

MINUTES
WORCESTER TOWNSHIP PLANNING COMMISSION
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, APRIL 25, 2024 - 7:00 PM

1. CALL TO ORDER

The meeting was called to order at 7:07PM

2. ATTENDANCE

All members were present.

3. Announcements

Chairman Tony Sherr announced that the City View project was not on the agenda. He also clarified the rules of the meeting, and thanked everyone for their interest and attendance.

4. APPROVAL OF MEETING MINUTES

- a. A motion to approve the March 28, 2024 minutes was made by Mr. Koch and seconded by Ms. Greenawalt. The motion was approved unanimously.

5. WORCESTER TOWNSHIP OPEN SPACE UTILIZATION AND ACQUISITION ANALYSIS

- a. Burt Hynes from the Friends of Worcester spoke about the importance of open space, especially in relation to the 300 acres by 2033. Friends of Worcester supports the environmental rehabilitation of meadows and woodlands for open space. Mr. Hynes offered suggestions for community gardens and to keep the Township as green as possible for as long as possible.

6. LAND DEVELOPMENT

- a. Whitehall Farms Lot Line Adjustment (1543 N. Trooper Road) – There was no representative for the applicant present. A motion to table the issue was made by Mr. Koch and seconded by Ms. Greenawalt. The motion was approved unanimously.
- b. Westrum Properties Sketch Plan (1035 Trooper Road) – Rob Gundlach, Michael Maier, Brian Mackenzie, Berry Stegal, and Keith Leberman were present on behalf of the applicant.

The applicant's representatives conducted a PowerPoint presentation as an overview of the sketch plan and potential land development. The project would include a 48-unit high-end age-targeted attached housing land development. The existing dwelling

and barn would be retained and occupied by the current property owner, Mr. O'Donnell.

Members of the Planning Commission discussed potential issues with traffic, stormwater management, and parking. The applicant's representatives addressed each issue and indicated that most of what was discussed would be addressed after the submission of a formal land development application.

Public comment on the Westrum property was given by several members of the audience. Clarifications were made by the applicant's representatives concerning traffic, stormwater, and public safety.

7. PUBLIC COMMENT

A dozen or so members of the audience spoke in opposition to the City View Apartments project. Concerns stemmed from traffic to the character of the project as it pertains to compatibility with Worcester Township as a whole.

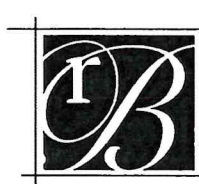
Chairman Sherr acknowledged the concerns of the members of the audience and stressed that the Township needed to operate within the constraints of the law when considering City View and any other application. He also indicated that the Planning Commission's goal was to achieve the best possible development within the constraints of the law.

8. ADJOURNMENT

The meeting was adjourned at 8:53 PM.

active applications (review period expiration)

- LD 2017-02 Palmer Village, LLC (*review period waived*)
- LD 2022-01 City View (*review period waived*)



robert e. blue
consulting engineers, p.c.

RECEIVED

▶ APR 08 2024 ◀

RECEIVED

LETTER OF TRANSMITTAL

TO: Township of Worcester	DATE: April 8, 2024
P.O. Box 267	JOB #: 2035-3
1721 Valley Forge Road	ATTN: Sean Halbom
Worcester, PA 19490	PHONE: 610-584-1410

RE: 2035-3: Carfagno - Worcester Township Submission		
The following item(s) will be	Hand Delivered	✓
	Fed Ex AWB#	
	Other:	

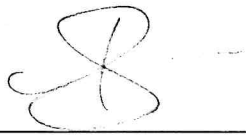
WE ARE SENDING YOU:

<input type="checkbox"/> Shop Drawings	<input checked="" type="checkbox"/> Plans	<input type="checkbox"/> CD	<input checked="" type="checkbox"/> Copy of Letter
<input type="checkbox"/> Change Order	<input type="checkbox"/> Other - Photos		

Copies	Description
1	2024-04-05 Response letter to CKS Review
5	2035-3 Carfagno - 1543 Trooper Rd - Lot Adjustment Plans - 2024-04-05
1	Lot 1 - Revised Legal Description
1	Lot 2 - Revised Legal Description

<input checked="" type="checkbox"/> For approval	<input type="checkbox"/> For your use	<input type="checkbox"/> As requested	<input type="checkbox"/> For bids due
<input type="checkbox"/> Review/Comment	<input type="checkbox"/> Other		

REMARKS:

SIGNED: 

cc: File



robert e. blue consulting engineers, p.c.

April 5, 2024

John W. Evarts, P.E.
CKS Engineers
4259 W. Swamp Road
Suite 410
Doylestown, PA 18902

Re: White Tail Farm, LLC – 1543 N. Trooper Road – Lot Line Relocation
CKS Reference: 7201-173

Dear Mr. Evarts:

On behalf of our client, White Tail Farm, LLC, the following information is being submitted in support of the property located at 1543 N. Trooper Road in Worcester Township, Montgomery County, PA. The revisions incorporated comments from the following review letter:

- White Tail Farm, LLC – Lot Adjustment Plan review letter prepared by CKS Engineers, dated March 11, 2024.

This letter shall serve as the response letter and includes how the concerns were addressed. The comments from the review letter are indicated in *italics* with the response in **bold**. The plans have been updated as follows:

ZONING

1. *After the consolidation of Lots #2 and #3 (Plan Sheet 2), Lot #2 will now have a net lot area of 2.9927 acres and a lot width of greater than 250 feet, which would be conforming to the minimum lot area and lot width requirements.*

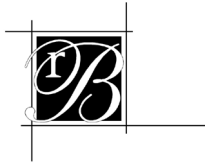
RESPONSE: acknowledged.

2. *We note that with the proposed Lot Line Relocation, Lot #2 will have an area of 2.6446 acres and a lot width greater than 250 feet and Lot #1 will have an area of 51.6902 acres and a lot width greater than 250 feet, both lots having more than the required minimum lot area and lot width*

RESPONSE: acknowledged.

CIVIL ENGINEERS • LAND SURVEYORS • SITE PLANNERS

1149 Skippack Pike, Blue Bell, Pennsylvania 19422 • Telephone 610-277-9441 • Facsimile 610-277-9897
www.robertblue.com • e-mail: rblue@robertblue.com



SUBDIVISION AND LAND DEVELOPMENT

1. *As per SALDO Section 130-35.1, the following minor plan requirements need to be addressed:*

- a) *The plan shall be drawn at a scale not to exceed 100 feet to the inch. A waiver from this requirement has been noted on Sheet 3 and requested in a letter to the Township dated February 2, 2024.*

RESPONSE: acknowledged.

ADDITIONAL PLAN COMMENTS

1. *The data for E1 on Sheet 2 does not agree with the E2 data listed on Sheet 4.*

RESPONSE: The data on Sht. 4 has been corrected; E1 on Sheet 2 now agrees with E2 listed on Sheet 4.

2. *The reference to "president" in the Ownership and Developer's Certification for Lot No. 2 must be revised to state "owner".*

RESPONSE: complied; "owner" has replaced "president".

3. *The label "Proposed New Lot Line" on Lot #2 on Sheet 2 is not a new lot line.*

RESPONSE: complied; this label has been removed.

4. *Proposed concrete monuments should be placed at the property corners along N. Trooper Road and Township Line Road, and as noted on the legal descriptions.*

RESPONSE: complied; monuments are now shown as directed in comment #4.

5. *Iron pins shall be set at all property corners of Lot #1 and Lot #2.*

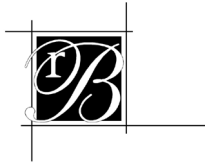
RESPONSE: complied; iron pins are now shown as directed in comment #5.

6. *The following comments refer to the legal description submitted as Description of Lot 1:*

- a) *Beginning paragraph, references "Lot 2". This should be revised to Lot 1.*

RESPONSE: complied; Lot 2 text has been corrected.

- b) *Third paragraph, N 46° 401' 00" W; correct 401'.*



RESPONSE: complied; N 46° 40' 00" W has been corrected to N 46° 40' 00" W

- c) *Fourth paragraph, 1. - arc of circle; curving to the left; an arc length of 35.81 feet; direction and length should be corrected.*

RESPONSE: complied; direction corrected to "right" and arc length to 39.92'

- d) *On page 3, fifth paragraph, 4 & 6 verify direction, arc length and chord distance.*

RESPONSE: complied; direction and lengths were checked and corrected as directed in comment 6d.

7. *The following comments refer to the legal description submitted as description of Lot 2:*

- a) *Date should be corrected.*

RESPONSE: The date has been corrected.

- b) *Fourth paragraph, 5. - verify direction arc length and chord distance.*


RESPONSE: complied; direction and lengths were checked and corrected as directed in comment 7b.

Please accept the above materials on behalf of our client, White Tail Farm, LLC, for Lot Consolidation Plan for 1543 N. Trooper Road in Worcester Township. Please feel free to contact our office at 610-277-9441 ext. 16 or RBlue@robertblue.com with any questions or comments.

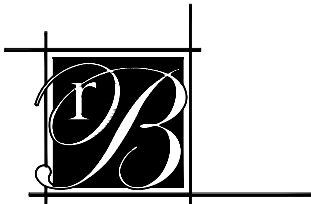
Should you require any additional information, please do not hesitate to contact me.

Sincerely,

Robert E. Blue, Consulting Engineers, P.C.

By: 
Robert E. Blue, Jr., P.E., P.L.S.
President

Cc: White Tail Farm, LLC
Richard Oswald - Robert E. Blue Engineers
REB File #2035-3



robert e. blue consulting engineers, p.c.

