



AGENDA

BOARD OF COMMISSIONERS WORKSHOP MEETING MONDAY, JANUARY 9, 2023, 7:00 PM

ZOOM MEETING ID: [860 5319 9151](https://us02web.zoom.us/j/86053199151)
[MEETING PASSCODE: TOWNSHIP](https://us02web.zoom.us/j/86053199151)

LINK TO LIVE BROADCAST: <https://us02web.zoom.us/j/86053199151>

PUBLIC COMMENT: Residents who plan to attend the meeting in person are encouraged to comment on agenda items or bring new business to the attention of the Board of Commissioners at the beginning of the meeting. Residents who will be attending remotely are encouraged to submit their comments or questions to the Township Manager prior to the close of the business day on the date of the meeting using the link below:

[SUBMIT PUBLIC COMMENT](#)

-
1. **Resolution** – consider a resolution prohibiting the display of the “Thin Blue Line American Flag” on Township property
 2. **Resolution** – consider a resolution accepting the deeds of dedication for Henry Way, Starr Lane and a portion of Ranch House Lane
 3. **Land Development – 902 Pleasant Avenue** – accept a letter granting an extension to the 90 day land development review process
 4. **Recycling Report** – review the monthly recycling activities
 5. **“Code Blue” Warming Shelter** – discuss the use of township facilities for temporary shelter activities
 6. **Bid – Burton Road Flood Mitigation Project** – review the bid results and consider an award
 7. **Township Manager’s Report** – discuss operational issues as outlined in the Monthly Report
 8. **January Bill Listing** – review and approve the monthly bill listing and check reconciliation of the previous month
 9. **Zoning Hearing Board Agenda** – announce the agenda of any special or regular meeting of the Zoning Hearing Board

NEW BUSINESS

Michael Taylor
Secretary/Manager

AMT:cmt
1/4/23

NOTE: AGENDA ITEMS ARE SUBJECT TO CHANGE WITHOUT FURTHER NOTICE!

ANY INDIVIDUAL WITH A DISABILITY WISHING TO ATTEND THE ABOVE SCHEDULED MEETING AND REQUIRING AN AUXILIARY AID, SERVICE OR OTHER ACCOMMODATION TO PARTICIPATE IN THE PROCEEDINGS, PLEASE CONTACT THE OFFICE OF THE TOWNSHIP MANAGER AT 215-836-7600, 72 HOURS PRIOR TO THE MEETING.

To access the live broadcast of the meeting via zoom, residents can watch:

- VIA WEB BROWSER: Copy and paste this link into your web browser: <https://us02web.zoom.us/j/86053199151>; type in the passcode: TOWNSHIP, when prompted.
- VIA ZOOM APP: if you have the Zoom App on your smartphone, tablet, or computer, open the program, click join a meeting, and enter the Meeting ID: **860 5319 9151**; type in the passcode: TOWNSHIP, when prompted.
- VIA CALL-IN: Dial +1 646 558 8656 and enter the Meeting ID: **860 5319 9151**; type in the passcode: TOWNSHIP, when prompted.

NOTE: AGENDA ITEMS ARE SUBJECT TO CHANGE WITHOUT FURTHER NOTICE!

RESOLUTION

**A RESOLUTION PROHIBITING THE DISPLAY OR USE OF THE THIN BLUE
LINE AMERICAN FLAG ON ALL TOWNSHIP PROPERTY**

SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY

WHEREAS, the “Thin Blue Line” phrase refers to the line between chaos and order, with law enforcement officers as the barrier preventing any further encroachment of chaos upon order; and

WHEREAS, the traditional “Thin Blue Line” flag was depicted as a black field with a single, narrow blue line (hereinafter referred to as the “Traditional Thin Blue Line Flag”); and

WHEREAS, a variation of the Traditional Thin Blue Line Flag incorporating a black and white American flag with one blue stripe was subsequently created as a sign of support for law enforcement officers (hereinafter referred to as the “Thin Blue Line American Flag”); and

WHEREAS, over time, and partially in negative response to the “Black Lives Matter” flag, the Thin Blue Line American Flag has also come to represent opposition to racial justice movements, including the Black Lives Matter cause, and in some instances has become a symbol of white supremacy, and is recognized as such by individuals and communities of color; and

WHEREAS, the Board of Commissioners has received public comment from many Springfield Township (hereinafter referred to as the “Township”) residents suggesting that any continuing display of the Thin Blue Line American Flag after its usurpation by white supremacist groups, appears to express support for the systemic oppression of certain members of the Township community, notwithstanding the original intent to simply support police departments and their officers; and

WHEREAS, the visible display of the Thin Blue Line American Flag by Township employees or upon Township Property is contrary to the core values of the Township, and impedes efforts to build trust among all citizens in the policing services provided by the Township through its well-respected Police Department; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of Springfield Township does, as a matter of respect and sensitivity to all the citizens of the Township, hereby prohibit the visible display or use of any image that depicts the Thin Blue Line American Flag by any Township employee, agent or consultant, whether it be on Township property (including a township vehicle) or on the visible skin or visible clothing of an employee (including an employee’s uniform whether on or off duty) during the course of their regular workday or while representing Springfield Township in any capacity.

**BOARD OF COMMISSIONERS OF
SPRINGFIELD TOWNSHIP**

By: _____
James M. Lee, President

ATTEST:

A. Michael Taylor, Secretary

**SPRINGFIELD TOWNSHIP
BOARD OF COMMISSIONERS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. _____

Falcon Hill Estates at Wyndmoor

**Acceptance of:
Starr Lane Right-of-Way (newly constructed road);
Henry Way Right-of-Way (newly constructed road); and
Ranch House Lane Right-of-Way**

WHEREAS, FOXLANE HOMES AT LAVEROCK LLC ("Grantor") has subdivided and developed a certain tract of land located within Springfield Township, Montgomery County, Pennsylvania, which tract and development is more commonly known as "Falcon Hill Estates at Wyndmoor" (the "Development"); and

WHEREAS, the Development required the construction of two new roads known as Starr Lane and Henry Way, and also improvements to Ranch House Lane; and

WHEREAS, the Grantor, for and in consideration of **One Dollar (\$1.00)**, desires to dedicate to Springfield Township ("Grantee") for public use and enjoyment the area within the right-of-way of the newly constructed Starr Lane and Henry Way and right-of-way along Ranch House Lane; and

WHEREAS, the Grantee, by accepting the Deeds of Dedication and recording said Deeds and this Resolution, accepts the parcels of ground, more particularly described in Exhibits "A", "B", and "C" attached hereto and made a part hereof, as and for a public street, road, highway, trail, sidewalk, or utilities, together with the storm sewer lines constructed thereunder and the streetlights constructed therein.

NOW, THEREFORE, BE IT RESOLVED, that:

1. The Board of Commissioners of Springfield Township accepts the Deed of Dedication for the described portion of Starr Lane, as more particularly described in Exhibit “A”, to have and to hold, forever, as and for public streets, roads, highways, trails, sidewalks, or utilities, together with the storm sewer lines constructed thereunder and the streetlights constructed therein, and with the same effect as if the said streets, roads, highways, trails, sidewalks or utilities had been opened by a Decree of Court of Common Pleas in and for the County of Montgomery after proceedings duly had for that purpose under and in pursuance with the laws of the Commonwealth of Pennsylvania.

2. The Board of Commissioners of Springfield Township accepts the Deed of Dedication for the described portion of Henry Way, as more particularly described in Exhibit “B”, to have and to hold, forever, as and for public streets, roads, highways, trails, sidewalks, or utilities, together with the storm sewer lines constructed thereunder and the streetlights constructed therein, and with the same effect as if the said streets, roads, highways, trails, sidewalks or utilities had been opened by a Decree of Court of Common Pleas in and for the County of Montgomery after proceedings duly had for that purpose under and in pursuance with the laws of the Commonwealth of Pennsylvania.

