

**LOAD NOTE:**  
 BY GRAPHIC PLATING ONLY, THIS PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODING) OF THE FLOOD HAZARD RISK MAP, MAP NO. 400100337G, WHICH BEARS AN EFFECTIVE DATE OF MARCH 2, 2016.  
 BEFORE THE PREPARATION OF DESIGN PLANS PLEASE VISIT WWW.PA.GOV TO CONFIRM 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)
- x 10.25 SPOT ELEVATION
- x 11.25 TOP OF WALL ELEVATION
- x 11.50 BOTTOM OF WALL ELEVATION
- x 100-100.16 DOOR SILL ELEVATION
- ROOF ROOF DRAIN
- EM ELECTRIC METER
- U UTILITY POLE
- W WATER VALVE
- O 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

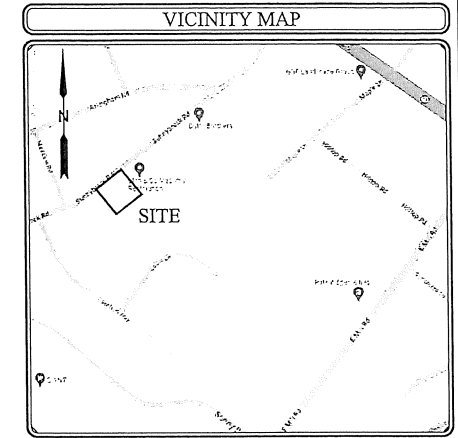
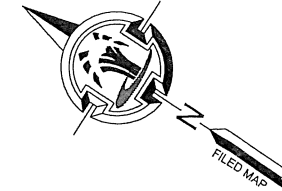
**CALL BEFORE YOU DIG!**  
 PENNSYLVANIA LAW REQUIRES A WORKING DATE NOTICE FOR CONSTRUCTION PHASE AND TO WORKING DAYS IN DESIGN PHASE - STOP CALL  
 PA 1  
 1-800-232-3776  
 TICKET #20240100765  
 TICKET #2024017203

**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



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 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.
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 WEB 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.
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3. 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 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/UNIT #12 PARCEL AREA 21,488 S.F. ZONED: R - 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% (1,299 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.	37'(AGGR) 30.1' 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(g).
4. THE DEVELOPER SHALL PROVIDE AS-BUILT SURVEYS FOR EACH INDIVIDUAL HOME WITH STORMWATER FEATURES PRIOR TO USE & OCCUPANCY.

**AVERAGE SLOPE**

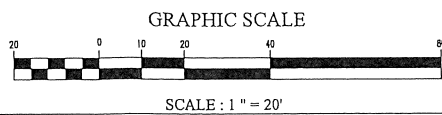
THE SLOPE OF LAND DETERMINED ACCORDING TO THE FORMULA:

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

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	376.48	
A	2.8	4.1	



**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.

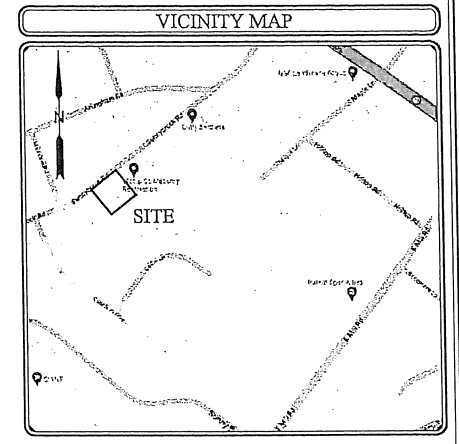
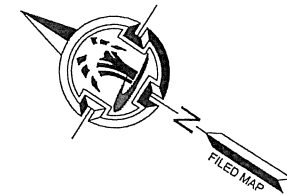
THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

DATE: 6-18-2024  
 SCALE: 1" = 20'  
 FIELD BK NO: 24-00  
 PROJECT NO: 24-A-001  
 DRAWN BY: G.A./S.C.H.  
 CHECKED BY: T.D.M./J.J.W.  
 REV-1: 8-19-2024  
 REV-2:  
 REV-3:  
 REV-4:  
 REV-5:  
 DATE: 8-19-2024  
 JOSEPH J. WRIGHT  
 PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #9-37826-E

**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 WARRINGTON, PA 18776-2370  
 717-552-3611 (MAIN)  
 717-552-0218 (FAX)  
 1541 ROUTE 37 EAST, SUITE B THAS, PA 18713-0753  
 717-929-3611 (MAIN)  
 717-929-8015 (FAX)  
 www.BlueMarshAssociates.com

**FLOOD NOTE:**  
 BY CHANGING PLATING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP AND NO ENCROACHMENTS, REPAIRS OR EFFECTIVE DATE OF MARCH 2, 2016.  
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NOT TO SCALE

