	FILOOD NOTE: BY GRAPIC PLOTTING ONLY, THIS PROPERTY IS LOC ZONE TO (MESSES DETERMED TO BE OUTSIDE THE CO AMANA, CHANCE PLOCEUME) OF THE PLOOD INSTRI MESSES WHO ALCOHOLOGY, BRICK BEINS AN ETHERING DATE OF MARCH 2, 2018. BOTTOET THE PROPERTION OF LOCATION PLANS PLOS CHANGES IN COMPANY THE APPROPRIATE LISTED APPLIES.
١	OWN
	I HEREBY CERTIFY THAT CHRISTOP OWNER/DEVELOPER OF THE DESIGN THE OFFICIAL PLAN OF THE HIGHW THE MUNICIPALITY OF SPRINGFIELD THAT THIS PLAN BE RECORDED AC
	OWNER CHRISTOPHER ARTUR & LINDA ART

## IER'S STATEMENT

PHER ARTUR & LINDA ARTUR, IS THE SMATED LAND, AND ACKNOWLEDGE THIS PLAN TO BE WAYS AND PROPERTIES SHOWN THEREON SITUATE IN D, MONTGOMERY COUNTY, PENNSYLVANIA, AND DESIRE ACCORDING TO LAW.

# OWNER'S ACKNOWLEDGEMENT

COMMONWEALTH of PENNSYLVANIA COUNTY of MONTGOMERY:

ON THIS DAY OF "2024, BEFORE UE. THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONNEALTH OF PENSINGNAME, PERSONALLY APPEARED THE COMMONDATION OF THE COMMONDATION OF THE PUBLISHER OF THE PUBLISH OF THE PUBLISH OF THE PUBLISH TH

NOTARY PUBLIC MY COMMISSION EXPIRES:

### MUNICIPAL COUNCIL APPROVAL BLOCK

APPROVED BY THE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF TOWNSHIP OF SPRINGFIELD THIS \_\_\_\_\_\_\_, 2024.

# RECORDER OF DEEDS CERTIFICATION

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. PAGE

# MUNICIPAL ENGINEER CERTIFICATION

REVIEW BY THE NUNICIPALITY OF SPRINGFIELD ENGINEER, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_\_\_ 20\_\_\_.

MUNICIPAL ENGINEER

MCPC No. PROCESSED AND REVIEWED
REPORT PREPARED BY MONTCOMERY COUNTY PLANNING
COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIESPLANNING CODE. MONTGOMERY COUNTY PLANNING COMMISSION

# LEGEND OF SYMBOLS



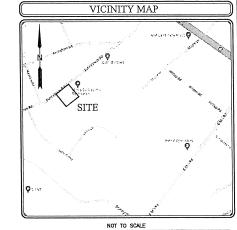
# SHEET INDEX:

- 1 Subdivision Plan
  2 Existing Conditions Plan
  3 Site Removals Plan
  4 Grading & Utility Plan
  5 Site Construction Details

# WAIVER REQUEST

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

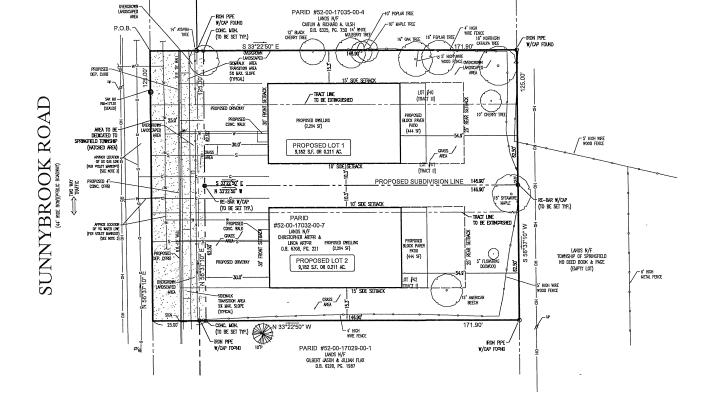




- PROPERTY KNOWN AS PARCEL I.D. #52-00-17032-00-7 AS IDENTIFIED ON THE OFFICIAL TAX MAPS OF MONTGOMERY COUNTY, SPRINGFIELD TOWNSHIP, COMMONWEALTH OF PENNSYLVANIA.
- 2. AREA = 21,488 S.F. OR 0.493 AC. AREA TO ULINIATE ROW LINE = 18,364 S.F. OR 0.422 AC. PROPOSED LOT 1 = 9,182 S.F. OR 0.211 AC. PROPOSED 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 GROOND STRECTURES THAT WERE VISIBLE A ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AWARDLE AT THE TIME OF THE SUPPORY, AWARDLE ASBULLT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. EFFORE THE PREPARATION OF DESIGN PLANS MOVED EXCAMBION IS OF BEOM, ALL UNDERGROUND UTILITIES INDUCED BY VIET PROPER UTILITY COMPANY.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY BLUE MARSH ASSOCIATES, INC. AND OTHER REPERACE MATERIAL AS LISTED HEREON. THIS SURVEY WAS PREPARED WITHOUT THE EXHIBIT OF A TITLE COMMUNITY REPORT
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN A FIELD SURVEY.
- 6. THIS PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
- ELEVATIONS ARE BASED UPON (NAVD 88) DATOM ESTABLISHED ONSITE OTILIZING GLOBAL POSITIONINI
  SYSTEM DATA COLLECTION.
- 8. ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.
- 10 THIS PROPERTY IS SERVED WITH BOTH PUBLIC WATER BY AQUA PA AND PUBLIC SANITARY SEWER DISPOSAL BY SPRINGFIELD SANITARY SEWER DEPARTMENT.

# REFERENCES

- THE OFFICIAL TAX MAPS OF MONTGOMERY COUNTY, SPRINGFIELD TOWNSHIP, COMMONWEALTH OF PENNSYLVANIA.
- MAP ENTITLED 'FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)', PANEL 377 OF 451, MAP NUMBER 42091C03376, EFFECTIVE DATE: MARCH 2, 2016.
- 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.



# **GENERAL NOTES**

- THE PURPOSE OF THIS PROJECT IS TO SUBDIMIDE AN EXISTING PROPERTY CONTAINING A MULTI-FAMILY DWELLING INTO TWO NEW LOTS. BOTH OF THE NEW LOTS WILL CONTAIN SIGILE-FAMILY DWELLING.
- THE AREA BETWEEN THE TITLE LINE AND THE ULTIMATE RIGHT—OF—WAY IS OFFERED FOR DEDICATION TO THE AGENCY HAVING JURISDICTION AT THE TIME.
- THE DEVELOPER PROPOSES A FEE-EN-LIEU OF PROVIDING RECREATION SPACE AS REQUIRED BY SECTION 95-11.E.2(a).
- THE DEVELOPER SHALL PROVIDE AS-BUILT SURVEYS FOR EACH INDIVIDUAL HOME WITH STORMWATER FEATURES PRIOR TO USE & OCCUPANCY.

# AVERAGE SLOPE

CALL BEFORE YOU DIG!

