



**Springfield Township
Planning Commission Meeting
January 2, 2024**

This is the regularly scheduled meeting of the Springfield Township Planning Commission. These meetings are held in-person with a 7:00 PM start time. This meeting is held in the **Main Conference Room of the Springfield Township Library Building, located at 8900 Hawthorne Lane, 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
	Harbison	Mascaro	Helwig

Minutes: Review the minutes from the December 19, 2023, meeting.

Commissioner's Report: There is no report at this time.

PC1: The Planning Commission will review the request and offer a recommendation to the Board of Commissioners for a waiver from the requirements of a Land Development Review and Approval Process for the proposed improvement to the property located at 1851 Bethlehem Pike, Flourtown, PA. 19031. This request was filed by **1851 Bethlehem Pike Associates, LP**, applicant for property. The plan calls for alterations to the site for use as a Starbucks Coffee Shop. The drive-thru lane will be altered, a new menu board will be added, as well as a new trash enclosure area. The properties are zoned within the B-2 Business District of Ward 6 of Springfield Township.

PC2: The Planning Commission will review the sketch plan submitted and solicit neighborhood comments on the plan submitted for the property located at 401 E. Mill Lane, Flourtown, PA 19031. The plan was submitted by **Mr. Andre Stephano and Ms. Beth Lesko**. The Plan calls for the subdivision of the property into two residential parcels. Lot #1 will contain the existing single-family dwelling, have frontage on E. Mill Lane and consist of 1.51 acres in total lot area. Lot #2 will have 25.05 foot of frontage on Cedar Lane and is proposed a new construction lot of 1.01 acres in lot size. This lot requires a variance from Section 114-53 of the Springfield Township Zoning Ordinance for lot frontage. The lot is required to have 75 feet of street frontage. The property is zoned within the A-Residential District of Ward #6 of Springfield Township

Adjourned:

Craig R. Lewis
Direct Dial: (610) 941-2584
Direct Fax: (610) 684-2021
Email: rlewis@kaplaw.com
www.kaplaw.com

December 4, 2023

VIA EMAIL AND U.S. MAIL

Michael Taylor, Township Manager
Springfield Township
1510 Paper Mill Road
Wyndmoor, PA 19038-7034

RE: 1851 Bethlehem Pike Associates, L.P. - Request for Waiver of Land Development

Dear Mike:

As I believe you know, I represent 1851 Bethlehem Pike Associates, LP (“**Owner**”) the owner of the property located at 1851 Bethlehem Pike, Flourtown (“**Property**”). The Property is more particularly identified as Tax Parcel No. 52-00-01665-00-2 (Springfield Twp.). The Property is an approximately 33,000 s.f. parcel the majority of which is located in Springfield Township (18,000 s.f.) and the remainder of which is located in Whitmarsh Township. The portion of the Property in Springfield Township is located in the B-2 Business Zoning District and the FC – Floodplain Conservation District. The Property is improved with a one-story 2655 s.f. commercial building with two lane drive-thru facility and twenty-eight (28) accessory parking spaces. The building was originally constructed for use as a restaurant but most recently occupied as a retail bank branch with drive-thru facility (collectively hereinafter the “**Existing Building and Improvements**”). The Existing Building and Improvements are depicted on sheet 4 of the attached plans, entitled “Construction Plans for Proposed Starbucks Store #07750”, prepared by Cornerstone Consulting Engineers and Architectural, Inc., dated July 17, 2023 consisting of 11 sheets (“**Plans**”). Ingress to the Property is by way of a shared, signalized intersection along Bethlehem Pike. Egress from the Property is by way of either the signalized intersection or by way of an exit-only driveway to Bethlehem Pike located at the southeast corner of the Property.

As we recently discussed, Owner has entered into a lease for the Property with Starbucks. Owner intends to renovate the Existing Building and Improvements to adapt the building and facilities for Starbucks’ particular business. As depicted on the Plans, in addition to renovating the Existing Building, Owner intends to make minor site improvements including removal of the existing drive-thru canopy, addition of a trash enclosure, minor alteration of the drive-thru lanes, and construction of an outdoor seating area (collectively herein the “**Project**”). As detailed on

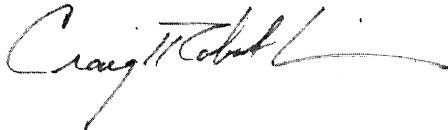
Michael Taylor, Township Manager
December 4, 2023
Page 2

the Plans, the Project will result in a net decrease in impervious coverage and a net increase in green area.

In light of the minor nature of the Project, and without prejudice to its argument that the Project does not constitute Land Development as defined by the Municipalities Planning Code, please accept this letter as Owner's request for a waiver of Springfield Township's land development review process ("**Waiver Request**"). Please schedule the Waiver Request for consideration and recommendation by the Springfield Township Planning Commission at their regularly scheduled meeting in January, 2024. Please also schedule the Waiver Request for consideration by the Board at their next available business meeting.

If you have any questions, or require anything further, please contact me at your earliest convenience.

