

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

**THIS SECTION COMPLETED ONLY BY TOWNSHIP:**

APPEAL NO. : 2022-22 DATE FILED: DEC 05 2022, 20

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

1. Date of Application: \_\_\_\_\_

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: Daniel Stanford
- b. Mailing address: 1411 Reiner Road  
Eggleville PA 19403
- c. Telephone number: \_\_\_\_\_
- d. State whether owner of legal title, owner of equitable title, or tenant with the permission of owner legal title: \_\_\_\_\_ **(REQUIRED)**

**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: \_\_\_\_\_
- b. Address: \_\_\_\_\_
- c. Telephone number: \_\_\_\_\_

5. Property Details:

- a. Present Zoning Classification: \_\_\_\_\_
- b. Present Land Use: \_\_\_\_\_
- c. Location (Street Address): \_\_\_\_\_

d. Parcel #: \_\_\_\_\_

e. Lot Dimensions:

(1) Area: \_\_\_\_\_

(2) Frontage: \_\_\_\_\_

(3) Depth: \_\_\_\_\_

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)**

8. Has any previous appeal been filed concerning the subject matter of this appeal?  
 Yes  No

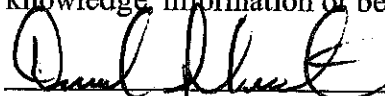
If yes: specify: **(Please submit as an attachment)**

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

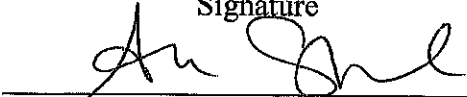
10. Worcester Township to provide the list of names and addresses of properties situated in the vicinity of the subject property as per Township Code Section 150-224


**CERTIFICATION**

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

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Printed Name

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Printed Name

COMMONWEALTH OF PENNSYLVANIA:

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

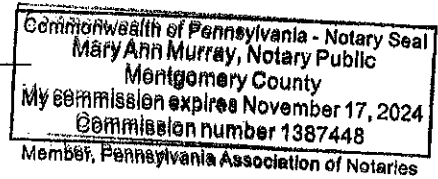
The undersigned, being duly sworn according to law, deposes and says the he/she is the above names applicant, that he/she is authorized to and does take this affidavit on behalf of the owner, and foregoing facts are true and correct.

[Signature]  
Applicant

[Signature]  
Applicant

Sworn to and subscribed before me this 1<sup>st</sup> day of December, 2022

Mary Ann Murray  
Notary Public Mary Ann Murray



Date Received: \_\_\_\_\_

Zoning Officer

**TEMPORARY SEEDING**

**LIME:** 150 LBS/1000 SF  
CRACKED LIMESTONE INCORPORATED 4 INCHES INTO SOIL.

**FERTILIZER:** 25 LBS/1000 SF  
10-20-20 INCORPORATED 4 INCHES INTO SOIL.

**SEED:** 1.0 LBS/1000 SF  
ANNUAL RYEGRASS

**MULCH:** 140 LBS/1000 SF  
STRAW MULCH

**MINIMUM STANDARD FOR LIMESTONE AND FERTILIZER**  
LIMESTONE SHALL BE APPLIED AT A RATE OF 1 TON PER ACRE.  
FERTILIZER SHALL BE APPLIED AT A RATE OF:  
NITROGEN: 30 LBS/ACRE AVERAGE  
PHOSPHORUS: 100 LBS/ACRE AVERAGE  
POTASSIUM: 120 LBS/ACRE AVERAGE

**PERMANENT SEEDING**

**LIME:** 150 LBS/1000 SF  
GROUND LIMESTONE INCORPORATED 4 INCHES INTO SOIL.

**FERTILIZER:** 25 LBS/1000 SF  
10-20-20 INCORPORATED 4 INCHES INTO SOIL.

**SEEDING: LAWN AND MOWED AREAS -** KENTUCKY BLUEGRASS - 30 LBS/AC  
REDDTOP - 3 LBS/AC  
PERENNIAL RYEGRASS - 20 LBS/AC  
TOTAL SEEDING - 53 LBS/AC

