning Ordinance or Map
- e. Request for Conditional Use Hearing
- f. Request for Amendment to Zoning Map
- g. Request for Zoning Ordinance Amendment
- h. Request for a Curative Amendment
- i. Request for other relief within the Jurisdiction of the Zoning Hearing Board as established in Section 909.1(a) of the Pennsylvania Municipalities Code

3. Applicant:

- a. Name: Meadowood Corporation
- b. Mailing address: 3205 Skippack Pike, P.O. Box 670,  
Worcester, PA 19490
- c. Telephone number: 610-584-3607 (Paul Nordeman, President)
- d. State whether owner of legal title, owner of equitable title, or tenant with the permission of owner legal title: Legal (REQUIRED) Owner  
Please attach Deed to prove ownership. an Agreement of Sale to prove equitable ownership. or an Affidavit allowing Tenant to apply for necessary relief.

4. Applicant's attorney, if any:

- a. Name: Catherine M. "Kate" Harper, Esquire
- b. Address: Timoney Knox, LLP, 400 Maryland Drive,  
P.O. Box 7544, Ft. Washington, PA 19034-7544
- c. Telephone number: 215-646-6000

5. Property Details:

- a. Present Zoning Classification: LPD
- b. Present Land Use: Residential Life Care Facility
- c. Location (Street Address):  
3205 Skippack Pike
- d. Parcel #: 67-00-03185-00-6
- e. Lot Dimensions:
  - (1) Area: 131+ acres
  - (2) Frontage: 2756 feet (approximately)
  - (3) Depth: 2200 feet (approximately)
- f. Circle all that apply in regards to the above specified property:
  - Public Water
  - Public Sewer
  - Private Well
  - Private Septic
- g. Size, construction, and use of existing improvements; use of land, if unimproved: (Please submit as an attachment)

6. Proposed Use(s):

- a. Proposed use(s) and construction: Please provide size, construction and proposed use(s). (Please submit as an attachment)

7. Legal grounds for appeal (Cite specific sections of Pennsylvania Municipalities Planning Code, Zoning Ordinance, Subdivision Regulations, and/ or other Acts or Ordinances). All sections that apply must be listed in which relief is required and an explanation provided. (Please submit as an attachment) See Attachment #1

8. Has any previous appeal been filed concerning the subject matter of this appeal?  
 Yes  No But we also requested a Special Exception from the Zoning Hearing Board as required.

If yes: specify: (Please submit as an attachment)

9. Challenges please list requested issues of fact or interpretation: N/A  
(Please submit as an attachment)

10. Worcester Township provide the list of names and addresses of all property within 500 feet of the perimeter of the subject property. (REQUIRED: SECTION 150-224)

**CERTIFICATION**

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

\_\_\_\_\_  
Signature  
*Paul Nordeman*  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name  
Paul Nordeman, President/CEO  
\_\_\_\_\_  
Printed Name

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF \_\_\_\_\_ : SS

The undersigned, being duly sworn according to law, deposes and says the he/she is the above names applicant, that he/she is authorized to and does take this affidavit on behalf of the owner, and foregoing facts are true and correct.

MEADOWOOD CORPORATION

By: Paul Nordeman  
Applicant Paul Nordeman, President/CEO

Applicant

Sworn to and subscribed before me this 7 day of January, 2019

Notary Public

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Susan B. Hughes, Notary Public  
Whitpain Twp., Montgomery County  
My Commission Expires May 30, 2021  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Date Received: 1/11/19

[Signature]  
Zoning Officer

MEADOWOOD CORPORATION'S APPLICATION  
TO THE WORCESTER TOWNSHIP BOARD OF SUPERVISORS  
FOR A CONDITIONAL USE FOR A ROADWAY CROSSING IN AN  
AREA DESIGNATED AS FLOODPLAIN CONSERVATION OVERLAY DISTRICT

December 21, 2018

Meadowood, a residential life care facility under the Worcester Township Zoning Ordinance, is located on a more than 125 acre campus located at 3205 Skippack Pike, in the heart of the Township. Meadowood offers senior living arrangements from independent living through skilled nursing and is in the process of adding independent senior housing to the campus in four buildings, called "The Grove," and given approval by the Worcester Township Board of Supervisors.

As a result of that construction, and Meadowood's acquisition of property with frontage along Valley Forge Road, Meadowood plans to relocate its gardens from a plot near the PECO power line to a new plot on an area of the campus closer to Valley Forge Road and Skippack Pike.

