



Springfield Township Planning Commission Meeting December 7, 2021

This is the regularly scheduled meeting of the Springfield Township Planning Commission. These meetings are held as in-person with a 7:00 PM start time. This meeting is held at Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

Notice: The Planning Commission of Springfield Township is an advisory board appointed by the Board of Commissioners. The actions of the Planning Commission on any agenda item does not reflect a final decision. The Board of Commissioners must render the final action on all agenda items.

Call To Order:

Roll Call:	Murray	Devine	Sands
	Schaefer	Blankin	Quill
	Gutowski	Mascaro	Helwig

Minutes: Review and approval of the minutes from the meeting of November 16, 2021.

Commissioner's Report: Call on Commissioner Standish.

Agenda Item:

PC1: This is the land development application file by **Federal Realty Investment Trust** for the property located at 1890 Bethlehem Pike, Flourtown, PA 19031, also known as Flourtown Shopping Center. The applicants have requested land development approval for the construction of a 2,450 square foot, single story addition to the site for use as a bank. The proposed development will include a drive-thru lane with a portion of the proposed improvements being located within Whitemarsh Township. This expansion is proposed to be constructed to the northern end of the strip of stores and closest to the current Mr. P's Restaurant. This application required Zoning Hearing Board approval that was obtained on October 26, 2020 and extended on September 27, 2021. The property is zoned within the SC Shopping Center District of Ward #6 of Springfield Township.

PC2: This is the Sketch Plan Review of **Mr. Jay Overcash** for the properties located at 1108 and 1110 Willow Grove Avenue, Wyndmoor, PA 19038. The rendering submitted calls for the

demotion of the existing buildings on the site and the construction of 14 new townhouse style dwellings. The proposed new buildings will be three stories in height and have 3 bedrooms and 3.5 bathrooms per unit. The exterior of the units are proposed to have a brick and/or stone finish. Each townhouse is proposed to have a two car garage, served by a private driveway. The development is proposed to ingress and egress from Queen Street. The properties are zoned within the B-Residential District of Ward #5 of Springfield Township.

Adjourned:



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

Township Bldg., 1510 Paper Mill Rd., Wyndmoor, PA 19038

website: www.SpringfieldMontco.org

Phone: 215-836-7600

Fax: 215-836-7180

COMMISSIONERS

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Eddie T. Graham
Vice President

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James J. Garrity
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Timothy P. Woodrow, PE
Engineer

Public Notice

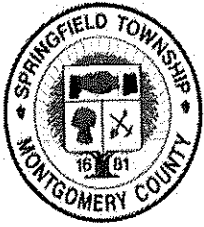
Planning Commission Meeting

This notice is sent to inform you the Springfield Township Planning Commission will hold a public meeting on **Tuesday, December 7, 2021** with a 7:00 P.M. start time to discuss the Land Development Application filed by **Federal Realty Investment Trust** for the property located at 1890 Bethlehem Pike, Flourtown, PA 19031, also known as Flourtown Shopping Center.

The applicants have requested land development approval for the construction of a 2,450 square foot, single story addition to the site for use as a bank. The proposed development will include a drive-thru lane with a portion of the proposed improvements being located within Whitemarsh Township. This expansion is proposed to be constructed to the northern end of the strip of stores and closest to the current Mr. P's Restaurant. This application required Zoning Hearing Board approval that was obtained on October 26, 2020 and extended on September 27, 2021. The property is zoned within the SC Shopping Center District of Ward #6 of Springfield Township.

A copy of the plan and the application are posted on the Township's website, www.springfieldmontco.org. If you have any questions, please feel free to contact me at 215-836-7600, ext. 1114 or by email mpenecale@springfieldmontco.org.

Sincerely,
Mark A. Penecale
Director of Planning & Zoning
Springfield Township



**SPRINGFIELD TOWNSHIP
APPLICATION FOR
SUBDIVISION AND LAND DEVELOPMENT APPROVAL**

APPLICATION FOR LAND DEVELOPMENT APPROVAL

A Application is hereby made for approval by the Board of Commissioners of the attached Land Development Plan.

B Name of Land Development: Flourtown Shopping Center

Location: 1842 Bethlehem Pike

Flourtown, PA 19031

C Name of Owner: Federal Realty Investment Trust AND
Steven J Guttman & Donald Misner

Address: c/o Federal Realty Investment Trust

909 Rose Ave, Suite 200, North Bethesda, MD 20852

Phone #: 610-896-5870

D Name of Applicant: FEDERAL REALTY INVESTMENT TRUST

Address: 50 EAST WYNNEWOOD RD, SUITE 200

Wynnewood, PA 19096

Phone #: 610-896-5870

E Name of Engineer, Surveyor, or Planner responsible for preparation of the plan

LANDCORE Engineering Consultants, PC; D. Alexander Tweedie, PE

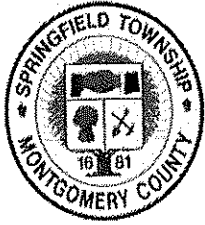
Address: PO Box 37635 #56287, Philadelphia, PA 19101-0635

F Existing Zoning Classification: S-District

Total Acreage: 9.5 New Non-Res. Floor Area: 4,550 (sq. ft)

Sewerage: Public X
Private _____

Water: Public X
Private _____



**SPRINGFIELD TOWNSHIP
APPLICATION FOR
SUBDIVISION AND LAND DEVELOPMENT APPROVAL**

LAND DEVELOPMENT

The applicant must complete the Application for Land Development Approval to follow and submit it to the Office of Community Development with the following information:

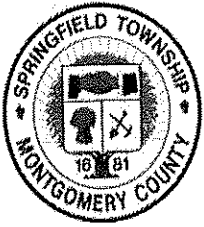
- A. Six (6) sets of stapled and folded plans.
- B. Prevailing application fees must be paid to Springfield Township at the time of application. Only checks or money orders will be accepted by the Code Enforcement Department. All application fees are deposited into the general revenue.
- C. Prevailing application fees and a completed Request for Review by the Montgomery County Planning Commission. All checks must be made payable to the Montgomery County Treasurer and submitted to Springfield Township at the time of application (see MCPC review form and fee schedule).
- D. A professional services agreement with the requisite financial security must also be submitted at the time of application. The financial security may be established at a financial institution of the applicant's choice. **The Township will not accept cash or checks for escrow purposes.**
- E. Required Stormwater management calculations.
- F. Subdivision and Land Development checklist.

A copy of the plans will be forwarded to all Township review boards as required. Comments from the review boards are due to be submitted to the Manager's Office within 60 days of the date of the application.

The applicant has the ability to waive the 90-day review period. If additional time is required, the applicant may consider granting an extension. All extensions and waivers must be done in writing.

Once the Planning Commission and all other review boards have completed their reviews, the Board of Commissioner will act on the plan at its next public meeting. Unless waived or an extension is granted, a decision by the Board of Commissioners must be rendered within 90 days as per the Pennsylvania Municipalities Planning code (MPC).

**REFER TO CHAPTER 95 "SUBDIVISION OF LAND" FOR COMPLETE
APPLICATION MATERIALS AND PLAN REQUIREMENTS**



**SPRINGFIELD TOWNSHIP
APPLICATION FOR
SUBDIVISION AND LAND DEVELOPMENT APPROVAL**

Intended Land Use(s)	# of Lots	Units	Buildings
() Residential			
(X) Commercial	<u>1 Exist.</u>	<u>2</u>	<u>1</u>
() Industrial	_____	_____	_____
() Office	_____	_____	_____
() Other (Specify below)	_____	_____	_____

G Does this application meet all the requirements of the existing Zoning Classification? () Yes (X) No (if no, attach a list of variances and/or special exceptions) **Parking Variance Granted on Oct. 27, 2020**

H Is the property subject to any encumbrances, deed restrictions, etc.? () Yes (X) No (if yes, attach a copy)

I List additional material submitted with this application

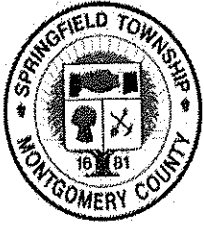
1. Zoning Decision
2. Previous Record Plan
3. _____
4. _____
5. _____
6. _____

J Springfield Township Fee Schedule (non-refundable):

Checks should be made payable to "Springfield Township".

Land Development Fee Schedule

Use	Waiver Request/ Sketch Plan	Preliminary Plans	Final Plans
Residential	\$250	\$200 per D.U.	\$250 per D.U.
Nonresidential	\$250	\$500 + \$100 / acre	\$2,500 + \$150 / acre



**SPRINGFIELD TOWNSHIP
APPLICATION FOR
SUBDIVISION AND LAND DEVELOPMENT APPROVAL**

K Escrow Fund

The escrow account shall be established based on the following calculations:

\$3,000.00 per acre or fraction thereof

Total Escrow Amount \$ 3,000

L Springfield Township Application Fees

Waiver or Sketch Plan Fee \$ _____

Preliminary Plan Fee \$ 600

Final Plan Fee \$ 2,650

Total \$ 3,250



Check # 272004

M Montgomery County Planning Commission Fee Schedule
Checks should be made payable to "Montgomery County Treasurer".

RESIDENTIAL LAND DEVELOPMENT

<u>Number of Lots or Units (whichever is greater)</u>	<u>General Fee + Fee Per Lot or Unit</u>
1 - 3	\$150 (flat fee)
4 - 20	\$180 + \$23 per unit
21 - 100	\$450 + \$21 per unit
101 +	\$1,060 + \$20 per unit

NON RESIDENTIAL LAND DEVELOPMENT AND CONVERSIONS

<u>Gross Square Feet of New Building</u>	<u>General Fee + Fee for every 1,000 gross sq. ft. (round to nearest whole dollar)</u>
1 - 3,000 sq. ft.	\$220 flat fee
<u>3,001 - 25,000 sq. ft.</u>	<u>\$519 + \$27 for every 1,000 sq. ft.</u>
25,001 - 50,000 sq. ft.	\$1,050 + \$23 for every 1,000 sq. ft.
50,001 - 100,000 sq. ft.	\$1,550 + \$20 for every 1,000 sq. ft.
100,000 + sq. ft.	\$2,580 + \$15 for every 1,000 sq. ft.
Total \$ <u>654.00</u>	Check # _____



**SPRINGFIELD TOWNSHIP
APPLICATION FOR
SUBDIVISION AND LAND DEVELOPMENT APPROVAL**

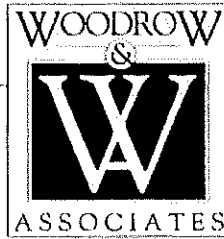
N Signature

The undersigned represents that to the best of his/her knowledge and belief, all of the above statements are true, correct and complete.

In the event the applicant wishes to have the review by the Township discontinued, the applicant will notify the Township immediately, in writing, and processing of the review will be terminated upon receipt of such written notification to the Township, it being understood that all bills accrued to date of termination will be paid.

3.3.2021
DATE


SIGNATURE OF APPLICANT



November 29, 2021

Mark Penecale, Planning Director
Springfield Township
1510 Paper Mill Road
Wyndmoor, PA 19038

Reference: 1890 Bethlehem Pike / Flourtown Shopping Center

Dear Mark:

My office is in receipt of a 13-sheet set of plans prepared by Landcore Engineering of Philadelphia. The plans are originally dated March 4, 2021, and have been most recently revised October 21, 2021, and illustrated as the first revision to the documents. The proposal for the construction of a new building, politically bisecting the boundary defining both Whitemarsh Township and Springfield Township, has been modified. The initial application called for the creation of a building to house a bank, as well as new restaurant. The proposed modification eliminates the restaurant component now seeking only the construction of a new bank pad. The bank is to be served by a drive through window with modifications to the traffic circulation pattern in the area of the shopping center providing an exit onto northbound Bethlehem Pike.

It is our understanding that certain floodplain conservation district issues that were a part of the Whitemarsh application have now been quicted to the extent that these plans are responsive to a review issue by my office on April 20, 2021. Key components of the revised application include the following threshold issues:

1. The April review identified certain concerns related to traffic circulation and safety throughout the shopping center. The Township manager, public works director and I met on site with the developers and their engineers to talk about traffic safety improvements that should be considered. I am happy to report that the revised plans have taken the conclusions from that meeting and implemented modifications to the site. The southerly access to the property will remain a one-way traffic circulation pattern heading east along the retail store frontages. However, instead of a two-lane configuration, pedestrian refuge islands have been added and drop off spaces provided along the store frontages. These pull off spaces will be protected by curbing islands defining the one-lane-through traffic movement. We believe that pedestrians will be much better suited crossing from the parking spaces to the retail stores having only to negotiate a single lane of traffic once this improvement has been implemented.
2. Construction commitments – the plan has notes deferring the implantation of the driveway improvements and asking that there be no connection made between the bank construction and

November 23, 2021

Mark Penecale, Planning Director

Springfield Township

Reference: 1890 Bethlehem Pike / Flourtown Shopping Center

the future traffic pattern improvements. In my opinion, there must be a defined date by which this construction is to be complete. Further, some form of financial security must be posted to guarantee the work will be done.

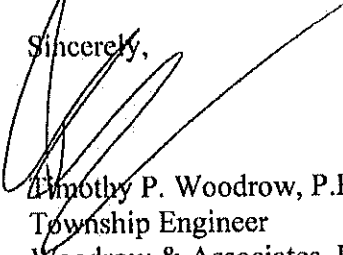
3. Pedestrian Connections Main Driveway – A defined sidewalk has been added from the Bethlehem Pike access to the property along the main driveway connecting to the retail stores. This sidewalk will connect the bus stop and other pedestrian movements at the intersection to the retail facility.
4. Pedestrian Connections – Bank Pad – Accommodation for pedestrian crossing have been added to the revised plan directing patrons from parking areas to the new bank pad and existing restaurant pad, showing a significant improvement from the earlier application.
5. Stormwater Management – A significant landscape island has been added to the plans reducing the existing impervious cover on the property. This improvement is located in Whitmarsh Township, therefore, deferring to that entity for any specific concerns regarding construction.

