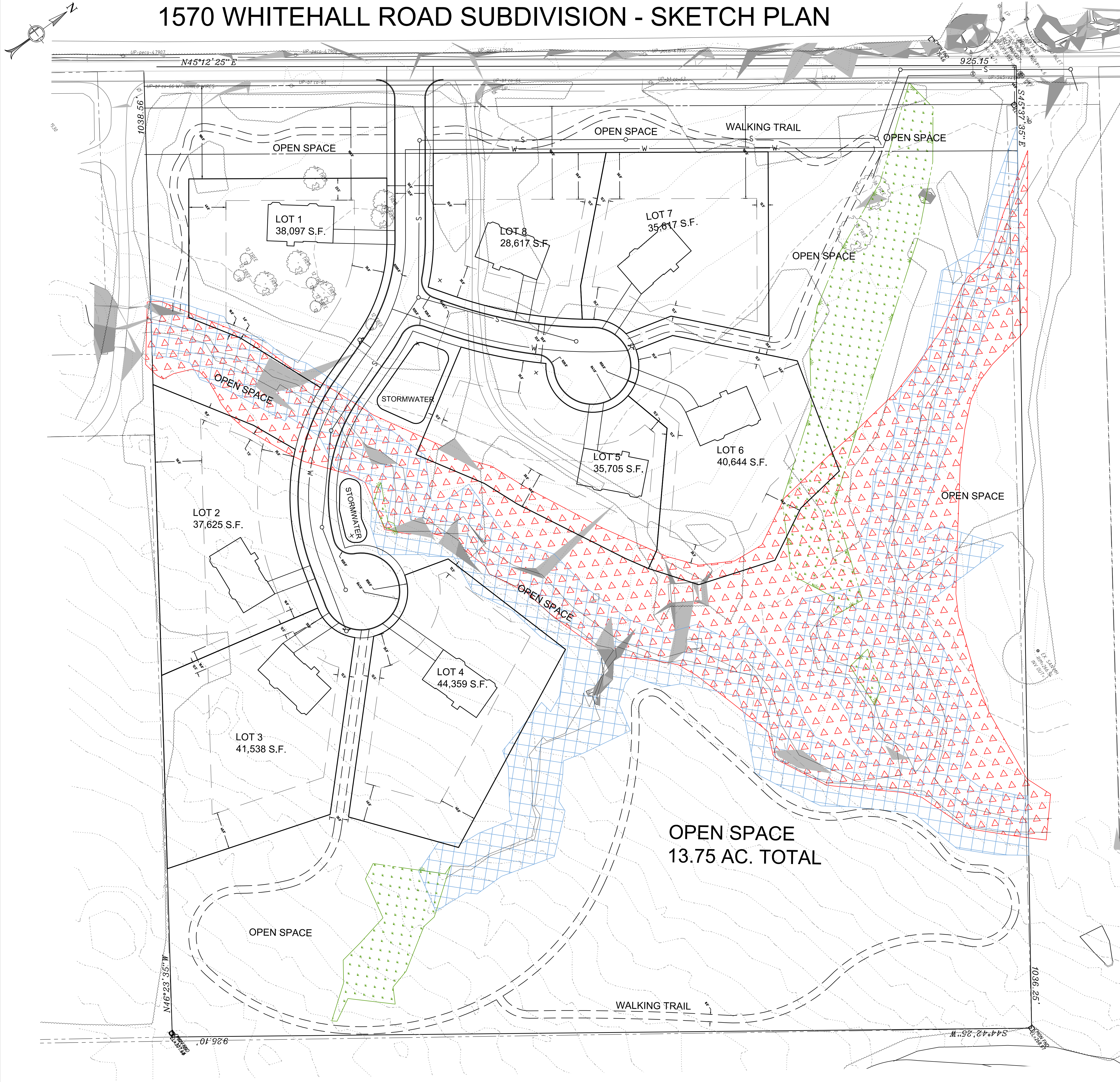
