



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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Vice President

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Engineer

Public Notice

Planning Commission Meeting

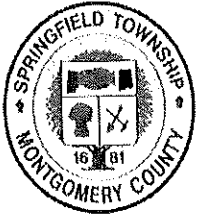
LD-22-03

This notice is sent to inform you the Springfield Township Planning Commission will hold a public meeting on Tuesday, January 3, 2023 with a 7:00 P.M. start time to discuss the Land Development Application submitted by **Cleotomarie, LLC** for a proposed re-development of 910 Willow Grove Avenue, Wyndmoor, PA 19038.

The applicant proposes to demolish the existing Skin Smart Building and construct a new three story building. The proposed 5,525 square foot first floor would be used as medical office space. The second and third floor will contain a total of six apartment units. The site will have a total of 35 on-site parking stalls, an on-site stormwater management system, a trash enclosure area and additional landscaping and fence along the property lines. The proposed mixed use of the property was approved by the Zoning Hearing Board on August 15, 2022 as Case #22-16. The property is zoned within the B-1 Business District of Ward #5 of Springfield Township.

A copy of both application and plans have 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 or by email at mpenecale@springfieldmontco.org.

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



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

APPLICATION FOR LAND DEVELOPMENT APPROVAL

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

B Name of Land Development: 910 E. Willow Grove Ave

Location: 910 E. Willow Grove Ave
Wyndmoor, PA 19038

C Name of Owner: Cleotomarie, LLC.

Address: 910 E. Willow Grove Ave
Wyndmoor, PA 19038

Phone #: 610-283-4891 (Jay Overcash)

D Name of Applicant: SAME AS OWNER

Address: _____

Phone #: _____

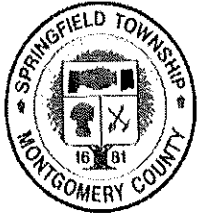
E Name of Engineer, Surveyor, or Planner responsible for preparation of the plan
LANDCORE Engineering Consultants, PC; D. Alexander Tweedie, PE

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

F Existing Zoning Classification: B1-Business District

Total Acreage: 0.75 New Non-Res. Floor Area: 5,000 (sq. ft)

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



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

| Intended Land Use(s) | # of Lots | Units | Buildings |
|---------------------------|-----------|-------|-----------|
| () Residential | 1 Exist. | 6 | 1 |
| (X) Commercial | 1 Exist. | 1 | 1 |
| () Industrial | _____ | _____ | _____ |
| () Office | _____ | _____ | _____ |
| () Other (Specify below) | _____ | _____ | _____ |

G Does this application meet all the requirements of the existing Zoning Classification? () Yes (X) No (if no, attach a list of variances and/or special exceptions) Special Exception Granted August 15, 2022.

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

I List additional material submitted with this application

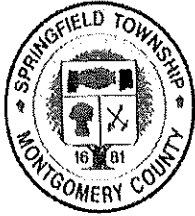
1. Special Exception Decision _____
2. _____
3. _____
4. _____
5. _____
6. _____

J Springfield Township Fee Schedule (non-refundable):

Checks should be made payable to "Springfield Township".

Land Development Fee Schedule

| Use | Waiver Request/ Sketch Plan | Preliminary Plans | Final Plans |
|----------------|--------------------------------|---------------------------------|-----------------------------------|
| Residential | \$250 | \$200 per D.U. 6 DUs | \$250 per D.U. 6 DUs |
| Nonresidential | \$250 | \$500 + \$100 / acre <1 Acre | \$2,500 + \$150 / acre <1 Acre |



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

K Escrow Fund

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

\$3,000.00 per acre or fraction thereof

Total Escrow Amount \$ 3,000

L Springfield Township Application Fees

Waiver or Sketch Plan Fee \$ _____

Preliminary Plan Fee \$ 1,800

Final Plan Fee \$ 4,150

Total \$ 5,950 Check # 1083

M Montgomery County Planning Commission Fee Schedule

Checks should be made payable to "Montgomery County Treasurer".

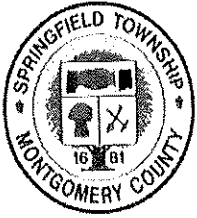
RESIDENTIAL LAND DEVELOPMENT

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

NON RESIDENTIAL LAND DEVELOPMENT AND CONVERSIONS

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

Total \$ _____ Check # _____



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

N Signature

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

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

10/01/2022
DATE

[Handwritten Signature]
SIGNATURE OF APPLICANT



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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Timothy P. Woodrow, PE
Engineer

Joseph C. Kuhls, Esq.
Kuhls Law, LLC
352 N. Easton Road
Glenside, PA 19038

August 16, 2022

Re: Zoning Hearing Board Application #22-16 for the property located at 910 Willow Grove Avenue, Wyndmoor, PA 19038. Known as Parcel #5200-1859-2004.

Dear Mr. Kuhls,

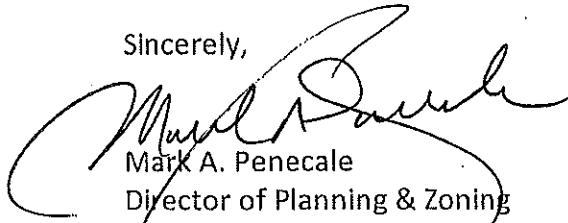
This letter is sent to inform you that on Monday, August 15, 2022 the Springfield Township Zoning Hearing Board approved the special exception for use you requested from Section 114-91.A as defined By Section 114-81.A and Section 114-71.D of the Zoning Ordinance of Springfield Township. This will allow for the property to be developed as a mixed use building, with medical office space of the first floor and a total of six (6) apartment units occupying the second and third floors of the proposed three story building.