Meadowood is requesting conditional use approval under Section 150-146.7.A(2)(a) and Section 150-146.7.B(2)(a) in order to allow a roadway crossing of Zone 1 and Zone 2 of the Floodplain Conservation Overlay District due to mapped alluvial soils. Section 150-146.7.A(2)(a) permits corridor crossings by conditional use for roads. Section 150-146.7.B allows corridor crossings of Zone 2 by conditional use for roads as well.

Zone 1 is identified as land within 25 feet of an identified floodplain. Zone 2 is defined as "the outer edge of Zone 1 and shall occupy a minimum width of 50 feet in addition to Zone 1," as "subject to review and approval by the Township Board of Supervisors in consultation with the Township Engineer." Accordingly, in order to construct a roadway to allow the residents to access the new location of the Victory Garden, Meadowood seeks conditional use approval from the Worcester Township Board of Supervisors.

ATTACHMENT 1

TRIMNEY, HICK, HADSON & WISARD  
ATTORNEYS-AT-LAW  
209 WINDLAND DRIVE  
PO BOX 799  
PT WASHINGTON PA 15304-7294  
610 688-8000

STATE TA.  
AFFIDAVIT  
FILED

DEED OF CONSOLIDATION

THIS INDENTURE, made the 11th day of Oct, in the year 2002, BETWEEN MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY, a body corporate and politic organized and existing under the laws of the Commonwealth of Pennsylvania, and MEADOWOOD CORPORATION, a Pennsylvania Corporation (hereinafter called the Grantors), of the one part, and MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY and MEADOWOOD CORPORATION (hereinafter called the Grantees), of the other part,

13  
520  
150  
1750  
1750  
600  
50

WITNESSETH, that the said Grantors for an in consideration of the sum of One Dollar (\$1.00) lawful money of the United States of America and other good and valuable consideration unto them well and truly paid by the said Grantors, at or before the sealing and delivery here of, the receipt whereof is hereby acknowledged, have granted, bargained and sold, alien d, conveyed, released and confirmed, and by these presents do grant, bargain and sell, alien d, convey, release and confirm unto the said Grantees, and their heirs and assigns,

ALL THAT CERTAIN parcel or tract of land with the buildings and improvements thereon erected, located at Skippack Pike, Worcester Township, Block 28, Unit 20 and Unit 28 in Montgomery County, Pennsylvania, as more fully described on Exhibit "A" hereto.

BEING in part the same premises which, by Deed dated April 24, 1986 and recorded in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania at Deed Book 4799, Page 258 et seq. Richard S. Schweiker, Individually, Provident National Bank, Richard S. Schweiker and Sylvia Strasburg, Trustees under the Will of Blanche S. Schweiker, Deceased and Provident National Bank, Richard S. Schweiker and Sylvia Strasburg, Surviving Executors of the Estate of Blanche S. Schweiker, Deceased, Provident National Bank, Richard Schultz Schweiker, Sylvia Schweiker Strasburg, William Strasburg and Claire C. Schweiker, Trustees of the Malcolm A. Schweiker Jr. Memorial Foundation; and S.P.M. Corporation, a Pennsylvania Corporation conveyed unto the Montgomery County Industrial Development Authority, in fee.

BEING in part the same premises which, by Deed dated December 22, 1994 and recorded in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania at Deed Book 5101, Page 0647 et seq. His Eminence Anthony Cardinal Bevilacqua, Archbishop of Philadelphia conveyed unto The Meadowood Corporation, in fee.

UNDER AND SUBJECT to certain easements, covenants, conditions, restrictions and other matters of record, to the extent valid, subsisting and enforceable.

TOGETHER with all and singular the Buildings and Improvements, Ways, Streets, Driveways, Alleys, Passages, Waters, Watercourses, Rights, Liberties, Privileges, Hereditaments and Appurtenances, whatsoever therunto 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 Grantors, in law or in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

02 OCT 18 PM 2:31  
023827

5420-1048  
6543061067

TO HAVE AND TO HOLD the said lot or piece of ground above 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 Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns forever.

UNDER AND SUBJECT as aforesaid.

AND the purpose of this conveyance is to effect the consolidation of the two parcels of land described above in the prior deeds into a single parcel as described on Exhibit "A" attached hereto.

