

FARM IMPROVEMENT PLAN

FOR

1616 WHITEHALL ROAD

WORCESTER TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

PROJECT: 2325-2E

PREPARED FOR:

THE ASACAR COMPANY LLC
 C/O CHRIS DEPAUL
 1000 GERMANTOWN PIKE, SUITE D-4
 PLYMOUTH MEETING PA 19462

UTILITY DESIGN CONTACTS:

PA ONE-CALL SERIAL #20250372370, DATED FEBRUARY 6, 2025.
 PLEASE USE EMAIL WHEN POSSIBLE TO COMMUNICATE WITH FACILITY OWNERS.

PENNSYLVANIA AMERICAN WATER
 171 W JOHNSON HWY
 NORRISTOWN, PA 19401
 SITI YEARWOOD
 sityearwood@amwater.com
 610-292-3575

COMCAST
 1250 HADDONFIELD-BERLIN RD
 CHERRY HILL, NJ 08034
 WYATT PARRISH
 WYATT_PARRISH@CABLE.COMCAST.COM
 484-368-4391

AQUA PENNSYLVANIA
 762 LANCASTER AVE
 BRYN MAWR, PA 19010
 THOMAS WADDY
 twaddy@aquamerica.com
 610-525-1400 EXT. 52105

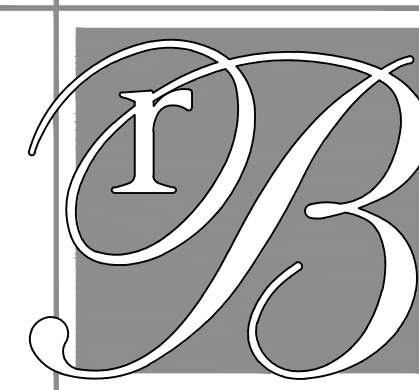
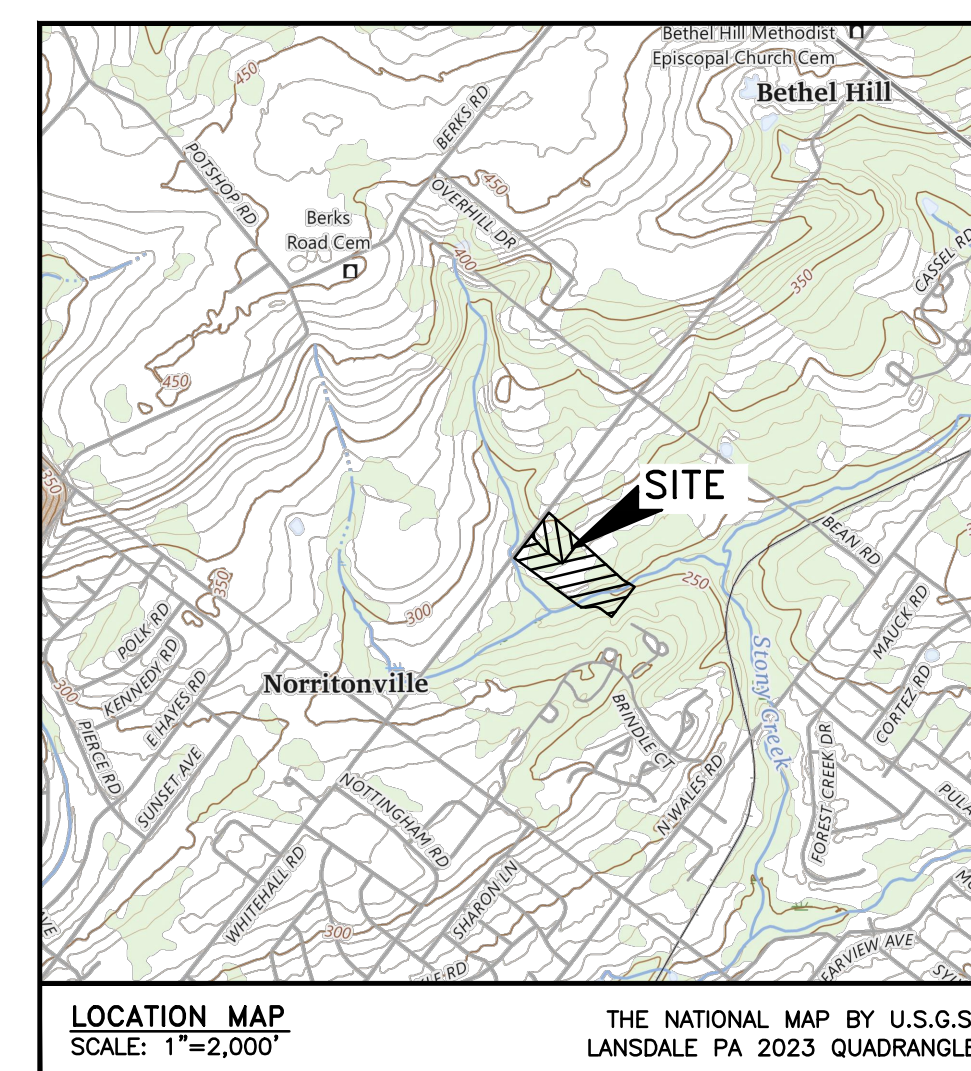
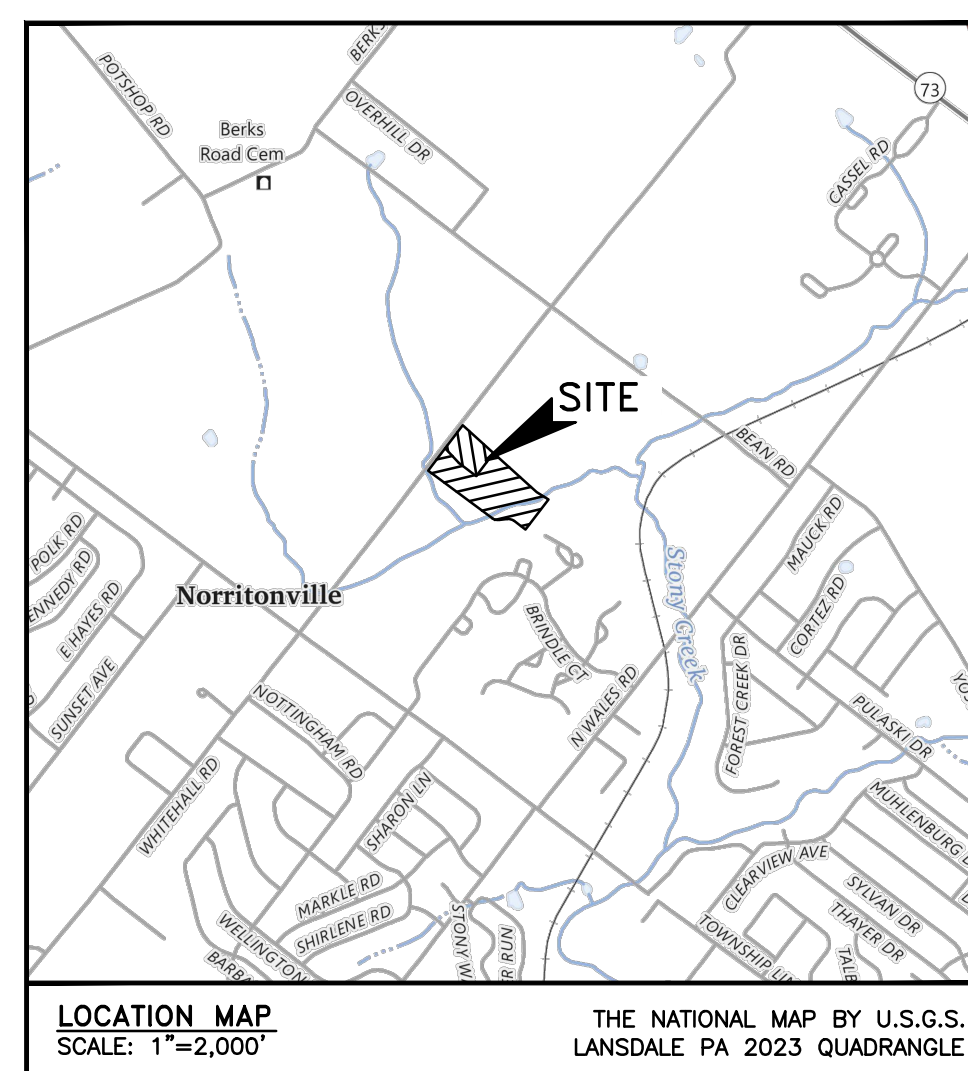
PECO AN EXELON COMPANY C/O USIC
 450 S HENDERSON ROAD SUITE B
 KING OF PRUSSIA, PA 19406
 NIKKIA SIMPKINS
 nikkiasimpkins@usicllc.com
 484-681-5720

NORTH PENN WATER AUTHORITY
 300 FORTY FOOT ROAD
 LANSDALE, PA 19446
 STEVE FRETZ
 sfretz@npwa.org
 215-855-3617

WORCESTER TOWNSHIP OF
 1721 VALLEY FORGE RD
 PO BOX 767
 WORCESTER, PA 19490
 ROBERT DHULSTER
 bdhulster@worcestertwp.com
 610-584-1410 EXT. 114

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08	UTILITY PLAN
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11	TRUCK CIRCULATION PLAN

NOTE: EROSION CONTROL AND STORMWATER MANAGEMENT INFORMATION IS PROVIDED ON THE ACCOMPANYING NPDES PERMIT PLAN SET, LATEST REVISION, PREPARED BY 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

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

811 PENNSYLVANIA ONE CALL
 DIAL 8-1-1 or 1-800-242-1776
 BEFORE YOU DIG
 CALL 811 THREE DAYS TO TEN DAYS
 BEFORE YOU START ANY DIGGING
 PROJECT. WHETHER YOU ARE
 PLANNING TO DO IT YOURSELF OR
 HIRE A PROFESSIONAL, SOMEONE
 NEEDS TO CALL 811.
 Know what's below.
 Call before you dig. SERIAL #20250372370
 FEBRUARY 6, 2025

REGISTERED PROFESSIONAL ENGINEER

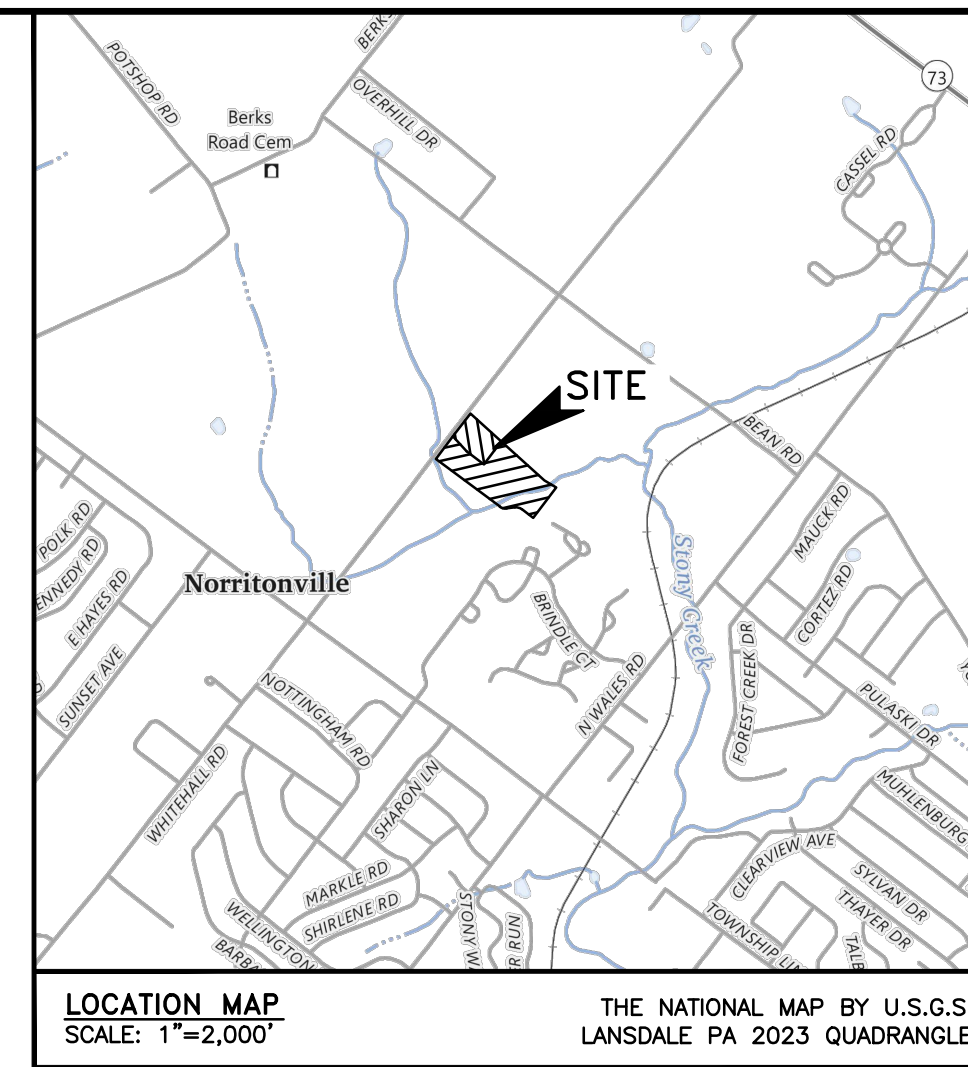
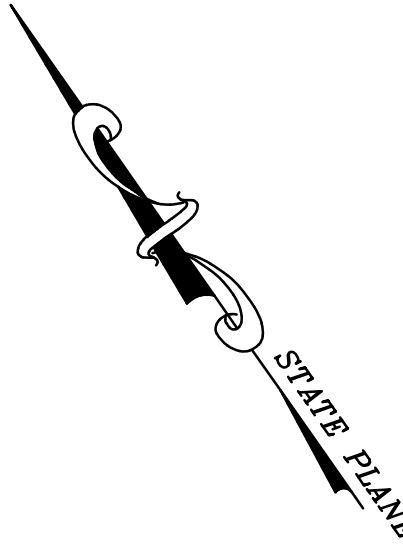
 ROBERT E. BLUE JR.
 LICENSE NO. 26168-E
 (DATE) 2/5/2026

REVISIONS		
NO.	DATE	DESCRIPTION
1	2025-01-16	REVISION PER TOWNSHIP'S 1ST REVIEW

DRAWN BY: DAL CHECKED BY: REB SCALE: NO SCALE
 DATE: 5/21/2025 JOB NUMBER: 2325-2 SHEET NUMBER: 1 of 11

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LINE ID	BEARING	DISTANCE
R1	N44°02'00"E	594.22'
R2	S41°04'00"E	40.13'
R3	S44°02'00"W	590.84'
R4	N45°58'00"W	40.00'



- SITE IMPROVEMENT NOTES:**
1. THE APPLICATION WILL NEED TO BE REVIEWED BY THE MONTGOMERY COUNTY PLANNING COMMISSION WITH LOTS THAT ARE PROPOSED TO BE CONSOLIDATED.
 2. THE APPLICANT WILL NEED TO RECORD A LOT CONSOLIDATION PLAN AND LEGAL DESCRIPTION WITH THE MONTGOMERY COUNTY RECORDER OF DEEDS, MONTGOMERY COUNTY PROPERTY ASSESSMENT AND A TITLE COMPANY WILL BE NECESSARY FOR THE LAND TRANSACTION.
 3. THE APPLICANT IS ADVISED THAT CLEAR CUTTING OF VEGETATION, SOIL FAPPING, USE OF PESTICIDES, AND AGRICULTURAL ACTIVITIES ARE NOT PERMITTED IN THE RIPARIAN CORRIDOR. THE FOREGOING LIST OF ACTIVITY LIMITATIONS IS NOT EXHAUSTIVE AND THE APPLICANT SHOULD CONSULT THE ORDINANCE AS CITED. (150-146.8 & 150-146.8)
 4. THIS PROPERTY HAS ELEVEN (11) TEMPORARY STORAGE CONTAINERS ON THE PROPERTY ON THE DATE OF THE SURVEY. THE STORAGE CONTAINERS MUST NOT BE LOCATED WITHIN THE REQUIRED YARDS, MUST BE LOCATED WITHIN THE BUILDING ENVELOPE.
 5. THE DRIVEWAYS INTERNAL TO THIS SITE HAVE BEEN CONSTRUCTED FOR LARGER VEHICLES TO PROPERLY INGRESS TO, EGRESS FROM, AND MANUEVER THROUGHOUT THE SITE.
 6. IF THE LOT 1 AND LOT 2 DRIVEWAYS INCREASE IN THE NUMBER OF TRIPS DUE TO A CHANGE IN USE, THEN REVIEW AND APPROVAL FROM THE TOWNSHIP TRAFFIC ENGINEER MAY BE REQUIRED.
 7. WHITEHALL ROAD IS A STATE ROUTE. ANY MODIFICATIONS TO EITHER DRIVEWAY OR FRONTAGE IMPROVEMENTS WITHIN THE RIGHT-OF-WAY, A PENNDOT HIGHWAY OCCUPANCY PERMIT MAY BE REQUIRED.
 8. THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100-YEAR FLOODPLAIN, SO THE WIDTH OF THE RIPARIAN CORRIDOR CONSERVATION OVERLAY DISTRICT IS 75 FEET WITH TWO (2) ZONES: ZONE1 AND ZONE 2.
 9. REFER TO THE ACCOMPANYING PIPES PLAN SET FOR THE EROSION CONTROL PLAN AND POST CONSTRUCTION STORMWATER MANAGEMENT PLAN.

