

SPRINGFIELD TOWNSHIP
APPLICATION FOR
SUBDIVISION AND LAND DEVELOPMENT APPROVAL

Springfield Township
Montgomery County
Received
JUL 3 REC'D
Community Development
Department

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: 210 SUNNYBROOK ROAD

Location: 210 SUNNYBROOK ROAD
FLOURTOWN, PA

C Name of Owner: CHRIS ARTUR

Address:

Phone #: 215-519-2493

D Name of Applicant: VENCO BUILDERS, INC.

Address: 1551 BUTLER PIKE
BLUE BELL, PA 19422

Phone #: 215-806-9002 ALEX.V.VBQ@GMAIL.COM

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

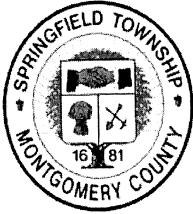
Blue Marsh Engineering

Address: 551 Easton Road, Warrington, PA 18976

F Existing Zoning Classification: Single-Dwelling Unit

Total Acreage: < 1 New Non-Res. Floor Area: (sq. ft)

Sewerage: Public X Private
Water: Public X Private



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

Intended Land Use(s)	# of Lots	Units	Buildings
<input checked="" type="checkbox"/> Residential	<u>2</u>	<u>2</u>	<u>2</u>
<input type="checkbox"/> Commercial	_____	_____	_____
<input type="checkbox"/> Industrial	_____	_____	_____
<input type="checkbox"/> Office	_____	_____	_____
<input type="checkbox"/> Other (Specify below)	_____	_____	_____

G Does this application meet all the requirements of the existing Zoning Classification? Yes () No (if no, attach a list of variances and/or special exceptions)

H Is the property subject to any encumbrances, deed restrictions, etc.? () Yes No (if yes, attach a copy)

I List additional material submitted with this application

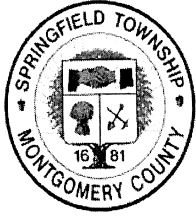
1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

J Springfield Township Fee Schedule (non-refundable):

Checks should be made payable to "Springfield Township".

Land Development Fee Schedule

Use	Waiver Request/ Sketch Plan	Preliminary Plans	Final Plans
Residential	\$250	\$200 per D.U.	\$250 per D.U. <input checked="" type="checkbox"/>
Nonresidential	\$250	\$500 + \$100 / acre	\$2,500 + \$150 / acre



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

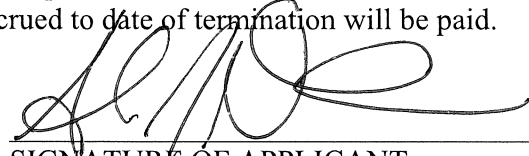
N Signature

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

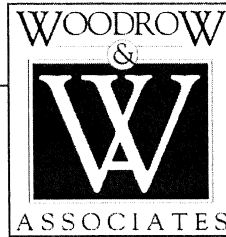
In the event the applicant wishes to have the review by the Township discontinued, the applicant will notify the Township immediately, in writing, and processing of the review will be terminated upon receipt of such written notification to the Township, it being understood that all bills accrued to date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

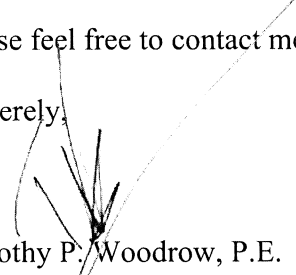
Springfield Township

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

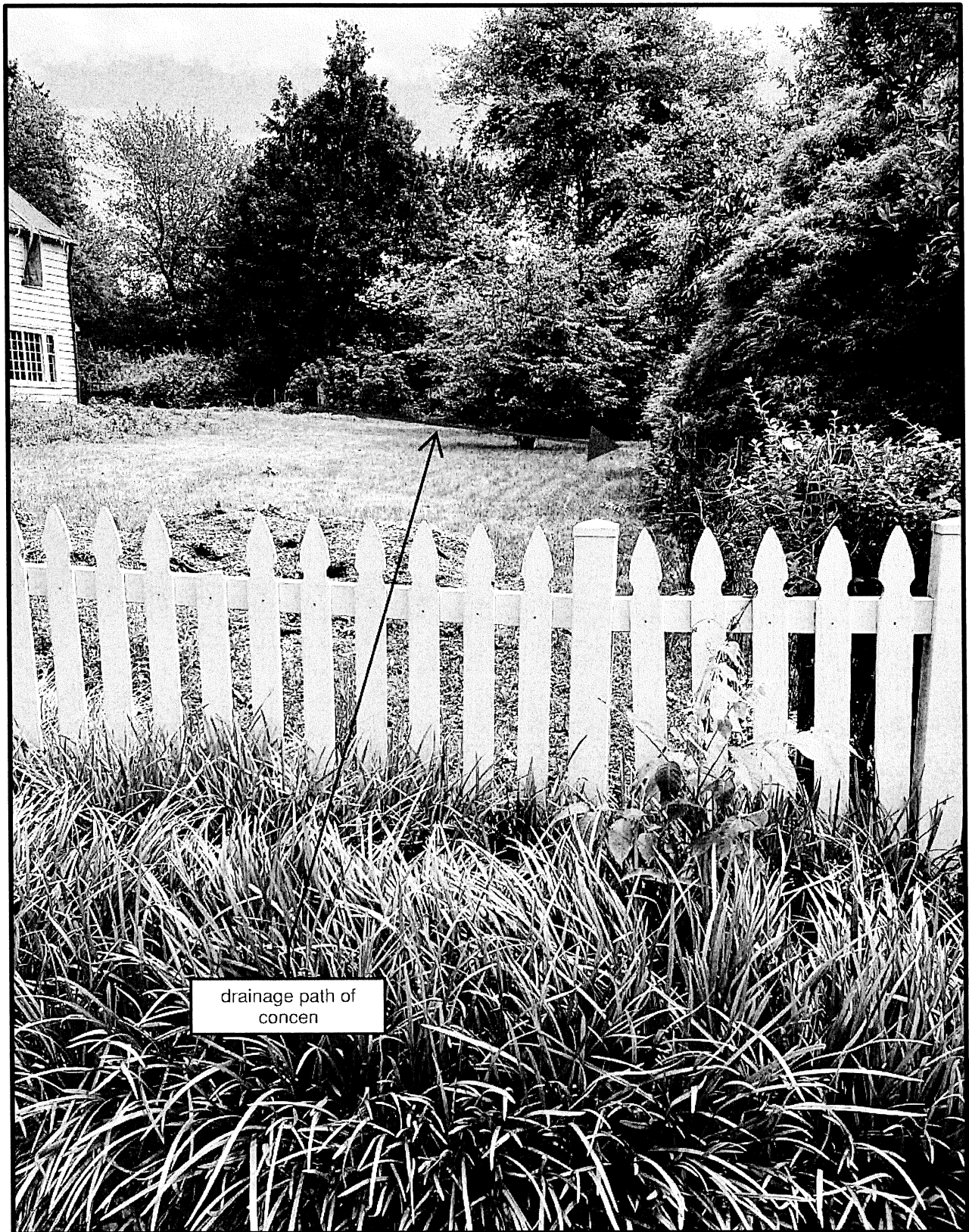
Cc: A. Michael Taylor, Township Manager – Springfield Township
James J. Garrity, Esq., Wisler Pearlstine, LLP. – Township Solicitor
Andrew R. Freimuth, Esq. – Wisler Pearlstine, LLP
Joseph Wright, PLS – Blue Marsh Associates, Inc.
Christopher and Linda Artur – Property Owner
Venco Building Group

July 22, 2024

Mark Penecale, Planning Director

Springfield Township

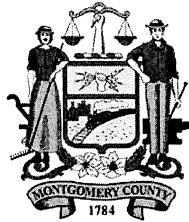
Reference: 210 Sunnybrook Road – Subdivision Application



**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
EXECUTIVE DIRECTOR

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)
Situat: 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

Yards.

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@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 GRADING FLUTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE SIZE ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD REFERENCE MAP MAP NO. 400100337G, WHICH BEARS AN EFFECTIVE DATE OF MARCH 2, 2016. BEFORE THE PREPARATION OF DESIGN PLANS PLEASE VISIT DEMCONTO.COM TO OBTAIN THE INFORMATION LISTED ABOVE.

OWNER'S STATEMENT

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

OWNER _____ DATE _____
 CHRISTOPHER ARTUR & LINDA ARTUR

OWNER'S ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA :
 COUNTY OF MONTGOMERY :
 ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE THE MEMBER OF _____ AND THAT HE, AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THIS PLAN ON BEHALF OF _____ FOR THE PURPOSE THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

NOTARY PUBLIC _____ DATE _____
 MY COMMISSION EXPIRES: _____

MUNICIPAL COUNCIL APPROVAL BLOCK

APPROVED BY THE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF TOWNSHIP OF SPRINGFIELD THIS _____ DAY OF _____, 2024.