3. The Board of Commissioners of Springfield Township accepts the Deed of Dedication for the described portion of Ranch House Lane, as more particularly described in Exhibit “C”, to have and to hold, forever, as and for public streets, roads, highways, trails, sidewalks, or utilities, together with the storm sewer lines constructed thereunder and the streetlights constructed therein, and with the same effect as if the said streets, roads, highways, trails, sidewalks or utilities had been opened by a Decree of Court of Common Pleas in and for

the County of Montgomery after proceedings duly had for that purpose under and in pursuance with the laws of the Commonwealth of Pennsylvania.

APPROVED this ____ day of _____, 2023, by the Board of Commissioners of Springfield Township for acceptance and recording.

SPRINGFIELD TOWNSHIP

By: _____
James M. Lee, President
Board of Commissioners

Attest: _____
A. Michael Taylor, Secretary

RECORDING ACKNOWLEDGEMENTS
 This instrument has been recorded in the Public Records Office of Montgomery County, Pennsylvania, on this 14th day of August, 2007, at 10:00 AM. The recording fee of \$15.00 has been received. The recording officer is: [Signature]

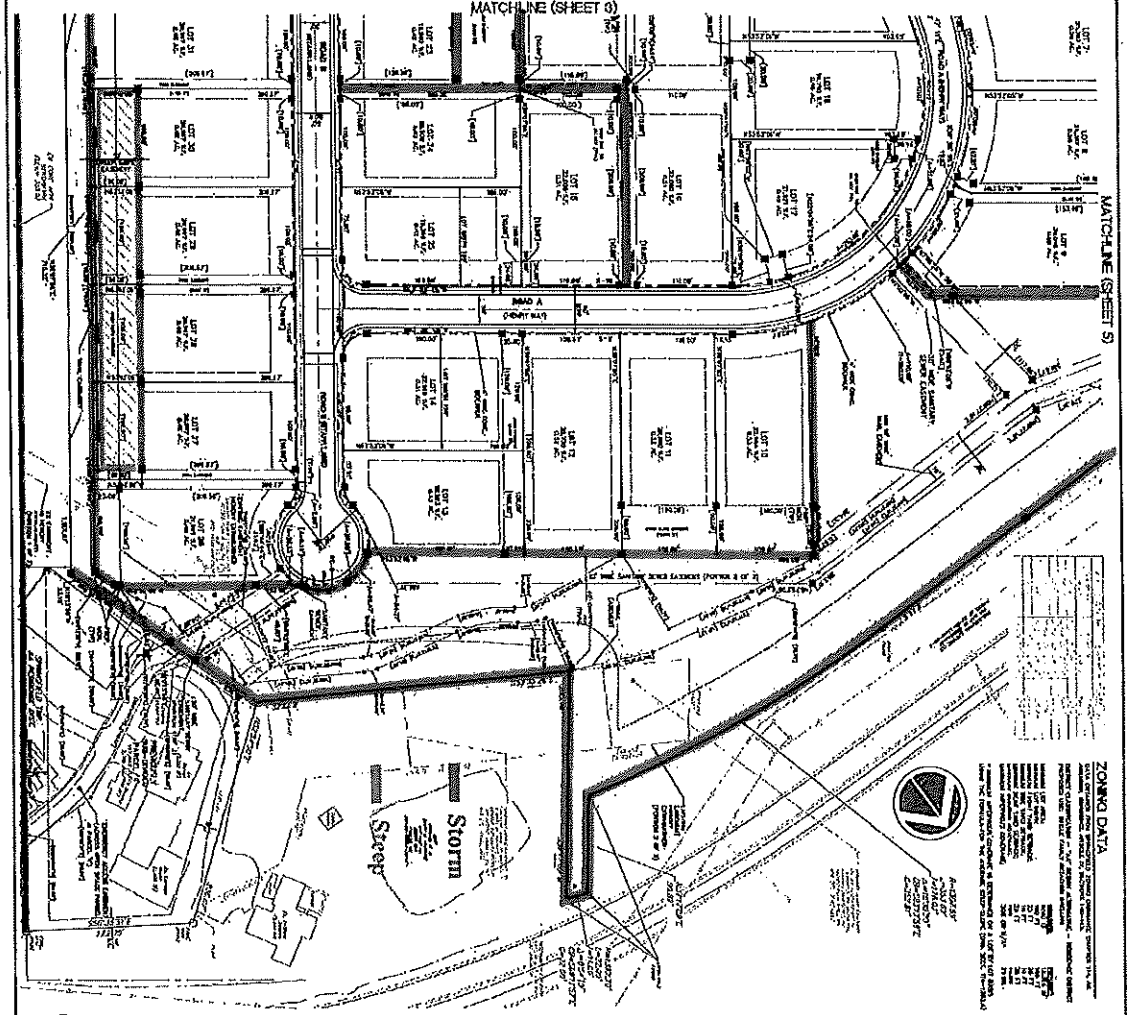
PLANNING COMMISSION APPROVAL
 The Planning Commission of the Township of Springfield, Pennsylvania, has reviewed the proposed site plan and zoning ordinance amendments and has approved the same on this 14th day of August, 2007. The Planning Commission is composed of: [List of Members]

TWP COMMISSIONERS' APPROVAL
 The Township Commissioners of the Township of Springfield, Pennsylvania, have reviewed the proposed site plan and zoning ordinance amendments and have approved the same on this 14th day of August, 2007. The Township Commissioners are: [List of Commissioners]

ENGINEER'S CERTIFICATION
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Pennsylvania, do hereby certify that the above is a true and correct copy of the original as shown to me by the applicant, and that the same conform to the requirements of the applicable laws and regulations of the State of Pennsylvania. My commission expires on [Date].

SPRINGFIELD ZONING CERTIFICATION
 The Springfield Zoning Ordinance, Chapter 171, of the Township of Springfield, Pennsylvania, has been amended to read as follows: [Text of Amendment]

MAINTENANCE OWNERS CERTIFICATION
 I, the undersigned, being the owner of the property described herein, do hereby certify that the above is a true and correct copy of the original as shown to me by the applicant, and that the same conform to the requirements of the applicable laws and regulations of the State of Pennsylvania. My commission expires on [Date].



ZONING DATA
 The proposed site is located within the [Zoning District] of the Township of Springfield, Pennsylvania. The zoning district is defined by the Springfield Zoning Ordinance, Chapter 171, of the Township of Springfield, Pennsylvania. The proposed site is zoned [Zoning District]. The proposed site plan and zoning ordinance amendments are in compliance with the requirements of the applicable laws and regulations of the State of Pennsylvania.

GENERAL NOTES
 1. The proposed site plan and zoning ordinance amendments are in compliance with the requirements of the applicable laws and regulations of the State of Pennsylvania.
 2. The proposed site plan and zoning ordinance amendments are in compliance with the requirements of the applicable laws and regulations of the State of Pennsylvania.
 3. The proposed site plan and zoning ordinance amendments are in compliance with the requirements of the applicable laws and regulations of the State of Pennsylvania.

GENERAL NOTES (continued)
 4. The proposed site plan and zoning ordinance amendments are in compliance with the requirements of the applicable laws and regulations of the State of Pennsylvania.
 5. The proposed site plan and zoning ordinance amendments are in compliance with the requirements of the applicable laws and regulations of the State of Pennsylvania.