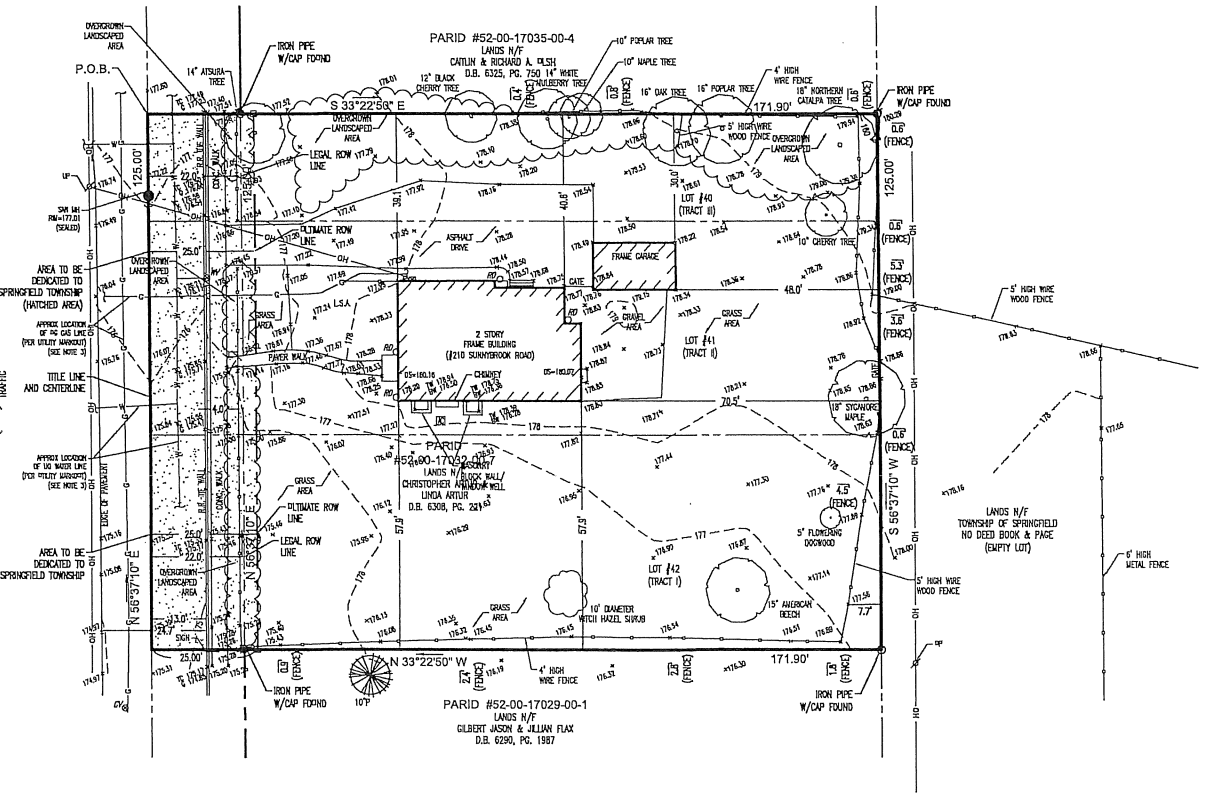
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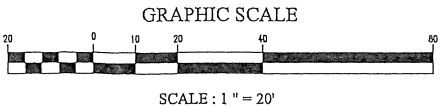
SUNNYBROOK ROAD



**LEGEND OF SYMBOLS**

--- 10' ---	CONTOUR (MAJOR/MINOR)	○	GAS METER
x 107.29	SPOT ELEVATION	○	GAS VALVE
x 117.50	TOP OF WALL ELEVATION	○	MANHOLE
x 115.50	BOTTOM OF WALL ELEVATION	—	EDGE OF WOODS
x 105-108.16	DOOR SILL ELEVATION	—	OVERHEAD WIRES
ABC	ROOF DRAIN	—	APPROXIMATE LOCATION OF UNDERGROUND GAS LINE
□	ELECTRIC METER	—	APPROXIMATE LOCATION OF UNDERGROUND WATER LINE
U	UTILITY POLE	—	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
W	WATER VALVE	1.0'	
○	PROPERTY CORNER EVIDENCE		

**CALL BEFORE YOU DIG!**  
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN PHASE - STOP CALL  
 1-800-243-1176  
 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.

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**JOSEPH J. WRIGHT**  
 PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #97-37826-E

DATE: 8-19-2024

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.W./J.J.W.
REV-1:	8-19-2024
REV-2:	
REV-3:	
REV-4:	
REV-5:	

