



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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President

James M. Lee
Vice President

Baird M. Standish
Peter D. Wilson
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Solicitor

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Engineer

Zoning Hearing Board Notice

Notice is hereby given that the Zoning Hearing Board of Springfield Township, Montgomery County, will hold a meeting as required by the Township's Zoning Ordinance. This meeting will be in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

Monday, October 24, 2022 at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #22-24: This is the application of **William Hamberg**, owner of the property located at 610 Burton Road, Oreland, PA 19075 also known as Parcel #5200-0263-5004. The applicant has requested a dimensional variance from Section 114-12.A, 13.A of the Springfield Township Zoning Ordinance. The applicant seeks approval to add an addition to the rear of the existing single family dwelling that will encroach into AE Flood Plain, as defined by FEMA's Firm Maps. The addition is proposed to be an expansion of the kitchen and a rear porch. The property is zoned within the B-Residential District of Ward #6 of Springfield Township.

A copy of the application and information submitted for this application is on file in the Community Development Office and may be reviewed during normal business hours. In addition, all information submitted is posted on our website [@springfieldmontco.org](http://springfieldmontco.org).

By Order of the Springfield Township
Zoning Hearing Board
Mark A. Penecale
Director of Planning & Zoning

TOWNSHIP OF SPRINGFIELD
MONTGOMERY COUNTY
1510 PAPER MILL ROAD
WYNDMOOR, PA 19038

Springfield Township
Montgomery County
Received
SEP 12 2022
Community Development
Department

NO. 22-25

DATE: 9/12/22

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We **Bill Hamberg**
(Name of Applicant)

Of (Address) **610 Burton Rd Oreland Pa 19075**

(Telephone No.) **215-206-1980**

do hereby make application before the Springfield Township Zoning Hearing Board to request:

An **appeal** from the decision of the Zoning/Building Official.

A **special exception** as provided for in Article _____, Section _____, Subsection _____, of the Springfield Township Zoning Code.

A **variance** from the requirements set forth in Article **114**, Section **12A**, Subsection **13A**, of the Springfield Township Zoning Code.

Other (please specify) _____

The property concerned is located at: **610 Burton Rd Oreland PA 19075**

Petitioner's Interest in the property is: **Owner**

Present use of property: **Residential**

Explanation of Petition: Variance and Special Exception Requests must meet the statutory guidelines Outlined in Section 114-165 of the Township Zoning Code. The following explanation should indicate Compliance with those guidelines.

Owner is seeking a special exception/variance (under Article 114.12A.13) to expand existing
kitchen footprint. Expanded area will extend ~6' out on to an existing patio space. Expansion
will not create additional impervious area. Kitchen expansion will not encroach the Base
Flood Elevation (BFE) as outlined in the attached Elevation Survey.

APPLICANT NOTE: Petition must be accompanied by eight (8) sets of scaled drawings or plans, Application Fee and a copy of the property deed.

Case # 22-25
Check # 3728
\$500.00


Applicant's Signature


Owner's Signature

Do not write in this space.

Petition granted.

Petition refused.

The following special conditions are imposed.

By Order of the Zoning Hearing Board

**TOWNSHIP OF SPRINGFIELD
COMMUNITY DEVELOPMENT
ZONING INFORMATION AND FEE SCHEDULE**

**NOTICE TO APPLICANTS WHO WISH TO APPEAR BEFORE
THE ZONING HEARING BOARD OF SPRINGFIELD TOWNSHIP**

Application Procedures

Applicants must complete the standard Petition form **TYPED** and signed in **TRIPLICATE** and file same with the Zoning Officer by the **last day** of the month preceding the public hearing date. The Zoning Board Hearings are normally held on the **fourth Monday** of each month with the exception of a chosen

summer month.

Applications **must** be accompanied by eight (8) copies of **scaled** drawings including sketches, or drawings indicating lot lines, building dimensions, yard distances, and any other illustrative data relating to the Petition. Pertinent photographs and letters from immediate neighbors are also helpful for the record but need not be filed unless required by the Zoning Hearing Board.

A copy of the property deed must accompany all applications. **No applications will be accepted without the deed.**

An explanation of the Petition must be provided with specific details on the nature of the Petition, relief being requested, pertinent code sections, lot and setback criteria, etc.

In order for the Zoning Board to grant a special exception and/or variance request, the statutory guidelines outlined in Section 114-165 of the Township Zoning Code must be met. The explanation of the petition should indicate compliance with those guidelines. It is the applicant's responsibility to provide all necessary information pertaining to the petition.

It is required that the Applicant, or in the case of an organization to have one of its corporate officers, be present to testify at the hearing. Applicants have the right to be represented by an attorney.

Petitions are listed on the Zoning Hearing Board Agenda in the date order in which they are received.

In accordance with the **Pennsylvania Municipalities Planning Code, Act 247, Section 908**, it will be necessary for Springfield Township to post notice of this Hearing. Such posting is to be conspicuously displayed on the affected tract of land or building.

Filing Fees and Costs

Each applicant must pay the requisite application fee when filing a Petition to the Zoning Hearing Board:

1. A filing fee of **\$500.00** shall be required with respect to any Petition dealing exclusively with single or two-family residential property and the residential use, including accessory use thereof. Such a Petition may involve an appeal from a decision of the Zoning Officer, an application for a Special Exception, and/or a Variance or any other appeal the Board is empowered to hear.
2. A filing fee of **\$1,200.00** shall be required with respect to any petition to the Zoning Hearing Board for any matter dealing with non-residential property or the non-residential use thereof, and/or multi-family use.
3. A continuance fee equal to 50% of the application fee will be charged for each continuance that is requested by the applicant.