LAVEROCK SPRINGFIELD
 PREPARED FOR
FOXLAKE HOMES AT LAVEROCK, LLC.
 510 QUINCY BLVD.
 SPRINGFIELD TOWNSHIP OF
 MONTGOMERY COUNTY, PENNSYLVANIA

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RECORDING ACKNOWLEDGEMENTS

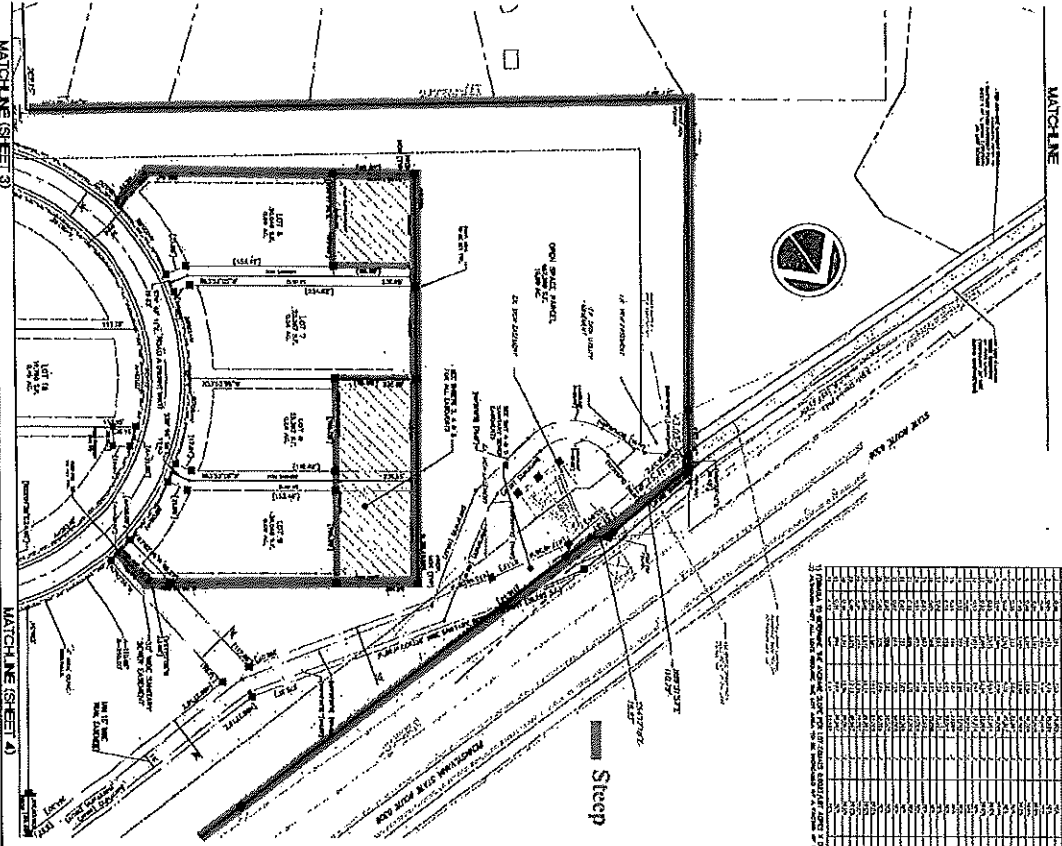
TWP COMMISSIONER'S APPROVAL

PLANNING COMMISSION APPROVAL

ENGINEER'S CERTIFICATION

STATEMENT'S CERTIFICATION

BAP OPERATIONS AND MAINTENANCE OWNERS CERTIFICATION



LOT TABULATION

Lot	Area	Volume	Volume	Volume	Volume	Volume	Volume	Volume	Volume	Volume	Volume	Volume	Volume	Volume
1	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	1.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

LIST OF LOT EASEMENTS

Lot	Easement	Beneficiary
1	Water	Public
1	Sewer	Public
1	Gas	Public
2	Water	Public
2	Sewer	Public
2	Gas	Public
3	Water	Public
3	Sewer	Public
3	Gas	Public
4	Water	Public
4	Sewer	Public
4	Gas	Public
5	Water	Public
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5	Gas	Public
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6	Sewer	Public
6	Gas	Public
7	Water	Public
7	Sewer	Public
7	Gas	Public
8	Water	Public
8	Sewer	Public
8	Gas	Public
9	Water	Public
9	Sewer	Public
9	Gas	Public
10	Water	Public
10	Sewer	Public
10	Gas	Public

SITE STATISTICS

ZONING DATA

STEEL BONE ROAD

STEEL BONE ROAD

LAVEROCK SPRINGFIELD

PROPOSED FOR
FOXLANE HOMES AT LAVEROCK, LLC.

6 STEEL BONE ROAD
LAVEROCK, PENNSYLVANIA

ENGINEER'S CERTIFICATION

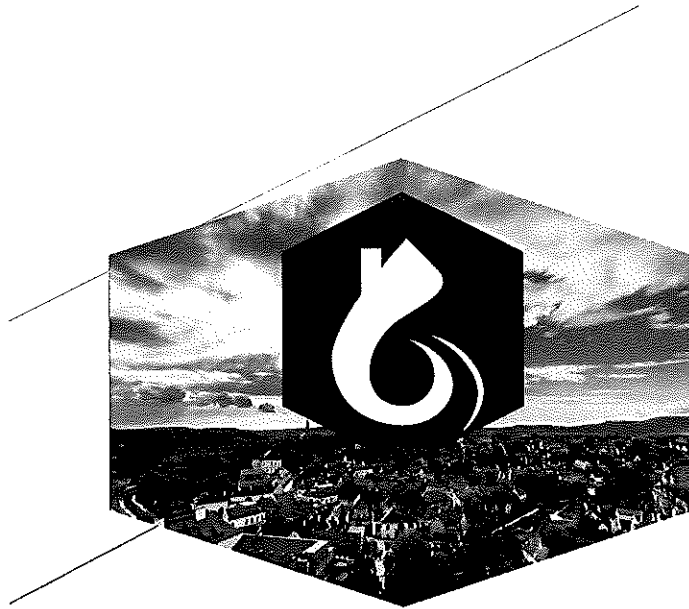
STATEMENT'S CERTIFICATION

FOXLANE HOMES AT LAVEROCK, LLC

**RECYCLING REPORT
STATISTICAL DATA
FOR THE MONTH OF DECEMBER 2022**

	<u>THIS MONTH</u>	<u>YEAR TO DATE</u>	<u>2022 BUDGET</u>
Materials Collected (tons)			
Single Stream Recyclables	185.7	2,102.4	2,231
Householder Participation			
No. of Curb Stops	22,017	263,007	281,276
Percent of Total (7,200)	76.5	70.4	75.0
Avg. Lbs. per Curb Stop	16.9	16.0	15.9
Sales Value of Recyclables (net)			
Single Stream Recyclables (\$70.71)*	(13,130.85)	(58,564.39)	(101,323.33)
Disposal Savings/Cost Avoidance			
COVANTA Tipping Fee @ \$62.03	11,518.97	130,410.98	138,407.54
State Performance Grant			
Prorated Annual Award	2,470.42	29,645.04	29,645.00
Grand Total Sales/Savings	858.54	101,500.63	66,729.21
Cost of Collection (prorated)			
Labor and Overhead	(25,313.00)	(303,756.00)	(303,756.00)
Equipment Cost	(3,816.75)	(45,801.00)	(45,801.00)
General Expense/Recycling Center	(83.33)	(999.96)	(1,000.00)
Total Cost	(29,213.08)	(350,556.96)	(350,557.00)
Net Income and Saving	(28,354.54)	(249,056.33)	(283,827.79)