**OR**

PERMI LAWN-FIBR PESCUE - 40 LBS/AC  
REDDTOP - 3 LBS/AC  
PERENNIAL RYEGRASS - 20 LBS/AC  
TOTAL SEEDING - 63 LBS/AC

**SLOPES OR UNMOWED AREAS -** CROWN VETCH - 25 LBS/AC  
PERENNIAL RYEGRASS - 25 LBS/AC  
TOTAL SEEDING - 50 LBS/AC

**PLANTING DATE:** MARCH 1ST TO MAY 15TH, AND AUGUST 15TH TO OCTOBER 1ST.  
**MULCH:** STRAW AT A RATE OF 140 LBS/1000 SF. MULCH SHALL BE SECURED BY APPROVED METHODS.

**EROSION & SEDIMENTATION CONTROL NOTES**

1. EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCTED, STABILIZED AND FUNCTIONAL BEFORE SITE DISTURBANCE WITHIN THE TRIBUTARY AREAS OF THESE CONTROLS.
2. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE CONTROLS MUST BE STABILIZED IMMEDIATELY.
3. FILTER FABRIC FENCES MUST BE INSTALLED AT LEVEL GRADE. BOTH ENDS OF EACH FENCE SECTION MUST EXTEND AT LEAST TEN FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.
4. SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.
5. ANY FENCE SECTION WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE IMMEDIATELY REPAIRED WITH A ROCK FILTER OUTLET. SEE ROCK FILTER OUTLET DETAIL.
6. STOCKPILE HEIGHTS MUST NOT EXCEED 25 FEET. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.
7. ANY UNSTABILIZED AREA, ON WHICH ACTIVITY HAS CEASED, MUST BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH PERMANENT SEEDING SPECIFICATION. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE RECOMMENDED RATES.
8. DIVERSIONS, CHANNELS, SEDIMENTATION BASINS, SEDIMENTATION TRAPS AND STOCKPILES MUST BE STABILIZED IMMEDIATELY.
9. HAY OR STRAW MULCH MUST BE APPLIED AT RATES OF AT LEAST 3.0 TONS PER ACRE.
10. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION CONTROLS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION CONTROLS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND REINVENTING, MUST BE PERFORMED IMMEDIATELY.
11. SHOULD UNDESIRABLE EROSION CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND/OR SEDIMENT DISPLACEMENT. STOCKPILES OF WOODCHIPS, HAY BALES, CRUSHED STONE AND OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION.
12. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF APPENDIX G4, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION.
13. PROTECTION TO EXISTING TREES AND SHRUBS SHALL BE TAKEN BY THE CONTRACTOR TO ELIMINATE UNNECESSARY DAMAGE.
14. ANY BARE EARTH AREAS WHERE EARTH MOVING HAS CEASED MUST BE PERMANENTLY STABILIZED IMMEDIATELY.
15. ALL SWALES SHALL BE PROTECTED WITH EROSION CONTROL BLANKETS.