Filing fees are applied to clerical, advertising, mailing, administrative, legal and stenographic costs associated with the Hearing and are not refundable to Applicant. The filing fee has been established to pay the costs associated with one hearing. In those instances where hearings are continued and the original filing fee and/or continuance fee does not cover the additional costs incurred by the Township, the costs will be assessed upon the Applicant.

Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall not be any credit granted to anyone as a result of the filing fee initially paid.

The Zoning Hearing Board may deem it appropriate to have a stenographic transcript of the proceedings in any matter before it in order that a decision and opinion may be made. In such a case the cost thereof shall be borne initially by the Applicant and thereafter by the Appellant, upon appeal as a part of the cost of the entire written record of the proceedings.

I have read the Application Procedure and the Schedule of Filing Fees and Costs and agree to be bound by the provisions thereof.

Bill Hamberg

Printed Name of Applicant

**Bill Hamberg**
Digitally signed by Bill Hamberg
Date: 2022.09.12 13:06:23 -04'00'

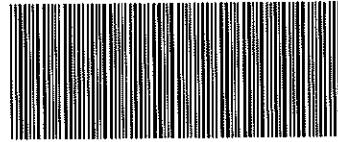
Applicant's Signature and Date



RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 6274 PG 01655 to 01659
INSTRUMENT # : 2022037739
RECORDED DATE: 03/28/2022 02:10:10 PM



6086706-0022U

MONTGOMERY COUNTY ROD


OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed	Transaction #: 6550273 - 1 Doc(s)
Document Date: 11/24/2021	Document Page Count: 4
Reference Info:	Operator Id: JSorg
RETURN TO: (Simplifile) Closing Edge, LLC 1126 Horsham Rd Ste 100 Ambler, PA 19002-1178 (215) 358-2200	PAID BY: CLOSING EDGE LLC

* PROPERTY DATA:	
Parcel ID #:	52-00-02635-00-4
Address:	610 BURTON RD
	ORELAND PA 19075
Municipality:	Springfield Township (100%)
School District:	Springfield

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$220,000.00	DEED BK 6274 PG 01655 to 01659	
TAXABLE AMOUNT: \$220,000.00	Recorded Date: 03/28/2022 02:10:10 PM	
FEES / TAXES:	I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.	
Recording Fee:Deed		\$86.75
State RTT		\$2,200.00
Springfield Township RTT		\$1,100.00
Springfield School District RTT		\$1,100.00
Total:	\$4,486.75	
		
	Jeanne Sorg Recorder of Deeds	

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION

<u>Prepared by and Return to:</u>	MONTGOMERY COUNTY COMMISSIONERS REGISTRY	
Closing Edge, LLC	52-00-02635-00-4 SPRINGFIELD TOWNSHIP	
1126 Horsham Road	610 BURTON RD	
Ambler, PA 19002	CALLAGHAN JOHN P & JANET M	\$15.00
File No. CE-21-2306	B 075 L 304 U 068 1101 03/25/2022	JW
Parcel No 52-00-02635-00-4		

This Indenture, made the 24th day of November, 2021

Between

Janet M. Callaghan

(hereinafter called the Grantor), of the one part, and

WilMar Development Group

(hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of **TWO HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS** ----- lawful money of the United States of America, unto her well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee as sole owner.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Springfield, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 304 as shown on the Plan of Sunnybrook Country Club Section No. 2 made for Sunnybrook, Inc., by Barton and Martin, Engineers, on September 17, 1951 and recorded October 22, 1951, in the office for the Recording of Deeds at Norristown, Pennsylvania, in Deed Book No. 2206, Page 601, said lot being more fully bounded and described according to said plan, as follows, to wit:

BEGINNING at a point on the southwesterly side of Burton Road (50 feet wide) at the distance of 70 feet measured North 77 degrees 18 minutes 30 seconds West from a point of tangent on the said southwesterly side of Burton Road; said point of tangent being at the arc distance of 243.57 feet measured in a westwardly direction along the arc of a curve deflecting to the right having a radius of 296.59 feet from a point of reverse curve; said point of reverse curve being at the westerly end of a curve deflecting to the left having a radius of 114.58 feet and an arc distance of 87.98 feet which connects the southerly side of Clyde Road (50 feet wide) with the southwesterly side of Burton Road; thence from the point of beginning and along Lot No. 303 on said plan South 12 degrees 41 minutes 30 seconds West 125.34 feet to a point on the northeasterly side of a 60 feet wide drainage reservation; thence along the same North 61 degrees 5 minutes West 80.20 feet to a point, a corner of Lot No. 305 on said plan; thence along the same and along the center of a 10 feet wide drainage easement North 12 degrees 41 minutes 30 seconds East 102.94 feet to a point on the southwesterly side of Burton Road; thence along the said southwesterly side of Burton Road South 77 degrees 18 minutes 30 seconds East 77 feet to the first mentioned point and place of beginning.

Being the same premises which Dennis J. Callaghan, Executor of the Estate of Denis J. Callaghan, deceased, by Deed dated 3/24/2000 and recorded 4/28/2000 in Montgomery County in Deed Book 5314 Page 2229 conveyed unto John P. Callaghan and Janet M. Callaghan, husband and wife, in fee.

And the said John P. Callaghan departed this life on July 13, 2016 at which the entire fee became vested in Janet M. Callaghan as surviving Tenant by the Entirety.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of her, the said grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their heirs and assigns, to and for the only proper use and behoof of the said Grantee, their heirs and assigns, forever.