The approval of this application was unanimous and the decision was based on the testimony and exhibits entered into the record. This decision was approved with the following conditions:

1. The applicant is required to obtain Land Development approval from the Springfield Township Board of Commissioners.
2. The applicant is required to obtain PennDot approval for the relocation and/or alterations of the curb cut(s) on Willow Grove Avenue.
3. The applicant is required to adhere to the directive of the Springfield Township Board of Commissioners in the planting or other screening measures within the existing two non-conforming buffers.
4. The development shall occur substantially in accordance with the testimony and exhibits entered into the record.

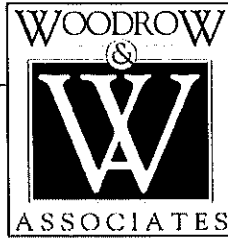
If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark A. Penecale". The signature is written in a cursive style with a large, sweeping initial "M".

Mark A. Penecale
Director of Planning & Zoning

Cc: ZHB Members by way of email
ZHB Solicitor by way of email
Michael Taylor; Township Manager, Springfield Township



December 8, 2022

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

Reference: Land Development Plan
910 E. Willow Grove Ave. Cleotomarie, LLC

Dear Mark:

My office is in receipt of a 14-sheet set of plans prepared by Landcore Engineers. The plans are dated November 9, 2022, and bear no revision date at this time. The plans describe the demolition of the existing office building and ancillary outbuildings on the property. The proposal calls for the construction of a new 5,000 square-foot office space and six rental apartments on the second and third floor above the first floor office. The plan is supplemented by off-street parking and driveway improvements. Our further review is as follows:

Threshold Issues –

1. **Stormwater Management** – Stormwater management remains one of the threshold issues for this application. The plan must speak to the redevelopment's ability to collect, manage, and convey stormwater runoff, thereby having an improving effect on downstream properties. The site is bisected by a storm sewer system that drains Willow Grove Avenue through a five-foot wide easement with ultimate discharge in East Pleasant Avenue. Further study of this existing system is necessary.
2. **Approvals/Permits/Reviews** – Any approval the Board of Commissioners would consider for this application must be conditioned upon the applicant securing the following approvals/permits/reviews:
 - PennDOT – Highway Occupancy Permit for driveway connection to Willow Grove Avenue.
 - PennDOT – Road Opening Permits for utility connections.
 - PA DEP – Sewage Facilities Planning approval.
 - Bucks County Water and Sewer Authority – Sewer capacity certification and additional EDU purchase.
 - Springfield Township – Stormwater Operations and Maintenance Agreement
 - Springfield Township – Escrow and Land Development Agreement

Zoning Ordinance Review:

Special Exception – On Monday, August 15, 2022, the Township's Zoning Hearing Board granted a special exception approval allowing for a mixed-use development of the building which included medical office space and six residential apartment units. With this approval in place, it appears that the application is otherwise compliant with our zoning code.

December 8, 2022
Mark Penecale, Planning Director
Springfield Township
Reference: Land Development Plan
910 E. Willow Grove Ave. Cleotomarie, LLC

Subdivision Land Development Ordinance Review:

1. Section 95-7.A – The surveyor must resolve the property outbound mitigating the difference between the “calls” in the deed versus the field measured dimensions.
2. Section 95-7.A – An analysis of the structural stability and the capacity of the drainage facilities into which the project is connecting must be provided.
3. Section 95-7.B – Location of all property monumentation must be shown on the record plan pursuant to Plan Note #10 on sheet SP.
4. Section 95-7.D – The width of the existing right-of-way, the ultimate right-of-way, and sidewalks must be shown the plans.
5. Section 95-7.E – Sheet DT2 shows paving cross-sections. However, the cross-section details reflect a type of asphalt that is no longer used in the industry. The details must be updated.
6. Section 95-7.E – The plan must be more clear in the obligation to replace damaged curbing along Willow Grove Avenue as well as the obligation to replace the sidewalk and storm inlet along Willow Grove Avenue in conjunction with the development. The sidewalk design should take into account the location of existing utility poles, traffic management signs, and a better depiction of proposed sidewalk with building access points.
7. Section 95-F – The plans are unclear as to how sanitary sewer service will be provided to the new building. Further, the existing sanitary sewer laterals that currently service the site need to be shown. A method for removal and capping of those old laterals needs to be provided to assure an absence of inflow and infiltration in the sewer mains.
8. Section 95-H – The landscaping plans must be signed and sealed by a professional landscape architect.
9. Section 95-7.H(2) – A statement must be made with regard to the planting conditions that exist for the proposed plant material and an expectation of survival.
10. Section 95-7.I – A traffic management study is required.
11. Section 95-10.A – The required ultimate right-of-way width for Willow Grove Avenue is 60 feet. The required width of the sidewalk is ten feet.
12. Section 95-11.E – The plan should speak to the obligation to provide a dedication of land for park and recreational use to the Township.
13. Section 95-11.E(2)(a) – The required open space for the six apartments is 3,000 square feet per dwelling unit or 18,000 square feet in total.
14. Section 95-11.E(2)(b) – The amount of open space land for the nonresidential component of the land development is 3,000 square feet per 4,000 square feet of building area or 3,750 square feet of land.