PRESIDENT _____ DATE _____

MUNICIPAL PLANNING COMMISSION CHAIRMAN _____ DATE _____

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. _____ ON _____

MUNICIPAL ENGINEER CERTIFICATION

REVIEW BY THE MUNICIPALITY OF SPRINGFIELD ENGINEER, ON THIS _____ DAY OF _____, 20____.

MUNICIPAL ENGINEER _____ DATE _____

MCPC No. _____

PROCESSED AND REVIEWED
 REPORT PREPARED BY MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED ON THIS DATE _____

FOR THE DIRECTOR
 MONTGOMERY COUNTY PLANNING COMMISSION

LEGEND OF SYMBOLS

- 10' --- CONTOUR (MAJOR/MINOR)
- SPOT ELEVATION
- 178.25 --- TOP OF WALL ELEVATION
- 178.50 --- BOTTOM OF WALL ELEVATION
- 175-180.16 --- DOOR SILL ELEVATION
- ABC ROOF DRAIN
- ⊕ ELECTRIC METER
- ⊕ UTILITY POLE
- ⊕ WATER VALVE
- PROPERTY CORNER EVIDENCE
- ⊕ GAS METER
- ⊕ GAS VALVE
- MANHOLE
- EDGE OF WOODS
- OVERHEAD WIRES
- APPROXIMATE LOCATION OF UNDERGROUND GAS LINE
- APPROXIMATE LOCATION OF UNDERGROUND WATER LINE
- OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE

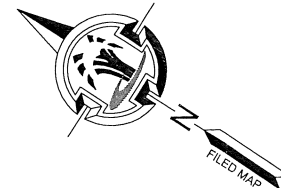
CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN PHASE - STOP CALL
 1-800-242-1176
 TICKET #20240100785
 TICKET #20240117203

SHEET INDEX:

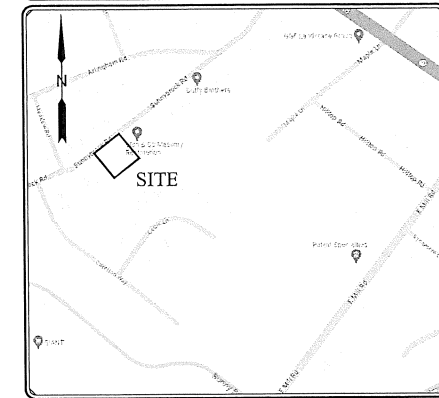
- 1 - SUBDIVISION PLAN
- 2 - EXISTING CONDITIONS PLAN
- 3 - SITE REMOVALS PLAN
- 4 - GRADING & UTILITY PLAN
- 5 - SITE CONSTRUCTION DETAILS
- 6 - EROSION & SEDIMENTATION CONTROL PLAN
- 7 - EROSION & SEDIMENTATION NOTES & DETAILS

WAIVER REQUEST

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



VICINITY MAP



NOT TO SCALE

NOTES

1. 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.
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK OUTFITS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE THE PREPARATION OF DESIGN PLANS AND/OR EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANY.
4. 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 BENEFIT OF A TITLE COMMITMENT REPORT.
5. 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.
7. 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.
9. SOILS PROPERTIES ON THIS SITE HAVE BEEN IDENTIFIED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE WEBB SOIL SURVEY FOR MONTGOMERY COUNTY, PA - JANUARY 1, 2019 URBAN LAND - DUFFIELD COMPLEX, 0 TO 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

1. THE OFFICIAL TAX MAPS OF MONTGOMERY COUNTY, SPRINGFIELD TOWNSHIP, COMMONWEALTH OF PENNSYLVANIA.
2. MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)", PANEL 377 OF 451, MAP NUMBER 4209100337G, EFFECTIVE DATE: MARCH 2, 2016.
3. MAP ENTITLED "RESURVEY OF PLAN OF LOTS CHARLES W. ROBERTS JR & M. SPRINGFIELD & WHITE MARSH TOWNSHIP, MONTGOMERY CO. - PA." DATED: APRIL 15, 1925, LAST REVISED NOVEMBER 10, 1927.
4. MAP ENTITLED "SPRINGFIELD TOWNSHIP ZONING MAP SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA" PREPARED BY BOUCHER & JAMES, INC., DATED: 1-31-2016, JOB NO. 15-40-141.

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/LOT #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.)
MINIMUM LOT AREA PER FAMILY	5,000 SF	9,369 SF	N/A	N/A
MINIMUM LOT WIDTH	60'	125'	62.50'	62.50'
MAXIMUM BUILDING AREA	30%	7.3% (1,359 SF)	24.7% (2,294 SF)	24.7% (2,294 SF)
MINIMUM YARD SETBACKS				
FRONT YARD (SUNNYBROOK ROAD)	30'	30'	30'	30'
REAR YARD	25'	25'	25'	25'
SIDE YARD	25'(AGGR) 10' MIN.	9'(AGGR) 39.1' MIN.	25'(AGGR) 20' MIN.	25'(AGGR) 20' MIN.

GENERAL NOTES

1. THE PURPOSE OF THIS PROJECT IS TO SUBDIVIDE AN EXISTING PROPERTY CONTAINING A MULTI-FAMILY DWELLING INTO TWO NEW LOTS. BOTH OF THE NEW LOTS WILL CONTAIN SINGLE-FAMILY DWELLING.
2. THE AREA BETWEEN THE TITLE LINE AND THE ULTIMATE RIGHT-OF-WAY IS OFFERED FOR DEDICATION TO THE AGENCY HAVING JURISDICTION AT THE TIME.
3. THE DEVELOPER PROPOSES A FEE-EN-LIEU OF PROVIDING RECREATION SPACE AS REQUIRED BY SECTION 95-11.E.2(a).

AVERAGE SLOPE

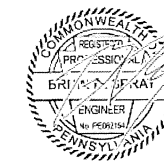
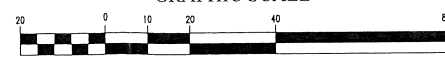
THE SLOPE OF LAND DETERMINED ACCORDING TO THE FORMULA:

$$S = \frac{L}{A} \times 100$$

WHERE:
 S = THE "AVERAGE SLOPE" IN PERCENT
 L = THE CONTOUR INTERVAL IN FEET
 A = THE COMBINED LENGTH IN CONTOUR LINES IN FEET
 A = THE AREA IN ACRES OF THE PARCEL BEING CONSIDERED

EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
L	241.83	378.48
S	2.6	4.1

GRAPHIC SCALE



SURVEYOR'S CERTIFICATION

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 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 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, FENCE, PERMANENT ADDITION, ETC.

JOSEPH J. WRIGHT

PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #37-37826-E

DATE:	6-18-2024
SCALE:	1" = 20'
FIELD BK. NO.:	24-00
PROJECT NO.:	24-A-001
DRAWN BY:	G.A./S.C.H.
REVIEWED BY:	T.D.M./J.J.W.
REV-1:	
REV-2:	
REV-3:	
REV-4:	
REV-5:	

MINOR SUBDIVISION PLAN

CHRISTOPHER ARTUR & LINDA ARTUR
 #210 SUNNYBROOK ROAD
 PARCEL I.D. #52-00-17032-00-7
 SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY
 COMMONWEALTH OF PENNSYLVANIA

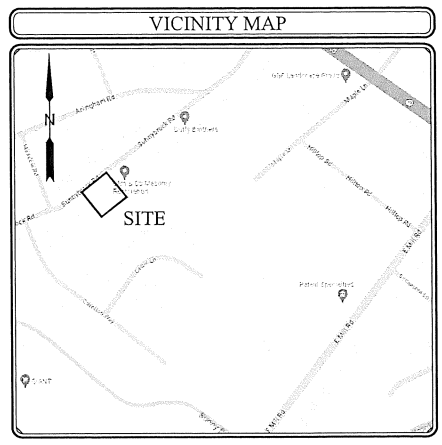
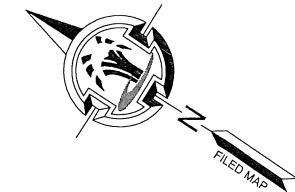
BLUE MARSH ASSOCIATES, INC.
 LAND SURVEYORS & PLANNERS

551 EASTON ROAD, SUITE A
 WASHINGTON, PA 15376-2370
 215-278-4023 (MAIN)
 215-343-0218 (FAX)

1541 ROUTE 37 EAST, SUITE B
 THAS RIVER, PA 02533
 732-553-3441 (MAIN)
 732-928-8915 (FAX)

www.BlueMarshAssociates.com

FLOOD NOTE:
 BY GRAPHIC PLATING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DESIGNATED TO BE OUTSIDE THE 50% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, MAP NO. 420103376, WHICH BEARS AN EFFECTIVE DATE OF MARCH 2, 2016.
 BEFORE THE PREPARATION OF DESIGN PLANS PLEASE VISIT FEMA ONLINE TO CONFIRM THE INFORMATION LISTED ABOVE.