STONY CREEK FARM COMMUNITY ASSOCIATION
BLOCK 21A - UNIT 211
PARCEL 67-00-02614-72-7
DB 6002 PG 197
(96 CLYDESDALE CIR.)

- WAIVERS REQUESTED:**
- THE FOLLOWING WAIVERS HAVE BEEN REQUESTED FROM THE WORCESTER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:
1. §130-33A(4) TO ALLOW FOR A PLAN SHEET SIZE OF 30 BY 42 INCHES.
 2. §130-33C(4)(g) TO ALLOW AN AERIAL PLAN DEPICT IMPROVEMENTS WITHIN 500 FEET OF THE DEVELOPMENT SITE.
 3. §130-16.C(1)(c)(6)(s); §130-18.A.1; & §130-18.B TO NOT REQUIRE THE INSTALLATION OF CURBING AND SIDEWALK ALONG WHITEHALL ROAD.
 4. §128-18.C(2) TO ALLOW HOPE MATERIAL FOR STORM WATER PAVING OTHER THAN OUTLET DISCHARGE PIPES, WHICH WILL BE RCP.
 5. §130-33.J TO ALLOW SUBMISSION OF A LIGHTING EXHIBIT WITH DRONE PHOTOS AS AN ALTERNATIVE TO A LIGHTING PLAN.

GENERAL NOTES:

1. THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY COMPLETED BY THIS OFFICE ON OCTOBER 25, 2023.
2. SITE DATA
 - LOT 1:
 - CURRENT OWNER: THE ASACAR COMPANY LLC
 - ADDRESS: 1000 GERMANANTOWN PIKE, SUITE D-4 PLYMOUTH MEETING, PA 19462
 - SITE ADDRESS: 1516 WHITEHALL ROAD EAGLEVILLE, PA 19403
 - PARCEL ID: 67-00-04051-00-4 BLOCK 21 UNIT 27 DEED BOOK 6319 PAGE 1678 (DATED 3/10/2023)
 - LOT 2:
 - CURRENT OWNER: WHITEHALL FARM ASSOCIATES LLC
 - ADDRESS: 1000 GERMANANTOWN PIKE, SUITE D-4 PLYMOUTH MEETING PA 19462
 - SITE ADDRESS: WHITEHALL RD NORRISTOWN PA, 19403
 - PARCEL ID: 67-00-04046-00-9 BLOCK 21 - UNIT 28 DEED BOOK 6325 PAGE 2053 (DATED 5/10/2023)
3. THE PROPERTY ON THIS SURVEY DOES NOT LIE PARTLY WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA"), AS SHOWN ON THE FLOOD INSURANCE RATE MAP IDENTIFIED AS PANEL 282 OF 451, COMMUNITY NUMBER 421919, MAP NUMBER 4209102826, BEARING AN EFFECTIVE DATE OF MARCH 2, 2016. THE DATUM FOR THIS MAP IS NAVD83.
4. LOT AREAS:
 - CONSOLIDATED LOT TO ROAD CENTER: 606,442 S.F. OR 13,9220 ACRES
 - ROAD R.O.W. PARCEL TO BE DEDICATED: 23,692 S.F. OR 0.5439 ACRES
 - FLOODPLAIN: 51,712 S.F. OR 1.1871 ACRES
 - STEEP SLOPES: 39,669 S.F. OR 0.9107 ACRES
 - NET CONSOLIDATED LOT: 582,750 S.F. OR 13.3781 ACRES
5. THIS PROPERTY DOES NOT HAVE PUBLIC WATER OR SEWER.
6. THIS PLAN WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT FOR LOT 1 AND LOT 2.
7. THE SURVEY HAS BEEN PREPARED WITH AN ERROR OF CLOSURE LESS THAN ONE PART IN 2,500.
8. THE WATERS AND ALLUVIAL SOILS SHOWN ON THIS PLAN WERE FLAGGED BY V.W. CONSULTANTS, LLC, QUAKERTOWN, PA, DECEMBER 24, 2024. THE FLAGS SET IN THE FIELD WERE SURVEY FLAG LOCATED BY OUR OFFICE ON JANUARY 20, 2025.
9. THE ROAD RIGHT-OF-WAY PARCEL IS HEREBY OFFERED FOR DEDICATION TO THE AGENCY HAVING JURISDICTION.
10. PLAN REFERENCES:
 - A) "SUBDIVISION PLAN PREPARED FOR DR. WALTER B. MCKINNEY, PHILADELPHIA" BY C RAYMOND WEIR ASSOCIATES, AMBLER PA, RECORDED ON AUGUST 3, 1981 AS PLAN A-43 PAGE 65.

AGR AGRICULTURAL DISTRICT
EXISTING USE: RESIDENTIAL SINGLE FAMILY DETACHED - 2 DWELLINGS (EXISTING NON-COMFORMANCE *)
PROPOSED USE: SAME, NO CHANGE.

DESCRIPTION	REQUIRED	CONSOLIDATED LOT
§ 150-12(A) MINIMUM LOT AREA	80,000 S.F.	GROSS: 606,442 S.F. OR 13,9220 ACRES R.O.W. 23,692 S.F. OR 0.5439 ACRES FLOODPLAIN: 51,712 S.F. OR 1.1871 ACRES STEEP SLOPES: 39,669 S.F. OR 0.9107 ACRES NET: 582,750 S.F. OR 13.3781 ACRES
§ 150-12(A) MINIMUM LOT WIDTH	250 FT.	PROPERTY LINE: 594.22 FT. ROW: 590.36 FT.
§ 150-13(A.1.c) MINIMUM FRONT YARD	100 FT.	52.21 FT. *
§ 150-13(A.2) MINIMUM REAR YARD	100 FT.	100 FT.
§ 150-13(A.3) MINIMUM SIDE YARDS (EACH)	50 FT.	35.70 FT. (LEFT) * 50 FT. (RIGHT)
§ 150-14.A MAXIMUM BUILDING COVERAGE	10%	1.8% (10,656 S.F.)
§ 150-14.B MAXIMUM IMPERVIOUS SURFACE	20%	18.4% (107,070 S.F.)
§ 150-15 MAXIMUM BUILDING HEIGHT	35 FT. OR 2.5 STORES	<35 FT.
§ 150-16.A(2) DRIVEWAY & PARKING SETBACK FROM PROPERTY LINE	15'	GREATER THAN 15 FT.
* EXISTING NON-COMFORMANCE		

BUILDING COVERAGE TABULATION:
BUILDINGS = 1,585 + 1,250 + 3,016 = 5,851 S.F.
FIFTEEN (15) STORAGE CONTAINERS = 4,809 S.F.
TOTAL BUILDING COVERAGE = 10,656 S.F. (1.8%)

IMPERVIOUS COVERAGE TABULATION:
CONSOLIDATED NET LOT AREA = 582,750 S.F.
ALLOWABLE COVERAGE IS 20% OR 116,550 S.F.
PROPOSED IMPERVIOUS COVERAGE:

BUILDINGS = 5,851 S.F.
CONCRETE = 3,817 S.F.
GRAVEL & MATERIAL STOCKPILES = 97,402 S.F.
TOTAL = 107,070 S.F. (18.4%)
REMAINING IMPERVIOUS COVERAGE FOR FUTURE USE = 9,480 S.F.

WORCESTER TOWNSHIP CERTIFICATION

APPROVED THIS _____ DAY OF _____ 20____ BY THE BOARD OF SUPERVISORS OF WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

ATTEST:
SIGNATURE, CHAIRMAN _____
DATE SIGNED _____
SIGNATURE, SECRETARY _____
DATE SIGNED _____

(TOWNSHIP NOTARY SEAL)
REVIEWED THIS _____ DAY OF _____ 20____ BY THE PLANNING COMMISSION OF WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

ATTEST:
SIGNATURE _____
DATE SIGNED _____
SIGNATURE _____
DATE SIGNED _____

REVIEWED BY THE TOWNSHIP ENGINEER OF WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PA

OWNER CERTIFICATION:

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

THE ASACAR COMPANY, LLC
BY: _____ PRESIDENT DATE: _____

DESIGN ENGINEER'S CERTIFICATION:

I, ROBERT E. BLUE JR., ON THIS DATE: February 5, 2026, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE PLAN MEETS THE REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S (DEP'S) REGULATIONS AND WORCESTER TOWNSHIP CODE OF ORDINANCES CHAPTER 130 - SUBDIVISION AND LAND DEVELOPMENT.

ROBERT E. BLUE JR.
PA P.E. #26169-E

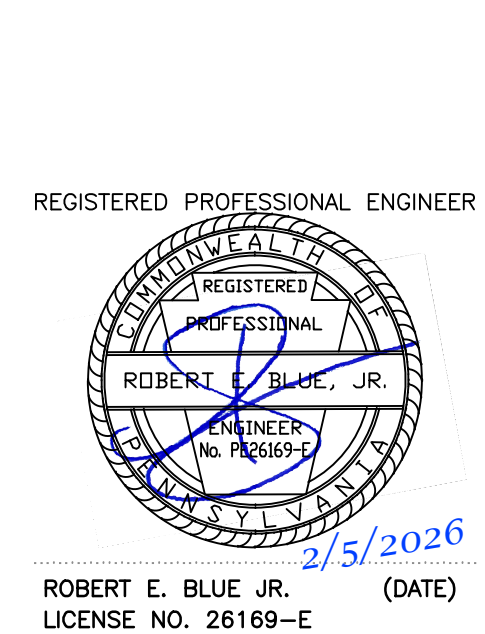
SURVEYOR'S ACKNOWLEDGEMENT:

SURVEYOR'S CERTIFICATE, BOUNDARY, AND TOPOGRAPHY THIS IS TO CERTIFY THAT THIS PLAN REPRESENTS A FIELD SURVEY BY ME OR UNDER MY SUPERVISION, THAT ALL PROPERTY CORNERS ARE SET AS SHOWN HEREON, THAT ALL GEOMETRIC AND GEODETIC DETAILS AS SHOWN ARE CORRECT, AND THAT ALL LOTS OR TRACTS HAVE A BOUNDARY CLOSURE ERROR OF 1:10,000 OR BETTER.

ROBERT E. BLUE JR.
PA PLS #91323A
February 5, 2026
DATE

RECORDED IN THE MONTGOMERY COUNTY COURT HOUSE THIS DAY OF _____ 20____ IN PLAN BOOK _____ PAGE _____

M.C.P.C. APPROVAL BLOCK
MCP NO. _____
MCP DATE _____
MCP SCALE _____
MCP SHEET _____
MCP TOTAL SHEETS _____
MCP DATE _____
MCP SCALE _____
MCP SHEET _____
MCP TOTAL SHEETS _____



LEGEND

- BASIN
- GRAVEL DRIVEWAY
- FENCE
- MACADAM EDGE
- CONCRETE
- WATERCOURSE
- RIPARIAN CORRIDOR
- WATERCOURSE FLAG ID
- WATERS OF THE COMMONWEALTH
- ALLUVIAL SOILS
- CONTOUR
- CONTOUR INTERVAL
- PROPOSED CONTOUR
- SPOT ELEVATION
- WOODS LINE
- BRUSH LINE
- DECIDUOUS TREE
- CONIFEROUS TREE
- PROPERTY CORNER
- IRON PIN FOUND
- CONC MON FOUND
- DRILL HOLE FOUND
- IRON PIN TO BE SET
- MONUMENT TO BE SET
- 50 FEET ASSUMED FLOODWAY

NOTES:
DIRECTIONAL ARROWS ARE PLAN INFORMATION ONLY, NOT TO BE PHYSICALLY PAINTED ON SITE DUE TO EXISTING GRAVEL BASE DRIVEWAY.

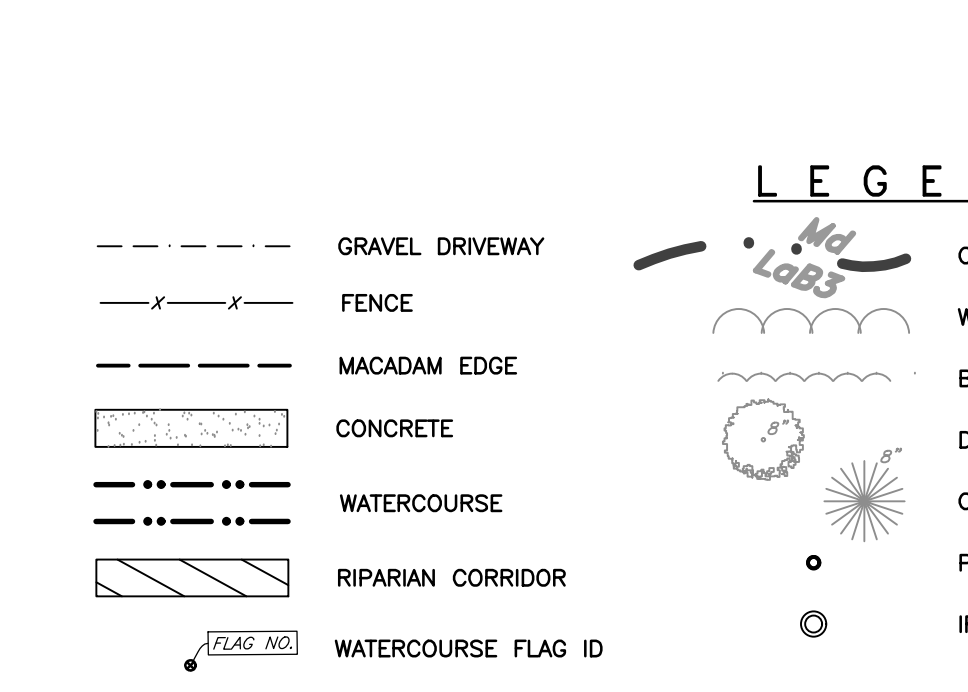
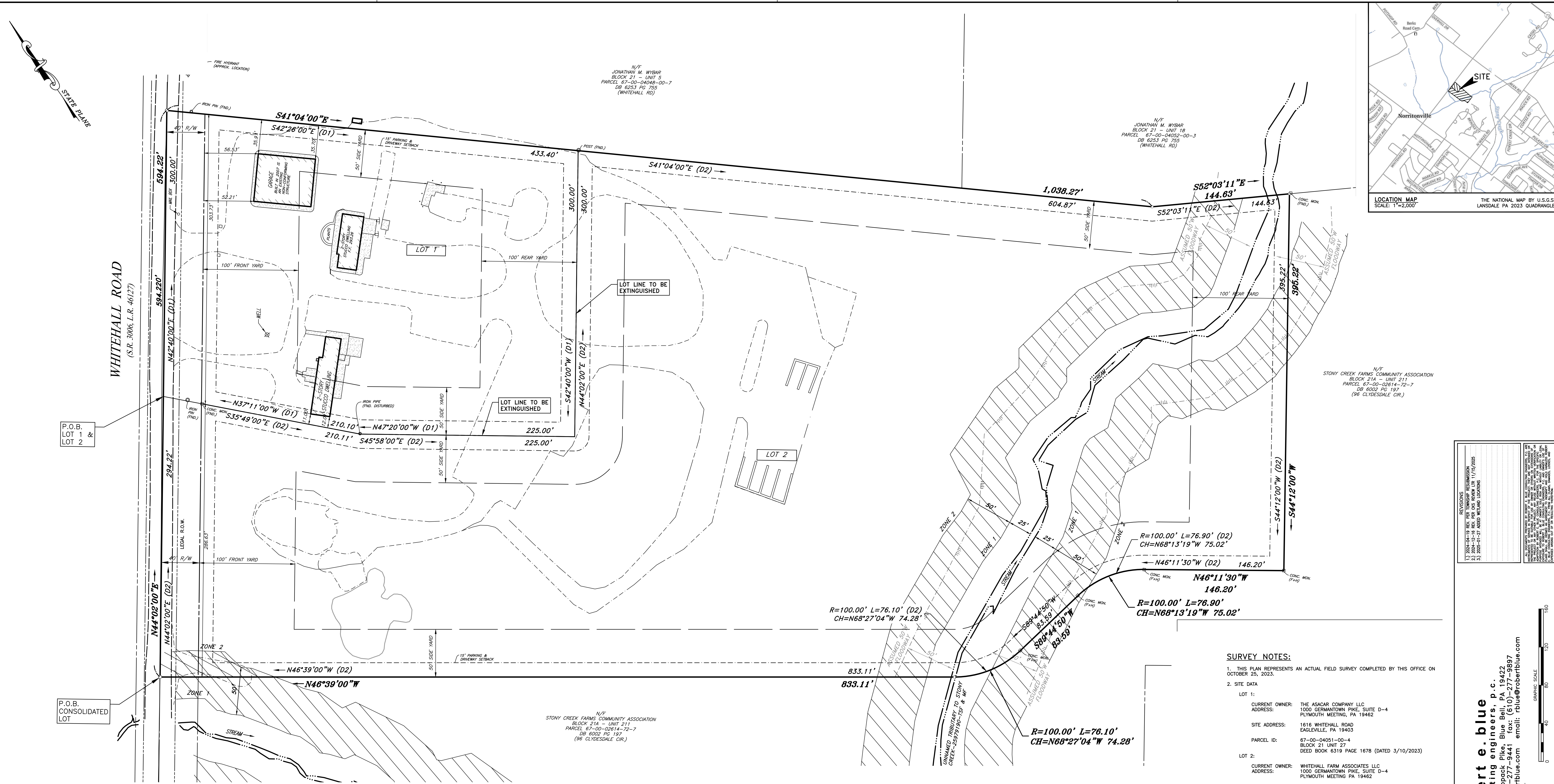
PARKING SPACE CALCULATIONS:
DWELLING: 2 SPACES x SINGLE FAMILY DWELLING = 4 SPACES REQUIRED
TOTAL SPACES PROVIDED = 11 VEHICLE PARKING SPACES

WHITEHALL ROAD RIGHT-OF-WAY:
ALONG WHITEHALL ROAD (SR 3006), THE PARCEL OF LAND BETWEEN THE EXISTING RIGHT OF WAY AND THE ULTIMATE RIGHT OF WAY IS HEREBY OFFERED FOR DEDICATION TO THE AGENCY HAVING JURISDICTION.