Description of Lot 1
From Block 17, Unit 6
Parcel 67-00-00661-00-1
1543 N Trooper Road
Norristown, PA 19403
Project No. 2035-3

February 1, 2024
Revised April 5, 2024

ALL THAT CERTAIN lot or piece of ground in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania, shown as "Lot 2" on the Lot Line Relocation Plan, Sheet 3 of 4, for White Tail Farm LLC, prepared by Robert E. Blue, Consulting Engineers, P.C., Blue Bell PA, dated November 30, 2023, last revised February 1, 2024, bound as follows, to wit:

BEGINNING at a point in the centerline of Township Line Road (SR 3001) (80 feet wide), North 42 degrees 56 minutes 34 seconds East, a distance of 40.00 feet to a concrete monument along the dividing line of lands now or formerly of Benjamin G. & Marlena Posen (Parcel 67-00-03561-00-8) and lands now or formerly of Ralph A. Harris (Parcel 67-00-03562-00-7);

THENCE along the right-of-way of Township Line Road (SR 3001) (80 feet wide), North 46 degrees 40' minutes 00 seconds West, a distance of 386.15 feet to a concrete monument, said monument being the point of beginning;

THENCE along the dividing line between lands now or formerly of Benjamin G. & Marlena Posen (Parcel 67-00-03561-00-8) and lands now or formerly of White Tail Farm LLC (Parcel 67-00-00661-00-1), the following five (5) courses and distances:

1. Along the arc of circle curving to the right having a radius of 25.00 feet, an arc length of 39.92 feet, a chord bearing of North 7 degrees 45 minutes 56 seconds West, a distance of 35.81 feet to an iron pin;
2. North 44 degrees 49 minutes 44 seconds East, a distance of 273.89 feet to an iron pin;
3. South 46 degrees 42 minutes 27 seconds East, a distance of 145.10 feet to an iron pin;
4. South 43 degrees 17 minutes 33 seconds West, a distance of 25.33 feet to an iron pin;
5. South 46 degrees 37 minutes 01 seconds East, a distance of 257.01 feet to an iron pin;

THENCE along the dividing line between lands now or formerly of Ralph A. Harris (Parcel 67-00-03562-00-7) and lands now or formerly of White Tail Farm LLC (Parcel 67-00-00661-00-1), North 43 degrees 07 minutes 10 seconds East, a distance of 204.76 feet to an iron pin;

THENCE along the dividing line between lands now or formerly of Vicque G. & Shawna A. Rondeau (Parcel 67-00-00652-00-1) and lands now or formerly of White Tail Farm LLC (Parcel 67-00-00661-00-1), the following two (2) courses and distances:

1. North 42 degrees 46 minutes 12 seconds East, a distance of 329.80 feet to an iron pin;



robert e. blue consulting engineers, p.c.

Description of Lot #1
1543 N Trooper Road
Parcel 67-00-00661-00-1
Project No. 2035-3

February 1, 2024
Revised April 5, 2024

2. South 45 degrees 16 minutes 55 seconds East, a distance of 330.76 feet to an iron pin;

THENCE along the dividing line between lands now or formerly of Gerald M. & Patricia A. McDonnell (Parcel 67-00-00658-00-4) and lands now or formerly of White Tail Farm LLC (Parcel 67-00-00661-00-1), the following two (2) courses and distances:

1. North 44 degrees 39 minutes 05 seconds East, a distance of 253.86 feet to an iron pin;
2. South 47 degrees 06 minutes 55 seconds East, a distance of 442.58 feet to a concrete monument;

THENCE along the Right of way of N. Trooper Road (80 feet wide), North 46 degrees 38 minutes 50 seconds East, a distance of 278.74 feet to a concrete monument;

THENCE along the dividing line between lands now or formerly of Rachel Paige Mumenthaler & Matthew J. Mascaro (Parcel 67-00-00661-10-9) and lands now or formerly of White Tail Farm LLC (Parcel 67-00-00661-00-1), the following four (4) courses and distances:

1. North 43 degrees 22 minutes 17 seconds West, a distance of 162.30 feet to an iron pin;
2. North 46 degrees 38 minutes 50 seconds East, a distance of 64.77 feet to an iron pin;
3. North 26 degrees 22 minutes 45 seconds East, a distance of 247.01 feet to an iron pin;
4. North 49 degrees 32 minutes 33 seconds East, a distance of 75.00 feet to an iron pin;

THENCE along the dividing line between lands now or formerly of T-Squared Realty LLC (Parcel 67-00-00664-00-7) and lands now or formerly of White Tail Farm LLC (Parcel 67-00-00661-00-1), the following four (4) courses and distances:

1. North 40 degrees 27 minutes 27 seconds West, a distance of 287.06 feet to an iron pin;
2. South 49 degrees 32 minutes 33 seconds West, a distance of 325.78 feet to an iron pin;
3. North 40 degrees 27 minutes 27 seconds West, a distance of 800.02 feet to an iron pin;
4. North 49 degrees 33 minutes 00 seconds East, a distance of 728.52 feet to an iron pin;

THENCE along the dividing line between lands now or formerly of Philadelphia Variety Club Camp (Parcel 67-00-02845-00-4) and lands now or formerly of White Tail Farm LLC (Parcel 67-00-00661-00-1), North 58 degrees 42 minutes 43 seconds West, a distance of 342.10 feet to an iron pin;

THENCE along the lands now or formerly of Robert C. & Debra E. McMaster (Parcel 67-00-00901-06-7) and lands now or formerly of White Tail Farm LLC (Parcel 67-00-00661-00-1), North 59 degrees 49 minutes 14 seconds West, a distance of 107.17 feet to an iron pin;

THENCE along the dividing line between Lands now or formerly of William J. & Kathryn L. McShane (Parcel 67-00-00901-07-6) and lands now or formerly of White Tail Farm LLC (Parcel 67-00-00661-00-1), the following two (2) courses and distances:

1. South 42 degrees 10 minutes 46 seconds West, a distance of 405.55 feet to an iron pin;
2. North 48 degrees 14 minutes 14 seconds West, a distance of 583.30 feet to an iron pin;



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Description of Lot #1
1543 N Trooper Road
Parcel 67-00-00661-00-1
Project No. 2035-3

February 1, 2024
Revised April 5, 2024

THENCE along the dividing line between lands now or formerly of Matthew A. & Ann M. DeCurtis (Parcel 67-00-00901-09-4), lands now or formerly of Samuel J. & Samuel J. Sr. Spadone (Parcel 67-00-00898-00-7), and lands now or formerly of White Tail Farm LLC (Parcel 67-00-00661-00-1), South 38 degrees 57 minutes 22 seconds West, a distance of 311.68 feet to an iron pin;

THENCE along the dividing line between lands now or formerly of Elena Marie C. & Daniel Spinelli (Parcel 67-00-00897-60-2), lands now or formerly of Richard Fraske & Linda K. Schusterman (Parcel 67-00-00895-00-1), and lands now or formerly of White Tail Farm LLC (Parcel 67-00-00661-00-1), South 38 degrees 57 minutes 50 seconds West, a distance of 566.96 feet to an iron pin;

THENCE along the dividing line between lands now or formerly of Dream Farm LLC (Parcel 67-00-03556-00-4) and lands now or formerly of White Tail Farm LLC (Parcel 67-00-00661-00-1), the following two (2) courses and distances:

1. South 50 degrees 47 minutes 18 seconds East, a distance of 564.41 feet to an iron pin;
2. South 41 degrees 53 minutes 34 seconds West, a distance of 447.41 feet to an iron pin;

THENCE along the lands now or formerly of John R. & Sara L. Posen (Parcel 67-00-03559-00-1) and lands now or formerly of White Tail Farm LLC (Parcel 67-00-00661-00-1), the following two (2) courses and distances:

1. South 46 degrees 46 minutes 26 seconds East, a distance of 200.00 feet to an iron pin;
2. South 41 degrees 53 minutes 34 seconds West, a distance of 81.58 feet to an iron pin;

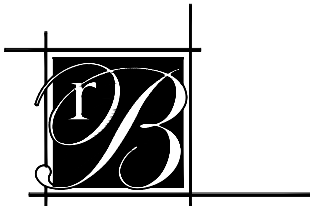
THENCE along the dividing line between lands now or formerly of John R. & Sara L. Posen (Parcel 67-00-00661-11-8) and lands now or formerly of White Tail Farm LLC (Parcel 67-00-00661-00-1), the following six (6) courses and distances:

1. South 48 degrees 06 minutes 26 seconds East, a distance of 44.39 feet to an iron pin;
2. South 58 degrees 44 minutes 27 seconds East, a distance of 52.95 feet to an iron pin;
3. South 31 degrees 15 minutes 03 seconds West, a distance of 100.00 feet to an iron pin;
4. Along the arc of a circle curving to the right having a radius of 775.00 feet, an arc length of 160.68 feet, a chord bearing of South 30 degrees 21 minutes 24 seconds West, a chord distance of 160.40 feet to an iron pin;
5. South 43 degrees 08 minutes 14 seconds West, distance of 87.49 feet to an iron pin;
6. Along the arc of a circle curving to the right having a radius of 25.00 feet, an arc length of 39.27 feet, a chord bearing of South 81 degrees 17 minutes 37 seconds West, a chord distance of 35.36 feet to a concrete monument;

THENCE along the right-of-way of Township Line Road (SR 3001), South 46 degrees 40 minutes 00 seconds East, distance of 144.80 feet to a concrete monument, said monument being the point of beginning.

CONTAINING 2,251,625.87 square feet or 51.6902 acres of land, more or less.

m:\proj\2035-3\legals\2035-3 lot 1 description.docx



robert e. blue consulting engineers, p.c.

Description of Lot 2
From Block 17, Unit 75
Parcel 67-00-00661-12-7
2909 Township Line Road
Eagleville, PA 19403
Project No. 2035-3

February 1, 2024
Revised April 5, 2024

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THENCE along the dividing line between lands now or formerly of Benjamin G. & Marlena Posen (Parcel 67-00-03561-00-8) and Ralph A. Harris (Parcel 67-00-03562-00-7), North 42 degrees 56 minutes 34 seconds East, a distance of 274.01 feet to an iron pin;

THENCE along the dividing line between lands now or formerly of Benjamin G. & Marlena Posen (Parcel 67-00-03561-00-8) and lands now or formerly of White Tail Farm LLC (Parcel 67-00-00661-00-1), the following five (5) courses and distances:

1. North 46 degrees 37 minutes 01 seconds West, a distance of 257.01 feet to an iron pin;
2. North 43 degrees 17 minutes 33 seconds East, a distance of 25.33 feet to an iron pin;
3. North 46 degrees 42 minutes 27 seconds West, a distance of 145.10 feet to an iron pin;
4. South 44 degrees 49 minutes 44 seconds West, a distance of 273.89 feet to an iron pin;
5. Along the arc of circle curving to the right having a radius of 25.00 feet, an arc length of 39.92 feet, a chord bearing of South 7 degrees 45 minutes 56 seconds East, a distance of 35.81 feet to a concrete monument.