**CONSTRUCTION SEQUENCE**

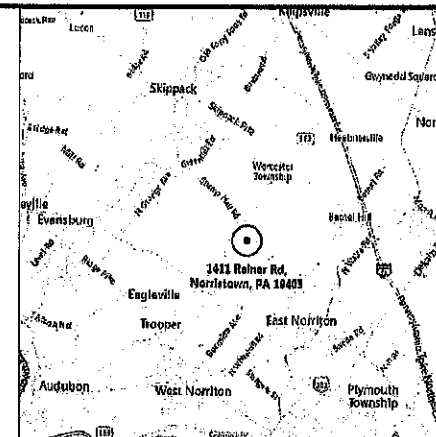
1. INSTALL SILT FENCE WHERE INDICATED ON PLAN. DRIVEWAY SHALL BE USED FOR CONSTRUCTION ENTRANCE. SHOULD THIS PROVE INEFFECTIVE A CONSTRUCTION ENTRANCE SHALL BE INSTALLED.
2. STRIP TOPSOIL AND STOCKPILE AT DESIGNATED AREA.
3. EXCAVATE POOL AREA PLACING FILL DOWN GRADIENT TO PROPOSED POOL AREA. FILL SHALL BE PLACED IN 12" LAYERS, LOOSE DUMPED, AND COMPACTED. FILL SHALL BE FREE OF DELETERIOUS MATERIAL.
4. CONSTRUCT POOL, DICKING AND APPURTENANCES.
5. FINISH GRADE DISTURBED AREAS AND STABILIZE IMMEDIATELY. ALL TOPSOIL, DE RETAINED ON SITE.
6. UPON STABILIZATION OF DISTURBED AREAS REMOVE EROSION CONTROL MEASURES.
7. AREAS REDISTURBED SHALL BE STABILIZED IMMEDIATELY.

**NOTES:**

1. TOPOGRAPHIC INFORMATION OBTAINED FROM MEA SURVEY CONDUCTED ON 10/20/16.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
3. THE BOUNDARY SHOWN HEREON HAS BEEN ESTABLISHED FROM PHYSICAL FEATURES ONLY AND IS NOT TO BE CONSIDERED A BOUNDARY SURVEY BY THIS OFFICE.
4. A SILT FENCE MUST BE PLACED AROUND ALL EROSION PRONE & PARTIALLY DISTURBED AREAS BY THE CONTRACTOR BEFORE CONSTRUCTION.
5. HAIL ALL EXCESS EXCAVATION ORY THE LOC. CLEAN ALL SILT OFF THE CONSTRUCTION VEHICLES BEFORE ENTERING THE PUBLIC ROAD.
6. POOL CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL STABILIZATION OF THE SITE.