And the said Grantor, for themselves and their heirs, executors and administrators, does, by these presents, covenants, grants and agrees, to and with the said Grantee, their heirs and assigns, that she, the said Grantor, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their heirs and assigns, against her, the said Grantor, and their heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the party of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

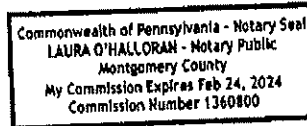

Janet M. Callaghan

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF Montgomery

On this, the 24th day of November, 2021, before me Laura O'Halloran, the undersigned officer, personally appeared Janet M. Callaghan, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seals.

Laura O'Halloran
Signature



The precise residence and the complete post office address of the above-named Grantee is:

610 Burton Road
Oreland, PA 19075

Janet M. Callaghan
On behalf of the Grantee

<p>Deed</p>	<p>Parcel No 52-00-02635-00-4</p> <p>Janet M. Callaghan</p> <p>TO</p> <p>WILMar Development Group</p>	<p>Closing Edge, LLC 1126 Horsham Road Ambler, PA 19002</p>
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Chapter 114. Zoning

Article X11A. Floodplain Conservation District

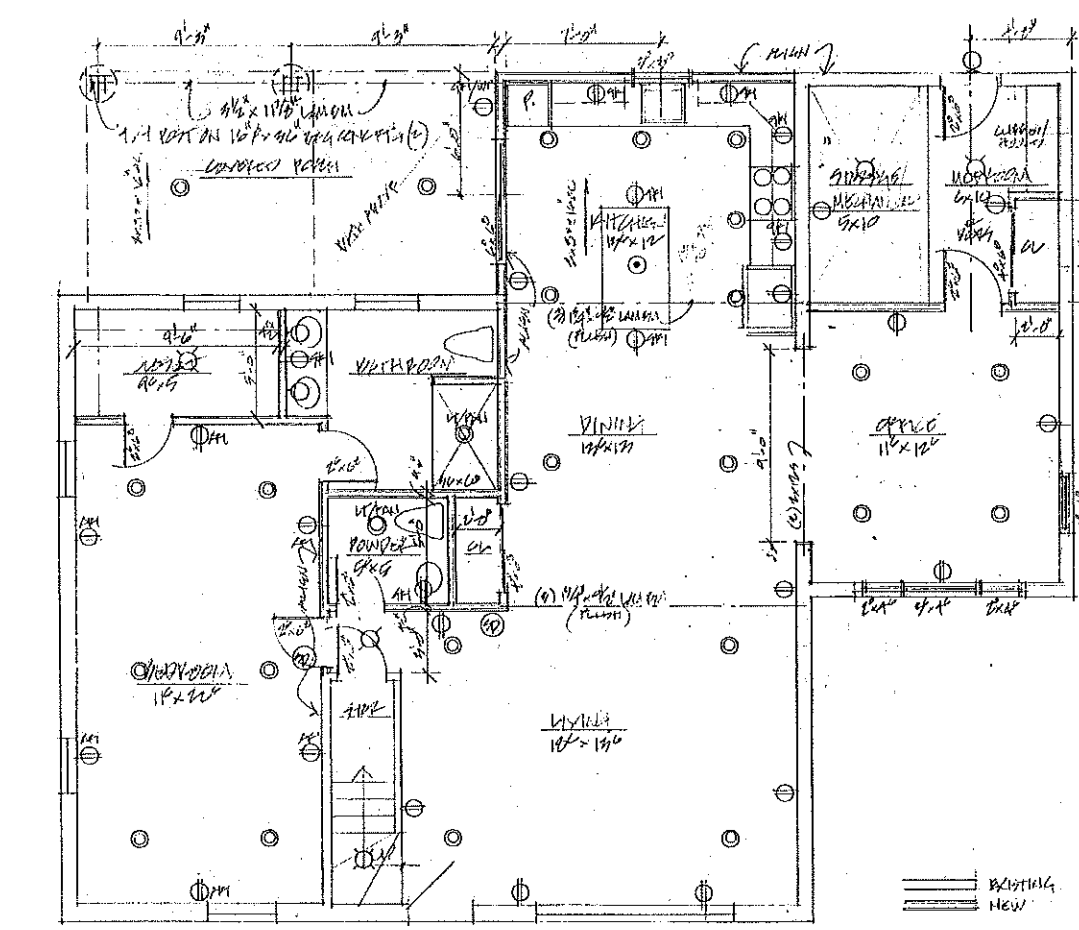
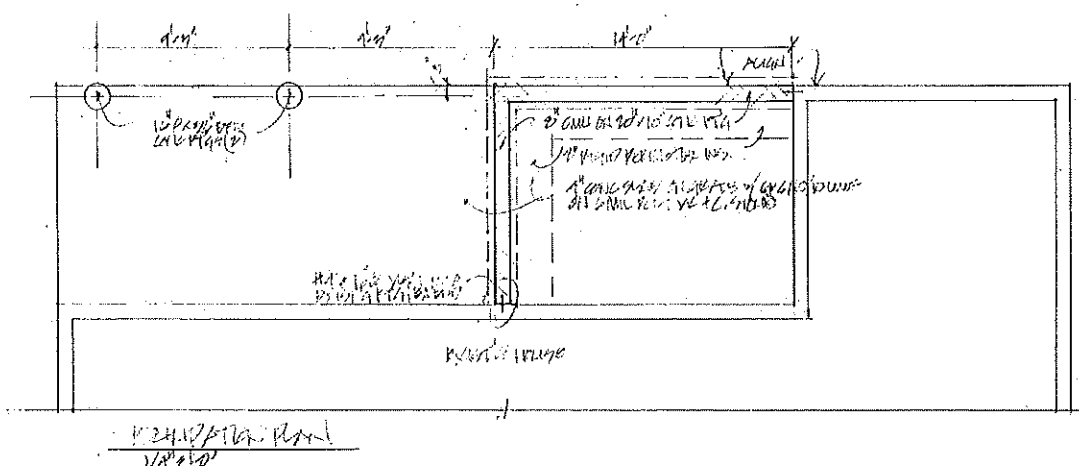
§ 114-12A13. Uses prohibited in Floodplain Conservation District (Identified Floodplain Area).