THENCE along the right-of-way of Township Line Road (SR 3001) (80 feet wide), South 46 degrees 40 minutes 00 seconds East, a distance of 386.15 feet to a concrete monument, said monument being the point of beginning.

CONTAINING 115,197.07 square feet or 2.6446 acres of land, more or less.

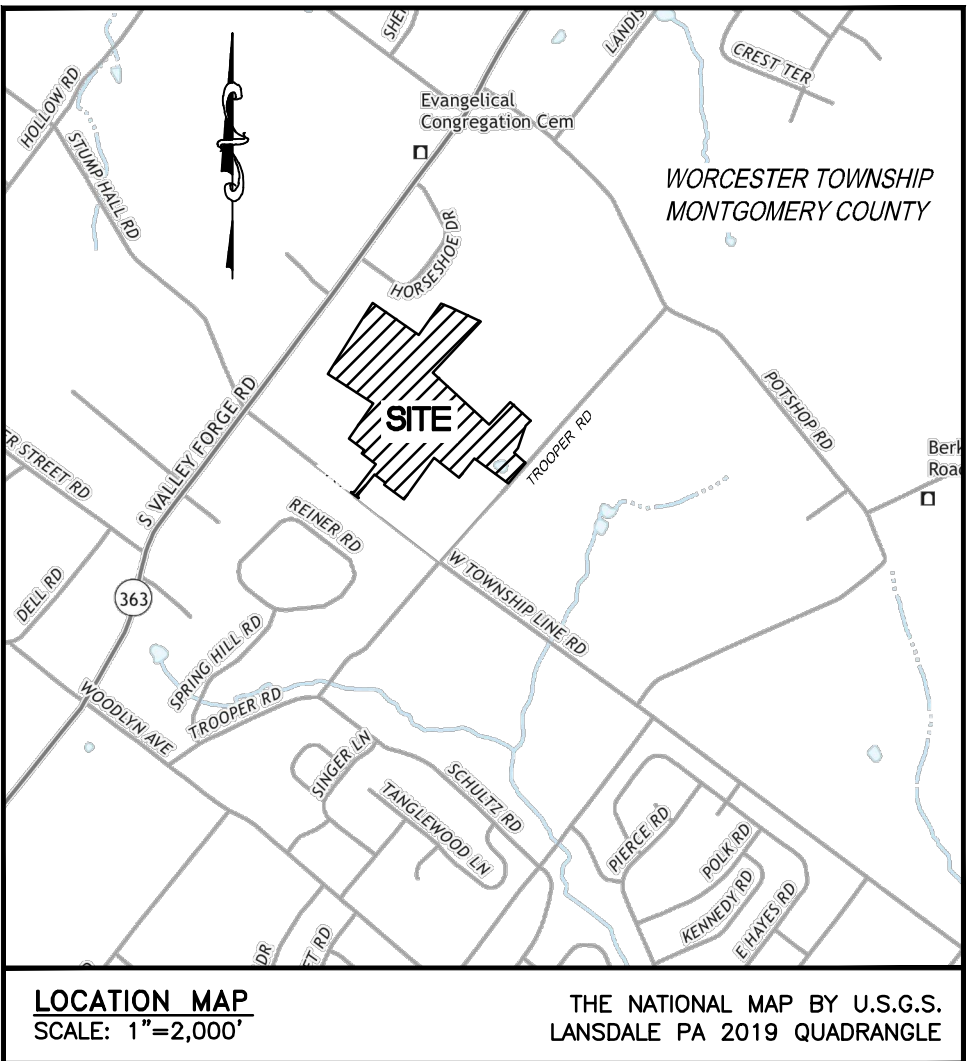
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LOT ADJUSTMENT PLANS FOR

WHITE TAIL FARM LLC

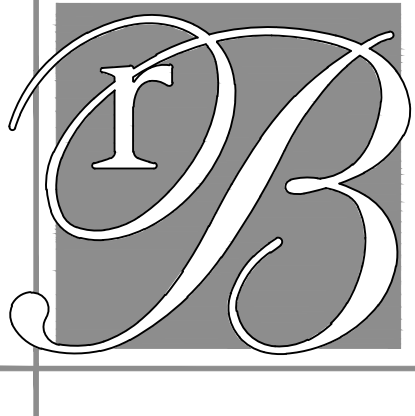
WORCHESTER TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA
PROJECT No. 2035-3

PREPARED FOR:
WHITE TAIL FARM LLC
1815 GALLAGHER ROAD
PLYMOUTH MEETING, PA 19462

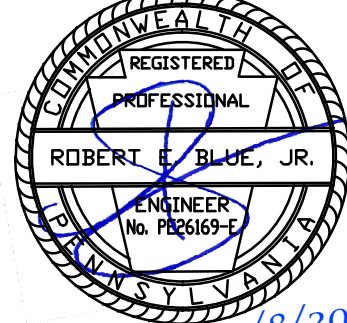
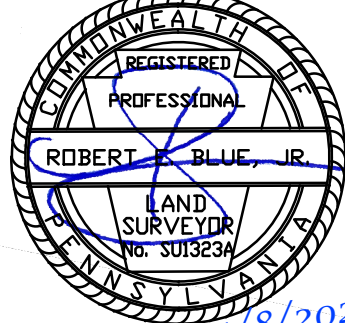


Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	LOT CONSOLIDATION PLAN
3	LOT LINE RELOCATION PLAN
4	EXISTING FEATURES PLAN

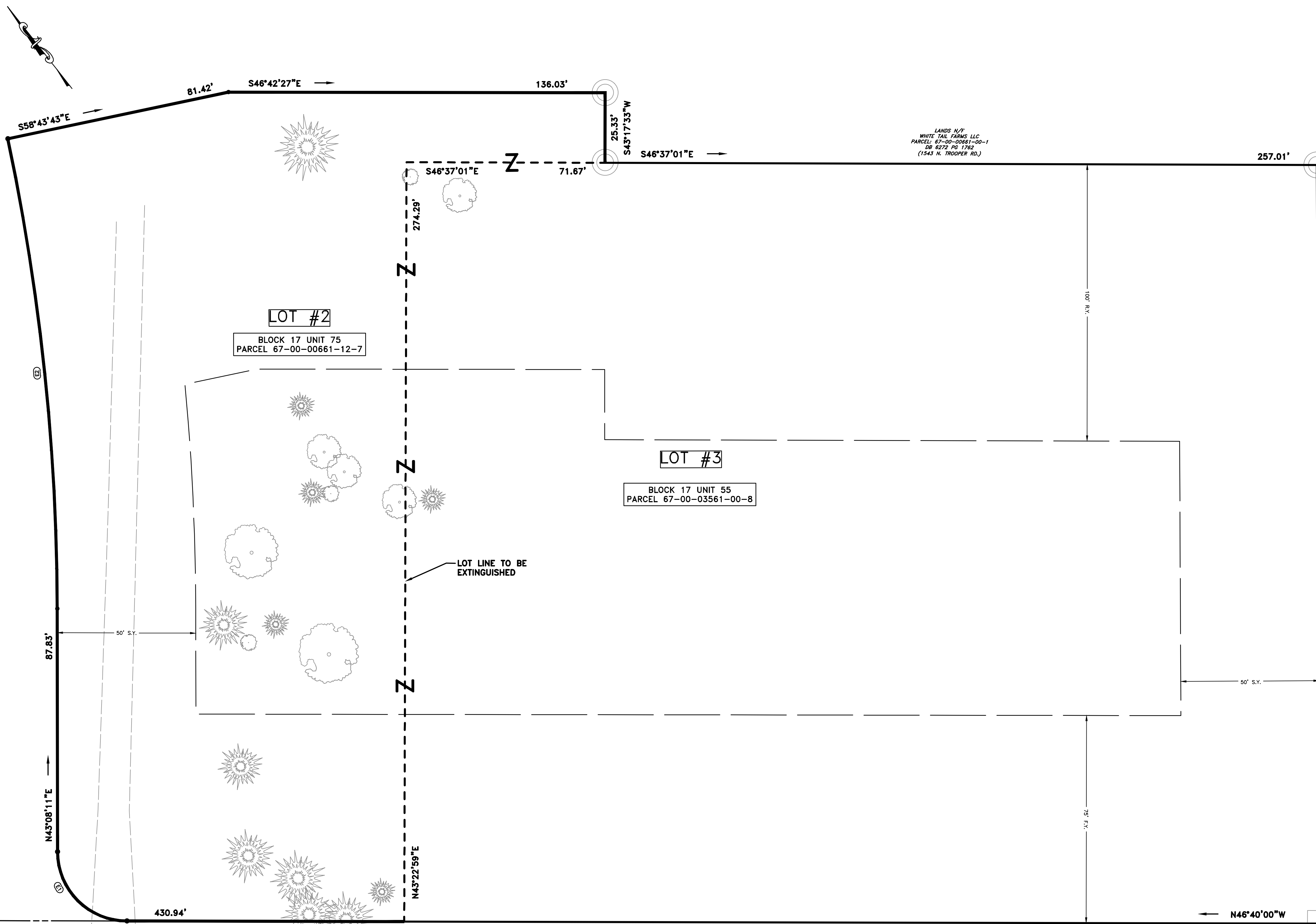
ALL DOCUMENTS PREPARED BY ROBERT E. BLUE CONSULTING ENGINEERS, P.C. ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR USE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY ROBERT E. BLUE CONSULTING ENGINEERS, P.C. FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO ROBERT E. BLUE CONSULTING ENGINEERS, P.C. AND OWNER'S USE OF PLANS SHALL BE DEEMED AN AGREEMENT TO INDEMNIFY AND HOLD HARMLESS ROBERT E. BLUE CONSULTING ENGINEERS, P.C. FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.