PENNSTLAMA LAW REDURES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STACE — STOP DALL

\$\infty\$ PA 10
\[ \text{Limitation} \]

TICKET #20240100765 TICKET #20240171203

THE SLOPE OF LAND DETERMINED ACCORDING TO THE FORMULA

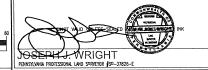
0.0023 EXISTING PROPOSED LOT 1 PROPOSED LOT 2 241.63 376,48 WHERE: S = The "Average Slope" in Percent I = The Contour Interval in Feet L = The Combined Length in Contour Lines in Feet A = The Area in Acres of The Parcel, Being Considered

GRAPHIC SCALE

# SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE REST OF MY KNOWLEDGE, BUELFE, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTY ACCEPTED ACCURACY STANDARDS. THAT THE PERPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND RELATION INCLOTED HEREON IS CORRECT, AND THAT THERE ARE NO ENGROCHMENTS OF BUILDINGS OR STRUCTURES ONTO SAND LAND.

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



# 6-18-2024 FIELD BK, NO: 24-00 PROJECT NO.: 24-A-001

DRAWN BY: G.A./S.C.H.
REVENED BY: T.D.M./J.J.W.
REV-1: 8-19-2024
REWSED PER TOWNSHIP COMMENTS

BULK REQUIREMENTS

CHRISTOPHER ARTUR & LINDA ARTUR 210 SUNNYBROOK ROAD SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PA

OWNER

APPLICANT

PARCEL DATA

210 SUNNYBROOK ROAD
COUNTY PARCEL NO. 52-00-17032-00-7
BLOCKUNIT #12
PARCEL AREA 21.488 S.F.
ZONED: B - RESIDENCE DISTRICT EXISTING USE: MULTIFAMILY DWELLING (EXISTING NON PROPOSED USE (LOT 2): SINGLE FAMILY DWELLING

BULK REQUIREMENTS

MINIMUM LOT AREA PER FAMIL

MINIMUM YARD SETBACKS

8-19-2024

# MINOR SUBDIVISION PLAN CHRISTOPHER ARTUR & LINDA ARTUR

8,000 SF

5.000 SF

25'

EXISTING PROPOSED LOT 1 PROPOSED LOT 2

N/A

24.7% (2.294 SF

18,738 SF (0.430 Ac.) 9,281 SF (0.211 Ac.) 9,281 SF (0.211 Ac.

24.7% (2.294 SF)

9,369 SF NA

97 (AGGR) 39,1' MIN. 25 (AGGR) 20' MIN.

7.3% (1,359 SF)

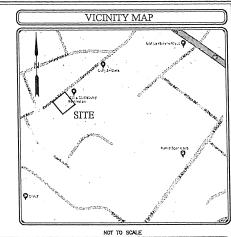
#210 SUNNYBROOK ROAD PARCEL LD #52-00-17032-00-7 SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIAN

# BLUE MARSH ASSOCIATES, INC

551 EASTON ROAD, SU WARRINGTON, PA 1837-2738-4053 (DWN) 215-343-0216 (FXX) WWW.BII www.BlueMarshAssociates.com

LAND SURVEYORS & PLANNERS 1541 ROOTE 37 EAST, SUITE B TONS RIVER, NJ 08753





NOTES

PROPERTY KNOWN AS PARCEL I.D. #52-00-17032-00-7 AS IDENTIFIED ON THE OFFICIAL TAX WAPS 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.

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5. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.

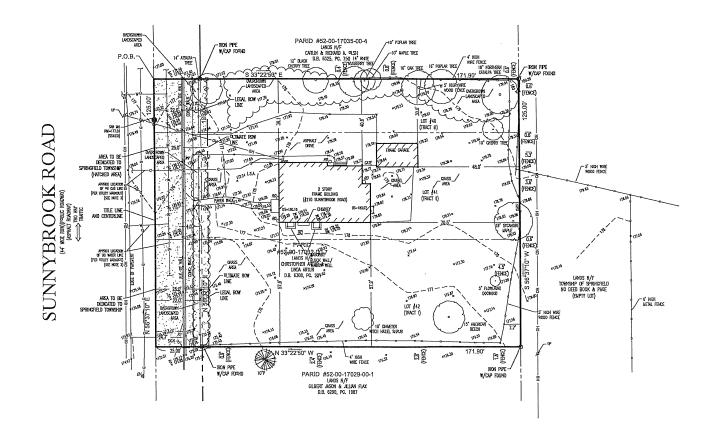
6. THIS PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.

ELEVATIONS ARE BASED UPON (NAVO 88) DATUM ESTABLISHED ONSITE UTILIZING GLOBAL POSITIONIN SYSTEM DATA COLLECTION,

SOILS PROPERTIES ON THIS SITE HAVE BEEN IDENTIFIED BY THE UNITED STATES DEPARTMENT OF ARRULTURE MATURA, RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY FOR MONICOMERY COUNTY, PA — JANUARY 1, 2019 URBAIL AND — DUFFIELD COMPLEY, 6 TO 8 & SLOPES.

# REFERENCES

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



gas Weter gas valve SPOT ELEVATION

LEGEND OF SYMBOLS

× 18029 × 78 17829 TOP OF WALL ELEVATION BOTTON OF WALL ELEVATION CONTRACTOR WOODS DOOR SILL ELEVATION APPROXIMATE LOCATION O PADERGROUND GAS LINE ROOF DRAIN ELECTRIC WETER APPROXIMATE LOCATION OF UNDERGROUND WATER LINE WATER VALVE 1.0' OFFSET OF STRUCTURE AT GROUND

LEVEL RELATIVE TO PROPERTY LINE

PROPERTY CORNER EVIDENCE

CALL BEFORE YOU DIG! 



# 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, BULLEF, 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 RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND THE LAND MIDICATED HEREON IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS OF BUILDINGS OR STRUCTURES ONTO SAND LAND.

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



B-19-2024 DATE

REV-1: 8-19-2024 REMSED PER TOWNSHIP CONJUENTS

# EXISTING CONDITIONS PLAN CHRISTOPHER ARTUR & LINDA ARTUR PROJECT NO.: 24-A-OO1 DRAWN BY: G.A./S.C.H. REVIEWED BY: T.O.M./J.J.W.