General Design Topics:

1. It should be noted that this application creates an opportunity for the inspection of public improvements, including sidewalks and curbing.
2. It is noted that significant landscaping is being added in conjunction with these revised plans. Again, the majority of that improvement occurs in Whitmarsh Township, but does provide aesthetic benefit to our community as well.
3. The plans show the intent to construct drop-off islands along the main driveway. However, they do not design these drop-off areas with the efficient detail allowing a contractor to build these improvements. A detailed design of grade and alignment will be needed prior to construction.

I would like to take this opportunity to thank the applicant for working with us for this much-needed improvement to the shopping center. Please contact me if any questions you may have regarding the content of this review.

Sincerely,



Timothy P. Woodrow, P.E.
Township Engineer
Woodrow & Associates, Inc.

TPW/del

cc: Craig Robert Lewis, Esq. – Kaplin Stewart
A. Michael Taylor, Township Manager – Springfield Township
Alex Tweedie, P.E. – Landcore engineering
James J. Garrity, Esq., Wisler Pearlstine, LLP. – Township Solicitor

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 30, 2021

Mr. Mark Penecale, Director of Planning & Zoning
Springfield Township
1510 Paper Mill Road
Wyndmoor, Pennsylvania 19038

Re: MCPC #20-0111-004
Plan Name: Flourtown Shopping Center
(2,450 sq. ft. pad site/shopping center on parcels totaling 23.65 acres.)
Situate: North of Springfield Avenue/south of W. Valley Green Road
Springfield & Whitemarsh Townships

Dear Mr. Penecale:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on November 9, 2021. We forward this letter as a report of our review.

BACKGROUND

The applicant, Federal Realty Investment Trust, is proposing to construct an addition to the existing Flourtown Shopping Center, which would be located at the northwest corner of the property. As proposed, the building would include a 2,450-square foot bank with a drive-through lane. The property is located in both Whitemarsh and Springfield Townships, and the improvements are proposed in what is currently an existing parking area. The majority of the proposed bank building is in Springfield, while a smaller portion of the building is in Whitemarsh. The Whitemarsh portion of the shopping center is split zoned between the VC-3 Village Commercial District and the B-Residential Zoning District, though the proposed pad site development is entirely in the VC-3 area. The portion of the proposed site in Springfield is in the township's Shopping Center (S) District.

As an existing shopping center, the site contains a parking lot which is primarily located in the Springfield portion of the property. The applicant has received a variance from the Springfield Township Zoning Hearing Board for the number of on-site parking spaces required. The applicant also received a number of variances related to parking requirements from the Whitemarsh Township Zoning Hearing Board. The property is served by public water and sewer, and the plan is dated March 4, 2021. We previously reviewed a prior submission for this site on April 16, 2021.

COMPREHENSIVE PLAN COMPLIANCE

The Future Land Use element of the 2012 Springfield Township Comprehensive Plan identifies the Flourtown Shopping Center as a Community Mixed Use and Services area. In addition, the site is also identified as a Community Mixed Use Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Community shopping centers, such as Flourtown Shopping Center, and commercial uses, such as the proposed bank, are consistent with both land use designations.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and both Springfield Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS – SPRINGFIELD TOWNSHIP

LANDSCAPING

- A. Parking Lot Landscaping. The applicant is proposing to convert four existing parking spaces to ADA accessible parking stalls near the front of the proposed building addition. The applicant should assess the health and condition of the existing trees and vegetation in the planting areas near the ADA parking stalls to ensure that the trees are healthy and that no mitigation or replacement trees are warranted.
- B. Improved Landscaping Island. The applicant has incorporated comments from our previous letter regarding the size of the new proposed landscaping island and has made it significantly larger than originally proposed. This is likely due to the extra space gained from reducing the proposed improvements from two buildings to one. However, this extra space significantly improves the parking lot landscaping space, allowing for additional trees and shrubs to be planted, and creates a more sustainable environment for the effective growth of the proposed tree and shrub groups.

INTERNAL CIRCULATION AND SAFETY

- A. Enhanced Pedestrian Safety Measures. We would like to reiterate comments from our previous letter related to pedestrian safety and circulation within the shopping center. Given the proposed building's location on a main access drive leading to the traffic signal on Bethlehem Pike, additional pedestrian safety measures should be considered to prevent potential conflicts between pedestrians and vehicles entering/exiting the shopping center. This could potentially include traffic calming devices such as a speed table, flashing signals near proposed crosswalks, or enhanced pedestrian lighting. The applicant notes on page 3 of the plan that the proposed pedestrian and vehicular circulation improvements are conceptual and that the applicant agrees to work with Springfield Township to implement the necessary pedestrian and vehicular improvements. We support this effort to work cooperatively to ensure that a safe pedestrian environment is created and vehicular circulation issues are addressed in the shopping center to the greatest extent feasible.

- B. New Sidewalk. The improved landscaping island also includes a new proposed sidewalk creating a safe pedestrian connection from this area of the shopping center to the existing sidewalk on Bethlehem Pike.
- C. Bethlehem Pike Road Diet. The applicant should coordinate with PennDOT and the appropriate project manager on the road diet project and planned safety improvements for the Bethlehem Pike Corridor.

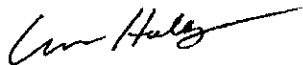
CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal to expand the existing shopping center through the addition of the proposed bank; however we believe that our suggested revisions will better achieve both Springfield Township's planning objectives for commercial development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#20-0111-004) on any plans submitted for final recording.

Sincerely,



Aaron Holly, Community Planner
aholly@montcopa.org - 610-278-3748

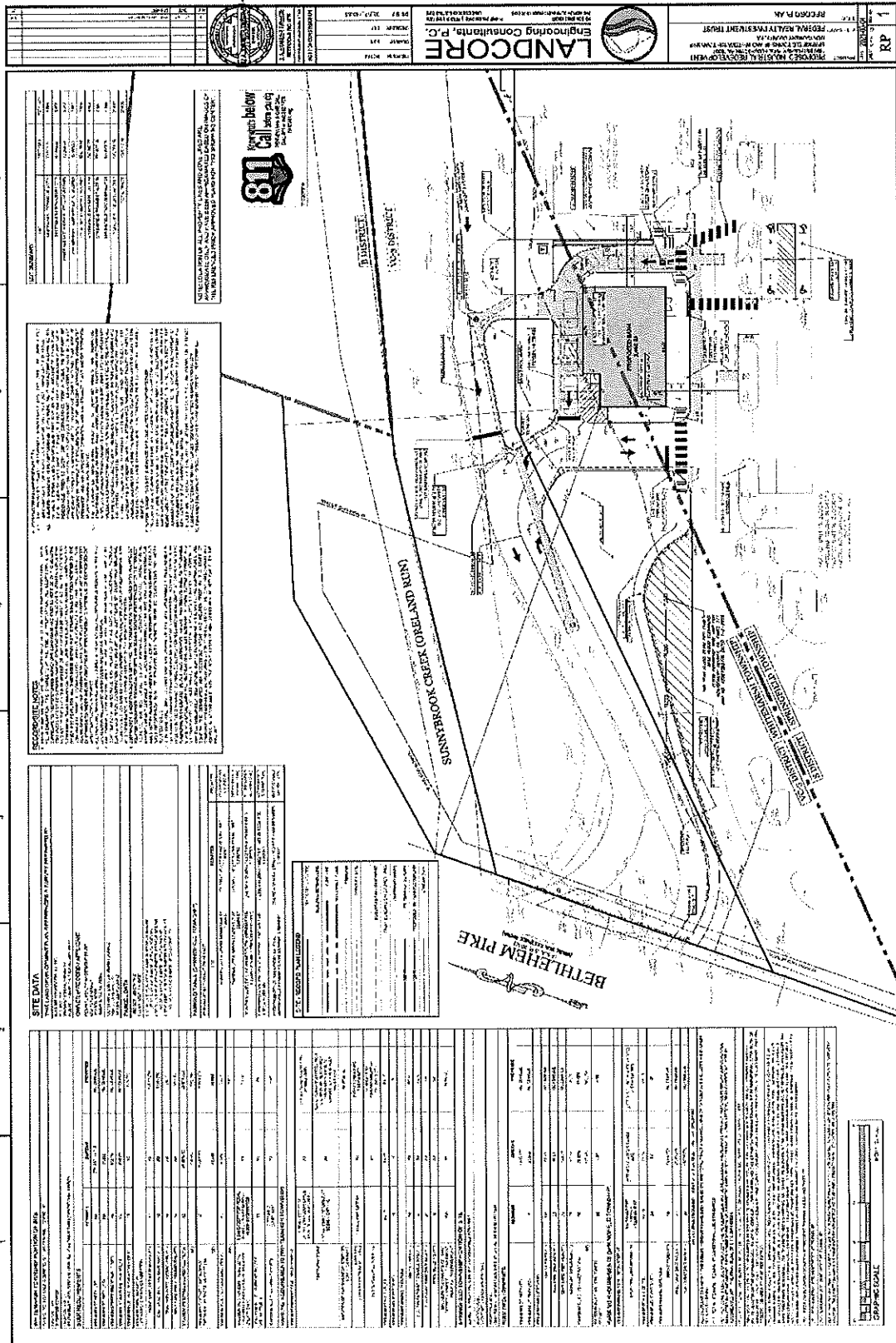
- c: Alexander Tweedie, Applicant's Representative
- A. Michael Taylor, Springfield Township Manager
- Amanda Helwig, Chair, Springfield Township Planning Commission
- Charles L. Guttenplan, Whitemarsh Township Director of Planning and Zoning
- Nikhil Kharva, HNTB
- Ashwin Patel, PennDOT
- Barry Jeffries, MCPC

Attachments: Aerial Photo of Site
Applicant's Plan



Montgomery County Planning Commission
 1000 Walnut Street, Suite 200
 Philadelphia, PA 19102
 www.montgomeryplanning.com
 Aerial photography provided by TownView

Flourtown Shopping Center
 MCPC #20011004



PRELIMINARY / FINAL LAND DEVELOPMENT PLAN

PROPOSED INDUSTRIAL REDEVELOPMENT

1890 BETHLEHEM PIKE, FLOURTOWN PA 19031
 SPRINGFIELD TOWNSHIP AND WHITEMARSH TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA

SHEET INDEX		
COVER SHEET	CL	1 of 13
RECORD PLAN	RP	2 of 13
OVERALL SITE PLAN	OA	3 of 13
EXISTING CONDITIONS / DEMOLITION PLAN	ECD	4 of 13
EROSION and SEDIMENT CONTROL PLAN	ES	5 of 13
EROSION and SEDIMENT CONTROL DETAILS	DE	6 of 13
GRADING and DRAINAGE PLAN	GP	7 of 13
UTILITIES PLAN	UP	8 of 13
LIGHTING PLAN	LP	9 of 13
LANDSCAPE PLAN	LA	10 of 13
CONSTRUCTION DETAILS	DT1	11 of 13
CONSTRUCTION DETAILS	DT2	12 of 13
VEHICLE MOVEMENT PLAN	VM	13 of 13

APPROVAL BLOCKS

OWNER'S STATEMENT

WE HEREBY CERTIFY THAT FEDERAL REALTY INVESTMENT TRUST, STEVEN J. GUTTMAN AND DONALD ISSNER ARE THE OWNERS / APPLICANTS OF THE DESIGNATED LAND, AND ACKNOWLEDGE THIS PLAN TO BE THE OFFICIAL PLAN OF THE HIGHWAYS AND PROPERTIES SHOWN THEREON SITUATE IN THE TOWNSHIP OF SPRINGFIELD, MONTGOMERY COUNTY, PENNSYLVANIA, AND DESIRE THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

BY: _____
 FEDERAL REALTY INVESTMENT TRUST

BY: _____
 STEVEN J. GUTTMAN

BY: _____
 DONALD ISSNER

BOARD of TOWNSHIP COMMISSIONERS APPROVAL BLOCK

APPROVED BY THE BOARD OF TOWNSHIP COMMISSIONERS OF THE TOWNSHIP OF SPRINGFIELD THIS _____ DAY OF _____ 20__.

PRESIDENT: _____

TOWNSHIP ENGINEER: _____

ATTEST: SECRETARY: _____

TOWNSHIP BOARD OF SUPERVISORS APPROVAL BLOCK

APPROVED BY THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF WHITEMARSH THIS _____ DAY OF _____ 20__.