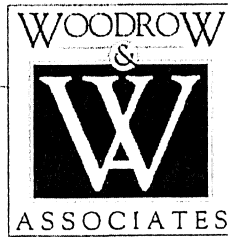
Best Regards,



Craig R. Lewis

Enclosure

Cc (via e-mail): James J. Garrity, Esquire
Andrew Freimuth, Esq.
Andrew Winn
Kevin Fruck, Cornerstone Consulting Engineers



December 14, 2023

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

Reference: 1851 Bethlehem Pike Bank – Building Repurpose – Starbucks

Dear Mark

I am in receipt of an 11-sheet set of plans prepared by Cornerstone Engineering. These plans are dated July 17, 2023, and bear no revision date at this time. The plans describe the existing conditions present on the property during the time when the structure was occupied by KeyBank. Reminiscing back to a time when Friday afternoon pay check-cashing was a much more intense activity, the bank branch had three drive-through windows. It additionally notes that the property once provided a home for Donato's Restaurant. The plans also provide for a repurpose and of this building converting the space into a Starbucks Coffee Shop. The Coffee Shop only anticipates the need for a single drive through lane. Two of the original drive through lanes will be repurposed for a trash enclosure area. The renovation of the building also includes a small outdoor patio on the Bethlehem Pike side of the structure. My further thoughts on the application include the following:

1. I would anticipate that the utilization of the site would be much more consistent throughout the day, but less intense than the bank use on a Friday afternoon.
2. It would be important to understand the anticipated queue length from the Starbucks operators. A long queue will block several parking spaces. It may be appropriate to have these parking spaces occupied by employees versus customers requiring more frequent parking space turn over.
3. The site is encumbered by a FEMA regulated 100-year floodplain associated with the Wissahickon Creek. FEMA records would indicate an expected high-water level of an elevation of approximately 148.5. The elevation of the first floor of the store is shown at elevation 149.66 measuring approximately one foot above the expected high-water level. Therefore, the building structure is outside of the floodplain.
4. The area of the proposed trash enclosure exists at an elevation of approximately 147. There is a potential for approximately 18 inches of water to impound in this area. It will be important to ensure that any debris, dumpsters, or gates will be properly secured to prevent floating or escape, potentially subjecting the watercourse to unnecessary debris. It does not appear that the presence of the trash enclosure will have an adverse impact on the floodplain as a whole.

December 14, 2023

Mark Penecale, Planning Director
Springfield Township

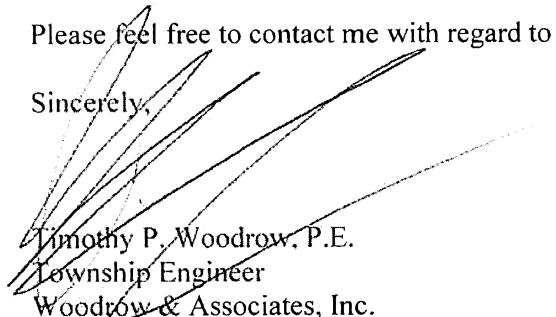
Reference: 1851 Bethlehem Pike Bank – Building Repurpose – Starbucks

5. Impervious Surface – Within Springfield Township there will be a minor decrease in the amount of impervious cover of approximately 400 square feet. This formerly paved area will be converted to landscaping and green space.
6. Parking Spaces – The number of parking spaces present on the property would fall short of an otherwise ordinance requirement for restaurant space. As a nonconforming condition, we would ask the applicant to provide assurances that the 28 spaces provided are sufficient for operational needs.
7. Parking Spaces – We will defer to Mr. Penecale for his opinion as to the appropriateness to consider the parking spaces as zoning “nonconforming.”
8. Bethlehem Pike – The proposal continues to suggest that the existing one-way exiting drive to southbound Bethlehem Pike will be incorporated by the coffee shop. Ingress and north bound egress will be accomplished at the existing traffic signal shared by the Citizens Bank and the Flourtown Shopping Center.
9. Bethlehem Pike – The Township will retain the right to review sidewalks, landscape material, and final configuration of parking and building access and require appropriate repairs, replacement or modifications deemed necessary.
10. Landscaping – One new street tree, four new parking lot trees, eight parking lot shrubs and new groundcover are proposed to enhance the streetscape of the building.

In general, it appears that the coffee shop is an appropriate and reasonable reuse of this existing structure. There does not appear to be any significant hurdles the applicant cannot overcome in order to reach this goal.

Please feel free to contact me with regard to any questions or concerns that persist with these plans.

Sincerely,



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

TPW/del

Cc:

Ian Hammer, Director of Public Works – Springfield Township
Craig Lloyd, Assistant Manager – Springfield Township
A. Michael Taylor, Township Manager – Springfield Township
James J. Garrity, Esq., Wisler Pearlstine, LLP. – Township Solicitor
Andrew R. Freimuth, Esq. – Wisler Pearlstine, LLP
Craig Robert Lewis, Esq. – Kaplin | Stewart
Kevin Fruck, P.E. – Cornerstone Consulting Engineers & Architectural, Inc.