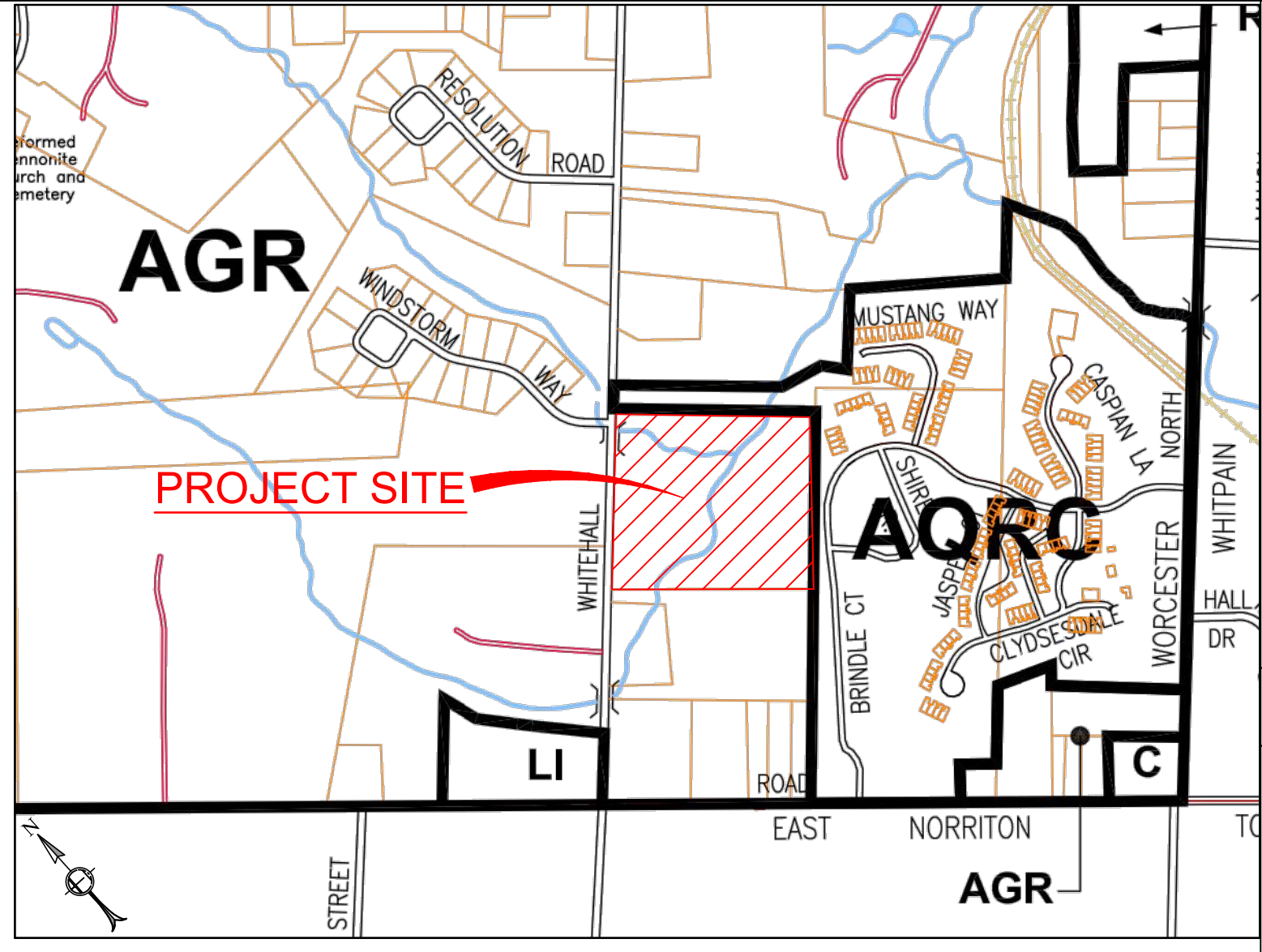