811 PENNSYLVANIA ONE CALL
DIAL 8-1-1 or 1-800-242-1776 BEFORE YOU DIG
CALL 811 THREE DAYS TO TEN DAYS BEFORE YOU START ANY DIGGING PROJECT. WHETHER YOU ARE PLANNING TO DO IT YOURSELF OR HIRE A PROFESSIONAL, SOMEONE NEEDS TO CALL 811.
Call before you dig. SERIAL #20250372370 FEBRUARY 6, 2025

rebert e. blue
consulting engineers, p.c.
1149 Skipack Pike, Blue Bell, PA 19422
Tel: (610) 277-5887 Fax: (610) 277-5887
www.rebertblue.com email: rblue@rebertblue.com

RECORD PLAN
1616 WHITEHALL ROAD
WORCESTER TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA
REMOVED FOR
THE ASACAR COMPANY LLC
1000 GERMANANTOWN PIKE, SUITE D-4
PLYMOUTH MEETING PA 19462



DESCRIPTION	REQUIRED	EXISTING LOT 1	EXISTING LOT 2	CONSOLIDATED LOT
§ 150-12(A) MINIMUM LOT AREA	80,000 S.F.	GROSS: 133,709 S.F. OR 3.0695 ACRES NET: 121,635 S.F. OR 2.7923 ACRES	GROSS: 472,733 S.F. OR 10.8525 ACRES NET: 461,115 S.F. OR 10.5858 ACRES	GROSS: 606,442 S.F. OR 13.9220 ACRES R.O.W.: 63,692 S.F. OR 1.4539 ACRES FLOODPLAIN: 51,712 S.F. OR 1.1871 ACRES STEEP SLOPES: 39,669 S.F. OR 0.9107 ACRES NET: 582,750 S.F. OR 13.3781 ACRES
§ 150-12(A) MINIMUM LOT WIDTH	250 FT.	PROPERTY LINE: 300 FT. ROW: 303.13 FT.	PROPERTY LINE: 294.22 FT. ROW: 286.63 FT.	PROPERTY LINE: 594.22 FT. ROW: 590.36 FT.
§ 150-13A(1) MINIMUM FRONT YARD	75 FT.	52.21 FT. *	75 FT.	52.21 FT. *
§ 150-13A(2) MINIMUM REAR YARD	100 FT.	100 FT.	100 FT.	100 FT.
§ 150-13A(3) MINIMUM SIDE YARDS (EACH)	50 FT.	35.70 FT. (LEFT) * 11.00 FT. (RIGHT) *	50 FT.	35.70 FT. (LEFT) * 50 FT. (RIGHT)
§ 150-14.A MAXIMUM BUILDING COVERAGE	10%	6.7% (8,160 S.F.)	0.28% (1,215 S.F.)	1.8% (10,856 S.F.)
§ 150-14.B MAXIMUM IMPERVIOUS SURFACE	20%	55.1% (67,058 S.F.) *	13.4% (61,966 S.F.)	18.4% (107,070 S.F.)
§ 150-15 MAXIMUM BUILDING HEIGHT	35 FT. OR 2.5 STORES	<35 FT.	<35 FT.	<35 FT.
§ 150-16.A(2) DRIVEWAY & PARKING SETBACK FROM PROPERTY LINE	15'	15 FT.	GREATER THAN 15 FT.	GREATER THAN 15 FT.

AGR AGRICULTURAL DISTRICT
EXISTING USE: RESIDENTIAL, MORE THAN 1 HOUSE, DETACHED

* EXISTING NON-COMFORMANCE

TOWNSHIP ENGINEER:

APPROVED BY: _____ DATE: _____
TOWNSHIP ENGINEER _____

OWNER'S CERTIFICATION:

THE ASACAR COMPANY LLC DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE LAND HEREIN SUBDIVIDED AND THEY DO HEREBY ADOPT THIS PLAN.

BY: _____ DATE: _____
TITLE: _____

OWNER'S ACKNOWLEDGEMENT:

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF MONTGOMERY :
ON THIS _____ DAY OF _____, BEFORE ME, THE SUBSCRIBED, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA RESIDING IN MONTGOMERY COUNTY, PERSONALLY APPEARED THE ASACAR COMPANY LLC, WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF THE HIGHWAYS AND PROPERTY SHOWN HEREON SITUATE IN THE TOWNSHIP OF WHITPAIN, 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 _____

TOWNSHIP PLANNING COMMISSION RECOMMENDATION:

THIS PLAN WAS RECOMMENDED FOR APPROVAL BY THE TOWNSHIP OF WORCESTER PLANNING COMMISSION ON THIS _____ DAY OF _____.

BOARD OF SUPERVISORS APPROVAL:

THIS PLAN WAS APPROVED BY THE WORCESTER TOWNSHIP BOARD OF SUPERVISORS ON THIS _____ DAY OF _____.

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 _____

M.C.P.C. APPROVAL BLOCK
MCPD NO. _____
PROCESSED AND REVIEWED, REPORT BY THE MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPAL PLANNING CODE.
CERTIFIED THIS DATE _____
FOR THE DIRECTOR
MONTGOMERY COUNTY PLANNING COMMISSION

SURVEY NOTES:

- THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY COMPLETED BY THIS OFFICE ON OCTOBER 25, 2023.
- SITE DATA
LOT 1:
CURRENT OWNER: THE ASACAR COMPANY LLC
ADDRESS: 1000 GERMAN TOWN PIKE, SUITE D-4 PLYMOUTH MEETING, PA 19462
SITE ADDRESS: 1616 WHITEHALL ROAD EAGLEVILLE, PA 19403
PARCEL ID: 67-00-04051-00-4
BLOCK 21 UNIT 27
DEED BOOK 6319 PAGE 1678 (DATED 3/10/2023)
LOT 2:
CURRENT OWNER: WHITEHALL FARM ASSOCIATES LLC
ADDRESS: 1000 GERMAN TOWN PIKE, SUITE D-4 PLYMOUTH MEETING PA 19462
SITE ADDRESS: WHITEHALL RD NORRISTOWN PA, 19403
PARCEL ID: 67-00-04046-00-9
BLOCK 21 - UNIT 28
DEED BOOK 6325 PAGE 2053 (DATED 5/10/2023)
- THE PROPERTY ON THIS SURVEY DOES NOT LIE PARTLY WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA"), AS SHOWN ON THE FLOOD INSURANCE RATE MAP IDENTIFIED AS PANEL 262 OF 451, COMMUNITY NUMBER 421919, MAP NUMBER 42091002626, BEARING AN EFFECTIVE DATE OF MARCH 2, 2016, THE DATUM FOR THIS MAP IS NAVD83.
- LOT AREAS:
LOT 1 GROSS: 133,709 S.F. OR 3.0695 ACRES
R.O.W.: 12,074 S.F. OR 0.2772 ACRES
NET: 121,635 S.F. OR 2.7923 ACRES
LOT 2 GROSS: 472,733 S.F. OR 10.8525 ACRES
R.O.W.: 11,618 S.F. OR 0.2667 ACRES
FLOODPLAIN: 51,712 S.F. OR 1.1873 ACRES
STEEP SLOPES: 39,669 S.F. OR 0.9108 ACRES
NET: 369,734 S.F. OR 8.4879 ACRES
- THIS PROPERTY DOES NOT HAVE PUBLIC WATER OR SEWER.
- THIS PLAN WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT FOR LOT 1 AND LOT 2.
- THE SURVEY HAS BEEN PREPARED WITH AN ERROR OF CLOSURE LESS THAN ONE PART IN 2,500.
- THE WATERS AND ALLUVIAL SOILS SHOWN ON THIS PLAN WERE FLAGGED BY VW CONSULTANTS, LLC, QUAKERTOWN, PA, DECEMBER 24, 2024. THE FLAGS SET IN THE FIELD WERE SURVEY FIELD LOCATED BY OUR OFFICE ON JANUARY 20, 2025.
- PLAN REFERENCES:
A) "SUBDIVISION PLAN PREPARED FOR DR. WALTER B. MCKINNEY, PHILADELPHIA" BY C. RAMOND WEIR ASSOCIATES, AMBLER PA, RECORDED ON AUGUST 3, 1981 AS PLAN A-43 PAGE 65.
B) REGISTERED PROFESSIONAL ENGINEER
ROBERT E. BLUE, JR. (DATE) 2/5/2026
LICENSE NO. 26169-E

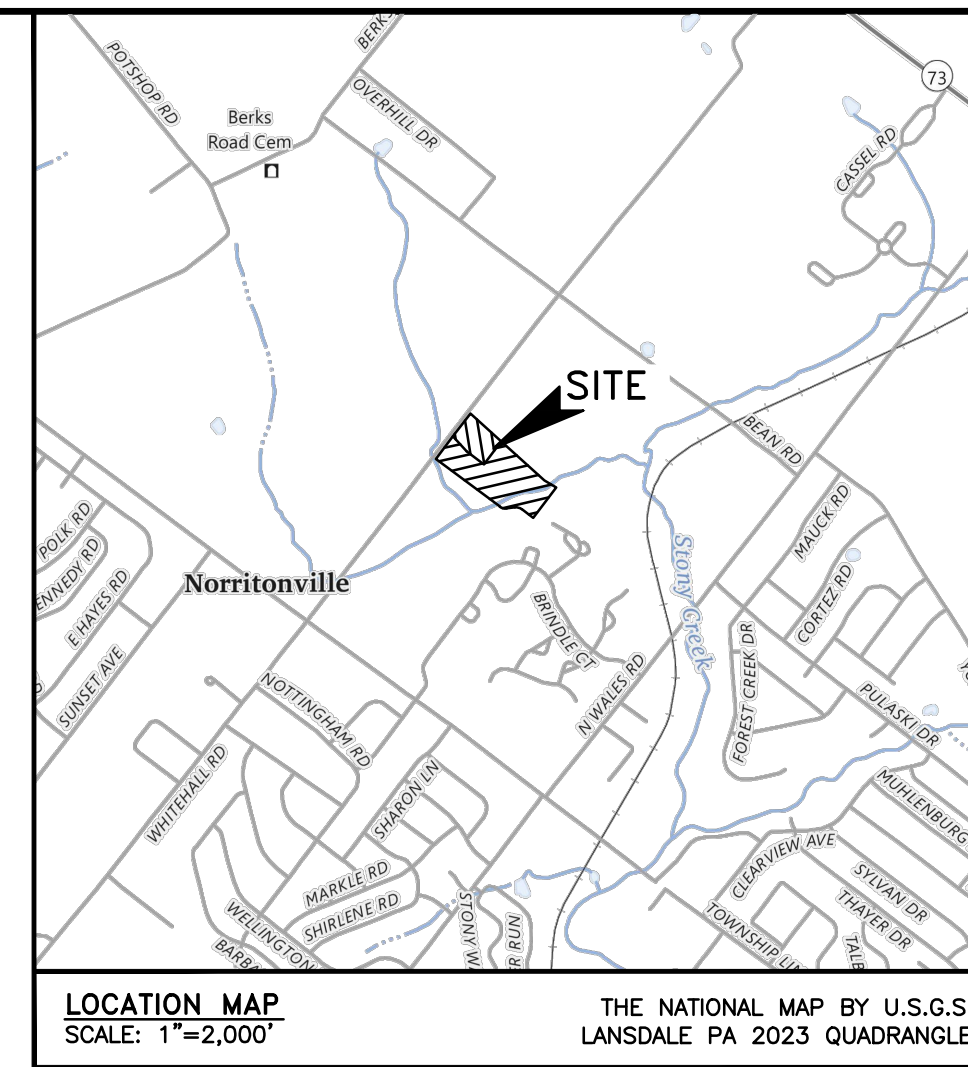
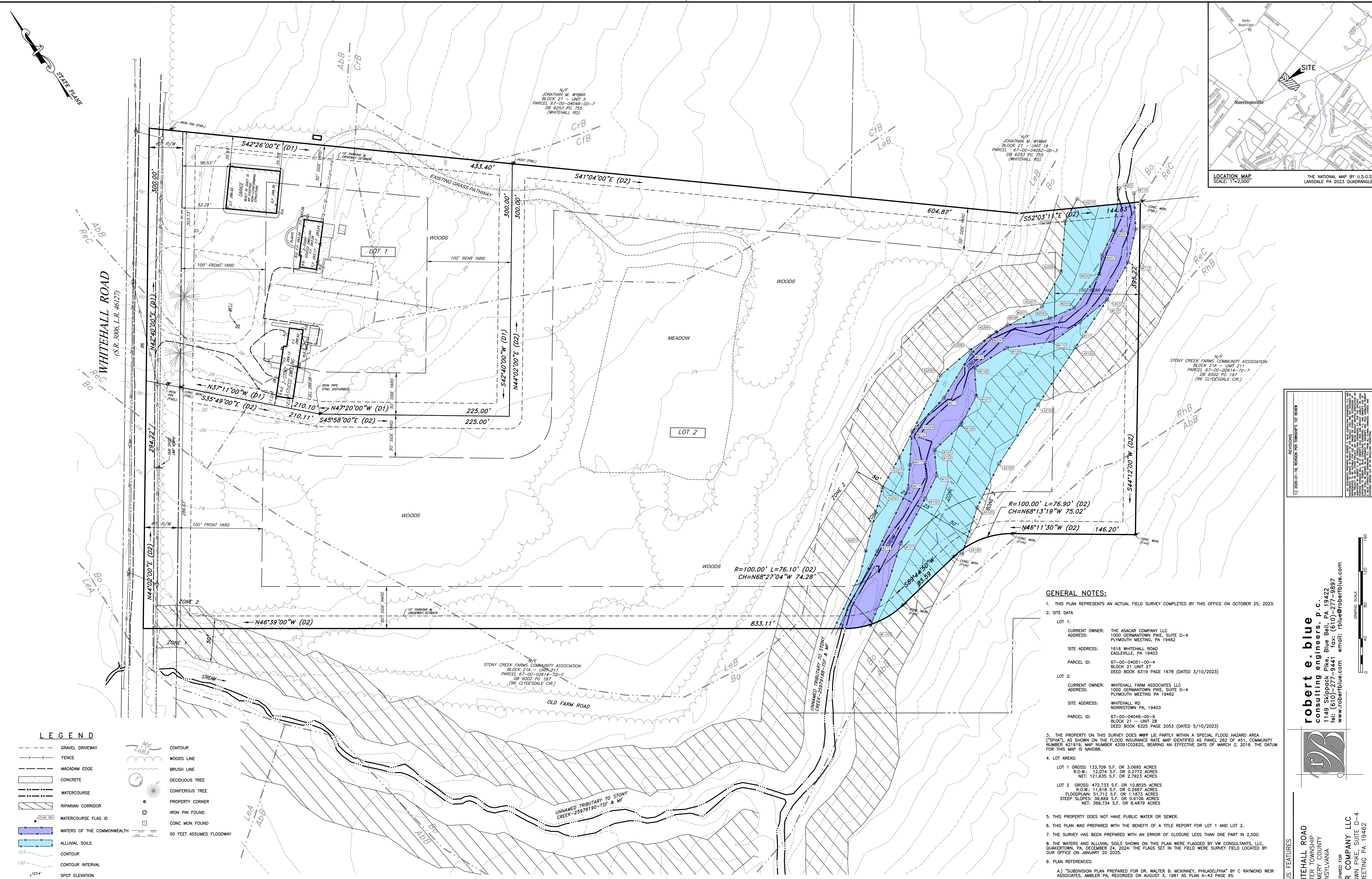
REVISIONS

NO.	DATE	DESCRIPTION
1	10/25/23	ISSUED FOR PERMIT
2	10/25/23	REVISED PER COMMENTS
3	10/25/23	REVISED PER COMMENTS

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
1616 WHITEHALL ROAD
WORCESTER TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA
PREPARED FOR
THE ASACAR COMPANY LLC
1000 GERMAN TOWN PIKE, SUITE D-4
PLYMOUTH MEETING PA 19462

DRAWN BY: _____ CHECKED BY: _____ SCALE: 1" = 40'
DATE: 5/21/2025 JOB NUMBER: 2325-2E SHEET NUMBER: 3 of 11



LEGEND

[Symbol]	GRAVEL DRIVEWAY
[Symbol]	FENCE
[Symbol]	MACADAM EDGE
[Symbol]	CONCRETE
[Symbol]	WATERCOURSE
[Symbol]	RIPARIAN CORRIDOR
[Symbol]	WATERCOURSE FLAG ID
[Symbol]	WATERS OF THE COMMONWEALTH
[Symbol]	ALLUVIAL SOILS
[Symbol]	CONTOUR
[Symbol]	CONTOUR INTERVAL
[Symbol]	SPOT ELEVATION
[Symbol]	CONTOUR
[Symbol]	WOODS LINE
[Symbol]	BRUSH LINE
[Symbol]	DECIDUOUS TREE
[Symbol]	CONIFEROUS TREE
[Symbol]	PROPERTY CORNER
[Symbol]	IRON PIN FOUND
[Symbol]	CONC MON FOUND
[Symbol]	50 FEET ASSUMED FLOODWAY

SOILS TABLE PER USDA NRCS

MAP SYMBOL	SOIL NAME	SLOPES	HYDROLOGIC GROUP	DEPTH TO WATER TABLE	DRAINAGE CHARACTERISTICS	HYDRIC SOIL
AbB	ABBOTTSTOWN SILT LOAM	3% - 8%	D	6" - 18"	SOMEWHAT POORLY DRAINED	NO
ReC	READINGTON SILT LOAM	8% - 15%	C	18" - 36"	MODERATELY WELL DRAINED	NO
Bo	BOWMANVILLE-KNAUERS SILT LOAMS	0% - 3%	C/D	0" - 18"	SOMEWHAT POORLY DRAINED	YES
LeB	LAWRENCEVILLE SILT LOAM	3% - 8%	C	18" - 36"	MODERATELY WELL DRAINED	YES
CfB	CHALFONT SILT LOAM	3% - 8%	D	6" - 18"	SOMEWHAT POORLY DRAINED	NO
RhB	REAVILLE SILT LOAM	3% - 8%	D	6" - 36"	MODERATELY WELL DRAINED	NO

UTILITY DESIGN CONTACTS:

PA ONE-CALL SERIAL #20250372370, DATED FEBRUARY 6, 2025.
 PLEASE USE EMAIL WHEN POSSIBLE TO COMMUNICATE WITH FACILITY OWNERS.