November 28, 2023

James M. Jacquette
John J. McAneney^{2 4}
George M. Riter⁴
Scott H. Wolpert²
Catherine M. Harper
Thomas A. Boulden
Eric B. Smith
Kevin D. Birkhead^{2 3 4}
Keth T. Vernon¹
Christine M. Gordon²
Carol R. Livingood
Karen Schechter Dayno^{2 4}
Andrew W. Knox²
Kathleen M. Vermillon
Chloe Mullen-Wilson
Nolan M. Finnerty
Vincent R. Cocco²
Tiffany M. Nicholson²
Elizabeth L. Ferraro²
Joshua D. Fisher²

SENT VIA EMAIL:
rlewis@kaplaw.com
AND U.S. FIRST CLASS MAIL

Craig Robert Lewis, Esquire
Kaplan Stewart
910 Harvest Drive
Blue Bell, PA 19422

1851 Bethlehem Pike Associates, LP
c/o Andrew Winn
600 N. 2nd Street, #401
Harrisburg, PA 17101

Re: Springfield Township Zoning Hearing Board Application of 1851
Bethlehem Pike Associates, LP for the property located at 1851
Bethlehem Pike in Flouertown for relief from the Floodplain Ordinance
Our File No. 18311-001

Dear Rob and Applicant:

I am writing to give you the decision of the Springfield Township Zoning Hearing Board on your Application for relief from the Springfield Township Floodplain Ordinance in order to make changes and improvements to an existing building located at 1851 Bethlehem Pike in Flouertown, a portion of which is located in the 100-year floodplain.

After a hearing, the Zoning Hearing Board voted unanimously to grant your request for a variance from Section 114-12A13 in order to allow the removal of an existing drive-thru canopy and replace it with a masonry trash enclosure and minor curb adjustments in the 100-year floodplain, resulting in a net decrease in impervious surface coverage, and no increase in the base flood elevation. This decision was specifically conditioned on strictly making the improvements in accordance with the testimony and exhibits entered into evidence at the Zoning Hearing Board hearing.

¹ Member DC Bar
² Member NJ Bar
³ Member MD Bar
⁴ LLM Taxation

November 28, 2023
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Please call me if you have any questions.

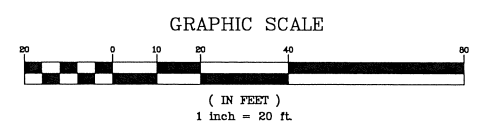
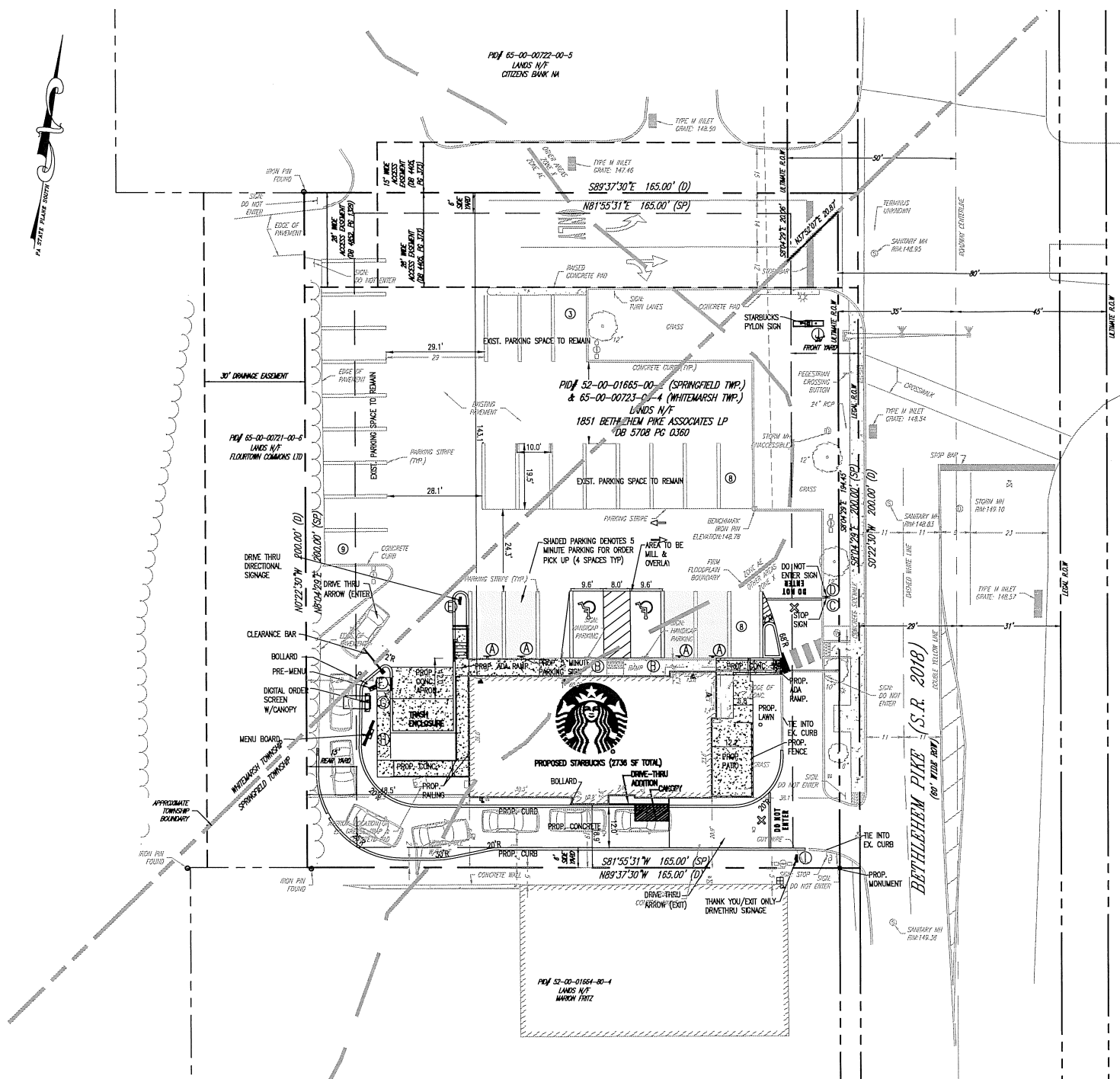
Very truly yours,