Any use or activity not authorized within § 114-12A12, herein, shall be prohibited within the Floodplain Conservation District (Identified Floodplain Area) and the following activities and facilities are specifically prohibited:

- A. No new construction, alteration, or improvement of buildings and any other type of permanent structure, including fences, shall be permitted in the floodway or the one-hundred-year floodplain.
- B. Placement of fill within the one-hundred-year floodplain is prohibited.
- C. No encroachment, alteration, or improvement of any kind shall be made to any watercourse.
- D. Clearing of all existing vegetation, except where such clearing is necessary to prepare land for a use permitted under § 114-12A12, herein, and where the effects of these actions are mitigated by re-establishment of vegetation.
- E. Use of fertilizers, pesticides, herbicides, and/or other chemicals in excess of prescribed industry standards.
- F. Roads or driveways, except where permitted as corridor crossings in compliance with § 114-12A12, herein.
- G. Motor or wheeled vehicle traffic in any area not designed to accommodate adequately the type and volume.
- H. Parking lots.
- I. Subsurface sewage disposal areas.
- J. Sod farming.
- K. Stormwater basins, including necessary berms and outfall facilities.

TABLE 2 MINIMUM INSULATION REQUIREMENTS BY COMPONENT

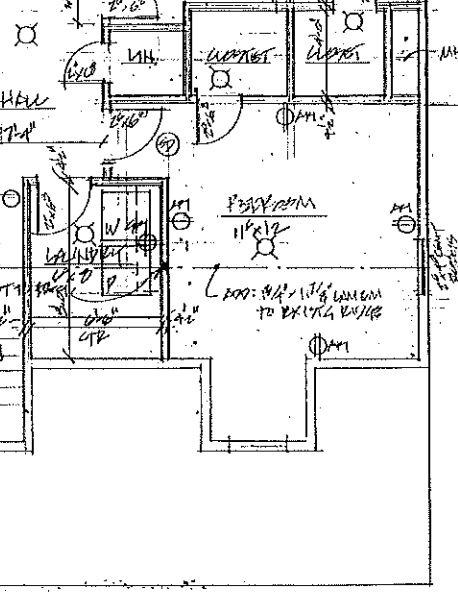
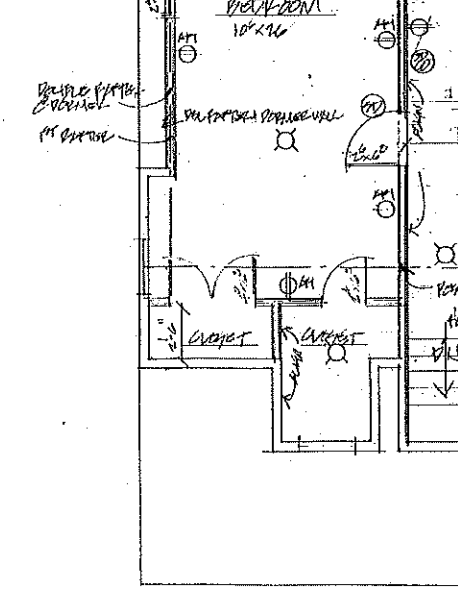
CLIMATE ZONE	PERMEATION U-Factor	CEILING	WALL	FLOOR	ROOF	GLAZING	DOOR	WINDOW	SKYLIGHT	SHED	SCREENED PORCH	SCREENED PATIO
1	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05
2	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05
3	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05
4	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05
5	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05
6	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05
7	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05
8	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05
9	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05
10	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05