**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 18978-2370  
 215-278-1603 (BUS)  
 215-343-0216 (FAX)

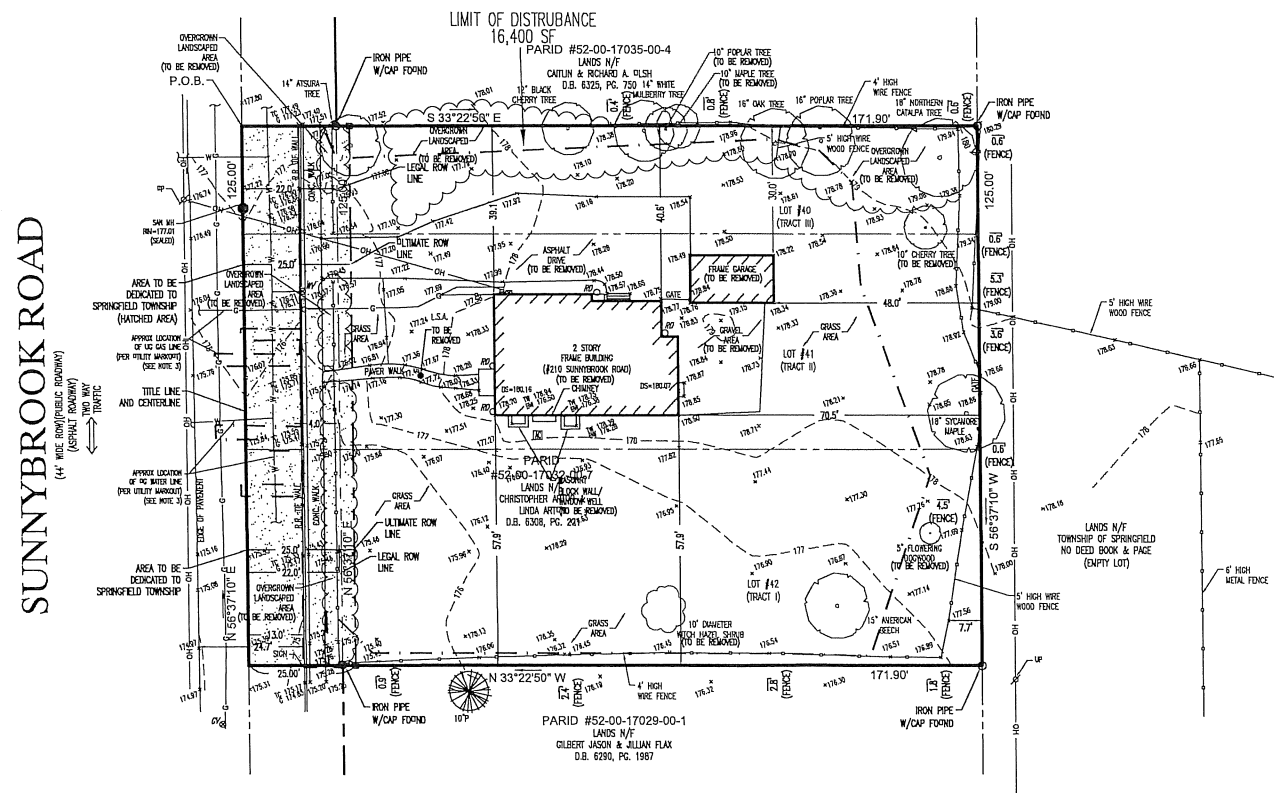
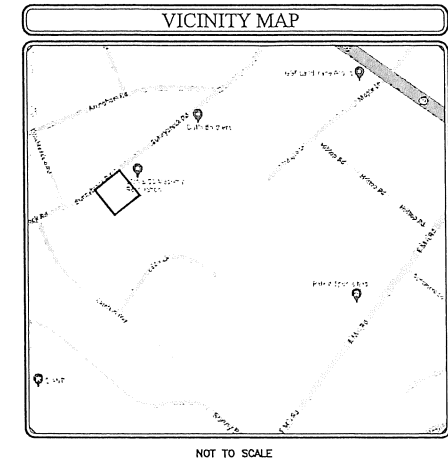
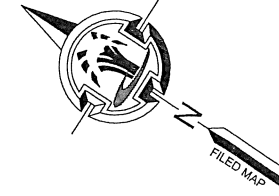
1541 ROUTE 37 EAST, SUITE B  
 TOWNSHIP, NJ 08753  
 732-552-5441 (BUS)  
 732-228-8915 (FAX)

www.BlueMarshAssociates.com

DATE: 8-19-2024

SHEET: 0 OF 2

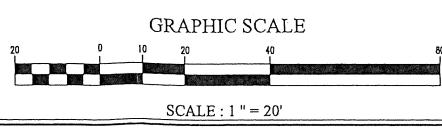
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SUNNYBROOK ROAD

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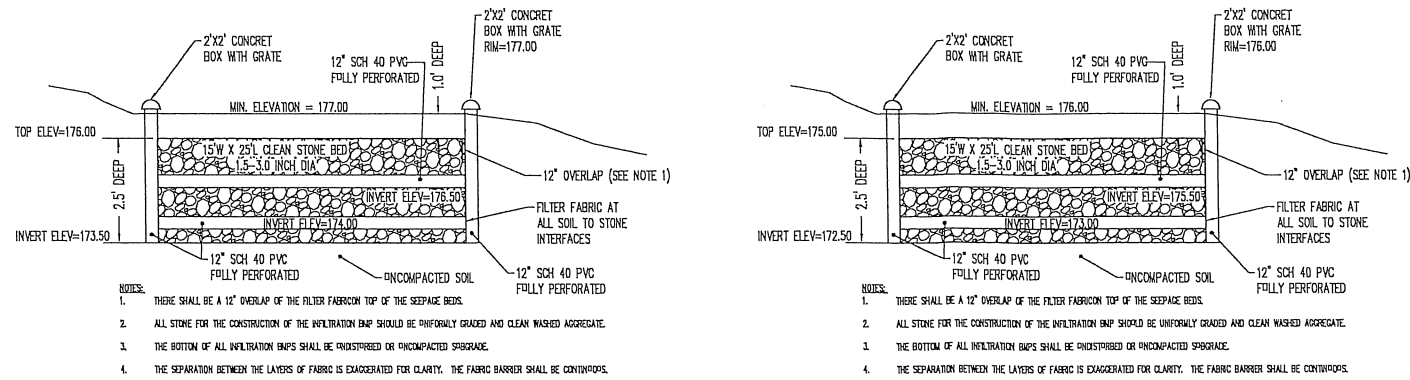
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REV-1:	8-19-2024
REVISED PER:	TOWNSHIP COMMENTS
REV-2:	
REV-3:	
REV-4:	
REV-5:	

