



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

3 REC'D JUL

Department

APPLICATION FOR LAND DEVELOPMENT APPROVAL

A	Application is hereby made for approval by the Board of Commissioners of the attached Land Development Plan.			
В	Name of Land Develo	pment: 210 SUNNYBROOK ROAD		
	Location:	210 SUNNYBROOK ROAD		
		FLOURTOWN, PA		
С	Name of Owner:	CHRIS ARTUR		
	Address:			
	Phone #:	215-519-2493		
D	Name of Applicant:	VENCO BUILDERS, INC.		
	Address:	1551 BUTLER PIXE		
		BLUE BELL, PA 19422		
	Phone #:	215-806-9002 ALexv. Vbq@qmauicom		
E	Name of Engineer, Su	rveyor, or Planner responsible for preparation of the plan		
	Blue Marsh	Engineering		
	Address: 551 Ea	ston Road, Warrington. PA 18976		
F	Existing Zoning Class	diffication: Single-Develly Unit		
	Total Acreage: _<	New Non-Res. Floor Area: (sq. ft)		
	Sewerage: Public Private	X Water: Public ★ Private		



SPRINGFIELD TOWNSHIP APPLICATION FOR SUBDIVISION AND LAND DEVELOPMENT APPROVAL

	Intended Land (X) Residential () Commercial	_2	Lots	Units 2	Buildings 2			
	() Industrial							
	() Office			<u> </u>				
	() Other (Spec	ify below)						
G		eation meet all the (🔀) Yes ()			isting Zoning ist of variances and/or			
Н	Is the property s (x) No (if yes)		ımbrance	s, deed restric	etions, etc.? () Yes			
I	List additional i	naterial submitted	with this	application				
	1							
	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		minary Plan	s Final Plans			
	Residential	\$250	\$200	per D.U.	\$250 per D.U. X 3)		
	Nonresidential	\$250	\$500	+ \$100 / acr	e $$2,500 + $150 / acre}$	•		



SPRINGFIELD TOWNSHIP APPLICATION FOR SUBDIVISION AND LAND DEVELOPMENT APPROVAL

TT	T	T-1	1
K	Escrow	Fun	C

The escrow account shall be established based on the following calculations: \$3,000.00 per acre or fraction thereof **Total Escrow Amount** L Springfield Township Application Fees Waiver or Sketch Plan Fee \$_____ Preliminary Plan Fee \$_____ Final Plan Fee Total Check # M Montgomery County Planning Commission Fee Schedule Checks should be made payable to "Montgomery County Treasurer". RESIDENTIAL LAND DEVELOPMENT Number of Lots or Units (whichever is greater) General Fee + Fee Per Lot or Unit 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 Gross Square Feet General Fee + Fee for every 1,000 gross sq. ft. of New Building (round to nearest whole dollar) 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.

7 3 24 DATE

SIGNATURE OF APPLICANT



July 22, 2024

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

Reference:

210 Sunnybrook Road – Subdivision Application

Dear Mark:

Recall that by approving Springfield Township resolution 1641, the Board of Commissioners created a two lot subdivision located at 210 Sunnybrook Road in our community. The resolution placed additional conditions upon the applicant which require the further submission of a land development plan before consideration of a building permit. Further, additional outstanding items remain before the plan can be recorded and the lots created. We are now in receipt of an eight-sheet set of plans dated June 18, 2024, providing construction design information to facilitate home construction. My further review comments are as follows:

- 1. Prior to recording of the original subdivision plan, PA DEP sewage facilities planning must be addressed.
- 2. Prior to recording of the original subdivision plan, all outstanding fees owed the Township must be satisfied.

With regard to the land development plan, the following comments must be addressed:

- 1. Section 95-7.D A metes and bounds description of the area between the title line and the ultimate right-of-way line of Sunnybrook Road must be shown. It would be more clear if the ultimate right-of-way line was depicted with a heavier line type and the existing legal right-of-way line depicted with a less prominent line type.
- 2. Section 95-7.G The plan must be more clear as to what vegetation is intended to remain versus the vegetation that is to be removed. Further, the method of protecting landscaping during construction must be shown on the plan.
- 3. Section 95-.H The plan submission requires the preparation of a landscaping plan.

July 22, 2024 Mark Penecale, Planning Director Springfield Township

Reference: 210 Sunnybrook Road – Subdivision Application

- 4. Section 95-10.A A cartway of 30 feet in width is required or 15 feet measured from centerline. It appears that the roadway today measures 13 feet from the centerline. Either widening of the cartway must be accomplished or a waiver from that obligation granted by the Board of Commissioners.
- 5. Section 95-10.C Concrete curbing is required along the frontage of the proposed subdivision. Due to the rather unique features of adjacent properties. I would suggest that a curb reveal of four inches is appropriate in this location.
- 6. Section 95-11.H Concrete monuments are required to be installed at the ultimate right-of-way line as it intersects the side property boundary markers. Further, the surveyor certification shown in this plan section must be affixed to the Record Plan.
- 7. Section 9511.I This code citation better defines the requirements of a landscaping plan related to this type of application which would include street trees and buffer plantings.
- 8. Section 95-11.J With regard to stormwater management, we had the opportunity to meet the developers on site to view existing drainage patterns and identify that the following plan supplements must be submitted:
 - a. Utilizing web-based topographic information, the drainage area that contributes runoff to the rear yard of the existing property must be mapped and shown on submitted documents.
 - b. Off-site runoff should be intercepted by a northern boundary line swale. The swale should direct that runoff water toward the street. The goal of this interception would be to remove runoff from possibly adversely affecting the home located at 204 Sunnybrook Road As their driveway and garage doors appear to be the ultimate point of runoff from much of this property. Further, the off-site runoff should not be directed to the underground storm water seepage beds as it will overburden their design capacity.
 - c. The design plans should make accommodation for additional rear yard impervious cover for each of the lots that would include decks and patios. The plan should clearly identify the amount of impervious cover anticipated for each lot.
 - d. Lot 2 should be fitted with a 2' x 2' concrete inlet box to capture any residual runoff from the rear yards of both Lot One and Lot Two. This inlet box should be connected to the storm sewer system that carries water to the front yard underground seepage bed stormwater facilities.

July 22, 2024 Mark Penecale, Planning Director Springfield Township

Reference: 210 Sunnybrook Road – Subdivision Application

- e. The plan calls for plastic risers to serve as cleanouts for the underground system. These plastic facilities should be replaced with 2' x 2' concrete boxes or long-term stability and function.
- f. The underground seepage beds must be fitted with an overflow that will direct water toward the street as opposed to directing it toward any adjacent properties. It is acknowledged that during severe rain events the capacity of the stone seepage beds will be exceeded and runoff discharge will be expected.
- g. The existing "scrub" vegetation to the north side of the property should be analyzed and the appropriate invasive material removed. This area will be critical for the proper implementation of that northern boundary line swale.
- h. The site grading plan should be amended to better define a property line swale that separates lot one and lot two
- i. The construction sequence should be clarified to assure that proper soil and erosion control measures are implemented prior to earth disturbance. Further, the "during initial construction" timeframe is most critical for adjacent neighbor issues. All diligence should be implemented to protect the adjacent neighbors.
- j. The plan indicates an obligation to capture rainwater downspouts in a piped drainage system. The plan must provide better details as to the pipe size, pipe material, invert grades and slopes as well as effective clean out location for bends and terminal points.
- k. The building footprint shown on these documents is obviously proof of concept versus actual design. When architectural plans are available, specific site plans will be required prior to building permit issuance
- 1. Section 95-12 Appropriate construction financial guarantees must be memorialized along with stormwater operations and maintenance agreements prior to plan recording.

General Comments:

- 1. Pavement trench restoration details must be provided to account for the various utilities that will be run in the bed of Sunnybrook Road to serve the new homes including sanitary sewer, potable water, gas, electric, etc.
- 2. In order to install curbing as well as the utilities, Sunnybrook Road will be significantly damaged. The applicant should prepare for the obligation to mill and overlay the half width of Sunnybrook Road at the completion of construction.

July 22, 2024

Mark Penecale, Planning Director

Springfield Township

Reference: 210 Sunnybrook Road – Subdivision Application

- 3. Due to the amount of construction disturbance anticipated, concrete sidewalks fronting the property should be replaced with home construction.
- 4. The plan currently shows detail for silt fence. The industry standard has moved away from fencing and into a silt sock which appears to be more effective means of filtration.
- 5. A legal description is required for the area of Sunnybrook Road currently encumbered by title and intended to be offered for public dedication.
- 6. The current site contains various sections of old and ineffective fencing. The plan should speak to the removal and/or replacement of this old fencing.
- 7. The plan must note obligation to provide as built surveys for the individual homes and stormwater features prior to use and occupancy.

Please feel free to contact me with any questions you have regarding these opinions.

Sincerely

Timothy P./Woodrow, P.E.

Township Engineer

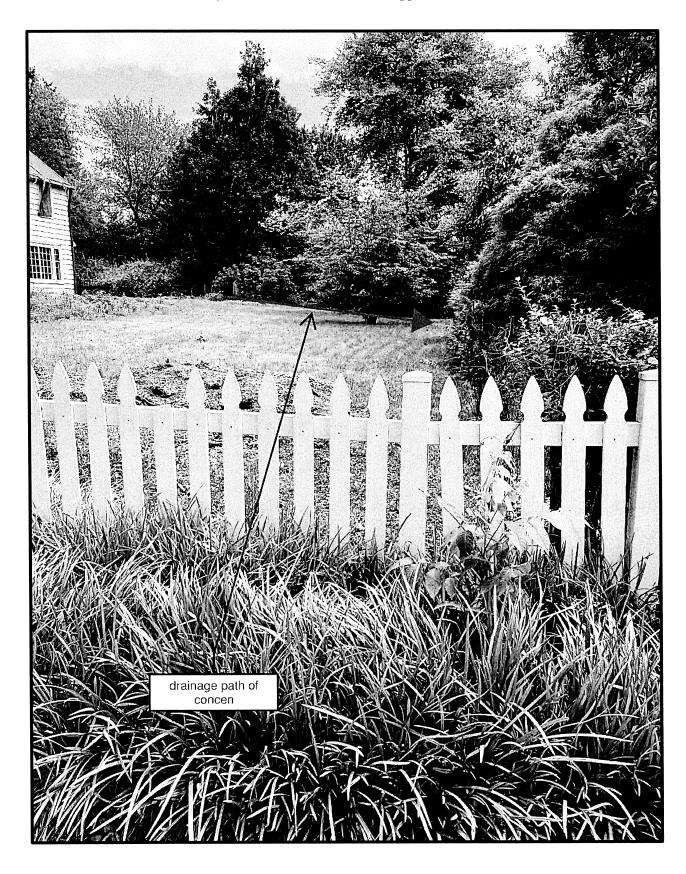
Woodrow & Associates, Inc.