CHAIRMAN: _____

TOWNSHIP ENGINEER: _____

ATTEST: SECRETARY: _____

OWNER'S ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA :
 COUNTY of MONTGOMERY

ON THIS _____ DAY OF _____ 20__, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE A MEMBER OF _____ AND THAT HE, AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THIS PLAN ON BEHALF OF _____ FOR THE PURPOSE THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

(SEAL)

(SEAL)

RECORDER of DEEDS CERTIFICATION

MEPC FILE NO. _____

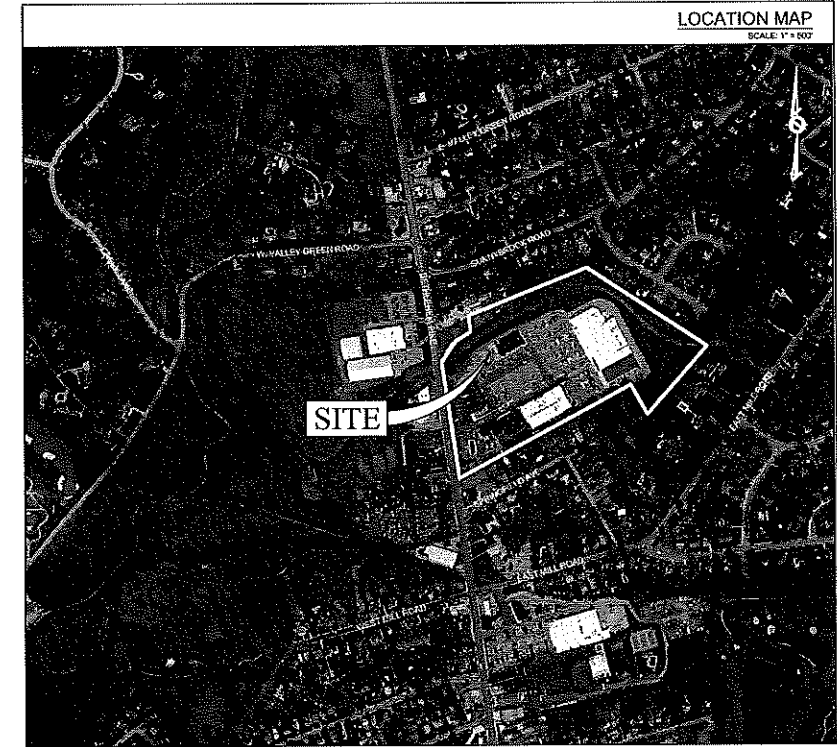
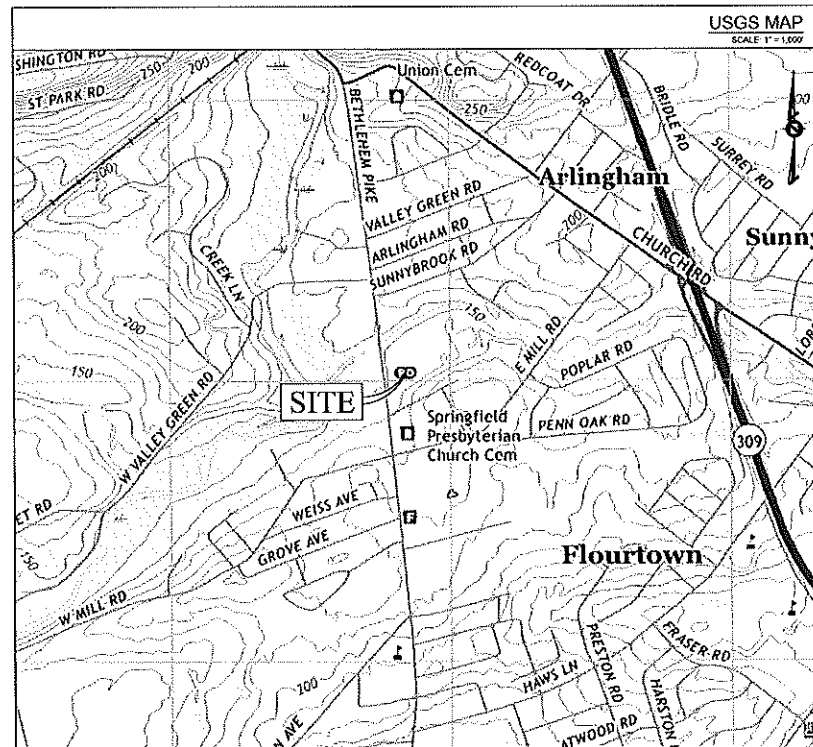
RECORDER OF DEEDS
 RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY, AT NORRISTOWN, PA, IN PLAN BOOK NO. _____ PAGE NO. _____ OR _____

MCPC No. _____

PROCESSED AND REVIEWED
 REPORT PREPARED BY MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED ON THIS DATE: _____

FOR THE DIRECTOR
 MONTGOMERY COUNTY PLANNING COMMISSION



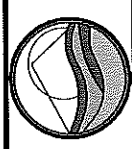
NO.	REV.	DATE	COMMENT
1	2021-03-04		PRELIMINARY COMMENTS

D. ALEXANDER TWEEDEE
 PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE No. 014773

NOT FOR CONSTRUCTION

PROJECT: 14085
 DRAWN BY: MAR
 CHECKED BY: DAT
 DATE: 01-01-2021

LANDCORE
 Engineering Consultants, P.C.
 PO BOX 3785 ROBERT
 PHILADELPHIA, PENNSYLVANIA 19101-0385
 PHONE 215-432-3111 | FAX 215-261-3468
 LANDCORECONSULTING.COM



PROJECT: PROPOSED INDUSTRIAL REDEVELOPMENT
 1890 BETHLEHEM PIKE, FLOURTOWN PA 19031
 SPRINGFIELD TOWNSHIP AND WHITEMARSH TOWNSHIP
 MONTGOMERY COUNTY, PA
 APPLICANT: FEDERAL REALTY INVESTMENT TRUST

TITLE: COVER SHEET

DATE: 2021-03-04
 SHEET: 01 of 13
 REV. No:



TICKET #: _____

CL 1

WHITEMARSH TOWNSHIP PORTION OF SITE
 ZONED: VC-3 (VILLAGE COMMERCIAL) - WHITEMARSH TOWNSHIP
 EXISTING USE: SHOPPING CENTER
 PROPOSED USE: RESTAURANT (CONDITIONAL USE, BANK W/ DRIVE THRU (CONDITIONAL USE))
BULK REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (SF)	NA	778,397 (VC-3)	NO CHANGE
MINIMUM LOT AREA (AC)	NA	17.822	NO CHANGE
MINIMUM STREET FRONTAGE (1/4")	30	652.85	NO CHANGE
MINIMUM LOT WIDTH @ 55% (1/4")	100	690.62	NO CHANGE
MINIMUM BUILDING SEPARATION (1/4")	15	NA	36.3 (F)
MINIMUM YARD SETBACKS (LOT AREA 15 ACRES OR GREATER)			
FRONT YARD, ULTIMATE R.O.W. (F)	35	NA	201.18 (F)
FRONT YARD, INTERNAL ROADWAY (F)	15	NA	15.00 (F)
SIDE YARD FROM RESIDENTIAL (F)	45	NA	18.14
REAR YARD FROM RESIDENTIAL (F)	45	NA	NA (F)
MAXIMUM IMPERVIOUS COVERAGE (%)(1)	65	94.66% (E)	93.81% (E)
		734.687	728.245
		5.34% (F)	6.19% (F)
MINIMUM VEGETATED OPEN SPACE, TREES OR LANDSCAPING (1/4")	35	NA	41.449
			18.018
MAXIMUM BUILDING COVERAGE (%)(2)	40	0.0%	0.32%
			2.450
MAXIMUM NONRESIDENTIAL BUILDING FOOTPRINT FOR NEW CONSTRUCTION ONLY (1/4")	3,000 (EXCEPT FOR RETAIL R/V WHICH A MAXIMUM OF 10,000 IS PERMITTED)	NA	4,500
MAXIMUM BUILDING FRONT FACADE WIDTH (1/4")	75	NA	60
MAXIMUM BUILDING HEIGHT (1/4")	3 STORIES (42 FT MAX)	NA	< 42

PARKING REQUIREMENTS (WHITEMARSH TOWNSHIP)

MINIMUM PARKING STILL REQUIREMENT	1 STALL PER 500 SF OF PATRON FLOOR SPACE (75% OF GSR ASSURED)	NA	(2,100 X 0.15) ÷ 50 = 21.5 (F) 37 REQUIRED
RESTAURANT USE	1 STALL PER 3 PERSONS OF DESIGN CAP. (4)	NA	525 (75% OF 700) ÷ 3 = 175 PER PATRON = 175 PERSONS DESIGN CAPACITY = 36 STALLS REQUIRED
GREATER OF PARKING REQUIREMENTS FOR RESTAURANT USE	1 STALL PER 1,000 SF (OTHER COMMERCIAL USES)	NA	2,450 ÷ 1,000 = 2.450 3 REQUIRED
TOTAL REQUIRED PARKING			36 STALLS
MINIMUM STALL SIZE (FT)	9 x 18	9 x 18	9 x 18
MINIMUM AISLE WIDTH (FT)	24	24	24
MINIMUM PARKING SETBACKS			
FRONT YARD (FT)	10	NA	88.20
SIDE / REAR YARD (NON RES ADJ) (FT)	0	NA	79.10
SIDE / REAR YARD (RES ADJ) (FT)	20	NA	NA
FROM BUILDING (FT)	10	NA	10.00
MAXIMUM PARKING PERCENTAGE BETWEEN STREET LINE AND FRONT PRINCIPAL BUILDING PLANE	25%	NA	100% (V)

SPRINGFIELD TOWNSHIP PORTION OF SITE
 ZONED: S (SHOPPING CENTER) - SPRINGFIELD TOWNSHIP
 EXISTING USE: SHOPPING CENTER (PERMITTED)
 PROPOSED USE: RESTAURANT (PERMITTED, BANK W/ DRIVE THRU (PERMITTED))
BULK REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (SF)	1,030,210	NO CHANGE	NO CHANGE
MINIMUM LOT AREA (AC)	23,450	NO CHANGE	NO CHANGE
MINIMUM YARD SETBACKS			
FRONT YARD (FT)	NA	88.30	NO CHANGE
SIDE YARD (RES ADJ) (FT)	25	48.60	NO CHANGE
REAR YARD (RES ADJ) (FT)	25	133.20	NO CHANGE
ADJACENT BUILDINGS (FT)	12	57.30	35.30
MAXIMUM BUILDING COVERAGE (K)	30	18.22%	18.42%
		197,670	200,970
MAXIMUM BUILDING HEIGHT (NON RES) (FT)	50	< 50	< 50

PARKING REQUIREMENTS (SPRINGFIELD TOWNSHIP)

MINIMUM PARKING STILL REQUIREMENT	5.5 STALLS PER 1,000 SF LEASABLE SF	(117,025 ÷ 1,000) X 5.5 = 644 REQ	(117,025 ÷ 1,000) X (4,550 ÷ 1,000) X 5.5 = 999 REQ
SHOPPING CENTER USE (S)			
MINIMUM STALL SIZE (FT)	9 x 18	9 x 18	9 x 18
MINIMUM AISLE WIDTH (FT)	24	24	24
MINIMUM PARKING SETBACKS			
FRONT YARD (FT)	10	14.63 (F)	NO CHANGE
SIDE YARD (RES ADJ) (FT)	25	26.45 (F)	NO CHANGE
REAR YARD (RES ADJ) (FT)	25	132.84 (F)	NO CHANGE

NOTE: THIS ZONING ANALYSIS CONTAINED ON THIS PLAN DOES NOT INCLUDE THE VARIOUS BUILDING DESIGN REQUIREMENTS CONTAINED IN SECTION 116-2918. THIS SECTION SHALL BE ASSESSED BY ARCHITECT AT THE TIME WHEN TENANT OR BUILDING DESIGN IS KNOWN.

SITE DATA

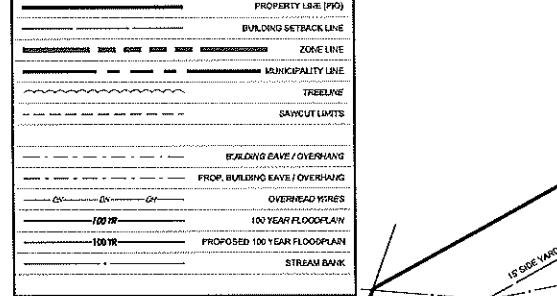
THIS LAND DEVELOPMENT PLAN REFERENCES A SURVEY PREPARED BY:
 BLUE MARSH ASSOCIATES, INC.
 WARRINGTON PA, 18775-2370
 FILE NO. 17-004-008 / DATED 2017-03-17
OWNER OF RECORD / APPLICANT
 FEDERAL REALTY INVESTMENT TRUST
 C/O ALTAUS GROUP
 SOUTHLAKE, TX, 75092
 GUTTMAN STEVEN J & HANMER DONALD
 1636 E JEFFERSON ST
 ROCKYVILLE MD 20852

PARCEL DATA
 1560 BETHLEHEM PIKE
 FLOURTOWN, PA 19031
 LOT A: UNIT 15, BLOCK 48 PARCEL # 52-00-01903-007
 UNIT 16, BLOCK 48 PARCEL # 52-00-00547-003
 LOT B: UNIT 16, BLOCK 48 PARCEL # 52-00-01904-006
 UNIT 17, BLOCK 60 PARCEL # 52-00-01907-003
 LOT C: UNIT 19, BLOCK 48 PARCEL # 52-00-01904-005
 UNIT 17, BLOCK 60 PARCEL # 52-00-00547-007

PARKING TABLE (SPRINGFIELD TOWNSHIP)

LOT	REQUIRED	PROVIDED
EXISTING LOT A GROSS LEASABLE SF 81,956 SF	(81,956 / 1,000) * 5.5 = 451.25 REQUIRED 5.5 RATIO	472 PROVIDED 5.52 RATIO
EXISTING LOT B GROSS LEASABLE SF 92,069 SF	(92,069 / 1,000) * 5.5 = 506.37 REQUIRED 5.5 RATIO	742 PROVIDED 2.83 RATIO (E)
EXISTING CONDITION, COMBINED TOTAL (SPRINGFIELD TOWNSHIP & WHITEMARSH TOWNSHIP)	(84,856 + 92,069) / 1,000 * 5.5 = 974 REQUIRED 5.5 RATIO	714 PROVIDED 4.03 RATIO (E)
PROPOSED ADDITION TO LOT A GROSS LEASABLE SF 4,500 + 84,550 SF	(4,500 + 84,550) / 1,000 * 5.5 = 492.25 REQUIRED 5.5 RATIO	487 PROVIDED 5.11 RATIO (V)
PROPOSED CONDITION, COMBINED TOTAL (SPRINGFIELD TOWNSHIP & WHITEMARSH TOWNSHIP)	(84,856 + 92,069 + 4,500) / 1,000 * 5.5 = 999 REQUIRED 5.5 RATIO	899 PROVIDED 3.85 RATIO (V)