December 8, 2022

Mark Penecale, Planning Director

Springfield Township

Reference: Land Development Plan
910 E. Willow Grove Ave. Cleotomarie, LLC

15. Section 95-11.E (8) – This code citation offers an alternative to dedication of land in the form of a fee in lieu of dedication.
16. Section 95-11.I – The Board of Commissioners shall require appropriate landscaping. This shall include, but not be limited to, side and rear boundaries, street frontage and off-street parking.
17. Section 95-11.I (1) (a) – A softening buffer is required along the side property lines. A screening buffer is required along the rear property line.
18. Section 95-11.I (1) (b) – Softening buffers shall have a minimum width of at least 15 feet. Screening buffers shall have a minimum width of at least ten feet and a maximum width of 15 feet. The applicant is seeking interpretation that the southwestern property boundary is the beneficiary of an existing nonconforming buffer width. However, once the buildings are demolished, any perceived existing nonconformities are extinguished. A waiver will be required.
19. Section 95-11.I (5)(b) – Should the Board of Commissioners agree that the property is entitled to a nonconforming buffer condition, other structural measures such as fences may be incorporated. The plan does call for solid vinyl fencing along the southwest and southeast property boundaries.
20. Section 28-11.A – A stormwater fee of \$820.00 will be required in conjunction with this code section.

Stormwater Management:

1. Section 88-11A – No regulated earth disturbance activities within the municipality shall commence until municipality approval of a plan which demonstrates compliance with the state water quality requirements after construction is complete. The current proposal does not propose any stormwater quality improvements.
2. Section 88-11.B – To control post-construction stormwater impacts from earth disturbance activities, state water quality requirements can be met by the installation of stormwater BMPs. The state's requirements would obligate the developer to view 20% of the predevelopment impervious cover as existing in meadow condition. Appropriate calculations of the measures to be installed shall be submitted for review and comment.
3. Section 88-11.F – A Stormwater Operations and Maintenance Agreement will be required in conjunction with this application.
4. Section 88-11.B – The design of the stormwater system relies upon connection to an existing storm sewer line that traverses through an easement connecting Willow Grove Avenue and Pleasant Avenue. Stormwater runoff from the project does not currently enter this pipe today. As suggested in earlier comments, the applicant will need to video inspect this pipe to assure its structural integrity. Further, a capacity analysis must be conducted to assure that connecting the project will not surcharge the system. In addition, given the minimal slopes of the new pipes, it is recommended that a soft dig in the area of the proposed connection be conducted to identify the size and actual invert of the existing line. It is suggested that the applicant's engineer contact our office to discuss the recommendations made.

December 8, 2022

Mark Penecale, Planning Director

Springfield Township

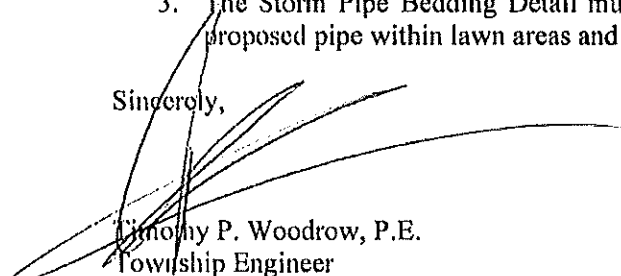
Reference: Land Development Plan

910 E. Willow Grove Ave. Cleotomarie, LLC

General Topics for Discussion:

1. Detail Sheets – These sheets contain several details that do not specifically pertain to the proposal. For clarity, they should be removed from the plan set. In addition, the following Springfield Township Details must be provided.
 - Temporary and Permanent Trench Restoration Details (attached.)
 - Storm Manhole Frame Detail (attached.)
 - Inlet Grate Detail (attached.)
 - Doghouse Storm Manhole Detail.
2. Trash Enclosure – Owing to the location of the proposed trash enclosure and its adjacency to residential properties, the applicant should consider the use of a three-sided Masonry enclosure versus the chain-link fence currently shown on the plans. Details shall be provided.
3. The Storm Pipe Bedding Detail must be revised to reflect a minimum of 1' of stone over the proposed pipe within lawn areas and full depth stone backfill within paved areas.

Sincerely,



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

TPW/del

Cc: A. Michael Taylor, Township Manager – Springfield Township
James J. Garrity, Esq., Wisler Pearlstine, LLP. – Township Solicitor
Andrew R. Freimuth, Esq. – Wisler Pearlstine, LLP
Alex Tweedie, PE – Landcore Engineering Consultants
Jay Overcash – jay.overcash34@gmail.com
Joseph C Kuhls, Esq. – Kuhls Law

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

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



**MONTGOMERY COUNTY
PLANNING COMMISSION**

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

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 19, 2022

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

Re: MCPC #22-0282-001
Plan Name: 910 E. Willow Grove Ave
(6 du/5,000 sf office/1 lot comprising 0.75 acres)
Situate: Willow Grove Avenue (E), north of Elm Avenue
Springfield Township

Dear Mr. Penecale:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on November 28, 2022. We forward this letter as a report of our review.