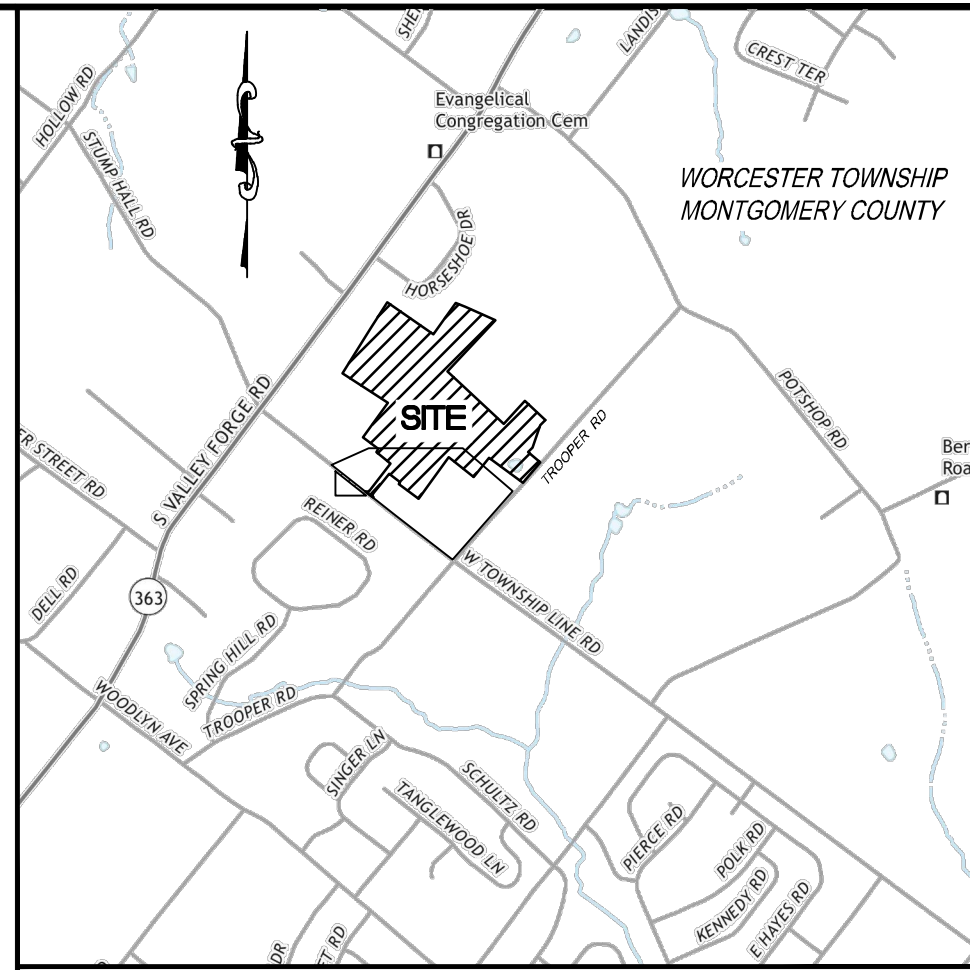
robert e. blue
consulting engineers, p.c.
1149 Skippack Pike, Blue Bell, PA 19422
tel: (610)-277-9441 fax: (610)-277-9897
www.robertblue.com email: rblue@robertblue.com

 <small>REGISTERED PROFESSIONAL ENGINEER ROBERT E. BLUE, JR. ENGINEER No. 26169-E</small>	 <small>PROFESSIONAL LAND SURVEYOR REGISTERED PROFESSIONAL ROBERT E. BLUE, JR. LAND SURVEYOR No. SU1323A</small>
<small>ROBERT E. BLUE JR. (DATE) 4/8/2024 LICENSE NO. 26169-E</small>	<small>ROBERT E. BLUE JR. (DATE) 4/8/2024 LICENSE NO. SU1323A</small>

REVISIONS		
1) 2024-02-01; REV. PER CKS REVIEW		
2) 2024-04-05; REV PER CKS LTR 3/11/24		
DRAWN BY: DJG	CHECKED BY: REB	SCALE: AS NOTED
DATE: 2024-02-01	JOB NUMBER: 2035-3	SHEET NUMBER: 1 of 4



MCPC No. _____
 PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.
 Certified this date _____
 For the Director
Montgomery County Planning Commission



CURVE TABLE

LINE OR CURVE ID	BEARING/CHORD BEARING	DISTANCE/CHORD DISTANCE	CURVE RADIUS	CURVE LENGTH
E1	CH=N8°43'01\"W	CH=35.36'	R=25.00'	L=39.28'
E2	CH=N30°21'07\"E	CH=170.67'	R=825.00'	L=170.97'

ZONING: AGR AGRICULTURAL DISTRICT

	REQUIRED	EXISTING LOT #2	EXISTING LOT #3	CONSOLIDATED LOT
NET LOT AREA (ULT. R/W) ¹	80,000 S.F.	0.9175 ACRES ¹ (39,966.93 S.F.)	2.0752 ACRES (90,394.58 S.F.)	2.9927 ACRES (130,361.51 S.F.)
MINIMUM LOT WIDTH ¹	250 FT.	125.6 FT. ¹	>250 FT.	>250 FT.
FRONT YARD SETBACK	75 FT.	75 FT.	75 FT.	75 FT.
SIDE YARD SETBACK	50 FT. EA.	50 FT. EA.	50 FT. EA.	50 FT. EA.
REAR YARD SETBACK	100 FT.	100 FT.	100 FT.	100 FT.
BUILDING HEIGHT	<35 FT. OR 2.5 STORIES	-	<35 FT. OR 2.5 STORIES	<35 FT. OR 2.5 STORIES
BUILDING COVERAGE	10% MAX.	-	-	-
IMPERVIOUS COVERAGE	20% MAX.	-	-	-

¹ EXISTING NON-CONFORMITY

REVISIONS
 1) 2024-02-01: REV. PER COS REVIEW
 2) 2024-04-05: REV. PER COS LTR. 3/11/24

ALL DOCUMENTS PREPARED BY ROBERT E. BLUE CONSULTING ENGINEERS, P.C. OR ANY OF ITS EMPLOYEES OR AGENTS ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE OF THIS DOCUMENT. ANY REUSE OF THIS DOCUMENT FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN CONSENT OF ROBERT E. BLUE CONSULTING ENGINEERS, P.C. IS STRICTLY PROHIBITED. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

SITE NOTES:

- ONLY A PARTIAL FIELD SURVEY COMPLETED BY THIS OFFICE ON AUGUST 31, 2023. THE PARTIAL FIELD SURVEY ONLY LOCATED THE GRAVEL DRIVEWAY AND A FEW PROPERTY CORNERS. DEEDS FOR THE EXISTING PROPERTIES AND A PLAN "1543 N. TROOPER ROAD BOUNDARY SURVEY" PREPARED FOR STUMP HALL ROAD ASSOCIATES WERE USED TO SET THE EXISTING PROPERTY BOUNDARIES.
- SITE DATA

LOT #2 OWNER: BENJAMIN G. & MARLENA POSEN
 ADDRESS: 2909 TOWNSHIP LINE ROAD, EAGLEVILLE, PA 19403
 TAX MAP: BLOCK 17 - UNIT 75
 TAX NUMBER: PARCEL 67-00-00661-12-7, DB 5721 PG 2208

LOT #3 OWNER: BENJAMIN G. & MARLENA POSEN
 ADDRESS: 2909 TOWNSHIP LINE ROAD, EAGLEVILLE, PA 19403
 TAX MAP: BLOCK 17 - UNIT 55
 TAX NUMBER: PARCEL 67-00-03561-00-8, DB 5077 PG 562

- THIS DRAWING WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT.
- PLAN REFERENCES:
 A.) "1543 TROOPER ROAD BOUNDARY SURVEY" PREPARED FOR STUMP HALL ROAD ASSOC., PREPARED BY LUDGATE ENGINEERING CORPORATION, DATED APRIL 4, 2022.
 B.) DEED INDENTURE BETWEEN STUMP HALL ROAD ASSOCIATES, LP & WHITE TAIL FARM LLC DATED FEBRUARY 17, 2022, EFFECTIVE FEBRUARY 22, 2022 FOR PARCEL 67-00-00661-00-1 (1543 N TROOPER ROAD), DEEDBOOK 6272, PAGE 1767.
 C.) DEED INDENTURE BETWEEN SARA L. POSEN & BENJAMIN GREG POSEN AND MARLENA POSEN, DATED APRIL 27, 1994 FOR PARCEL 67-00-03561-00-8 (2909 TOWNSHIP LINE ROAD), DEEDBOOK 5077, PAGE 0563.
 D.) PLAN A54-240 "MINOR SUBDIVISION" PLAN PREPARED FOR GREG POSEN, PREPARED BY MEASE ENGINEERING, P.C., DATED JANUARY 22, 1993, LAST REVISED MARCH 24, 1993.
 E.) DEED INDENTURE BETWEEN STUMP HALL ROAD ASSOCIATES, L.P. AND BENJAMIN G. POSEN AND MARLENA POSEN, DATED JANUARY 28, 2009 FOR PARCEL 67-00-00661-12-7, DEED BOOK 5721, PAGE 2215.

OWNER OF RECORD ACKNOWLEDGEMENT (LOT 2):
 COMMONWEALTH OF PENNSYLVANIA :
 COUNTY OF MONTGOMERY :
 ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA RESIDING IN _____, PERSONALLY APPEARED BENJAMIN G. & MARLENA POSEN, THE OWNERS OF PARCEL 67-00-00661-12-7, BEING THE OWNERS OF THIS PROPERTY, AND WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF THE HIGHWAYS AND PROPERTY SHOWN HEREON SITUATE IN THE TOWNSHIP OF WORCESTER, MONTGOMERY COUNTY, PENNSYLVANIA AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.
 WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____
 DATE: _____

OWNER OF RECORD CERTIFICATION (LOT 2):
 BENJAMIN G. & MARLENA POSEN ACKNOWLEDGED THEMSELVES TO BE THE OWNERS OF PARCEL 67-00-00661-12-7, AND THAT AS SUCH, BEING AUTHORIZED TO DO SO AS OWNERS, EXECUTED THIS PLAN BY SIGNING THE NAME OF BENJAMIN G. POSEN AND MARLENA POSEN IN THEIR CAPACITY AS OWNERS.