**REMOVALS PLAN**  
**CHRISTOPHER ARTUR & LINDA ARTUR**  
 #210 SUNNYBROOK ROAD  
 PARCEL I.D. #52-00-17032-00-7  
 SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY  
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 215-343-0218 (FAX) 717-929-8915 (FAX)  
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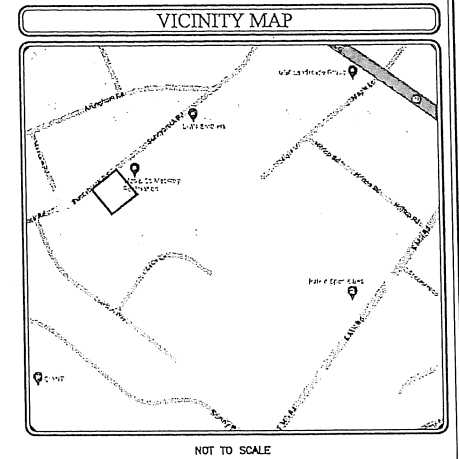
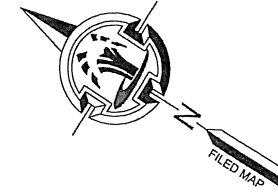
SHEET: 01 OF 03

**FLOOD NOTE:**  
 BY OPENING FLOODING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODING) OF THE FLOOD INSURANCE RATE MAP NO. 1201000200, WEST BORO, NJ. EFFECTIVE DATE OF MARCH 2, 2016.  
 BEFORE THE PROVISION OF DESIGN PLANS, PLEASE GET FROM FEMA TO CONFIRM THE INFORMATION LISTED ABOVE.



**LOT 1 SEEPAGE PIT DETAIL**  
 NOT TO SCALE

**LOT 2 SEEPAGE PIT DETAIL**  
 NOT TO SCALE



**IMPERVIOUS BREAKDOWN**

EXISTING FEATURES TO BE REMOVED	AREA (SF)
DWELLING/GARAGE	1,359 SF
WALKWAYS & PORCH	188 SF
DRIVEWAY	1,491 SF
<b>TOTAL EX IMPERVIOUS</b>	<b>3,038 SF</b>

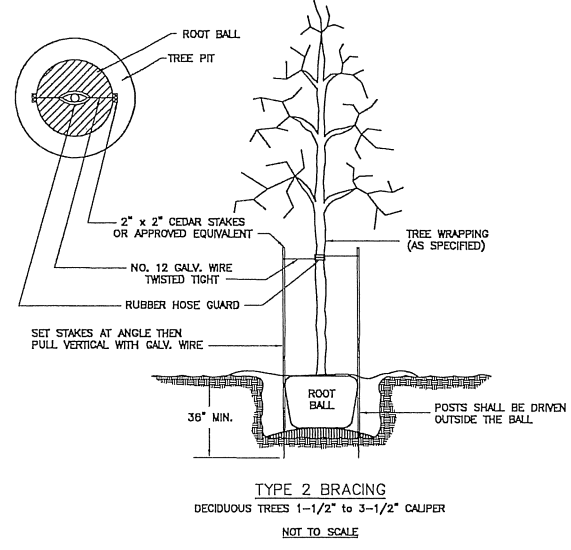
  

PROPOSED IMPERVIOUS OVER LOTS	AREA (SF)
DWELLING	2,294 SF
WALKWAY/PATIO/DECK	505 SF
DRIVEWAY	750 SF
BLOCK PAVEMENT	444 SF
<b>TOTAL PER LOT IMPERVIOUS</b>	<b>3,544 SF</b>
<b>NET NEW IMPERVIOUS</b>	<b>4,516 SF</b>