- GENERAL NOTES**
- 1) THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING SITE CONDITIONS PRIOR TO BEGINNING THE WORK.
 - 2) ALL WORK MUST COMPLY WITH APPLICABLE BUILDING CODES, MANUFACTURER'S INSTRUCTIONS, SPECIFICATIONS, AND OTHERWISE ACCEPTED GOOD PRACTICES.
 - 3) WORK SHALL CONFORM TO THE APPLICABLE BUILDING CODES AS LISTED BELOW.
 - 4) CONTRACTOR SHALL COMPLY WITH ALL STATE, LOCAL, AND FEDERAL CODES, REGULATIONS AND MAINTAIN ANY AND ALL APPROPRIATE LIABILITY AND WORKMANSHIP COMPLETION INSURANCE.
 - 5) CONTRACTOR SHALL PROVIDE OWNER WITH WAIVER OF RIGHTS TO SUBROGATION RIGHTS.
 - 6) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS.
 - 7) ARCHITECT IS NOT RESPONSIBLE FOR OBTAINING PERMITS OR APPROVALS BY CONTRACTOR'S NEGLIGENCE OR FAILURE TO OBTAIN NECESSARY PERMITS AND APPROVALS.
 - 8) ALL FINISHES MUST BE IN ACCORDANCE WITH THE FINISH SCHEDULE AND FINISH SPECIFICATIONS.
 - 9) ALL FINISHES MUST BE IN ACCORDANCE WITH THE FINISH SCHEDULE AND FINISH SPECIFICATIONS.
 - 10) ALL CONCRETE SHALL BE REINFORCED WITH #4 BARS AT 18" ON CENTER.
 - 11) ALL CONCRETE SHALL BE REINFORCED WITH #4 BARS AT 18" ON CENTER.
 - 12) ALL CONCRETE SHALL BE REINFORCED WITH #4 BARS AT 18" ON CENTER.
 - 13) ALL CONCRETE SHALL BE REINFORCED WITH #4 BARS AT 18" ON CENTER.
 - 14) ALL CONCRETE SHALL BE REINFORCED WITH #4 BARS AT 18" ON CENTER.
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 - 17) ALL CONCRETE SHALL BE REINFORCED WITH #4 BARS AT 18" ON CENTER.
 - 18) ALL CONCRETE SHALL BE REINFORCED WITH #4 BARS AT 18" ON CENTER.
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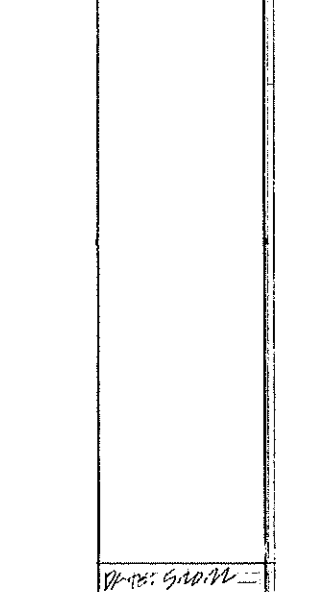
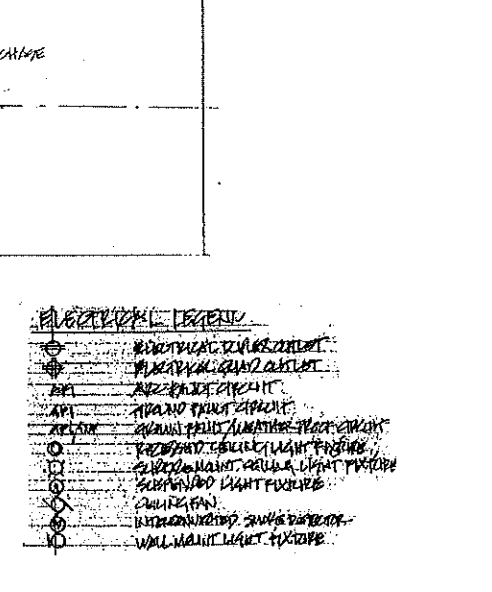
- PLUMBING NOTES**
- 1) ALL PLUMBING SHALL CONFORM TO THE INTERNATIONAL PLUMBING CODE AS NOTED BELOW AND APPLICABLE STATE AND LOCAL CODES.
 - 2) PROVIDE PERMITS AS REQUIRED FOR ALL PLUMBING WORK.
 - 3) ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE AS NOTED BELOW AND APPLICABLE STATE AND LOCAL CODES.
 - 4) PROVIDE PERMITS AS REQUIRED FOR ALL PLUMBING WORK.
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 - 17) ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE AS NOTED BELOW AND APPLICABLE STATE AND LOCAL CODES.
 - 18) PROVIDE PERMITS AS REQUIRED FOR ALL PLUMBING WORK.
 - 19) ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE AS NOTED BELOW AND APPLICABLE STATE AND LOCAL CODES.
 - 20) PROVIDE PERMITS AS REQUIRED FOR ALL PLUMBING WORK.

- Mechanical Notes**
- 1) ALL MECHANICAL WORK SHALL CONFORM TO THE INTERNATIONAL MECHANICAL CODE AS LISTED BELOW AND APPLICABLE STATE AND LOCAL CODES.
 - 2) THE DESIGN, LAYOUT, SIZING AND CALCULATIONS FOR THE MECHANICAL AND HVAC SYSTEMS SHALL BE PROVIDED TO THE ARCHITECT BY THE MECHANICAL CONTRACTOR AS REQUIRED BY TYPICAL SPECIFICATIONS.
 - 3) MECHANICAL CONTRACTOR SHALL PROVIDE PERMITS AS REQUIRED FOR ALL MECHANICAL WORK.
 - 4) MECHANICAL CONTRACTOR SHALL PROVIDE PERMITS AS REQUIRED FOR ALL MECHANICAL WORK.
 - 5) MECHANICAL CONTRACTOR SHALL PROVIDE PERMITS AS REQUIRED FOR ALL MECHANICAL WORK.
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 - 15) MECHANICAL CONTRACTOR SHALL PROVIDE PERMITS AS REQUIRED FOR ALL MECHANICAL WORK.
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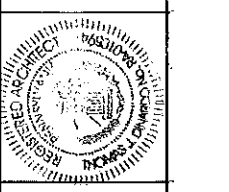


- ELECTRICAL NOTES**
- 1) ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE, LATEST EDITION, AND APPLICABLE STATE AND LOCAL CODES.
 - 2) PROVIDE PERMITS AS REQUIRED FOR ALL ELECTRICAL WORK.
 - 3) ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AS NOTED BELOW AND APPLICABLE STATE AND LOCAL CODES.
 - 4) PROVIDE PERMITS AS REQUIRED FOR ALL ELECTRICAL WORK.
 - 5) ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AS NOTED BELOW AND APPLICABLE STATE AND LOCAL CODES.
 - 6) PROVIDE PERMITS AS REQUIRED FOR ALL ELECTRICAL WORK.
 - 7) ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AS NOTED BELOW AND APPLICABLE STATE AND LOCAL CODES.
 - 8) PROVIDE PERMITS AS REQUIRED FOR ALL ELECTRICAL WORK.
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 - 16) PROVIDE PERMITS AS REQUIRED FOR ALL ELECTRICAL WORK.
 - 17) ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AS NOTED BELOW AND APPLICABLE STATE AND LOCAL CODES.
 - 18) PROVIDE PERMITS AS REQUIRED FOR ALL ELECTRICAL WORK.
 - 19) ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AS NOTED BELOW AND APPLICABLE STATE AND LOCAL CODES.
 - 20) PROVIDE PERMITS AS REQUIRED FOR ALL ELECTRICAL WORK.