* Sales value adjusts monthly



Housing Brief

"The ache for home lives in all of us."
- Maya Angelou

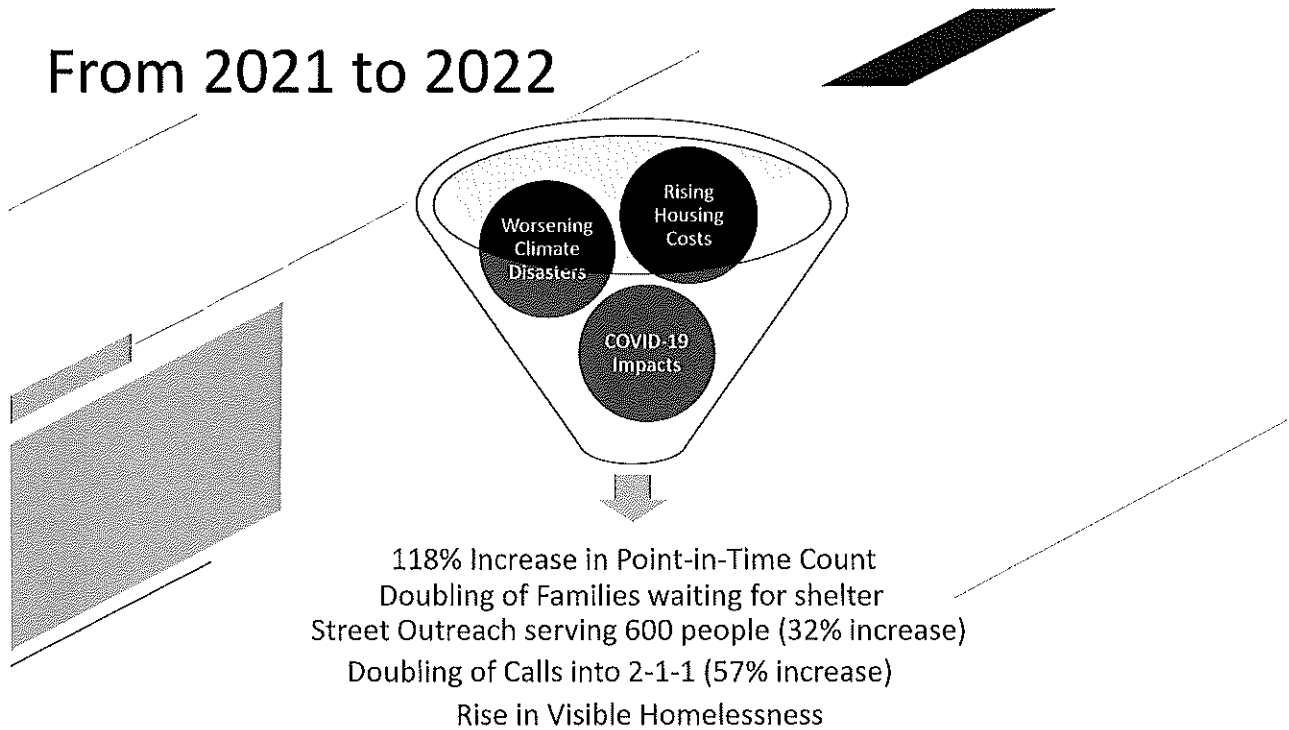
Your Way Home's Mission



Your Way Home is a public-private partnership whose mission is to ensure that everyone who lives, works, learns, and invests in Montgomery County, Pennsylvania has equal opportunity to live in an affordable home and a thriving community.



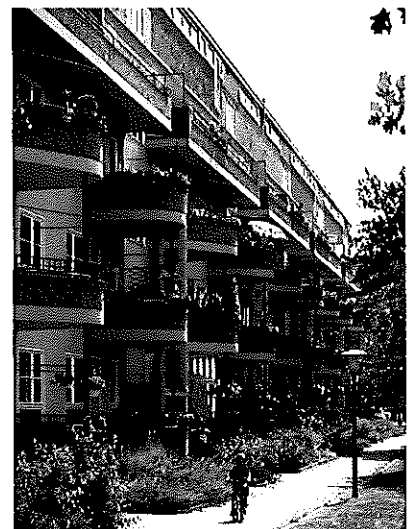
From 2021 to 2022



Housing Challenges

A recent multifamily report from Costar for the Philadelphia area demonstrates a one-two-three punch of major challenges now, and for the future.

- Vacancies for properties rated 3 Stars or lower now at 2.2%. And it's forecast to stay that way for the next 5+ years.
- Rents, including those for affordable apartments, continue to dramatically rise. Some municipalities are showing year-over-year rent gains of 12-17 percent.
- Local forecasts show limited production of new affordable units, due to varying factors such as supply-chain problems, labor workforce shortages, and NIMBYism ("Not in My Back Yard")



Responding to the Crisis

Montgomery County Commissioners have put out a call for all 62 municipalities to do their fair share and provide emergency housing, and permanent affordable housing to those in need.

Some local communities have stepped up to operate Code Blue shelters this winter

- Pottstown Beacon of Hope and Trinity Lutheran – serving local residents
- Norristown Area School District
- More is needed...

Partnerships – How to Help

Individuals	Landlords	Community & Faith Leaders
<ul style="list-style-type: none">• Support housing development in your community• Call your local elected officials• Consider donating or volunteering with Your Way Home	<ul style="list-style-type: none">• Become a Your Way Home landlord• Participate in eviction prevention and mediation services• Be a champion for providing safe, accessible housing	<ul style="list-style-type: none">• Consider providing emergency housing support• Engage with your local elected officials• Advocate for local solutions for local neighbors

Partnerships – How to Help

Municipalities

- Provide emergency, missing middle, and affordable housing for your constituents
- Perform an analysis of local housing needs
- Review local zoning regulations for consistency and inclusivity
- Allow for Accessory Dwelling Units

State Legislature

- Amend Act 137 to allow for more flexible funding for affordable housing
- Support initiatives to remove the cap from PHARE funding
- Increase funding to the Homeless Assistance Program out of the Human Services Block Grant

Federal Government

- Expand Housing Choice Vouchers
- Support the creation of a permanent rental assistance fund via the Eviction Crisis Act
- Increase funding for HUD's homeless assistance programs

Let's stay connected. . .

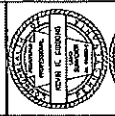
Please visit www.yourwayhome.org to:

- Donate
- Volunteer
- Stay up to date

Give \$75 to help a family for one night
Give \$525 to help one family for one week
Give \$2,250 to help one family for one month



NO.	REVISIONS	DATE
1	AS SHOWN	



WOODROW & ASSOCIATES, INC.
 1100 N. W. 12th St., Suite 100
 Fort Lauderdale, FL 33304
 Phone: (305) 447-1100
 Fax: (305) 447-1101

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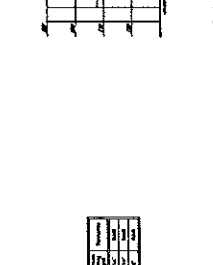
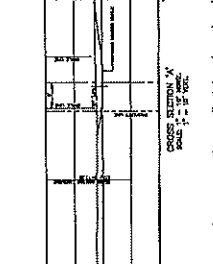
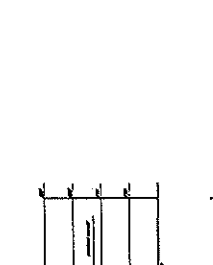
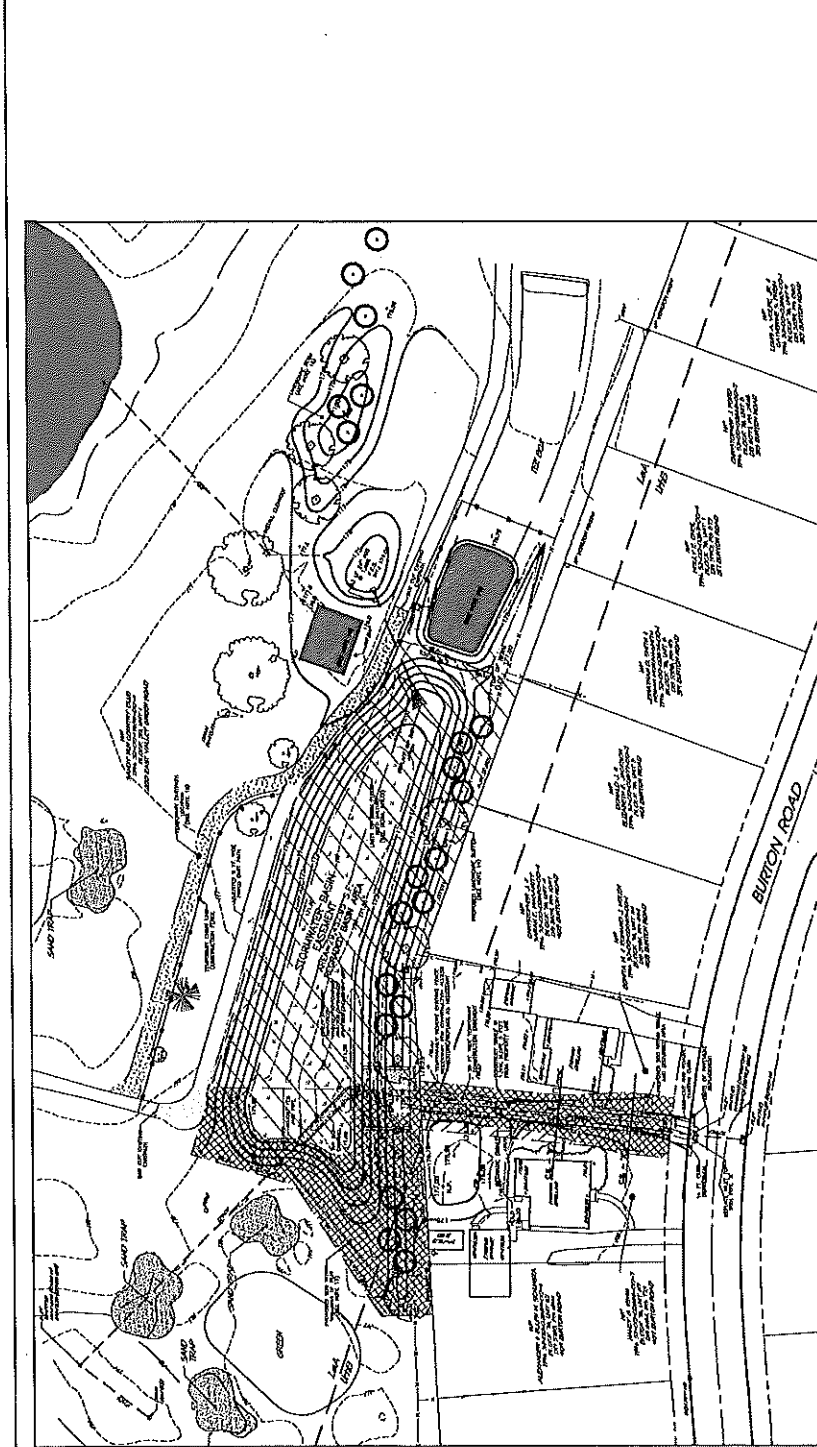
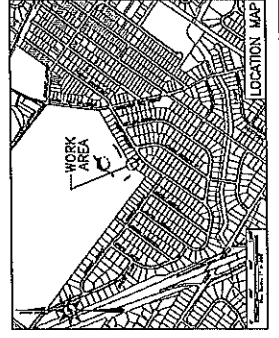
GENERAL PLAN NOTES