NOT TO SCALE

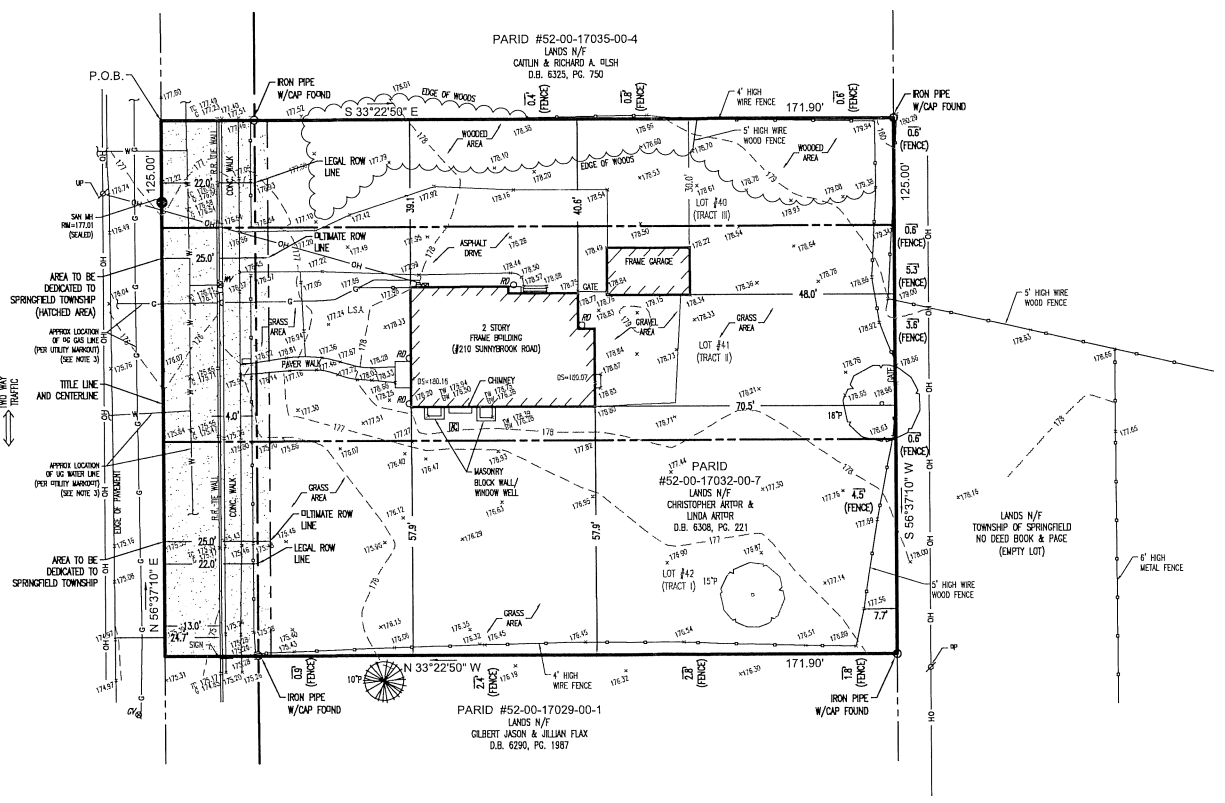
NOTES

- 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.
- 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 UTILITY MARK OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE THE PREPARATION OF DESIGN PLANS AND/OR EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANY.
- 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 BENEFIT OF A TITLE COMMITMENT REPORT.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- 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.
- 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, 0 TO 8 % SLOPES.
- 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 4209103376, 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 REVISED NOVEMBER 19, 1927.
- MAP ENTITLED "SPRINGFIELD TOWNSHIP ZONING MAP SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA." PREPARED BY BOUCHER & JAMES, INC., DATED: 1-31-2016, JOB NO. 15-40-141.

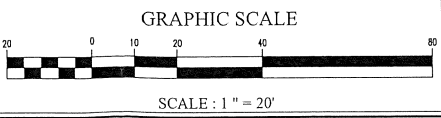
SUNNYBROOK ROAD
 (14' WIDE ROW/PUBLIC ROADWAY)
 (ASPHALT ROADWAY)
 100' BAY
 200' BAY



LEGEND OF SYMBOLS

--- 10' ---	CONTOUR (MAJOR/MINOR)	ss	GAS METER
x 178.38	SPOT ELEVATION	o	GAS VALVE
x 178.38	TOP OF WALL ELEVATION	o	MANHOLE
x 178.38	BOTTOM OF WALL ELEVATION	~~~~~	EDGE OF WOODS
x 178.38	DOOR SILL ELEVATION	--- OH ---	OVERHEAD WIRES
APC	ROOF DRAIN	---	APPROXIMATE LOCATION OF UNDERGROUND GAS LINE
□	ELECTRIC METER	---	APPROXIMATE LOCATION OF UNDERGROUND WATER LINE
□	UTILITY POLE	---	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
W	WATER VALVE		
○	PROPERTY CORNER EVIDENCE		

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
 1-800-242-1176
 TICKET #20240100765
 TICKET #20240101203

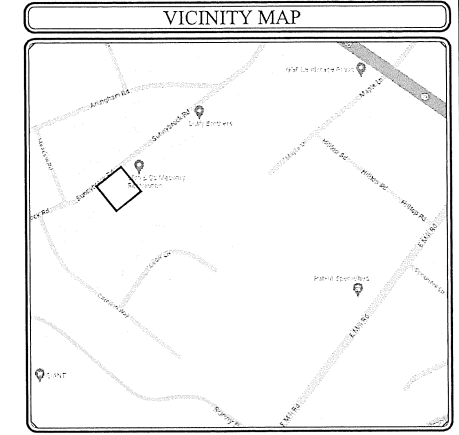
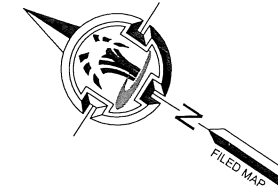


SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS. THAT THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND THE LAND INDICATED HEREON IS CORRECT, AND 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, FENCE, PERMANENT ADDITION, ETC.
 NOT VALID UNLESS SEALED WITH BLACK OR RED INK
 JOSEPH J. WRIGHT
 PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #97-37826-E

EXISTING CONDITIONS PLAN
CHRISTOPHER ARTUR & LINDA ARTUR
 #210 SUNNYBROOK ROAD
 PARCEL I.D. #52-00-17032-00-7
 SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY
 COMMONWEALTH OF PENNSYLVANIA
BLUE MARSH ASSOCIATES, INC
 LAND SURVEYORS & PLANNERS
 551 EASTON ROAD, SUITE A
 WARRINGTON, PA 18976-2370
 215-278-4603 (PHONE)
 215-343-0218 (FAX)
 1541 ROUTE 37 EAST, SUITE B
 TOWNSHIP, PA 180753
 717-562-5641 (PHONE)
 717-562-8915 (FAX)
 www.BlueMarshAssociates.com