- MECHANICAL NOTES**
- 1) ALL MECHANICAL WORK SHALL CONFORM TO THE INTERNATIONAL MECHANICAL CODE AS LISTED BELOW AND APPLICABLE STATE AND LOCAL CODES.
 - 2) THE DESIGN, LAYOUT, SIZING AND CALCULATIONS FOR THE MECHANICAL AND HVAC SYSTEMS SHALL BE PROVIDED TO THE ARCHITECT BY THE MECHANICAL CONTRACTOR AS REQUIRED BY TYPICAL SPECIFICATIONS.
 - 3) MECHANICAL CONTRACTOR SHALL PROVIDE PERMITS AS REQUIRED FOR ALL MECHANICAL WORK.
 - 4) MECHANICAL CONTRACTOR SHALL PROVIDE PERMITS AS REQUIRED FOR ALL MECHANICAL WORK.
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 - 19) MECHANICAL CONTRACTOR SHALL PROVIDE PERMITS AS REQUIRED FOR ALL MECHANICAL WORK.
 - 20) MECHANICAL CONTRACTOR SHALL PROVIDE PERMITS AS REQUIRED FOR ALL MECHANICAL WORK.

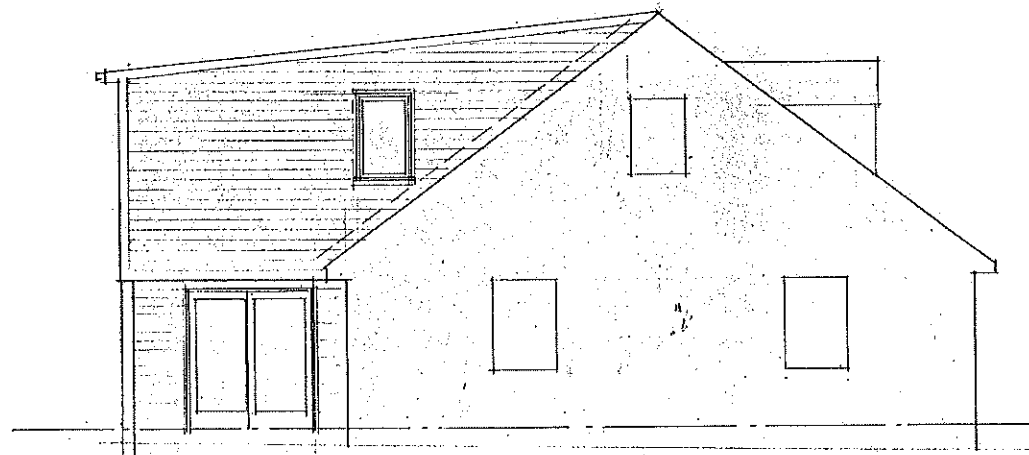


THOMAS J. DINARDO ARCHITECT
231 S. EASTON ROAD
GLENESIDE, PA 19038
267.804.1483

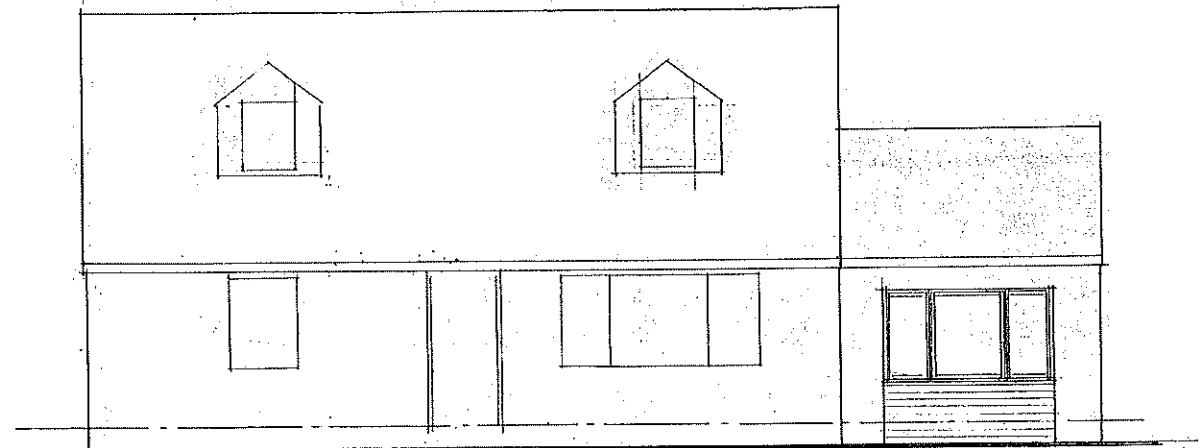


EDITION 1 REVISIONS FOR:
1. 10/1/2010
2. 10/1/2010
3. 10/1/2010

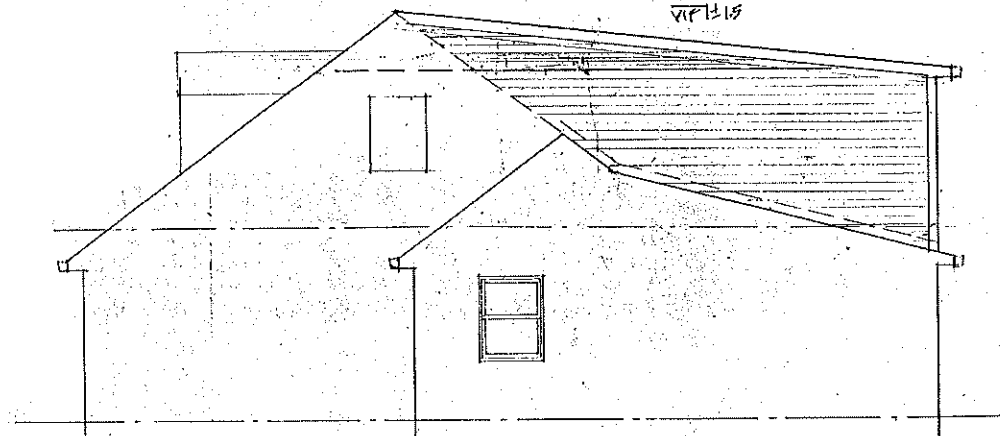
DATE: 10/1/2010
A.C.