BY: _____ DATE: _____

OWNER OF RECORD ACKNOWLEDGEMENT (LOT 3):
 COMMONWEALTH OF PENNSYLVANIA :
 COUNTY OF MONTGOMERY :
 ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE SUBSCRIBED, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA RESIDING IN _____, PERSONALLY APPEARED BENJAMIN G. & MARLENA POSEN, THE OWNERS OF PARCEL 67-00-03561-00-8, BEING THE OWNERS OF THIS PROPERTY, AND WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF THE HIGHWAYS AND PROPERTY SHOWN HEREON SITUATE IN THE TOWNSHIP OF WORCESTER, MONTGOMERY COUNTY, PENNSYLVANIA AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.
 WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____
 DATE: _____

OWNER OF RECORD CERTIFICATION (LOT 3):
 BENJAMIN G. & MARLENA POSEN ACKNOWLEDGED THEMSELVES TO BE THE OWNERS OF PARCEL 67-00-03561-00-8, AND THAT AS SUCH, BEING AUTHORIZED TO DO SO AS OWNERS, EXECUTED THIS PLAN BY SIGNING THE NAME OF BENJAMIN G. POSEN AND MARLENA POSEN IN THEIR CAPACITY AS OWNERS.

BY: _____ DATE: _____

MONTGOMERY COUNTY RECORDER OF DEEDS
 RECORDED ON THIS _____ DAY OF _____, 2024, IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN, PENNSYLVANIA IN
 PLAN FILE CASE _____, DEED BOOK _____, PAGE _____
 RECORDER
TOWNSHIP ENGINEER
 APPROVED BY THE TOWNSHIP ENGINEER ON THE DAY OF _____, 2024.
 TOWNSHIP ENGINEER _____ DATE _____

WORCESTER TOWNSHIP BOARD OF SUPERVISORS
 APPROVED BY THE BOARD OF SUPERVISORS OF WORCESTER TOWNSHIP THIS _____ DAY OF _____, 2024.
 ATTEST: _____
 SECRETARY _____ CHAIRPERSON _____
WORCESTER TOWNSHIP PLANNING COMMISSION
 AT A MEETING HELD ON _____ THE WORCESTER TOWNSHIP PLANNING COMMISSION REVIEWED AND APPROVED THIS PLAN ACCORDING TO THE REQUIREMENTS OF WORCESTER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
 SECRETARY OF WORCESTER PLANNING COMMISSION _____ DATE _____

REGISTERED PROFESSIONAL ENGINEER
ROBERT E. BLUE, JR.
 LICENSE NO. 26169-E
 4/8/2024

PROFESSIONAL LAND SURVEYOR
ROBERT E. BLUE, JR.
 LICENSE NO. SU1323A
 4/8/2024

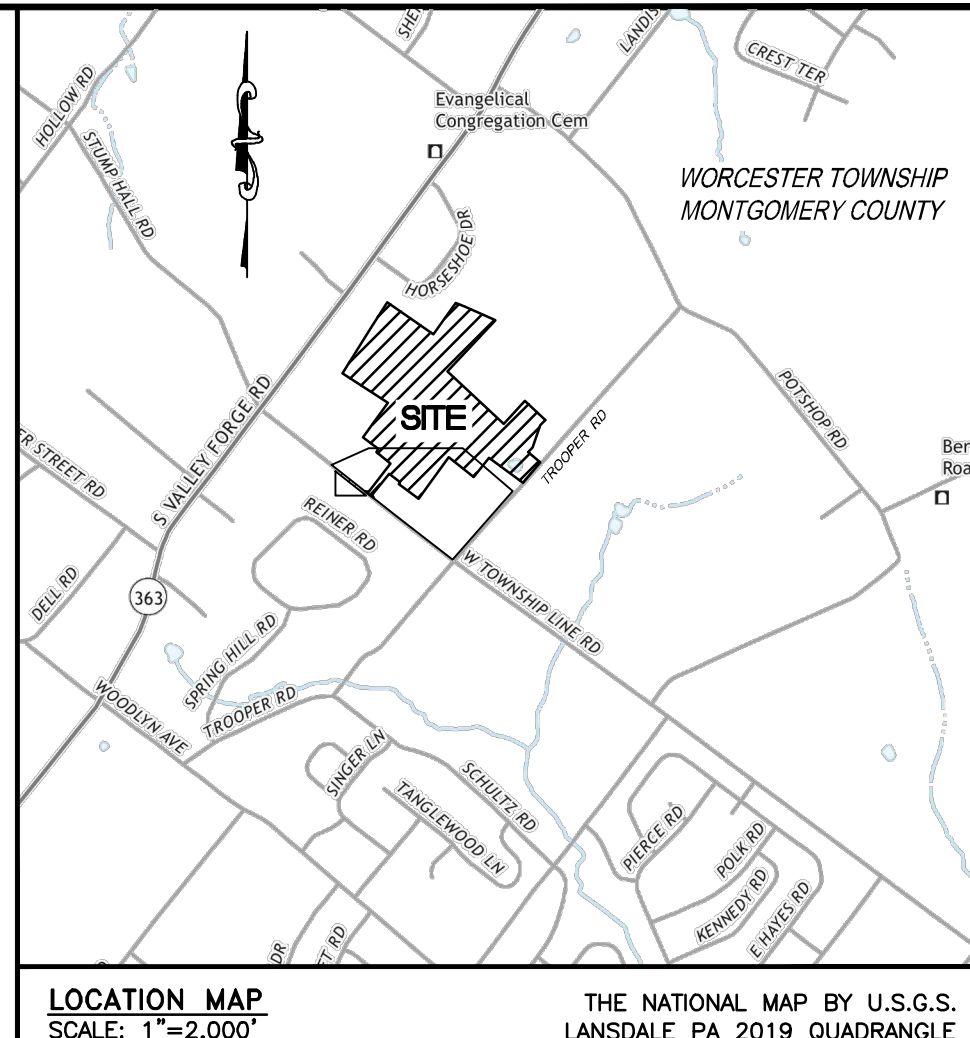
robert e. blue
 consulting engineers, p.c.
 1149 Skippack Pike, Blue Bell, PA 19422
 tel: (610)-277-9897
 www.robertblue.com
 email: rblue@robertblue.com

LOT CONSOLIDATION PLAN
 WHITE TAIL FARM LLC
 WORCESTER TOWNSHIP
 MONTGOMERY COUNTY
 PENNSYLVANIA
 PREPARED FOR
 WHITE TAIL FARM LLC
 1815 GALLAGHER ROAD
 PLYMOUTH MEETING, PA 19462

DRAWN BY: DJG CHECKED BY: REB SCALE: 1"=20'
 DATE: 2024-02-01 JOB NUMBER: 2035-3 SHEET NUMBER: 2 of 4

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ZONING: AGR AGRICULTURAL DISTRICT					
	REQUIRED	EXISTING LOT #1	EXISTING LOT #2	PROPOSED LOT #1	PROPOSED LOT #2
NET LOT AREA (ULT. R/W)	80,000 S.F.	51,342.1 ACRES (2,236,461.43 S.F.)	2,992.7 ACRES (130,361.51 S.F.)	51,690.2 ACRES (2,251,625.87 S.F.)	2,644.6 ACRES (115,197.07 S.F.)
MINIMUM LOT WIDTH	250 FT.	>250 FT.	>250 FT.	>250 FT.	>250 FT.
FRONT YARD SETBACK	75 FT.	75 FT.	75 FT.	75 FT.	75 FT.
SIDE YARD SETBACK	50 FT. EA.	50 FT. EA.	50 FT. EA.	50 FT. EA.	50 FT. EA.
REAR YARD SETBACK	100 FT.	100 FT.	100 FT.	100 FT.	100 FT.
BUILDING HEIGHT	<35 FT. OR 2.5 STORIES	<35 FT. OR 2.5 STORIES	<35 FT. OR 2.5 STORIES	-	<35 FT. OR 2.5 STORIES
BUILDING COVERAGE	10% MAX.	-	-	-	-
IMPERVIOUS COVERAGE	20% MAX.	-	-	-	-



MCPC No. _____
 PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.
 Certified this date _____
 For the Director:
 Montgomery County Planning Commission

SITE NOTES:

- ONLY A PARTIAL FIELD SURVEY COMPLETED BY THIS OFFICE ON AUGUST 31, 2023. THE PARTIAL FIELD SURVEY ONLY LOCATED THE GRAVEL DRIVEWAY AND A FEW PROPERTY CORNERS. DEEDS FOR THE EXISTING PROPERTIES AND A PLAN "1543 N. TROOPER ROAD BOUNDARY SURVEY" PREPARED FOR STUMP HALL ROAD ASSOCIATES WERE USED TO SET THE EXISTING PROPERTY BOUNDARIES.
- SITE DATA
 LOT #1 OWNER: WHITE TAIL FARM LLC
 ADDRESS: 1815 GALLAGHER ROAD, PLYMOUTH MEETING, PA 19462
 TAX MAP: BLOCK 17 - UNIT 6
 TAX NUMBER: PARCEL 67-00-00661-00-1 DB 6272 PG 1762
 LOT #2 OWNER: BENJAMIN G. & MARLENA POSEN
 ADDRESS: 2909 TOWNSHIP LINE ROAD, EAGLEVILLE, PA 19403
 TAX MAP: BLOCK 17 - UNIT 55
 TAX NUMBER: PARCEL 67-00-03561-00-8 DB 5077 PG 562
- THIS DRAWING WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT.
- PLAN REFERENCES:
 A.) "1543 TROOPER ROAD BOUNDARY SURVEY" PREPARED FOR STUMP HALL ROAD ASSOC., PREPARED BY LUDGATE ENGINEERING CORPORATION, DATED APRIL 4, 2022.
 B.) DEED INDENTURE BETWEEN STUMP HALL ROAD ASSOCIATES, LP & WHITE TAIL FARM LLC DATED FEBRUARY 17, 2022, EFFECTIVE FEBRUARY 22, 2022 FOR PARCEL 67-00-00661-00-1 (1543 N TROOPER ROAD). DEEDBOOK 6272, PAGE 1767.
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 D.) PLAN A54-240 "MINOR SUBDIVISION" PLAN PREPARED FOR GREG POSEN, PREPARED BY MEASE ENGINEERING, P.C., DATED JANUARY 22, 1993, LAST REVISED MARCH 24, 1993.
 E.) DEED INDENTURE BETWEEN STUMP HALL ROAD ASSOCIATES, L.P. AND BENJAMIN G. POSEN AND MARLENA POSEN, DATED JANUARY 28, 2009 FOR PARCEL 67-00-00661-02-7, DEED BOOK 5721, PAGE 2215.