BACKGROUND

The applicant, Cleotomarie, LLC., has submitted preliminary/final land development plans for the construction of a proposed three-story 5,525 square feet mixed-use building in the B1 Business District. The tract under discussion has frontage on and takes access from Willow Grove Avenue, a state roadway. The parcel currently contains a one-story medical office building, three one-story accessory buildings, and one two-story accessory building. The applicant proposes to demolish existing structures as part of this land development. The proposed building will have an office use on the first floor and a total of six apartments on the second and third floors.

The applicant has obtained special exception approval from the Springfield Township Zoning Hearing Board to be developed as a multiple dwelling building, and has requested three waivers from provisions of the Subdivision and Land Development Ordinance.

COMPREHENSIVE PLAN COMPLIANCE

Montco 2040: A Shared Vision – We find this proposal to be generally consistent with the county comprehensive plan. The county's Future Land Use Plan identifies the site of the proposed development as

a Town Center. Town Centers are traditional downtown areas with a mixture of retail, institutional, office, and residential users. Buildings should generally be built close to the sidewalk, and design decisions should encourage walking, with parking located to the rear of buildings.

Springfield Township Comprehensive Plan – We find this proposal to be generally consistent with the township’s comprehensive plan. The Future Land Use element designates the area containing this development site as a Village Center, and the land use goals of the township include compatible infill development respecting the scale of existing neighborhoods and continued provision of a variety of dwelling types to meet the needs of current and future residents.

RECOMMENDATION

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

REVIEW COMMENTS

SIDEWALK SHADE TREES

The proposed planting schedule shown on page LA-0 shows the use of three Green Pillar Pin Oaks (*Quercus Palustris ‘Pringreen’*) as shade trees along the sidewalk. While the Pin Oak is hardy in this area, the branch structure of this variety does not provide the arching branches over pedestrian walkways that is desirable in a shade tree, as lower branches of this cultivar tend to descend. The branch structure would require more frequent trimming by the applicant to maintain vertical clearance over the pedestrian walkway. The applicant may wish to consider the use of a white oak (*Quercus bicolor*) cultivar or a cultivar of the Pin Oak with a different branching structure as an alternative tree species along the sidewalk.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant’s proposal but we believe that our suggested revisions will better achieve the Springfield Township planning objectives for village center development.

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

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Please print the assigned MCPC number (#22-0282-001) on any plans submitted for final recording.

Sincerely,

A handwritten signature in black ink, appearing to read "Anne Nygard". The signature is fluid and cursive, with a long horizontal stroke at the end.

Anne Nygard, Community Planner II
anygard@montcopa.org – 610-278-3887

- c: Cleotomarie, LLC., Applicant
- Jay Overcash, Applicant's Representative
- A. Michael Taylor, Springfield Township Manager
- Amanda Helwig, Chair, Springfield Township Planning Commission
- Fran Hanney, P.E., PennDOT District 6-0
- Scott Burton, PennDOT District 6-0

Attachment A: Aerial Image of Site

Attachment B: Reduced Copy of Applicant's Proposed Site Plan

BCWSA



Springfield Township
Montgomery County
Pennsylvania

DEC 5 2022

Community Development
Department

December 2, 2022

Michael Gilinger
Landcore

Via email: mgilinger@landcoreconsulting.com

**RE: 910 E Willow Grove Avenue Redevelopment
Springfield Township
Will Serve**

To Whom It May Concern:

BCWSA has available collection capacity to connect the above-referenced project to public sewer. Conveyance and treatment capacity must be obtained from the city of Philadelphia.

Be advised that sewer capacity is not guaranteed unless the developer purchases (reserves) the capacity under a Reservation of Capacity Agreement with the Authority. Further, DEP Planning approval must be obtained prior to connection to the sanitary sewer.

Please be advised that upgrades to the existing sewer facilities in the area may be required, and design review for this project must be funded by a BCWSA Professional Services Agreement.

If you require further information, please call this office.

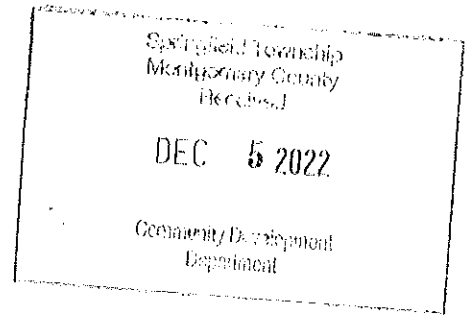
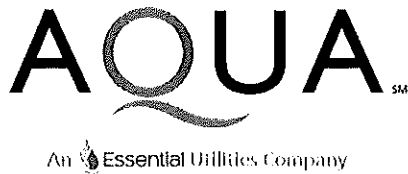
Sincerely,

James Napoleon, Manager
Engineering/AMS/SCADA Manager
BCWSA
215-343-2538 x169



BCWSA
1275 Almshouse Road, Warrington, PA 18976
Phone: 215.343.2538
Fax: 267.200.0324
www.bcwsa.net





November 22, 2022

Michael Gilinger
Landcore Engineering Consultants PC
Philadelphia, PA

Re: Water Availability
910 E Willow Grove Ave
Springfield Twp, Montgomery County

In response to your request, this letter will serve as confirmation that the above referenced property is situated within Aqua Pennsylvania Inc. service territory.

Domestic and fire water service is available to this property and will be provided in accordance with Aqua Pennsylvania, Inc. Rules and Regulations. For further details, visit www.aquaamerica.com.

Regarding capacity for domestic and fire service for this area, flow data information can be obtained upon written request to our Control Center at SEPAflowrequest@aquamerica.com. Include the address with town or township and the nearest intersecting street.