Catherine M. Harper

CMH/rl

cc: A. Michael Taylor, Township Manager
Mark Penecale, Zoning Officer
Springfield Township Zoning Hearing Board



GENERAL NOTES:

1. THIS PLAN REFERENCE A SURVEY BY: CORNERSTONE CONSULTING ENGINEERS & ARCHITECTURAL, INC. TITLED: TOPOGRAPHIC, LOCATION & BOUNDARY SURVEY DATED 12-08-2022.
2. SITE INFORMATION: SOURCE OF TITLE DB 5708, PG 0360 APN/TAX ID 52-00-01865-00-2 SPRINGFIELD TWP 65-00-00723-00-4 WHITEMARSH TWP ADDRESS 1851 BETHLEHEM PIKE FLOURTOWN SPRINGFIELD TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA 19031
3. PROJECT IS A RE-DEVELOPMENT AND IS LIMITED TO RECONFIGURATION OF THE DRIVE THRU LANE AND THE ADDITION OF A TRASH ENCLOSURE
4. PROPERTY IS LOCATED IN FEMA FLOOD MAP ZONE AE/ZONE X. PER THE MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS) PANEL 377 OF 451, MAP NUMBER 420910377G EFFECTIVE MARCH 2, 2016. SOURCE OF FLOODING IS THE WISSA HICKON CREEK
5. SITE IS SERVED BY PUBLIC WATER AND SEWER
6. THE DEED INDICATES THAT THIS IS ONE PARCEL, DESPITE TWO TAX PARCELS
7. EXISTING BUILDING TO REMAIN.

ZONING INFORMATION (SPRINGFIELD TOWNSHIP):

USE:
 ZONING DISTRICT: B2 BUSINESS - PERMITTED USE
 EXISTING USE: FINANCIAL INSTITUTION w/DRIVE THRU
 PRIOR USE: DONATO'S RESTAURANT
 PROPOSED USE: RESTAURANT WITH DRIVE THRU

BULK REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED	SPRINGFIELD ONLY
MIN. LOT SIZE	1800 SF	33,000 SF	33,000 SF	18,867
MIN. LOT WIDTH	40'	200'	200'	49.67'
MAX BLDG. COVER	70%	8X (2655 SF)	8X (2736 SF)	14.6X (2736 SF)
SETBACKS:				
FRONT	20'	36.8'	36.8'	36.8'
SIDE	5'	18.8'	18.8'	18.8'
REAR	15'	48.5'	48.5'	48.5'

IMPERVIOUS SURFACE NOTE

	EXISTING IMPERVIOUS	PROPOSED IMPERVIOUS	A REDUCTION OF IMPERVIOUS
ENTIRE PROPERTY	25,785 SF	25,869 SF	116 SF
SPRINGFIELD TWP.	14,714 SF	14,598 SF	116 SF
EXISTING IMPERVIOUS IN FLOODPLAIN	18,079 SF	17,560 SF	419 SF
PROPOSED IMPERVIOUS IN FLOODPLAIN	17,560 SF	17,560 SF	0 SF
A REDUCTION OF IMPERVIOUS	419 SF	419 SF	0 SF

PARKING

SPRINGFIELD TWP
 PER 114-134 A (4) RESTAURANT
 1 SP PER 50 SF: 1 PER 50 / 2736 = 55 SPACES REQUIRED
 EXISTING PARKING SPACES = 28 SPACES
 EXISTING NON-COMFORMITY DUE TO PRIOR RESTAURANT USE.