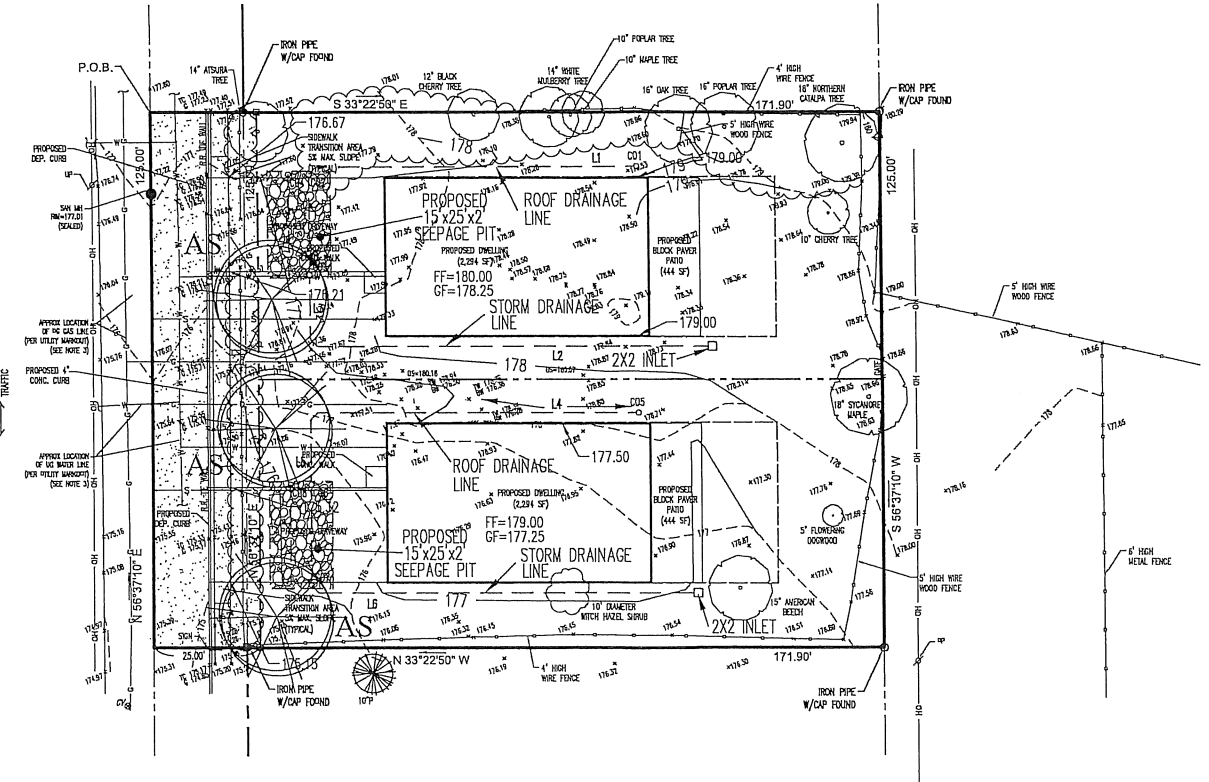
- STORMWATER NOTES**
- THIS PROJECT PROPOSES TO CONSTRUCT 4,516 SF OF NEW IMPERVIOUS.
  - VOLUME REQUIREMENT: 2 IN OVER, 4,516 SF OF NEW IMPERVIOUS => (1/12)\*4516 = 753 CF.
  - THE PROPOSED SEEPAGE PIT IS 15' x 25' x 2.5' x 0.6' = 375 CF EACH, 750 CF TOTAL.

**LANDSCAPE SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AS	3	ACER SACCHARINUM	SILVER MAPLE	2-1/2" CAL.	B#8



**SUNNYBROOK ROAD**  
 (14' HIGH IMPERVIOUS BOUNDARY)



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

- UNTIL THE SITE IS STABILIZED AND DURING THE CONSTRUCTION ACTIVITIES, ALL BAPS MUST BE MAINTAINED PROPERLY BY CONTRACTOR. ALL PERMANENT MAINTENANCE PROCEDURES SHALL BE PERFORMED BY THE PROPERTY OWNER. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL BAPS AFTER EACH PROOF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REPAIR WORK, INCLUDING CLEAN-OUT, REPAIR, REPLACEMENT, RESODDING, RESEALING AND REPAIRING MUST BE PERFORMED IMMEDIATELY AND IN ACCORDANCE WITH THESE PROCEDURES, PLANS, AND DETAILS. ANY AREAS REQUIRING PREVENTATIVE 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, THE NAME AND PHONE 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.
- 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;
- ALL SEDIMENT/ROCKS/CL, REMOVED FROM THE STORM WATER MANAGEMENT SYSTEM SHALL BE DEPOSED PER LOCAL, STATE, AND FEDERAL STANDARDS.
- SHOULD ON-SITE EROSION OCCUR FROM THE LANDSCAPED AREAS, SOURCE OF EROSION SHALL BE IMMEDIATELY STABILIZED AND THE INLETS, MANHOLES, AND STORM WATER PIPES SHALL BE CHECKED FOR ACCUMULATION AND CLEARED IF ACCUMULATION OF SEDIMENT EXISTS.

**LOT 1 STORM NODE TABLE**

CLEANOUTS (CO):	INVERT	DOWN INVERT
CO1	TG=179.00	INV=174.75
CO2	TG=177.80	INV=173.50
CO3	TG=177.50	INV=173.50
CO4	TG=177.40	INV=173.50
DRAINS	TG=178.50	INV=174.90

**LOT 1 STORM CONVEYANCE TABLE**

LINE #	SPECIFICATIONS	UP INV	DOWN INV
L1	75LF OF 6" PVC @ 1.0%	174.75	174.00
L2	75LF OF 6" SDR-26 @ 1.0%	174.90	174.15
L3	16LF OF 6" SDR-26 @ 0.9%	174.15	174.00

**LOT 2 STORM NODE TABLE**

CLEANOUTS (CO):	INVERT	DOWN INVERT
CO5	TG=177.80	INV=173.90
CO6	TG=178.50	INV=172.50
CO7	TG=178.50	INV=172.50
CO8	TG=178.20	INV=172.50
DRAINS	TG=176.00	INV=173.75

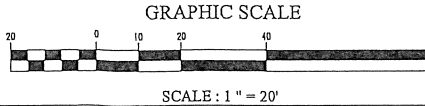
**LOT 2 STORM CONVEYANCE TABLE**

LINE #	SPECIFICATIONS	UP INV	DOWN INV
L4	75LF OF 6" SDR-26 @ 1.0%	173.90	173.15
L5	16LF OF 6" SDR-26 @ 0.9%	173.15	173.00
L6	75LF OF 6" PVC @ 1.0%	173.75	173.00