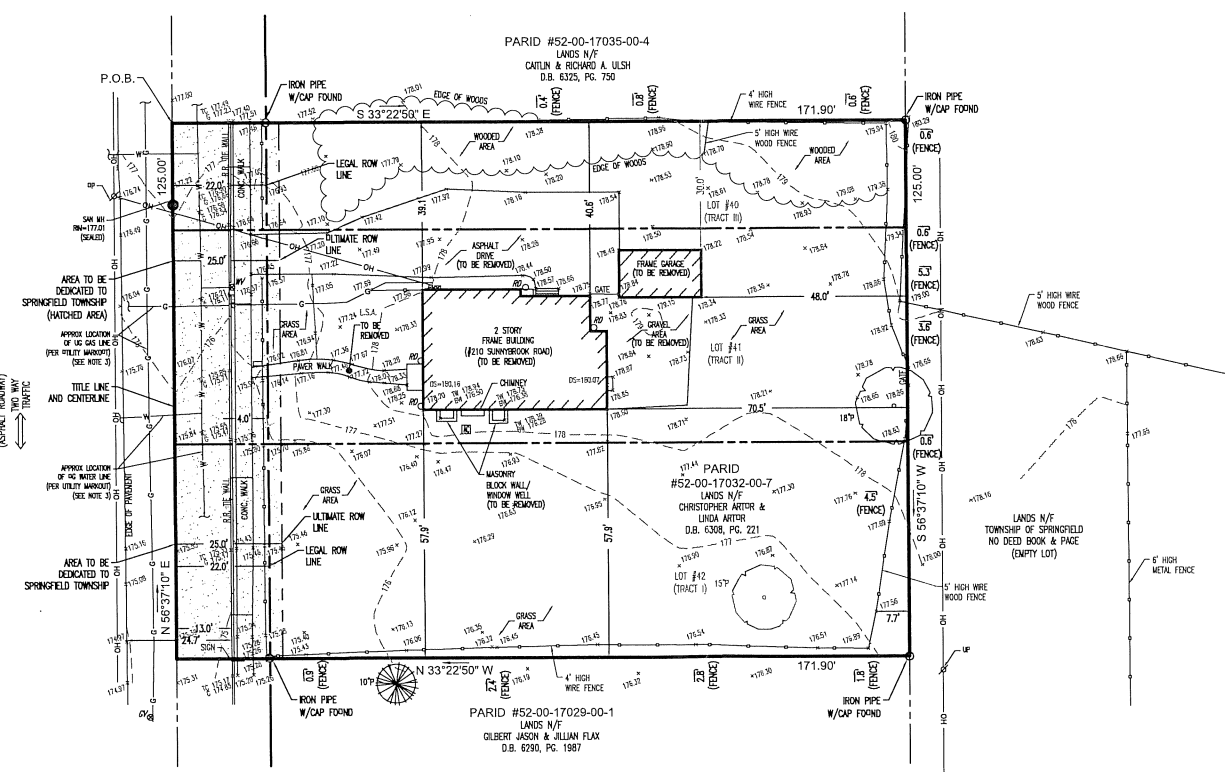


FLOOD NOTE:
 IF GRADING PLATING ONLY, THIS PROPERTY IS LOCATED IN ZONE "Y" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, MAP NO. 420630020C, WHICH BEARS AN EFFECTIVE DATE OF MARCH 2, 2016.
 BEFORE THE PREPARATION OF DESIGN PLANS PLEASE CONTACT YOUR LOCAL GOVERNMENT TO OBTAIN THE INFORMATION LISTED ABOVE.



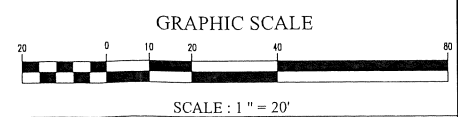
NOT TO SCALE

SUNNYBROOK ROAD
 (44' WIDE ROAD/PUBLIC BOUNDARY)
 (ASPHALT ROADWAY)
 TRAFFIC



--- 100 ---	CONTOUR (MAJOR/MINOR)	○	GAS VALVE
• 178.24	SPOT ELEVATION	○	GAS METER
• 178.20	TOP OF WALL ELEVATION	○	MANHOLE
• 178.20	BOTTOM OF WALL ELEVATION	—	EDGE OF WOODS
• 150-180.16	DOOR SILL ELEVATION	—	OVERHEAD WIRES
APCO	ROOF DRAIN	—	APPROXIMATE LOCATION OF UNDERGROUND GAS LINE
⊕	ELECTRIC METER	—	APPROXIMATE LOCATION OF UNDERGROUND WATER LINE
⊕	UTILITY POLE	—	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
⊕	WATER VALVE	1/16"	
○	PROPERTY CORNER EVIDENCE		

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 A WORKING DATE NOTICE FOR
 CONSTRUCTION PHASE AND TO WORKING
 DAYS IN DESIGN STAGE - STOP CALL
 PA 1
 1-800-342-3776
 TICKET #20240100765
 TICKET #20240171203

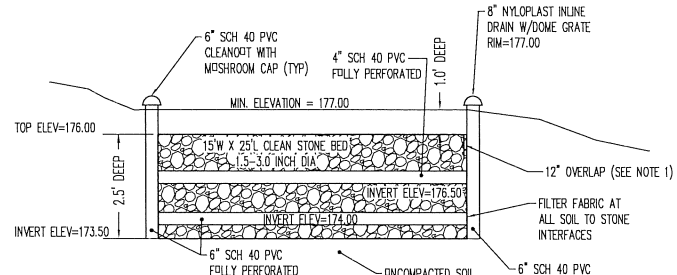


SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS. THAT THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND THE LAND INDICATED HEREON IS CORRECT, AND THAT THERE ARE NO ENCRUMPTIONS OF BUILDINGS OR STRUCTURES ONTO SAID LAND.
 THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 NOT VALID UNLESS SEALED WITH BLACK OR RED INK
JOSEPH J. WRIGHT
 PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #59-37826-E

DATE:	6-18-2024
SCALE:	1" = 20'
FIELD BK. NO.:	24-00
PROJECT NO.:	24-A-001
DRAWN BY:	G.A./S.C.H.
REVIEWED BY:	T.D.M./J.J.W.
REV-1:	
REV-2:	
REV-3:	
REV-4:	
REV-5:	

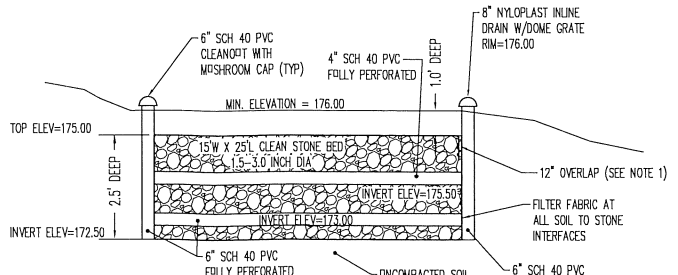
REMOVALS PLAN
CHRISTOPHER ARTUR & LINDA ARTUR
 #210 SUNNYBROOK ROAD
 PARCEL I.D. #52-00-17032-00-7
 SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY
 COMMONWEALTH OF PENNSYLVANIA
BLUE MARSH ASSOCIATES, INC
 LAND SURVEYORS & PLANNERS
 551 EASTON ROAD, SUITE A
 WARRINGTON, PA 18976-2370
 215-278-4053 (MAIN)
 215-343-0218 (FAX)
 1541 ROUTE 37 EAST, SUITE B
 TOWNS RIVER, NJ 08753
 732-552-3641 (MAIN)
 732-928-8619 (FAX)
 www.BlueMarshAssociates.com

FLOOD NOTE:
 BY GRADING EXISTING ONLY, THIS PROPERTY IS LOCATED IN ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP NO. 420240100765 IN EFFECTIVE DATE OF MARCH 2, 2016.
 BEFORE THE PREPARATION OF DESIGN PLANS PLEASE CONTACT US TO OBTAIN THE APPROPRIATE FLOOD ZONE.