- The design of this project is based on the information provided by the client and the site visit. The design is subject to change if the client provides additional information or if the site conditions change.
- The design is based on the assumption that the site is free of any existing structures, utilities, or other obstructions. The designer is not responsible for any existing conditions that may be discovered during construction.
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REVISIONS

- As shown

WOODROW & ASSOCIATES, INC.
 1100 N. W. 12th St., Suite 100
 Fort Lauderdale, FL 33304
 Phone: (305) 447-1100
 Fax: (305) 447-1101



PLANTING SCHEDULE

NO.	PLANT	QUANTITY	LOCATION
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PLANTING SCHEDULE

NO.	PLANT	QUANTITY	LOCATION
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PLANTING SCHEDULE

NO.	PLANT	QUANTITY	LOCATION
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GENERAL PLAN NOTES

1. ALL EXISTING UTILITIES AND STRUCTURES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THIS INFORMATION.
2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD DRAWINGS AND FIELD SURVEY DATA.
4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD DRAWINGS AND FIELD SURVEY DATA.
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10. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD DRAWINGS AND FIELD SURVEY DATA.

REVISIONS

NO.	DATE	DESCRIPTION
1	01/15/2021	ISSUED FOR PERMITTING
2	02/10/2021	REVISED PER PERMITTING COMMENTS
3	03/05/2021	REVISED PER PERMITTING COMMENTS
4	04/01/2021	REVISED PER PERMITTING COMMENTS
5	04/28/2021	REVISED PER PERMITTING COMMENTS
6	05/26/2021	REVISED PER PERMITTING COMMENTS
7	06/23/2021	REVISED PER PERMITTING COMMENTS
8	07/20/2021	REVISED PER PERMITTING COMMENTS
9	08/17/2021	REVISED PER PERMITTING COMMENTS
10	09/14/2021	REVISED PER PERMITTING COMMENTS
11	10/12/2021	REVISED PER PERMITTING COMMENTS
12	11/09/2021	REVISED PER PERMITTING COMMENTS
13	12/07/2021	REVISED PER PERMITTING COMMENTS
14	01/04/2022	REVISED PER PERMITTING COMMENTS
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20	06/19/2022	REVISED PER PERMITTING COMMENTS
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22	08/14/2022	REVISED PER PERMITTING COMMENTS
23	09/11/2022	REVISED PER PERMITTING COMMENTS
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99	09/02/2023	REVISED PER PERMITTING COMMENTS
100	08/31/2023	REVISED PER PERMITTING COMMENTS



WOODROW & ASSOCIATES, INC.
 PROFESSIONAL ENGINEERS - ARCHITECTS - LANDSCAPE ARCHITECTS
 1108 W. BIRCH ST. SUITE 200
 RALEIGH, NC 27601
 PHONE: 919-876-1100
 FAX: 919-876-1101
 WWW: WWW.WOODROW-INC.COM

Project: SANDY RUN COUNTRY CLUB
 Location: SANDY RUN COUNTRY CLUB
 Date: 08/15/2023

Scale: AS SHOWN
 Drawing No.: 23-001-1100-EP
 Date: 08/15/2023

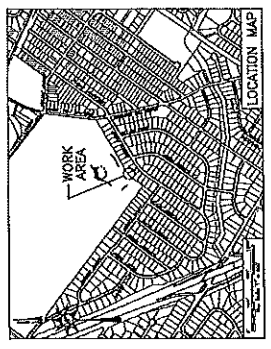
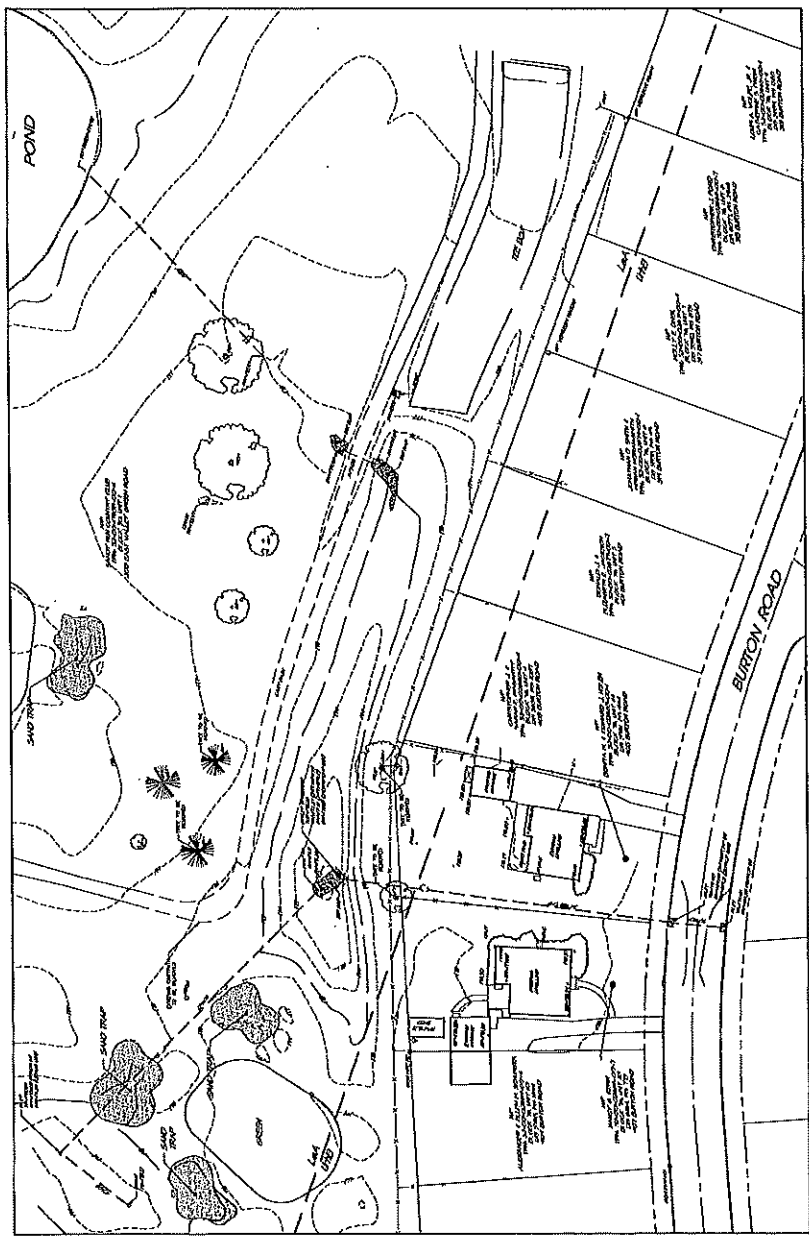
Project: SANDY RUN COUNTRY CLUB
 Location: SANDY RUN COUNTRY CLUB
 Date: 08/15/2023