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 Joseph Wright, PLS – Blue Marsh Associates, Inc. Christopher and Linda Artur – Property Owner Venco Building Group

July 22, 2024 Mark Penecale, Planning Director Springfield Township

Reference: 210 Sunnybrook Road – Subdivision Application



MONTGOMERY COUNTY BOARD OF COMMISSIONERS

JAMILA H. WINDER, CHAIR NEIL K. MAKHIJA, VICE CHAIR THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV



MONTGOMERY COUNTY PLANNING COMMISSION

Montgomery County • PO Box 311 Norristown, Pa 19404-0311

610-278-3722 PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP

August 1, 2024

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

Re: MCPC # 24-0045-002

Plan Name: 210 Sunnybrook Rd (2 lots/2du comprising 0.42 acres)

Situate: Sunnybrook Road (E); north of Carolton Way

Springfield Township

Dear Mr. Penecale:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on July 4, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Venco Builders Inc., is proposing to subdivide and develop the existing lot at 210 Sunnybrook Rd into two equal lots of approximately 0.211 acres each. The proposed plan will include the demolition of an existing multifamily, two-story dwelling and frame garage located at the property, in addition to the construction of two single-family dwellings.

210 Sunnybrook Rd is located in the B Residential zoning district. The site is served by public water and sewer. The plan is dated June 18, 2024. A previous version of this plan was submitted in March 2024, where we provided comments regarding potential identified issues, which we reinforced through this letter.

COMPREHENSIVE PLAN COMPLIANCE

This property is shown as Medium Density Housing in the Future Land Use of Springfield Township's 2025 Comprehensive Plan. Additionally, the property is identified as a Suburban Residential Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Suburban Residential Areas are concentrations of single-family detached homes, less dense multifamily and single-family attached uses, and institutional uses.

RECOMMENDATION

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

REVIEW COMMENTS

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

Landscaping.

According to [§95-7.H.], a landscaping plan is required for all subdivision and land developments.

As it appears utility connections are being laid out in the proposed plan, we recommend that landscaping be considered to maximize street tree placement. Additionally, from the information provided, it is unclear where the proposed gas lines would connect to the proposed buildings.

A few issues were identified in our previous letter dated March 21st, 2024 that remain relevant to the current submission. They are as follows:

Section [§95-7.G.], Contents of preliminary and final plans, requires information on existing natural features and proposed landscaping on the site, including the following details:

Existing vegetation, including outer limits of tree and shrub masses and a general description of their types, sizes, and conditions. Areas of trees and shrubs to be removed shall be clearly identified.

According to Section [§95-11.2.], within any subdivision or land development, street trees shall be planted along new and existing streets. We recommend that future versions of the proposal should indicate that street trees will be provided.

Based on the submitted plan, we could not determine if there would be an impact to the existing vegetation. We recommend providing detail on the size and type of existing vegetation proposed to be removed or to remain.

ZONING ORDINANCE COMMENTS

<u>Yards.</u>

According to [§114-64], Front yards, the depth of the front yard shall be at least 30 feet. The plan currently shows a 27.3 foot front yard. We suggest the applicant adapt the distance to reflect the zoning requirements or submit a waiver to the township.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the township's planning objectives for residential 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: (#24-0045-001) on any plans submitted for final recording.

Sincerely,

Margaux Petruska, Community Planner II

Margaux Petruska

Margaux.petruska@montgomerycountypa.gov - 610-278-3728

c: Venco Builders Inc, Applicant
Amanda Helwig, Chair, Springfield Township Planning Commission

Attachment A: Aerial Image of Site

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

FLOOD NOTE:
BY GRANG PUTHING DAY, THIS PROPERTY IS LOCATED IN
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AMOUNT, GHAVE FLOOD HAND OF THE FLOOD INSTRUCE
ROTE HAND HAND ON A CONSIGNATION FROM EMPS HAND
OFFICIAL DAYS OF MACH 2, 2014.
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OWNER'S STATEMENT

I HEREBY CERTIFY THAT CHRISTOPHER ARTUR & LINDA ARTUR, IS THE OWNER/DEVELOPER OF THE DESIGNATED LAND, AND ACHONILEDGE THIS PLAN TO BE THE OFFICIAL, PLAN OF THE HIGHMARS AND PROPERTIES SHOWN THEREON SITUATE IN THE JUNIOIPALITY OF SPRINGFIELD, MONTGOMERY COUNTY, PENNSTLVANIA, AND DESIRE THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

CHRISTOPHER ARTUR & LINDA ARTUR

OWNER'S ACKNOWLEDGEMENT

ON THIS DAY OF 2024, BEFORE ME, THE SUBSCRIBER A
NOTARY PUBLIC OF THE CONMONECATH OF FORMSTUNINA, PERSONALLY APPEARED
WHO ACCOMMEDIATE HARSET TO BE THE MEMBER OF
"MO THAT HE, AS SUCH OFFICER, BEING AUTHORIZED TO DO SO,
EXCURTED THIS PUM ON BEHALF OF FOR THE PURPOSE THAT THIS
PLAN BE RECORDED ACCORDING TO LAW."

NOTARY PUBLIC MY COMMISSION EXPIRES:

MUNICIPAL COUNCIL APPROVAL BLOCK

PRESIDENT

MUNICIPAL PLANNING COMMISSION CHAIRMAN

RECORDER OF DEEDS CERTIFICATION

MCPC FILE NO.

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

MUNICIPAL ENGINEER CERTIFICATION

REVIEW BY THE NUNICIPALITY OF SPRINGFIELD ENGINEER, ON THIS _____ DAY OF ______ 20 .

MUNICIPAL ENGINEER

MCPC No.

PROCESSED AND REVIEWED

CERTIFIED ON THIS DATE

FOR THE DIRECTOR

MONTGOMERY COUNTY PLANNING COMMISSION

CAS METER SPOT ELEVATION NANHOLE TOP OF WALL ELEVATION CONTRACTOR EDGE OF WOODS BOTTON OF WALL ELEVATION ----- OVERHEAD WIRES × DS=180,16 DOOR SILL ELEVATION

LEGEND OF SYMBOLS

APPROXIMATE LOCATION OF UNDERGROUND GAS LINE ELECTRIC NETER w——w Approximate Location of underground water line UTILITY POLE WATER VALVE 1.0' OFFSET OF STRUCTURE AT GROUND
LEVEL RELATIVE TO PROPERTY LINE PROPERTY CORNER EMISSION

SHEET INDEX:

- ELLA INJULACA.

 SUBDIVISION PLAN

 EXISTING CONDITIONS PLAN

 SITE REMOVALS PLAN

 GRADING & UTILITY PLAN

 STRE CONSTRUCTION DETAILS

 ENGSION & SEDIMENTATION CONTROL PLAN

 EROSION & SEDIMENTATION NOTES & DETAILS

WAIVER REQUEST

/ WIRE FENCE 171.90'

CRASS/

∼ Tract line To be extinguishe

PROPOSED SUBDIVISION LINE

PARID

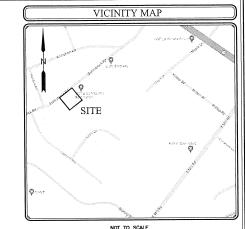
#52-00-17032-00-7 LANDS N/F CHRISTOPHER ARTUR & LINDA ARTUR D.B. 6308, PG. 221

95-10.A-FROM THE REQUIREMENT TO WIDEN THE EXISTING ROAD TO A 15° HALF WIDTH

LANDS N/F TOWNSHIP OF SPRINGFIELD NO DEED BOOK & PAGE

6" HIGH METAL FENCE





NOTES

- PROPERTY KNOWN AS PARCEL I.D. #52-00-17032-00-7 AS IDENTIFIED ON THE OFFICIAL TAX MAPS OF MONTGOMERY COUNTY, SPRINGFIELD TOWNSHIP, COMMONWEALTH OF PENNSYLVANIA.
- 2. AREA = 21,488 S.F. OR 0.493 AC. AREA TO ULTIMATE ROW LINE = 18,364 S.F. OR 0.422 AC. PROPOSED LOT 1 = 9,182 S.F. OR 0.211 AC. PROPOSED LOT 2 = 9,182 S.F. OR 0.211 AC.
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON OTHER MARK OUTS, ABOVE GROOND STROTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AWALAGE. AT THE TIME OF THE SURVEY AWALAGE. ASSULT PLANS AND UTILITY MARKOUT DOES NOT BASINEY MAPPING OF ALL UNDERGROUND. ANNUALE, ASSULT PLANS AND UTILITY MARKOUT DUES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES, BEFORE THE PREPARATION OF DESIGN PLANS AND/OR EXCANATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COURPARY.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY BLUE MARSH ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON. THIS SURVEY WAS PREPARED WITHOUT THE EDENTET OF A TITLE COMMITMENT REPORT
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF T FIELD SURVEY.
- 6. THIS PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
- B. ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.
- SOILS PROPERTIES ON THIS SITE HAVE BEEN IDENTIFIED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE AUTURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY FOR MONICOMERY COUNTY, PA JANUARY 1, 2019 URBAN LAND DUFFIELD COMPLEX, OT OR 8 X SLOPES.
- 10 THIS PROPERTY IS SERVED WITH BOTH PUBLIC WATER BY AQUA PA AND PUBLIC SANITARY SEWER DISPOSAL BY SPRINGFIELD SANITARY SEWER DEPARTMENT.

REFERENCES

- THE OFFICIAL TAX MAPS OF MONTGOMERY COUNTY, SPRINGFIELD TOWNSHIP, COMMONWEALTH OF PENNSYLVANIA



BULK REQUIREMENTS					
OWNER					
CHRISTOPHER ARTUR & LINDA ARTUR 210 SUNNYBROOK ROAD SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY,	PA				
APPLICANT					
VENCO BUILDING GROUP 1551 BUTLER PIKE BLUE BELL, PA, 19422					
PARCEL DATA					
210 SUNNYBROOK ROAD COUNTY PARCEL NO, 52-00-17032-00-7 BLOCK/UNIT #12 PARCEL AREA 21,488 S.F.					
ZONED : B - RESIDENCE DISTRICT					
EXISTING USE: MULTIFAMILY DWELLING (EXISTING	NON-CONFORMING)				
PROPOSED USE (LOT 1): SINGLE FAMILY DWELLING					
PROPOSED USE (LOT 2): SINGLE FAMILY DWELLING					
BULK REQUIREMENTS					
	REQUIRED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2	
MINIMUM LOT AREA	8,000 SF	18,738 SF (0.430 Ac.)	9,281 SF (0.211 Ac.)	9,281 SF (0.211 Ac.)	
MINIMALINAL OT AREA RED EAMILY	6.000 SE	9.369 SE	N/A	N/A	

GENERAL NOTES

PARID #52-00-17035-00-4

TRACT LINE
TO BE EXTINGUISHED

PROPOSED DWELLING (2,294 SF)

PROPOSED LOT 1 9,182 S.F. OR 0.211 AC.

PROPOSED LOT 2 9,182 S.F. OR 0.211 AC.

_ GRASS _/

PARID #52-00-17029-00-1 LANDS N/F GLBERT JASON & JILIAN FLAX D.B. 6290, PG. 1987

~ BOE OF WOODS

S 33°22'50" E

ROPOSED DRIVEN

PROPOSED --CONC. WALK

---w---

--- 27 X--

S 33722 50" I

RE-BAR W/CAP (TO BE SET IM

-SIDENALK TRANSITION AREA 5% MAX. SLOPE (TYPICAL)

P.O.B. ¬

APPROX LOCATION (OF UC GAS LINE ((PER UTILITY MARKOUT))

CALL BEFORE YOU DIG

PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE — STOP CALL

PA 1

TICKET #20240100765 TICKET #20240171203

SUNNYBROOK ROAD

THE AREA BETWEEN THE TITLE LINE AND THE ULTIMATE RIGHT-OF-WAY IS OFFERED FOR DEDICATION TO THE AGENCY HAMNG JURISDICTION AT THE TIME.