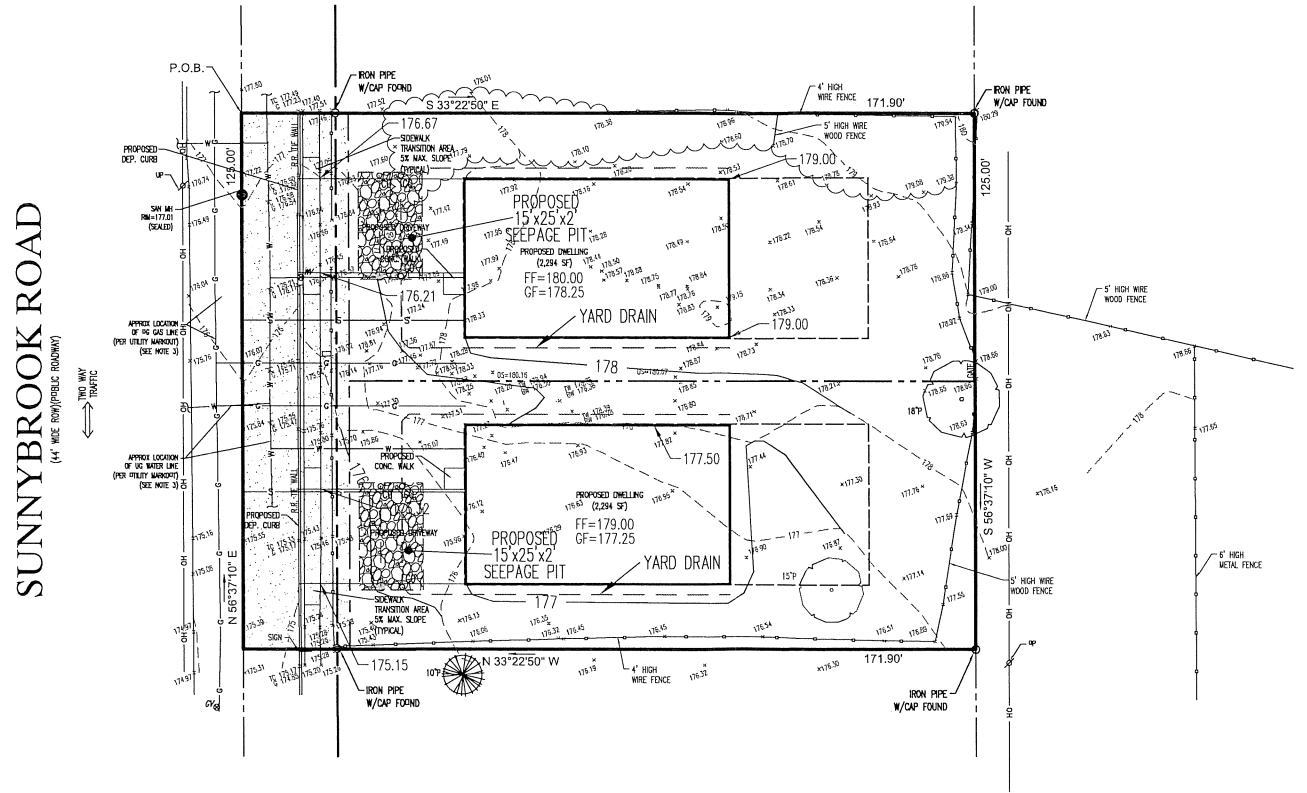
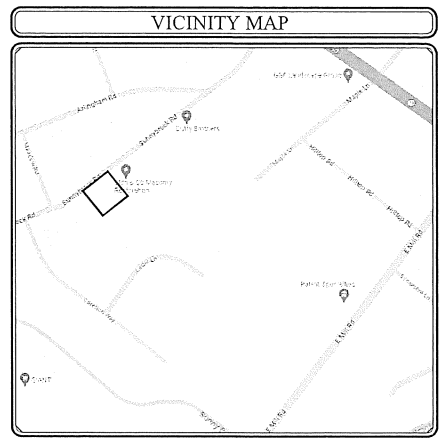
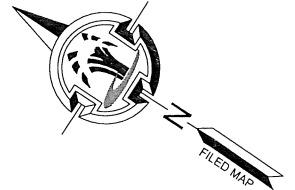
- NOTES:
1. THERE SHALL BE A 12" OVERLAP OF THE FILTER FABRIC ON TOP OF THE SEEPAGE BEDS.
 2. ALL STONE FOR THE CONSTRUCTION OF THE INFILTRATION BMP SHOULD BE UNIFORMLY GRADED AND CLEAN WASHED AGGREGATE.
 3. THE BOTTOM OF ALL INFILTRATION BMPs SHALL BE ENDOBERSTED OR ENCOMPACTED SPREADAGE.
 4. THE SEPARATION BETWEEN THE LAYERS OF FABRIC IS EXAGGERATED FOR CLARITY. THE FABRIC BARRIER SHALL BE CONTINUOUS.

LOT 1 SEEPAGE PIT DETAIL
 NOT TO SCALE



- NOTES:
1. THERE SHALL BE A 12" OVERLAP OF THE FILTER FABRIC ON TOP OF THE SEEPAGE BEDS.
 2. ALL STONE FOR THE CONSTRUCTION OF THE INFILTRATION BMP SHOULD BE UNIFORMLY GRADED AND CLEAN WASHED AGGREGATE.
 3. THE BOTTOM OF ALL INFILTRATION BMPs SHALL BE ENDOBERSTED OR ENCOMPACTED SPREADAGE.
 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



STORMWATER NOTES

1. THIS PROJECT PROPOSES TO CONSTRUCT 3,472 SF OF NEW IMPERVIOUS.
2. VOLUME REQUIREMENT: 2 IN OVER 3,472 SF OF NEW IMPERVIOUS ==> (2/12)*3472 = 576 CF.
3. THE PROPOSED SEEPAGE PIT IS 234 CF. (REFER TO CALCULATIONS)

IMPERVIOUS BREAKDOWN

EXISTING FEATURES TO BE REMOVED:	EXISTING AREA (S.F.)
DWELLING/GARAGE:	1,358 S.F.
WALKWAYS & PORCH:	166 S.F.
DRIVEWAY:	1,491 S.F.
TOTAL EX. IMPERVIOUS:	3,015 S.F.
PROPOSED IMPERVIOUS (PER LOT):	
DWELLING:	2,294 S.F.
WALKWAY/PATIO/DECK:	200 S.F.
DRIVEWAY:	750 S.F.
TOTAL PER LOT IMPERVIOUS:	3,244 S.F.
NET NEW IMPERVIOUS:	3,472 S.F.

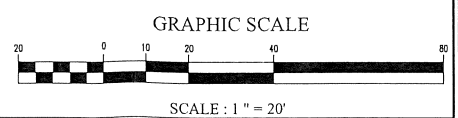
P.C.S.W.M. B.M.P. INSPECTION AND MAINTENANCE NOTES

- 1) UNTIL THE SITE IS STABILIZED AND DURING THE CONSTRUCTION ACTIVITIES, ALL BMPs MUST BE MAINTAINED PROPERLY BY CONTRACTOR. ALL PERMANENT MAINTENANCE PROCEDURES SHALL BE PERFORMED BY THE PROPERTY OWNER. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL BMPs AFTER EACH RAINFALL EVENT AND ON A REGULAR BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN-OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REPAVING AND REINTEGRATING MUST BE PERFORMED IMMEDIATELY AND IN ACCORDANCE WITH THESE PROCEDURES, PLANS, AND DETAILS. ANY AREAS DISTURBED DURING MAINTENANCE MUST BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS. ALL SITE INSPECTIONS MUST BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE INDICATING THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION. THE INSPECTION LOG MUST BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST.
- 2) UNDERGROUND SEEPAGE BEDS - REGULAR MAINTENANCE REQUIREMENTS
 - ALL CLEANOUTS SHALL BE INSPECTED AT LEAST TWICE A YEAR AND CLEANED AS NEEDED;
 - OVERLYING VEGETATION SHALL BE MAINTAINED IN GOOD CONDITION, ANY BARE SPOTS RE-VEGETATED AS SOON AS POSSIBLE;
 - LIMIT VEHICULAR ACCESS ON THE OVERLYING VEGETATED AREAS UNLESS FURTHER REINFORCED;
- 3) ALL SEDIMENT/SOILS/OIL REMOVED FROM THE STORM WATER MANAGEMENT SYSTEM SHALL BE DISPOSED PER LOCAL, STATE, AND FEDERAL STANDARDS.
- 4) SHOULD ON-SITE EROSION OCCUR FROM THE LANDSCAPED AREAS, SOURCE OF EROSION SHALL BE IMMEDIATELY STABILIZED AND THE INLETS, MANHOLES, AND STORM WATER PIPING SHALL BE CHECKED FOR ACCUMULATION AND CLEARED IF ACCUMULATION OF SEDIMENT EXISTS.

LEGEND OF SYMBOLS

---	CONTOUR (MAJOR/MINOR)	⊗	GAS METER
•	SPOT ELEVATION	⊕	GAS VALVE
⊕	TOP OF WALL ELEVATION	⊙	MANHOLE
⊖	BOTTOM OF WALL ELEVATION	—	EDGE OF WOODS
⊕	DOOR SILL ELEVATION	—	OVERHEAD WIRES
⊕	ROOF DRAIN	—	APPROXIMATE LOCATION OF UNDERGROUND GAS LINE
⊕	ELECTRIC METER	—	APPROXIMATE LOCATION OF UNDERGROUND WATER LINE
⊕	UTILITY POLE	—	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
⊕	WATER VALVE		
⊕	PROPERTY CORNER EVIDENCE		

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 15 WORKING DAYS IN DESIGN STAGE - STOP CALL
 PA 1
 1-800-242-3176
 TICKET #20240100765
 TICKET #20240171203