SPRINGFIELD TOWNSHIP NOTES

1. THE TOWNSHIP ENGINEER SHALL BE NOTIFIED 24 HOURS IN ADVANCE OF THE COMMENCEMENT OF ANY CONSTRUCTION OPERATION, SUCH AS GRADING, SEWER INSTALLATION OR PAVING, IN ORDER THAT PROVISION MAY BE MADE FOR THE PROPER INSPECTION OF SUCH CONSTRUCTION OPERATION. SAMPLES OF MATERIALS AND EVERY REASONABLE FACILITY FOR ASCERTAINING WHETHER THE WORK IS IN CONFORMITY WITH THE PROVISIONS OF THIS CHAPTER SHALL BE FURNISHED TO THE PROPER OFFICERS AND EMPLOYEES OF THE TOWNSHIP IN THE SAME MANNER AS IS REQUIRED OF CONTRACTORS UNDER THE TERMS OF THE HIGHWAY SPECIFICATIONS OF THE TOWNSHIP.
2. THE GRANTING OF ANY PERMIT HEREINAFTER SHALL NOT IMPOSE UPON THE TOWNSHIP ANY OBLIGATION WHATSOEVER TO TAKE OVER ANY OF THE WORK COVERED THEREBY AS A PUBLIC IMPROVEMENT FOR ANY PURPOSE WHATSOEVER, UNLESS DULY APPROVED AND ACCEPTED BY THE BOARD. THE BOARD SHALL HAVE NO RESPONSIBILITY OF ANY KIND WITH RESPECT TO ANY STREET, ROAD, DRAINAGE FACILITY OR OTHER PUBLIC IMPROVEMENT, NOTWITHSTANDING ANY USE THEREOF BY THE PUBLIC, UNLESS IT HAS BEEN DULY APPROVED AND ACCEPTED BY THE BOARD.

SIGNAGE

SIGNAGE TO BE DESIGNED AND PERMITTED BY STARBUCKS SIGNAGE VENDOR. SIGNS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY.

TRAFFIC SIGNAGE LEGEND

- (A) ORDER PICK UP 5 MINUTE PARKING
- (B) EXISTING ADA PARKING
- (C) STOP
- (D) DO NOT ENTER

SITE SIGNAGE LEGEND (TO BE SUBMITTED BY OTHERS)

- (E) DRIVE THRU DIRECTIONAL
- (F) PRE-MENU BOARD
- (G) DIGITAL ORDER SCREEN w/CANOPY
- (H) MENU BOARD
- (I) DRIVE THRU EXT-THANK YOU
- (J) STARBUCKS PYLON SIGN

FIRST CAPITAL REALTY, INC.

Cornerstone
 Consulting Engineers & Architectural, Inc.
 11776 N. Irving Street, Allentown, PA 18109
 Phone: 610-620-8200, Fax: 610-870-3706
 WWW.CORNERSTONENET.COM

NO.	BY	DATE	REVISIONS	DISTRIBUTION

KEVIN H. FRUCK

PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE No. PE 15714-E
 NEW BRANT LICKING No. 2488010000
 DELAWARE LICENSE No. 12942

PROJECT LOCATION

1851 BETHLEHEM PIKE
 FLOURTOWN
 SPRINGFIELD TOWNSHIP
 WHITEMARSH TOWNSHIP
 MONTGOMERY COUNTY
 PENNSYLVANIA

TITLE

SITE PLAN

PARL. 2	2/4/24	DAY	01.07.2023
CAD. NO.	2/4/24	DRN. BY	KZF
SCALE	AS NOTED	CHK. BY	CBP

Public Notice

Planning Commission Meeting

This notice is posted to inform you the Springfield Township Planning Commission will hold a public meeting on **Tuesday, January 2, 2024 with a 7:00 P.M.** start time to discuss the request made by the owners of 401 E. Mill Road. **This meeting will be held in the main Meeting Room of the Springfield Public Library, located at 8900 Hawthorne Lane, Wyndmoor, PA 19038.**

The Planning Commission will review the sketch plan submitted and solicit neighborhood comments on the plan submitted for the property located at 401 E. Mill Lane, Flourtown, PA 19031. The plan was submitted by **Mr. Andre Stephano and Ms. Beth Lesko.** The Plan calls for the subdivision of the property into two residential parcels. Lot #1 will contain the existing single-family dwelling, have frontage on E. Mill Lane and consist of 1.51 acres in total lot area. Lot #2 will have 25.05 foot of frontage on Cedar Lane and is proposed a new construction lot of 1.01 acres in lot size. This lot requires a variance from Section 114-53 of the Springfield Township Zoning Ordinance for lot frontage. The lot is required to have 75 feet of street frontage. The property is zoned within the A-Residential District of Ward #6 of Springfield Township.

A copy of request and plan submitted has been posted on Springfield Township's website at www.springfieldmontco.org. If you have any questions pertaining to this meeting, please feel free to contact me directly at 215-836-7600, ext. 1114. I can also be reached by email at mpenecale@springfieldmontco.org.