# 1570 WHITEHALL ROAD SUBDIVISION - SKETCH PLAN



**OPEN SPACE  
13.75 AC. TOTAL**



**KEY MAP**  
SCALE: 1" = 800'

**SITE DATA:**  
RECORD OWNER: JOHN & STEVE DELLIGATTI  
DEED BOOK VOLUME 6036, PAGE 00963

**APPLICANT:** WARMINSTER GROUP LLC  
126 E. FISH ROAD  
JACKSON, NJ 08527

**PARCEL ID NUMBER:** UPI-67-00-04045-00-1

**PLAN INTENT:** SUBDIVIDE THE PROPERTY AND CONSTRUCT 14 SINGLE FAMILY DETACHED DWELLINGS WITH SUPPORTING ROADS, UTILITIES, STORMWATER CONTROLS AND WALKING TRAILS.

**LOCATION:** WORCESTER TOWNSHIP, MONTGOMERY COUNTY

**SEWER:** PUBLIC SEWER PROPOSED  
**PUBLIC WATER:** YES

**ZONING DATA:**  
AGR DISTRICT WITH CONSERVATION SUBDIVISION REGULATIONS FOR PARCELS GREATER THAN 8 ACRES AND CONNECTION TO PUBLIC SEWER AND WATER - OPTION 1.

	REQUIRED:	PROVIDED:
MIN. LOT AREA:	18,000 S.F.	>18,000 S.F.
MIN. LOT WIDTH (STREET):	40'	>40'
MIN. LOT WIDTH (BLDG. LINE):	60'	>60'
FRONT YARD:	35'	35'
SIDE YARD:	10' (25' TOTAL)	10' (25' TOTAL)
REAR YARD:	40'	40'
TRACT SETBACK:	50'	50'+
EXISTING ROAD R/W:	100'	100'+
MIN. OPEN SPACE:	50%	>50%
MAX. IMPERVIOUS:	25% / LOT	<25%
MAX. BUILDING HEIGHT:	35/2.5 STORIES	35/2.5 STORIES

- NOTES:**
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST STANDARDS OF WORCESTER TOWNSHIP AND SHALL BE SUBJECT TO APPROVAL BY THE TOWNSHIP'S ENGINEER.
  - PROVIDE A MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE BETWEEN ALL SEWER LATERALS AND EXISTING AND PROPOSED UTILITIES. PROVIDE A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET BETWEEN THE SEWER LATERALS AND EXISTING AND PROPOSED UTILITY LINES AND STRUCTURES SUCH AS MANHOLES, INLETS, CURBS, ETC.
  - ALL ROOF LATERALS SHALL HAVE AT LEAST A 0.5% MINIMUM SLOPE.
  - CONTRACTOR IS TO UTILIZE THE ARCHITECTURAL DRAWINGS FOR THE BUILDING AND BUILDING APPURTENANCES.
  - THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON FIELD SURVEY OF SURFACE FEATURES. UNDERGROUND UTILITIES MAY EXIST ON THIS PROPERTY OTHER THAN THOSE SHOWN. CONTRACTOR IS RESPONSIBLE TO FULLY EVALUATE UTILITIES PRIOR TO STARTING CONSTRUCTION INCLUDING EVALUATING UNDERGROUND UTILITY CONFLICTS AND PERFORMING THE PA ONE CALL PRIOR TO EARTHWORK. BEI PROVIDES UTILITY INFORMATION ON THE PLAN TO BEST ESTIMATE OF FIELD CONDITIONS. HOWEVER UNDERGROUND FACILITIES HAVE NOT BEEN FIELD LOCATED. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH ALL UTILITIES DURING THE CONSTRUCTION PROCESS.
  - PLANTINGS ARE TO BE AVOIDED WHERE UTILITY EASEMENTS EXIST OR ARE PROPOSED.
  - THIS LAND DEVELOPMENT PLAN HAS BEEN PREPARED TO DEMONSTRATE THE ABILITY TO COMPLY WITH ZONING, SUBDIVISION AND LAND DEVELOPMENT ORDINANCES AND TO OBTAIN MUNICIPAL APPROVAL. ADDITIONAL INFORMATION MAY BE REQUIRED FOR CONSTRUCTION. THIS PLAN IS A SKETCH PLAN MEETING THE CRITERIA OF SKETCH PLAN FROM THE WORCESTER TOWNSHIP ORDINANCES. ADDITIONAL PLANS AND DESIGN IS NECESSARY FOR PRELIMINARY AND FINAL LAND DEVELOPMENT APPROVAL.
  - WORCESTER TOWNSHIP STANDARDS SHALL APPLY FOR ALL IMPROVEMENTS. IF NOT COVERED, PENNDOT STANDARDS SHALL APPLY.
  - THERE IS NO 100-YEAR FLOODPLAIN PER FEMA FIRM MAP #12091C0282G, MAP EFFECTIVE MARCH 2, 2015.
  - ALL CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH OSHA STANDARDS.
  - ALL CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE.
  - THE ELEVATIONS AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN ARE BASED ON NAVD 88 DATUM AND REFLECTS A SURVEY PERFORMED BY BOGIA ENGINEERING IN MARCH OF 2022.
  - PENNDOT LEGAL RIGHT OF WAY ESTABLISHED BY "COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION DRAWINGS FOR LEG. ROUTE 46127 FROM STATION 0+00 TO 46+13, ROAD DOCKET NUMBER 6, PAGE 466 FROM RECORDS PROVIDED BY PENNDOT ARCHIVE OFFICE DATED JANUARY 16, 1932, PLANS JUNE 7, 1915, AND SHOWN AS 33 WIDE.
  - ANY PROPOSED STORMWATER MANAGEMENT FACILITIES ARE A PERMANENT PART OF THE DEVELOPMENT AND SHALL NOT BE REMOVED, ALTERED, OR MODIFIED WITHOUT REVIEW AND APPROVAL OF WORCESTER TOWNSHIP.
  - ALL SIGNS AND PAVEMENT MARKINGS SHALL COMPLY WITH THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST VERSION.
  - SEWER CONNECTION IS PROPOSED TO THE ADJOINING SYSTEM OPERATED BY AQUA PENNSYLVANIA AND WILL REQUIRE EXPANSION OF FRANCHISE AREA WITH AQUA PENNSYLVANIA, WORCESTER TOWNSHIP, PA, DES. AND PA UTILITY COMMISSION.
  - A PENNDOT HOP PERMIT WILL BE REQUIRED FOR THE ROADWAY CONNECTION AND FOR THE UTILITIES PROPOSED WITHIN THE ROAD RIGHT-OF-WAY.