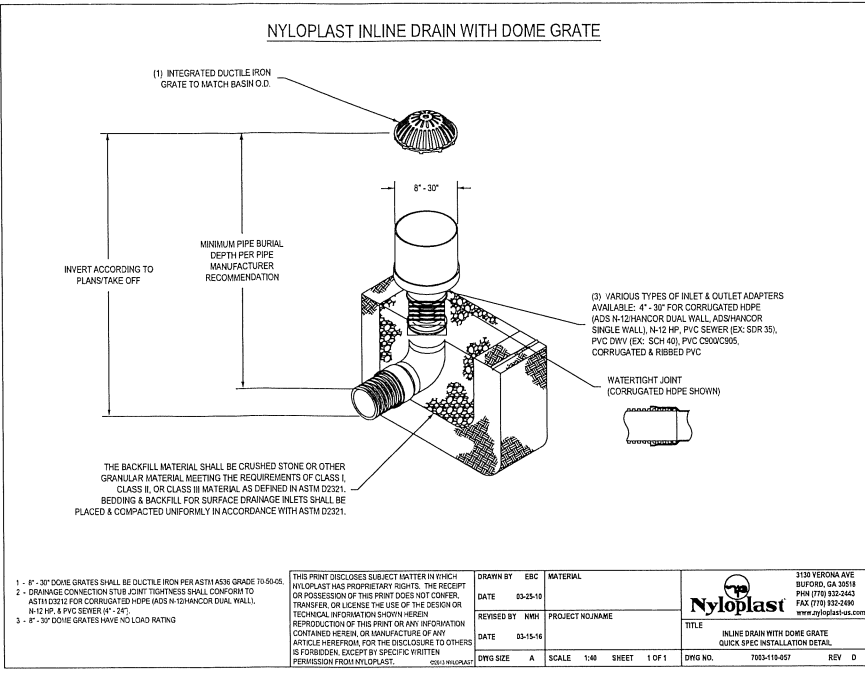
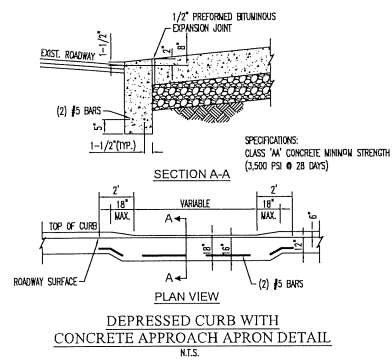
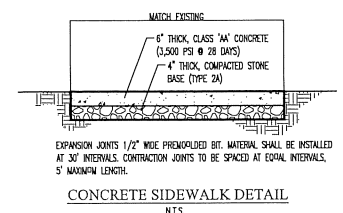
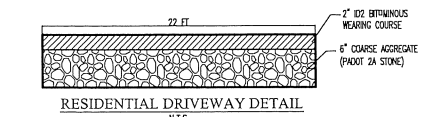
SURVEYOR'S CERTIFICATION

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 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 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, FENCE, PERMANENT ADDITION, ETC.
 NOT VALID UNLESS SEALED WITH BLACK OR RED INK
 JOSEPH J. WRIGHT DATE
 PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #32-37828-E

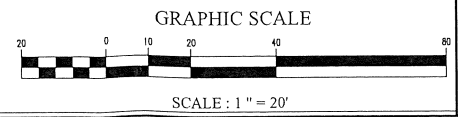
DATE:	6-18-2024
SCALE:	1" = 20'
FIELD BK. NO.:	24-00
PROJECT NO.:	24-A-001
DRAWN BY:	G.A./S.C.H.
REVIEWED BY:	T.D.M./J.J.W.
REV-1:	
REV-2:	
REV-3:	
REV-4:	
REV-5:	

GRADING & UTILITY PLAN
CHRISTOPHER ARTUR & LINDA ARTUR
 #210 SUNNYBROOK ROAD
 PARCEL I.D. #52-00-17032-00-7
 SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY
 COMMONWEALTH OF PENNSYLVANIA
BLUE MARSH ASSOCIATES, INC
 LAND SURVEYORS & PLANNERS
 551 EASTON ROAD, SUITE A WARRINGTON, PA 18976-2370
 717-278-0253 (MOB) 717-278-0258 (FAX)
 1541 ROUTE 37 EAST, SUITE B TOWNSHIP, PA 18875
 717-352-3641 (MOB) 717-352-3641 (FAX)
 www.BlueMarshAssociates.com





1 - 8" - 30" O.D. GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 150-045.	THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONVEY, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN.	DRAWN BY: EBC	MATERIAL:	 3150 VERONA AVE BUFFORD, GA 30818 PHN (770) 933-2443 FAX (770) 933-2499 www.nyloplast.com
2 - DRAINAGE CONNECTION STUD/Joint TIGHTNESS SHALL CONFORM TO ASTM D2152 FOR CORRUGATED HOPE ADS IN 12" HANCOR DUAL WALL.	REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.	DATE: 03-25-10	PROJECT NO. NAME:	
3 - 8" - 30" O.D. GRATES HAVE NO LOAD RATING.		REVISED BY: NNH	DATE: 05-15-14	
		DWG SIZE: A	SCALE: 1/4" = 1'-0"	



SURVEYOR'S CERTIFICATION

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 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 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, FENCE, PERMANENT ADDITION, ETC.

NOT VALID UNLESS SEALED WITH BLACK OR RED INK

JOSEPH J. WRIGHT
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #27-37826-E

SITE CONSTRUCTION DETAILS

CHRISTOPHER ARTUR & LINDA ARTUR

#210 SUNNYBROOK ROAD
PARCEL I.D. #52-00-17032-00-7
SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA

BLUE MARSH ASSOCIATES, INC
LAND SURVEYORS & PLANNERS

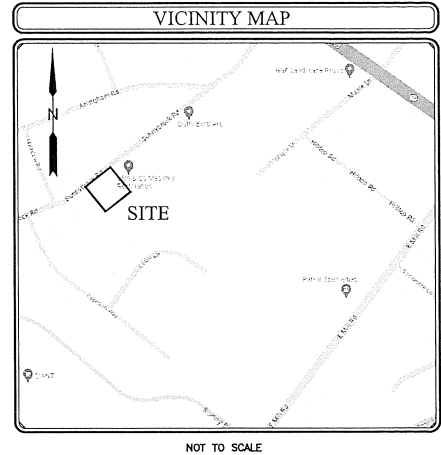
551 EASTON ROAD, SUITE A
WARRINGTON, PA 18976-2370
215-278-4253 (MOB)
215-343-0218 (FAX)

1541 ROUTE 37 EAST, SUITE B
TOWNS RIVER, NJ 08753
732-592-2641 (MOB)
732-592-8815 (FAX)

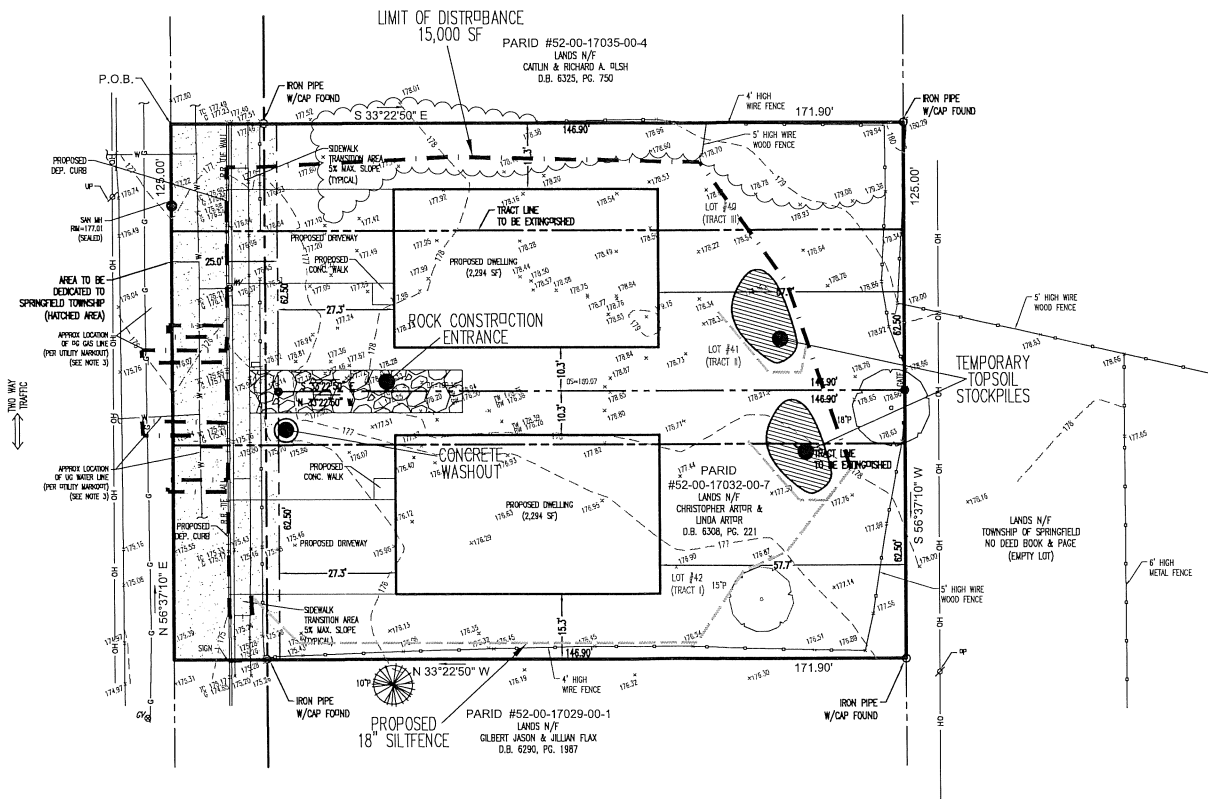
www.BlueMarshAssociates.com



SHEET: 00
OF: 03



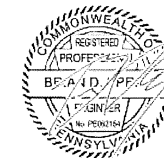
SUNNYBROOK ROAD
(4' HIGH WIRE FENCE)