PENNSYLVANIA AMERICAN WATER
 171 W JOHNSON HWY
 NORRISTOWN, PA 19401
 SITI YEARWOOD
 sityearwood@pawater.com
 610-292-3575

AQUA PENNSYLVANIA
 782 LANCASTER AVE
 BRYN MAWR, PA 19010
 THOMAS WADDY
 twaddy@aquapenn.com
 610-525-1400 EXT. 52105

PECO AN EXELON COMPANY C/O USIC
 450 S HENDERSON ROAD SUITE B
 KING OF PRUSSIA, PA 19406
 NIKKIA SIMPKINS
 nikki@peco.com
 484-368-4311

NORTH PENN WATER AUTHORITY
 500 FORTY FOOT ROAD
 LANSDALE, PA 19446
 STEVE FRETZ
 sfretz@npwa.org
 215-855-3617

WORCESTER TOWNSHIP OF
 1721 VALLEY FORGE RD
 PO BOX 767
 WORCESTER, PA 19490
 ROBERT DPHULSTER
 rdphulster@worcestertwp.com
 610-584-1410 EXT. 114

GENERAL NOTES:

- THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY COMPLETED BY THIS OFFICE ON OCTOBER 25, 2023.
- SITE DATA**

LOT 1:
 CURRENT OWNER: THE ASACAR COMPANY LLC
 ADDRESS: 1000 GERMANTOWN PIKE, SUITE D-4 PLYMOUTH MEETING, PA 19462
 SITE ADDRESS: 1616 WHITEHALL ROAD EAGLEVILLE, PA 19403
 PARCEL ID: 67-00-04051-00-4
 BLOCK 21 UNIT 27
 DEED BOOK 6319 PAGE 1678 (DATED 3/10/2023)

LOT 2:
 CURRENT OWNER: WHITEHALL FARM ASSOCIATES LLC
 ADDRESS: 1000 GERMANTOWN PIKE, SUITE D-4 PLYMOUTH MEETING PA 19462
 SITE ADDRESS: WHITEHALL RD NORRISTOWN PA, 19403
 PARCEL ID: 67-00-04046-00-9
 BLOCK 21 - UNIT 28
 DEED BOOK 6325 PAGE 2053 (DATED 5/10/2023)
- THE PROPERTY ON THIS SURVEY DOES NOT LIE PARTLY WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA"), AS SHOWN ON THE FLOOD INSURANCE RATE MAP IDENTIFIED AS PANEL 262 OF 451, COMMUNITY NUMBER 421819, MAP NUMBER 42091C02626, BEARING AN EFFECTIVE DATE OF MARCH 2, 2016. THE DATUM FOR THIS MAP IS NAVD83.
- LOT AREAS:**

LOT 1 GROSS: 133,709 S.F. OR 3.0695 ACRES
 R.O.W.: 12,074 S.F. OR 0.2772 ACRES
 NET: 121,635 S.F. OR 2.7923 ACRES

LOT 2 GROSS: 472,733 S.F. OR 10.8525 ACRES
 FLOODPLAIN: 51,712 S.F. OR 1.1873 ACRES
 STEEP SLOPES: 39,669 S.F. OR 0.9106 ACRES
 NET: 369,734 S.F. OR 8.4879 ACRES
- THIS PROPERTY DOES NOT HAVE PUBLIC WATER OR SEWER.
- THIS PLAN WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT FOR LOT 1 AND LOT 2.
- THE SURVEY HAS BEEN PREPARED WITH AN ERROR OF CLOSURE LESS THAN ONE PART IN 2,500.
- THE WATERS AND ALLUVIAL SOILS SHOWN ON THIS PLAN WERE FLAGGED BY VW CONSULTANTS, LLC, QUAKERTOWN, PA, DECEMBER 24, 2024. THE FLAGS SET IN THE FIELD WERE SURVEY FIELD LOCATED BY OUR OFFICE ON JANUARY 20, 2025.
- PLAN REFERENCES:**

A) "SUBDIVISION PLAN PREPARED FOR DR. WALTER B. MCKINNEY, PHILADELPHIA" BY C RAYMOND WEIR ASSOCIATES, AMBLER PA, RECORDED ON AUGUST 3, 1981 AS PLAN A-43 PAGE 65.

LOT AREA TABULATION:

LOT 1 GROSS: 133,709 S.F. OR 3.0695 ACRES
 NET: 121,635 S.F. OR 2.7923 ACRES
 R.O.W.: 12,074 S.F. OR 0.2772 ACRES

LOT 2 GROSS: 472,733 S.F. OR 10.8525 ACRES
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 FLOODPLAIN: 51,712 S.F. OR 1.1873 ACRES
 STEEP SLOPES: 39,669 S.F. OR 0.9106 ACRES

811 PENNSYLVANIA ONE CALL
 DIAL 8-1-1 or 1-800-242-1776
 BEFORE YOU DIG

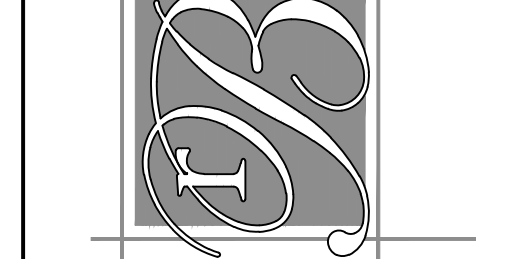
CALL 811 THREE DAYS TO TEN DAYS BEFORE YOU START ANY DIGGING PROJECT. WHETHER YOU ARE PLANNING TO DO IT YOURSELF OR HIRE A PROFESSIONAL, SOMEONE NEEDS TO CALL 811.

Know what's below.
 Call before you dig. SERIAL #20250372370
 FEBRUARY 6, 2025

REVISIONS

NO.	DATE	DESCRIPTION
1	1/2025	01-16 REVISION PER TOWNSHIP'S 1ST REVIEW

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



1616 WHITEHALL ROAD
 WORCESTER TOWNSHIP
 MONTGOMERY COUNTY
 PENNSYLVANIA

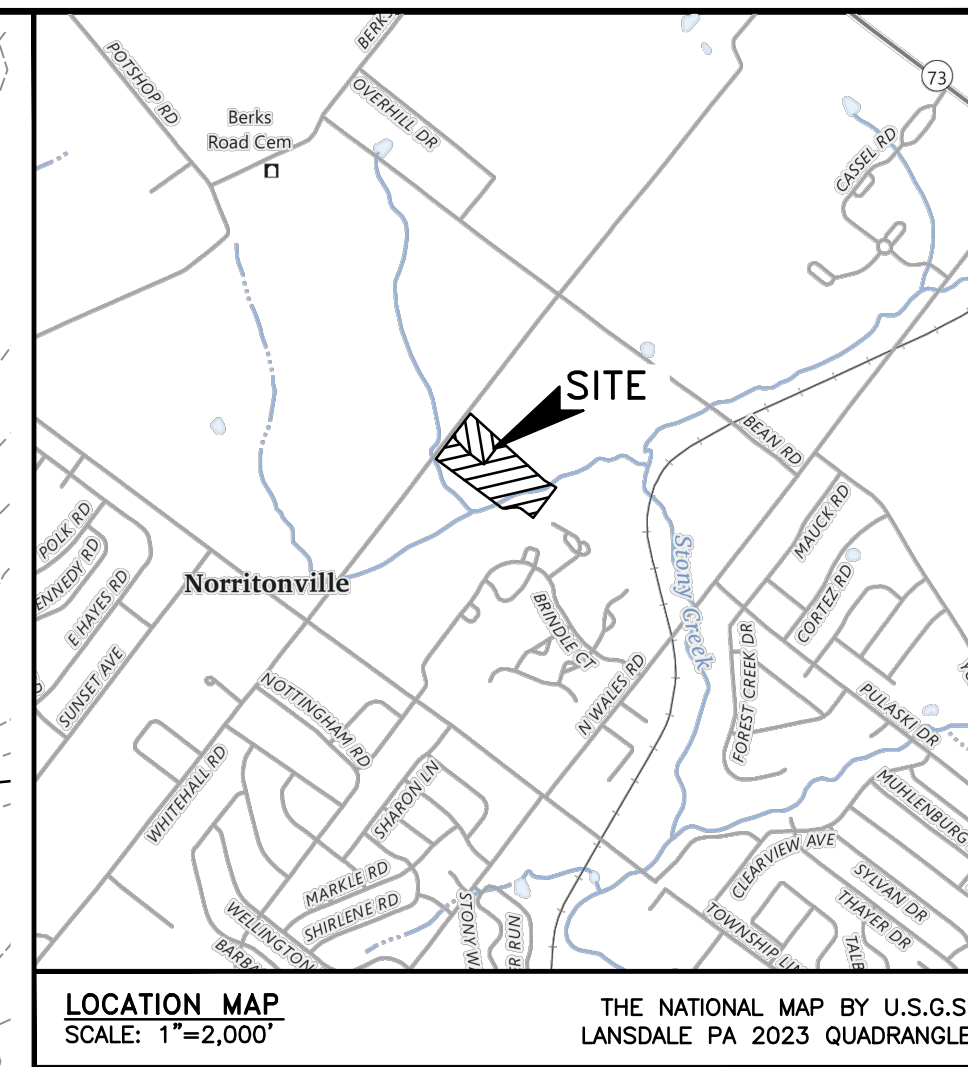
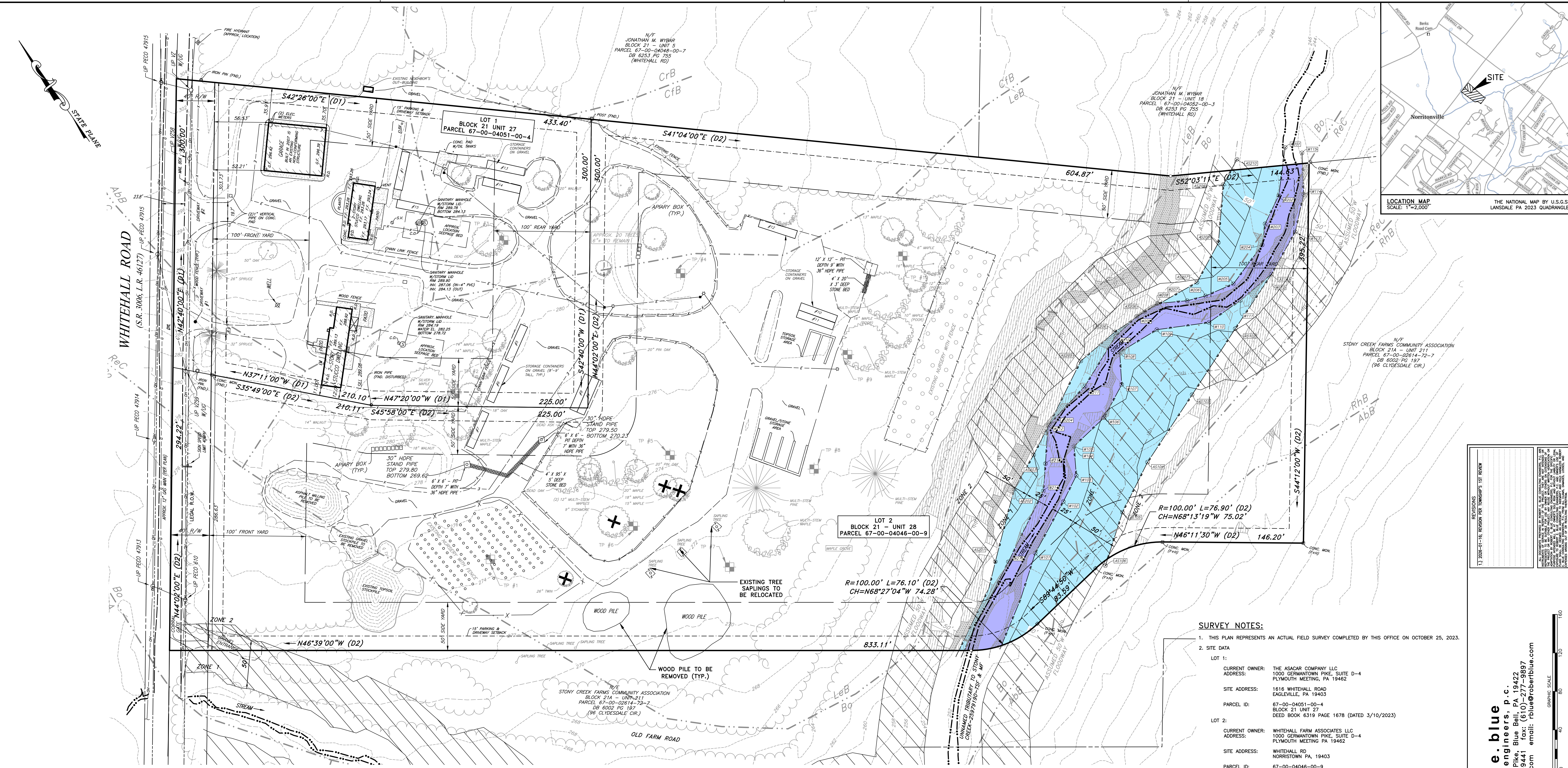
PREPARED FOR:
THE ASACAR COMPANY LLC
 1000 GERMANTOWN PIKE, SUITE D-4
 PLYMOUTH MEETING PA 19462

REGISTERED PROFESSIONAL ENGINEER
 ROBERT E. BLUE, JR.
 LICENSE NO. 26169-E (DATE) 2/5/2026

PREVIOUS FEATURES

DATE	DRAWN BY	CHECKED BY	SCALE
2/21/2025	DAL	REB	1"=40'

JOB NUMBER: 2325-2E
SHEET NUMBER: 4 of 11



LEGEND

--- GRAY ---	GRAVEL DRIVEWAY	○	IRON PIN FOUND
- - - - -	FENCE	□	CONC MON FOUND
---	MACADAM EDGE	○	DRILL HOLE FOUND
▬▬▬	CONCRETE	●	IRON PIN TO BE SET
---	WATERCOURSE	■	MONUMENT TO BE SET
▬▬▬	RIPARIAN CORRIDOR	X	TO BE REMOVED (TBR)
---	WATERCOURSE FLAG ID		
---	WATERS OF THE COMMONWEALTH		
---	ALLUVAL SOILS		
---	E&S SAFETY FENCING		
---	SLOPES BETWEEN 15% & 25% AREA = 37,570 S.F. OR 6.4% OF CONSOLIDATED LOT		
---	SLOPES GREATER THAN 25% AREA = 10,297 S.F. OR 1.8% OF CONSOLIDATED LOT		
○	SOIL BOUNDARY		
---	WOODS LINE		
---	BRUSH LINE		
○	DECIDUOUS TREE		
○	CONIFEROUS TREE		
○	PROPERTY CORNER		
○	MINOR CONTOUR INTERVAL		
○	MAJOR CONTOUR INTERVAL		
○	SPOT ELEVATION		
---	50 FEET ASSUMED FLOODWAY		

UTILITY DESIGN CONTACTS:
 PA ONE-CALL SERIAL #20250372370, DATED FEBRUARY 6, 2025.
 PLEASE USE EMAIL WHEN POSSIBLE TO COMMUNICATE WITH FACILITY OWNERS.

PENNSYLVANIA AMERICAN WATER
 171 W. JOHNSON HWY
 NORRISTOWN, PA 19401
 SITI YEARWOOD
 siti_yearwood@pawater.com
 610-292-3575

AQUA PENNSYLVANIA
 500 FOREY FOOT ROAD
 LANSDALE, PA 19446
 STEVE FRETZ
 sfretz@pawater.com
 610-292-3575

NORTH PENN WATER AUTHORITY
 1721 WALLEY FORGE RD
 LANSDALE, PA 19446
 STEVE FRETZ
 sfretz@pawater.com
 610-292-3575

WORCESTER TOWNSHIP OF
 1721 WALLEY FORGE RD
 PO BOX 767
 WORCESTER, PA 19401
 ROBERT D'AMICO
 rdamico@worcestertwp.com
 610-584-1410 EXT. 114

PECO AN EXELON COMPANY C/O USIC
 450 S HENDERSON ROAD SUITE B
 KING OF PRUSSIA, PA 19406
 NIKKIA SIMPKINS
 nsimpkins@usic.com
 484-681-5720

COMCAST
 1250 HADDONFIELD-BERLIN RD
 CHERRY HILL, NJ 08034
 WYATT PARRISH
 wyatt_parrish@cable.comcast.com
 484-368-4391

AGR AGRICULTURAL DISTRICT
 EXISTING USE: RESIDENTIAL SINGLE FAMILY DETACHED - 2 DWELLINGS (EXISTING NON-COMFORMANCE *)
 PROPOSED USE: SAME, NO CHANGE.