SITE / RECORD PLAN LEGEND



RECORD/SITE NOTES

- THESE PLANS ARE BASED ON INFORMATION PROVIDED TO LANDCORE ENGINEERING CONSULTANTS, P.C. HEREINAFTER THE ENGINEER. AT THE TIME OF PREPARATION, ALL ELEVATIONS SHOWN CORRELATE TO THE REFERENCED SURVEYORS RECORD AND HAVE BEEN VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY, IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK WOULD BE INHIBITED BY ANY OTHER SITE FEATURES. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. WIDTH DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO ORDER AND/OR FABRICATION OF STRUCTURES AND MATERIALS, OR COMMENCEMENT WITH CONSTRUCTION ACTIVITIES.
- ALL WORK AND MATERIALS SHALL COMPLY WITH OR EXCEED ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND CODES, AND OSHA STANDARDS.
- THE OWNER / CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR ANY ALL CERTIFICATIONS, INSPECTIONS, ETC. REQUIRED BY ALL GOVERNING JURISDICTIONAL AGENCIES DURING AND AFTER CONSTRUCTION FOR SIGN-OFF AND CERTIFICATE OF OCCUPANCY RESUMES, INCLUDING BUT NOT LIMITED TO PROCUREMENT OF SERVICES, SCHEDULING OF FIELD OBSERVATIONS AND COORDINATION WITH REPRESENTATIVES OF THE APPROPRIATE PARTIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND FAMILIARIZING THEMSELVES WITH ALL PROJECT RELATED RESOURCES, TECHNICAL REPORTS AND DESIGN DOCUMENTS PREPARED FOR THE PROJECT, INCLUDING BUT NOT LIMITED TO ANY PREPARED GEOLOGICAL REPORTS, ENVIRONMENTAL REPORTS, PERMIT GUIDANCE, ET AL. UPON REVIEW OF PROJECT RELATED RESOURCES, CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING OF ANY CONFLICTS BETWEEN THE PLANS AND RESOURCES AND SUCH DISCREPANCY SHALL BE REVIEWED WITH ENGINEER PRIOR TO COMMENCING ANY WORK RELATED TO SUCH.
- IT IS ESSENTIAL THAT CONTRACTORS ARE AWARE OF THE SITE ACCESSIBILITY REQUIREMENTS, LANDCORE ENGINEERING CONSULTANTS HAS MADE A POINT IN THE PROVIDED NOTES AND DETAILS, AS WELL AS IN THE DRAWINGS, TO PROVIDE SLOPED LOADS AND DIMENSIONS THAT COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS (AS LAST REVISED) AS WELL AS APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS, LATEST EDITIONS. IF THESE SLOPED LOADS AND DIMENSIONS ARE NOT ACHIEVABLE, THE CONTRACTOR IS REQUIRED TO NOTIFY THE OWNER, IN WRITING, IMMEDIATELY AND BEFORE MOVING FORWARD WITH THE WORK. THE CONTRACTOR SHALL CONFIRM THE DESIGNATED ADA ACCESSIBLE AREAS AND ROUTES PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR CONSTRUCTION OF THE DESIGNATED AREAS AND ROUTES IN ACCORDANCE WITH THE MOST CURRENT ADA GUIDELINES AS APPLICABLE TO THE PROJECT.
- STORMWATER MANAGEMENT FACILITIES SHALL BE OWNED AND MAINTAINED BY THE APPLICANT, UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE PLANS.
- A BLANKET EASEMENT IS HEREBY GRANTED TO THE MUNICIPALITY FOR ACCESS AND INSPECTION OF THE STORMWATER BEST MANAGEMENT PRACTICES (BMP) AS INDICATED ON THESE PLANS. THE MUNICIPALITY SHALL HAVE THE RIGHT, BUT NOT THE DUTY, OF REASONABLE ACCESS AT REASONABLE TIMES TO EVERY BMP AND CONVEYANCE FROM A PUBLIC RIGHT-OF-WAY OR ROADWAY ONTO THE PROPERTY TO CONDUCT PERIODIC INSPECTIONS AS OUTLINED IN ANY APPLICABLE EASEMENT AGREEMENT AND TO UNDERTAKE OTHER ACTIONS THAT MAY BE NECESSARY TO ENFORCE THE REQUIREMENTS OF THE MUNICIPAL STORMWATER MANAGEMENT ORDINANCE AND ANY APPLICABLE OPERATION AND MAINTENANCE PLANS AND/OR OPERATION AND MAINTENANCE AGREEMENTS.
- THE STORMWATER MANAGEMENT FACILITIES, AS DEPICTED HEREIN, ARE PERMANENT STRUCTURES. NO PERSON OR ENTITY SHALL REMOVE, RELOCATE, FILL, LANDSCAPE OR OTHERWISE ALTER ANY STORMWATER MANAGEMENT FACILITY WHICH HAS BEEN INSTALLED ON A PROPERTY UNLESS A STORMWATER MANAGEMENT PLAN REVISION HAS BEEN SUBMITTED TO AND APPROVED BY THE MUNICIPALITY, ALONG WITH THE REVIEW AND ADVICE OF THE MUNICIPAL ENGINEER AND THE COUNTY CONSERVATION DISTRICT. WHICH AUTHORIZES SUCH MODIFICATION, REMOVAL, FILLING, LANDSCAPING OR ALTERATION. NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING OR VEGETATION WITHIN A STORMWATER MANAGEMENT FACILITY OR WITHIN A DRAINAGE EASEMENT WHICH HAS THE EFFECT OF OR TO ANY DEGREE LIMITS OR ALTERS THE FUNCTIONING OF THE FACILITY OR EASEMENT IN ACCORDANCE WITH ITS DESIGN AND INTENDED FUNCTION.
- WATER / SEWER: THIS SITE IS SERVICED BY PUBLIC WATER AND SANITARY SEWER.
- WETLANDS: BY APPROVAL OF THIS PLAN, THE DEVELOPERS HAS NEITHER CONFIRMED NOR DENIED THE EXISTENCE AND/OR EXTENT OF ANY WETLAND AREAS WHETHER OR NOT DELINEATED ON THE SAID PLAN AND ANY ENCROACHMENT THEREON FOR ANY REASON WHATSOEVER SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER, HIS HEIRS AND ASSIGNS AND SHALL BE SUBJECT TO THE JURISDICTION OF THE ARMY CORPS OF ENGINEERS AND/OR THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AS THE SAID ENCROACHMENT SHALL CONFORM TO THE RULES AND REGULATIONS OF THE APPLICABLE AGENCIES.
- FLOODPLAIN PORTIONS OF THIS SITE ARE WITHIN THE FLOOD PLAIN AS SHOWN ON A FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 80012010, EFFECTIVE DATE MARCH 2, 2016.
- PERMANENT REMOVAL OF TOPSOIL FROM LAND WITHIN WHITEMARSH TOWNSHIP IS PROHIBITED.

LOT SUMMARY

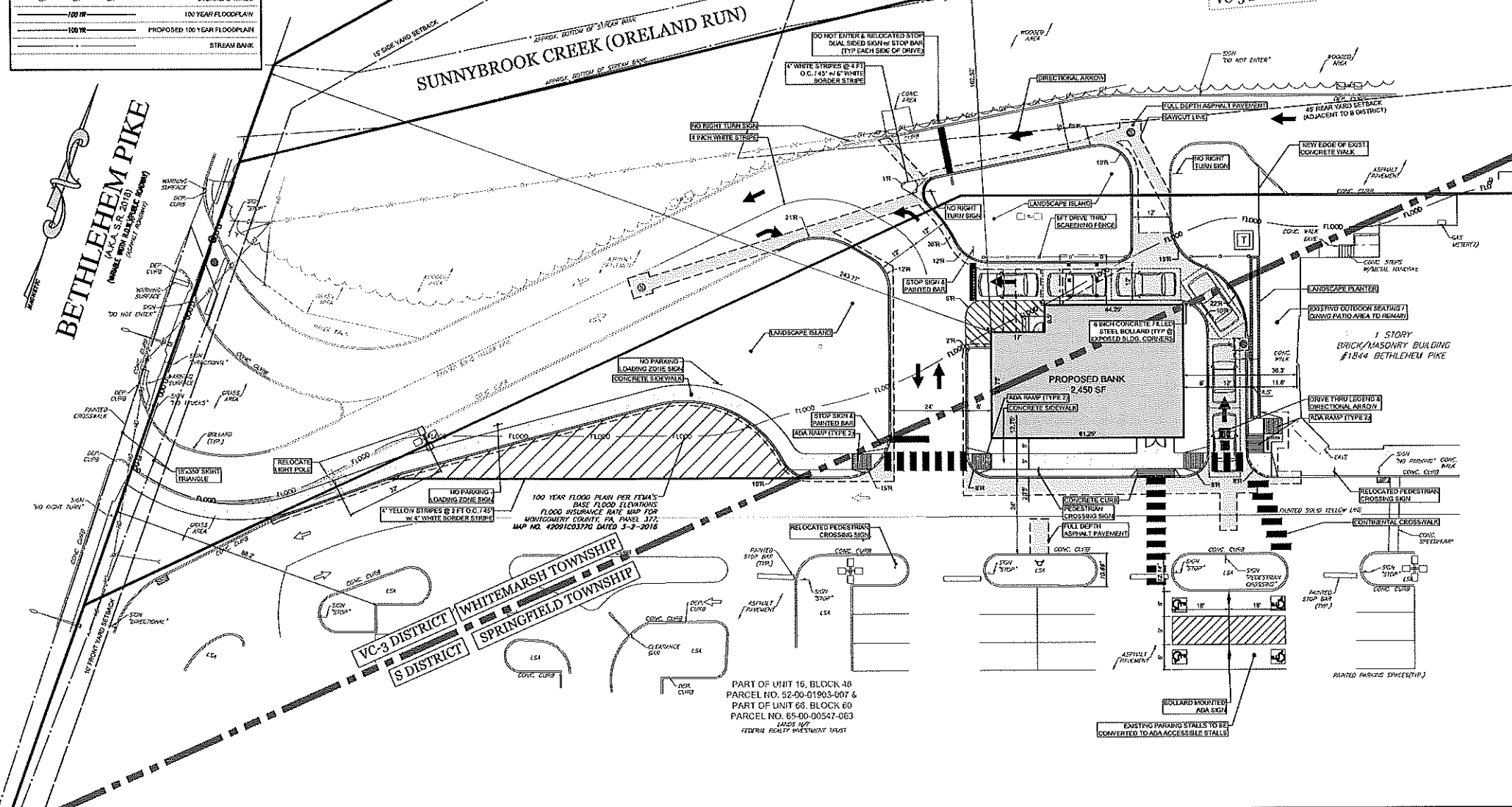
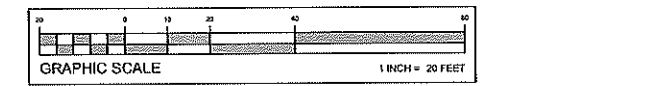
LOT	AREA (SF)	AREA (AC)
WHITEMARSH TOWNSHIP LOT A	23,151.16	0.549
WHITEMARSH TOWNSHIP LOT B	41,419.22	0.942
WHITEMARSH TOWNSHIP LOT C (VC-3 ZONE)	12,844.64	0.292
WHITEMARSH TOWNSHIP LOT C (B ZONE)	45,600.00	1.051
TOTAL WHITEMARSH TOWNSHIP	123,435.62	2.834
SPRINGFIELD TOWNSHIP (LOT A)	390,492.72	8.964
SPRINGFIELD TOWNSHIP (LOT B)	321,647.18	7.364
SPRINGFIELD TOWNSHIP (LOT C)	194,633.28	4.468
TOTAL SPRINGFIELD TOWNSHIP	906,773.18	20.817
TOTAL TRACT	1,030,208.80	23.650

NOTE: LOCATION OF ALL PROPERTY LINES AND ZONE LINES ARE APPROXIMATE ONLY AND HAVE BEEN APPROXIMATED BASED ON IMAGES OF THE REFERENCED PRIOR APPROVED PLANS FOR THIS SHOPPING CENTER.