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

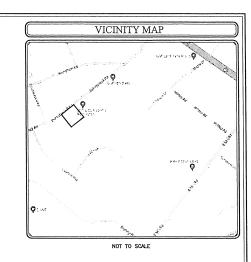
# BLUE MARSH ASSOCIATES, INC

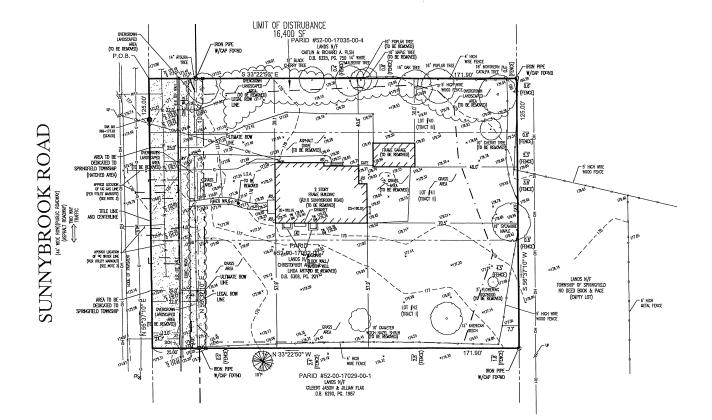


LAND SURVEYORS & PLANNERS 551 EASTON ROAD, SUITE A WARRINGTON, PA 18976-2370 215-278-4053 (MJH) 215-343-0218 (FXX) 1541 ROTE 37 EAST, SUITE B TONS RIVER, NJ 08753 732-552-3641 (MAH) 732-928-8915 (FAX)

www.BlueMarshAssociates.com







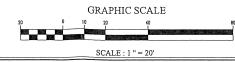
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GAS VALVE × 78 178.29 SPOT ELEVATION NANHOLE TOP OF WALL ELEVATION BOTTON OF WALL ELEVATION OVERHEAD WIRES ×DS=180.16 DOOR SILL ELEVATION ROOF DRAIN ELECTRIC WETER APPROXIMATE LOCATION OF UNDERCROUND WATER LINE UTILITY POLE WATER VALVE 1.0' OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE

CALL BEFORE YOU DIG! PENNSYLWANA LAW REDUIRES
3 WORDING DAYS HOTICE FOR
CONSTRUCTION PHASE AND 10 WORDING
DAYS IN DESIGN STACE — STOP CALL

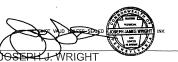
PA 1

MINISTER



# SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER AY SUPERWISON, AND TO THE BEST OF AIY KNOWLEDGE, BELUEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENITY, ACCOPTED ACCURACY STANDARDS. THAT THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND THE LAND HOLDERD HERGOIL SOMEOTE, AND THAT THERE ARE NO ENCROACHMENTS OF BUILDINGS OR STRUCTURES ONTO SAID LAND.



8-19-2024 DATE

DATE: 6-18-2024 SCAE: 1" = 20' FIELD BK. NO: 24-00

PROJECT NO: 24—O0
PROJECT NO: 24—A—O01
URAWN BY: G.A./S.C.H.
REVERED BY: T.O.M./J.J.W.
REV-1: 8-19-2024
REVISED PER TOWNSHP CONJUENTS

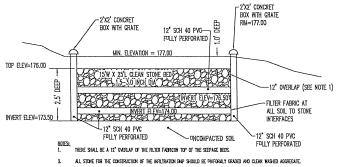
# REMOVALS PLAN CHRISTOPHER ARTUR & LINDA ARTUR

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

# BLUE MARSH ASSOCIATES, INC

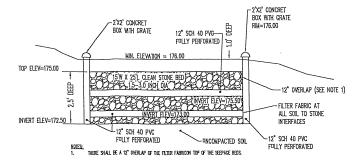
www.BlueMarshAssociates.com

LAND SURVEYORS & PLANNERS



- THE BOTTON OF ALL INFLITRATION BUPS SHALL BE ONDISTORBED OR ONCOMPACTED SUBGRADE.
- THE SEPARATION BETWEEN THE LAYERS OF FABRIC IS EXACGERATED FOR CLARITY. THE FABRIC BARRIER SHALL BE CONTINUOUS.

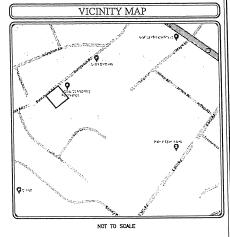
LOT 1 SEEPAGE PIT DETAIL



- ALL STONE FOR THE CONSTRUCTION OF THE INFILTRATION BNP SHOPLD BE UNIFORMLY GRADED AND CLEAN WASHED ACCRECATE.
- THE BOTTOM OF ALL INFILTRATION BUPS SHALL BE UNDISTURBED OR UNCOMPACTED SUBGRADE.
- THE SEPARATION BETWEEN THE LAYERS OF FARROC IS EXACCERATED FOR CLARITY. THE FABRIC BARRIER SHALL BE CONTINUOUS.

LOT 2 SEEPAGE PIT DETAIL





STORMWATER NOTES 1. THIS PROJECT PROPOSES TO CONSTROCT 4,516 SF OF NEW OUPERWOOS.

2. YOU PINE RECOMMENDENT: 2 IN OVER 4,516 SF OF NEW INPERVIORS -> (2/12)\*4516 = 753 CF.

J. THE PROPOSED SEEPAGE HT IS 15' x 25' x 2.5' x 0.4 = 375 CF EACH, 750 CF TOTAL

IMPERVIOUS BREAKDOWN WALKWAYS & PORCH: DRIVEWAY: TOTAL EX. IMPERVIOUS: -3,016 S.F.

PROPOSED INPERMODS (PER LOT): DWELLING: 2,294 S.F. DWELLING: WALKWAY/PATID/DECK: DRIVEWAY: BLOCK PAVER PATIO:

TOTAL PER LOT INPERVIOUS: 3.544 S.F. NET HEN IMPERVIOUS: 4,516 S.F.

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

1.) DRILL BE STE IS STABLED AND DARNO THE CONSTRUCTION ACTIVITIES, ALL BAPS WEST DE MANTAMED PROPERTY BY CONTRACTOR ALL PROMAINST MANTAMED PROPERTY BY CONTRACTOR ALL PROMAINST MANTAMED PROPERTY BY CONTRACTOR ALL PROMAINST MANTAMED PROPERTY BY CONTRACTOR OF ALL BRISE ARTHER LOSS REPORTED PROME AND ALL PROPERTY MAN AND EXPENSIVE AND ADDRESSES, MANDAMED LOSS AND AND EXCEPTIONS AND PROPERTY PROPERTY MAN AND EXTENSIVE AND ADDRESSES AND AND EXTENSIVE AND AND EXCEPTION AND PROPERTY PROPERTY AND AND EXCEPTION AND AND ADDRESSES AND AND EXCEPTION AND ADDRESSES AND ADD

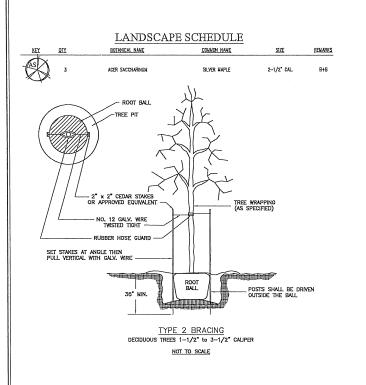
- UNDERGROUND SEPAGE BEDS REGULAR MAINTEMANCE REQUIRENENTS

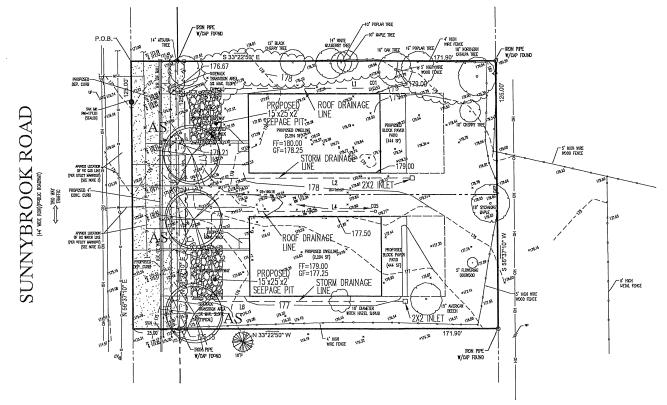
   ALL CLEMICITS SHALL BE RESPECTED AT LEAST THICE A YEAR AND CLEMED AS NEEDED;

  ORENAMING KECTATION SHALL BE MAINTEMED IN CODE CONDITION, ANY BAKE SPOYES RE-VEGETATED AS SOON AS PUSSBELL?