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 Location: SANDY RUN COUNTRY CLUB
 Date: 08/15/2023

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 Date: 08/15/2023

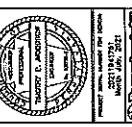


EXISTING FEATURES LEGEND

Symbol	Description
(Circle with dot)	Existing Tree
(Circle with cross)	Proposed Tree
(Circle with slash)	Existing Utility
(Circle with asterisk)	Proposed Utility
(Circle with plus)	Existing Structure
(Circle with minus)	Proposed Structure
(Circle with equals)	Existing Road
(Circle with less)	Proposed Road
(Circle with greater)	Existing Pond
(Circle with double less)	Proposed Pond

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 FAX: 919-876-1101
 WWW: WWW.WOODROW-INC.COM

NO.	REVISIONS	DATE
1	ISSUED FOR PERMIT	10/15/2021
2	REVISED PER COMMENTS	11/10/2021
3	REVISED PER COMMENTS	12/15/2021
4	REVISED PER COMMENTS	01/10/2022
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99	REVISED PER COMMENTS	12/15/2029
100	REVISED PER COMMENTS	01/10/2030



WOODROW & ASSOCIATES, INC.
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 WAKE FOREST, NC 27158
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 FAX: 919.790.1101
 WWW.WOODROW-INC.COM

EROSION AND SEDIMENTATION CONTROL PLAN
SANDY RUN COUNTRY CLUB
 WOODROW & ASSOCIATES, INC.
 PROFESSIONAL ENGINEERS - NORTH CAROLINA
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MAINTENANCE PROGRAM FOR EROSION & SEDIMENT CONTROL MEASURES

GENERAL MAINTENANCE
 1. All erosion and sediment control measures shall be inspected and maintained in accordance with the following schedule:

DAILY MAINTENANCE
 1. All erosion and sediment control measures shall be inspected and maintained in accordance with the following schedule:

WEEKLY MAINTENANCE
 1. All erosion and sediment control measures shall be inspected and maintained in accordance with the following schedule:

MONTHLY MAINTENANCE
 1. All erosion and sediment control measures shall be inspected and maintained in accordance with the following schedule:

QUARTERLY MAINTENANCE
 1. All erosion and sediment control measures shall be inspected and maintained in accordance with the following schedule:

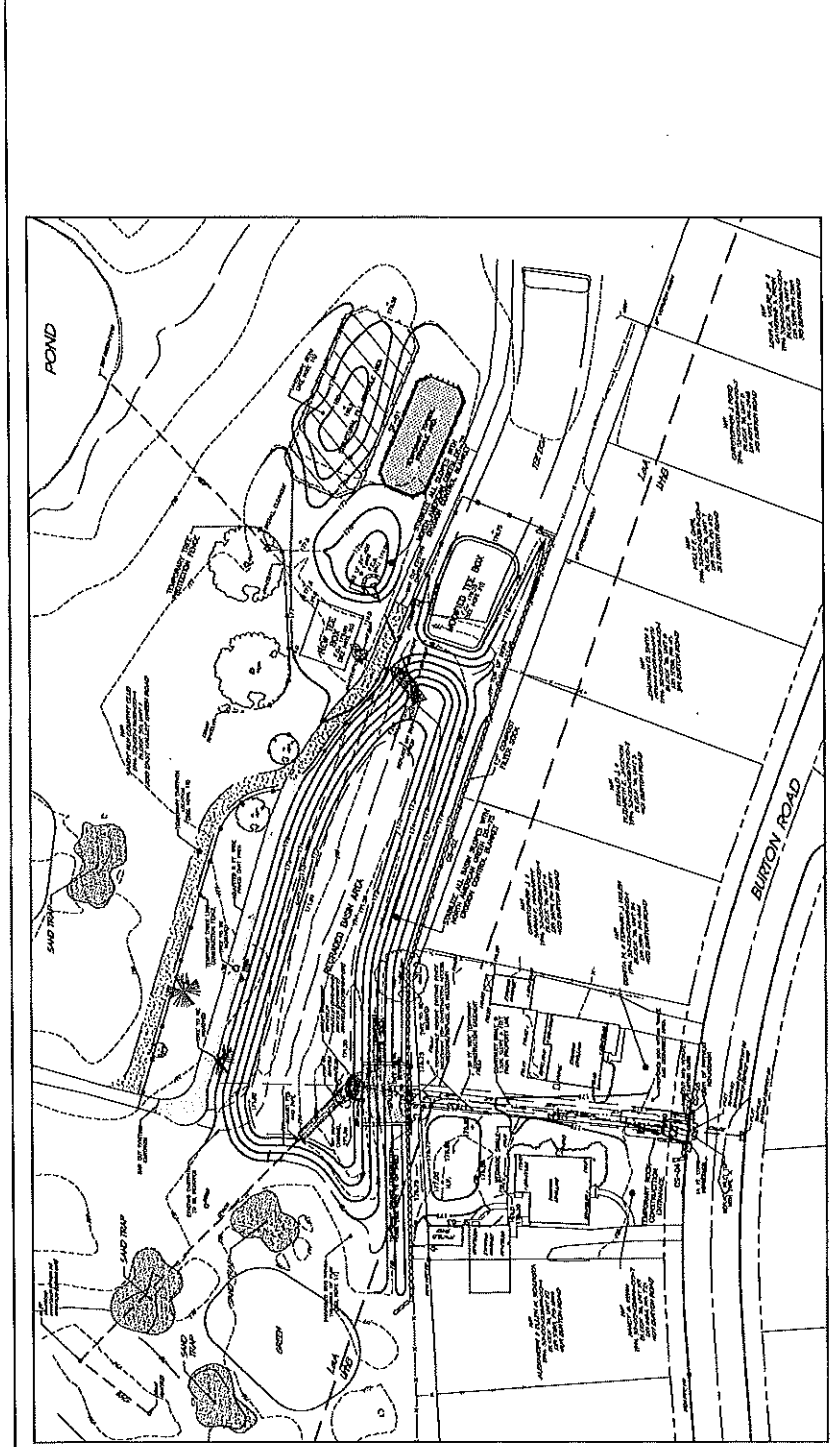
ANNUAL MAINTENANCE
 1. All erosion and sediment control measures shall be inspected and maintained in accordance with the following schedule:

LIMITATION OF SOILS PERTAINING TO EROSION CONTROL

SOIL TYPE	EROSION CONTROL	SEDIMENTATION CONTROL
CLAY	Yes	Yes
SILT	Yes	Yes
SAND	Yes	Yes
GRAVEL	Yes	Yes
COARSE SAND	Yes	Yes
FINE SAND	Yes	Yes
SILT	Yes	Yes
CLAY	Yes	Yes
GRAVEL	Yes	Yes
COARSE SAND	Yes	Yes
FINE SAND	Yes	Yes
SILT	Yes	Yes
CLAY	Yes	Yes

CONSTRUCTION SEQUENCE

1. Obtain all necessary permits from the local, state, and federal agencies.
2. Establish a construction site with proper erosion control measures.
3. Install erosion control measures such as silt fences, sediment basins, and check dams.
4. Conduct regular inspections and maintenance of erosion control measures.
5. Implement sediment control measures such as sediment traps and filters.
6. Monitor water quality and sediment levels throughout the construction process.
7. Implement best management practices (BMPs) to minimize erosion and sedimentation.
8. Maintain accurate records of all erosion and sediment control activities.
9. Conduct final site inspection and report to the permitting agency.
10. Remove erosion control measures and restore the site to its original condition.