**ADJUSTED TRACT AREA CALCULATION:**  
GROSS LOT: 969,609 S.F.

- R/W = 18,299 S.F. (NOT LAPPED BY STREAM ZONE BUFFER 1)
- WETLANDS + STREAMS + ZONE BUFFER 1 = 194,647 S.F.

ADJUSTED TRACT AREA = 756,068 S.F.

CONSTRAINED = 213,514 S.F.

OPEN SPACE REQUIRED = 591,548 S.F.

OPEN SPACE PROVIDED = 599,138 S.F.

THE WETLANDS AND STREAM BUFFER ZONE IS BASED ON WETLANDS AND WATER COURSE DELINEATION PERFORMED BY LIBERTY ENVIRONMENTAL APRIL 5, 2022 AND STEEP SLOPES ARE BASED ON TOPOGRAPHIC SURVEY PERFORMED BY BOGIA ENGINEERING INC. IN MARCH OF 2022.

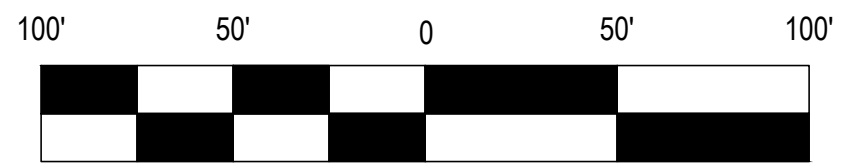
**EXISTING FEATURES LEGEND:**

- EXISTING BOUNDARY WITH CORNER
- PENNDOT LEGAL RIGHT-OF-WAY
- EXISTING ADJOINING BOUNDARY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- EXISTING STREAM
- EXISTING WETLAND LIMIT
- EXISTING STREAM BUFFER ZONE 1
- EXISTING ALLUVIAL SOILS FLOOD PLAIN ZONE
- EXISTING STEEP SLOPES 15%-25%
- EXISTING STEEP SLOPES 25%+

**PROPOSED FEATURES LEGEND:**

- PROPOSED WATER LINE WITH HYDRANT
- PROPOSED SEWER MAIN WITH MANHOLE
- PROPOSED CURB
- PROPOSED WALKING TRAIL
- PROPOSED SETBACK

**GRAPHIC SCALE**



1" = 50'

**BEI**  
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1570 WHITEHALL ROAD SUBDIVISION  
SKETCH PLAN

WARMINSTER GROUP LLC  
126 E. FISH ROAD  
JACKSON, NJ 08527  
JOB: 1570 WHITEHALL ROAD  
WORCESTER TOWNSHIP  
MONTGOMERY  
PENNSYLVANIA

PIN: -  
CHECKED BY: -  
DRAWN BY: DAH  
DATE: 2022-07-01  
SCALE: 1"=50'  
DRAWING: SKETCH PLAN  
PROJECT: 2022-501  
SHEET: 01 OF 01

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