SOILS LEGEND AND TABLE OF LIMITATIONS & RESOLUTIONS
BASED ON U.S.D.A. - N.R.C.S. SOILS SURVEY

SYMBOL	MAPPING UNITS	SLOPE	LAND CAPABILITY	HYDRIC SOIL	HYDROLOGIC GROUP	LIMITATIONS FOR SITE DEVELOPMENT		
						DEPTH TO BEDROCK	DWELLINGS WITH BASEMENTS	DRAINAGE CLASS
Ur1B	BRAIN LAND - DIFFIELD	0-8%	2c	NO	B	48-120 in.	NOT LIMITED	WELL DRAINED

- RESOLUTIONS:**
- DUE TO GRADING LIMITATIONS OF SOILS DURING WINTER MONTHS, THE CONTRACTOR SHALL NOT GRADE THESE SOILS DURING FROSTING OR ICING CONDITIONS. IF GRADING IS NECESSARY, STABILIZE IMMEDIATELY.
 - SHOULD BEDROCK BE ENCOUNTERED DURING FOUNDATION OR UTILITY EXCAVATION, ROCK SHALL BE REMOVED AND DISPOSED OF IN A LEGAL MANNER.



SURVEYOR'S CERTIFICATION

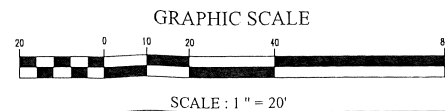
I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS, THAT THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND THE LAND INDICATED HEREON IS CORRECT, AND 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, FENCE, PERMANENT ADDITION, ETC.

NOT VALID UNLESS SEALED WITH BLACK OR RED INK

JOSEPH J. WRIGHT
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #37826-E

DATE _____



EROSION & SEDIMENTATION CONTROL PLAN

CHRISTOPHER ARTUR & LINDA ARTUR

#210 SUNNYBROOK ROAD
PARCEL I.D. #52-00-17032-00-7
SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA

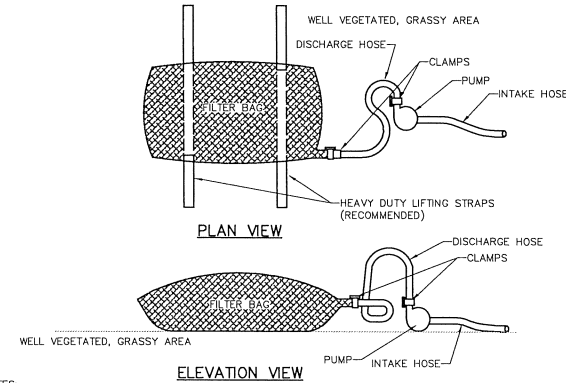
BLUE MARSH ASSOCIATES, INC
LAND SURVEYORS & PLANNERS

551 EASTON ROAD, SUITE A
WARRINGTON, PA 18978-2370
215-278-4252 (MAIN)
215-343-0218 (FAX)

1541 ROUTE 37 EAST, SUITE B
TOWNS RIVER, NJ 08753
732-552-3841 (MAIN)
732-929-8815 (FAX)

www.BlueMarshAssociates.com

SHEET: 0
OF: 0



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:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4832	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

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 PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5% FOR SLOPES EXCEEDING 5%. CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

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.

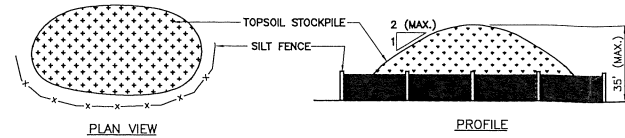
THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

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.

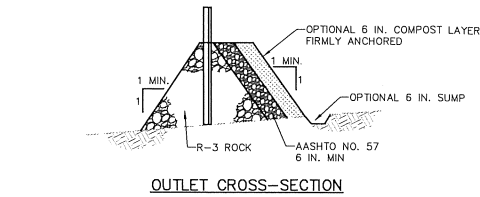
**STANDARD CONSTRUCTION DETAIL #3-16
PUMPED WATER FILTER BAG**

NOT TO SCALE

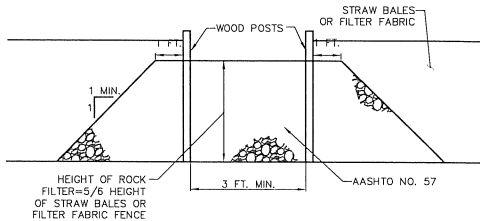


SILT FENCE MUST BE PLACED ON THE DOWNSLOPE PERIMETER OF ALL STOCKPILES. IMMEDIATELY APPLY TEMPORARY SEEDING TO ALL STOCKPILES WHICH WILL BE IN PLACE FOR 4 DAYS OR MORE.

TOPSOIL STOCKPILE AREA DETAIL
NOT TO SCALE



OUTLET CROSS-SECTION



UP-SLOPE FACE

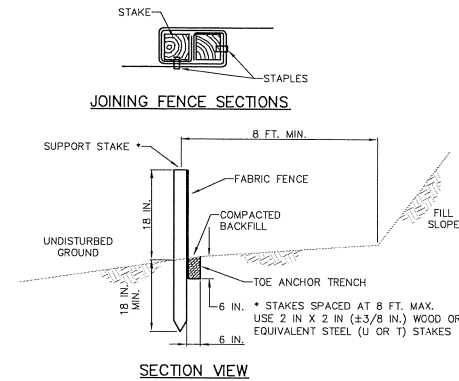
NOTES:

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 HQ AND EV WATERSHEDS.

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

**STANDARD CONSTRUCTION DETAIL #4-6
ROCK FILTER OUTLET**

NOT TO SCALE



NOTES:

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 TRIBUTARY AREA IS PERMANENTLY STABILIZED.

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

NOT TO SCALE

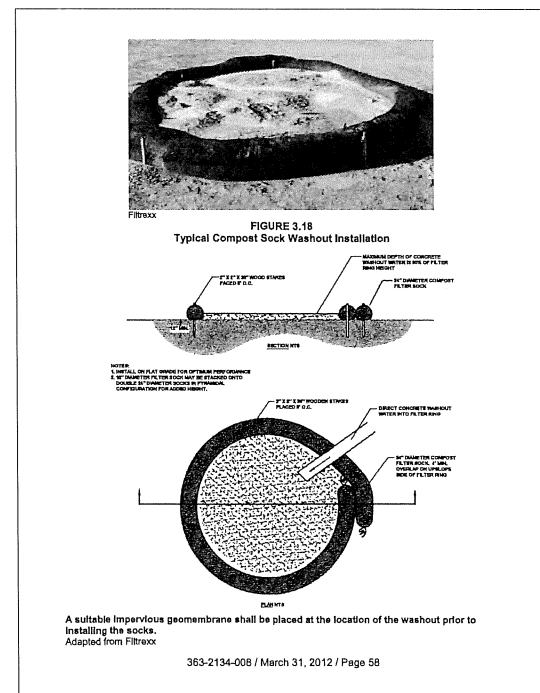
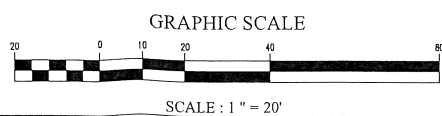


FIGURE 3-18
Typical Compost Sock Washout Installation

A suitable impervious geomembrane shall be placed at the location of the washout prior to installing the socks.
Adapted from Filtraxx

363-2134-008 / March 31, 2012 / Page 58



SURVEYOR'S CERTIFICATION

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 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 THAT THERE ARE NO ENCROACHMENTS OF BUILDINGS OR STRUCTURES ONTO SAID LAND.

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JOSEPH J. WRIGHT
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #321-37826-E

DATE: 6-18-2024
SCALE: 1" = 20'
FIELD BK. NO: 24-00
PROJECT NO: 24-A-001
DRAWN BY: G.A./S.C.H.
REVIEWED BY: T.D.M./J.J.W.