GENERAL PLAN NOTES

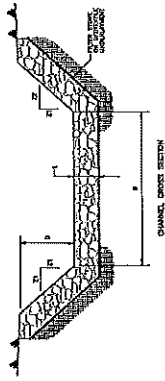
1. The design of all erosion control measures shall be in accordance with the following schedule:
2. All erosion and sediment control measures shall be inspected and maintained in accordance with the following schedule:
3. The design of all erosion control measures shall be in accordance with the following schedule:
4. All erosion and sediment control measures shall be inspected and maintained in accordance with the following schedule:
5. The design of all erosion control measures shall be in accordance with the following schedule:
6. All erosion and sediment control measures shall be inspected and maintained in accordance with the following schedule:
7. The design of all erosion control measures shall be in accordance with the following schedule:
8. All erosion and sediment control measures shall be inspected and maintained in accordance with the following schedule:
9. The design of all erosion control measures shall be in accordance with the following schedule:
10. All erosion and sediment control measures shall be inspected and maintained in accordance with the following schedule:

SILT FENCE SCHEDULE

NO.	TYPE	LENGTH	SPACING	DATE
1	18" X 30" FENCE	100'	100'	10/15/2021
2	18" X 30" FENCE	100'	100'	11/10/2021
3	18" X 30" FENCE	100'	100'	12/15/2021
4	18" X 30" FENCE	100'	100'	01/10/2022
5	18" X 30" FENCE	100'	100'	02/15/2022
6	18" X 30" FENCE	100'	100'	03/10/2022
7	18" X 30" FENCE	100'	100'	04/15/2022
8	18" X 30" FENCE	100'	100'	05/10/2022
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11	18" X 30" FENCE	100'	100'	08/15/2022
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14	18" X 30" FENCE	100'	100'	11/10/2022
15	18" X 30" FENCE	100'	100'	12/15/2022
16	18" X 30" FENCE	100'	100'	01/10/2023
17	18" X 30" FENCE	100'	100'	02/15/2023
18	18" X 30" FENCE	100'	100'	03/10/2023
19	18" X 30" FENCE	100'	100'	04/15/2023
20	18" X 30" FENCE	100'	100'	05/10/2023
21	18" X 30" FENCE	100'	100'	06/15/2023
22	18" X 30" FENCE	100'	100'	07/10/2023
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24	18" X 30" FENCE	100'	100'	09/10/2023
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26	18" X 30" FENCE	100'	100'	11/10/2023
27	18" X 30" FENCE	100'	100'	12/15/2023
28	18" X 30" FENCE	100'	100'	01/10/2024
29	18" X 30" FENCE	100'	100'	02/15/2024
30	18" X 30" FENCE	100'	100'	03/10/2024
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37	18" X 30" FENCE	100'	100'	10/15/2024
38	18" X 30" FENCE	100'	100'	11/10/2024
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40	18" X 30" FENCE	100'	100'	01/10/2025

PLAN LEGEND

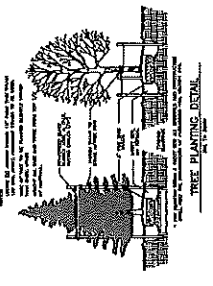
- 1. Proposed Erosion Control Measure
- 2. Existing Erosion Control Measure
- 3. Proposed Sediment Basin
- 4. Existing Sediment Basin
- 5. Proposed Silt Fence
- 6. Existing Silt Fence
- 7. Proposed Check Dam
- 8. Existing Check Dam
- 9. Proposed Sediment Trap
- 10. Existing Sediment Trap
- 11. Proposed Sediment Filter
- 12. Existing Sediment Filter
- 13. Proposed Sediment Basin
- 14. Existing Sediment Basin
- 15. Proposed Silt Fence
- 16. Existing Silt Fence
- 17. Proposed Check Dam
- 18. Existing Check Dam
- 19. Proposed Sediment Trap
- 20. Existing Sediment Trap
- 21. Proposed Sediment Filter
- 22. Existing Sediment Filter



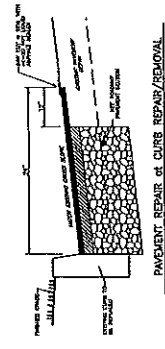
NO.	DESCRIPTION	QTY	UNIT	AMOUNT	PRICE	TOTAL
1	CONCRETE CURB	100	LF	100	1.00	100.00
2	RIPPRAP	100	SF	100	1.00	100.00
3	GRASS SEED	100	SF	100	1.00	100.00
4	SOIL	100	SF	100	1.00	100.00
5	WOOD	100	LF	100	1.00	100.00

NOTE: PLACE RIPRAP UNDER CURB AND UNDER 1" TO 1 1/2" FROM FACE OF CURB. PLACE RIPRAP UNDER CURB AND UNDER 1" TO 1 1/2" FROM FACE OF CURB. PLACE RIPRAP UNDER CURB AND UNDER 1" TO 1 1/2" FROM FACE OF CURB.

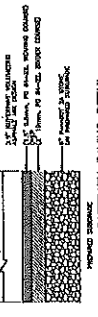
RIPPRAP CHANNEL DETAIL



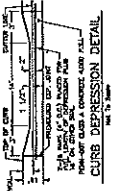
TREE PLANTING DETAIL



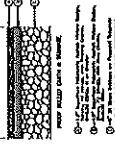
PAVEMENT REPAIR AT CURB DETAIL



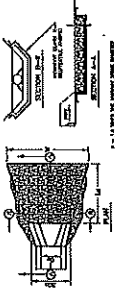
CURB PATH PAVING DETAIL



CURB DEPRESSION DETAIL

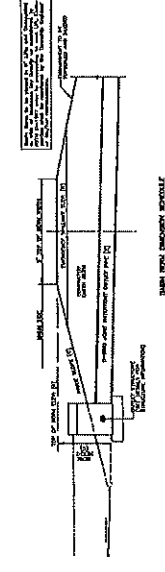


ROADWAY PAVING SECTION



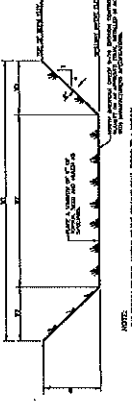
NO.	DESCRIPTION	QTY	UNIT	AMOUNT	PRICE	TOTAL
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2	RIPPRAP	100	SF	100	1.00	100.00
3	GRASS SEED	100	SF	100	1.00	100.00
4	SOIL	100	SF	100	1.00	100.00
5	WOOD	100	LF	100	1.00	100.00

RIPPRAP CHANNEL DETAIL



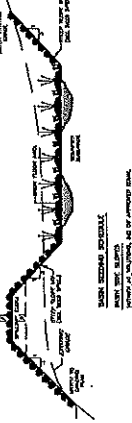
NO.	DESCRIPTION	QTY	UNIT	AMOUNT	PRICE	TOTAL
1	CONCRETE CURB	100	LF	100	1.00	100.00
2	RIPPRAP	100	SF	100	1.00	100.00
3	GRASS SEED	100	SF	100	1.00	100.00
4	SOIL	100	SF	100	1.00	100.00
5	WOOD	100	LF	100	1.00	100.00

DETECTION BASIN SECTION



NO.	DESCRIPTION	QTY	UNIT	AMOUNT	PRICE	TOTAL
1	CONCRETE CURB	100	LF	100	1.00	100.00
2	RIPPRAP	100	SF	100	1.00	100.00
3	GRASS SEED	100	SF	100	1.00	100.00
4	SOIL	100	SF	100	1.00	100.00
5	WOOD	100	LF	100	1.00	100.00