THE DEVELOPER PROPOSES A FEE-EN-LIEU OF PROVIDING RECREATION SPACE AS REQUIRED BY SECTION 95-11.E.2(a)

AVERAGE SLOPE

THE SLOPE OF LAND DETERMINED ACCORDING TO THE FORMULA: 0.0023

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						SCAL	E:1"	= 20'	

EXISTING PROPOSED LOT 1 PROPOSED LOT 2

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER
MY SUPPERVISION, AND TO THE BEST OF MY KNOWLEGGE, BLEIF, AND INFORMATION, THAT
THIS SURVEY HAS BEEN PERFORMED IN ACCORDING WITH CURRENTLY ACCEPTED ACCURACY
STAWLARDS. THAT THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER
STRUCTURES TO THE PROPERTY LINES AND THE LAND MIDICATED HEREON IS CORRECT, AND
THAT THERE ARE NO ENCRONCHMENTS OF BUILDINGS OR STRUCTURES ONTO SAD LAND.

THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, ENCE, PERMANENT ADDITION, ETC.

JOSEPH J. WRIGHT

6-18-2024 1" = 20' MINOR SUBDIVISION PLAN CHRISTOPHER ARTUR & LINDA ARTUR PROJECT NO.: 24-A-001 #210 SUNNYBROOK ROAD PARCEL I.D. #52-00-17032-00-7 REVIEWED BY: T.D.M./J.J.W. SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY

COMMONWEALTH OF PENNSYLVANIAN BLUE MARSH ASSOCIATES, INC



MAXIMUM BUILDING AREA

FRONT YARD (

LAND SURVEYORS & PLANNERS 1541 ROOTE 37 EAST, SUITE B TOMS RIVER, NJ 08753 732-552-3641 (MAN) 732-929-8915 (FAX) 551 EASTON ROAD, SUITE A WARRINGTON, PA 18976-2370

25"

www.BlueMarshAssociates.com

62.50

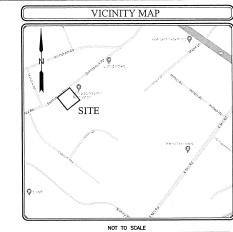
25'

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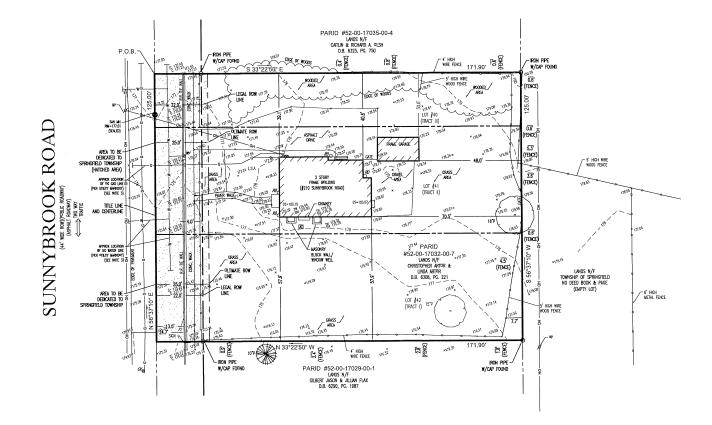


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- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- 6. THIS PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
- ELEVATIONS ARE BASED UPON (NAVD 88) DATUM ESTABLISHED ONSITE UTILIZING GLOBAL POSITIONING SYSTEM DATA COLLECTION.
- 8. ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.
- SOILS PROPERTIES ON THIS SITE HAVE BEEN IDENTIFIED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY FOR MONTGOMERY COUNTY, PA JANUARY 1, 2019 URBAN LAND DUFFIELD COMPLEX, OT D6 8 % SLOPES.
- 10 THIS PROPERTY IS SERVED WITH BOTH PUBLIC WATER BY AQUA PA AND PUBLIC SANITARY SEWER DISPOSAL BY SPRINGFIELD SANITARY SEWER DEPARTMENT.

REFERENCES

- THE OFFICIAL TAX MAPS OF MONTGOMERY COUNTY, SPRINGFIELD TOWNSHIP, COMMONWEALTH OF PENNSYLVANIA.
- MAP ENTITLED FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), PANEL 377 OF 451, MAP NUMBER 42091C0337G, EFFECTIVE DATE: MARCH 2, 2016.
- MAP ENTITLED "RESURVEY OF PLAN OF LOTS CHARLES W. ROBERTS JR.M. SPRINGFIELD & WHITEMARSH TOWNSHIP, MONTGOMERY CO. PA." DATED: APRIL 15, 1925, LAST REMSED NOVEMBER 10. 1927.
- MAP ENTITLED "SPRINGFIELD TOWNSHIP ZONING MAP SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA." PREPARED BY BOUCHER & JAMES, INC., DATED: 1-31-2016, JOB NO. 15-40-14

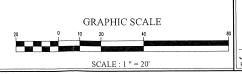




LEGEND OF SYMBOLS SPOT ELEVATION GAS VALVE × 180.29 MANHOLE TOP OF WALL ELEVATION EDGE OF WOODS × 8⁴ \16⁵⁰ × 05=180.16 BOTTON OF WALL ELEVATION ---------- OVERHEAD WIRES DOOR SILL ELEVATION APPROXIMATE LOCATION O RDO ©1 ø ROOF DRAIN APPROXIMATE LOCATION OF UNDERGROUND WATER LINE UTILITY POLE _1.0' OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE

O PROPERTY CORNER EMDENCE

CALL BEFORE YOU DIG! PENNSYLVANIA LAW REDUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE — STOP CALL $\bigotimes PA 1$



SURVEYOR'S CERTIFICATION	DATE:
	SCALE:
I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER NY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT	FIELD BK. NO:
THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY	PROJECT NO.:
STANDARDS. THAT THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND THE LAND INDICATED HEREON IS CORRECT, AND	DRAWN BY:
THAT THERE ARE NO ENCROACHMENTS OF BUILDINGS OR STRUCTURES ONTO SAID LAND.	REVIEWED BY:
THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE,	REV-1:

NOT VALID UNLESS SEALED WITH BLACK OR RED INK

JOSEPH J. WRIGHT

0-10-2024	EXISTING CONDITIONS PLAN
1" = 20'	
NO: 24-00	CHRISTOPHER ARTUR & LINDA ARTUR
II.: 24-A-001	
G.A./S.C.H.	#210 SUNNYBROOK ROAD
m TOW/LIW	PARCEL I.D. #52-00-17032-00-7

SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY

BLUE MARSH ASSOCIATES, INC

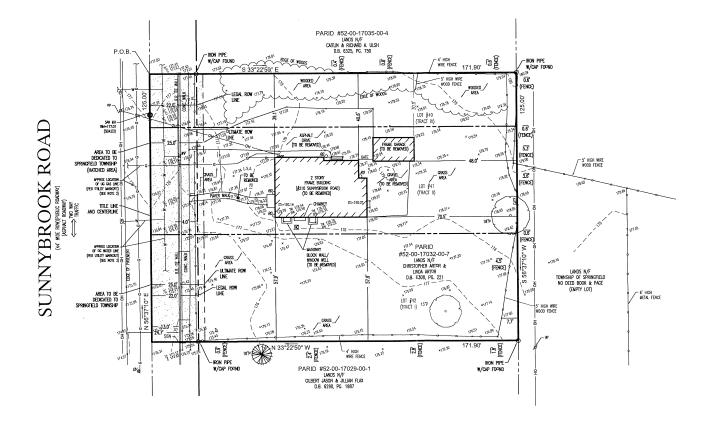


LAND SURVEYORS & PLANNERS 551 EASTON ROAD, SUITE A WARRINGTON, PA 18976-2370 215-278-4053 (WAN) 215-343-0218 (FAX) 1541 ROUTE 37 EAST, SUITE B TONS RIVER, NJ 08753 732-552-3641 (MAN) 732-929-8915 (FAX)

www.BlueMarshAssociates.com









LEGEND OF SYMBOLS					
	CONTOUR (MAJOR/MINOR)	89	GAS METER		
× 180.29	SPOT ELEVATION	av⊛	GAS VALVE		
27.877 NT ×	TOP OF WALL ELEVATION	6	NANHOLE		
× 84 17650	BOTTON OF WALL ELEVATION	~~~~~	EDGE OF WOODS		
× 05=180.15	DOOR SILL ELEVATION		OVERHEAD WIRES		
ADO.	ROOF DRAIN	G	APPROXIMATE LOCATION OF UNDERGROUND GAS LINE		
ø Ø	ELECTRIC METER UTILITY POLE	—	APPROXIMATE LOCATION OF UNDERGROUND WATER LINE		
#/® O	WATER VALVE PROPERTY CORNER EMDENCE	_1.0'	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE		

CALL BEFORE YOU DIG! PENSYLVANA LAW REQUIRES
3 MORRING DATS HOTICE FOR
CONSTRUCTION PHASE AND 10 MORRING
DATS IN DESIGN STACE — STOP CALL

\(\begin{align*}
\text{PA 1} \\
\text TICKET #20240100765 TICKET #20240171203



SURVEYOR'S CERTIFICATION	DATE: 6-18-2024 SCALE: 1" = 20'	
I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER AY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT	FIELD BK. NO: 24-00	CHRIST
THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY	PROJECT NO.: 24-A-001	
STANDARDS. THAT THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND THE LAND INDICATED HEREON IS CORRECT, AND	DRAWN BY: G.A./S.C.H.	
THAT THERE ARE NO ENCROACHMENTS OF BUILDINGS OR STRUCTURES ONTO SAID LAND.	REVIEWED BY: T.D.M./J.J.W.	000
THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FERCE, PERMANENT ADDITION, ETC.	REV-1:	SPR
	REV-2:	BLUE
NOT VALID UNIESS SEALED WITH BLACK OR RED INK	REV-3:	- 4
	REV-4:	/ WY

	CHRISTOPHER ARTUR & LINDA ARTUR
\dashv	#210 SUNNYBROOK ROAD
	PARCEL I.D. #52-00-17032-00-7
	SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY
	COMMONWEALTH OF PENNSYLVANIAN
	01 HT 0000H 0000HOTEO 100

REMOVALS PLAN



MARSH ASSOCIATES, INC

LAND SURVEYORS & PLANNERS

55 LESTON RODO, SUTE A

WARRINGTON, PA 18978-2370

215-274-023 (May)

215-44-0218 (FA)

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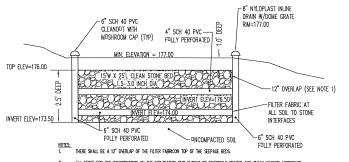
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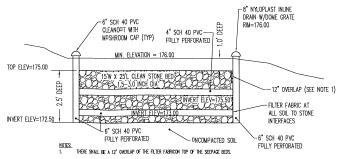
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1100 215-343-0218 (FM) 732-592-3611 (WW) 732-592-3611 (WW) 732-592-3615 (FM) Www.BlueMarshAssociates.com