DESCRIPTION	REQUIRED	EXISTING LOT 1	EXISTING LOT 2
§ 150-12(A) MINIMUM LOT AREA	80,000 S.F.	GROSS: 133,709 S.F. OR 3.0695 ACRES NET: 121,635 S.F. OR 2.7923 ACRES	GROSS: 472,733 S.F. OR 10.8525 ACRES NET: 461,115 S.F. OR 10.5858 ACRES
§ 150-12(A) MINIMUM LOT WIDTH	250 FT.	PROPERTY LINE: 300 FT. ROW: 303.73 FT.	PROPERTY LINE: 294.22 FT. ROW: 286.63 FT.
§ 150-13(A.1) MINIMUM FRONT YARD	100 FT.	52.21 FT. *	100 FT.
§ 150-13(A.2) MINIMUM REAR YARD	100 FT.	100 FT.	100 FT.
§ 150-13(A.3) MINIMUM SIDE YARDS (EACH)	50 FT.	35.70 FT. (LEFT) * 11.00 FT. (RIGHT)	50 FT.
§ 150-14.A MAXIMUM BUILDING COVERAGE	10%	6.7% (8,160 S.F.)	0.26% (1,215 S.F.)
§ 150-14.B MAXIMUM IMPERVIOUS SURFACE	20%	55.1% (67,058 S.F.) *	13.4% (61,966 S.F.)
§ 150-15 MAXIMUM BUILDING HEIGHT	35 FT. OR 2.5 STORIES	<35 FT.	<35 FT.
§ 150-16.A(2) DRIVEWAY & PARKING SETBACK FROM PROPERTY LINE	15'	15 FT.	GREATER THAN 15 FT.

* EXISTING NON-COMFORMANCE

SOILS TABLE PER USDA NRCS

MAP SYMBOL	SOIL NAME	SLOPES	HYDROLOGIC GROUP	DEPTH TO WATER TABLE	DRAINAGE CHARACTERISTICS	HYDRIC SOIL
AbB	ABBOTTSTOWN SILT LOAM	3% - 8%	D	6" - 18"	SOMEWHAT POORLY DRAINED	NO
ReC	READINGTON SILT LOAM	8% - 15%	C	18" - 36"	MODERATELY WELL DRAINED	NO
Bo	BOWMANSVILLE-KNAUERS SILT LOAMS	0% - 3%	C/D	0" - 18"	SOMEWHAT POORLY DRAINED	YES
LeB	LAWRENCEVILLE SILT LOAM	3% - 8%	C	18" - 36"	MODERATELY WELL DRAINED	YES
CfB	CHALFONT SILT LOAM	3% - 8%	D	6" - 18"	SOMEWHAT POORLY DRAINED	NO
RhB	REAVILLE SILT LOAM	3% - 8%	D	6" - 36"	MODERATELY WELL DRAINED	NO

SURVEY NOTES:

- THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY COMPLETED BY THIS OFFICE ON OCTOBER 25, 2023.
- SITE DATA
 - LOT 1:
 - CURRENT OWNER: THE ASACAR COMPANY LLC
 - ADDRESS: 1000 GERMANTOWN PIKE, SUITE D-4 PLYMOUTH MEETING, PA 19462
 - SITE ADDRESS: 1616 WHITEHALL ROAD EAGLEVILLE, PA 19403
 - PARCEL ID: 67-00-04051-00-4
 - DEED BOOK 6319 PAGE 1678 (DATED 3/10/2023)
 - LOT 2:
 - CURRENT OWNER: WHITEHALL FARM ASSOCIATES LLC
 - ADDRESS: 1000 GERMANTOWN PIKE, SUITE D-4 PLYMOUTH MEETING PA 19462
 - SITE ADDRESS: WHITEHALL RD NORRISTOWN PA, 19403
 - PARCEL ID: 67-00-04046-00-9
 - BLOCK 21 - UNIT 28
 - DEED BOOK 6325 PAGE 2053 (DATED 5/10/2023)
- THE PROPERTY ON THIS SURVEY DOES NOT LIE PARTLY WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA"), AS SHOWN ON THE FLOOD INSURANCE RATE MAP IDENTIFIED AS PANEL 262 OF 451, COMMUNITY NUMBER 421919, MAP NUMBER 4209102626, BEARING AN EFFECTIVE DATE OF MARCH 2, 2016. THE DATUM FOR THIS MAP IS NAVD83.
- LOT AREAS:
 - LOT 1 GROSS: 133,709 S.F. OR 3.0695 ACRES
R.O.W.: 12,074 S.F. OR 0.2772 ACRES
NET: 121,635 S.F. OR 2.7923 ACRES
 - LOT 2 GROSS: 472,733 S.F. OR 10.8525 ACRES
R.O.W.: 11,816 S.F. OR 0.2687 ACRES
FLOODPLAIN: 51,712 S.F. OR 1.1873 ACRES
STEEP SLOPES: 39,669 S.F. OR 0.9106 ACRES
NET: 369,734 S.F. OR 8.4879 ACRES
- THIS PROPERTY DOES NOT HAVE PUBLIC WATER OR SEWER.
- THIS PLAN WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT FOR LOT 1 AND LOT 2.
- THE SURVEY HAS BEEN PREPARED WITH AN ERROR OF CLOSURE LESS THAN ONE PART IN 2,500.
- THE WATERS AND ALLUVAL SOILS SHOWN ON THIS PLAN WERE FLAGGED BY VW CONSULTANTS, LLC QUAKERTOWN, PA, DECEMBER 24, 2024. THE FLAGS SET IN THE FIELD WERE SURVEY FIELD LOCATED BY OUR OFFICE ON JANUARY 20, 2025.
- PLAN REFERENCES:
 - A) "SUBDIVISION PLAN PREPARED FOR DR. WALTER B. MCKINNEY, PHILADELPHIA" BY C. RAYMOND WEIR ASSOCIATES, AMBLER PA, RECORDED ON AUGUST 3, 1981 AS PLAN A-43 PAGE 65.

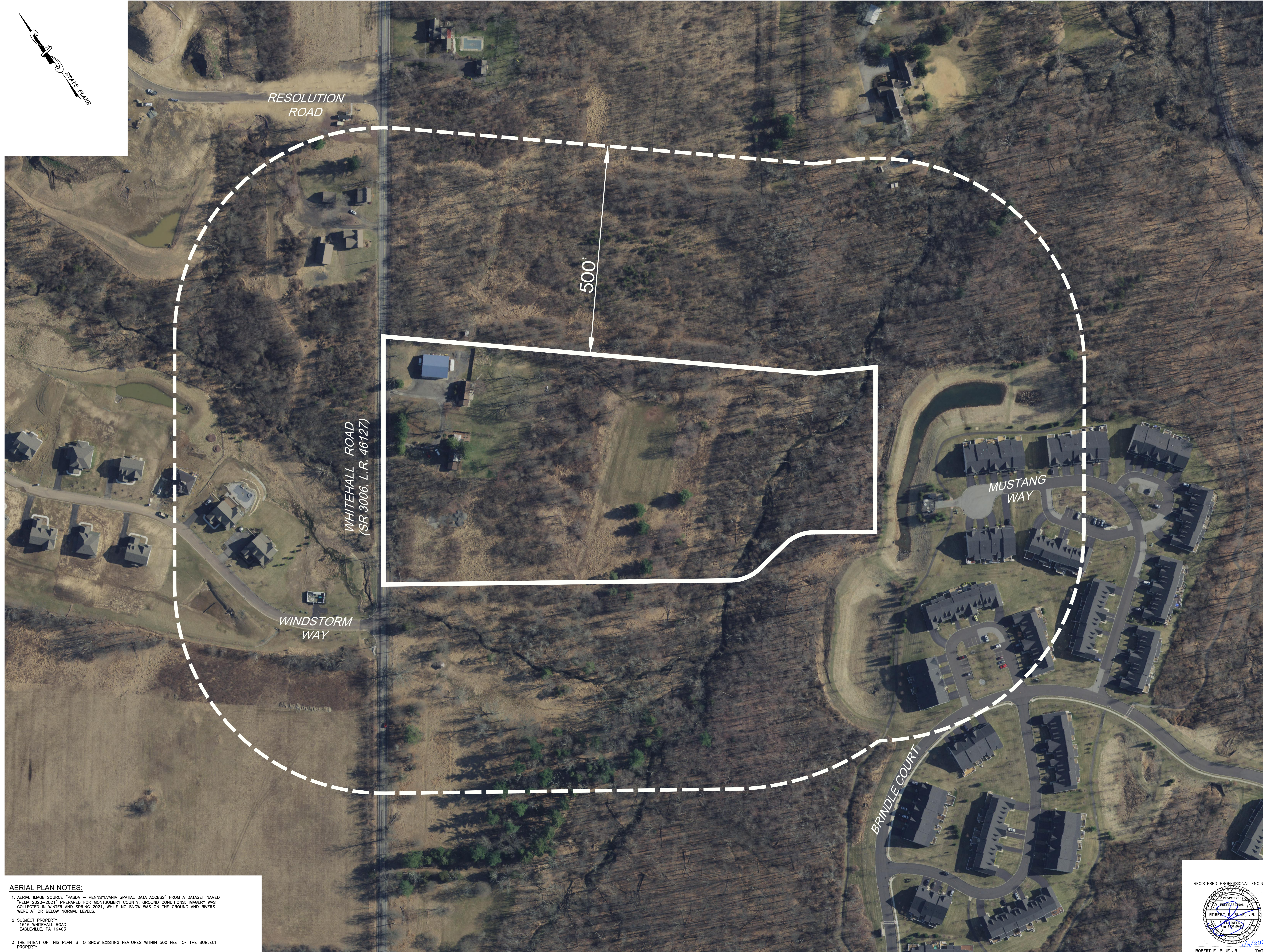
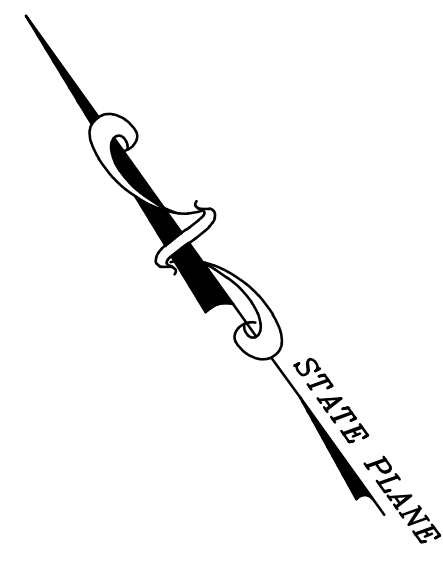
811
 PENNSYLVANIA ONE CALL
 DIAL 8-1-1 or 1-800-242-1776
 BEFORE YOU DIG
 CALL 811 THREE DAYS TO TEN DAYS
 BEFORE YOU START ANY DIGGING
 PROJECT. WHETHER YOU ARE
 PLANNING TO DO IT YOURSELF OR
 HIRE A PROFESSIONAL, SOMEONE
 NEEDS TO CALL 811.
 Call before you dig. SERIAL #20250372370
 FEBRUARY 6, 2025

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

THE ASACAR COMPANY LLC
 1000 GERMANTOWN PIKE, SUITE D-4
 PLYMOUTH MEETING PA 19462

REGISTERED PROFESSIONAL ENGINEER
 ROBERT E. BLUE, JR.
 LICENSE NO. 26169-E

DATE: 2/5/2026
 SHEET NUMBER: 2325-2E
 SHEET TOTAL: 5 of 11

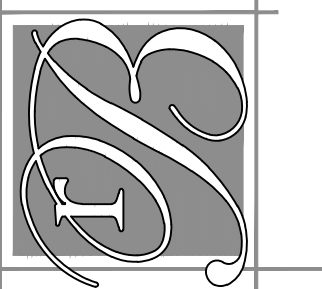


AERIAL PLAN NOTES:

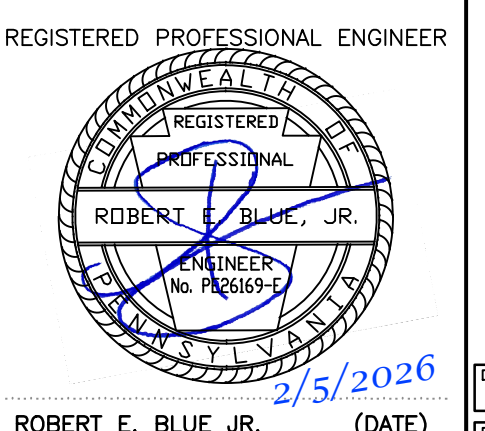
1. AERIAL IMAGE SOURCE "PASDA - PENNSYLVANIA SPATIAL DATA ACCESS" FROM A DATASET NAMED "PENNA 2020-2021" PREPARED FOR MONTGOMERY COUNTY. GROUND CONDITIONS, IMAGERY WAS COLLECTED IN WINTER AND SPRING 2021, WHILE NO SNOW WAS ON THE GROUND AND RIVERS WERE AT OR BELOW NORMAL LEVELS.
2. SUBJECT PROPERTY:
1616 WHITEHALL ROAD
EAGLEVILLE, PA 19403
3. THE INTENT OF THIS PLAN IS TO SHOW EXISTING FEATURES WITHIN 500 FEET OF THE SUBJECT PROPERTY.

REVISIONS
1) 2025-01-16: PERSON PER TOWNSHIP'S USE ONLY

robert e. blue
consulting engineers, p.c.
1149 Skipack Pike, Blue Bell, PA 19422
Tel: (610) 277-3441 Fax: (610) 277-9897
www.robertblue.com email: rblue@robertblue.com