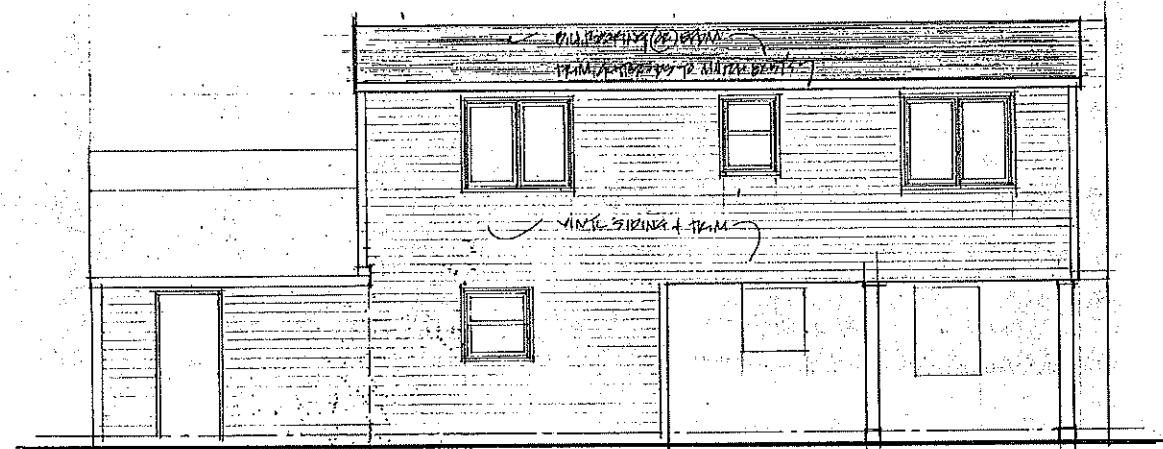
LEFT SIDE ELEVATION
VP-110



FRONT ELEVATION
VP-111



RIGHT SIDE ELEVATION
VP-112



REAR ELEVATION
VP-110

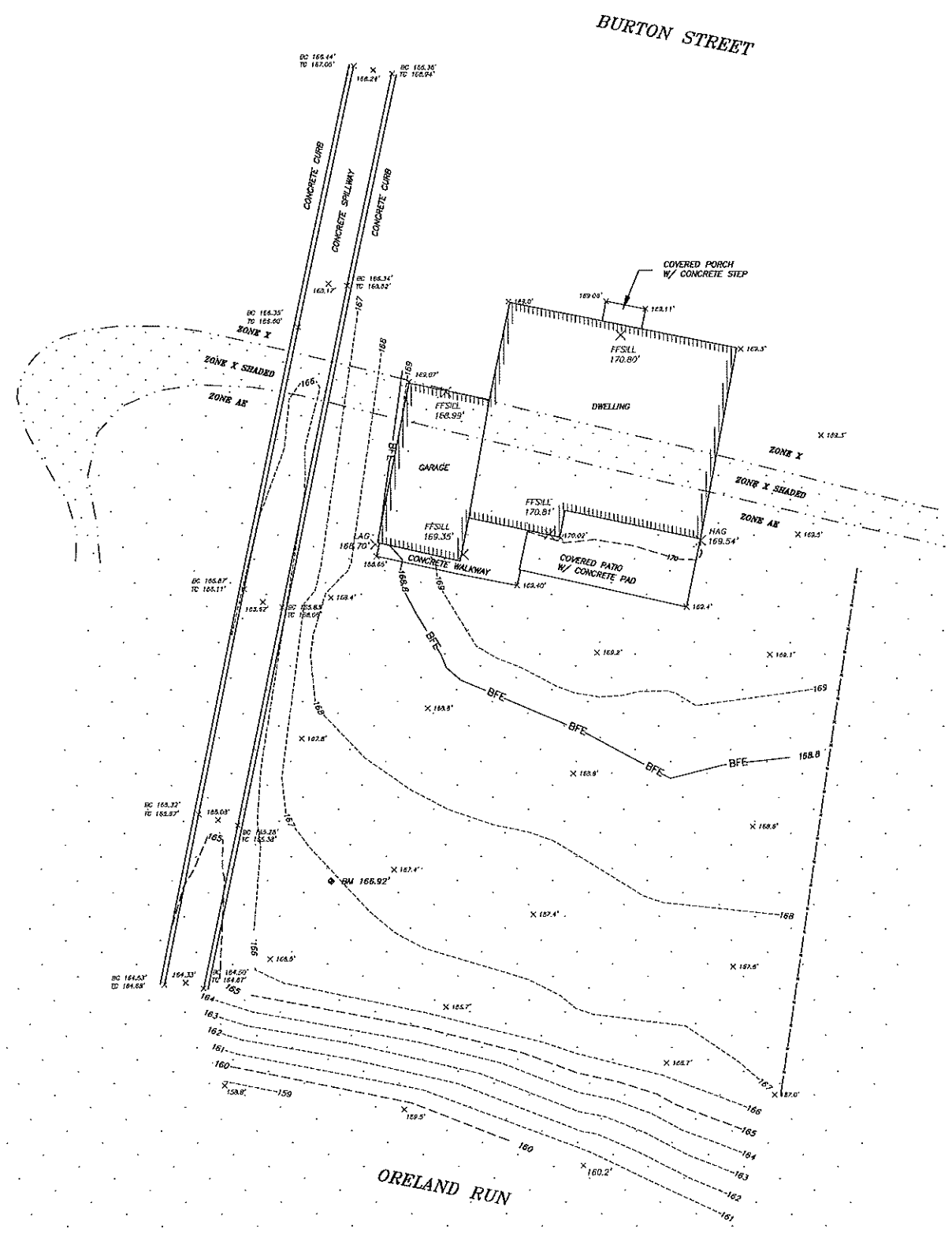
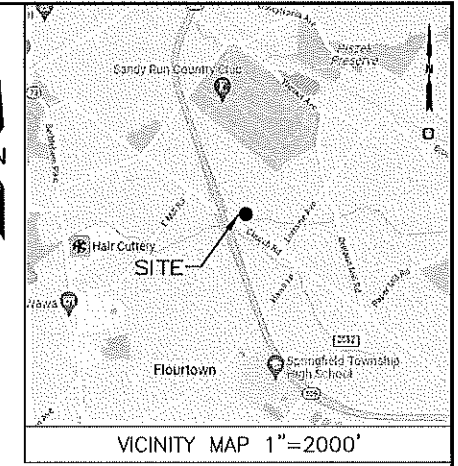
THOMAS J. DINARDO ARCHITECT
231 S. EASTON ROAD GLENESIDE, PA 19038
267.904.1485