  LIMIT VERICULAR ACCESS ON THE DYERLATING VEGETATED AREAS UNLESS FURTHER REINFORCED;
- 1.) ALL SEDIJENT/DEERS/OIL REMOVED FROM THE STORM WATER MANAGEMENT SYSTEM SHALL BE DISPOSED PER LOCAL, STATE, AND FEDERAL
- 4.) Should CN-Ste erosion ocope from the landscaped areas, soorce of erosion shall be inabdately stabilized and the inlets, markoles, and storm water pring shall be checked for accumulation and cleared if accumulation of sediment exists.

	STORM NO	DE TABLE	LOT 1	STORM CONVEYANCE	ETABLE
CLEANOL CO1 CO2 CO3 CO4	TTS (CO): TG=179,00 TG=177.80 TG=177.50 TG=177.40	INV=174.75 INV=173.50 INV=173.50 INV=173.50	LINE# L1 L2 L3	SPECIFICATIONS 75LF OF 6° PVC @ 1.0% 75LF OF 6° SDR-26 @ 1.0% 16LF OF 6° SDR-26 @ 0.9%	UP INV 174.75 174.90 174.15
DRAINS INL	TG=178.50	INV=174.90			
I OT 2	STORM NO	DDE TABLE	TOTS	STORM CONVEYANC	E TARI E
CLEANOL COS	JTS (CO): TG=177.50	INV=173.90	LINE# L4	SPECIFICATIONS 75LF OF 6" SDR-26 @ 1.0%	UP INV 173,90
COS	TG=176,50	INV=172.50	L6	16LF OF 6* SDR-26 @ 0.9%	173.15
CO7	TG=178.50	INV=172.50	14	75LF OF 8" PVC @ 1.0%	173.75

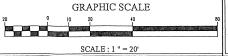




LEGEND OF SYMBOLS CAS METER × 180.29 SPOT ELEVATION × 78 178.39 TOP OF WALL ELEVATION NANHOI F BOTTON OF WALL ELEVATION CDGE OF WOODS × DS=180.16 DOOR SILL ELEVATION APPROXIMATE LOCATION OF PHOERGROUND GAS LINE ELECTRIC NETER APPROXIMATE LOCATION OF UNDERCROUND WATER LINE UTILITY POLE WATER VALVE 1.0' OFFSET OF STROCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE

O PROPERTY CORNER FAIRNISE

CALL BEFORE YOU DIG PONSTLANA LAW REDURES 3 WORKING DAYS INTICE FOR CONSTRUCTION PHASE AND 10 working days in describ stace — Stop Call PA 1TICKET #20240100765



# SURVEYOR'S CERTIFICATION

HERERY CERTIFY THAT THIS SURFEY HE SEEN PERFORMED IN THE FIELD UNDER YE SUBJECT ON THE REPORT HER REPORT HER SUBJECT ON THE REPORT HER SUBJECT OF THE REPORT HER THE SAME REJUDITIES HER SUBJECT OF THE PROPERTY LINES AND REJUDITIES HER SUBJECT OF THE PROPERTY LINES AND THE LAND INCOME HERE HEREON IS CORRECT, AND HER THERE ARE NO BICHCORRECTIONS OF BUTCHERS ONTO SAME JAME. HERE ARE NO BICHCORRECTIONS OF BUTCHERS ONTO SAME JAME.

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

HOSEPH J. WRIGHT

8-19-2024 DATE

DATE: 6-18-2024 SCAE: 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.
REY-1: 8-19-2024
REVISED PER TOWNSHEP COMMENTS

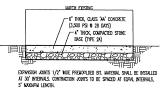
# GRADING & UTILITY PLAN CHRISTOPHER ARTUR & LINDA ARTUR #210 SUNNYBROOK ROAD

PARCEL I.D. #52-00-17032-00-7 SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIAN

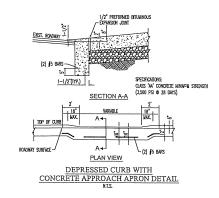
# BLUE MARSH ASSOCIATES, INC







CONCRETE SIDEWALK DETAIL





I HEREIT CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERNISON, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT HIS SURVEY MS BEEN PERFORMED IN ACCORDING WITH CURRENTLY ACCEPTED ACCUMING STANDARDS. THAT THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND THE LAND MIDIOLATION HEROED IS CORRECT, AND THAT THERE ARE NO ENCROCHMENTS OF BUILDINGS OR STRUCTURES ONTO SAID LAND.



8-19-2024 DATE

DATE 6-18-2024

SCALE 1" = 20'

FIELD BK. ND: 24-0-01

DRAWN BY: G.A./S.C.H.

REVENED BY: T.D.W./J.J.W.

REV-1: 8-19-2024

REVISED FER TORNISHP COMMENTS CHRISTOPHER ARTUR & LINDA ARTUR
#210 SUNNYBROOK ROAD
PARCEL I.D. #52-00-17032-00-7
SPRINGFIELD TOWNSHIP, MONTSOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIAN

BLUE MARSH ASSOCIATES, INC

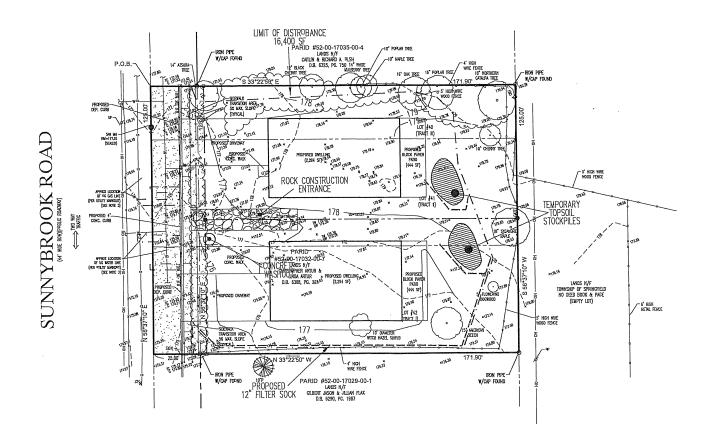
LAND SURVEYORS & PLANNERS

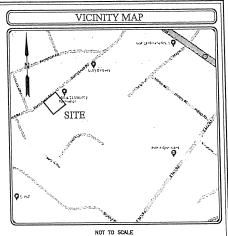
551 (ASTON ROAD, SAFE A
WERNICH, PA. 1897-8-2370
215-374-6218 (FM2)
215-345-4218 (FM2)
215-345-4218 (FM2)

www.BlueMarshAssociates.com

SITE CONSTRUCTION DETAILS

GRAPHIC SCALE SCALE: 1 " = 20'