Sincerely,
Mark A. Penecale
Director of Planning & Zoning



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

APPLICATION FOR SUBDIVISION APPROVAL

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

B. Name of Subdivision: 401 East Mill Road

Location: 401 East Mill Road

C. Name of Owner: Andre Stephano and Beth Lesko

Address: 401 East Mill Road

Flourtown, PA 19031

Phone #: 267-872-0313

D. Name of Applicant: Same

Address: _____

Phone #: _____

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

Gorski Engineering, Inc.

Address: 1 Iron Bridge Drive, Collegeville, PA 19426

F. Existing Zoning Classification: A Residential

Total Acreage: 2.52 Number of Lots: 2

Sewerage: Public X Water: Public X
Private _____ Private _____

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)

Variance request pending from lot width at street,
Section 114-53. 75' required, 25' proposed.



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

H. Is the property subject to any encumbrances, deed restrictions, etc.? () Yes
() No (if yes, attach a copy) None known.

I. List any additional materials submitted with this application

1. Zoning Exhibit Plan
2. _____
3. _____
4. _____
5. _____

J. Springfield Township Fee Schedule (non-refundable):

Checks must be made payable to "Springfield Township".

Subdivision Fee Schedule

Use	Sketch Plan	Preliminary Plans	Final Plans
Residential	\$250	\$350 + \$50 per lot	\$500 + \$100 per lot
Nonresidential	\$250	\$300 + \$100 per lot	\$500 + \$150 per lot

K. Escrow Fund

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

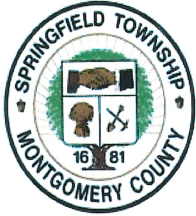
Minor Subdivision (4 lots or fewer)	\$500.00 per lot
Major Subdivision (5 or more lots)	\$1,000.00 per lot

Total Escrow Account \$ _____

L. Springfield Township Application Fees

Sketch Plan Fee \$ 250.00

Preliminary Plan Fee \$ _____



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

Final Plan Fee \$ _____

Total \$ 250.00

Check # 116608

*MAILED
11/20/2023*

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

Residential Subdivision:

<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

Lot Line adjustments with no new development = \$65 flat fee

Nonresidential Subdivision:

<u>Number of Lots</u>	<u>General Fee + Fee Per Lot</u>
1 - 3	\$555 (flat fee)
4 or more	\$555 + \$88 per lot

Total \$ _____

Check # _____

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.

11/9/2023

Christen G. Pionzio

DATE	Springfield Township Montgomery County Received
	NOV 21 REC'D
	Community Development Department

SIGNATURE OF APPLICANT
Christen G. Pionzio,
Attorney for Applicant

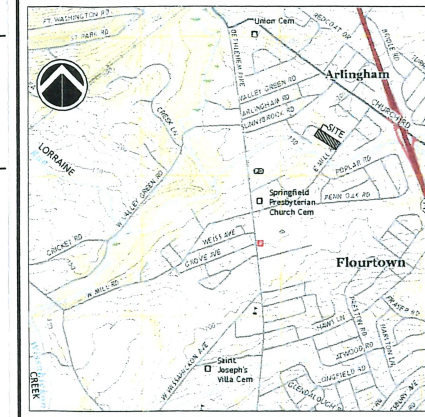
VARIANCE REQUEST

1. A VARIANCE FROM CHAPTER 114 ARTICLE V, SECTION 114-53 LOT WIDTH TO ALLOW THE LOT WIDTH AT THE STREET LINE TO BE 25.05' AND AS IT PERTAINS TO CHAPTER 114.
2. A VARIANCE FROM CHAPTER 114 ARTICLE II, SECTION 114-21 DEFINITION OF LOT WIDTH.

SOIL LEGEND

THE SOILS LOCATED ON-SITE ACCORDING TO THE NCRS WEB SOIL SURVEY (SOILS.USDA.GOV/SURVEY) ARE AS FOLLOWS:

- UrbB - URBAN LAND-DUFFIELD COMPLEX, 0 TO 8 PERCENT SLOPES (HYDROLOGIC SOIL GROUP B)



Germantown, PA U.S.G.S. 7.5 Minute Series Quadrangle
 0' 1,000' 2,000' 4,000'
 GRAPHIC SCALE
SITE LOCATION MAP 1" = 2,000'

SITE STATISTICS

1. SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:
 SPRINGFIELD TOWNSHIP
 (PARID 52-00-11662-00-4)
2. RECORDED DEED DATA IS AS FOLLOWS:
 AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY IN MORRISTOWN, PENNSYLVANIA IN DEED BOOK 6152, PAGE 00032.
3. NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:
 ANDRE C. STEPHANO & BETH A. LESKO
 401 EAST MILL ROAD
 FLOURTOWN, PA 19031
4. ADDRESS OF THE SUBJECT TRACT:
 401 EAST MILL ROAD
 FLOURTOWN, PA 19031
5. AREA STATISTICS:
 GROSS TRACT AREA = 2.70 AC
 NET TRACT AREA = 2.51 AC
6. WATER SERVICE:
 PUBLIC WATER PROVIDED BY AQUA PENNSYLVANIA WATER COMPANY.
7. SANITARY SEWER SERVICE:
 PUBLIC SEWER PROVIDED BY BUOKS COUNTY WATER AND SEWER AUTHORITY
8. NAME AND ADDRESS OF GORSKI ENGINEERING, INC. CLIENT:
 DELUCA CONSTRUCTION
 AT GLENGARRY, L.L.C.
 640 WHITE ASH DRIVE
 LANGHORN, PA 19047

ZONING DATA

DATA OBTAINED FROM SPRINGFIELD TOWNSHIP ZONING ORDINANCE CHAPTER 114, AS AMENDED; REFERENCE ARTICLE V, SECTIONS 114-52-54.