AND the said Grantors, for themselves and their heirs, assigns, executors and administrators do covenant, promise, and agree, to and with the said Grantees, their heirs and assigns, by these presents, that they, the said Grantors, their assigns and heirs, all and singular and hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors and their assigns, heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from, or under it, them, or any of them, shall and will, SUBJECT as aforesaid, WARRANT and forever DEFEND.

IN WITNESS WHEREOF, the party of the first part has hereunto set their hands and seals. Dated the day and year first above written

Scaled and Delivered  
In the Presence of us:

REALTY TRANS. TAX PAID
STATE
LOCAL
REF

*W*

MONTGOMERY COUNTY INDUSTRIAL  
DEVELOPMENT CORPORATION

By: *Sherry L. Horowitz*  
Sherry L. Horowitz, Chairperson

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
67-00-03190-00-1 WORCESTER  
SKIPPACK PIKE  
MEADOWOOD CORP THE  
B 028 U 020 L 2110 DATE: 10/18/02

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
67-00-03185-00-6 WORCESTER  
3205 SKIPPACK PIKE  
MONTGOMERY CIDA  
B 028 U 028 L 5145 DATE: 10/18/02

THE MEADOWOOD CORPORATION

By: *William DeWire*  
William DeWire, Executive Director

XXXX-1

20071022 1049

Commonwealth of Pennsylvania :  
: ss.  
County of Montgomery :

On this, the 31<sup>st</sup> day of August, 2002, before me, a notary public in the State and County aforesaid, the undersigned officer personally appeared SHELLEY L. KOBROWITZ, who acknowledged herself to be the OWNER of Montgomery County Industrial Development Authority, and that she as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing her name as SHELLEY L. KOBROWITZ

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

Robert J. Hill  
Notary Public

My commission expires:

Notarial Seal  
Robert J. Hill, Notary Public  
Montgomery County, Montgomery County  
My Commission Expires July 31, 2006  
Member, Pennsylvania Association of Notaries

MS43021050

MS43021050



Commonwealth of Pennsylvania

County of Montgomery

On this, the 10<sup>th</sup> day of October, 2002, before me, a notary public in the said County aforesaid, the undersigned officer personally appeared William DeWise who acknowledged himself to be the executive director of The Meadowood Corporation, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing his name as William DeWise.

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

*Maryellen S. Knox*  
Notary Public

My commission expires: 8/19/2016

Notarial Seal  
Maryellen S. Knox, Notary Public  
Skipack Twp., Montgomery County  
My Commission Expires Aug. 19, 2016  
Member Pennsylvania Association of Notaries

GRANTEE'S ADDRESS:  
3205 SKIPPACK PIKE  
PO-BOX 670  
WORCESTER, PENNSYLVANIA 19490-0670

DE 5630PG1051

**Legal Description of Block 28 Unit 20 and 28 Consolidation**

DESCRIPTION OF PROPERTY NOW OR FORMERLY OWNED BY THE MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY and MEADOWWOOD CORPORATION LOCATED IN THE TOWNSHIP OF WORCESTER, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA.

ALL THAT CERTAIN lot or piece of ground situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a plan made for the Meadowood Life Care Community, prepared by Woodrow & Associates, Inc., dated July 13, 2001, as follows, to wit:

BEGINNING AT A POINT on the Northernly Legal / Required Right-Of-Way line of Skipack Pike (being 100-feet in width at this point), said point being a point, a corner of lands now or late of Diefenbeck (Block 28 Unit 33), as shown on the above referenced plan;

Commencing from the Point of Beginning:

Thence extending along aforesaid lands, North 46°07'20" East, a distance of 801.70 feet to a point, a corner of lands now or late of Allan (Block 28E Unit 2);

Thence extending along aforesaid lands, South 39°39'20" East, a distance of 607.73 feet to a point, a corner of lands now or late of Siegmaster (Block 28E Unit 3);

Thence extending along aforesaid lands, North 52°19'03" East, a distance of 478.03 feet to a point, a corner of lands now or late of Dietrich (Block 28E Unit 5);

Thence extending along aforesaid lands, South 30°07'22" East, a distance of 857.25 feet to a point, a corner of lands now or late of Dietrich (Block 28E Unit 6);

Thence extending along aforesaid lands the two following courses and distances:

- (1) North 46°31'16" East, a distance of 608.33 feet to an angle point;
- (2) North 46°18'52" East, a distance of 837.81 feet to a point, a corner of lands of Peco Energy Company Right-Of-Way;

Thence extending along aforesaid lands the two following courses and distances:

- (1) South 00°16'17" West, a distance of 395.24 feet to an angle point;
- (2) South 29°28'53" East, a distance of 1759.33 feet to a point;

Thence leaving lands of Peco Energy, South 59°16'15" West, a distance of 463.46 feet to a point on the northernly side of a secondary access way to the Meadowood Life Care Facility, said point also being a corner of lands now or late of Foulke (Block 28 Unit 27);

Thence extending along the same, South 33°31'21" East a distance of 387.27 feet to a point on a curve or the Western Legal / Required Right-Of-Way line of Valley Forge Road (100-feet in width at this point);

Thence extending along the same on the arc of a circle curving to the left having a chord bearing of South 43°34'29" West and a chord length of 50.51 feet, a radius of 1,550.00 feet and an arc distance of 50.51 feet to a point on said Right-Of-Way line;

Thence extending back along said access way, North 33°31'21" West, a distance of 447.99 feet to a point a

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corner of lands now or late of Pascoe (Block 28 Unit 19);

Thence extending along the same, South 47°00'21" West, a distance of 497.71 feet to a point, a corner of lands now or late of Methacton School District (Block 29 Unit 19);

Thence extending along the same, North 48°33'55" West, a distance of 369.60 feet to a point, a corner of same Methacton School District lands;

Thence South 46°55'00" West, a distance of 40.25 feet to a point, a corner of lands now or late of Rieger (Block 29 Unit 2);

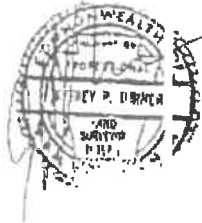
Thence extending along aforesaid lands (the two following courses and distances:

- (1) North 43°34'30" West, a distance of 155.71 feet to an angle point;
- (2) South 49°27'40" West, a distance of 810.79 feet to a point on the Nonburly Legal / Required Right-Of-Way of the first mentioned Skippack Pike;

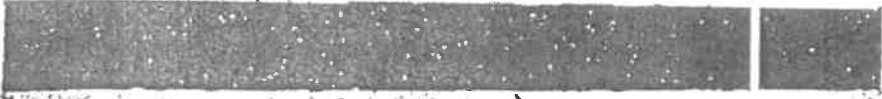
Thence continuing along said Right-Of-Way line, North 36°57'14" West, a distance of 448.71 feet to a point at the beginning of a curve tangent to said line;

Thence extending along the same on the arc of a circle curving to the left having a chord bearing of North 42°34'21" West and a chord length of 2,293.29 feet, a radius of 11,712.21 feet and an arc distance of 2,296.97 feet to the Point of Beginning.

Containing 112.2492 Acres, more or less.



*By Christine P. [Signature]*



**STATEMENT OF VALUE**

See Reverse for Instructions

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) to any child, grandchild or (2) public utility easement. If more space is needed, attach additional sheets.

**A CORRESPONDENT** - All inquiries may be directed to the following person:

Name: Catherine M. Harper, Esquire  
 Address: 400 Maryland Drive, P.O. Box 7544, Pt. Washington, PA 19034-7144  
 Telephone Number: \_\_\_\_\_  
 Area Code | 215 | 540 | 2622

**B TRANSFER DATA**

Grantor(s): <u>Montgomery County Industrial Development Authority and Meadowood Corp.</u>	Grantee(s): <u>Meadowood Corporation &amp; Montgomery County Industrial Development Authority</u>
Grantor Address: <u>MCIDA: 43 Stony Creek Office Center, Suite 320, 151 W. Marshall St., Norristown, PA 19401-4739</u>	Grantee Address: <u>Meadowood Corporation: 225 Skippack Pike, P.O. Box 670, Worcester, PA 19490-0670</u>

**C PROPERTY LOCATION**

Address: 3205 Skippack Pike  
 City: Worcester  
 County: Montgomery North Penn  
 Tax Parcel Number: 67-00-03190-0 1-1  
67-00-03190-0 0-5

**D VALUATION DATA**

1. Actual Cash Consideration <u>1.00</u>	2. Other Consideration <u>0</u>	3. Total Consideration <u>\$ 1.00</u>
4. County Assessed Value <u>\$23,440,760.00</u>	5. Lienholder Lien Ratio Factor <u>1.18</u>	6. Fair Market Value <u>2766096.80</u>