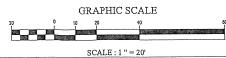


SOILS LEGEND AND TABLE OF LIMITATIONS & RESOLUTIONS BASED ON U.S.D.A. — N.R.C.S. SOILS SURVEY								
SYNBOL	MAPPING UNITS	SLOPE	LAND	HYDRIC SOIL	HYDROLDGIC CROUP	DEPTH TO BEDROCK	ATIONS FOR SITE DEVEL DWELLINGS WITH BASEMENTS	DRAHAGE CLASS
UrhB	PRBAN LAND - DEFFIELD	0-8%	2e	NO	В	48-120 in.	NOT LIMITED	WELL DRAINED

# RESOLUTIONS:

1. DIE TO GRAZING LUITATIONS OF SIAS DORRIG NINTER NORMS, THE CONTRACTOR SHALL HOT GRACE THESE SOLES CURRIG FROSTING OR ICHIC CONDITIONS. IF GRAZING IS HECCESSARY, STARLUEE WARDATELY.

2. SHOULD BEDROOK BE ENCOUNTERED DURING FOONDATION OR UTILITY EXCAVATION, ROOK SHALL BE REMOVED AND DISPOSED OF IN A LEGAL MANNER.



SURVEYOR'S CERTIFICATION	DATE:	6-18-2024
	SCALE:	1" = 20'
I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT	FIELD BK. NO:	24-00
THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY	PROJECT NO.:	24-A-001
STANDARDS. THAT THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND THE LAND INDICATED HEREON IS CORRECT, AND	DRAWN BY:	G.A./S.C.H.
THAT THERE ARE NO ENCROACHMENTS OF BUILDINGS OR STRUCTURES ONTO SAID LAND.		T.D.M./J.J.W.
THE DFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.	REV-1: 8-19- REVISED PER T	2024 DWNSHIP CONNENTS

OSEPH J. WRIGHT

	REV-2:
	REY-3:
8-19-2024	REY-4:
DATE	REV-5:

# 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 PENNSYLVANIAN

BLUE MARSH ASSOCIATES, INC LAND SURVEYORS & PLANNERS



1541 ROUTE 37 EAST, SUITE B TONS RYCH, NJ 08753 732-552-541 (MAN) 732-928-8915 (FAX) www.BlueMarshAssociates.com

ALL LEATH ISSTREAMES, MICLIONIC GLERGE AND GREBBING AS TELL AS OTTS AND FLUS SHALL BE DORE IN ACCORDING WITH THE PROPRIOD EXAMPLE AND ACCORDING THE THE PROPRIOD EXPENSE CAPACITY STREET, AND ACCORDING THE PROPRIOD EXPENSE CAPACITY STREET, AND ACCORDING THE PROPRIOD EXAMPLE AT THE PROPERTY STREET, AND ACCORDING THE PROPRIOD EXAMPLE AT THE PROPRIED THAT ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE

escendance materia. Por 1950s. Strepano Senal de Linteo To Those areas described in each state of the construction societies. Cederal, großeria, gorgeria and topologis, strepano san not combrous in any state, de parce of the construction societies. Senal de la construction san societies in any state, de parce of the precision from the East senal deservation and determinance as decreased in the East senal data and are trentomen as described in the East senal data and are trentomen as described in the East senal data.

plan. At no time, shall construction vehicles be allowed to enter areas outside the limit of disturbance bordwares shown on the plan ways, these areas west be clearly marked into princed off-before clearly as areas west because.

THE STATE WAS MEAN THAT IN ALL ALL MANUAL MAN THROUGH OFF BETTOKE CLERKING, AND OFFERING FERSTALLISKS BEDGE THE STATE OF THE ESTABLISHMENT OF PECETATION SAUL BE STOOPHED AT THE LOCATION(S) SHOWN ON THE PLAN WAYS) IN THE ARCHIT RECESSARY TO COMPLETE THE BRIMS MOVING OF ALL DEVISION AREAS THAT ARE TO BE STANLING OF RECEITABLE LOCATION STOOPHE SAUL BE PROTECTED IN THE ARMAINS STORM OF THE PLAN DOMINICS, STOOPHE FEORTS SAUL NOT DECEDED 35 FEET, STOOPHE SLOPES SAUL BE PROTECTED IN THE SAULT STOOPHE SLOPES.

ANALI E RIVERDELI DI INE MONDE SUURI UNI RE PLAN DAMINES, STOOFIE FERITS SAULI NOT DECED 35 FEET, STOOFIE SLOPES
MAILE DIRECTOR RATTER
MAIDMARLE PERIO DISCOURINE DIFFORMER ESST MANAGENT FANCISCI TO MANAZE DE POTENTIL FOR ROSION MAI D'ASSIMINI POLIUTION,
DE CEPERATE SAULI MELIZIENT PROPRIEME ESST MANAGENT FANCISCES TO MANAZE DE POTENTIL FOR ROSION MAI D'ASSIMINI POLIUTION,
POLIUTION AND MONTH THE LOCAL CONSENVATION DESIGNED AND/ON THE ROSIONAL OFFICE OF THE COPATIONN'S.
AL BULDIAN MANAGEN AND MAINES SAULI ER REMAINED FOR HE SE RAN DEFENDAL OR DEPOSADO FOR ACCORDANCE WIN THE
MAINTS OF PUPOS DEFIDIOR MATERIALS SAULI, ER REMAIL PROPRIO DIVERTIL OR DISCOURCE AT THE STELL.
ALL OTI-STELL WASHE NO BORROM REASE NOST HAVE AN EAST PUAN APPROVED BY THE LOCAL CONSENVATION DISTRICT OR THE COPATIONN'S
PLAY THE CONTINUENTE IS RESPONSIBLE FOR PERSONE DIVERTIL NE ROSIONATION OF SITE IS CARN THE LORD FF-DOI MOST BE ENLANGED BY
THE PORTITION OF SERVICIALS FOR PERSONE THAT THE VALIETY MATERIAL RESOLUTION SITE IS CARN THE LORD FF-DOI MOST BE ENLAND BY
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THE PORTITION OF THE TOTAL THAT THE MATERIAL PERSONE THAT THE VALIETY MATERIAL PROPRIETY DE STEEL SEAD FILL DRAW FF-DOI MOST BE ENLANDED BY
THE PORTITION OF THE CONTINUENCE.

PURPLE TO MALLETION LETTING.

ue to analytical testing. Ll pouring of water from any work area shall be done according to the procedure described in this plan, over undisturbed.

UPLE OF MALTION, LESING.

LET PURPLIES OF WHITE FROM JAY WORK AREA SHALL BE DODE ACCORDING TO THE PROCEIPRE ESCRIBED IN THIS PLAN, ORSE PRINSFREED LILE PURPLIES. OF WHITE FROM JAY WERK AREA SHALL BE DODE ACCORDING TO THE PROCEIPRE ESCRIBED IN THIS PLAN, ORSE PRINSFREED LIKE PURPLIES.