Should you have any further questions or need to request an application for service, contact me at (610) 541-4160 or dciotti@aquamerica.com.

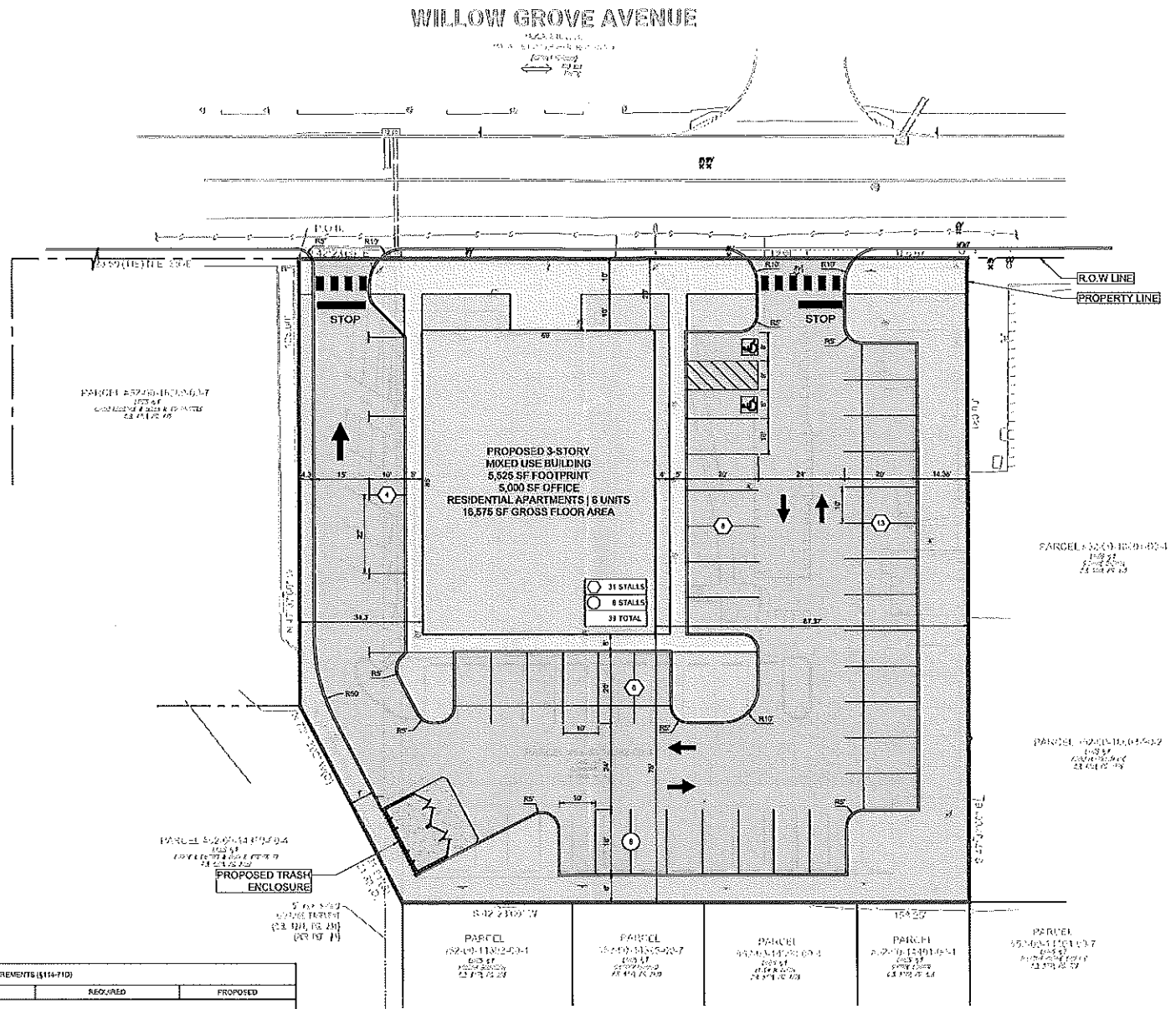
Regards,

A handwritten signature in cursive script that reads "Deanna L. Ciotti".

Deanna L. Ciotti
Special Services Coordinator-New Business Applications
Aqua Pennsylvania, Inc
700 W Sproul Rd
Springfield, PA 19064
O: 610.541.4160

PRELIMINARY NOT FOR CONSTRUCTION

THIS PLAN HAS BEEN PREPARED FOR GENERAL LAYOUT DISCUSSION PURPOSES ONLY AND IS BASED ON LIMITED DUE DILIGENCE AVAILABLE AT THE TIME OF PREPARATION