REV-1:
REV-2:
REV-3:
REV-4:
REV-5:

EROSION & SEDIMENTATION NOTES & DETAILS

CHRISTOPHER ARTUR & LINDA ARTUR
#210 SUNNYBROOK ROAD
PARCEL I.D. #52-00-17032-00-7
SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA

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www.BlueMarshAssociates.com

SHEET: 08 OF 08





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
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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Timothy Fenningham, Esq.
Five Neshaminy Interplex
Suite #315
Trevose, PA 19053

July 23, 2024

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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,

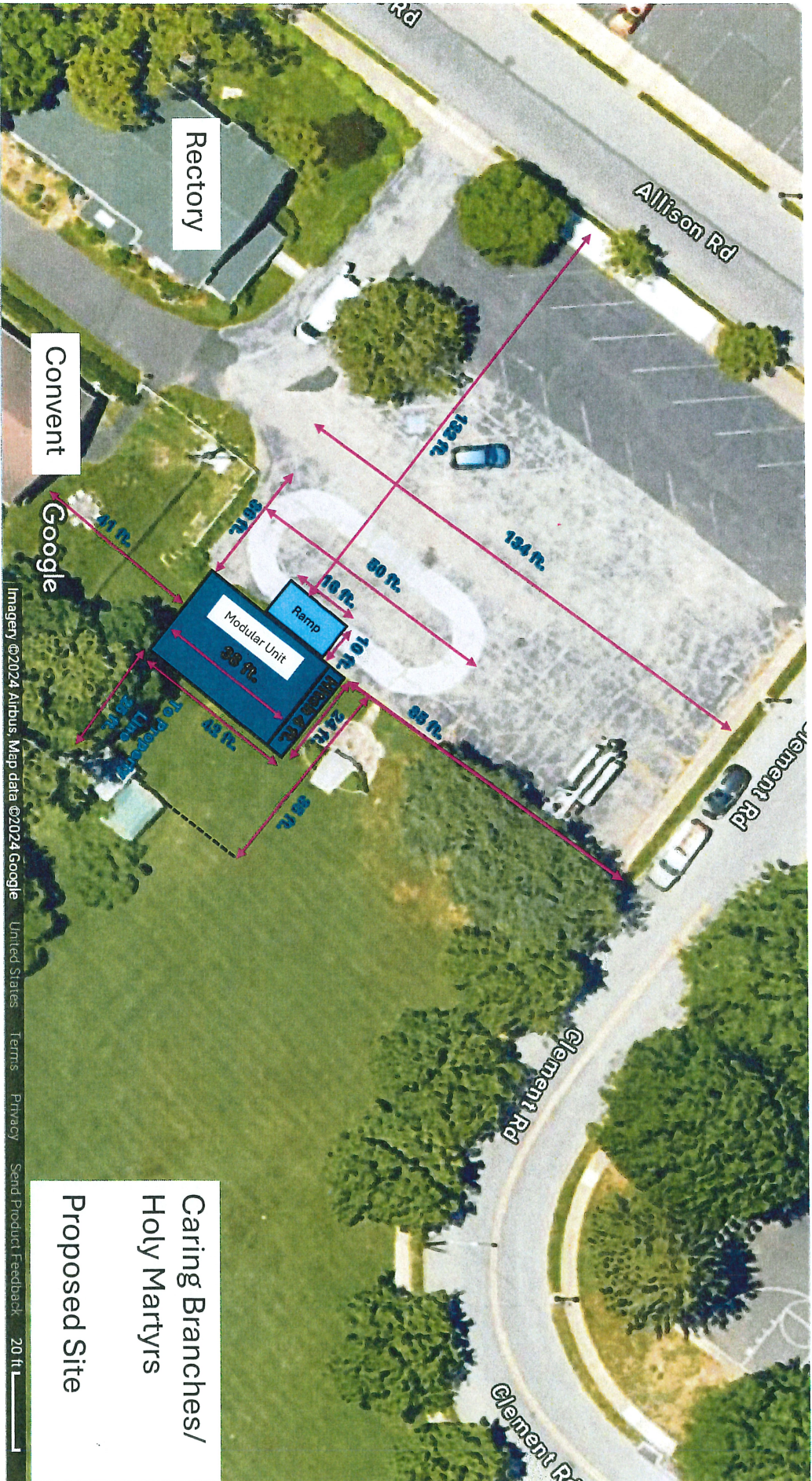
This letter is sent to inform you that on Monday, July 22, 2024, the Springfield Township Zoning Hearing Board approved your request for a special exception from Section 114-138 of the Springfield Township Zoning Ordinance. The approval of this application will allow for the placement of a modular classroom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

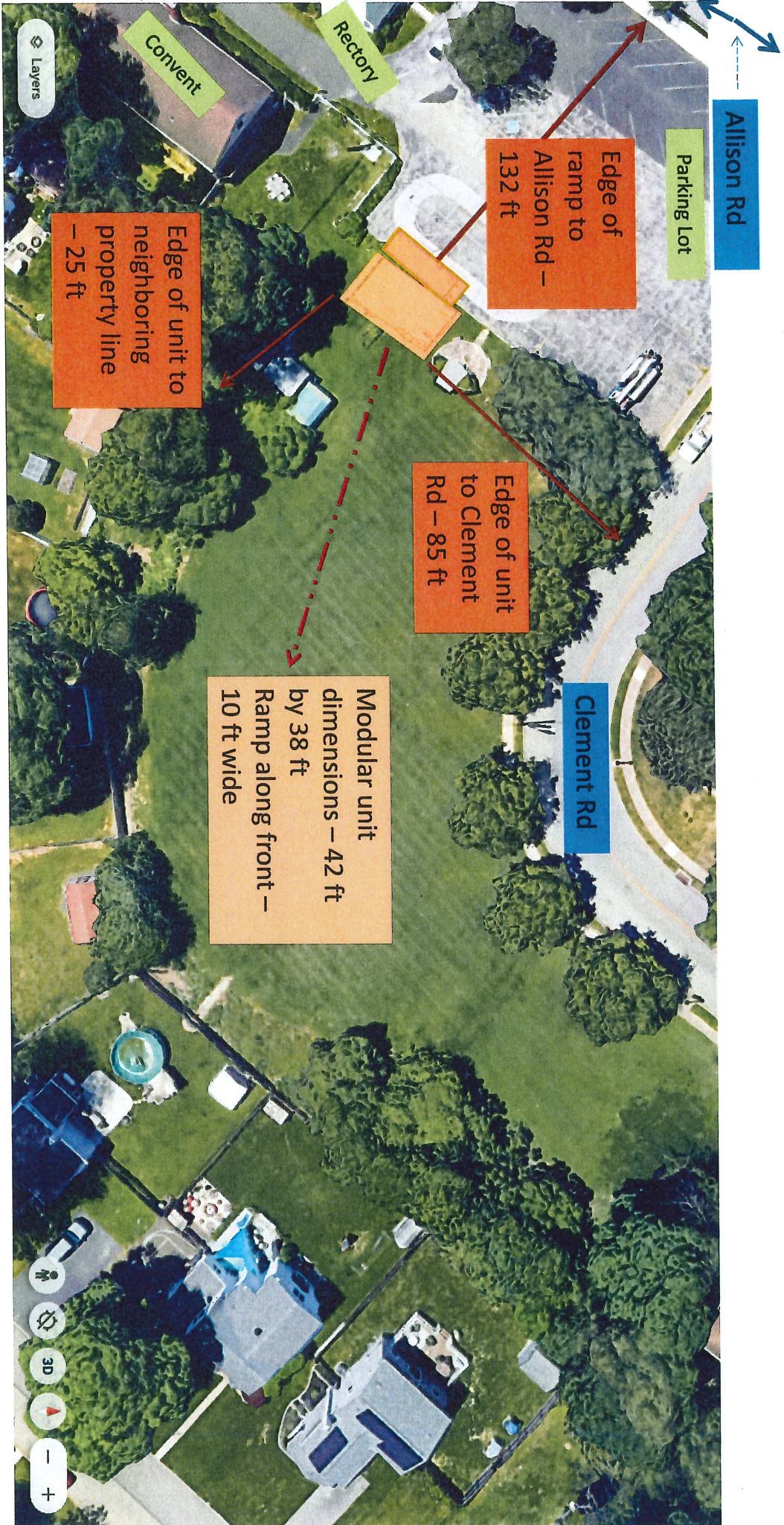
A-302



Caring Branches/
Holy Martyrs
Proposed Site

Imagery ©2024 Airbus, Map data ©2024 Google United States Terms Privacy Send Product Feedback 20 ft

A-25 D



ASU

2. 17. 2017

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