OWNER AND DEVELOPER'S CERTIFICATION (LOT 1):

ACKNOWLEDGED HIMSELF TO BE THE OWNER OF WHITE TAIL FARM LLC, A LIMITED LIABILITY COMPANY, AND THAT AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, AS OWNER AND DEVELOPER, HE EXECUTED THIS PLAN BY SIGNING THE NAME OF THE LIMITED LIABILITY COMPANY IN HIS CAPACITY AS OWNER.

WHITE TAIL FARM LLC
 BY: _____ DATE: _____

OWNER AND DEVELOPER'S ACKNOWLEDGEMENT (LOT 1):

COMMONWEALTH OF PENNSYLVANIA :
 COUNTY OF MONTGOMERY :
 ON THIS _____ DAY OF _____, BEFORE ME, THE SUBSCRIBED, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA RESIDING IN _____,
 PERSONALLY APPEARED _____, THE OWNER OF WHITE TAIL FARM LLC, BEING THE OWNER AND DEVELOPER OF THIS PROPERTY, AND WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF THE HIGHWAYS AND PROPERTY SHOWN HEREON SITUATE IN THE TOWNSHIP OF WORCESTER, MONTGOMERY COUNTY, PENNSYLVANIA AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.
 WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____ DATE _____

OWNER OF RECORD ACKNOWLEDGEMENT (LOT 2):

COMMONWEALTH OF PENNSYLVANIA :
 COUNTY OF MONTGOMERY :
 ON THIS _____ DAY OF _____, BEFORE ME, THE SUBSCRIBED, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA RESIDING IN _____,
 PERSONALLY APPEARED BENJAMIN G. & MARLENA POSEN, THE OWNERS OF PARCEL 67-00-03561-00-8, BEING THE OWNERS OF THIS PROPERTY, AND WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF THE HIGHWAYS AND PROPERTY SHOWN HEREON SITUATE IN THE TOWNSHIP OF WORCESTER, MONTGOMERY COUNTY, PENNSYLVANIA AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.
 WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____ DATE _____

OWNER OF RECORD CERTIFICATION (LOT 2):

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BY: _____ DATE: _____

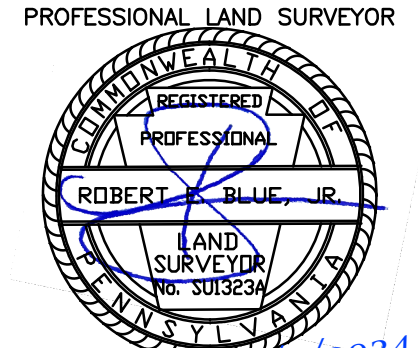
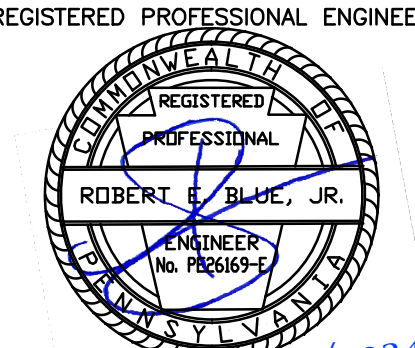
WORCESTER TOWNSHIP BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS OF WORCESTER TOWNSHIP THIS _____ DAY OF _____, 2024.
 ATTEST: _____

SECRETARY _____ CHAIRPERSON _____
WORCESTER TOWNSHIP PLANNING COMMISSION

AT A MEETING HELD ON _____ THE WORCESTER TOWNSHIP PLANNING COMMISSION REVIEWED AND APPROVED THIS PLAN ACCORDING TO THE REQUIREMENTS OF WORCESTER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

SECRETARY OF WORCESTER PLANNING COMMISSION _____ DATE _____

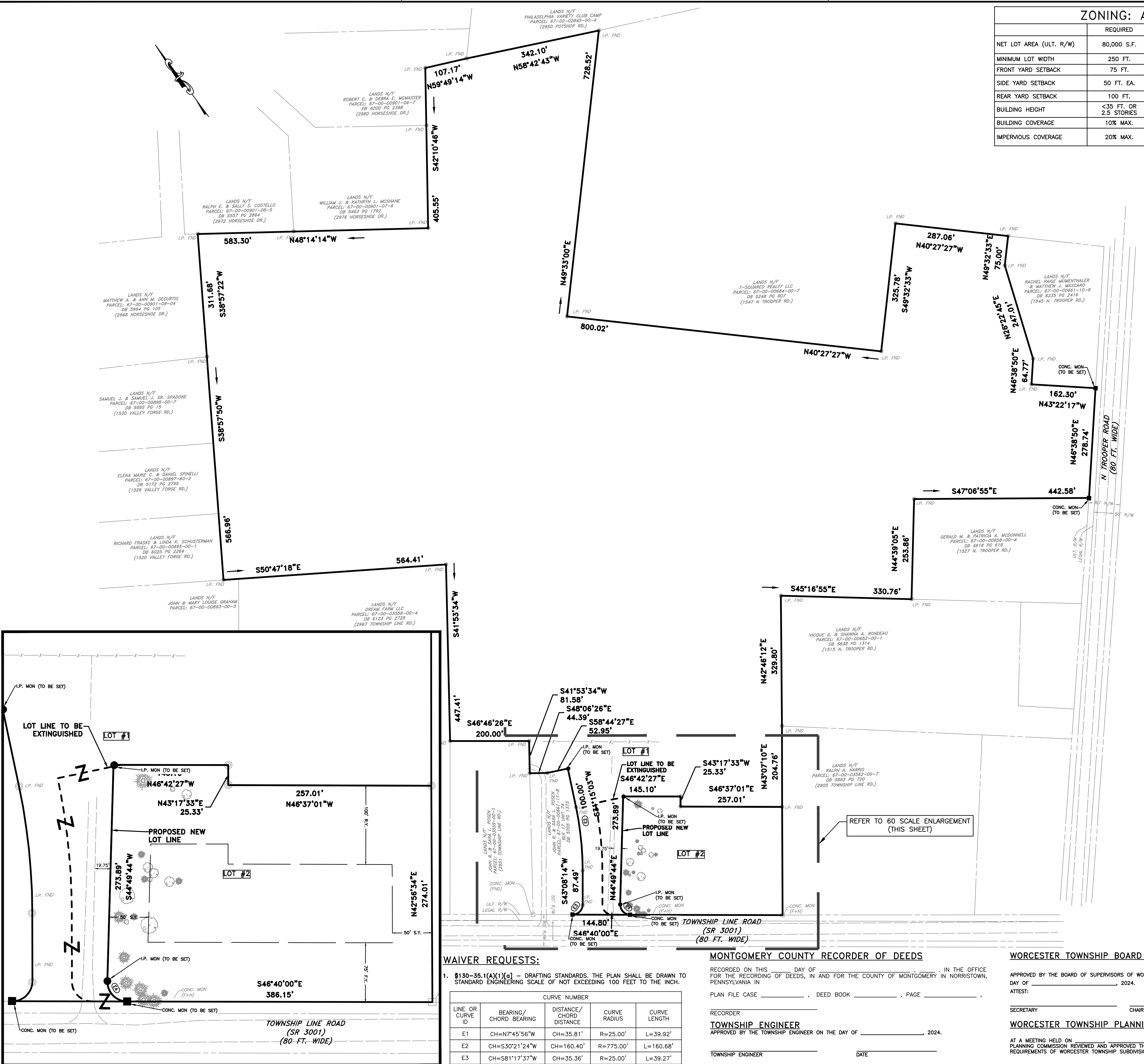


ROBERT E. BLUE JR. (DATE) 4/8/2024
 LICENSE NO. 26169-E

ROBERT E. BLUE JR. (DATE) 4/8/2024
 LICENSE NO. SU1323A

LOT LINE RELOCATION PLAN
 WHITE TAIL FARM LLC
 WORCESTER TOWNSHIP
 MONTGOMERY COUNTY
 PENNSYLVANIA
 PREPARED FOR
 WHITE TAIL FARM LLC
 1815 GALLAGHER ROAD
 PLYMOUTH MEETING, PA 19462

DRAWN BY: DJG CHECKED BY: REB SCALE: 1" = 120'
 DATE: 2023-11-30 JOB NUMBER: 2035-3 SHEET NUMBER: 3 of 4



WAIVER REQUESTS:

1. §130-35.1(A)(1)(a) - DRAFTING STANDARDS. THE PLAN SHALL BE DRAWN TO STANDARD ENGINEERING SCALE OF NOT EXCEEDING 100 FEET TO THE INCH.