BULK REQUIREMENTS

THIS CONCEPT IS BASED ON SURVEY PROVIDED BY BLUE HANSH ASSOCIATES, INC. PROJECT NO. 22-A-123

PARCEL DATA
 410 EAST WILLOW GROVE AVENUE
 SPRINGFIELD TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA
 ZONED - B1 BUSINESS DISTRICT
 EXISTING USE: OFFICE
 PROPOSED USE: OFFICE, RESIDENTIAL MULTIPLE DWELLING (SPECIAL EXCEPTION PER (114-710))

| BULK REQUIREMENTS | | | | |
|----------------------------------|-------------------|----------|-----------------------|-----------------------|
| | ORDINANCE SECTION | REQUIRED | EXISTING | PROPOSED |
| MINIMUM LOT AREA | N/A | N/A | 0.753 AC. (32,819 SF) | 0.753 AC. (32,819 SF) |
| MINIMUM YARD SETBACKS | | | | |
| FRONT YARD (E. WILLOW GROVE AVE) | \$114-91A | 20' 0" | 13' 1" | 22' |
| SIDE YARD | \$114-91B | 6' 0" | 32' 1" | 22' 3" |
| REAR YARD | \$114-91C | 15' 0" | 71' 3" | 91' |
| MAXIMUM IMPERVIOUS COVERAGE | N/A | N/A | 82.2% (29,659 SF) | 77.2% (29,345 SF) |
| MAXIMUM BUILDING COVERAGE | \$114-93B | 70.6% | 25.6% (9,211 SF) | 12.4% (4,535 SF) |
| MAXIMUM BUILDING HEIGHT | \$114-132A(3) | 53' 0" | < 53' 0" | < 53' 0" |

MULTIPLE DWELLING REQUIREMENTS (§114-710)

| REQUIREMENT | REQUIRED | PROPOSED |
|------------------------------------|--|---|
| LOT AREA | MINIMUM OF 5,000 SF PER FAMILY 5,000 X 4 = 20,000 SF (0.453 AC.) | 32,819 SF (0.753 AC.) |
| BUILDING COVERAGE | MAXIMUM OF 17% OF LOT AREA FOR 3-STORY BUILDINGS 32,819 X 0.17 = 5,579 SF | 5,525 SF (16.8%) (RESIDENTIAL FOOTPRINT) |
| BUFFERING LANDSCAPING STREET TREES | PER BALDO SECTION 95-111 | COMPLIES |

PARKING REQUIREMENTS (§114-134)

| REQUIREMENT | REQUIRED | PROPOSED |
|-----------------------------|--|-----------------------------|
| MINIMUM PARKING REQUIREMENT | | |
| RESIDENTIAL DWELLING | 2 STALLS PER UNIT 8 UNITS X 2 = 16 STALLS | - |
| OFFICE | 5 STALL PER 1,000 SF OF GFA 5,000 / 1,000 = 5 X 25 STALLS | - |
| TOTAL | 37 STALLS | 37 STALLS |
| MINIMUM STALL SIZE | 10' X 20' / 9' X 18' (PER) | 10' X 22' / 10' X 18' |
| ADA PARKING | 2 STALLS (1 VAN ACCESSIBLE) | 2 STALLS (1 VAN ACCESSIBLE) |

LANDSCAPE REQUIREMENTS (§114-134) & (114-56)

| REQUIREMENT | REQUIRED | PROPOSED |
|----------------------------|--|------------|
| SCREENING BUFFER | 10' 0" | 4' 3" (EN) |
| STREET TREES | 1 TREE PER 35 FT STREET FRONTAGE WILLOW GROVE: 187' 3" X 5.2% = 5 TREES | 6 TREES |
| INTERNAL LANDSCAPE ISLANDS | 500 SF PER 10 SPACES (39 SPACES) 10' X 100 SF = 3,900 SF | 2,000 SF |

(EN) EXISTING NON-COMFORMING



PHONE 215-836-2510
LANDCORECONSULTING.COM
PO BOX 37635 #56287
PHILADELPHIA, PENNSYLVANIA 19101-0635

NOT FOR CONSTRUCTION

| REV. | DATE | BY | REVISION |
|------|------------|------|-----------------|
| 2 | 2022-04-09 | ASR | CLIENT COMMENTS |
| 1 | 2022-04-12 | D.A. | CLIENT COMMENTS |

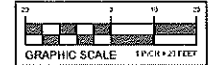
PROJECT No: 220038
FILE: CAZ
DRAWN BY: A. RODRIGUEZ
CHECKED BY: D. A. TWEEDIE

PROPOSED MIXED USE REDEVELOPMENT
910 E WILLOW GROVE AVE
SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
PROJECT APPLICANT: CLEOTOMARIE, LLC