FOR ALL DESIGN AND SEMBERT BUPS AFTER EACH RENGE FEORT AND OR A MEDIAL BUSS ALL PREVIOURNE AND SEMBERT BUPS AFTER EACH RENGE FEORT AND OR A MEDIAL BUSS ALL PREVIOURNE AND REDIEBLUM LINE RECORDING. FOR ANY RECORDING AND REPORTION AND SEMBERT BUPS AND REPORT AND REP

NIENDED TO SPEPORT PRICINGS, SPROCIPIES AND COMONTS, ETC. SMUL EX COMPANIES IN ACCORDANCE WITH LOCAL RESPRESANTS OR CODES.
ALL EXPRINE PLLS SHUL ER PLACED IN COMPANIES NOT TO EXCEED 9 INCHES IN BIODRESS.
ALL EXPRINE SHUL ER PLACED IN COMPANIES EXCEPT PLLS.
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DISTREED JAKES DEFINE NOT-GENERAL VARIETY WITH SUCH OR PROTECTIVE DEMOCRATIC SHALL BE APPLIED AS DESCREED IN THE FLAX.

REACK STOT AT FRINGED GROE, MEAN HE BE REPUTATION DATE IN THEM, ANY ES PRINCIPLED BE ACCOUNTED. WITH THE TEMPERATY

STREALING SECRETARIONS TODS AREA WHOM IN THE REPUTATION DATE IN THEM IN THE STREALING IN ACCOUNTED IN ACCOUNTED. WITH THE PROPERTY OF THE STREAM IN A PROTECTION OF THE STREAM IN A PROTECTION

REPLACED BY MODRES BUT MYRONCO BY THE LOCAL CONSERVATION STREET OF THE EXPANSION.

POPE COLMERTON OF ALL PARTS INSTRUMENT CATTLES AND PREMARKS TISSURATION OF ALL DESTREED AREAS, THE OWNER MAY (OR CREATER SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSTRUMENT SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSTRUMENT SHAPPING TO REMOVE THE LOCAL CONSERVATION DISTRICT FOR AN INSTRUMENT SHAPPING TO REMOVE THE CONSERVATION STORMARDS MAY CONSERVED TO THE LAS SHAPPING TO PROMISE AND AN INSTRUMENT SHAPPING THE CONSERVED TO THE CONSERVED TO THE CONSERVED TO THE CONSERVED TO THE CONSERVED THE

TO TAKE MARCHATE CORRECTIVE, ACTION TO FESSURE FUNDS, OF ESSESSION MET RESPECTIVE ADMINISTRATION, CVIL, AND/OR COMMAN, PENALTIES

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PROBLET IN PROMISES MAKES AND AND A THE STORY OF A SHARE THE FOR A SHARE WHEN AND AND AND A SHARE WHEN AND A SHAR

## SEQUENCE OF CONSTRUCTION

NOTE: ALL EARTH DISTORBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SCOPENCE. EACH STACE SHALL BE CONFIDED BEFORE AND FOLLOWING STACE IS NITIATED. CLEARING AND GROBERING SHALL BE LIAITED ONLY TO THOSE AREAS OCCORDED IN EACH STACE.

NOTE: AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISPIRENCE ACTIVITIES THE OPERATOR SHALL NYITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES INCOME, SPI NOT LINETED TO, THE LANDOWNER, ALL PRINCIPALE INVIDENT, OFFICIALS AND A REPRESENTATIVE FROM THE COPINT CONSENSATION DISPIRED FOR NO HIS PRE-CONSENÇATION RETURN.

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

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

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

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

NOTE: DESCRIPTION OF ACTIVITY FOR A DAYS OF LONGER RECORDES TEMPORARY STABILIZATION

5. CONSTRUCT THE DWELLINGS AS PER PLAN, STABILIZE INVESTATELY;

. CONSTRUCT THE INFILTRATION BASIN PER PLAN AND DETAILS.

7. RE-SPREAD TOPSOL. STABILIZE INVEDIATELY:

L. AFTER INSPECTION AND APPROVAL BY THE CONSERVATION DISTRICT, THE EROSION AND SEDMENT CONTROLS (SLT FENCE) WAY BE REMOVED. ANY AREAS DISTURRED DURING THE REMOVAL OF SAID CONTROLS SHALL BE STABILIZED IMMEDIATELY.

NOTE: AN AREA SHALL BE CONSIDERED TO HAVE ADDREVED FINAL STABILIZATION WHEN IT HAS A WINNAU UNFORM TOX PERENNAL COME OR OTHER PERMANENT HOM-VECTATINE COMEN WITH A CENTRY SHIFFDOMY TO RESIST AUGUSTATED BROSON AND SPERIFFACE CHARACTERISTICS SEPTION IT DESIST SUDICING NOTHER MOVEMENT.

# CONSERVATION NOTES AND SPECIFICATIONS

A THE BISSON NO SEMBOLT CORTICL PLAN SHALL BE AVALABLE AT THE SITE.

B. NO SEMBAT OR SEMBOLT CORTICL PLAN SHALL BE AVALABLE AT THE SITE.

B. NO SEMBAT OR SEMBOLT CARRIED HOTE BEFORE THE CARRIED THE EARLY FROM THE BEAUTH PROPERTY FILTERS.

C. ANT SEMBOLT THIS TRANSCAST ON THE BOOM FORT BE CENTED OF BEFORE THE DUT OF THE DAY.

D. DISTRIBUTION OF THE REMONANT, NOTIONED THE ESTIMATION OF BEFORE AND WHICH WILL REMAIN FORCES SHALL BE STRAILED MARRIANTLY, BITCHE THE PROPURSTY OF THE PROPERFORM OF BESTDATION OF BEREVIALS, STOPPICE, OF THE TWO REPORT OF DITTLE HOS FOR ONLY THE PROPURSTY AND THE PROPURSTY AND

PREMIETA MENER. DIMINE MON-GENERALINO PRIORIS, MALOS MOST DE APPELIO AI RECOMMENDE DESC. COPYREDE STORE ON PARGENT SENSON, DESCRIBED AND ALCOMODE DE CONTROLLE DE

A DETINITION RESIDENCE RECORDS SHEWE BY GROUND TO PLAN GRADES, MICH ARE DETERMINED BY TOPOGRAPHIC SHEWEY AND LAYOUT.

I. PRIORISING SHALL DE LINE TO SHEWL CONDUCT SHEWEY MARE TO STOM DAMES ON SHIKALE MATER CORRESS AND TO PREJENT SHEWEY AND PROBLEM SHEWEY AND THE LOOP OF SHEWEY SHEWEY AND THE PROBLEM SHEWEY AND THE SHEWEY SHEWEY AND THE PROBLEM BY BEING DEPARTMENT.

2. AUGUMEN PRIMERTY SALL E PROTECTED FINAL DEVANTION AND PLLING OPERATIONS.

INVILLATION EXPONENTIAL STREET, SURVEY AND VICTURE VALUES WAND HIS MAN PLES FROM COPENSION OF AFFECT THE PARTY STREAM'S THREATH OF PLLI AREAS SALL ER ROADED AND DEPOSED OF A ROCKERNORE WAS SERVORE FOR DEPOSE OF AN HISPALS.