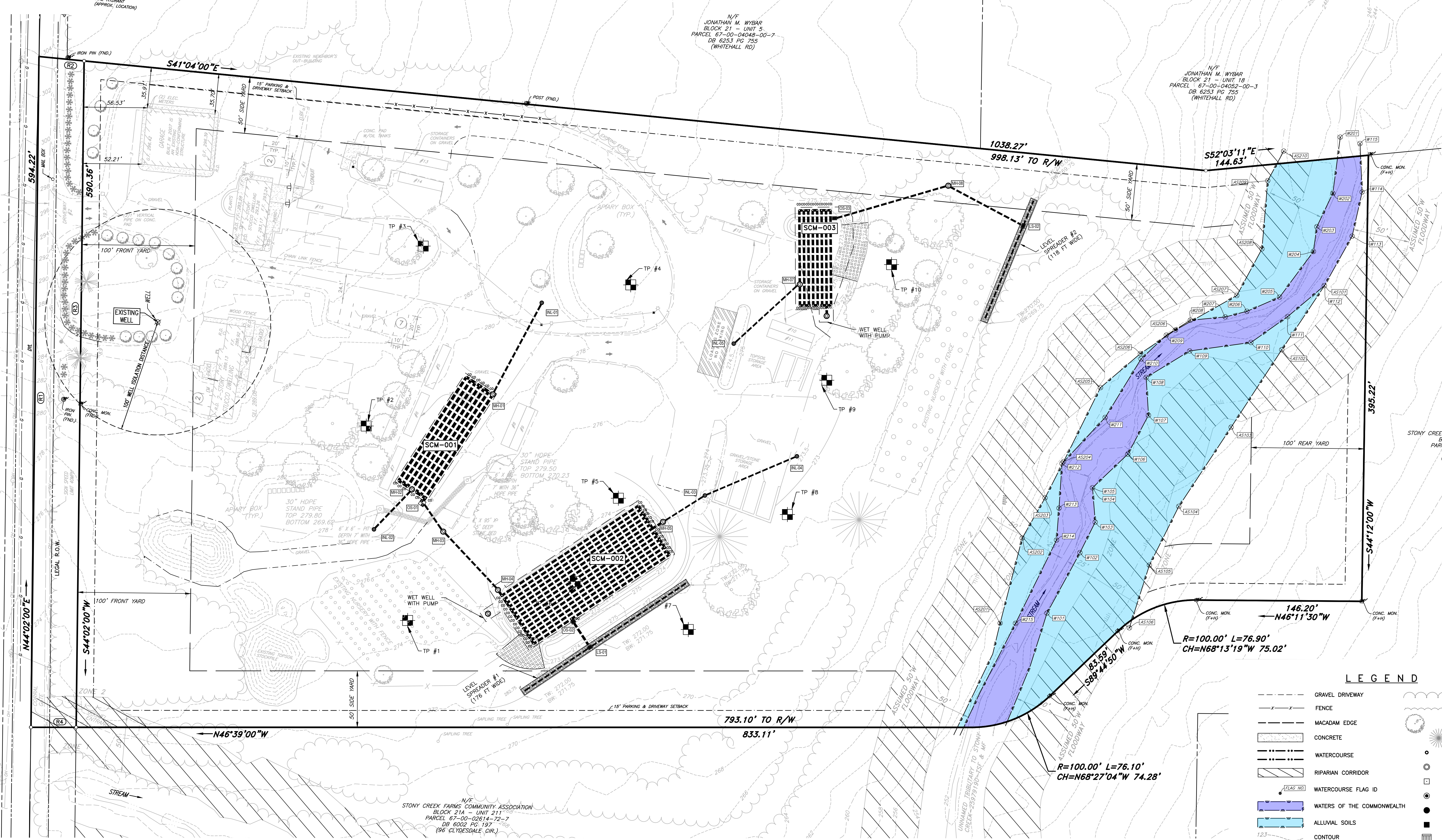
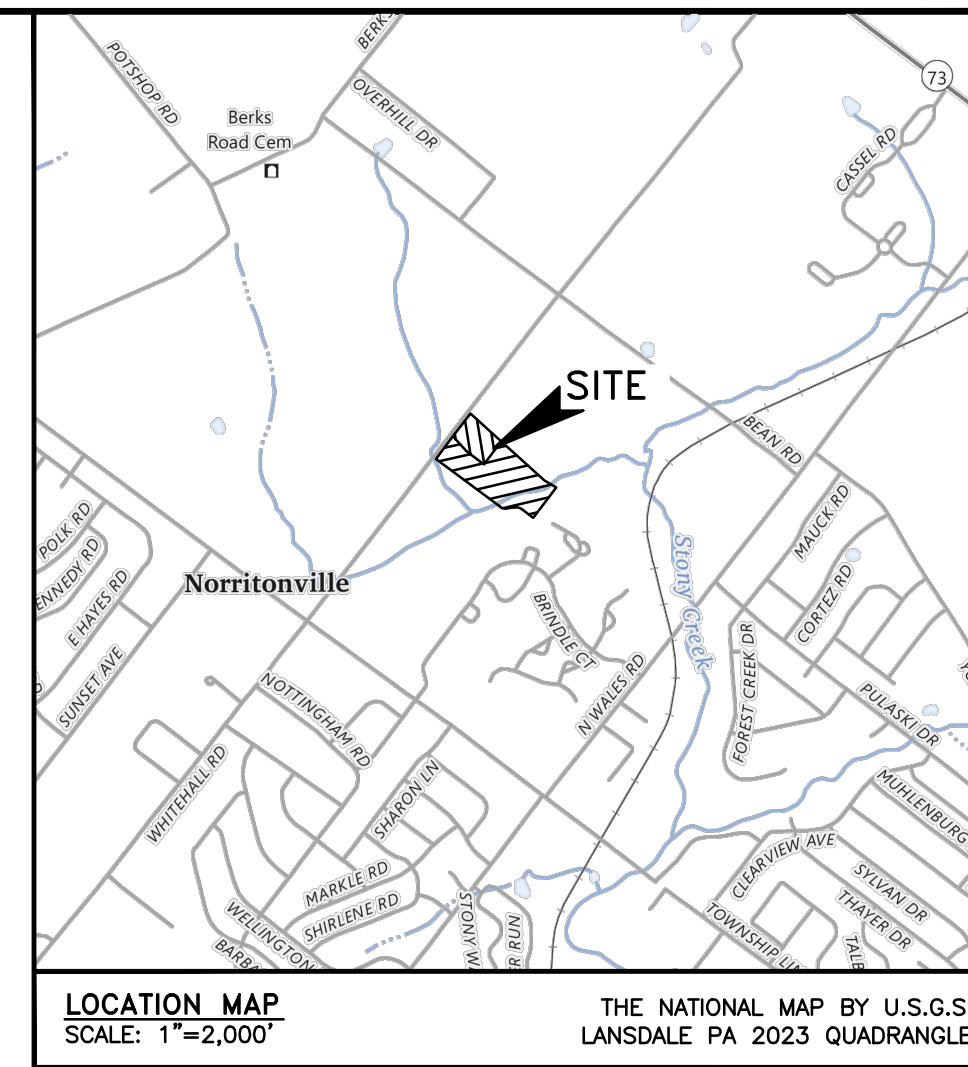
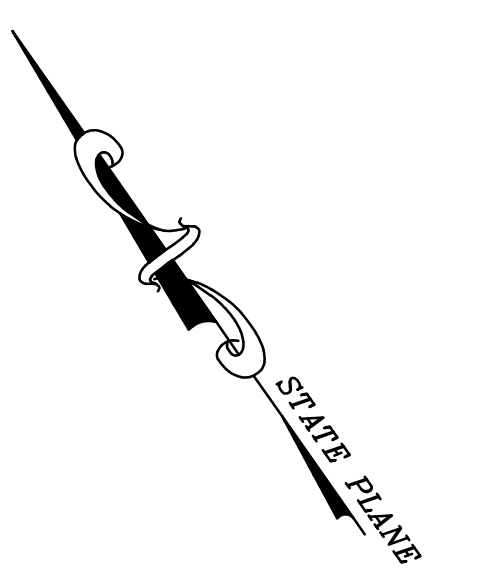


AERIAL PLAN
1616 WHITEHALL ROAD
WORCESTER TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA
PREPARED FOR
THE ASACAR COMPANY LLC
1000 GERMAN TOWN PIKE, SUITE D-4
PLYMOUTH MEETING PA 19462



ROBERT E. BLUE JR. (DATE) 4/5/2026
LICENSE NO. 26169-E

DATE	JOB NUMBER	SHEET NUMBER
5/21/2025	2325-2F	6 of 11



GENERAL NOTES

- CONTRACTOR TO COORDINATE WITH UTILITY SERVICE PROVIDERS TO ENSURE PROPER COVERAGE OVER EXISTING AND PROPOSED UNDERGROUND UTILITIES, AND PROPER CLEARANCE PROVIDED UNDER EXISTING OVERHEAD UTILITIES.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS PRIOR TO CONSTRUCTION. THE UNDERGROUND UTILITIES SHOWN ARE PLOTTED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. CONTRACTOR SHALL RELOCATE ANY EXISTING UTILITIES FOUND TO BE IN CONFLICT WITH PROPOSED IMPROVEMENTS.
- ALL IMPROVEMENTS IN STATE RIGHTS OF WAYS NOT LIMITED TO DRIVEWAY ACCESS, CROSOWALKS, CURBING, AND ADA RAMPS ARE SHOWN SCHEMATICALLY. ALL CONSTRUCTION WORK AND MATERIALS SHALL COMPLY WITH PADOT SPECIFICATIONS (PUB. 408/2020 LATEST REVISION) AS AMENDED AND STANDARD DETAILS, WITH APPLICABLE FEDERAL, STATE AND MUNICIPAL CODES AND WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS. IN THE CASE OF CONFLICTING CONSTRUCTION STANDARDS THE GREATER OR MORE STRINGENT STANDARD SHALL APPLY.
- ALL IMPROVEMENTS OUTSIDE STATE RIGHTS OF WAYS NOT LIMITED TO DRIVEWAY ACCESS, CROSOWALKS, CURBING, AND ADA RAMPS ARE SHOWN SCHEMATICALLY. ALL IMPROVEMENTS, CONSTRUCTION WORKS, AND MATERIALS SHALL BE ACCORDANCE TO MUNICIPAL SPECIFICATIONS AND DESIGN STANDARDS AND/OR PADOT SPECIFICATIONS (PUB. 408/2020 LATEST REVISION) AS AMENDED AND STANDARD DETAILS, WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS. IN THE CASE OF CONFLICTING CONSTRUCTION STANDARDS THE GREATER OR MORE STRINGENT STANDARD SHALL APPLY.
- CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF ANY SITE CONSTRUCTION ACTIVITIES AND THAT A PRE-CONSTRUCTION MEETING HAS BEEN HELD.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, INVERTS, ELEVATIONS AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK. VARIATIONS BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER AND RESOLVED PRIOR TO PROCEEDING WITH THE WORK.
- IN ALL CASES, WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL NOT USE SCALED DIMENSION FOR CONSTRUCTION WITHOUT CONFIRMATION BY THE DESIGN ENGINEER.
- ANY SPRING ENCOUNTERED DURING ROADWAY CONSTRUCTION SHALL BE CUT LET BY U-DRAIN TO NEAREST STORM SEWER FACILITY OR WATERCOURSE. U-DRAIN PLACEMENT TO BE BY THE DIRECTION OF THE MUNICIPALITY'S ENGINEER.
- THE BURYING OF TREES, STUMPS AND CONSTRUCTION DEBRIS IS PROHIBITED. TREES AND STUMPS MAY BE GROUND UP AND USED AS MULCH, WHERE APPLICABLE. ALL CONSTRUCTION DEBRIS MUST BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
- ALL AREAS SHALL BE PROPERLY GRADED TO ENSURE PROPER DRAINAGE FLOW TO NEAREST INLET OR WATERCOURSE WITHOUT PONDING OR OBSTRUCTION.
- SOIL COMPACTION TESTING DURING CONSTRUCTION IS REQUIRED BY APPROVED GEOTECHNICAL ENGINEER. TESTING RESULTS SHALL BE PROVIDED TO THE MUNICIPALITY ENGINEER FOR REVIEW AND APPROVAL DURING CONSTRUCTION.
- ALL STORM SEWER INLETS MUST BE IDENTIFIED WITH A STORM DRAIN MARKER. STORM DRAIN MARKERS SHALL BE STAINLESS STEEL AFFIXED TO THE INLET HOOD WITH ADHESIVE, RIVETS, OR BOLTS. (MARKER MAY BE BOLTED TO THE GRATE IN OFF-ROAD LOCATIONS). MARKER SHALL HAVE A MINIMUM DIAMETER OF 3 1/2 INCHES AND INCLUDE "NO DUMPING - DRAINS TO WATERWAY" AND A FISH SYMBOL. ALTERNATE DESIGNS/SIZES MAY BE USED IF APPROVED BY THE TOWNSHIP.

UTILITY DESIGN CONTACTS:

- PA ONE-CALL SERIAL #20250372370, DATED FEBRUARY 6, 2025.
- PLEASE USE EMAIL WHEN POSSIBLE TO COMMUNICATE WITH FACILITY OWNERS.
- PENNSYLVANIA AMERICAN WATER
171 W JOHNSON HWY
NORRISTOWN, PA 19401
SITH YEARWOOD
sityearwood@amwater.com
610-292-3575
 - AQUA PENNSYLVANIA
762 LANCASTER AVE
BERN MAR, PA 19010
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610-525-1400 EXT. 52105
 - NORTH PENN. WATER AUTHORITY
300 FORTY FOOT ROAD
LANSDALE, PA 19446
STEVE FRETZ
sfretz@npwa.org
215-855-3617
 - PECO AN EXELON COMPANY C/O USIC
450 S HENDERSON ROAD SUITE B
KING OF PRUSSIA, PA 19406
NIKKIA SIMPKINS
nikkiasimpkins@usic.com
484-681-5720
 - WORCESTER TOWNSHIP OF
1721 VALLEY FORGE RD
PO BOX 767
WORCESTER, PA 19490
ROBERT DJHALSTER
bdjhalster@worcesterwp.com
610-564-1410 EXT. 114

LEGEND

- GRAVEL DRIVEWAY
- FENCE
- MACADAM EDGE
- CONCRETE
- WATERCOURSE
- RIPARIAN CORRIDOR
- WATERCOURSE FLAG ID
- WATERS OF THE COMMONWEALTH
- ALLUVIAL SOILS
- CONTOUR
- CONTOUR INTERVAL
- PROPOSED CONTOUR
- SPOT ELEVATION
- FLARED END SECTION WITH RIP-RAP
- WOODS LINE
- BRUSH LINE
- DECIDUOUS TREE
- CONIFEROUS TREE
- PROPERTY CORNER
- IRON PIN FOUND
- CONC MON FOUND
- DRILL HOLE FOUND
- IRON PIN TO BE SET
- MONUMENT TO BE SET
- STORM INLET TYPE 'C'
- CLEAN OUT

811 PENNSYLVANIA ONE CALL
DIAL 8-1-1 or 1-800-242-1776
BEFORE YOU DIG

CALL 811 THREE DAYS TO TEN DAYS
BEFORE YOU START ANY DIGGING
PROJECT. WHETHER YOU ARE
PLANNING TO DO IT YOURSELF OR
HIRE A PROFESSIONAL, SOMEONE
NEEDS TO CALL 811.

Call before you dig. SERIAL #20250372370
FEBRUARY 6, 2025

REVISIONS

NO.	DATE	DESCRIPTION
17	2025-01-16	REVISION PER TOWNSHIP'S SET REVIEW

robert e. blue
consulting engineers, p.c.
1149 Skipack Pike, Blue Bell, PA 19422
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www.robertblue.com email: rblue@robertblue.com

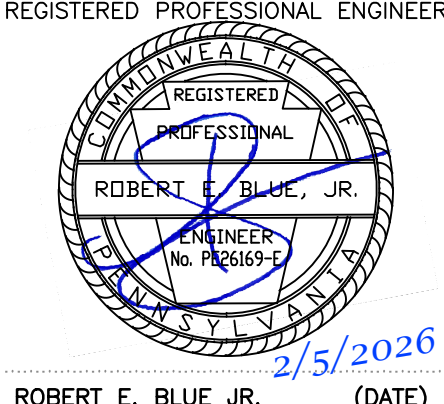
UTILITY PLAN

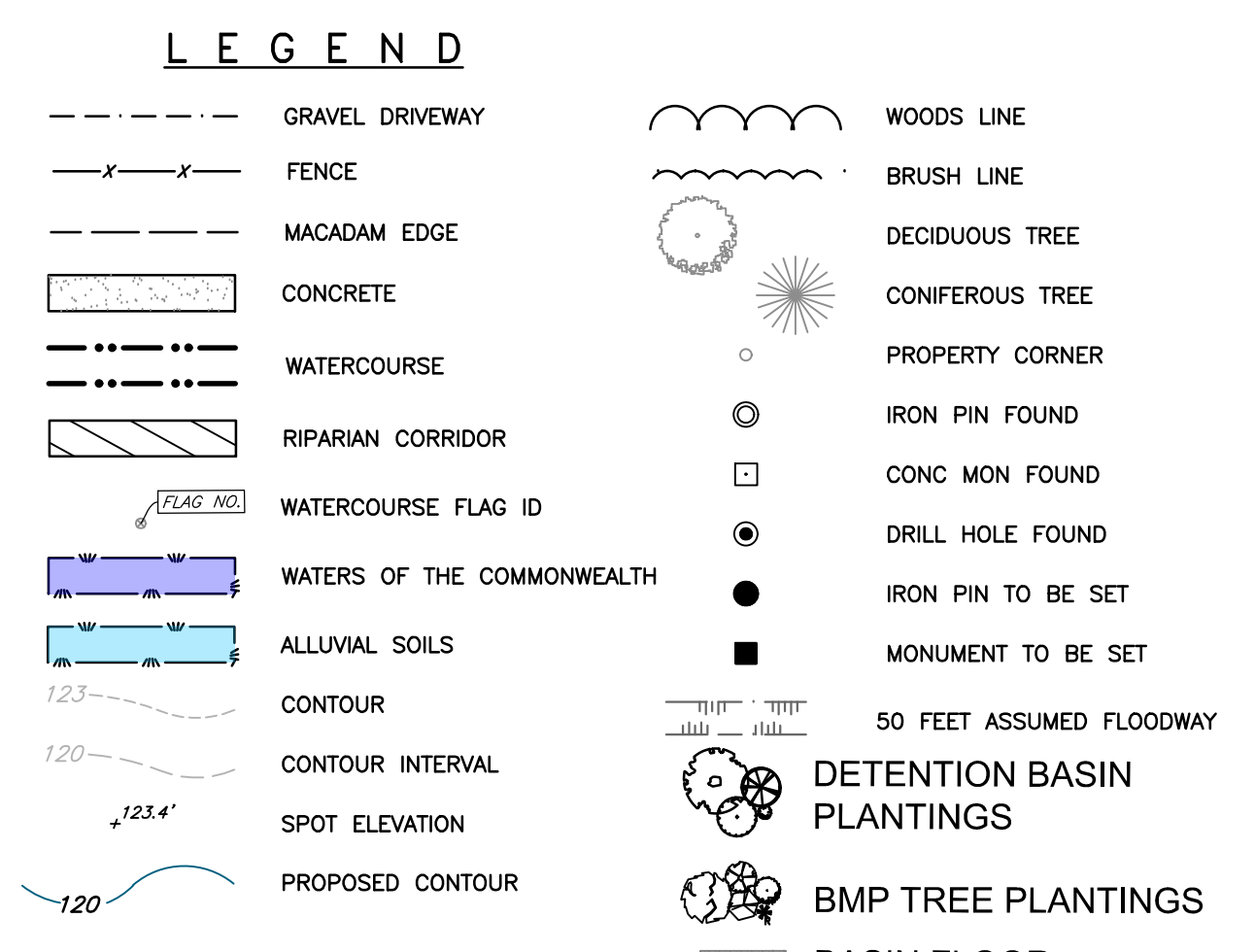
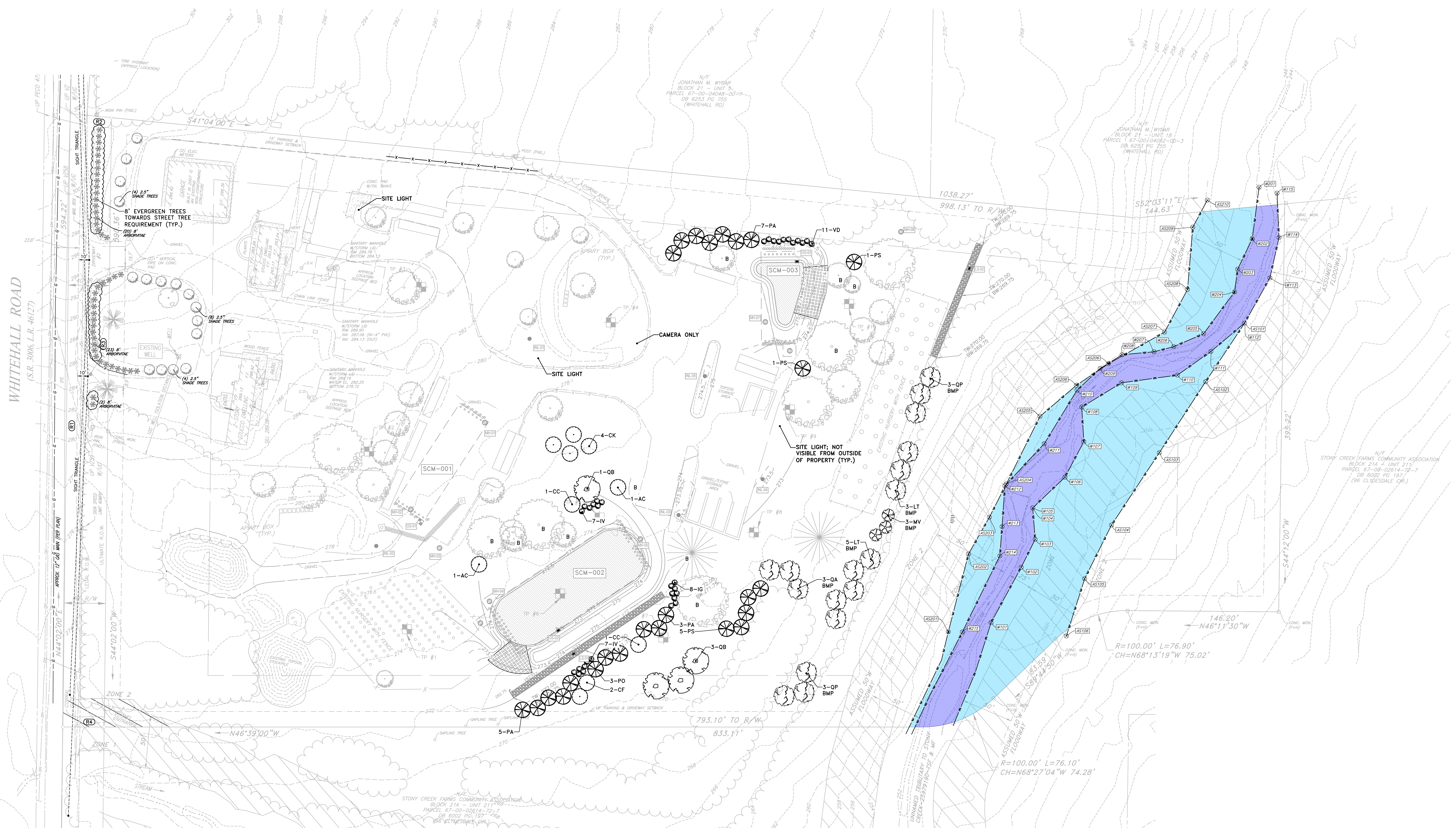
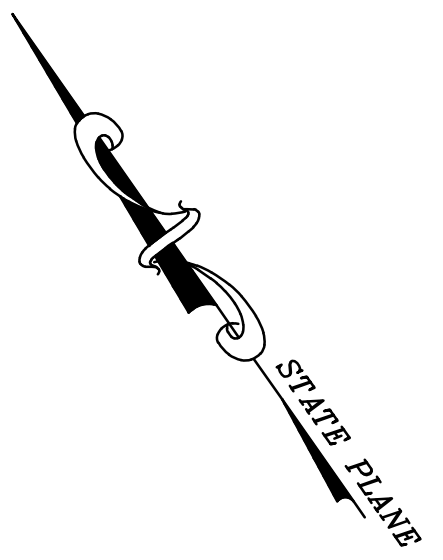
1616 WHITEHALL ROAD
WORCESTER TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