**E EXEMPTION DATA**

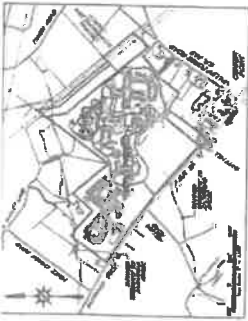
1. Amount of Exemption Claimed: \_\_\_\_\_  
 2. Percentage of Unexcess Consideration: \_\_\_\_\_

7. Check Appropriate Box Below for Exemption Claimed
- Will or Intestate succession
  - Transfer to Industrial Development Agency
  - Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
  - Transfer between principal and agent. (Attach complete copy of agency/trust party agreement.)
  - Transfer to the Commonwealth, the United States and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation attach copy of resolution.)
  - Transfer from mortgagee to a holder of a mortgage in default. Mortgage Book Number \_\_\_\_\_, Page Number: \_\_\_\_\_
  - Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
  - Statutory corporate consolidation, merger or division. (Attach copy of articles.)
  - Other (Please specify exemption claimed, if other than listed above.) DEED OF CONSOLIDATION

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Contributor(s) as Represented: Catherine Harper Date: 10/14/07

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



LOCATION MAP

**GENERAL PLAN NOTES**

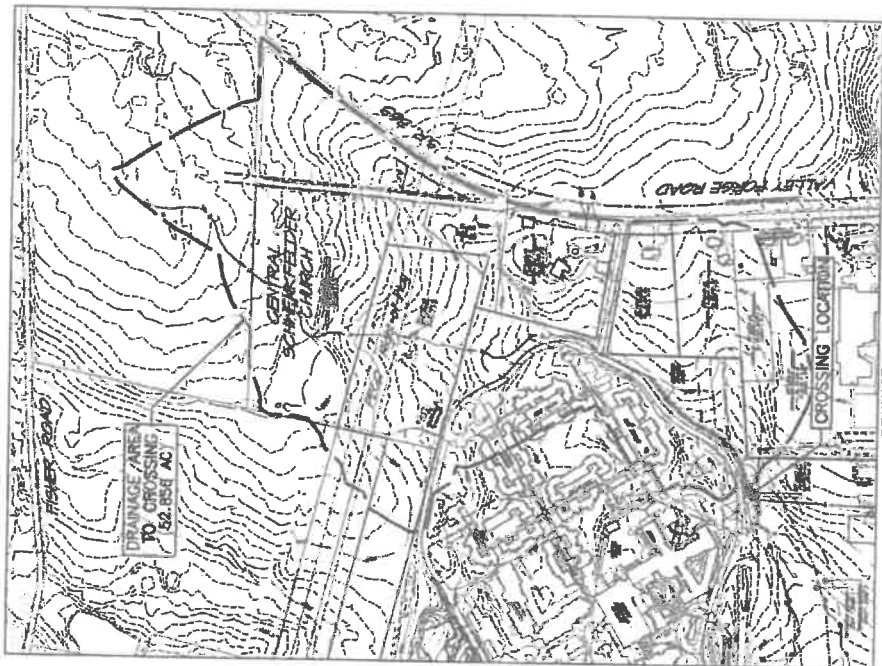
1. The project is located on the east side of the intersection of Highway 101 and Highway 102, approximately 1.4 miles north of the intersection of Highway 101 and Highway 103.
2. The project is located on the east side of the intersection of Highway 101 and Highway 102, approximately 1.4 miles north of the intersection of Highway 101 and Highway 103.
3. The project is located on the east side of the intersection of Highway 101 and Highway 102, approximately 1.4 miles north of the intersection of Highway 101 and Highway 103.
4. The project is located on the east side of the intersection of Highway 101 and Highway 102, approximately 1.4 miles north of the intersection of Highway 101 and Highway 103.
5. The project is located on the east side of the intersection of Highway 101 and Highway 102, approximately 1.4 miles north of the intersection of Highway 101 and Highway 103.
6. The project is located on the east side of the intersection of Highway 101 and Highway 102, approximately 1.4 miles north of the intersection of Highway 101 and Highway 103.
7. The project is located on the east side of the intersection of Highway 101 and Highway 102, approximately 1.4 miles north of the intersection of Highway 101 and Highway 103.
8. The project is located on the east side of the intersection of Highway 101 and Highway 102, approximately 1.4 miles north of the intersection of Highway 101 and Highway 103.
9. The project is located on the east side of the intersection of Highway 101 and Highway 102, approximately 1.4 miles north of the intersection of Highway 101 and Highway 103.
10. The project is located on the east side of the intersection of Highway 101 and Highway 102, approximately 1.4 miles north of the intersection of Highway 101 and Highway 103.