**LEGEND OF SYMBOLS**

---	CONTOUR (MAJOR/MINOR)	○	GAS METER
x 10.25	SPOT ELEVATION	○	GAS VALVE
x 11.18.25	TOP OF WALL ELEVATION	○	MANHOLE
x 12.18.25	BOTTOM OF WALL ELEVATION	—	EDGE OF WOODS
x 05-18.16	DOOR SILL ELEVATION	—	OVERHEAD WIRES
ROD	ROOF DRAIN	—	APPROXIMATE LOCATION OF UNDERGROUND GAS LINE
□	ELECTRIC METER	—	APPROXIMATE LOCATION OF UNDERGROUND WATER LINE
U	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 PHASE - STOP CALL  
 PA 1  
 1-800-332-3776  
 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 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 #39-37826-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.N./J.J.W.
REV-1:	6-18-2024
REV-2:	
REV-3:	
REV-4:	
REV-5:	

**GRADING & UTILITY PLAN**

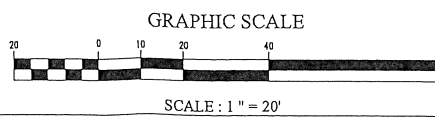
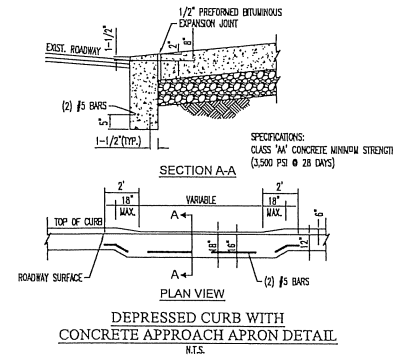
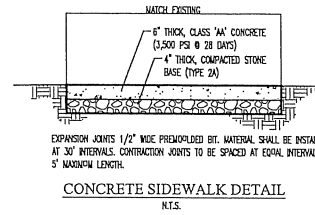
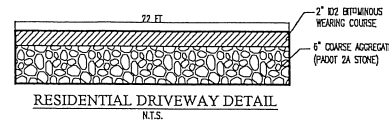
**CHRISTOPHER ARTUR & LINDA ARTUR**  
 #210 SUNNYBROOK ROAD  
 PARCEL I.D. #52-00-17032-00-7  
 SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY  
 COMMONWEALTH OF PENNSYLVANIA

**BLUE MARSH ASSOCIATES, INC**  
 LAND SURVEYORS & PLANNERS

551 EASTON ROAD, SUITE A  
 WARRINGTON, PA 18975-2370  
 215-276-4023 (MO)  
 215-215-0218 (FX)

1541 ROUTE 37 EAST, SUITE B  
 TOLEDO, OH 43053  
 732-922-3411 (MO)  
 732-922-8115 (FX)

www.BlueMarshAssociates.com



**SURVEYOR'S CERTIFICATION**

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**JOSEPH J. WRIGHT**  
 PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #59-37828-E

DATE: 8-19-2024

**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

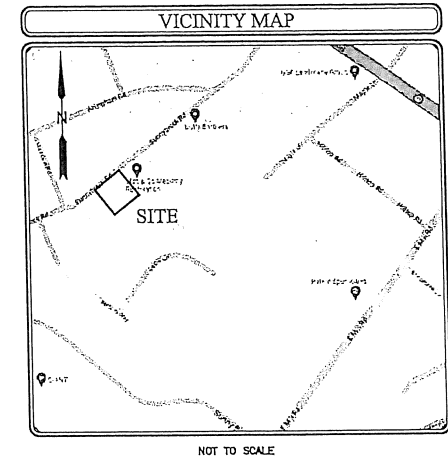
551 EASTON ROAD, SUITE A  
 WARRINGTON, PA 16976-2370  
 717-278-4033 (PHONE)  
 717-278-4033 (FAX)