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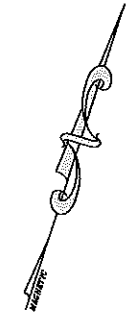
LANDCORE Engineering Consultants, P.C.
 Engineering Consultants, P.C.
 1500 BETHLEHEM PIKE, FLOURTOWN, PA 19031
 610.382.3511 | 610.382.3512
 LANDCORECONSULTING.COM

PROJECT: 2021-03-04
 SHEET: 02 of 04
 DATE: 2021-03-04
 REV: 01
 TITLE: RECORD PLAN
 CLIENT: FEDERAL REALTY INVESTMENT TRUST
 PROJECT: 1560 BETHLEHEM PIKE, FLOURTOWN, PA 19031
 DRAWN BY: MAR
 CHECKED BY: DAT
 DATE: 2021-03-31
 PLOT NO. COMMENTS: 140086
 CUD I.D. #: 140086
 NOT FOR CONSTRUCTION

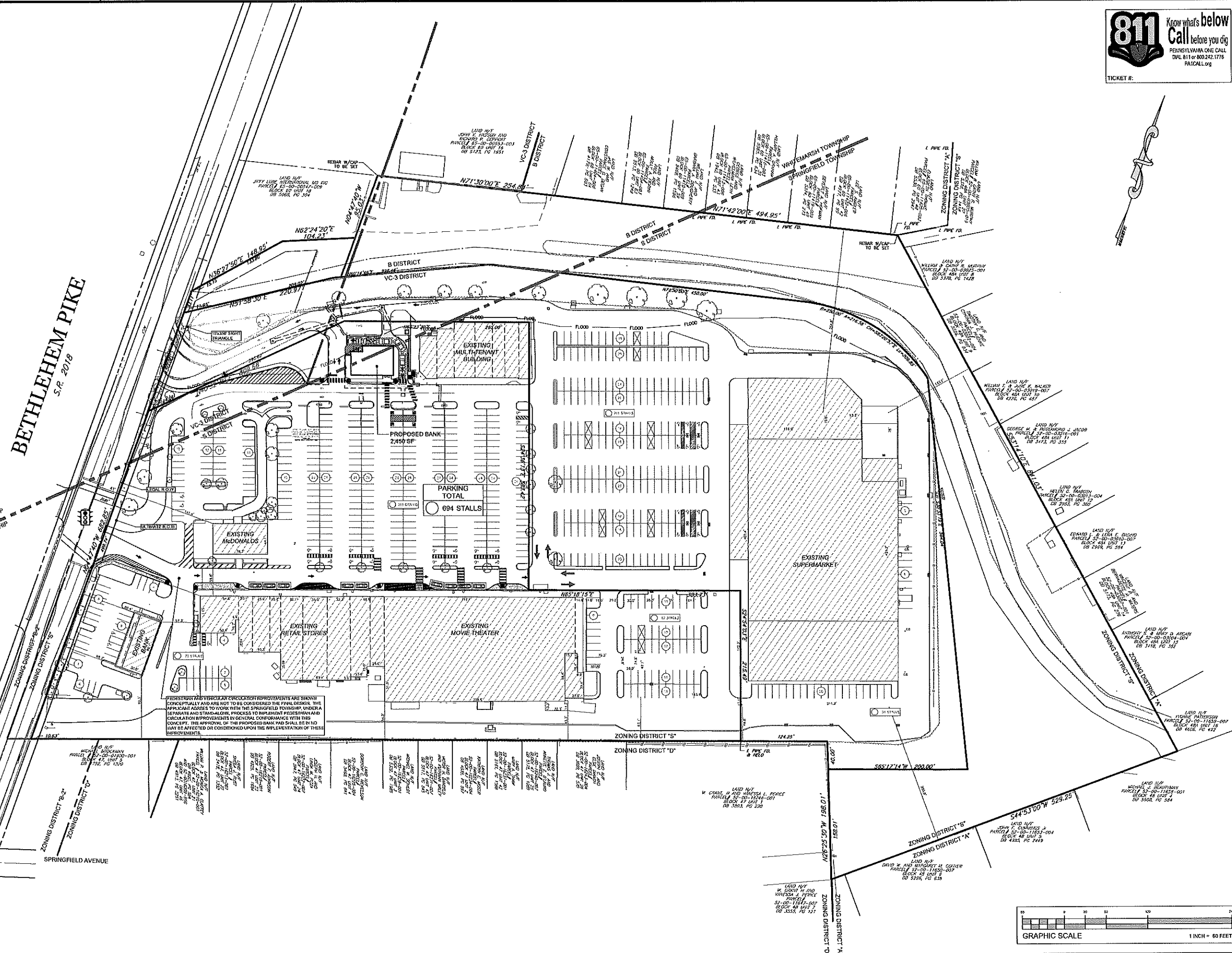




TICKET #:



BETHLEHEM PIKE
S.R. 2018



PROJECTIONS AND VEHICULAR CIRCULATION IMPROVEMENTS ARE SHOWN CONCEPTUALLY AND ARE NOT TO BE CONSIDERED THE FINAL DESIGN. THE APPLICANT AGREES TO WORK WITH THE SPRINGFIELD TOWNSHIP, UNDER A DEFINITE AND STANDARD COST PROCESS TO IMPROVE FUTURE AND CIRCULATION IMPROVEMENTS IN GENERAL CONFORMANCE WITH THIS CONCEPT. THE APPROVAL OF THE PROPOSED BANK SHALL BE BY THE WAY BE AFFECTED OR CONDITIONED UPON THE IMPLEMENTATION OF THESE IMPROVEMENTS.



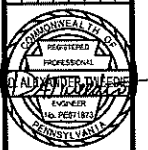
PROJECT NO.	140055
DRAWN BY:	MAR
CHECKED BY:	DAT
CAD D.P.	OL_04_140055
DATE	2021-03-04
REV. NO.	03 OF 13
REV. BY	OA
REV. DATE	2021-03-04
COMMENTS	

PROPOSED INDUSTRIAL REDEVELOPMENT
180 BETHLEHEM PIKE, FLOURTOWN PA 19337
MONTGOMERY COUNTY, PA

APPLICANT: FEDERAL REALTY INVESTMENT TRUST

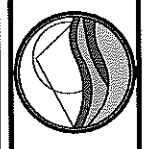
TITLE: OVERALL SITE PLAN

DATE: 2021-03-04
SHEET: 03 OF 13
REV. NO.: 1



D. ALEXANDER TWEEDIE
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. 161873
NOT FOR CONSTRUCTION

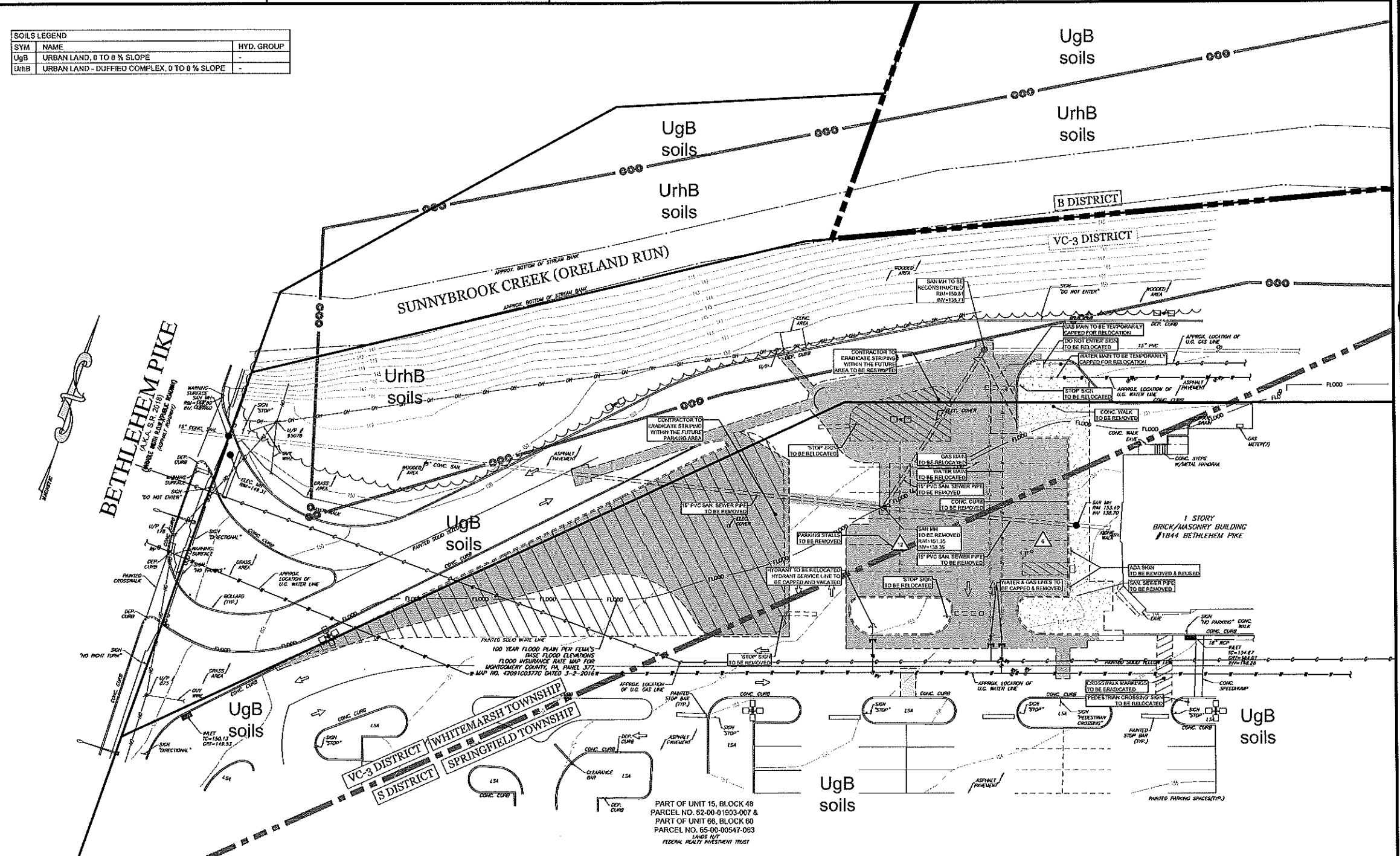
LANDCORE
Engineering Consultants, P.C.
PO BOX 2784 68307
PHILADELPHIA, PENNSYLVANIA 19103-0835
PHONE: 215-484-2511 | FAX: 215-484-2543
LANDCORECONSULTING.COM



- EXISTING CONDITIONS/DEMOLITION NOTES**
- NEITHER LANDCORE ENGINEERING CONSULTANTS, P.C. NOR THE OWNER IS RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL OSHA, STATE, AND MUNICIPAL REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
 - ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE, AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO LANDCORE ENGINEERING CONSULTANTS, P.C. IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
 - THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS / CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE ANY OTHER INSTRUCTIONS. ALL DEMOLITION MEANS AND METHODS ARE TO BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, LOCAL AND JURISDICTIONAL REQUIREMENTS.
 - PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE TO:
 - ENSURING COPIES OF ALL APPLICABLE PERMITS AND APPROVALS ARE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.
 - INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
 - THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE NATIONAL UTILITY NOTIFICATION SYSTEM (NUS) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE OWNER.
 - PROTECTING AND MAINTAINING IN OPERATION ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING THE DEMOLITION ACTIVITIES.
 - MARKING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDERS AND IS RESPONSIBLE FOR ALL CONNECTIONS REGARDING ANY TEMPORARY OR PERMANENT DISCONNECTION, REMOVAL AND/OR RELOCATION OF UTILITIES FOR ANY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OTHER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
 - COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT OF THE AFFECTED PARTIES.
 - CONTACTING THE APPROPRIATE UTILITY OWNERS TO DISCONNECT EXISTING UTILITY SERVICES TO BUILDING STRUCTURES SCHEDULED FOR DEMOLITION.
 - AN INSPECTION AND ASSESSMENT BY A LICENSED ENVIRONMENTAL TESTING AGENCY OF ANY HAZARDOUS MATERIALS WITHIN THE BUILDINGS AND/OR STRUCTURES REQUIRED TO BE ADAPTED OR REMOVED IN ACCORDANCE WITH FEDERAL, STATE, OR LOCAL LAWS PRIOR TO DEMOLITION. THE INSPECTION AND ASSESSMENT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ALL ENVIRONMENTAL WORK, INCLUDING REGENERATION, ABANDONMENT OR REMOVAL OF HAZARDOUS MATERIALS, SOILS, ASBESTOS, LEAD-BASED PAINT, OR ANY OTHER ENVIRONMENTAL WORK REQUIRED SHALL BE OVERSEEN BY A LICENSED ENVIRONMENTAL CONSULTANT AND PERFORMED BY LICENSED TRADES.
 - THE CONTRACTOR SHALL PROVIDE ALL THE MEANS AND METHOD NECESSARY TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF EXISTING STRUCTURES OR ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF THE SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF THEIR ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
 - IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DELECTION BY THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
 - EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN AUTHORIZATION OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING ALL EXPLOSIVE PROGRAMS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
 - CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS OF WAY.
 - CONTRACTOR SHALL CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREETCLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.
 - DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE OR APPROVED LIMITS OF DISTURBANCE FOR THE PROJECT WITHOUT WRITTEN PERMISSION OF THE OWNER AND / OR APPROPRIATE GOVERNMENT AGENCY.
 - CONTRACTOR SHALL UTILIZE APPROPRIATE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE AND / OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR PRE-DEMOLITION CONDITION.
 - CONTRACTOR IS RESPONSIBLE TO SAFEGUARD AND SECURE THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
 - DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE (CRUSHED STONE/CONCRETE CERTIFIED AND USED AS CLEAN FILL SHALL BE EXCLUDED). ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTES) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL LAWS, REGULATIONS, AND CODES.
 - ALL EXISTING UTILITIES SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH LOCAL UTILITY COMPANY REQUIREMENTS.