LINE OR CURVE ID	BEARING/CHORD BEARING	DISTANCE/CHORD DISTANCE	CURVE RADIUS	CURVE LENGTH
E1	CH=N7°45'56"W	CH=35.51'	R=25.00'	L=39.92'
E2	CH=S30°21'24"W	CH=160.40'	R=775.00'	L=160.68'
E3	CH=S81°17'37"W	CH=35.36'	R=25.00'	L=39.27'
E4	CH=S7°45'56"E	CH=35.51'	R=25.00'	L=39.92'

MONTGOMERY COUNTY RECORDER OF DEEDS

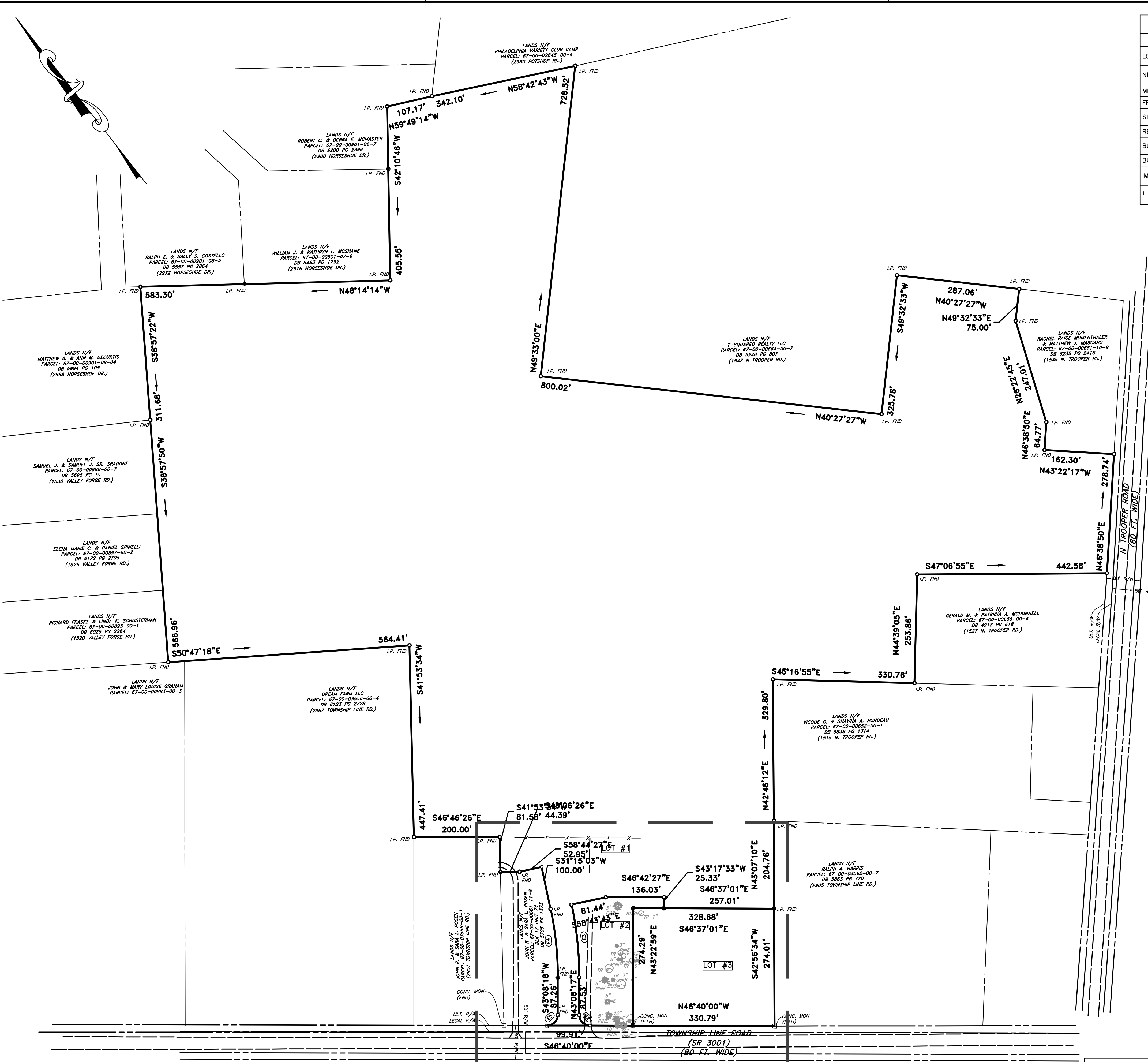
RECORDED ON THIS _____ DAY OF _____ IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN, PENNSYLVANIA IN _____

PLAN FILE CASE _____, DEED BOOK _____, PAGE _____

RECORDER
TOWNSHIP ENGINEER
 APPROVED BY THE TOWNSHIP ENGINEER ON THE DAY OF _____, 2024.

TOWNSHIP ENGINEER _____ DATE _____

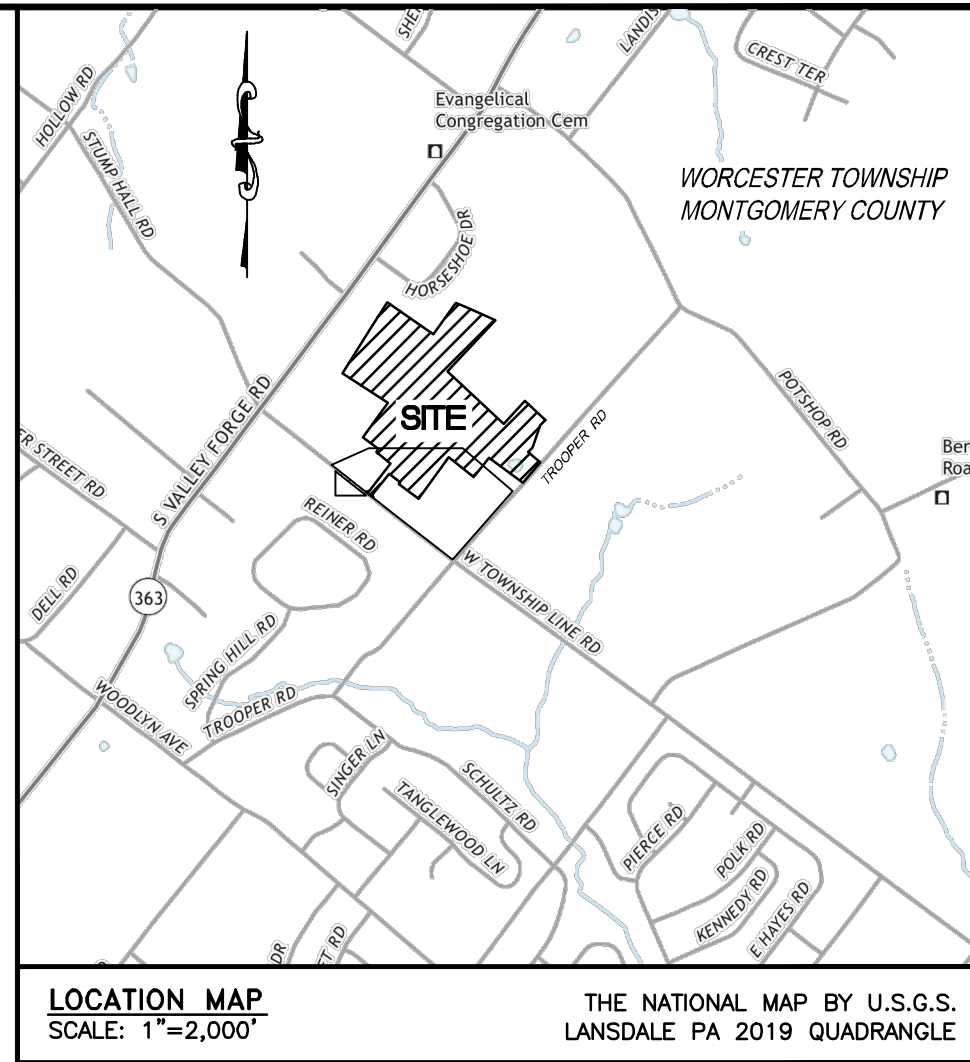
ENLARGEMENT
 1" = 60'



ZONING: AGR AGRICULTURAL DISTRICT

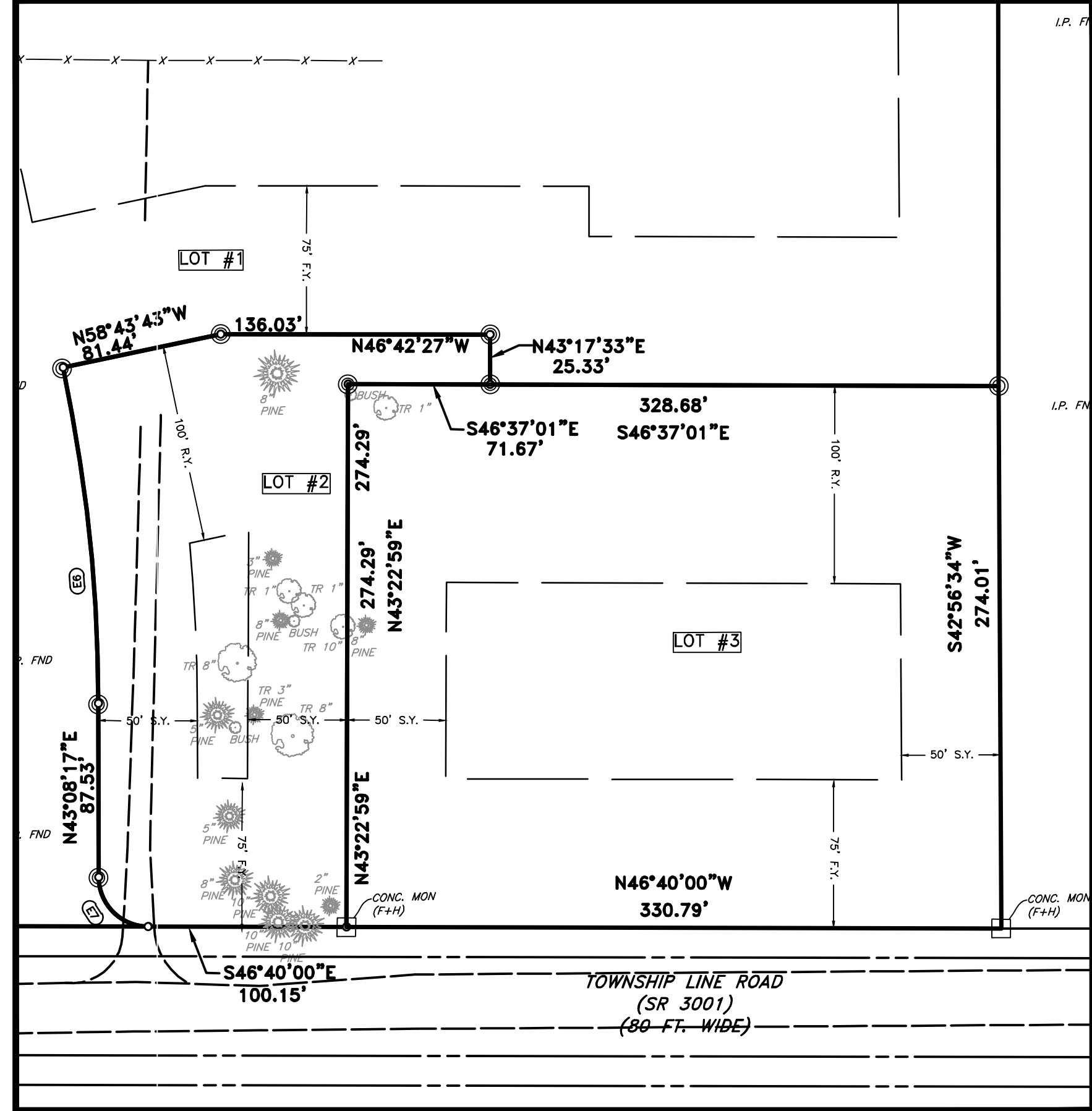
	REQUIRED	LOT #1	LOT #2	LOT #3
LOT AREA GROSS	-	52.20 ACRES (2,273,866 S.F.)	-	-
NET LOT AREA (ULT. R/W) ¹	80,000 S.F.	51,342.1 ACRES (2,236,461.43 S.F.)	0,9175 ACRES ¹ (39,966.93 S.F.)	2,0752 ACRES (90,394.58 S.F.)
MINIMUM LOT WIDTH ¹	250 FT.	>250 FT.	125.6 FT. ¹	>250 FT.
FRONT YARD SETBACK	75 FT.	75 FT.	75 FT.	75 FT.
SIDE YARD SETBACK	50 FT. EA.	50 FT. EA.	50 FT. EA.	50 FT. EA.
REAR YARD SETBACK	100 FT.	100 FT.	100 FT.	100 FT.
BUILDING HEIGHT	<35 FT. OR 2.5 STORIES	<35 FT. OR 2.5 STORIES	-	<35 FT. OR 2.5 STORIES
BUILDING COVERAGE	10% MAX.	-	-	-
IMPERVIOUS COVERAGE	20% MAX.	-	-	-