DISTRICT CLASSIFICATION - "A" - RESIDENCE DISTRICT
 PROPOSED USE: SINGLE FAMILY DETACHED DWELLING

	REQUIRED	LOT 1	LOT 2
MIN. LOT AREA:	12,500 S.F.	1.51 AC.	1.01 AC.
MIN. LOT WIDTH:	75 FT.*		
AT STREET LINE:	75 FT.	195.95 FT.	25.05 FT.
AT BUILDING SETBACK LINE:	75 FT.	195.81 FT.	194.03 FT.
MIN. FRONT YARD SETBACK:	40 FT.	182.2 FT.	58.74 FT.
MIN. SIDE YARD SETBACK:	12 FT.	42.3 FT.	24.63 FT.
MIN. SIDE YARD AGGREGATE:	35 FT.	106.80 FT.	117.37 FT.
MIN. REAR YARD SETBACK:	25 FT.	109.7 FT.	74.21 FT.
MAX. BUILDING COVERAGE:	20.00%	4.28%	6.40%
MAX. BUILDING HEIGHT:	40 FT.	<40 FT.	<40 FT.

* FROM STREET LINE TO BUILDING SETBACK LINE

NOTES

1. PLAN INFORMATION FROM EXISTING DEEDS AND PLANS OF RECORD AND WITH THE BENEFIT OF A TITLE REPORT. TOPOGRAPHY AND BOUNDARY ESTABLISHED BY FIELD SURVEY MADE UPON THE GROUND BY TRACY LAND SERVICES, HARTFIELD, PENNSYLVANIA, NOVEMBER 2016. BEARINGS INDICATE STATE PLANE BEARINGS.
2. BENCHMARK ELEVATION: SANITARY SEWER MANHOLE LOCATED NEAR THE NORTHEAST CORNER OF SITE, ADJACENT TO PECO POLE 860. RIM ELEVATION = 175.56.
3. PENNSYLVANIA ONE CALL SYSTEM: 1-800-242-1776. TRACY LAND SERVICES DOES NOT GUARANTEE THE VERTICAL OR HORIZONTAL LOCATION FOR THE EXISTING SUBSURFACE UTILITIES SHOWN HEREON. NOT DOES TRACY LAND SERVICES GUARANTEE ALL SUBSURFACE UTILITIES ARE SHOWN ON THE PLAN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK AS REQUIRED BY ACT 38.
4. SUBJECT PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF MONTGOMERY COUNTY, PENNSYLVANIA, PANEL 377 OF 451, MAP NUMBER 42091C0377G, EFFECTIVE DATE MARCH 2, 2016.
5. THE PROPOSED BUILDING FOOTPRINT DEPICTED HEREON HAS BEEN TRANSPROSED FROM PRELIMINARY ARCHITECTURAL PLANS, FINAL BUILDING DIMENSIONS MAY VARY BUT SHALL ULTIMATELY CONFORM TO ALL ZONING REQUIREMENTS.

PARKING TABULATION

PER SPRINGFIELD TOWNSHIP ZONING ORDINANCE, ARTICLE XIII SECTION 114-44.A.(1), ANY DWELLING TWO PARKING SPACES FOR EACH HOUSING UNIT. GARAGES OR DRIVEWAYS OF INDIVIDUAL UNITS MAY BE CONSIDERED AS PARKING AREAS. NO PARKING SPACE SHALL BE PROVIDED NOR PARKING PERMITTED IN THE REQUIRED FRONT YARD AREAS OF MULTIPLE DWELLINGS.

ON LOT 1, TWO PARKING SPACES ARE PROVIDED.
 ON LOT 2, THREE PARKING SPACES IN THE PROPOSED GARAGE ARE PROPOSED.