CONCEPT PLAN A

TITLE

DATE: 2022-04-07



LANDSCAPE COMPLIANCE CHART

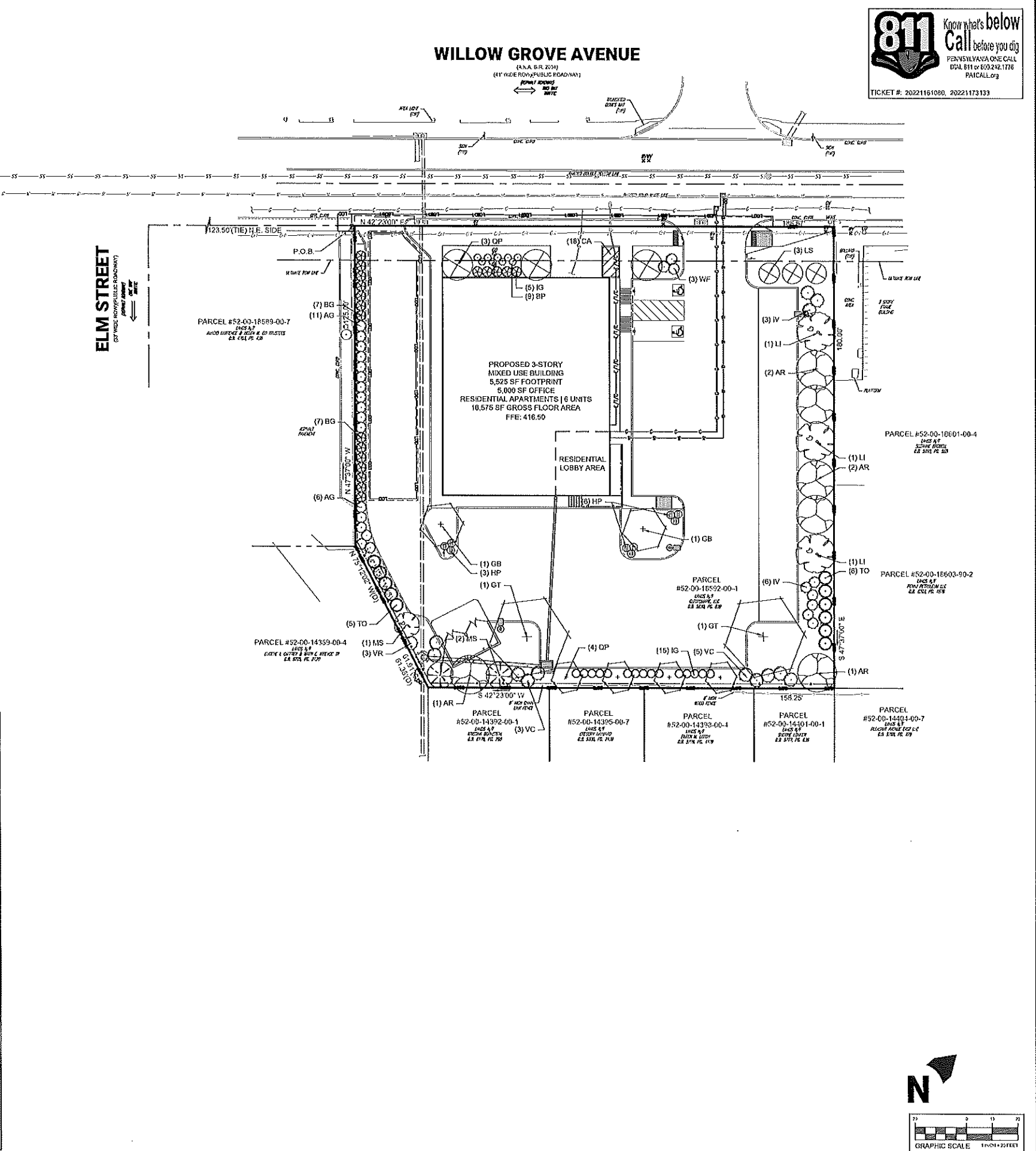
| REQUIREMENT | REQUIRED | PROPOSED | COMMENT | ORDINANCE |
|--|--|---|------------------------|----------------|
| BUFFERS, SUBDIVISIONS AND LAND DEVELOPMENTS SHALL BE REQUIRED TO PROVIDE LANDSCAPE BUFFERING ALONG SIDE AND REAR BOUNDARIES OF THE TRACT TO BE SUBDIVIDED OR DEVELOPED EXCEPT IN THE DEVELOPMENT OF SINGLE-FAMILY DETACHED RESIDENCES. | | | | |
| SCREENING BUFFER (1/2 WIDTH OR LESS) REQUIRES 1 CANOPY TREE, 1 UNDERSTORY TREE, 4 EVERGREEN SHRUBS AND 4 DECIDUOUS SHRUBS PER 35' | | | | |
| SOUTHEASTERN PROPERTY LINE, 158' | 6 CANOPY TREES 5 UNDERSTORY TREES 14 EVERGREEN SHRUBS 18 DECIDUOUS SHRUBS | 2 CANOPY TREES 2 UNDERSTORY TREES 5 EVERGREEN SHRUBS 20 DECIDUOUS SHRUBS 18 PERENNIALS | (E)(3) (VI) (1) (P) | § 55-11A(1)(b) |
| SOUTHWESTERN PROPERTY LINE, 157' | 8 CANOPY TREES 6 UNDERSTORY TREES 20 EVERGREEN SHRUBS 22 DECIDUOUS SHRUBS | 8 CANOPY TREES 6 UNDERSTORY TREES 9 EVERGREEN TREES 11 EVERGREEN SHRUBS 11 DECIDUOUS SHRUBS | (E)(3) (VI) (1) (P) | § 55-11A(1)(b) |
| SOFTENING BUFFER REQUIRES 1 CANOPY TREE, 1 UNDERSTORY TREE AND 1 EVERGREEN TREE PER 35' | | | | |
| NORTHEASTERN PROPERTY LINE, 102' | 6 CANOPY TREES 6 UNDERSTORY TREES 8 EVERGREEN TREES | 4 CANOPY TREES 4 UNDERSTORY TREES 8 EVERGREEN TREES 8 DECIDUOUS SHRUBS | (E)(3) (VI) (1) (P) | § 55-11A(1)(b) |
| STREET TREES. STREET TREES SHALL BE PLANTED WITH ALL FRONT YARD SETBACKS BETWEEN 15 AND 25 FEET FROM THE CURB OR EDGE OF PAVEMENT. SHALL NOT BE PLANTED IN THE ROW. TREES SHALL BE LOCATED NO CLOSER THAN 3 FEET FROM THE SIDE OF THE CURB. NO LESS THAN ONE TREE SHALL BE PROVIDED FOR EACH 35 FEET OF STREET LENGTH. | | | | |
| WILLOW GROVE AVE., 157' | 6 CANOPY TREES | 6 CANOPY TREES | (E)(3) (VI) (1) (P) | § 55-11A(1)(b) |
| PARKING AREA LANDSCAPING, EXCEPT IN SINGLE-FAMILY DETACHED RESIDENCES, ALL OFF-STREET PARKING AREAS AND ALL LOADING AREAS SHALL BE LANDSCAPED WITH PERENNIAL LANDSCAPING. ALL PERENNIALS AND LOADING AREAS SHALL BE LANDSCAPED WITH PERENNIALS ALONG THE FRONT YARD AS WELL AS SIDE AND REAR BOUNDARIES. | | | | |
| INTERNAL LANDSCAPING. FOR EACH 10 PARKING SPACES, 50 SF OF PLANTING AREA CONTAINING AT LEAST 2 CANOPY TREES, 1 UNDERSTORY TREE, 5 SHRUBS AND GROUP-COVER OR MULCH SHALL BE PROVIDED. | 1 500 SF 8 CANOPY TREES 4 UNDERSTORY TREES 24 SHRUBS | 2 500 SF 8 CANOPY TREES 4 UNDERSTORY TREES 24 SHRUBS | (E)(3) (VI) (1) (P) | § 55-11A(1)(b) |
| REPLACEMENT OF TREES. TREES OVER 7" IN CALIPER THAT ARE REMOVED SHALL BE REPLACED WITH APPROVED TREES OF 2-2.5" CALIPER AT A RATE OF 2 NEW TREES TO EACH TREE REMOVED. | | | | |
| TABLE TREES GREATER THAN 2" IN CALIPER ARE PROPOSED TO BE REMOVED. | 16 CANOPY TREES | 0 CANOPY TREES | (E)(3) (VI) (1) (P) | § 55-11A(1)(b) |