1541 ROUTE 37 EAST, SUITE B  
 TOMES RIVER, NJ 08753  
 732-862-2641 (PHONE)  
 732-862-2641 (FAX)

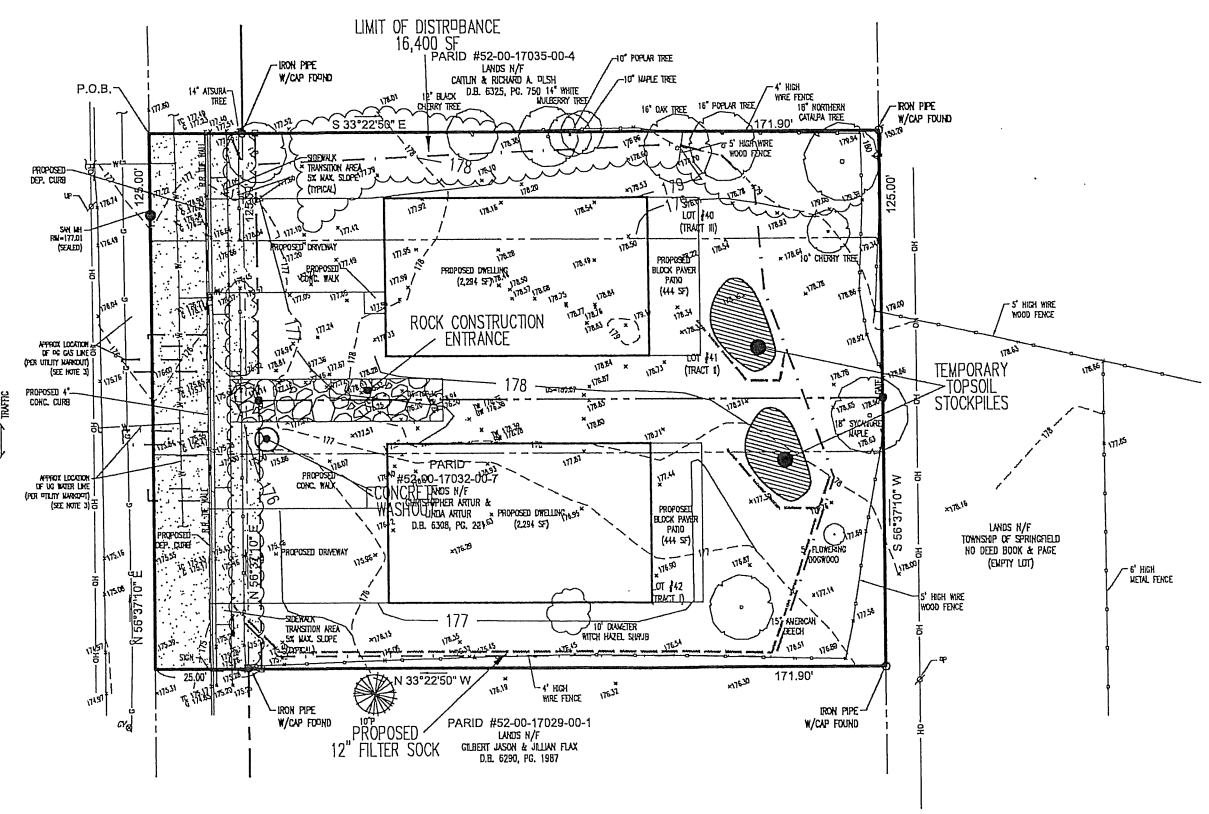
www.BlueMarshAssociates.com

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: 6-19-2024  
 REVISED PER TOWNSHIP COMMENTS

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



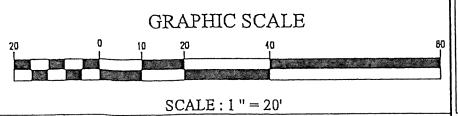
SUNNYBROOK ROAD  
(4' WIDE BIWAYSIDE BOUNDARY)



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	DEWELLINGS WITH BASEMENTS	DRAINAGE CLASS
UrbB	URBAN LAND - OFFIELD	G-BX	2c	NO	B	48-120 ft.	NOT LIMITED	WELL DRAINED

- RESOLUTIONS:**
1. 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.
  2. SHOULD BEDROCK BE ENCOUNTERED DURING FOUNDATION OR UTILITY EXCAVATION, ROCK SHALL BE REMOVED AND DISPOSED OF IN A LEGAL MANNER.



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**JOSEPH J. WRIGHT**  
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #39-37828-E

DATE: 6-19-2024

**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  
WASHINGTON, PA 15776-2370  
715-278-4051 (MAIN)  
715-243-0218 (FAX)

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TOWNS RIVER, NJ 08753  
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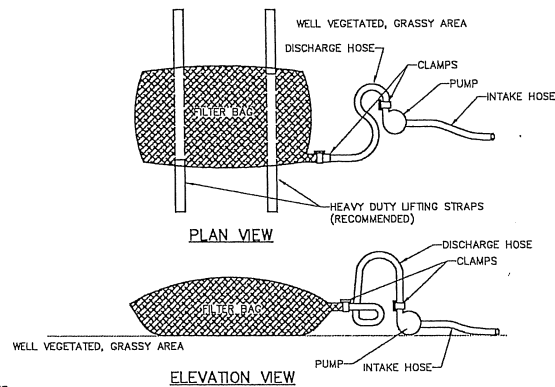
www.BlueMarshAssociates.com

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

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

SHEET: 60  
OF: 60





**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	70X
AGS % 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 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.

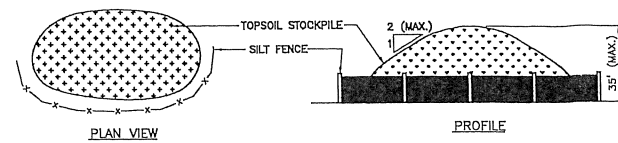
THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

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**

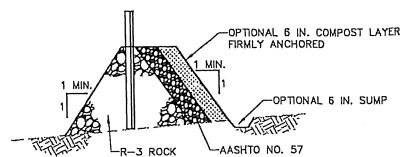
NOT TO SCALE



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**

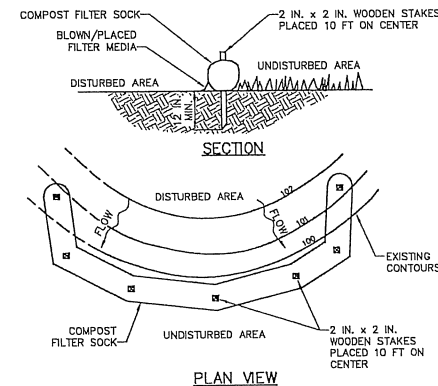
**NOTES:**

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



**PLAN VIEW**

**NOTES:**

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 6 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