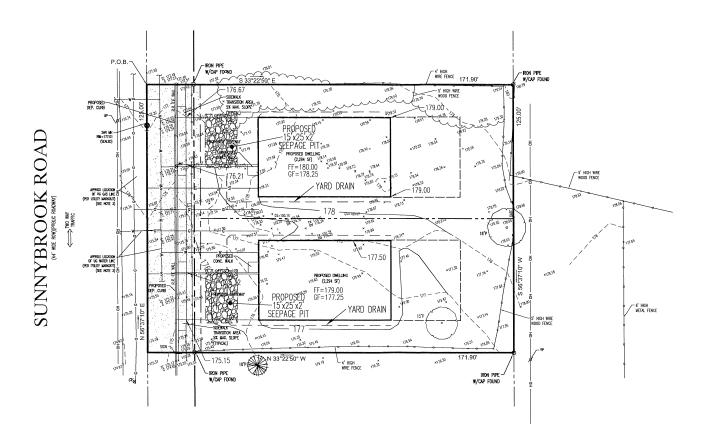
- ALL STONE FOR THE CONSTRUCTION OF THE INFILTRATION BNP SHOULD BE INFORMLY GRADED AND CLEAN WASHED AGGREGATE.
- THE BOTTON OF ALL INFILTRATION BNPS SHALL BE UNDSTURBED OR UNCOMPACTED SUBGRADE.
- THE SEPARATION BETWEEN THE LAYERS OF FABRIC IS EXAGGERATED FOR CLARITY. THE FABRIC BARRIER SHALL BE CONTINUOUS.

LOT 1 SEEPAGE PIT DETAIL NOT TO SCALE

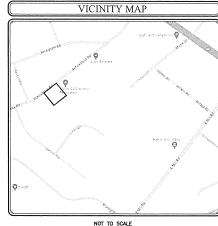


- ALL STONE FOR THE CONSTRUCTION OF THE INFILTRATION BNP SHOPLD BE UNIFORMLY GRADED AND CLEAN WASHED AGGREGATE.
- THE BOTTOM OF ALL INFILTRATION BMPS SHALL BE UNDISTURBED OR UNCOMPACTED SUBGRADE.
- 4. THE SEPARATION BETWEEN THE LAYERS OF FABRIC IS EXAGGERATED FOR CLARITY. THE FABRIC BARRIER SHALL BE CONTINUOUS.

LOT 2 SEEPAGE PIT DETAIL NOT TO SCALE







IMPERVIOUS BREAKDOWN

STORMWATER NOTES

- 1. THIS PROJECT PROPOSES TO CONSTRUCT 3,472 SF OF NEW INPERVIOUS.
- 2. VOLONE RECOMBEMENT: 2 IN OVER 3,472 SF OF NEW INPERVIOUS ==> (2/12)*3472 = 579 CF.
- 3. THE PROPOSED SEEPAGE PLT IS 234 CF. (REFER TO CALCULATIONS)

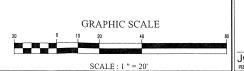
EXISTING FEATURES TO BE REMOVED; DWELLING/GARAGE: WALKWAYS & PORCH: DRIVEWAY:	1,359 S.F. 166 S.F. 1,491 S.F.
TOTAL EX. IMPERMOPS:	-3,016 S.F.
PROPOSED INPERMOUS (PER LOT): DWELLING: WALKWAY/PATIO/DECK: DRIVEWAY:	2,294 S.F. 200 S.F. 750 S.F.
TOTAL PER LOT INPERVIOUS:	3,244 S.F.
NET NEW IMPERMOUS:	3,472 S.F.

$\underline{\text{P.C.S.W.M. B.M.P. INSPECTION AND MAINTENANCE NOTES}}$

- 3.) ALL SEDIMENT/DEERS/OIL RENOVED FRON THE STORM WATER MANAGEMENT SYSTEM SHALL BE DISPOSED PER LOCAL, STATE, AND FEDERAL STAINLARDS
- 4.) Shorld on-site erosion ocopr from the landscaped areas, source of erosion shall be imagnately stabilized and the inlets, manholes, and storm water piping shall be checked for accomplation and cleared if accomplation of sediment exists.

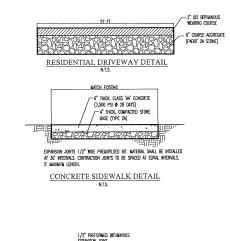
LEGEND OF SYMBOLS					
— — 180 — — — — 178 — — × 189.79	CONTOUR (MAJOR/MINOR)	89 6Y⊗	GAS WETER GAS VALVE		
FE 877 87 ×	TOP OF WALL ELEVATION	•	NANHOLE		
× 98 17650	BOTTON OF WALL ELEVATION	~~~~~	EDGE OF WOODS		
× DS=180.16	DOOR SILL ELEVATION		OVERHEAD WIRES		
ADO ET	ROOF DRAIN ELECTRIC WETER	G	APPROXIMATE LOCATION OF UNDERGROUND GAS LINE		
ø	UTILITY POLE		APPROXIMATE LOCATION OF UNDERGROUND WATER LINE		
₩8	WATER VALVE	10	OFFSET OF STRUCTURE AT GROUND		
0	PROPERTY CORNER EVIDENCE	_1.0'	LEVEL RELATIVE TO PROPERTY LINE		

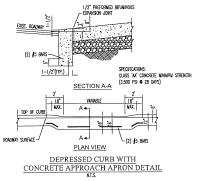


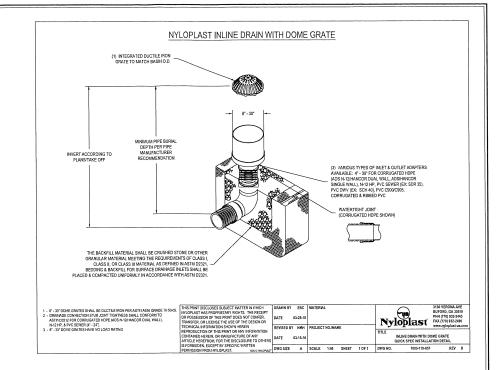


SURVEYOR'S CERTIFICATION	DATE: 6-18-2024	GRADING & UTILITY PLAN
I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER NY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT	SCALE: 1" = 20' FIELD BK, NO: 24-00	CHRISTOPHER ARTUR & LINDA ARTU
THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY	PROJECT NO.: 24-A-001	TUTINIOTUFTIEN ANTUN & LINDA ANTU
STANDARDS. THAT THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND THE LAND INDICATED HEREON IS CORRECT, AND	DRAWN BY: G.A./S.C.H.	#210 SUNNYBROOK ROAD
THAT THERE ARE NO ENCROACHMENTS OF BUILDINGS OR STRUCTURES ONTO SAID LAND.	REVIEWED BY: T.D.M./J.J.W.	PARCEL I.D. #52-00-17032-00-7
THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.	REV-1:	SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY COMMONWEALTH OF PENNSYLVANIAN
	REV-2:	BLUE MARSH ASSOCIATES, INC
	REV-3:	▲ ▲ LAND SURVEYORS & PLANNERS
NOT VALID UNLESS SEALED WITH BLACK OR RED INK	REV-4:	551 EASTON ROUD, SUITE A 1541 ROUTE 37 EAST, SUITE 0 WARRINGTON, PA 18976-2370 TOMS STOKE, N. 10 6753 175-776-4031 (May) 723-523-3461 (May) 724-523-3615 (FMS)
JOSEPH J. WRIGHT	REV-5:	. www. BlueMarshΔesociates.com

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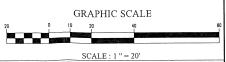


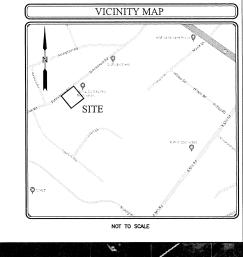




1541 ROUTE 37 EAST, SUITE B TONS RIVER, NJ 08753 732-552-3641 (MAN) 732-929-8915 (FAX)









		LAND LIMITATIONS FOR SITE DEVELOPMENT			OPMENT			
SYNBOL	MAPPING UNITS 5	SLOPE	CAPABILITY	Y HYDRIC SOIL	HYDROLOGIC	DEPTH TO BEDROCK	DWELLINGS WITH BASEMENTS	DRAINAGE CLASS
UrhB	orban land — doffield	0-8%	2e	NO	В	48-120 in.	NOT LIMITED	WELL DRAINES

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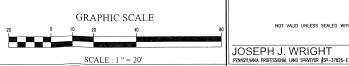
RESOLUTIONS:

1. DOE TO GRADING LIMITATIONS OF SOLS DURING MINTER MONTHS, THE CONTRACTOR SHALL NOT CRADE THESE SOLS DURING FROSTING OR ICING CONDITIONS. IF GRADING IS NECESSARY, STABILIZE INMEDIATELY.

2. SHOULD BEDROCK BE ENCOUNTERED DURING FORMATION OR UTILITY EXCAVATION, ROCK SHALL BE REMOVED AND DISPOSED OF IN A LECAL MANNER.



Comp.		
SURVEYOR'S CERTIFICATION	DATE: 6-18-2024 SCAE: 1" = 20"	EROSION & SEDIMENTATION CONTROL PLAN
I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT	FIELD BK. NO: 24-00	CHRISTOPHER ARTUR & LINDA ARTUR
THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS. THAT THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND THE LAND INDICATED HEREON IS CORRECT, AND	PROJECT NO.: 24-A-001 DRAWN BY: G.A./S.C.H.	#210 SUNNYBROOK ROAD PARCEL LD #52-00-17032-00-7
THAT THERE ARE NO ENCROACHMENTS OF BUILDINGS OR STRUCTURES ONTO SAID LAND. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE,	REVIEWED BY: T.D.M./J.J.W. REV-1:	SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY
FENCE, PERMANENT ADDITION, ETC.	REV-2:	COMMONWEALTH OF PENNSYLVANIAN
		_ BLUE MARSH ASSOCIATES, INC
	REV-3:	▲ ▲ LAND SURVEYORS & PLANNERS



TEMPORARY TOPSOIL STOCKPILES

6' HIGH METAL FENCE

NOT VALID UNLESS SEALED WITH BLACK OR RED INK

LIMIT OF DISTRUBANCE
15,000 SF PARID #52-00-17035-00-4
LINIS N/F
CATULU & REDWIND A SLSH
0.8. 6325, PC. 750

0 PROPOSED PARID #52-00-17029-00-1 18" SILTFENCE GLBERT JSRON & JULIAN FLAX D.B. 6290, PG. 1987

SUNNYBROOK ROAD (H. WEE FRONDER)