**GENERAL NOTES**

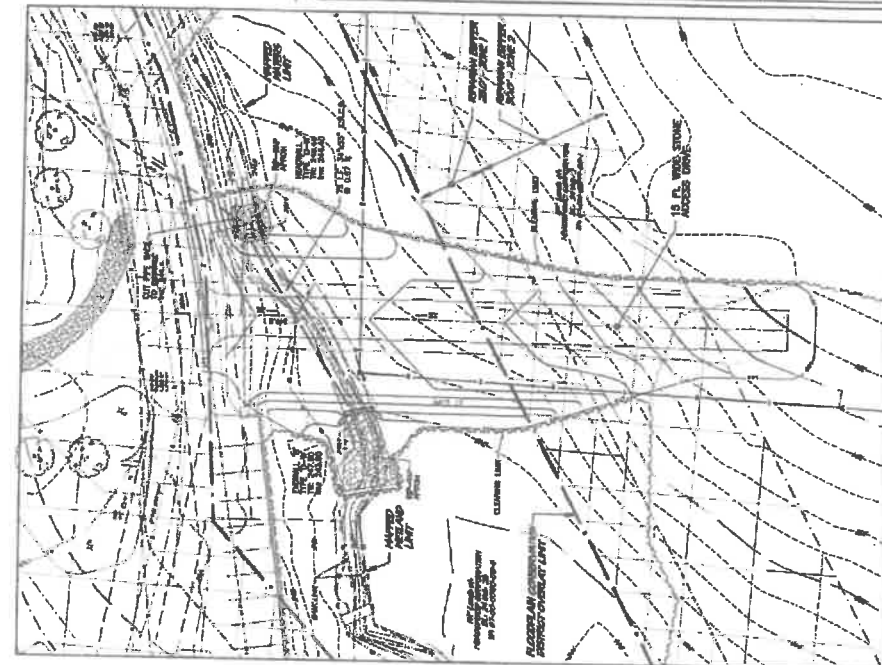
1. The project is located on the east side of the intersection of Highway 101 and Highway 102, approximately 1.4 miles north of the intersection of Highway 101 and Highway 103.
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**PLAN LEGEND**

- 1. Proposed project boundary
- 2. Existing project boundary
- 3. Proposed project boundary
- 4. Existing project boundary
- 5. Proposed project boundary
- 6. Existing project boundary
- 7. Proposed project boundary
- 8. Existing project boundary
- 9. Proposed project boundary
- 10. Existing project boundary



DRAINAGE AREA MAPPING



CROSSING DETAIL

**GENERAL PERMIT**  
**IMPACT TO WETLANDS**  
 873 Sq. Ft./0.02 Ac.  
 Crossing disturbance: 0.32 Acres

**GENERAL PERMIT**  
**IMPACT TO WETLANDS**  
 1,413 Sq. Ft./0.03 Ac.  
 Total Crossing Wetlands: 3.30 Acres

**ENGINEER'S CERTIFICATION**  
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Florida, do hereby certify that the above information is true and correct to the best of my knowledge and belief, and that I am a duly Licensed Professional Engineer in the State of Florida.



REVISIONS

THE MEADOWOOD COMPANY  
 1000 N. WINDY HILL ROAD  
 SUITE 100  
 BOCA RATON, FLORIDA 33433  
 PHONE: (561) 991-1100  
 FAX: (561) 991-1101  
 WWW.MEADOWOOD.COM

MEADOWOOD ASSOCIATES  
 INC. 2000 N. WINDY HILL ROAD  
 SUITE 100  
 BOCA RATON, FLORIDA 33433  
 PHONE: (561) 991-1100  
 FAX: (561) 991-1101  
 WWW.MEADOWOOD.COM

DATE: 08/20/11  
 DRAWN BY: J. B. BROWN  
 CHECKED BY: J. B. BROWN  
 PROJECT NO. 11-001

1 of 2