PLANT SCHEDULE

| Flora Symbol | Quantity | Botanical Name | Common Name | Flt. Height Caliper | Flt. Spreads | Flt. Height | Remarks | Comments |
|-------------------------|----------|--|----------------------------------|---------------------|--------------|-------------|---------|--------------------------|
| Shade Trees** | | | | | | | | |
| AR | 6 | Acer rubrum 'Red Maple' | Red Maple | 25" | - | 12-14' | SHB | Full, straight leader |
| GR | 2 | Ginkgo biloba 'Pinecone Gem' | Pinecone Gem Ginkgo | 25" | - | 12-14' | SHB | Full, straight leader |
| OT | 2 | Quercus prinus 'Oak Prince' | Thomas More Oak | 25" | - | 12-14' | SHB | Full, straight leader |
| LS | 3 | Liquidambar styraciflua 'Starburst' | Starburst Sweetgum | 25" | - | 12-14' | SHB | Full, straight leader |
| GP | 7 | Quercus palustris 'Pinegrove' | Green Pine Oak | 25" | - | 12-14' | SHB | Full, straight leader |
| Ornamental Trees | | | | | | | | |
| LI | 3 | Lythrum hysserifolium 'Purple Majesty' | Majesty Purple Crape Myrtle | - | - | 8' | SHB | 3 1/2-4m, rich stems |
| IS | 3 | Malvaceae 'Star Magnolia' | Star Magnolia | - | - | 8' | SHB | 3 1/2-4m, rich stems |
| Evergreen Trees | | | | | | | | |
| TO | 11 | Thuja occidentalis 'Smaragd' | Emerald Green Arborvitae | - | - | 6' | SHB | Branches fully to ground |
| Shrubs** | | | | | | | | |
| AO | 17 | Abelia rosea 'Pink Queen' | Rose Queen Abelia | - | - | 30" | CONT | Heavy, full specimen |
| BO | 14 | Buddleia 'Golden Wonder' | Golden Wonder Butterfly Bush | - | - | 15" | CONT | Heavy, full specimen |
| BP | 9 | Buddleia 'Blue Chip' | Blue Chip Butterfly Bush | - | - | 24" | CONT | Heavy, full specimen |
| HP | 9 | Hydrangea paniculata 'White' | White Hydrangea | - | - | 24" | CONT | Heavy, full specimen |
| IB | 20 | Iceberg Blue Hydrangea | Iceberg Blue Hydrangea | - | - | 24" | CONT | Heavy, full specimen |
| IV | 9 | Yucca filamentosa 'Blue Heaven' | Blue Heaven Yucca | - | - | 24" | CONT | Heavy, full specimen |
| VC | 8 | Yucca filamentosa 'Blue Heaven' | Blue Heaven Yucca | - | - | 30" | CONT | Heavy, full specimen |
| VR | 3 | Yucca filamentosa 'Blue Heaven' | Blue Heaven Yucca | - | - | 30" | CONT | Heavy, full specimen |
| WF | 3 | Yucca filamentosa 'Blue Heaven' | Blue Heaven Yucca | - | - | 24" | CONT | Heavy, full specimen |
| Perennials** | | | | | | | | |
| CA | 18 | Calamagrostis canadensis 'Karl Foerster' | Karl Foerster Feather Reed Grass | - | - | - | CONT | Plant 24" tall |

LANDSCAPE NOTES

1. THE LANDSCAPE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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LANDSCAPE PLAN

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