**WORCESTER TOWNSHIP  
ADM ZONING DISTRICT**

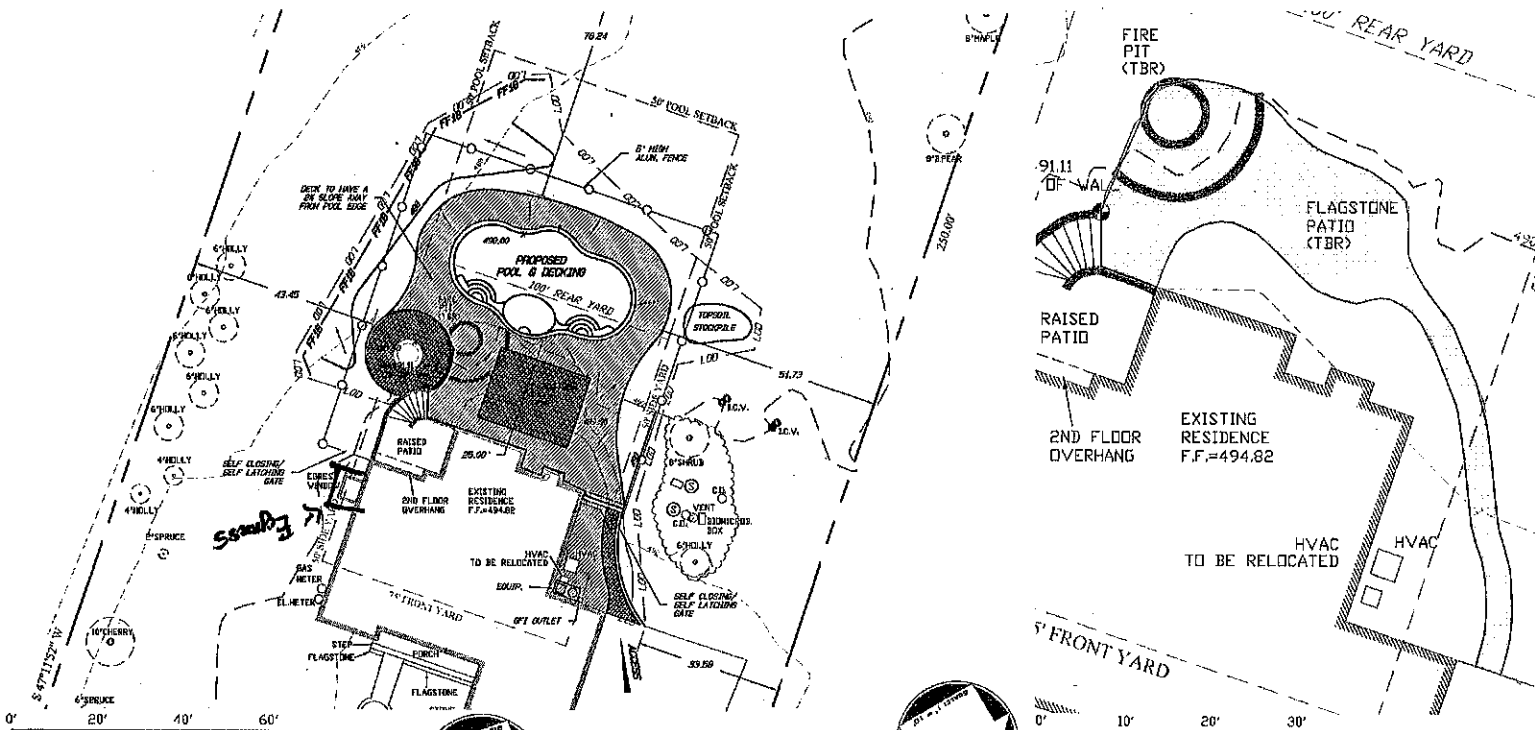
MINIMUM LOT AREA: 80,000 SQ. FT.  
MINIMUM LOT WIDTH: 250 FEET  
MINIMUM FRONT YARD: 75 FEET  
MINIMUM SIDE YARD: 50 FEET  
MINIMUM REAR YARD: 100 FEET  
MAXIMUM BUILDING COVERAGE: 10 PERCENT  
MAXIMUM IMPERVIOUS COVERAGE: 20 PERCENT  
MAXIMUM BUILDING HEIGHT: 35 FEET/2.5 STORIES  
MAXIMUM ACCESSORY HEIGHT: 15 FEET/1.5 STORIES  
SWIMMING POOL SETBACK REAR/SIDE: 50 FEET



**LOCATION MAP**

**IMPERVIOUS COVER COMPUTATION**

Net Lot Area	40,000 sf
<b>Existing:</b>	
Residence	2,855.00 sf
Driveway	2,169.00 sf
Flagstone Patio	681.00 sf
Walkway	302.00 sf
Porch	112.00 sf
Raised Patio	220.00 sf
<b>Subtotal:</b>	<b>6,339.00 sf</b>
	<b>15.85%</b>
<b>Proposed:</b>	
Pool	767.00 sf - not included
Permeable Pavers	640.00 sf - not included
Coping	110.00 sf
Decking	1,640.00 sf
Ex. Flagstone Patio (TBR)	(715.00) sf
<b>Subtotal:</b>	<b>1,655.00 sf</b>
	<b>4.14%</b>
<b>TOTAL:</b>	<b>7,994.00 sf</b>
	<b>19.99%</b>