REGISTERED FOR
THE ASACAR COMPANY LLC
1000 GERMANTOWN PIKE, SUITE D-4
PLYMOUTH MEETING PA 19462

REGISTERED PROFESSIONAL ENGINEER
ROBERT E. BLUE, JR.
LICENSE NO. 26169-E

DATE: 2/21/2025
JOB NUMBER: 2325-2E
SHEET NUMBER: 8 OF 11





Plan Symbol	Quantity	Botanical Name	Common Name	Min. Planting Caliper	Min. Planting Spread	Min. Planting Height	Remarks	Comments
PLANT SCHEDULE								
Shade Trees								
LT	8	Liriodendron tulipifera	Tulip Tree	1.5" cal.	-	10-12'	B&B	Full, straight leader
QA	3	Quercus alba	White Oak	1.5" cal.	-	10-12'	B&B	Full, straight leader
QB	4	Quercus laevis	Swamp White Oak	1" cal.	-	14-16'	B&B	Full, straight leader
QP	6	Quercus palustris	Pin Oak	1.5" cal.	-	10-12'	B&B	Full, straight leader
Evergreen Trees								
PA	15	Pinus strobus	Norway Spruce	-	-	8'	B&B	Symmetrical, branched to ground
PO	3	Pinus ornata	Serbian Spruce	-	-	8'	B&B	Symmetrical, branched to ground
PS	7	Pinus strobus	Eastern White Pine	-	-	8'	B&B	Symmetrical, branched to ground
Ornamental Trees								
AC	2	Ametanther canadensis	Serviceberry	-	-	8'	B&B	Multi-stem, min. 5 stems
CC	2	Cornus canadensis	Eastern Redstart	-	-	8'	B&B	Full specimen
CF	2	Cornus florida	Flowering Dogwood	-	-	8'	B&B	Full specimen
CK	4	Cornus kousa	Chinese Dogwood	-	-	8'	B&B	Full specimen
MX	3	Magnolia virginiana	Sweetbay Magnolia	-	-	8'	B&B	Multi-stem, min. 5 stems
Shrubs**								
IG	8	Ilex glabra	Holly	-	-	36"	CONT	Heavy, full specimen
IV	14	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	-	-	36"	CONT	Heavy, full specimen
VD	11	Viburnum dentatum	Arrowwood Viburnum	-	-	36"	CONT	Heavy, full specimen

Ordinance Item	Requirement	Plan Proposed
DEP Plantings	Post Construction Stormwater Management BMP plantings provided to enhance the woodland edge based on meeting with DEP.	17 Shade trees 3 Ornamental trees
S.O. 130-28.G(4) Street trees	Street trees shall be planted for any subdivision or land development where suitable street trees do not exist along existing streets when they abut or lie within the subdivision or land development. Street trees shall be planted 25 feet on center on each side of the street. Whitehall Rd. 590' / 25 = 24 Street trees	31 Evergreen trees already installed **
S.O. 130-28.G(6) Off-street parking areas	Non-residential parking is less than 2,000 SF. No parking 'rows' are provided.	N/A
S.O. 130-28.G(7)(f) Basin perimeter plantings	There shall be a minimum of one shade tree for each 50 linear feet of basin perimeter. Up to 50% of the shade trees may be substituted with an option of 2 flowering trees, one evergreen tree or 10 shrubs for every shade tree. SCM-02: 520' / 50 = 11 Shade trees SCM-03: 300' / 50 = 6 Shade trees	6 existing Shade trees 1 Shade trees 1 existing Evergreen trees 3 Existing Shade trees 4 existing Shade trees 2 Evergreen trees
S.W.M. 129-18.H.(24)(c)(1) Retention/detention basins	The perimeter of the retention/detention basin shall be landscaped with a mixture of deciduous trees, evergreens and shrubs arranged in an informal matter. Minimum plant material shall include 3 evergreen trees, 2 deciduous trees and 5 shrubs per 100 linear feet of basin perimeter measured at the 100-yr. water surface elevation. SCM-02: 435' (435/100) x 3 = 13 Evergreen trees (435/100) x 2 = 9 Deciduous trees (435/100) x 5 = 22 Shrubs SCM-03: 204' (204/100) x 3 = 7 Evergreen trees (204/100) x 2 = 4 Deciduous trees (204/100) x 5 = 11 Shrubs	13 Evergreen trees 3 Shade trees 6 Ornamental trees 22 Shrubs 7 Evergreen trees 4 Ornamental trees * 11 Shrubs

S.O. 130-28.G(8) Service, loading, trash, storage screening	Requirement	Plan Proposed
Service, loading, trash disposal areas, outdoor displays, material storage, transformers and mechanical equipment shall be screened for all residential districts, public streets, parking lots and pedestrian walkways. Screening shall be by the use of fences, walls, berms or a combination of these. Shall be installed and maintained at a height which effectively blocks the view but shall not be less than six feet. Public Street: Whitehall Road Residential: Age-Qualified Residential Community (to the East)		Evergreen trees along street frontage Existing woodland to remain
Total Landscape Proposed		21 Shade Trees 13 Ornamental Trees 25 Evergreen Trees 33 Shrubs

** A portion of the arbutus hedge planted along Whitehall Road is proposed to satisfy the street tree requirement. Additional arbutus and shade trees are proposed further back from the right-of-way which also contribute to the streetscape & screening. Given the use of the site and proximity along Whitehall road, this proposal meets or exceeds the intent of the Street tree requirement.
* Provided in open area adjacent to SCM-02 due to spatial constraints near SCM-03.

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FEBRUARY 6, 2025

rebert e. blue
consulting engineers, p.c.
1149 Skippack Pike, Blue Bell, PA 19422
Tel: (610) 277-3441 Fax: (610) 277-3697
www.rebertblue.com email: rblue@rebertblue.com

THE ASACAR COMPANY LLC
1000 GERMAN TOWN PIKE, SUITE D-4
PLYMOUTH MEETING PA 19462

LANDSCAPING PLAN
1616 WHITEHALL ROAD
WORCESTER TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

REVISIONS
1/2025-01-16 REVISION PER TOWNSHIP'S 1ST REVIEW

DATE: 5/21/2025 CHECKED BY: REB SCALE: 1" = 40'
JOB NUMBER: 2325-2E SHEET NUMBER: 9 of 11

NOTES:
 DIRECTIONAL ARROWS ARE PLAN INFORMATION ONLY. NOT TO BE PHYSICALLY PAINTED ON SITE DUE TO EXISTING GRAVEL BASE DRIVEWAY.
 FIRE HYDRANT (APPROX. LOCATION)

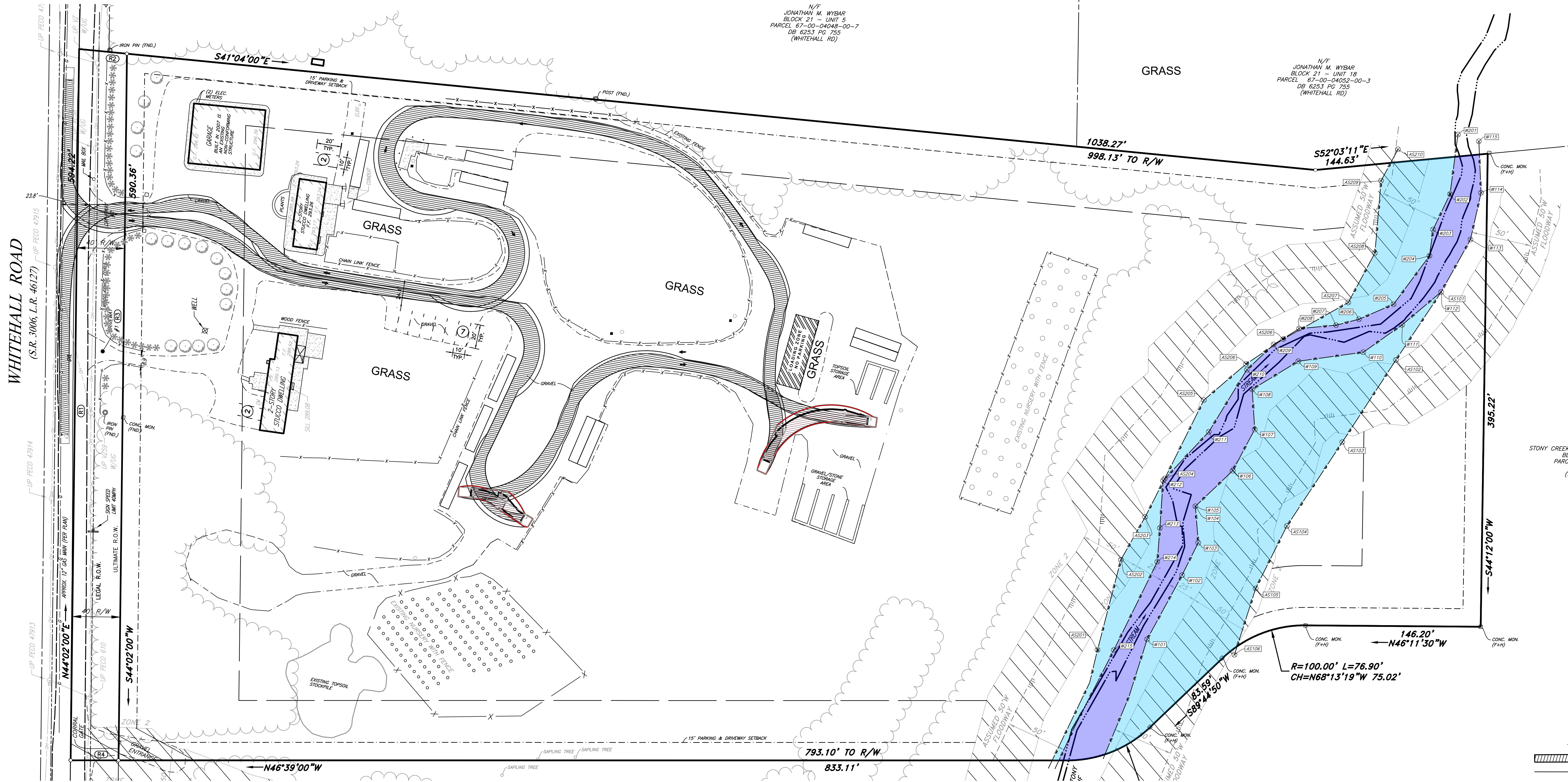
N/F
 JONATHAN M. WYBAR
 BLOCK 21 - UNIT 5
 PARCEL 67-00-04048-00-7
 DB 6253 PG 755
 (WHITEHALL RD)

N/F
 JONATHAN M. WYBAR
 BLOCK 21 - UNIT 18
 PARCEL 67-00-04052-00-3
 DB 6253 PG 755
 (WHITEHALL RD)

N/F
 STONY CREEK FARMS COMMUNITY ASSOCIATION
 BLOCK 21A - UNIT 211
 PARCEL 67-00-02614-72-7
 DB 6002 PG 197
 (96 GLYDESDALE CIR.)

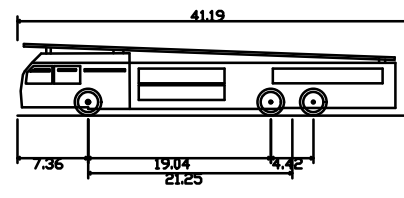
LOCATION MAP
 SCALE: 1"=2,000'
 THE NATIONAL MAP BY U.S.G.S.
 LANSDALE PA 2023 QUADRANGLE

WHITEHALL ROAD
 (S.R. 3006, L.R. 46127)