ALL EARTH OSTREBANCS, INCLIDING GEARNIC AND GRIBBING AS WELL AS OTTS AND FILLS SYALL BE DONE IN ACCORDINGE WITH THE APPROVED BEARNING (STAMPED), SIGNED AND DATED BY THE REVENME ASSICTION WAS TEEN ANALABLE AT THE PROCEST STATE. AT ALL TRUST, THE REVENME ADDRESS OF THE REVENME ASSICTION WAS TO BE APPROVED PLAN PRIOR TO MATERIAL THE REPORT OF THE APPROVED PLAN PRIOR TO MATERIAL THE RECEIVED AND THE APPROVED PLAN PRIOR TO MATERIAL THE SUSCEPPING ASSISTED AND THE APPROVED PLAN PRIOR TO MATERIAL THE SUSCEPPING ASSISTED AND THE APPROVED PLAN PRIOR TO MATERIAL THE SUSCEPPING ASSISTED AND THE APPROVED PLAN PRIOR TO MATERIAL THE SUSCEPPING ASSISTED AND THE APPROVED PLAN PRIOR TO MATERIAL THE SUSCEPPING ASSISTED AND THE APPROVED PLAN PRIOR TO MATERIAL THE SUSCEPPING ASSISTED AND THE APPROVED PLAN PRIOR TO MATERIAL THE SUSCEPPING ASSISTED AND THE APPROVED PLAN PRIOR TO MATERIAL THE SUSCEPPING ASSISTED AND THE APPROVED PLAN PRIOR TO MATERIAL THE SUSCEPPING ASSISTED AND THE APPROVED PLAN PRIOR TO MATERIAL THE SUSCEPPING ASSISTED AND THE APPROVED PLAN PRIOR TO MATERIAL THE SUSCEPPING ASSISTED AND THE APPROVED PLAN PRIOR TO MATERIAL THE SUSCEPPING ASSISTED AND THE APPROVED PLAN PRIOR TO MATERIAL THE SUSCEPPING ASSISTED AND THE APPROVED PLAN PRIOR TO MATERIAL THE SUSCEPPING ASSISTED AND THE APPROVED PLAN PRIOR TO MATERIAL THE SUSCEPPING ASSISTED AND THE APPROVED PLAN PRIOR TO MATERIAL THE SUSCEPPING ASSISTED AND THE APPROVED PLAN PRIOR TO MATERIAL THE SUSCEPPING ASSISTED AND THE APPROVED PLAN PRIOR TO MATERIAL THE SUSCEPPING ASSISTED AND THE APPROVED PLAN PRIOR TO MATERIAL THE SUSCEPPING ASSISTED AND THE APPROVED PLAN PRIOR TO MATERIAL THE SUSCEPPING AND THE APPROVED PLAN PRIOR TO MATERIAL THE SUSCEPPING AND THE APPROVED PLAN PRIOR THE APPROVED

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Synal B. Ben'n Wi Hahiek. Memianian'i Yoro Nooderbo qyroreseen orowistances posing the potental, for acceptance engoin and/or soment pollution the operator synal membern proformer best managabit practices to managa the potental for boson and soment pollution and notify the local conservation district and/or the regonal office of the operation't. All building waterials and mastes synall be redivided from the site and rectued on degrees of the accordance with the

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LECKTRIZED AREA.

ALL PERING OF WATER FROM ANY KIRCH KER SHALLE ELOCK ACCORDING TO THE PROCURME LEXABLE IN HIS PLAN, OWN HOLD-PRESELY (CECTATED ARCS).

KHALSI NI DECPRING THAN HAIRED ERBORCTH WAR DID DECELY TROU LOSS.

KHALSI NI DECPRING THAN HAIRED ERBORCTH WAR DID DECELY TROU LOSS.

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INDIGED TO SPEPIOR BRILDING, STRICTERES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL RECORRENATS OR CODES.

ALL EMPRISH PLANS SHALL BE FREE OF REPORT PAYRILLES, REPORT, ROOTS, SOO, OR OTHER PERSON OR GREEN CHARGES SHALL BE FREE OF REPORT PAYRILLES, REPORT, SOO, SOO, OR OTHER PERSON OR GREEN CHARGES MAN TO BE INCORPORATED INTO FILLS.

RIDDER MAINTENES OF OUT, PACY, OR GIVEN CONFESSION SHALL BE HAMEDED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SERSERY ACCOUNTY OF OTHER PAYRIBLES DEFINED. ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SERSERY ACCOUNTY OF OTHER PAYRIBLES DEFINED. ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SERSERY ACCOUNTY. SHALL BE HAMEDED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR MEDISTRATE AND OTHER PAYRIBLES AND SHALL BE HAMED IN ACCORDANCE OF THE PROPERTY OF THE PAYRIBLES AND SHALL BE ADMITTED ACCORDANCE WITH THE TEMPORARY STANDARD AND ACCORDANCE WITH THE TEMPORARY STANDARD ACCORDANCE WITH THE TEMPORARY STAN

COVEN WITH A DESIGN SPRINGET TO RESIST ACCULANCE BEIORY. CPT NO FLL SOFTS SMALL BE COPPAGE OF RESISTING FALVING DE DIS-SULMENG, SURJING, OF ORDER MOMERNET. BEIOR STATE AND SMALL REAST BREPORTET TO BEN ARE PERMANENTY STABILIZED OR UNTIL THEY ARE PERPLICIED BY ANDERE ARE APPRAISED BY THE LOCAL CONCENTRATION DISTRICT OR THE COPPATIBINET. STABILIZED OR UNTIL THEY ARE PERPLICIED BY ORDER AND PROPERTY OF THE ADMINISTRATION STATE OF THE ADMINISTRATION OF THE ADM

STABILIZED INNEDATELY, IN ORDER TO ENSURE RAPID REVECETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SESSION.

DURING THE CERMINATING SASON.

OF THE CERMINATING SASON ALL EXERT IS DEPENANCE ACTIMITES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER MOJOR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHIENCE A FIRM. INSPECTION.

FAR USE TO CORRECTIVE INSTALL LESS BARES, TAURES OF DEPICHES PROSMET-LADIEN REVORTER FORM LEARNS THE CONSERVATION TO TAKE MAD AREA CALLED TO TAKE MEMBRATE CORRECTIVE ACTION TO SESSUE FAIRES OF ESSESS BARES MAY RESPILT A MUNICIPATION, AND/OR CORRIAN, PERMITS DEPORTING THE OWNER OF THE OPERATION AS OFFICER OF THE OWNER OF THE OPERATION AS OFFICER OFFICE OF THE PROSMET MOULTAINS CALLED STATEMENT AND CALLED STATEMEN

PROMDES FOR OP TO \$10,000 PER DAY IN CIVIL PENALTIES, OP TO \$10,000 IN SPIAMARY CRIMINAL PENALTIES, AND OP TO \$25,000 IN MISCOLDENGE CRIMINAL PENALTIES FOR EACH MOLATION. misuementor cronina, penalics for each volution. Concrete wash water shall be handled in the manner described on the plan drawings. In no case shall it be allowed to enter

ANY SPREACE MATERS OR GROUNDMATER SYSTEMS.
ALL CHANNELS SHALL BE KEPT FREE OF OSSTROCTIONS INCLODING BOT NOT LIMITED TO FILL, ROCKS, LEAVES, MODOY DEBRS, ACCOMPLATED

ALL CHAMPLES SMALL BE KEPT INE OF CHESTRICHES INCLUSIONED FOR UNITED TO FILL, BOXES, LEAVES, MOOT DELENS, ACCUPACIÓN.

CONTROLLED TO CONTROLLED MATERIAL PARENT.

CONTROLLED TO CHESTRICHE AND PROTECTION LINKS ANY SIGN FOR WHITE IN THE CHAMPLE SMALL BY CHAMPLE STATISTICS OF CHESTRICHES AND PROTECTION AND PROTECTION LINKS ANY SIGN FOR SIGN FOR WHITE PER CHAMPLE SMALL BE CONVECTED PAST THE MOOK AREA ON THE MANUEL SMALL BE CONVECTED PAST THE MOOK AREA ON THE MANUEL SMALL BE CONVECTED PAST THE MOOK AREA ON THE CHAMPLE SMALL BE CONVECTED PAST THE MOOK AREA ON THE CHAMPLE SMALL BE CONVECTED AND THE MOOK AREA ON THE CHAMPLE SMALL BE CONVECTED PAST THE MOOK AREA ON THE CHAMPLE SMALL BE CONVECTED AND THE MOOK AREA ON THE CHAMPLE SMALL BE CONVECTED AND THE MOOK AREA ON THE CHAMPLE SMALL BE CONVECTED AND THE MOOK AREA ON THE CHAMPLE SMALL BE CONVECTED AND THE MOOK AREA ON THE CHAMPLE SMALL BE CONVECTED AND THE MOOK AREA ON THE CHAMPLE SMALL BE CONVECTED AND THE MOOK AREA ON THE MOOK AREA ON THE CHAMPLE SMALL BE CONVECTED AND THE MOOK AREA ON THE MOOK AREA O

MIL DE PROVIDED ATTER PLACEMENT OF THE PROTECTIC BLING.
SEMENTE BASIN SON/OF TROYS SHALL EST PETER OF ALL CONSTRICTION MASTE, MASH WATER, AND OTHER CERES HAMING POTENTIAL TO
CLOC THE BASIN/THEY COTLET STRICTIMES AND/OR PULLIFE THE STRICTLE WERES.
SEMENT BASINS SHALL SE PROTECTED PROVIDENTIAL TO STRICTLE WERES.
SEMENT BASINS SHALL SE PROTECTED THEY MAY BENEFIT OF BASIN OF THE PROTECTION.
ANY DAMAGE THAT COURS IT WHILL ON IT PART OF A RESPECT OF BASIN OF RIVE DESCRIPTION DETRICT, AND THE OTHERS OF THE DIMAGES
PROTECTION.

PROPERTY.

POOR REQUEST, THE APPLICANT OR HIS CONTRACTOR SMALL PROVIDE AN AS-BULT (RECORD DRAWNO) FOR ANY SEDMENT BASIN OR TIRAP TO THE WINDOW, INSPECTIOR, LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.

BESSON CORTINE, DIAMENTER SMALL BE INSTALLED ON ALL SCORES SHAT OR STEEPER WHITH SO FEET OF A SURFACE WATER AND ON ALL OTHER DISTRICTION SHATE STATES OF THE PLAN HAVE SHAD FOR THE STATE OF TH

SEQUENCE OF CONSTRUCTION

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STACE SHALL BE COMPLETE BETWEE AND FOLLOWING STACE IS INITIATED. CLEARING AND GREEBING SHALL BE LIMITED ONLY TO THOSE AREAS DESTREED IN EACH STACE.

NOTE: AT LEAST 7 DAYS BEFORE STATING ANY EARTH DISTORBANCE ACTIVITIES THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN HOS ACTIVITIES COUNTY, BUT NOT LIMITED TO, THE LANDINGHEY, ALL APPROPRIATE LEMICOPAL OPPICIALS AND A REPRESENTATIVE HOW THE CONSTITUTION STREET FOR AN OWITE PRE-ACCIDITION MEETING.

A PAONE CALL MUST BE MADE THREE (3) DAYS PRIOR TO ANY EARTH MOVING ACTIVES AS PER STATE LAW

2. STAKE THE LIMIT OF DISTURBANCE AS SHOWN ON THE PLAN;

3. INSTALL THE SILT FENCE AND CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN:

4. STRIP THE TOPSOIL IN THE AREA OF THE PROPOSED POOL AND STOCKPILE WHERE SHOWN. STABILIZE IMMEDIATELY;

NOTE: CESSATION OF ACTIVITY FOR 4 DAYS OR LONGER REQUIRES TEMPORARY STABILIZATION.