SOILS LEGEND		
SYM	NAME	HYD. GROUP
UgB	URBAN LAND, 0 TO 8 % SLOPE	-
UrhB	URBAN LAND - DUFFIED COMPLEX, 0 TO 8 % SLOPE	-

C2 EXISTING CONDITIONS / DEMOLITION PLAN
SCALE: 1" = 20'



EXISTING CONDITIONS / DEMOLITION PLAN LEGEND

---	ITEM TO BE REMOVED
---	PROPERTY LINE (FPO)
---	ZONE LINE
---	MUNICIPALITY LINE
---	SOILS TYPE BOUNDARY LINE
---	TREELINE
---	SAWCUT LIMITS
---	OVERHANG EAVES / OVERHANG
---	OVERHEAD WIRES
---	GAS SERVICE
---	GAS SERVICE (TBR)
---	SAWITARY MAIN
---	SAWITARY MAIN (TBR)
---	WATER MAIN / LATERAL
---	WATER MAIN / LATERAL (TBR)
---	MAJOR CONTOUR
---	MINOR CONTOUR
---	STORM SEWER MAIN
---	100 YEAR FLOODPLAIN
---	STREAM BANK

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PROJECT NO:	140085	DRAWN BY:	M.A.R.	CHECKED BY:	D.A.T.	DATE:	04.2021
PROJECT:	PROPOSED INDUSTRIAL REDEVELOPMENT 1844 BETHLEHEM PIKE, FLOUR TOWN PA 18801 SPRINGFIELD TOWNSHIP AND WHITEMARSH TOWNSHIP MONTGOMERY COUNTY, PA	APPLICANT:	FEDERAL REALTY INVESTMENT TRUST	TITLE:	EXISTING CONDITIONS / DEMOLITION PLAN	DATE:	2021-03-04
CONTRACTOR:	D. ALEXANDER TWEEENE PROFESSIONAL ENGINEER PENNSYLVANIA LICENSE NO. 019175	NOT FOR CONSTRUCTION					
CONSULTANT:	LANDCORE Engineering Consultants, P.C. PO BOX 3353 HEBIST PHILADELPHIA, PENNSYLVANIA 19103-0353 PHONE 215-430-2510 FAX 215-430-2549 LANDCORECONSULTING.COM						
SHEET:	04 of 13	REV. NO.	1				

GENERAL NOTES

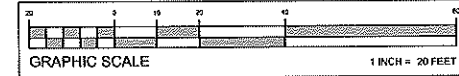
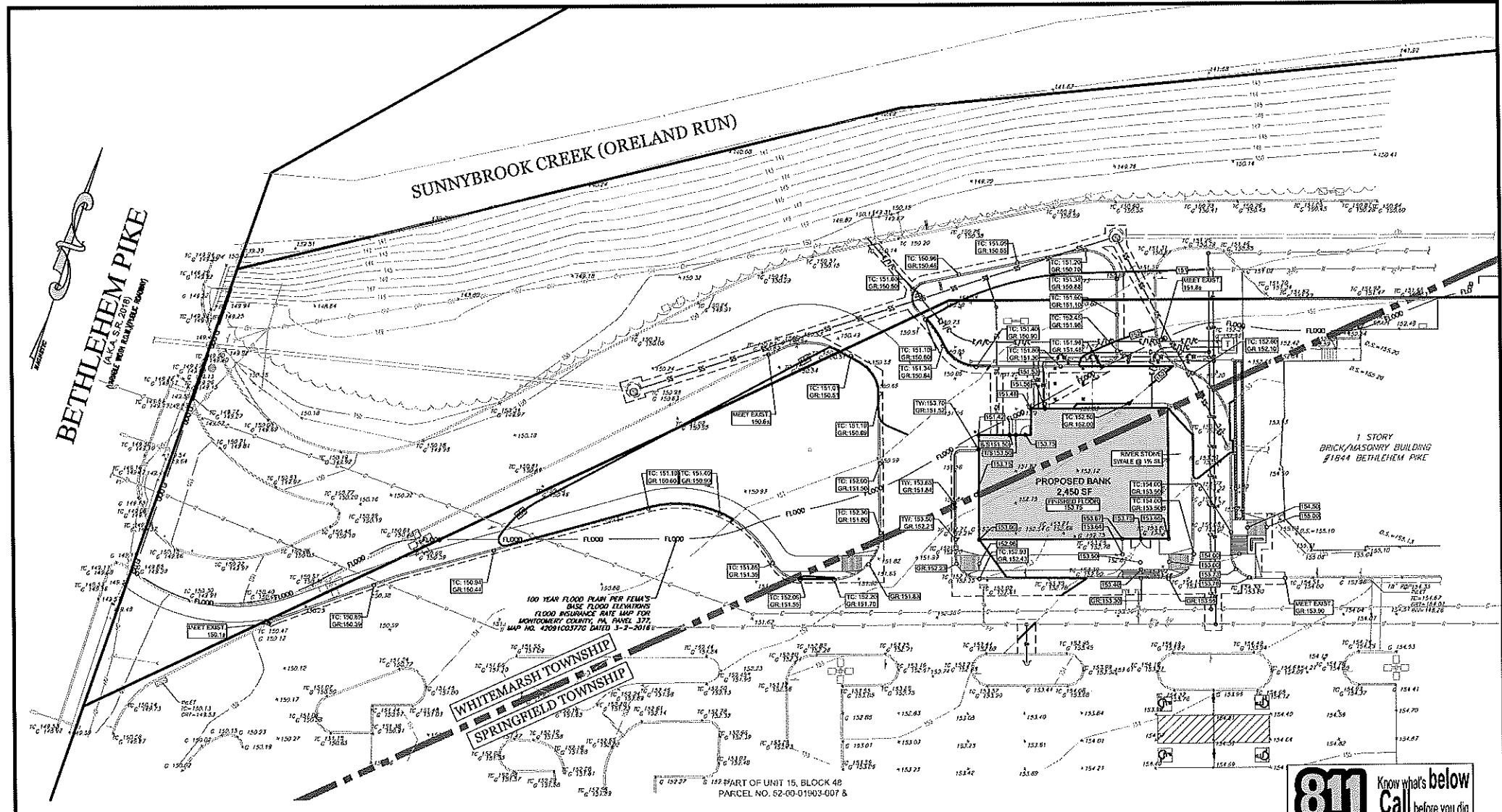
1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED AND THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AS APPROVED BY ALL APPLICABLE PERMITTING AUTHORITIES. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, THICK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. DEBRIS, UNSUITABLE SOIL AND DEMOLITION MATERIAL SHALL NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE SOIL, DEMOLITION MATERIAL, DEBRIS AND ANY OTHER WASTE MATERIAL SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, LOCAL LAWS, REGULATIONS AND CODES SITE (CRUSHED STONE/CONCRETE CERTIFIED AND USED AS CLEAN FILL SHALL BE EXCLUDED).
4. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS INDICATED IN SPECIFICATIONS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND / OR GEOTECHNICAL REPORT.
5. UNLESS OTHERWISE INDICATED WHEN THE APPROVED PLANS, ALL DISTURBED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
6. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL PROPOSED RADII ARE 6' UNLESS OTHERWISE NOTED.
7. PAVEMENT SHALL BE SAW CUT OR STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT.
8. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS NECESSARY. ALL COSTS SHALL BE INCLUDED IN BIDDING.
9. FOR MATERIALS AND/OR SPECIFICATIONS NOT SPECIFICALLY REFERENCED ON THESE PLANS OR STATE AND LOCAL REQUIREMENTS THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH PENNSYLVANIA AS LAST REVISED.

GRADING & DRAINAGE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ENGINEER SHALL BE NOTIFIED BY WRITING OF ANY CIRCUMSTANCES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST. PROCEEDING WITH CONSTRUCTION WITHOUT NOTIFICATION IS DONE SO AT THE CONTRACTOR'S OWN RISK. CONTRACTOR TO ENSURE THE FOLLOWING MINIMUM GRADING STANDARDS TO ENSURE PROPER DRAINAGE AND PREVENTION OF PONDING:
 - 1.1. 0.75% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS RECEIVING DRAINAGE
 - 1.2. 1.0% MINIMUM SLOPE AGAINST ALL SIDEWALKS AND 2% MINIMUM ON ALL PAVEMENT SURFACES.
2. SPOT GRADE ELEVATIONS (GR) INDICATED ON THE PLANS SHOW FINISHED GRADE ELEVATION ON FINISHED GRADE AT FACE OF CURB, TOP OF CURB (TO) ELEVATION ARE GENERALLY 6' ABOVE ASPHALT UNLESS NOTED OTHERWISE. SPOT ELEVATIONS SHOWN AT DRAINAGE STRUCTURES REPRESENT THE TOP OF UNIT ELEVATION AT THE CENTER OF THE STRUCTURE.
3. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS SHALL BE ADJUSTED, IF REQUIRED TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS. GRADE ADJUSTMENTS SHALL BE MADE PRIOR TO THE INSTALLATION OF PAVEMENT WEARING COURSE OR PLACEMENT OF TOPSOIL IN UNPAVED AREAS.
4. ALL STORMWATER PIPING INSTALLED WITHIN THE REINFORCING ZONE OF THE PROPOSED RETAINING WALLS MUST BE INSTALLED WITH A WATER-TIGHT SEAL.
5. HIGH DENSITY POLYETHYLENE (HDPE) PIPES SHALL BE 18" RIGID WALL, SMOOTH LINED OR EQUIVALENT IN ACCORDANCE WITH ASTM STANDARDS UNLESS OTHERWISE SPECIFIED.
6. REINFORCED CONCRETE PIPES (RCP) SHALL BE CLASS III UNLESS OTHERWISE SPECIFIED.
7. PLANS FOR ANY BATH DISTURBANCE ACTIVITY, BEARING THE STAMP OF THE WATERMASH TOWNSHIP ENGINEER, SHALL BE MAINTAINED AT THE SITE DURING THE PROGRESS OF GRADING WORK AND UNTIL THE WORK HAS BEEN COMPLETED.
8. THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A QUALIFIED GEOTECHNICAL ENGINEER TO CERTIFY THAT ON-SITE SOIL CONDITIONS AND CONSTRUCTION PRACTICES ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE STATE/LOCAL CODES AND ACCEPTED INDUSTRY STANDARDS. CONTRACTOR SHALL DISBURSE:
 - 7.1. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED AS DIRECTED BY THE QUALIFIED GEOTECHNICAL ENGINEER.
 - 7.2. HOLDING CONTRACT AT TIME OF PLACEMENT SHALL BE DOCUMENTED IN A COMPACTION REPORT VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AND AREAS TO BE PAVED, HAVE BEEN COMPACTED AS DIRECTED BY THE QUALIFIED GEOTECHNICAL ENGINEER.
 - 7.3. SUBGRADE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBGRADE BE DEEMED UNSUITABLE BY OWNER OR OWNER'S REPRESENTATIVE, SUBGRADE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE QUALIFIED GEOTECHNICAL ENGINEER.

GRADING and DRAINAGE PLAN LEGEND

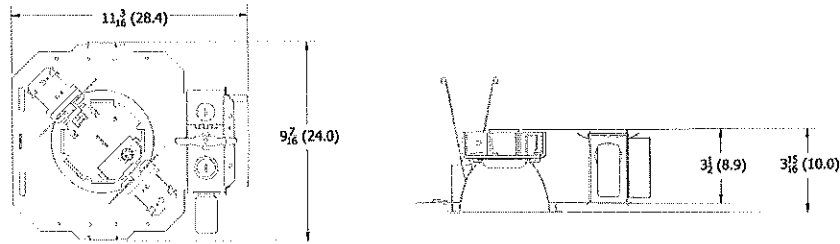
	MAJOR CONTOUR
	MINOR CONTOUR
	STORM SEWER MAIN
	PROP. MAJOR CONTOUR
	PROP. ELECTRIC SERVICE
	PROP. ELECTRIC / TELECOM CONDUIT
	GAS SERVICE
	PROP. GAS SERVICE
	OVERHEAD PIPES
	SANITARY MAIN
	PROP. SANITARY MAIN / LATERAL
	PROP. SANITARY LATERAL
	PROP. SANITARY LATERAL
	WATER MAIN / LATERAL
	PROP. WATER MAIN / LATERAL
	PROP. WATER LATERAL
	PROP. WATER LATERAL
	PROP. 4" WATER SERVICE
	SAWCUT LIMITS
	PROPERTY LINE (PL)
	MUNICIPALITY LINE
	100 YEAR FLOODPLAIN
	PROPOSED 100 YEAR FLOODPLAIN
	STREAM BANK
	TREELINE



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PROJECT NO.	140015
DATE	2021-03-04
REVISION	07 of 13
REV. NO.	1
PROJECT	PROPOSED INDUSTRIAL DEVELOPMENT 1400 BETHLEHEM PIKE FLOURTOWN PA 19333 SPRINGFIELD TOWNSHIP AND WATERMASH TOWNSHIP MONTGOMERY COUNTY, PA
APPLICANT	FEDERAL REALTY INVESTMENT TRUST
TITLE	GRADING & DRAINAGE PLAN
ENGINEER	D. ALEXANDER TWEEDE PROFESSIONAL ENGINEER PENNSYLVANIA LICENSE NO. 011973
REGISTERED PROFESSIONAL ENGINEER	LANDCORE CONSULTANTS, P.C. PHILADELPHIA, PENNSYLVANIA 19103-3205 PHONE 215.562.6600 WWW.LANDCORECONSULTANTS.COM
NOT FOR CONSTRUCTION	

LDN4 500 - 2000 LUMENS



Aperture: 4-5/16" (11)
 Ceiling Opening: 5-1/8" (13)
 Overlap Trim: 5-7/16" (13.8)

LDN4	Nominal	Lumens	Wattage	lm/W
	500	523.6	5.74	91.2
	750	751.1	8.6	87.3
	1000	1045	10.58	98.8
	1500	1512	17.5	86.4
	2000	2006	22.32	90.7
	2500	2551	26.1	97.7
	3000	3007	32.1	93.7
	4000	4212	43	98.0

HOW TO ESTIMATE DELIVERED LUMENS IN EMERGENCY MODE

Use the formula below to estimate the delivered lumens in emergency mode
Delivered Lumens = 1.25 x P x LPW
 P = Output power of emergency driver. P = 10W for PS1055CP
 LPW = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet.
 The LPW rating is also available at Designlight Consortium.