PLAN LIBERAL FOR DE REFECT OF SHEEP, ROBBERL PRIMER DEV. OCCUPIENTA MATTER OF SUPPLES ALL MONTHS AND THE SERVER SALL STREET, AND THE SERVER SALL STREET, WAS AND THE SERVER SALL STREET, WAS AND THE SERVER SALL STREET, AND THE SERVER S

#### II. STANDARO FOR PTILITY TRENCH EXCAVATION

SATURATION.

A NUL DISTURBED AREAS SHALL BE LEFT WITH A NEAT AND FINISHED APPEARANCE AND SHALL BE PROTECTED FROM EROSION.

5. (SPF. I. D.)

A LIATE MUNICE CLEARS AND GREENING FRANCISS TO A DISTANCE EXPAL TO THIS THE LENGTH OF PHE INSTALLATION THAT CAN BE CONFIDENT BY CHARLEST AND ADDRESS A

PIPE.

C. MATER, WHICH ACCOUNTLATES IN THE OPEN TRENCH, WILL BE COMPLETELY REMOVED BY POMPING TO A FACILITY FOR REMOVAL OF SECTION.

CINDER THE RECOMMEND IN THE VIEW INDIVINGUES BUT SOME OF PRIMED OF PRIMED OF A FACILITY FOR REMOVAL OF SIZINETY

STEMENT FLOR BUT SET LEVEL INFORMER PER ALEXDANT FANDS BENOTILING RESIDE OF THE DAY FOLLOWING PREF PLACEMENT AND TRENCH BACKFLLING. THE DISTRIBUTE AREA WILL BE GRADED TO PINAL CONTIONS AND APPROPRIATE
TRAVELY BREADER AND SEMENT POLITION CONTROL MESSARES / FACULTES WILL BE INSTALLED. SEZENG AND MILLOHNE OF ALL DISTRIBUTE
AREAS NILL BE OF A MILLOHNED.

#### IV. STANDARD FOR TEMPORARY STABILIZATION

A. STAYOARD FOR TEAPORARY STABULZATION WITH MULCH

1. MULCHING IS NOST APPLICABLE TO THOSE AREAS SYBLECT TO PERCOIC DISTURBANCE AND REMORROHG. IN ADDITION, STABILIZATION WITH MULCH

1. INCLUMENTS IS NOT INFOCUSED TO THICK MEAS SHEET TO PERCOCC SHALL BE USED DURN'S NON-CERMINATION FERIODS. 2. PERFORM ALL CRUTRIAL CREATIONS AT ROATT ANGLES TO THE SLOPE. 3. GRADE AS NEED AND FEASIBLE. SEE STANDARD FOR LAND GRADING.

PROTECTIVE MATERIAS. TO BE 1929.

REMOTED BALL, CHAIN STAN ON IN AT 3.0 TORS FER ACKE SPREAD ON FOR BALL AT 1.5 PORADS FOR 1000 SOUNCE FEET AND ANOISMED WITH LODG MACIN BORCH OR, NO MATERIAL FOR MACIN AT A RATE OF 1500 PARKES FER ACKE MAY BE MPTED BY A PROTECTIVE OR HYDROGAL DEPARTMENT OF THE MATERIAL PROTECTIVE OR STAN DEPARTMENT OF THE MATERIAL PROTECTIVE OR THE MATER 

STANDARD FOR TENERARY STARLIZATION WITE SET OF THE STANDARD FOR TENERARY STARLIZATION WITE SET OF THE STANDARD FOR TENERARY STARLIZATION WITE SET OF THE STANDARD WITH THE STANDARD AND MALDED MADE AND THE STANDARD FOR THE STANDARD FOR THE STANDARD STANDARD

. Seedbed Preparation

a. Perform all coltoral operations at right angles to slope.

b. Apply ground lineston

#### V. STAKDARD FOR PERMANENT STARI (ZATION

\*\* SIGNAND FOR PERMANENT SIZELIZATION

SPECIAL PROPERTY OF SERVICE AS OF RECIDION FOR PERMANENT MEETANING COMER

SERVICE AND RECIDENT AND ELECTRIC TO PERMIT THE PSE OF CONMINIOUNAL COPPIEDT FOR SESSION PREPARATION, SESSING, MICHOLOGY OF COMMINIOUNAL COPPIEDT FOR SESSION PROPERTY OF THE SESSION OF COMMINIOUN PROPERTY OF SHORT OF THE SESSION OF SESSION PROPERTY OF THE SESSION PROPERTY OF

SEESED PREPARATION

REPORTING ALL CUPING OPERATIONS AT ROTT ANGES TO SLOPE

A MAY LO CUPING OPERATIONS AT ROTT ANGES TO SLOPE

A MAY LO COMPANY SHAPPED AND PREMIUME AT A MATE OF SOO PORDES PER ADDE OR IN 19 PORTOS PER 1000 SQUARE FEET.

A MAY LO PROMISSION SHAPPED AND CONTROLLED FOR SHAPPED REPORTS OF THE 1000 SQUARE FEET.

A MAY LO PROMISSION SHAPPED AND A SHAPPED AND THE ADDES OF THIS PORTOS PER 1000 SQUARE FEET.

MOST LIKE ARE PREMIERED BY THE SELL SAN EXPECTATE PRINCIPLE OF A DEPTH OF A PORTOS CONTROLLED AND THE ADDRESS OF THE ADDRESS O

■ RESECT SEDIEND JOST BESTÜRE SEZERNE. № 1849TR. PASS 12271 INTE SALL SOMMER PASS (LONI MANTENINICE VARIETT) SPREICHING ESTEN SETTING BATTES Z/J 10 S/JS 80 J/S 10 10/J

PEARS EXTRICE BALLES 3/T 10-5/TS 6/TS 10-16/T.

APAY SEED PROFESTAL MEMORY SEEDING PRIS OF RICH 1/A\* TO 1/Z\*. INFOCUSIONISC (HACLIGNG ESTRUCTA HIG SEED N A SCREET
FERM), ARCH MES LACKED, MAY SE LIST ON THE SEE SPEAKE. SON CONSERVATION BESTIEFT ON RECORDS SEED TO TRONGOES FOR
FROMESTATION AND REMONANCIANE ON A MESS WHITE DISCOURT CONTINUES. FOR MALDING RECORDINGS SEE STANDARD FOR
STREAMARD MEN MAD OF PROTECTION AND RESEARCH TO SEE SEED.

now - (white feasol) If soul noting is depoint and arold is not oso), spprly new sodings with aceptate water, a window of 1/4" time; a Day criti. Vestation is well estabused, especially went soding is performed in amornally ory or not weather or on Dockorty stee.

# STANDARD FOR PERMANENT STABILIZATION WITH SOO 1. WETHODS AND MATERIALS

COURTING

4 STO SHOULD BE WORKERS AND EINSE AND BE ABLE TO RETAIN ITS OWN SHAPE AND WEIGHT MENS SPEEDLED VERTICALLY WITH A FRAI GRASP RICH THE UPPER LOS OF THE STIPE, BROCKS HAS ON TOWN AND WICKER BIOS WILL NOT BE ADSTRUCTED.