5. CONSTRUCT THE DWELLINGS AS PER PLAN. STABILIZE INMEDIATELY;

6. CONSTRUCT THE INFILTRATION BASIN PER PLAN AND DETAILS. 7. RE-SPREAD TOPSOIL STABILIZE INNEDIATELY:

. After inspection and approval by the conservation district, the erosion and sediment controls (sllt fence) may be removed. Any areas disturbed during the removal of sad controls shall be stabilized innernately.

NOTE: AN AREA SHALL BE CONSIDERED TO HAVE ACHEVED FINAL STABILIZATION WHEN IT HAS A WINNAM UNFORM YOU PRESIDENCE. COME OR OTHER PREMAMENT NON-MECTATINE ONE WITH A DENSITY SUPPOSET TO RESIST MODELERATED EROSION AND SPIRSURFACE CHARACTERISTICS SEPTIONS IT DESIST SUDICINA OTHER MODELENTS.

CONSERVATION NOTES AND SPECIFICATIONS

L CRUERA, INCOMATION

A THIS DESIGNA WAS DEMANT CONTROL PLAN SHALL BE ANALASE AT THE SITE.

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IN STEMMENT OF SERVICES (LANS) MITTER MIST BE ALLORED TO LIANE THE SITE WHICH THEST BEING PRODUCT PLEEDE.

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FROM SIZE

**STANDARD FOR DEPOSAL OF MATERIALS

CONSTRUCTION MAJER MATERIALS SHALL BE RECTULED WHERE FEASILE.

ALL REMAINS MAJERNESS TO BE DEPOSED OF MAJET ON SIX IN ACCORDINGE WITH ALL APPLICABLE STATE, AND LOCAL RECEATIONS.

**STOOPPLES TO BE MAJED OFF SIZE WEST HANK AN APPROVED BROSON AND SEMENT CONTROL PLAN AT THE DESTINATION LOCATION.

IL STANDARD FOR LAND GRADING

A. DEPINTION RESIMPAND DIE GROPIU SPERKIZ EN GRUING TO PLAN GRADES, WHICH ARE DETERMICO EN TOPOSHAPHIC SPRIET AND LAYOFT.

1. PRIORISCHS SHALL EL MACE TO SPERT COPICET SPRICE KINSER TO STORM DIAMAS OR SYTTRALE METER COPRESS AND TO PRE-MENT SPRIFACE RATIONER PROPERTIES AND SPERT AND SPE

NORMALTON REPREDENTS

In THESE, LOSS, RAPINE, REDSHI, ROOK, STIMPS AND REGERALE MATER WHO ML INTERFERE WITH the GRIGING GERATION OR AFFECT THE PLANNES STARLET OF HE MEAST SHALL BE RESURDED. AND DEVELOP A NOTIONAL WITH STANDARD FOR DEVELOP AND MATERIALS.

PLIL MADERA, IS TO BE TREE OF SHAPE, REMISER, TREED, LOSS RECEITABLE MATERS AS STANGE'S IN MATERIALS THAT MILE EXCENSIONAL CONSTRUCTION STANGE THE CONTROLLED AND A STANDARD STANDARD SHAPE AND A PROBLEMENT AND A

SAIPMANDE.

A. ALL DISTRIBED AREAS SHALL BE LEFT WITH A NEAT AND FINISHED APPEARANCE AND SHALL BE PROJECTED FROM EROSION.

5. (SEE L. D.)

II. STANDARD FOR CITILITY TRENCH EXCAVATION

A. LIMIT ADVANCE CLEARING AND GREBBING OPERATIONS TO A DISTANCE EDRAL TO THO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COLUMNED IN OR DAY.

LIMIT DAIL TRIBON DECIVATION TO THE LENGTH OF PIPE PLACEBOT, FOR DISTALLATION AND BLOCKLING THAT CAN BE COLUMNETED THE SAME DAY, DALY BACKFILLING OF THE TERMON MAY BE DELATED FOR A MAX OF SIX DAYS FOR CRITICAL CASS REQUIRING TESTING OF THE INSTALLED.

PRE.

WINDS, WHO'S ADDINALAIES IN THE OPEN TRUICH, MILL BE CONFLIELY REJOYDED BY POWNING TO A FAULTY FOR REJOYAL OF SEDMENT

(SEDMENT FLIER BACK, SEE DETAIL BETTER PRE PLACEMENT MOVIE). BEADERING REGION, LIBE CHARGE TO FINAL CONTROLS AND APPROPRIATE

ON THE GAY FOLLOWING PRE PLACEMENT AND BEADER ADDINING, THE OSTROBED REGION, LIBE CHARGE TO FINAL CONTROLS AND APPROPRIATE

TEMPORATE ROSISTA AND SEDMENT POLITION CONTROL NESSERS / FACILITIES MILL BE INSTALLED. SEEDING AND MALDING OF ALL DISTRIBED

AREAS NILL BE ONE MEMBRIATELY.

IV. STANDARD FOR TEMPORARY STABILIZATION

A STRANDER OF INFORMAT STRUCTULATION WITH WILCH

1. MICHINE IS UNST. MAPULOSE. TO THOSE, REAS SPEECT TO PERSONE DISTURBANCE AND REMORRANG. IN ADDITION, STABLEZATION WITH MACH.
SHALL BE USED DRIVEN AND -ENGRADME PROFILES.

2. PERSON ALL DUTPOR DEPOSITIONS AT BOORT MACES TO THE SECOND

3. CHARLES TO DO HE POSITION. SE STRUCTURE OF REMORS TO THE MACE STABLE AND THE MACH.

4. PROTECTIVE MUTERALS TO BE USED:

4. ROTHER HALL FROM THAT OF THAT AT ALL TOURS FOR ACRE SPREAD INFORMAT AT TAS POANDS FOR TOOD SOURCE FEET AND

ADMINISTRATION OF THAT THE SECOND AND THAT OF THE MACE STATE AND THE MAPULO STABLE AND THAT HALL THE MACH THAT HAVE AND THAT THE MACH THAT OF THAT OF STATEM MULD THAT MAKE STABLE AND THAT THE PROCESSION FOR AN OF STATEM MULD THAT MAKE STABLE AND THAT THE PROCESSION FOR AN OF STATEM MULD THAT MAKE STABLE AND THAT THE PROCESSION FOR AN OF STATEM MULD THAT MAKE STABLE AND THAT THE PROCESSION FOR AN OF STATEM MULD THAT MAKE STABLE AND THAT THE PROCESSION FOR AN OF STATEM MULD THAT MAKE STABLE AND THAT THE PROCESSION FOR AN OF STATEM MULD THAT MAKE STABLE AND THAT THE PROCESSION FOR AN OF STATEM MULD THAT MAKE STABLE AND THAT THE PROCESSION FOR AN OF STATEM MULD THAT MAKE STABLE AND THAT THE PROCESSION FOR AN OF STATEM MULD THAT MAKE STABLE AND THAT THE PROCESSION FOR AN OF STATEM MULD THAT MAKE STABLE AND THAT THE PROCESSION FOR AN OF STATEM MULD THAT MAKE STABLE AND THAT THE PROCESSION FOR AN OF STATEM MULD THAT MAKE STABLE AND THAT THE PROCESSION FOR AN OF STATEM MULD THAT MAKE STABLE AND THAT THE PROCESSION FOR AN OF STATEM MULD THAT MAKE THE PROCESSION FOR THE PROCESSION OF STATEM MULD THAT MAKE THE PROCESSION FOR THE PROCESSION ENOLSIRED ASPHALT - (SS-1, CSS-1, CMS-2, MS-2, RS-1, RS-2, CRS-1 AND CRS-2), APPLY 0.04 GAL/SQ. YO. OR 194 GAL/ACRE ON FLAT SLOPES IESS THAN 8' HIGH. ON SLOPES 8' OR WORE HIGH OSE 0.075 GAL/SQ. YO. OR 363 GAL/ACRE.

B. STANDARD FOR ITEMPERALY STABLIZATION MITH SEED.

1. DISPREDU ARCAS MICH DAR RIOI AT PRIVERS DIAZE AND WHICH MIL BE REDISPRED WITHIN ONE YEAR MOST BE SEEDED AND MALCHED MASSINGLES THE A TOPOGRAF LOST CONTROL PRIVATE OF THE STANDARD AND A TOPOGRAF LOST CONTROL PRIVATE OF THE STANDARD ALL CRUTINOSS AT ROOIT ANGLES TO SLOPE.

3. PREVIOUS ALL CRUTINAL CREATIONS AT ROOIT ANGLES TO SLOPE.

3. PREVIOUS MICH DESERVICE OF THE STANDARD AND A TOPOGRAF LOST CONTROL PRIVATE CONTROL PRIVATE OF THE STANDARD AND A TOPOGRAF LOST CONTROL PRIVATE OF THE STANDARD AND A TOPOGRAF LOST CONTROL PRIVATE CONTRO

V. STANDARD FOR PERMANENT STABILIZATION

SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VECETATIVE COVER

THE PREVAILABILE.

4 GROVE AS RESIDED NO FASSELE TO PERMIT THE "PSE OF CONVENTIONAL COPPLIENT FOR SEIDBED PREPARATION, SEEDING, MPCICH APPLICATION AND ANDERSPICE, AND ANATOMNECT. AND ANATOMNECT. SETS AND ANATOMNECT. AND ANATOMNECT AND INCIDENCE AND ANATOMNECT. SETS AND ANATOMNECT AND THE SOLL AS RECEIVE AS PRINCIPLOS. ON A REPTH OF A ROSE.

**MARKATICE FORM OF TOPOS... CORRESPICED. HE STREATE SAFEOL SEARCHEST OF PROVIDE A COOR BION WITH THE TOPOSIL.

c. MUCHANTEY PROFES TO LEGISLA DESTREPATION, THE STREAM SHOULD BE SOMEPHED TO PROVIDE A COOLD BROW WITH THE TOPPOLL. APPLIENCE DUSTAL DESTRICTION OF THE STREAM SHOWS WHOST DIMARDAGE SOS SENDENCES. OR PROPERTY AND A CONTROL OF THE STREAM SHOWS WHOST DIMARDAGE SENS SENSE SHOWS AND A CONTROL OF THE STREAM SHOWS

SEEDED PROFITED TO SERVICE AND A SECURITY OF SOME ASSOCIATION OF SOME AND A SECURITY OF SOM

SEDIMO CONTROL PERMANENT: 30 LBS DICH KENTFORT - 31 TALL FESDIE KENTOOT BUEGRASS (LOW MANTENANCE WRETTY) SPRULONG FESDIE SEDIMO GAITE: 3/1 TO 3/15. E/15 TO 10/1 A PART SEED PROFINENT, KORMAN, SEZIMO ERIFO HIS GROW 1/4 "TO 1/2". HIDROSEDIMOS (MICLIONG FERTILIZER AND SEED HI A SOMRIF FERDI, WHILL ARE MEJOED, MAY BE LEFT ON THE SOL, SPRACE, SOL CONSERVATION DISTRICT ON REGISTE SPECIAL TOMMORES FOR HIDROSEDIMO AND PROSORQUICHE, MESSE WITH DEPOSITE CONTIONS. FOR MACLIONG RECOVERIENTS SEE STANDARD FOR STABLIZION WITH MACH. PROTECTION MATERIALS TO BE 1923.

anda — (Wedge, Texible.) If som docture is deficient and which is not osod, seprey new seconds with rocoare water, a wandan of 1/4" thick a Day while, recention is well estralisated, especially when seconds is performed in armoraally day on not weather or on discorty sites.