	LUMEN OUTPUT MULTIPLIERS EXHIBIT		
	Clear (AR)	White (WR)	Black (BR)
Specular (LS)	1.0	N/A	N/A
Semi-specular (LSS)	0.950	N/A	N/A
Matte diffuse (LD)	0.85	N/A	N/A
Painted	N/A	0.87	0.73

	LUMEN OUTPUT MULTIPLIERS EXHIBIT				
	2700K	3000K	3500K	4000K	5000K
80CRI	0.950	0.966	1.000	1.025	1.101



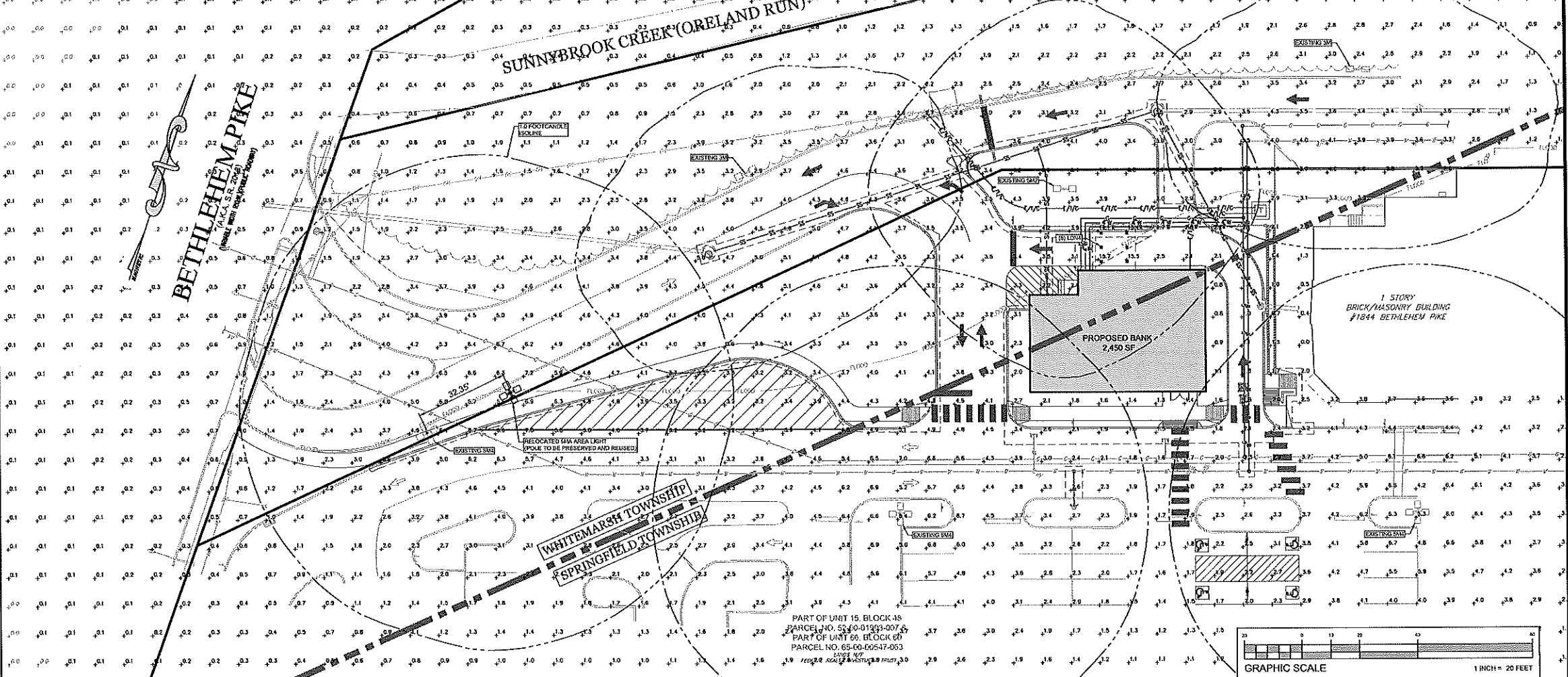
A2 LDN4 DETAILS & SPECS

PLAN LABEL	QTY	MOUNTING HEIGHT	MOUNTING TYPE	FIXTURE EPA	BUG RATING	LUMENS PER LAMP	WATTAGE	LLF	DESCRIPTION	MANUFACTURER / CATALOG NUMBER
EXISTING 3M	NA	33 FT	POLE TOP	NA	3-0-3	19,500	260	0.85	EXISTING LED AREA LIGHT PER APPROVED PLAN	WLS LIGHTING SYSTEMS (2013) WLS-EDG-3MP-18-E-L-825-60K
EXISTING 5M2	NA	33 FT	POLE TOP	NA	5-0-3	24,681	260	0.85	EXISTING LED AREA LIGHT PER APPROVED PLAN	WLS LIGHTING SYSTEMS (2013) WLS-EDG-5M-18-E-L-825-60K
EXISTING 5M4	NA	33 FT	POLE TOP	NA	5-0-3	24,681	260	0.85	EXISTING LED AREA LIGHT PER APPROVED PLAN	WLS LIGHTING SYSTEMS (2013) WLS-EDG-5M-18-E-L-825-60K
LDN4	6	10 FT	SOFFIT	NA	NA	604	11	0.93	LED SOFFIT LIGHT 40 CRI LED LIGHT SOURCE 1000 LUMENS DOWN LIGHT FINISHED TO BE COORDINATED WITH ARCH	LITHONIA LIGHTING LONKOR 40 CRI 1000 LR

SITE LIGHTING STATISTICS					
	AVG fc	MAX. fc	MIN. fc	MAX / MIN	AVG / MIN
SHOPPING CENTER ENTRY EXIT	3.8	7.2	1.2	6.0:1	3.2:1
MAGNOLIA DRIVE	4.1	7.8	1.1	6.4:1	3.7:1
NEW DRIVE AISLE	3.0	6.5	1.5	4.3:1	2.0:1
DRIVE THRU	3.7	15.7	1.0	15.7:1	3.7:1

THIS PLAN REFERENCES THE APPROVED & EXISTING LIGHTING DESIGN FROM WLS SYSTEMS DATED 08/02/2012 (FILE # WLS-8711)

THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER RELATED VARIABLE FIELD CONDITIONS. ANY APPROVED EQUAL LIGHT FIXTURES MUST BE REVIEWED AND APPROVED BY THE DESIGN ENGINEER PRIOR TO INSTALLATION.



D2 LIGHTING PLAN

SCALE: 1" = 20'



PROJECT: PROPOSED INDUSTRIAL REDEVELOPMENT
 1850 BETHLEHEM PIKE, FOURTOWN PA 19337
 SPRINGFIELD TOWNSHIP AND WHITEMARSH TOWNSHIP
 MONTGOMERY COUNTY, PA

DATE: 2021-03-04
 SHEET: 09 of 13

APPLICANT: FEDERAL REALTY INVESTMENT TRUST

TITLE: LIGHTING PLAN

PROJECT: 14-0005
 DRAWN BY: MAB
 CHECKED BY: DAT
 DATE: 02-14-2021

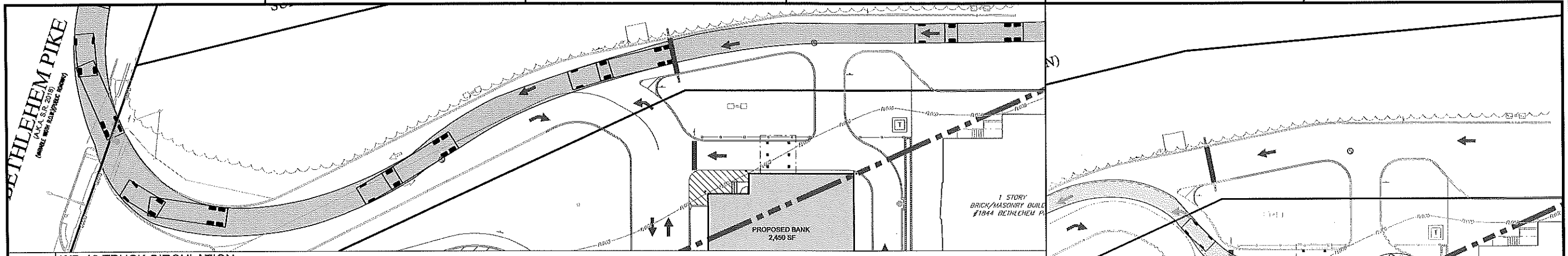
D. ALEXANDER TWEDE
 PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE NO. 1028183

NOT FOR CONSTRUCTION

LANDCORE
 Engineering Consultants, P.C.
 P.O. BOX 334546
 PHILADELPHIA, PENNSYLVANIA 19101-0335

PROJECT: PROPOSED INDUSTRIAL REDEVELOPMENT
 1850 BETHLEHEM PIKE, FOURTOWN PA 19337
 SPRINGFIELD TOWNSHIP AND WHITEMARSH TOWNSHIP
 MONTGOMERY COUNTY, PA

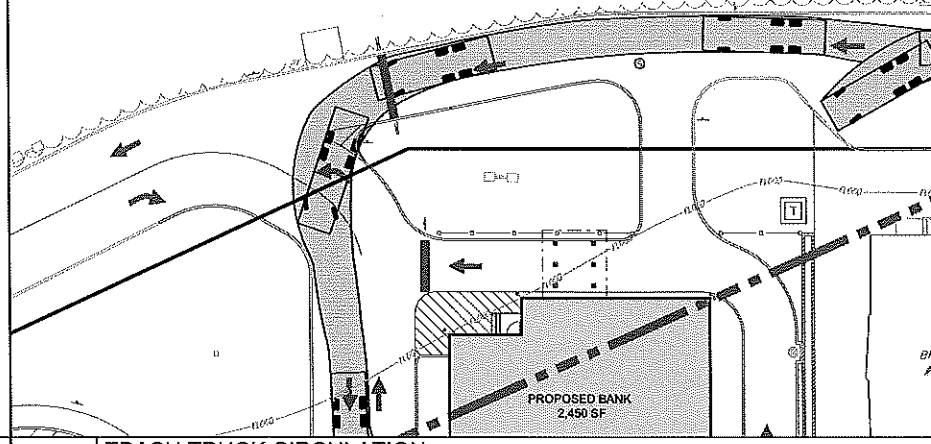
DATE: 2021-03-04
 SHEET: 09 of 13



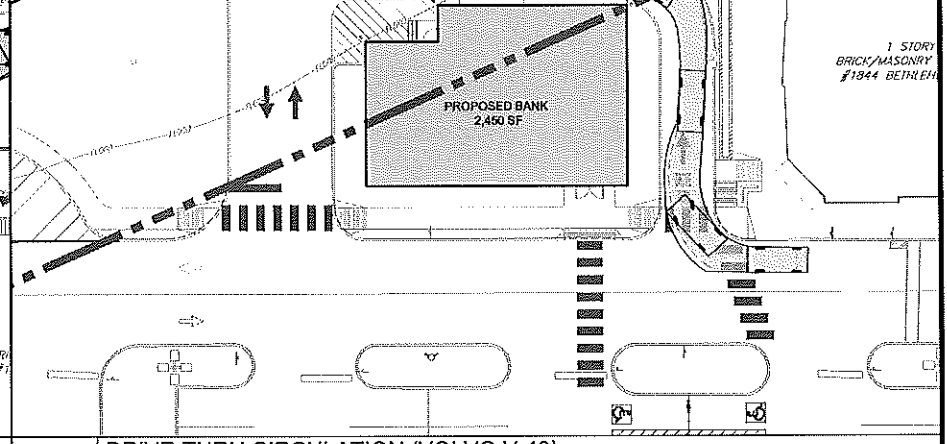
D1 WB-40 TRUCK CIRCULATION
SCALE: 1" = 20'

Vehicle	Overall Length	Overall Width	Overall Body Height	Min. Body Ground Clearance	Track Width	Lock-to-Lock Time	Curb to Curb Turning Radius
WB-40 - Intermediate Semi-Trailer	37.50ft	8.50ft	13.50ft	6.50ft	6.50ft	3.00s	17.77ft
WB-67 - Interstate Semi-Trailer	37.50ft	8.50ft	13.50ft	6.50ft	6.50ft	3.00s	17.77ft
F-ONE #276 Steeplechase	14.75ft	6.25ft	8.75ft	6.50ft	6.50ft	3.00s	17.77ft
Chevrolet Suburban 3/4 Ton LS	18.53ft	6.95ft	6.95ft	6.50ft	6.50ft	3.00s	22.65ft