**POOL PERMIT PLAN**

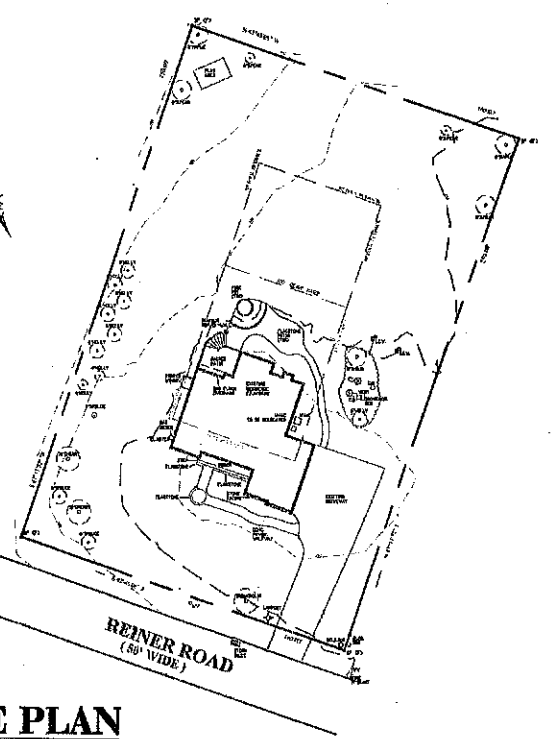
Scale: 1" = 20'

**IMPERVIOUS TO BE REMOVED**

Scale: 1" = 10'

**LEGEND**

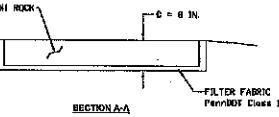
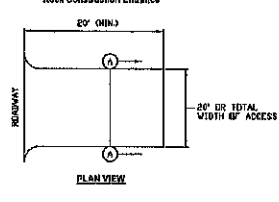
- EXISTING
- INDEX CONTOURS
- NORMAL CONTOURS
- X 100.00 SPOT ELEVATION
- TREELINE
- 4:1 SLOPES
- 3:1 SLOPES
- PROPOSED
- INDEX CONTOURS
- NORMAL CONTOURS
- X 100.00 SPOT ELEVATION
- TREELINE
- 1'-0" SILT FENCE 16"
- 1'-0" SILT FENCE 20"
- SSF SUPER SILT FENCE
- PERMEABLE PAVERS
- ROCK FILTER
- EROSION CONTROL BLANKET
- LIMIT OF DISTURBANCE
- 6,300 S.F. PROPOSED



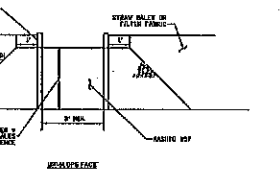
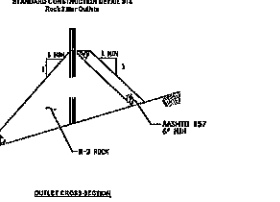
**OVERALL SITE PLAN**

Scale: 1" = 40'

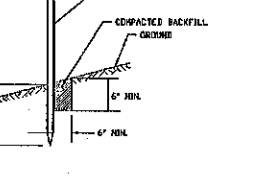
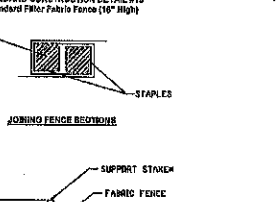
**STANDARD CONSTRUCTION DETAIL #1  
Rock Construction Entrance**



**STANDARD CONSTRUCTION DETAIL #2  
Standard Fabric Fence**

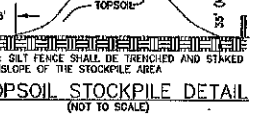


**STANDARD CONSTRUCTION DETAIL #3  
Standard Fabric Fence**



**MAINTENANCE:** Rock Construction Entrance blankets shall be constantly maintained to the specified dimensions by adding rock. A check-off shall be maintained on site for this purpose. At the end of each construction day, all sediment captured on geotextile rockpans shall be removed and returned to the construction site.

**16" SILT FENCE (TYPICAL)**



**TOPSOIL STOCKPILE DETAIL (NOT TO SCALE)**

**CALL BEFORE YOU DIG**

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN PHASE - SHUP CALL

Pennsylvania One Call System, Inc.  
1-800-233-1776

**Applicant:**  
**DANIEL & AMANDA STANFORD**  
1411 Reiner Road  
Eggleville, PA 19403

**Project:**  
**DANIEL & AMANDA STANFORD**  
1411 Reiner Road  
Eggleville, PA 19403

REV	BY	DATE	DESCRIPTION

**SHEET 1**