E STANDED FOR PROMISHOT STANLIZATION WITH SOD

1. WEINDES AND MATERIAS.

2. CHILVINED SOD PROSTREED DIES MAIR GE PAISTRES SOD. SPECES "DIETED SOD," OR ORER HEN COAUTY CALINATED SOD.

2. COLVINED SOD PROSTREED DIES MAIR SCHOOL GENER GESTE ORISSES.

2. COLVINED SOD PROSTREED DIES MAIR SCHOOL GENER GESTE ORISSES.

2. COLVINED SOD PROSTREED DIES MAIR SCHOOL GENER GESTE ORISSES.

2. COLVINED SOD PROSTREED SOD STANLIZATION OF MAIR SON PROSTREED SOD COLVINED SOD

HOURS.
2. 9TE PREPARATION
SEE SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT NEGETATIVE COVER. APPLYING TOPSOIL
 SECONDATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER.
 SECONDED PREPARATION

6. SETTERE PREPARATION
SET SECONDATOR FOR SEEDING & SOL, THEARDANT FOR PERMANENT MERITAINE COMES.

5. SOD PRACEDENT
S. SOD PRACEDENT
OF SIEDE SURCE, BE LAD ON THE CONTOUR, REVER UP AND DOWN THE SLOPE, STARTING AT THE BOTTOM OF THE SLOPE AND WORRNO
UP OF SIEDE SURCES, BILL OF OUR LOCKES MALL FROM THE MOST AND PRESENT DAMAGE. TO THE SOLD, DURING PERMADS OF HIGH
DEPORTMENT, DOWN THE SHORE AND EXEMBLENCE PRINTS OF THE MOST AND THE SOLD.
DEPORTMENT OF THE SHORE AND EXEMBLENCE PRINTS OF THE SHORE SHOWN THE SHOWN THE SHORE SHOWN THE SH

4. ON SIGNES GRAFFE HAN 3 TO 1, SCORES SOUT DE SPACE SOU MEN MOOT PICK, WEE STAFFE, OR SPUT SHARES, OR TO IN PACES
LONG IFF 3 If AN OWN ALL MANUES OF BUILDED THAN CORNOR OF THE FACE OF THE SLOPE, BUILD A PROPRIET SHOW IN A FACE OF THE SAME THAN CORN OF THE SAME TH

POPRESSING

F S.ON RELEAS: NIROSON (200 POPMS 38-0-0 PER ROSE OR EQUIVALEIT) IS 95D IN ADDITION SPOESTID PERILUZES, INDIA
A PELLOR-0-0: TOPRESSING IS NOT MANDITORY.

SPRING INSTALLATION OF 300 MIL. ROSEN EN A MPLICATION OF PERILUZES SPOTA S 10-0-0-10 EXPANDIT AT 400 POPMOS PER ACTE OR
I PRANSIS SPRI, JOS SOURCE TEXTER SEPTEMBER I NO COTIDERS IN.

LE PRANSIS SPRI, JOS SOURCE TEXTER SEPTEMBER I NO COTIDERS IN.

PLA LESTILLATION OF 300 MIL. ROSEN EN ENGO RETERME MANDIT IS NO MAY I.

PALL RISHALLAND SOUTH REVIEWS INTO REVIEW SHIP ARROWS EXTREME MANUAL IS AND WAY I.
 E. ATT A RAIL OF 2, 2001 LEJAL.
 d. APPLY 10-10-10 FERTILIZER A RAIL OF 150 LEJAL.
 MORK LINE AND FERTILIZER WITO THE SOUL AS MEARY AS PRACTICAL TO A DEPTH OF FORR (4) INCHES.
 SEEDING

SELECTION OF THE PROPRIETS: ANNUAL RYEGRASS SHALL BE APPLIED AT A RATE OF 1.5 LB/1,000 SQ. FT. AND WINTER RYE AT A RATE OF 3.5 LB / 1,000 SQ. FT. AND WINTER RYE AT A RATE OF 3.5 LB / 1,000 SQ. FT. APPLY SEED PHR'ORMLY. MORNAL SEEDING DEPIN IS FROM 1/4" TO 1/2". HIDROSSEEDINGS (MICLOUNG FERTILIZER AND SEED IN A SLERRY FROM), MAY BE LEFT ON THE SOL SHREADE. SOL. CONSERVATION ISSTRICT CAN REQUES SPECIAL FEORINGISES FOR HIDROSSEEDING MO/OR HIDROSSEEDING. SEES STANDARD FOR STRAILEJANN WITH MICH.

E&S PLAN PLANNING & DESIGN STATEMENTS

MINIMIZES EXTENT & DURATION OF EARTH DISTURBANCE:

THIS PROJECT ONLY PROPOSES TO DISTURB ONLY ENOUGH LAND AS IS NEEDED TO CONSTRUCT THE DWELLINGS. THE SECRENCE SHALL BE UTILIZED TO INNINIZE THE DYNATION THAT LAND IS DISTURBED.

NAXIVIZE THE PROTECTION OF EXISTING DRAINAGE FEATURES:

THIS PROPERTY DOES NOT HAVE ANY EXISTING DRAINAGE FEATURES. THE FOLLOWING IS A LIST OF BMPS PROPOSED TO BE UTILIZED ON THIS PROJECT:

SILT FENCE - SILT FENCE IS PROPOSED TO BE OTILIZED DOWNSTREAM OF THE AREAS OF WORK.

ROCK CONSTRUCTION ENTRANCE - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT VIA THE ROCK CONSTRUCTION ENTRANCE

NININIZE SOIL COMPACTION:

EARTHWORK IS ONLY PROPOSED WITHIN THE AREAS NECESSARY TO CONSTRUCT THE DWELLINGS. AS MUCH LAND IS PROPOSED TO BE LEFT UNTOUCHED AS POSSEILE.

UTILIZE OTHER MEASURES OR CONTROLS THAT PREVENT OR MINIMIZE THE INCREASE IN STORMWATER RUNOFF:

HE BELIEVE THAT THE INCREASE IN FLOW IS MINIMAL THIS PROJECT PROPOSES TO CONSTRUCT TWO DWELLINGS. A INFLITRATION BASIN IS PROPOSED AS A MITIGATION TO THE INCREASE IN VOLUME.

POTENTIAL FOR THERMAL IMPACTS

BE RISK OF HIDRIAL FORIOR IS MINNAL OF THIS FROLECT; HOWERE THE FIRST FLORE RONGT WILL TRAVEL OVERLAND THROUGH GRASS AND HIRDORY A SEPACE RT. THEORY FRONTHING HOW MICRATING DOMOSTICAL.

RIPARIAN BUFFERS

This site does not contain any, nor is within 300 feet of any HQ or EV agranc feature that would cualify for a reparan buffer.

THERE ARE NO EXISTING RIPARIAN BUFFERS ON SITE OR WITHIN 300 FOOT OF THE PROPERTY. THEREFORE NO WAIVER IS RECORSTED

THIS PROJECT DOES NOT PROPOSE ANY RIPARIAN BUFFERS.

AN EQUIVALENCY DEMONSTRATION IS NOT REQUIRED FOR THIS PROJECT DIE TO THE COMMENTS ABOVE

GEOLOGIC FORMATIONS/SOIL CONDITIONS

THIS PROPERTY IS WITHIN THE STOCKTON GRAVEL FORMATION. THE STOCKTON FORMATION CROPS OF IN THE NEWARK RISK! IT IS COMPORED OF LIGHT-GRAY TO BEHT, COLREGE-GRAVEL, ANGIOS CONDISTRICE AND RED TO PRIPELFH-RED SANDTING, SAME, SILTION, AND WOSTOOKS. TIS HIN TO FLACOT BEDS ARE WELL DEVELOPED. ITS NAXIONAL THIOMESS IS APPROXIMATELY 3,300 FEET (OCTOR AND MESPISCE), 1982).

RECYCLING AND DISPOSAL OF MATERIALS

DEBRIG SHALL NOT BE BYRED ON THE SYBLECT STE. ALL EXCAVAITED MATERIAL AND DEBRIS (SOUD WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE AND FEDERAL LAKS AND APPLICABLE COCKS.

2. STANDARD FOR SEPSEL OF METBALS.

MET METBALS AND METBALS AND METBALS PLANDARD AND MAPPINGS FOR BILLIONS MATERIALS.

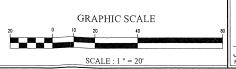
METBALS METBALS AND METBALS AND METBALS PLANDARD FROM THE STEE AND METBALS OF METBALS AND METBALS OF METBALS OF METBALS AND METBALS OF METB

MAINTENANCE PROGRAM

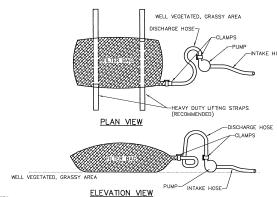
ALL EROSION AND SEDMENTATION CONTROL EMPS SHALL BE INSPECTED AFTER EVERY RAIN EVENT, BUT AT LEAST ONCE A WEEK. INSPECTIONS SHALL BE LOCGED ONTO DEP FORM 3150-FM-BWEW0083 DATED 2-2012 AND KEPT ON SITE AT ALL TIMES.

THE MAINTENANCE INSTRUCTIONS WITHIN THE BMP DETAILS SHALL BE FOLLOWED. ANY ACCUMULATED SEDIMENT SHALL BE SPREAD ON—SITE IN A LOCATION NOT SPREACT TO EROSION AND STABILIZED IMMEDIATELY.





SURVEYOR'S CERTIFICATION 6-18-2024 **EROSION & SEDIMENTATION NOTES** I HEREST CERTIFY THAT THAS SURVEY HAS BEEN PERFORMED IN THE FIELD MODE WY SUFFENDED, AND TO THE BEST OF IM NORMOUS BEETS. HAD NORMAND, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENITY ACCOPTED ACQUIRACY STRADARDS. THAT THE PROPERTY LINES AND THE LAND INDICATED HEREON IS CORPECT, MODE THAT THERE ARE NO INCORDANCE OF STRUCTURES ONTO SAID JUNE THAT THERE ARE NO INCORDANISTIS OF BUILDINGS OR STRUCTURES ONTO SAID JUNE. CHRISTOPHER ARTUR & LINDA ARTUR FIELD BK. NO: 24-00 PROJECT NO.: 24-A-001 #210 SUNNYBROOK ROAD PARCEL I.D. #52-00-17032-00-7 REMEMED BY: T.D.M./J.J.W SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE FENCE, PERMANENT ADDITION, ETC. COMMONWEALTH OF PENNSYLVANIAN BLUE MARSH ASSOCIATES, INC LAND SURVEYORS & PLANNERS * 1 NOT VALID UNLESS SEALED WITH BLACK OR RED INK 551 EASTON ROAD, SUITE A WARRINGTON, PA 18976-2370 215-278-4053 (WHN) 215-343-0218 (FAX) 1541 ROUTE 37 EAST, SUITE B TONS RIVER, NJ 08753 732-552-3641 (MAIN) 732-929-8915 (FAX) DATE JOSEPH J. WRIGHT www.BlueMarshAssociates.com



NOTES:

LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS, HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

DELOMINO STANDANDS.		
PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
ACC & DETAINED	ASTM D=4751	BU CIEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE FLACED ON FLIETS STONE TO INCREASE DISCHARGE CAPACHTY, BAGS SHALL NOT BE PLACED ON SLOPES ORACITE THAN OS. FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLUTING MATERIAL MAY BE PLACED UNDER THE 68G TO REDUCE SLOPE STEPPRESS.

NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

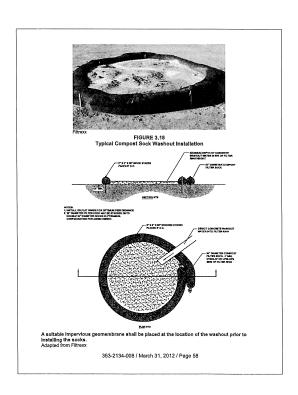
THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

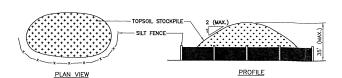
THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

STANDARD CONSTRUCTION DETAIL #3-16 PUMPED WATER FILTER BAG

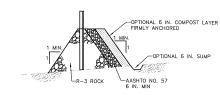
NOT TO SCALE



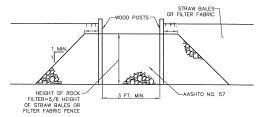


SILT FENCE MUST BE PLACED
ON THE DOWNSLOPE PERIMETER O
ALL STOCKPILES. IMMEDIATELY
APPLY TEMPORARY SEEDING TO
ALL STOCKPILES WHICH MILL BE

TOPSOIL STOCKPILE AREA DETAIL



OUTLET CROSS-SECTION



UP-SLOPE FACE

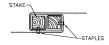
NOTE

A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRAW BALE BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST LAYER SHALL BE USED ON UPSLOPE FACE IN HO AND EV WATERSHEDS.

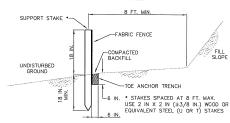
SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

STANDARD CONSTRUCTION DETAIL #4-6

NOT TO SCALE



JOINING FENCE SECTIONS



SECTION VIEW

NOTES:

GRAPHIC SCALE

SCALE: 1 " = 20'

FABRIC SHALL HAVE THE MINIMUM PROPERTIES AS SHOWN IN TABLE 4.3 OF THE PA DEP EROSION CONTROL MANUAL.

FABRIC WIDTH SHALL BE 30 IN. MINIMUM. STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL (U OR T) STAKES.

SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.

SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.

ANY SECTION OF SILT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET (STANDARD CONSTRUCTION DETAIL # 4-6). FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARRY AREA IS PERMANENTLY STABILIZED.

STANDARD CONSTRUCTION DETAIL #4-7
STANDARD SILT FENCE (18" HIGH)

NOT TO SCALE



SURVEYOR'S CERTIFICATION EROSION & SEDIMENTATION NOTES & DETAILS SCALE: 1" = 20' FIELD BK. NO: 24-00 I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER WITHOUT THE REST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACQUIACY STANDARDS. THAT THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND RELATION DICKATE HEREON IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS OF BUILDINGS OR STRUCTURES ONTO SAID LAND. CHRISTOPHER ARTUR & LINDA ARTUR PROJECT NO.: 24-A-001 DRAWN BY: G.A./S.C.H.
REVIEWED BY: T.D.M./J.J.W. #210 SUNNYBROOK ROAD PARCEL I.D. #52-00-17032-00-7 SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, COMMONWEALTH OF PENNSYLVANIAN BLUE MARSH ASSOCIATES, INC LAND SURVEYORS & PLANNERS * 1 NOT VALID UNLESS SEALED WITH BLACK OR RED INK 551 EASTON ROAD, SUITE A WARRINGTON, PA 18976-2370 215-278-4053 (MAN) 215-343-0218 (FAX) 1541 ROOTE 37 EAST, SUITE B TOMS RIVER, NJ 08753 732-552-3641 (MAN) 732-929-8915 (FAX) DATE JOSEPH J. WRIGHT REV-5: www.BlueMarshAssociates.com



FENNINGHAM, DEMPSTER & COVAL LLP

Attorneys at Law www.FSDC-Law.com

Five Neshaminy Interplex, Suite 315 Trevose, PA 19053-6941 *Tel*: 215.639.4070 | *Fax*: 215.639.8995

Timothy B. Fenningham

Admitted in PA, NJ & NY Tim.Fenningham@fsd-law.com

July 23, 2024

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

Re:

Holy Martyrs Church

Request for SALDO Waiver



Dear Mr. Penecale:

Please accept this letter which I am authorized to send on behalf of my client as a request for a waiver of any and all SALDO procedures relating to my client's installation of the modular classroom at the Premises, based upon your advice that in doing so, my client's installation can be addressed at the August public meeting of the Board of Commissioners.

Please let me know if you need any further confirmation of the foregoing.

Very truly yours,

Timothy B. Fenningham, Esquire

TER

TBF/kp



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

Township Bldg., 1510 Paper Mill Rd., Wyndmoor, PA 19038 website: www.SpringfieldMontco.org Phone: 215-836-7600

Fax: 215-836-7180

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July 23, 2024

OFFICERS

A. Michael Taylor Secretary-Manager

> James J. Garrity Solicitor

Joelle Kleinman Treasurer / Tax Collector Timothy P. Woodrow, PE Engineer Re: Zoning Hearing Board Application #24-09 for Holy Martyrs Catholic Church and the property known Parcel #5200-0408-4004.

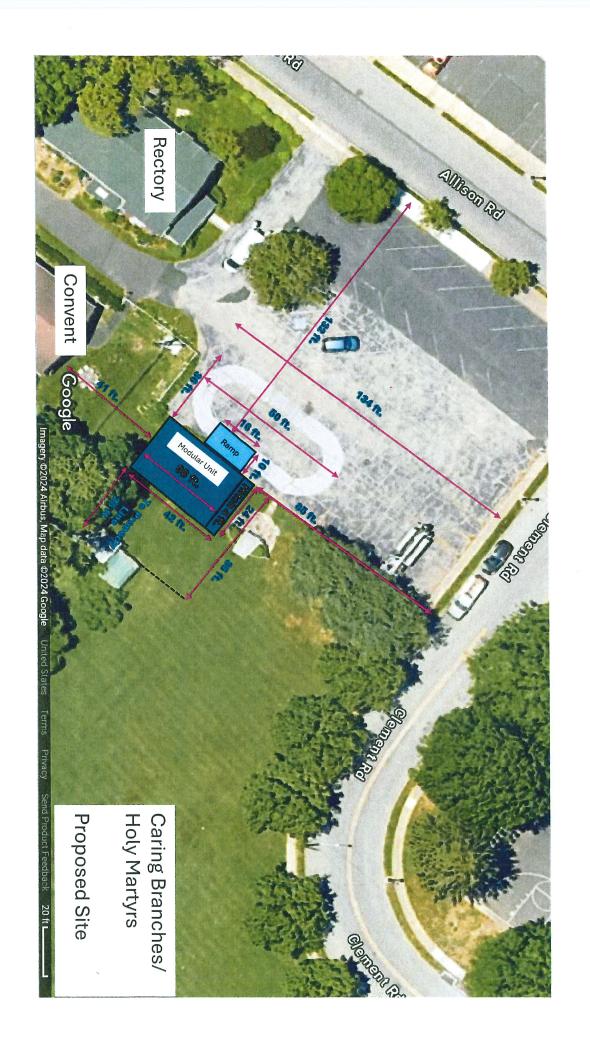
Dear Mr. Fenningham,

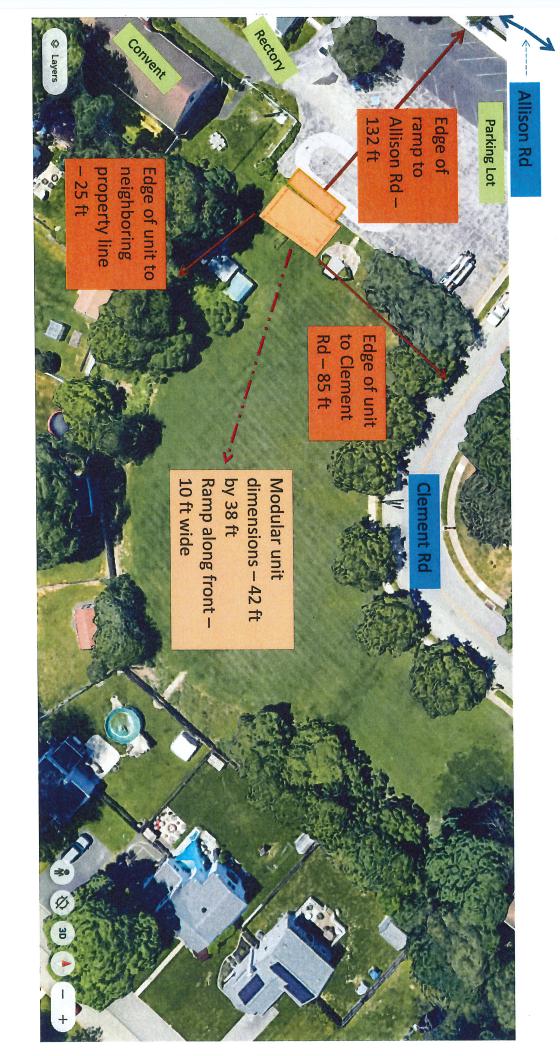
This letter is sent to inform you that on Monday, July 22, 2024, the Springfield Township Zoning Hearing Board approved your request for a special exception from Section 114-138 of the Springfield Township Zoning Ordinance. The approval of this application will allow for the placement of a modular classroom for use as a daycare for as many as 12 children under the age of 30 months.

The application was approved with the following condition:

- 1. The modular classroom is limited to a period of time not to exceed two years from the date the Use & Occupancy Certificate is issued.
- 2. The approval of this application was based on the testimony provided and the exhibits entered into the record for this application. The decision was unanimous.
- 3. Please be aware that as per the requirements of Section 114-165.D of the Springfield Township Zoning Ordinance, you must obtain land development approval or a waiver from the requirements of a land development submission on or before July 22, 2025, or the approval of this application will expire.

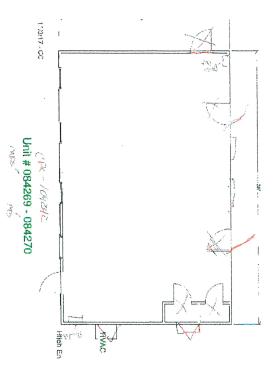
If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.





T'N

24' x 38' Classroom



WillScott Sketch of 24 X 38 ft layout = 912 Square Feet

Exterior Foot print is 34 ft X 42 Ft including hitches and 10 ft ramp

L.