EMERGENCY RAILWAY DESIGN



RAIN GARDEN CROSS SECTION DETAIL

WOODROW & ASSOCIATES, INC.
 SPECIALTY DESIGN & CONSTRUCTION SERVICES
 SANDY RUN COUNTRY CLUB
 PROJECT CONSTRUCTION DETAILS
 DRAWING PROJECT
 1128 West 85th St. Suite 200
 Houston, TX 77054
 Phone: 281-412-5555
 Fax: 281-412-5556
 Email: info@woodrow.com
 Website: www.woodrow.com

SHEET: 20-1109-3
 DATE: 01.12.2021
 5 2 5

PROJECT: Sandy Run Country Club
 LOCATION: Sandy Run Country Club
 DRAWING NO.: 20-1109-3
 DATE: 01.12.2021

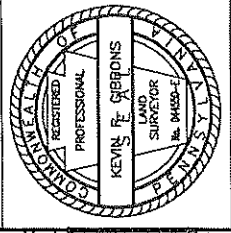
PROJECT: SANDY RUN COUNTRY CLUB
 LOCATION: SANDY RUN COUNTRY CLUB
 DRAWING NO.: 20-1109-3
 DATE: 01.12.2021

PROJECT: SANDY RUN COUNTRY CLUB
 LOCATION: SANDY RUN COUNTRY CLUB
 DRAWING NO.: 20-1109-3
 DATE: 01.12.2021

PROJECT: SANDY RUN COUNTRY CLUB
 LOCATION: SANDY RUN COUNTRY CLUB
 DRAWING NO.: 20-1109-3
 DATE: 01.12.2021

15' 0' 30'
 Scale in Feet (1" = 30')

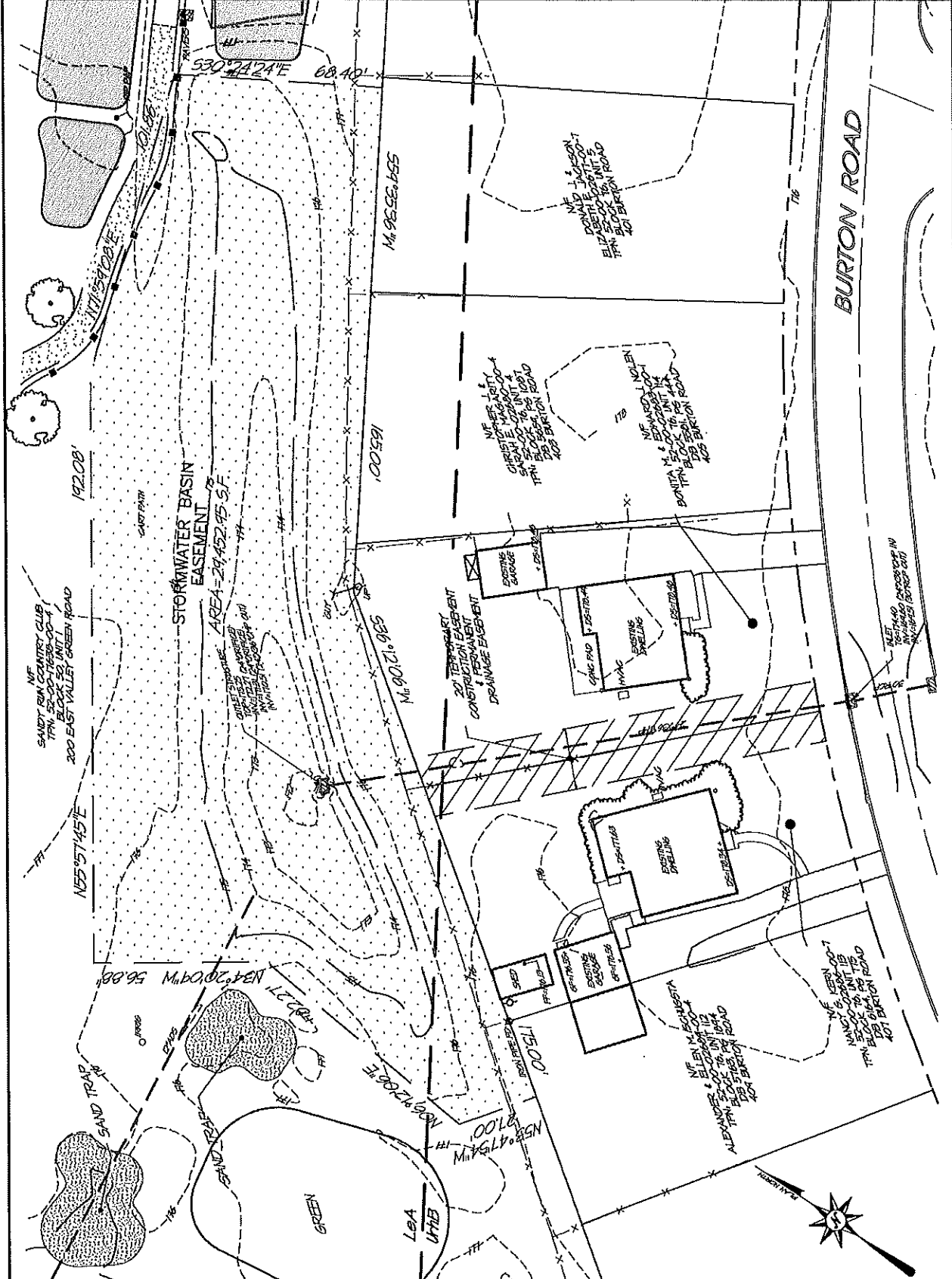
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Sandy Run Country Club
 200 E. Valley Green Road
 Oreland, PA 19075

WOODROW & ASSOCIATES, INC.
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 SPRINGFIELD TOWNSHIP
 MONTGOMERY COUNTY - PENNSYLVANIA
 1108 NORTH Parkersburg Pike / Suite 9
 Phone: (215) 642-5448 Fax: (215) 642-5479
 Web: www.woodrowinc.com

Job No: 20-1108 SP
 Plan Date: JULY 12, 2021
 Sheet No: 1 of 1





**Springfield Township
Zoning Hearing Board
January 23, 2023
7:00 P.M.**

7:00 P.M. Call to Order:

Pledge of Allegiance:

Roll Call: Ed Fox; Esq. Chairman, Zoning Hearing Board
Jennifer Guckin, Vice Chair, Zoning Hearing Board Member
Megan McDonough; Esq., Zoning Hearing Board
James Brown; Zoning Hearing Board Alternate Member
Kate M. Harper, Esq.; Solicitor, Zoning Hearing Board

Decisions: There are no pending Order & Opinions to render.

Re-Organization: The Zoning Hearing Board will elect a Chairperson and Vice Chairperson for the calendar year 2023.

Continued Business:

Case #22-28: This is the application of **Robert J. Orsher**, owner of the property located at 8209 Ardmore Avenue, Wyndmoor, PA, also known as Parcel #5200-0049-0007. The applicant has requested a dimensional variance from Section 114-54.B of the Springfield Township Zoning Ordinance. The applicant seeks a variance to construct an addition to the existing single family dwelling that will reduce one of the side yard setback from 26.8 feet in width to 4 feet in width. In addition, the second side yard setback is proposed to be reduced from 23.2 feet in width to 16.11 feet. This will reduce the accumulative side yard setback from 50 feet in width, to 20.11 feet, instead of the required 35 feet. The property is zoned within the A-Residential District of Ward #2 of Springfield Township. The applicant has requested a continuance to allow for the plan to be revised.

New Business: There are no additional pending applications at this time.

Adjournment:

Note: The next meeting of the Zoning Hearing Board is scheduled for Monday, February 27, 2023 with a 7:00 P.M. start time. This meeting will be held at the Springfield Township Administration Building located at 1510 Paper Mill Road, Wyndmoor, PA 19038