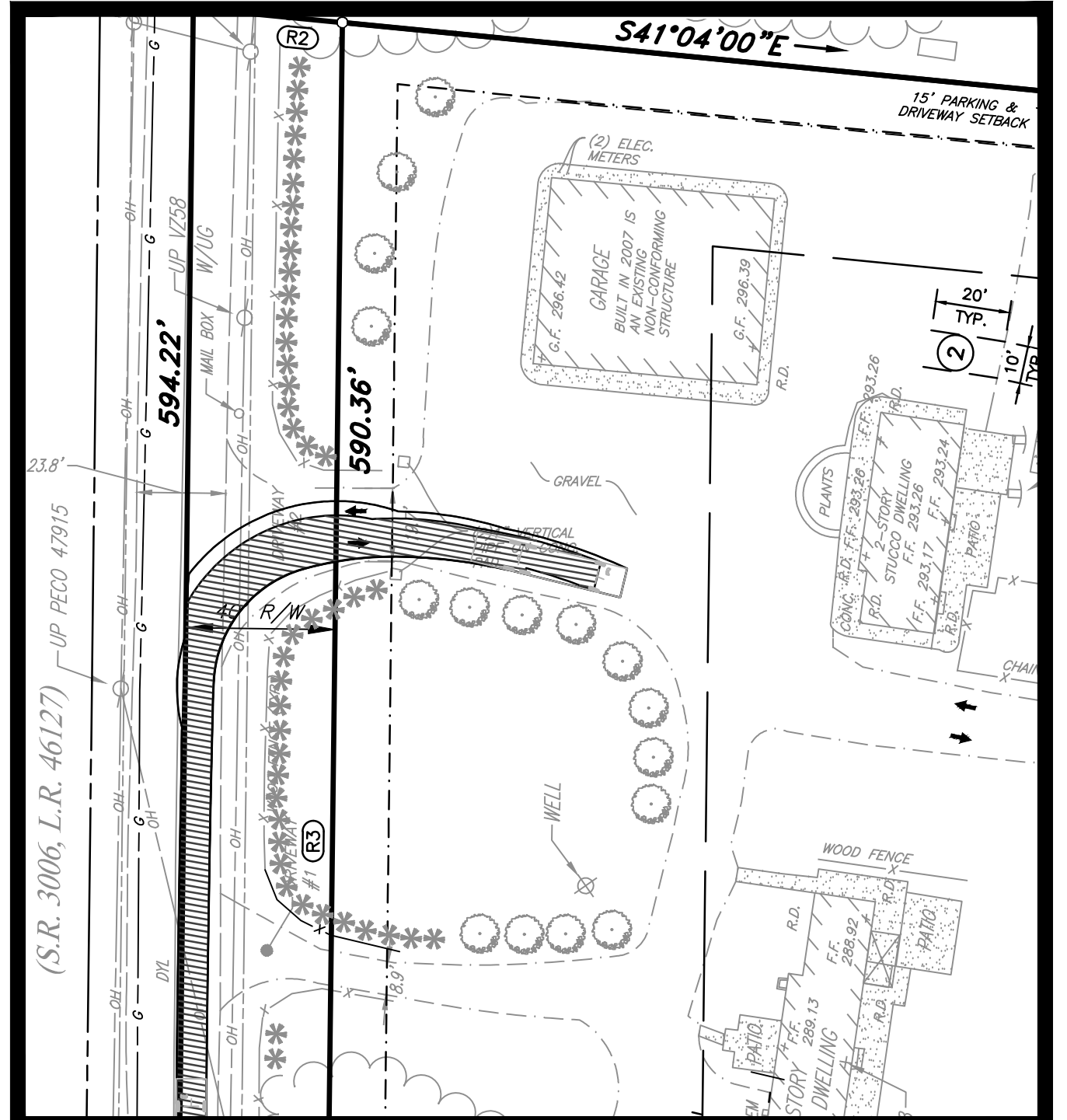


LEGEND

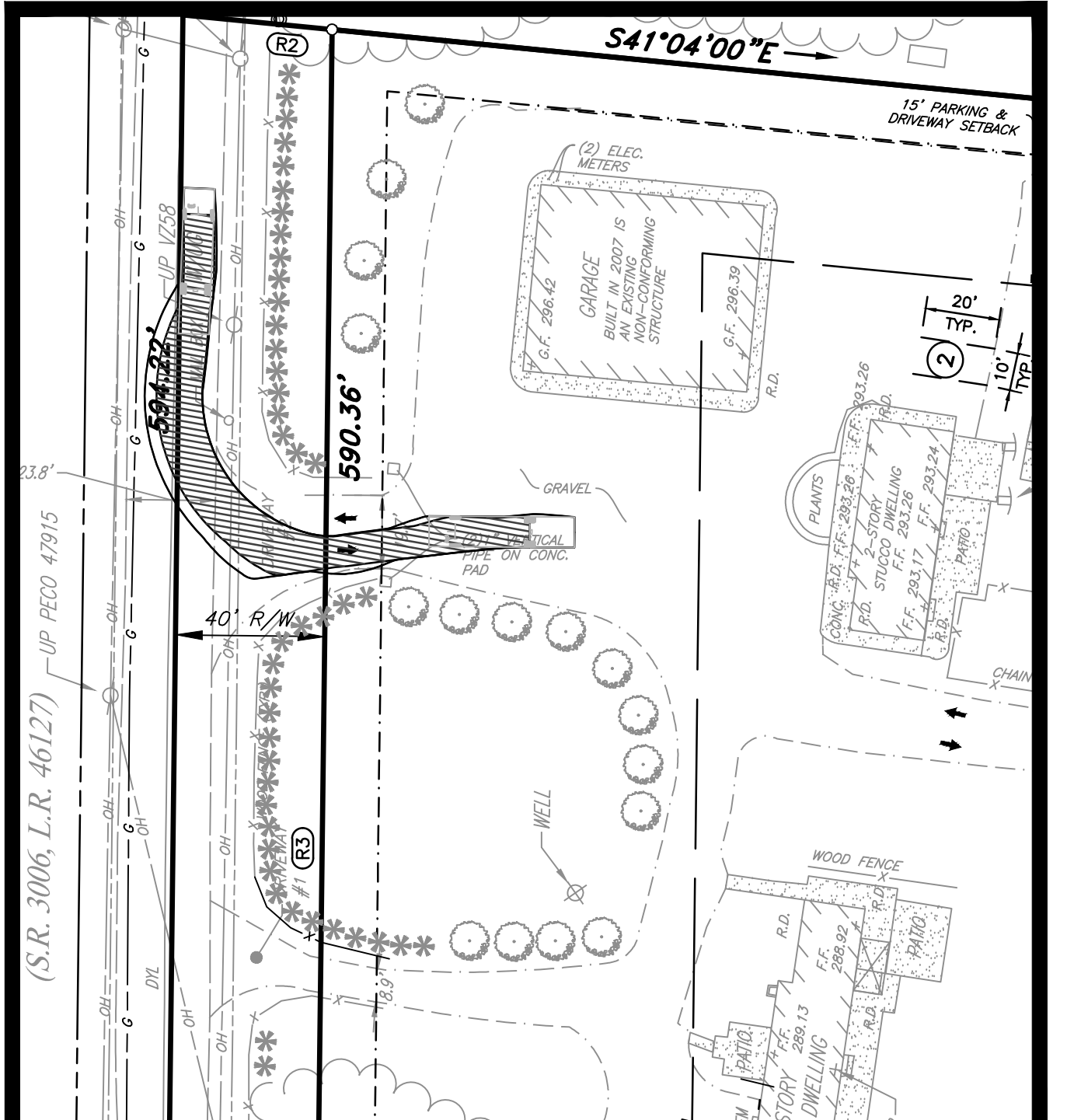
- WHEEL BASE TRACKING
- VEHICLE OVERHANG TRACKING



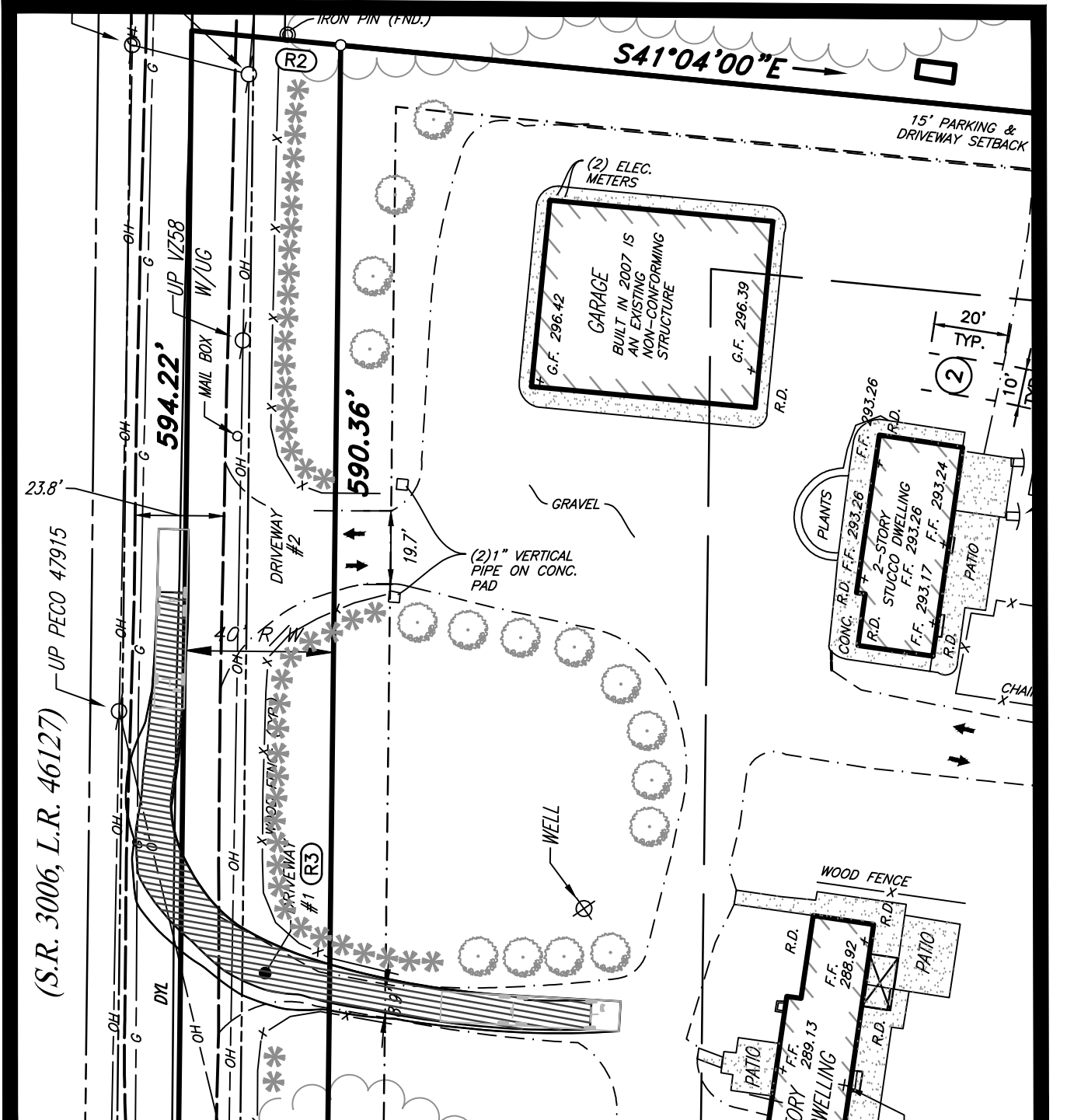
WORCESTER FIRE TRUCK
 Overall Length 41.90ft
 Overall Width 8.00ft
 Overall Height 8.48ft
 Wheel Base 12.00ft
 Max. Ground Clearance 6.50ft
 Truck Weight 15,000 lbs
 Lock-to-lock time 33.50"
 Max. Wheel Angle



RIGHT TURN INGRESS DRIVEWAY #2
 SCALE: 1" = 40'



RIGHT TURN EGRESS DRIVEWAY #2
 SCALE: 1" = 40'

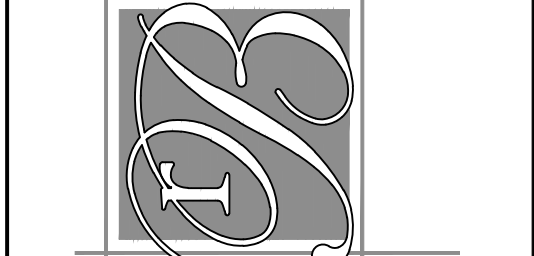


LEFT TURN INGRESS DRIVEWAY #1
 SCALE: 1" = 40'

REVISIONS

NO.	DATE	DESCRIPTION
17	2024-01-16	REVISION PER TOWNSHIP'S 1ST REVIEW

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 consulting engineers, p.c.
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 www.robertblue.com email: rblue@robertblue.com



THE ASACAR COMPANY LLC
 1000 GERMANTOWN PIKE, SUITE D-4
 PLYMOUTH MEETING PA 19462

REGISTERED PROFESSIONAL ENGINEER
 ROBERT E. BLUE, JR.
 LICENSE NO. 26169-E
 DATE: 2/5/2026

PROFESSIONAL LAND SURVEYOR
 ROBERT E. BLUE, JR.
 LICENSE NO. SU1323A
 DATE: 2/5/2026

DRAWN BY: REV'D CHECKED BY: SCALE: 1" = 40'
 DATE: 5/21/2025 JOB NUMBER: 2325-2E SHEET NUMBER: 10 of 11

NOTES:
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 FIRE HYDRANT (APPROX. LOCATION)

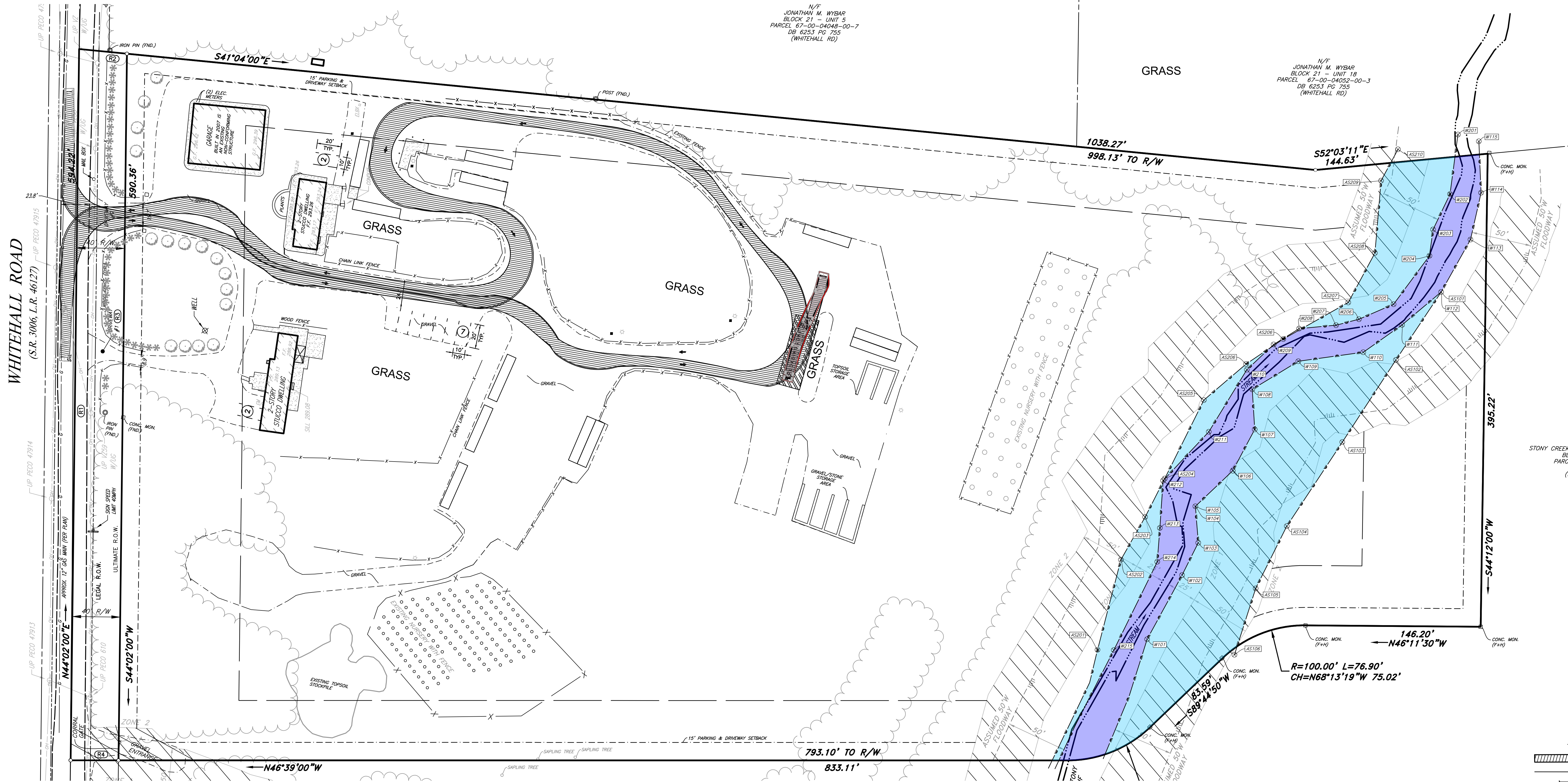
N/F
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 JONATHAN M. WYBAR
 BLOCK 21 - UNIT 18
 PARCEL 67-00-04052-00-3
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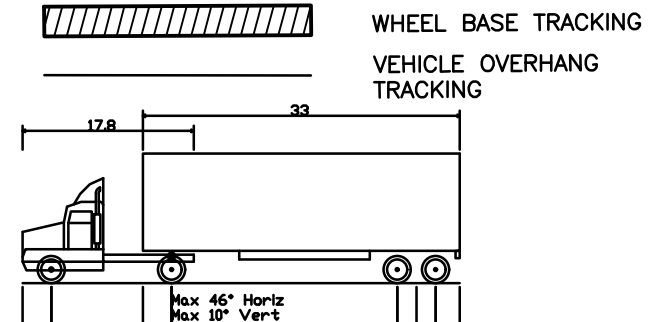
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 PARCEL 67-00-02614-72-7
 DB 6002 PG 197
 (96 CLYDESDALE CIR.)

LOCATION MAP
 SCALE: 1"=2,000'
 THE NATIONAL MAP BY U.S.G.S.
 LANSDALE PA 2023 QUADRANGLE

WHITEHALL ROAD
 (S.R. 3106, L.R. 46127)



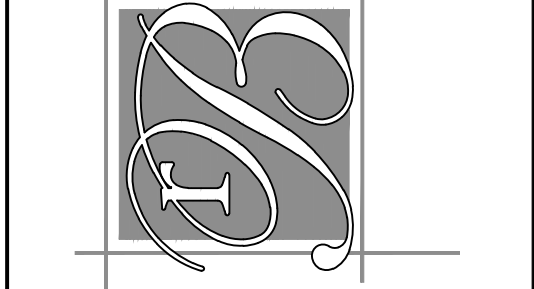
LEGEND



VB-40 - Intermediate Semi-Trailer
 Overall Length 45.000ft
 Overall Body Height 13.000ft
 Min Body Ground Clearance 3.500ft
 Track Width 8.000ft
 Lock-to-lock time 3.000s
 Max Steering Angle (Virtual) 28.31°

REVISIONS	REASON FOR TOWNSHIP'S REVIEW
17/2026-01-16	REVISION FOR TOWNSHIP'S REVIEW

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TRUCK CIRCULATION PLAN
 1616 WHITEHALL ROAD
 WORCESTER TOWNSHIP
 MONTGOMERY COUNTY
 PENNSYLVANIA
 PREPARED FOR
THE ASACAR COMPANY LLC
 1000 GERMAN TOWN PIKE, SUITE D-4
 PLYMOUTH MEETING PA 19462

REGISTERED PROFESSIONAL ENGINEER
 PROFESSIONAL LAND SURVEYOR

ROBERT E. BLUE, JR. (DATE) 2/5/2026
 LICENSE NO. 26169-E
 ROBERT E. BLUE, JR. (DATE) 2/5/2026
 LICENSE NO. SU1323A

DRAWN BY	CHECKED BY	SCALE
REV0	REV0	1" = 40'
DATE	DWG NUMBER	SHEET NUMBER
5/21/2025	2325-2E	11 of 11