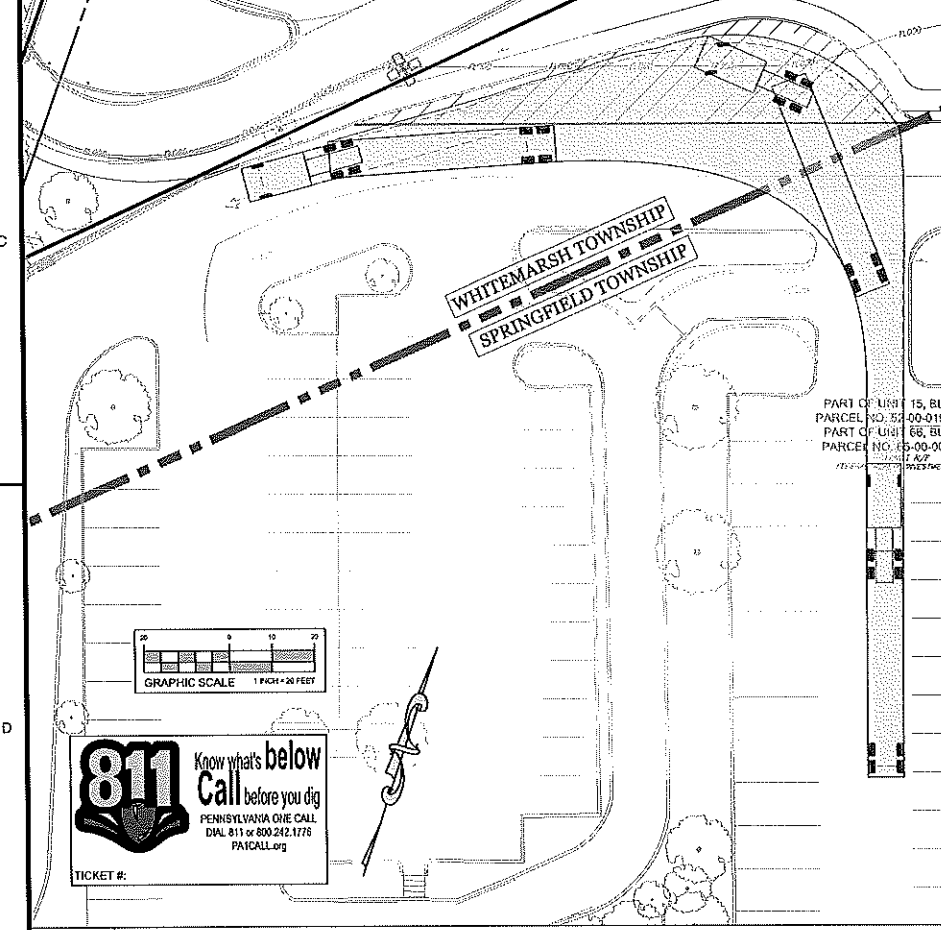
B2 PASSENGER VEHICLE DATA
NOT TO SCALE



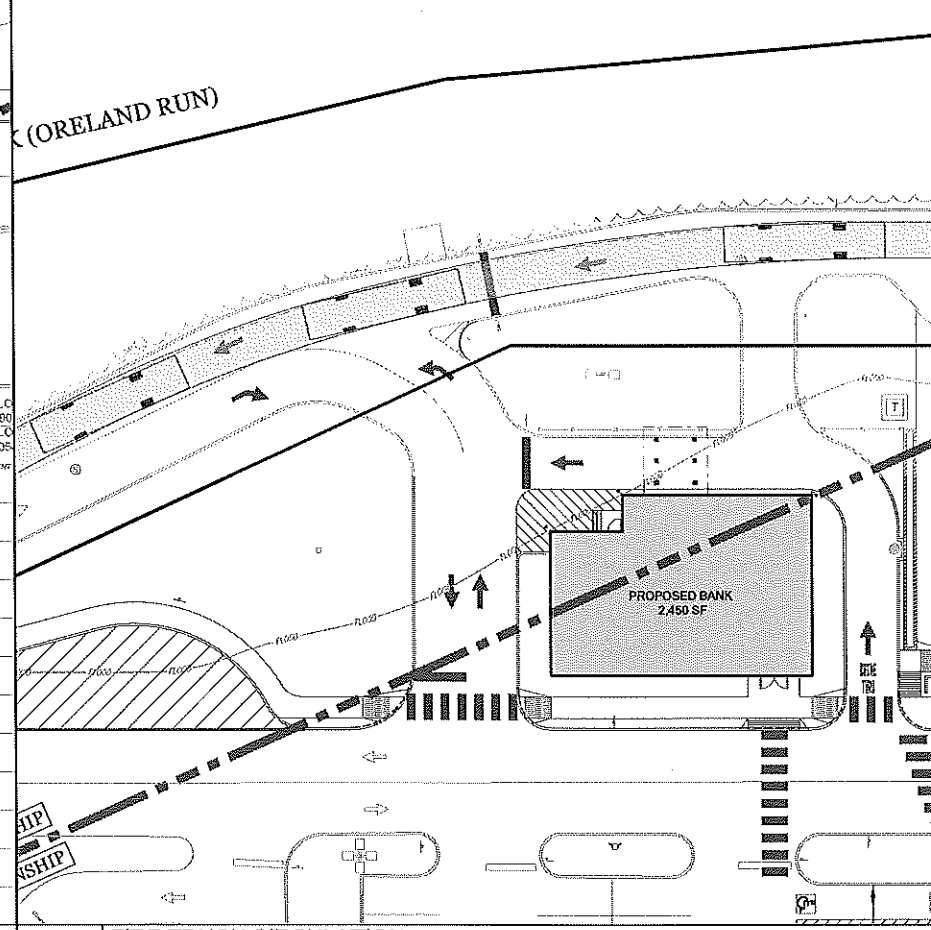
B3 TRASH TRUCK CIRCULATION
SCALE: 1" = 20'



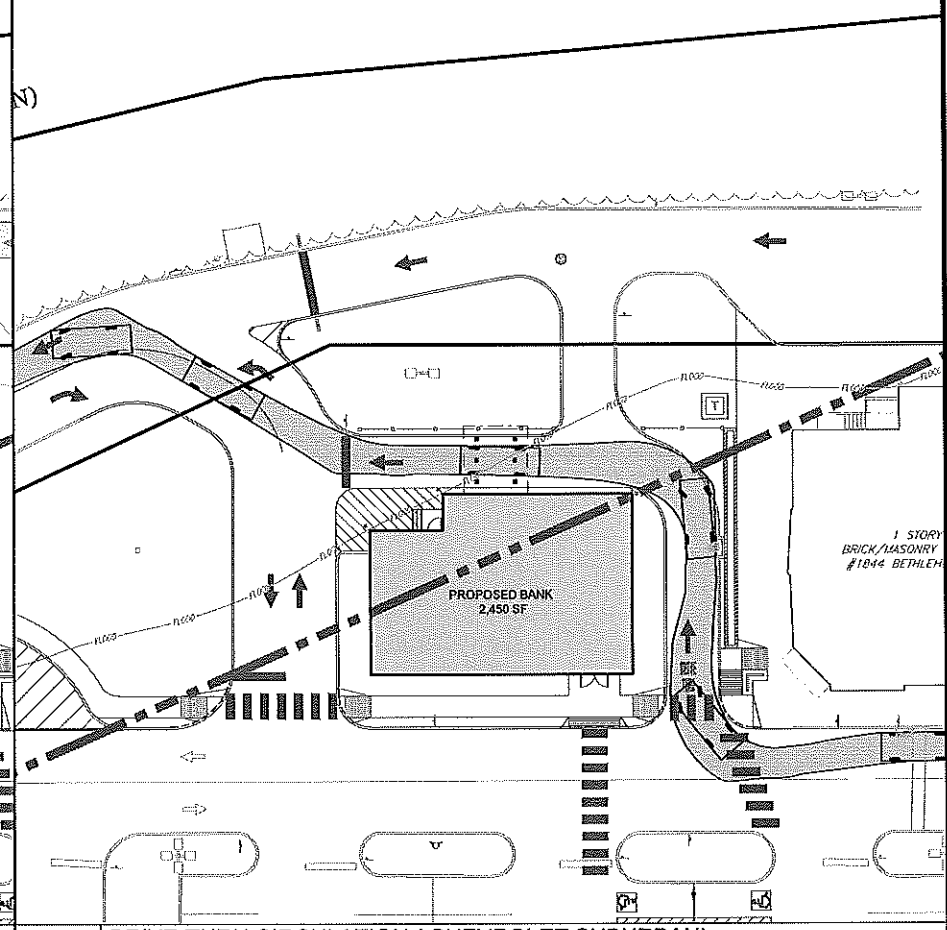
B5 DRIVE-THRU CIRCULATION (VOLVO V-40)
SCALE: 1" = 20'



D1 McDONALDS WB-67 TURNING MOVEMENT
SCALE: 1" = 20'



D1 FIRE TRUCK CIRCULATION
SCALE: 1" = 20'



D5 DRIVE-THRU CIRCULATION (CHEVROLET SUBURBAN)
SCALE: 1" = 20'

PROJECT: 180305	DRAWN BY: MAR	CHECKED BY: DAT	CAD L.P.: 13_LVA_40085
D. ALEXANDER TWEDDIE PROFESSIONAL ENGINEER PENNSYLVANIA REG. NO. 1007187 NOT FOR CONSTRUCTION			
LANDCORE Engineering Consultants, P.C. 1803 BETHLEHEM PIKE, FLOURTOWN PA 19037 SPRINGFIELD TOWNSHIP AND WHITE MARSH TOWNSHIP MONTGOMERY COUNTY, PA PHONE: 215-884-8500 FAX: 215-884-8400 PRINCIPAL OFFICE: PHILADELPHIA, PENNSYLVANIA 19103-8833 LANDCORECONSULTING.COM			
PROPOSED INDUSTRIAL REDEVELOPMENT 1803 BETHLEHEM PIKE, FLOURTOWN PA 19037 SPRINGFIELD TOWNSHIP AND WHITE MARSH TOWNSHIP MONTGOMERY COUNTY, PA APPLICANT: FEDERAL REALTY INVESTMENT TRUST TITLE: VEHICLE MOVEMENT PLAN			
DATE: 2021-03-04	SHEET: 13 of 13 REV. No.		
VM	1		



OCTOBER 12, 2021

Santander
1842 Bethlehem Pike
Flourtown PA 19031
PROJECT # 19090

J JOHN W. LISTER
architects
111 WESTORK RD. SUITE 201
WEST CHESTER, PA 19382 610.428.4470



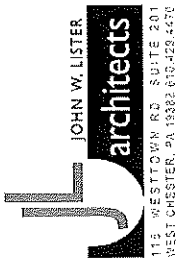
OCTOBER 12, 2021

Santander
1842 Bethlehem Pike
Flourtown PA 19031
PROJECT # 19090

JL JOHN W. LISTER
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WEST CHESTER, PA 19382 610 429-4472

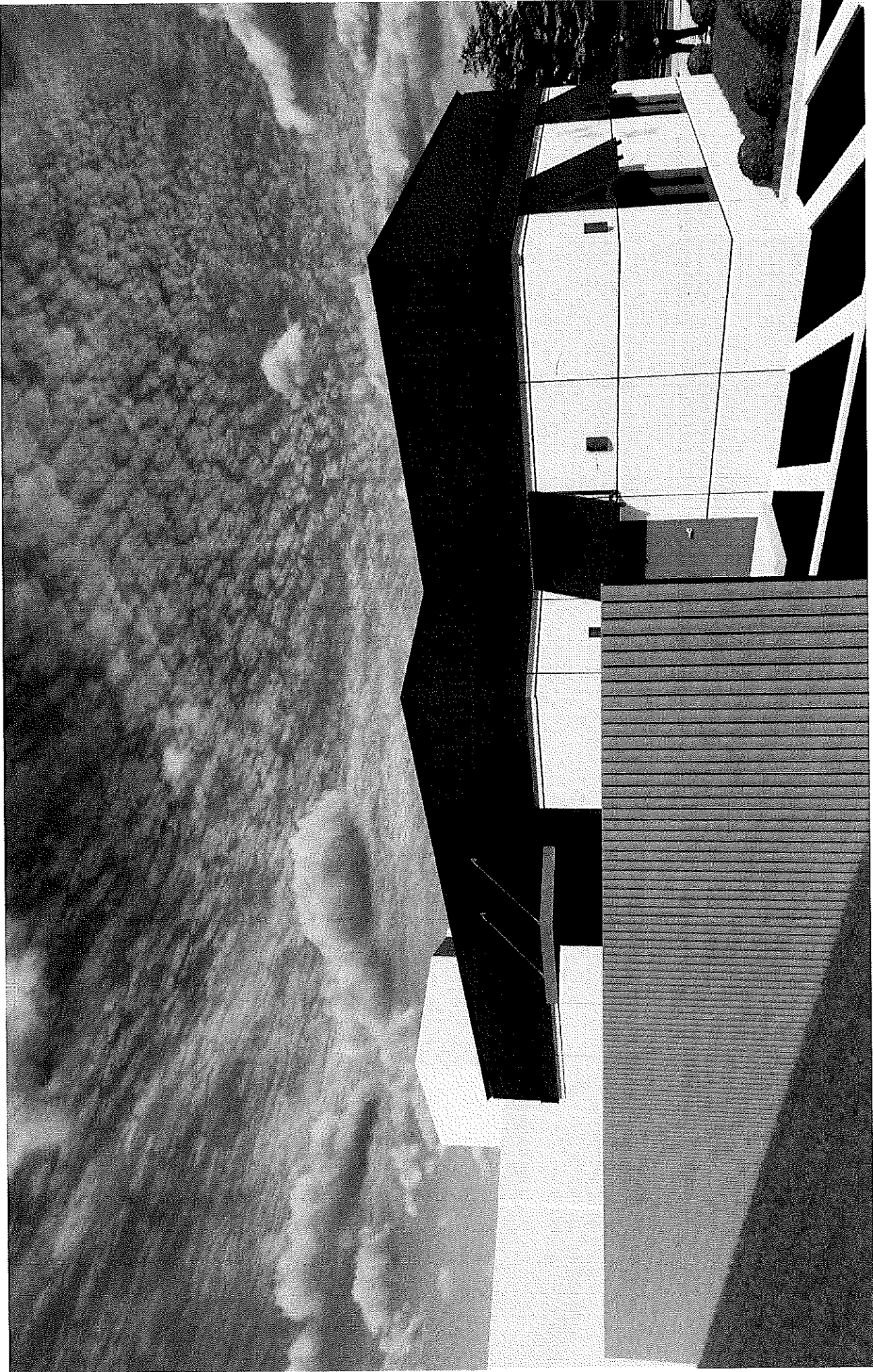


OCTOBER 12, 2021



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Santander
1842 Bethlehem Pike
Flourtown PA 19031
PROJECT # 19090



OCTOBER 12, 2021

Santander
1842 Bethlehem Pike
Flourtown PA 19031
PROJECT # 19090

J JOHN W. LISTER
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WEST CHESTER, PA 19382 610-426-4471



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

Township Bldg., 1510 Paper Mill Rd., Wyndmoor, PA 19038

website: www.SpringfieldMontco.org

Phone: 215-836-7600

Fax: 215-836-7180

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Timothy P. Woodrow, PE
Engineer

Public Notice

Planning Commission Meeting

This notice is sent to inform you the Springfield Township Planning Commission will hold a public meeting on **Tuesday, December 7, 2021** with a 7:00 P.M. start time to discuss the Land Development Application filed by Mr. Jay Overcash for the properties located at 1108 and 1110 Willow Grove Avenue, Wyndmoor, Pa. 19038.

This is the Sketch Plan Review of **Mr. Jay Overcash** for the properties located at 1108 and 1110 Willow Grove Avenue, Wyndmoor, PA 19038. The rendering submitted calls for the demolition of the existing buildings on the site and the construction of 14 new townhouse style dwellings. The proposed new buildings will be three stories in height and have 3 bedrooms and 3.5 bathrooms per unit. The exterior of the units are proposed to have a brick and/or stone finish. Each townhouse is proposed to have a two car garage, served by a private driveway. The development is proposed to ingress and egress from Queen Street. The properties are zoned within the B-Residential District of Ward #5 of Springfield Township.

A copy of the plan and the application are posted on the Township's website, www.springfieldmontco.org. If you have any questions, please feel free to contact me at 215-836-7600, ext. 1114 or by email mpenecale@springfieldmontco.org.

Sincerely,
Mark A. Penecale
Director of Planning & Zoning
Springfield Township