¹ EXISTING NON-CONFORMITY



SURVEY NOTES:

- ONLY A PARTIAL FIELD SURVEY COMPLETED BY THIS OFFICE ON AUGUST 31, 2023. THE PARTIAL FIELD SURVEY ONLY LOCATED THE GRAVEL DRIVEWAY AND A FEW PROPERTY CORNERS, DEEDS FOR THE EXISTING PROPERTIES AND A PLAN "1543 N. TROOPER ROAD BOUNDARY SURVEY" PREPARED FOR STUMP HALL ROAD ASSOCIATES WERE USED TO SET THE EXISTING PROPERTY BOUNDARIES.
- SITE DATA
 - LOT #1 OWNER: WHITE TAIL FARM LLC
ADDRESS: 1815 GALLAGHER ROAD
PLYMOUTH MEETING, PA 19462
TAX MAP: BLOCK 17 - UNIT 6
TAX NUMBER: PARCEL 67-00-00661-00-1
DB 6272 PG 1762
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ADDRESS: 2909 TOWNSHIP LINE ROAD
EAGLEVILLE, PA 19403
TAX MAP: BLOCK 17 - UNIT 75
TAX NUMBER: PARCEL 67-00-00661-12-7
DB 5721 PG 2208
 - LOT #3 OWNER: BENJAMIN G. & MARLENA POSEN
ADDRESS: 2909 TOWNSHIP LINE ROAD
EAGLEVILLE, PA 19403
TAX MAP: BLOCK 17 - UNIT 55
TAX NUMBER: PARCEL 67-00-03561-00-8
DB 5077 PG 562
- THIS DRAWING WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT.
- PLAN REFERENCES:
 - A.) "1543 TROOPER ROAD BOUNDARY SURVEY" PREPARED FOR STUMP HALL ROAD ASSOC., PREPARED BY LUDGATE ENGINEERING CORPORATION, DATED APRIL 4, 2022.
 - B.) DEED INDENTURE BETWEEN STUMP HALL ROAD ASSOCIATES, LP & WHITE TAIL FARM LLC DATED FEBRUARY 17, 2022, EFFECTIVE FEBRUARY 22, 2022 FOR PARCEL 67-00-00661-00-1 (1543 N TROOPER ROAD). DEEDBOOK 6272, PAGE 1767.
 - C.) DEED INDENTURE BETWEEN SARA L. POSEN & BENJAMIN GREG POSEN AND MARLENA POSEN, DATED APRIL 27, 1994 FOR PARCEL 67-00-03561-00-8 (2909 TOWNSHIP LINE ROAD). DEEDBOOK 5077, PAGE 0563.
 - D.) PLAN A54-240 "MINOR SUBDIVISION" PLAN PREPARED FOR GREG POSEN, PREPARED BY MEASE ENGINEERING, P.C., DATED JANUARY 22, 1993, LAST REVISED MARCH 24, 1993.
 - E.) DEED INDENTURE BETWEEN STUMP HALL ROAD ASSOCIATES, LP AND BENJAMIN G. POSEN AND MARLENA POSEN, DATED JANUARY 28, 2009 FOR PARCEL 67-00-00661-12-7. DEED BOOK 5721, PAGE 2215.



CURVE TABLE

LINE OR CURVE ID	BEARING/CHORD BEARING	DISTANCE/CHORD DISTANCE	CURVE RADIUS	CURVE LENGTH
E2	CH=N8°43'01"W	CH=35.36'	R=25.00'	L=39.28'
E3	CH=N30°21'07"E	CH=170.67'	R=825.00'	L=170.97'
E4	CH=S30°21'24"W	CH=160.40'	R=775.00'	L=160.68'
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E6	CH=S30°21'07"W	CH=170.67'	R=825.00'	L=170.97'
E7	CH=S8°43'01"E	CH=35.36'	R=25.00'	L=39.28'

ENLARGEMENT
SCALE: 1" = 60'

REGISTERED PROFESSIONAL ENGINEER
ROBERT E. BLUE, JR.
4/8/2024
LICENSE NO. 26169-E

PROFESSIONAL LAND SURVEYOR
ROBERT E. BLUE, JR.
4/8/2024
LICENSE NO. SU1323A

REVISIONS

NO.	DATE	DESCRIPTION
1	2024-02-01	REV. PER OCS REVIEW
2	2024-04-05	REV. PER OCS LTR. 3/11/24

ALL DOCUMENTS PREPARED BY ROBERT E. BLUE CONSULTING ENGINEERS, P.C. OR ANY OF ITS AFFILIATES OR SUBSIDIARIES ARE THE PROPERTY OF ROBERT E. BLUE CONSULTING ENGINEERS, P.C. AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ROBERT E. BLUE CONSULTING ENGINEERS, P.C.

robert e. blue
consulting engineers, p.c.
1149 Skippack Pike, Blue Bell, PA 19422
tel: (610)-277-9441 fax: (610)-277-9897
www.robertblue.com email: rblue@robertblue.com

PREPARED FOR
WHITE TAIL FARM LLC
1815 GALLAGHER ROAD
PLYMOUTH MEETING, PA 19462

EXISTING FEATURES PLAN

WHITE TAIL FARM LLC
WORCESTER TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

SCALE: 1" = 120'

DRAWN BY: DJG
CHECKED BY: REB
DATE: 2023-11-30
JOB NUMBER: 2035-3
SHEET NUMBER: 4 of 4

REFER TO 60 SCALE ENLARGEMENT (THIS SHEET)



4259 W. Swamp Road
Suite 410
Doylestown, PA 18902

www.cksenineers.com
215.340.0600

April 19, 2024
Ref: #7201-173

Via Email

Township of Worcester
PO Box 767
Worcester, PA 19490-0767

Attention: Jay Finnigan, Jr., Interim Township Manager

Reference: White Tail Farm, LLC – 1543 N. Trooper Road
Lot Adjustment Plan (3rd Review)

Dear Jay:

I am in receipt of a Lot Adjustment Plan submission consisting of a four-sheet plan set for White Tail Farm LLC. These plans have been prepared by Robert E. Blue Consulting Engineers, Inc. where Sheets 1 and 2 are dated February 1, 2024 and Sheets 3 and 4 are dated November 30, 2023, all plans sheets have a latest revision date of April 5, 2024. The plans have been revised to now include the lot consolidation of parcel 67-00-00661-12-7 (Lot #2) and parcel 67-00-03561-00-8 (Lot #3), both owned by Benjamin G. and Marlena Posen, and then propose a lot line relocation between parcel 67-00-00661-00-1 (White Tail Farm, LLC) (Lot #1) and parcel 67-00-00661-12-7 (Posen) (Lot #2) to allow the existing driveway for White Tail Farm, LLC, which is currently located on the Posen lot, to be located on the White Tail Farm, LLC parcel.

The three parcels affected by the proposed lot line relocation are within the AGR Agricultural District.

CKS Engineers has reviewed these plans and supporting documents in conjunction with this submission to determine compliance with Township Zoning and Township Subdivision and Land Development codes. Based on our review, we offer the following comments:

ZONING

1. After the consolidation of Lots #2 and #3 (Plan Sheet 2), Lot #2 will now have a net lot area of 2.9927 acres and a lot width of greater than 250 feet, which would be conforming to the minimum lot area and lot width requirements.

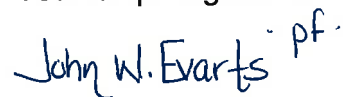
2. We note that with the proposed Lot Line Relocation, Lot #2 will have an area of 2.6446 acres and a lot width greater than 250 feet and Lot #1 will have an area of 51.6902 acres and a lot width greater than 250 feet, both lots having more than the required minimum lot area and lot width.

SUBDIVISION AND LAND DEVELOPMENT

1. As per SALDO Section 130-35.1, the following minor plan requirements need to be addressed:
 - a) The plan shall be drawn at a scale not to exceed 100 feet to the inch. A waiver from this requirement has been noted on Sheet 3 and requested in a letter to the Township dated February 2, 2024.

All Engineering related comments have been addressed. If the Township agrees to the requested waiver, these plans should be considered for Preliminary/Final Land Development approval. Please do not hesitate to contact me if you have any questions or need further assistance with this project.

Very truly yours,
CKS ENGINEERS
Township Engineers

Handwritten signature of John W. Evarts in blue ink, with the initials 'pf' written to the right of the signature.

John W. Evarts, P.E.

JWE/paf

cc: Wendy Feiss McKenna, Esquire, Township Solicitor (via email)
Christin Jones, Worcester Township (via email)
Mary Ann Murray, Worcester Township (via email)
White Tail Farm, LLC
Robert E. Blue Consulting (via email)
File