REVISED & REVISIONS FOR
5/10/11
GLENESIDE, PA

DATE: 9.10.11

A.J.



GENERAL NOTES:

1. TOPOGRAPHIC FEATURES SHOWN FROM ACTUAL FIELD SURVEY BY ASH ASSOCIATES JULY 5, 2022 AND LIMITED TO SHOWING FEATURES OF INTEREST ONLY.
2. VERTICAL DATUM IS NAVD 1988 AND ESTABLISHED BY GPS OBSERVATIONS REFERENCED TO THE NGS CORS NETWORK AND VERIFIED WITH OBSERVATIONS TO NGS BENCHMARK KV1876. SITE BENCHMARK IS A MAG NAIL SET AS SHOWN, ELEVATION=168.92'.
3. HORIZONTAL DATUM IS NAD 83, STATE PLANE COORDINATES OF PENNSYLVANIA AND ESTABLISHED GPS OBSERVATIONS REFERENCED TO THE NGS CORS NETWORK.
4. THIS IS NOT A BOUNDARY SURVEY. A COMPLETE BOUNDARY SURVEY WOULD BE REQUIRED TO SHOW ADDITIONAL DETAILS.
5. THIS PLAN WAS MADE AS PER INSTRUCTIONS OF APPLICANT AND WITHOUT THE BENEFIT OF A TITLE REPORT. OTHER RIGHTS TO PROPERTY MAY EXIST.
6. THIS PLAN DOES NOT SHOW ENVIRONMENTAL HAZARDS, OR ARCHEOLOGICAL SITES.
7. PORTION OF THE SITE IS LOCATED IN FLOOD ZONE "AE" AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA FLOOD INSURANCE RATE MAP (FIRM) OF MONTGOMERY COUNTY, PANEL 377 OF 451, MAP # 4209100377G, REVISED MARCH 2, 2016.
8. THE BASE FLOOD ELEVATION WAS CALCULATED TO BE 168.8 FEET FOR THIS SITE USING PROFILES FROM THE FEMA FLOOD INSURANCE STUDY.

PROPERTY INFORMATION:
 OWNER: WILMAR DEVELOPMENT GROUP
 APN: 52-00-02635-00-4
 TRACT ADDRESS: 610 BURTON ROAD
 DOCUMENT: DEED BOOK 6274, PAGE 1655

EXISTING FEATURES LEGEND

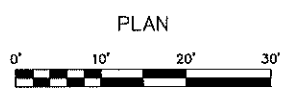
- 5' CONTOUR LINE
- 1' CONTOUR LINE
- - - FENCE
- BFE
- HAG
- LAG
- BASE FLOOD ELEVATION
- HIGHEST ADJACENT GRADE
- LOWEST ADJACENT GRADE

FEMA NOTES:
 SITE IS LOCATED WITHIN FLOOD AREAS LISTED BELOW PER FLOOD INSURANCE RATE MAP # 420900155 F FOR CHESTER COUNTY, PANEL 155 OF 380, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, REVISED SEPTEMBER 29, 2008.

ZONE X [Symbol] OTHER AREAS
 ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONE X (SHADED) [Symbol] OTHER FLOOD AREAS
 ZONE X - AREAS OF 0.2% CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE AE [Symbol] SPECIAL FLOOD HAZARD AREAS INUNDED BY THE 1% ANNUAL CHANCE FLOOD.
 ZONE AE - BASE FLOOD ELEVATIONS DETERMINED, REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.



Revisions		
No.	Date	Remarks

Date Issued:
 JULY 12, 2022

EXISTING FEATURES PLAN
 PREPARED FOR
BILL HAMBERG
 610 BURTON ROAD
 ORELAND, PA 19075
 SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

ASH ASSOCIATES, INC.
 765 TENNIS AVENUE
 AMBLER, PA 19002
 PH: 215-367-5261
 WWW.ASHASSOCIATES.NET

SCALE: 1" = 10'
 PROJECT NO. 4558
 DATED: JULY 12, 2022
 DRAWING NO. 4558-1