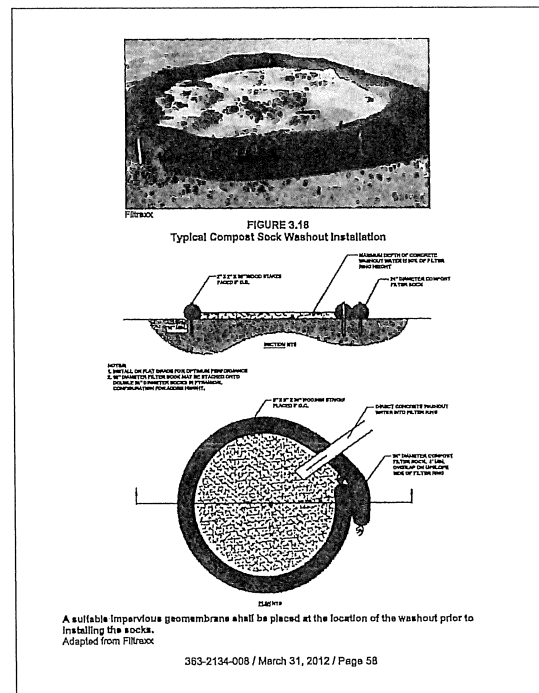
COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

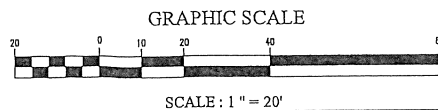
UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

**STANDARD CONSTRUCTION DETAIL #4-1  
COMPOST FILTER SOCK**

NOT TO SCALE



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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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: 8-19-2024

REV-2:

REV-3:

REV-4:

REV-5:

DATE: 8-19-2024

JOSEPH J. WRIGHT

PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #37-37826-E

**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

**BLUE MARSH ASSOCIATES, INC**  
LAND SURVEYORS & PLANNERS

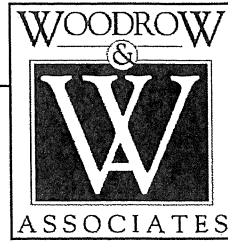
551 EASTON ROAD, SUITE A  
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215-278-4053 (WWW)  
215-313-0218 (FAX)

1541 ROUTE 37 EAST, SUITE B  
TOWNS RIVER, NJ 08753  
732-532-3641 (WWW)  
732-525-8912 (FAX)

www.BlueMarshAssociates.com

SHEET: 00





August 29, 2024

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

Reference: 210 Sunnybrook Road – Subdivision Application

Dear Mark:

On July 22, 2024, I issued a review letter with regard to the subdivision and proposed development of two new homes located at 210 Sunnybrook Road. In response to that review letter, the applicant has submitted a revised set of plans. The plans continue to be prepared by blue Marsh Associates Inc. of Warrington Pennsylvania and bear an original date of June 18, 2024. This plan set has most recently been revised on August 19, 2024. I have compared this resubmission to my earlier review and would suggest that the following conditions remain:

1. PA DEP Sewage Facilities Planning – Proof of issuance of a planning exemption is needed
2. Landscaping – The submission now contains a landscaping plan. Due to the rather short turnaround time between submission and review, we have not been able to complete a landscape analysis at this time. When my landscape architect returns from vacation, we will follow up with any concerns, edits or revisions that might be necessary for a landscaping compliant plan to exist.

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

1. 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.
2. 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:

August 29, 2024

Mark Penecale, Planning Director

Springfield Township

Reference: 210 Sunnybrook Road – Subdivision Application

- 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.

The plans now show the beginnings of a swale to be constructed along the northern property boundary. The swale design must be extended to the rear property line and a better definition of the swale must be provided on the design documents.

- 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.

The record plan should indicate the total amount of impervious surface that has been utilized in the design of the storm water management system for each lot. Any homeowner that in the future would seek to add impervious cover over and above this application we need to implement additional measures.

- d. The inlet added to Lot Two should be extended back to the centerline of the proposed rear yard swale. A plan note should be added giving notice to the builder that all downspouts and rainwater collection systems must be connected to the pipe network and directed toward the front yard seepage beds
- e. 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.
- f. 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.
- g. 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

August 29, 2024

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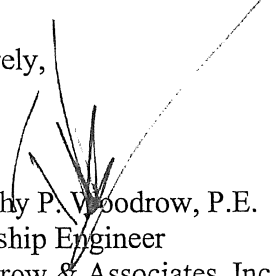
- h. Section 95-12 – Appropriate construction financial guarantees must be memorialized along with stormwater operations and maintenance agreements prior to plan recording.
- i. The attached photographs show our original “drainage path of concern.” While new swales and inlets will capture runoff and help to abate this issue, a more detailed grading design of the southerly property boundary must be provided. A section of berm and swale must be designed in order to prevent existing or proposed stormwater runoff from adversely impacting the adjacent property.

**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.
3. A legal description is required for the area of Sunnybrook Road currently encumbered by title and intended to be offered for public dedication.
4. 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.

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

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