ZONING EXHIBIT PLAN

401 EAST MILL ROAD

SITE SITUATE IN
 SPRINGFIELD TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA

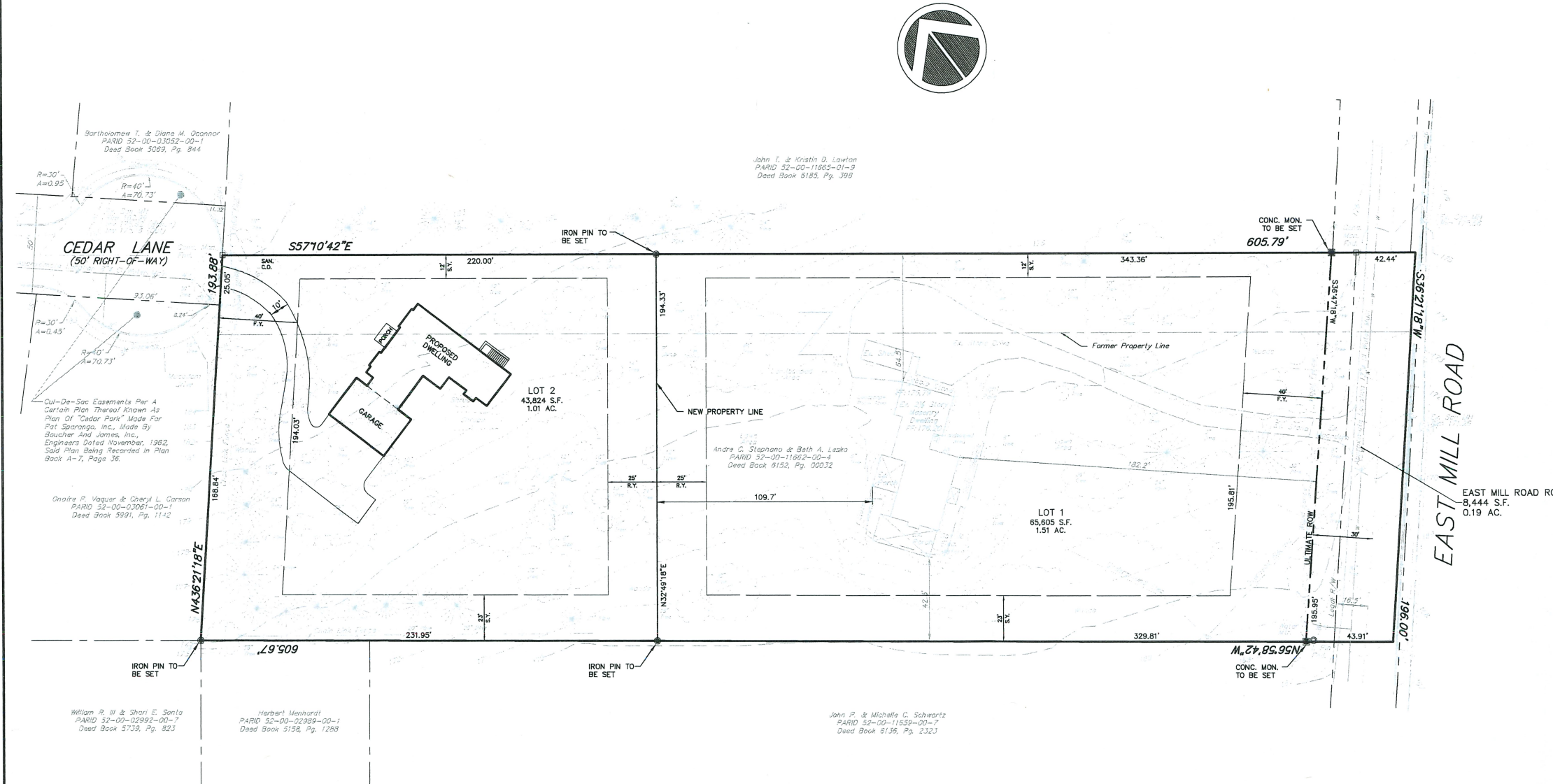
PROJECT MANAGER: AJH
 DRAFTED BY: MNR
 PROJECT NUMBER: 7842
 DRAWING FILE: 7842 SH01 ZONING

PLAN SCALE: 1" = 30'
 PLAN SHEET NUMBER: 1 OF 1



401 EAST MILL ROAD
 PREPARED FOR
DELUCA CONSTRUCTION
 AT GLENGARRY L.L.C.
 SITE SITUATE IN
 SPRINGFIELD TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA

GORSKI ENGINEERING, INC.
 1 IRON BRIDGE DRIVE,
 COLLEGEVILLE, PA 19426
 610 489 9131; FAX 610 489 6850



LEGEND

- EXIST BOUNDARY
- EXIST ADJOINING OWNER LINE
- EXIST CURB
- EXIST UNPAVED DRIVE
- EXIST BUILDING
- EXIST RIGHT-OF-WAY
- EXIST CONTOUR
- EXIST INDEX CONTOUR
- PROP LOT LINE
- PROP BUILDING
- PROP DRIVEWAY
- PROP CONCRETE
- PROP IRON PIN
- PROP CONCRETE MONUMENT

CONTRACTOR'S PA ONE CALL DUTY



LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF THE PENNSYLVANIA LEGISLATIVE ACT 121, AS PER THE LATEST AMENDMENT OF PA ACT 287 OR 1874, EFFECTIVE OCTOBER 9, 2008, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.

SERIAL NUMBER 20232280990, (AUGUST 16, 2023)