FOR BROCKHETT BISTS AS OFF OF KENDER OF THAT HE TASKED AND BELEEVING IS PREPRIED WHAT AS TRANSIT BLUEDAUSS SO. ONLY MOST, RESA! UNHEARD SOO SHOULD BE USED. SOO SHOULD BE HARKSTED, DOLINED AND INSTALLED WITHIN A PERCO OF 36

P. SIZE PERPARATOR
SE SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VICETATING COMPA.

1. APPLYING TOPSOL.
SEE, SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VICETATING COMPA. 4. SEEDGED PREPARATION
SEE SPECIFICATION FOR SEEDING & SOL TREATMENT FOR PERMANENT VEGETATIVE COVER.

SE SECURIOR DE SENDE À SUL REALIENT DE REMINIST METANICO COME.

SON PACIDIEST

SON PACIDISTE

SO

d. ON SOPES GRADER THAN 3. TO 1, SCURE SOI TO SPERICE SOL MEN MODIFIES, WAND LANCE WITHOUT STRIPES (8 TO 10 NOCES LINK OF 37 /4 NOT MICE).
SPERICE WITHOUT RAWNOT MAKES DE DIVERTED FROM ROWNO OVER THE FACE OF THE SLOPE, BUT A CHYPING STRIP OF HEAVY, JTE OR PLASTIC NETTING, PROPERLY SCURED, ALICH DE ROWN OF THE SLOPE AND EDGES MIL PROMDE EDTAR PROTECTION AGAINST LETTING AND ORDEROTRICING, PROPERLY SCURED, ALICH DE ROWN OF THE SLOPE AND EDGES MIL PROMDE EDTAR PROTECTION AGAINST LETTING AND ORDER CRITICAL, PRESENT NESS STANES WEST ES SEED TO ANDORD RETIRED HOUNDAM, WASCE.
1. MACRIMENT LOUGHOUS SCHALLAND, SOS SPICIAL DE MEASURED UNITAL WOSTERS PEDICIPALITYS THE SOIL LAYER BOHGAN SCO TO A DOPIN OF A NOCES.
2. TOPOSSSON

ICHAESSING FELEX MIROZH (XDO POPIOS 34-0-0 PER MISE OR EQUIVALENT) IS 9520 IN ACCITION SPOEZSILD PERILIZER, THOM A FILLION-FOR TO PROCESSING IS NOT MANIMATED.

4. SPRIN ICHIRALINGO OS SOU ME, EXPORE M. PUPICATION OF PERILIZER SPICH AS 10-20-10 ECPIVALENT AT 400 POPINOS PER MISE OR 10 POPINOS PER IL ETEREM SEPTIORET I MO COTERER IS.

F. PLA ISSTALLATION OS SOUME EXPORT A ROMO ECENTRE MANIMATOR IS NO MAY 1.

... TALL RESIDENTIAL OF SECURE THE ABOVE BETWEEN WARDING AND WAY 1.

C. E. AT A RABE OF 2000 LEPLAC.

C. REVIN TO THE DESTRUCTOR ABOVE OF 150 LEPLAC.

E. ROOK LIVE AND FERTILIZER AND THE OF 150 LEPLAC.

E. ROOK LIVE AND FERTILIZER AND THE SOIL AS REMAY AS PRACTICAL TO A DEPTH OF FURR (4) NORES.

SECUROR.

EZENI MIXTORE TEMPORARY: MONDAL RYCGRASS SHALL BE APPLIED AT A RATE OF 1.5 LB/1,000 SQ. FT. AND WINTER RYE AT A RATE OF 1.5 LB/1,000 SQ. FT. 35 LES, 1000 SQ. FT.

APPLY SEED PRESENT, KRIGHAL, SEEING DEPH IS FROM 1/4" TO 1/2", HORROSEEINGS (INCLOUNG FERTILIZER AND SEED IN A SUPRY
FREM), NAT GE LEFT ON THE SIG. SPEPACE, SOL. CONSERVATION DISTRICT ON REQUEST EFFOR TROMPES FOR THORESEEING PRO/NE
HORROSCHOLING IN AREAS WITH HORROSTIC CONTINUES, THE ALLBORING EXPERIENCES, SES STRANGES, THE ALLBORING HEROSCHOLING. SES STRANGES, THE STRANGES, THE HIGH CO.

E&S PLAN PLANNING & DESIGN STATEMENTS

VINIVITES EXTENT & DURATION OF EASTH DISTURDANCE

THIS PROJECT ONLY PROPOSES TO DISTURB ONLY ENOUGH LAND AS IS NEEDED TO CONSTRUCT THE DWELLINGS. THE SECUENCE SHALL BE UTILIZED TO MINIMIZE THE DEPARTION THAT LAND IS DISTURBED.

MAXIMIZE THE PROTECTION OF EXISTING DRAINAGE FEATURES:

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

SLT FENCE - SUT FENCE IS PROPOSED TO BE UTILIZED DOWNSTREAM OF THE AREAS OF WORK.

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

EARTHMORK IS ONLY PROPOSED WITHIN THE AREAS NECESSARY TO CONSTRUCT THE DIRELLINGS. AS MOCH LAND IS PROPOSED TO BE LEFT INTO OCHED AS

CTILIZE OTHER NEASURES OR CONTROLS THAT PREVENT OR MINIMIZE THE INCREASE IN STORMWATER RUNOFF;

ME BELIEVE THAT THE INCREASE IN FLOW IS MINIMAL. THIS PROJECT PROPOSES TO CONSTRUCT TWO DWELLINGS. A INFLITATION BASIN IS PROPOSED AS A MINIMAL THIS PROJECT PROPOSED AS A MINIMAL THIS PROPOSED.

POTENTIAL FOR THERMAL IMPACTS

THE RISK OF HERMA, POTOR IS INMAUL ON THIS PROCEST, HOUSERS THE RISK FLOSH RIMOSF MIL TRAVEL OVERLIND THROUGH GRASS
AND THROUGH SEALER IT. RESERT PRESENTION USAN MINER THROU MICRATING DOMISTICAL.

#### RIPARIAN BUFFERS

THIS SITE DOES NOT CONTAIN ANY, NOR IS MITHIN 300 FEET OF ANY HO OR EV ADPAINC FEATURE THAT WOULD

THERE ARE NO EXISTING RIPARIAN BUFFERS ON SITE OR INTIGH 300 FOOT OF THE PROPERTY. THEREFORE NO WAVER IS

THIS PROJECT DOES NOT PROPOSE ANY RIPARIAN BUFFERS.

AN EQUIVALENCY DENONSTRATION IS NOT REQUIRED FOR THIS PROJECT DOE TO THE CONNENTS ABOVE.

### GEOLOGIC FORMATIONS/SOIL CONDITIONS

THIS PROPERTY IS WHEN THE STOCKION GRAND, FORMATION, THE STOCKION FORMATION CROPS OFT IN THE NEWAR BISIN. IT IS COMPRED OF LIGHT-GRAY YED BRYF, CONESS—GRANDE, ANGION, SANGSTEME, AND RED TO PROPERSH-RED SANGTORE, SALVE, STITCHE, AND AVESTORE, ITS THAN TO FLACOT BEDS ARE WELL DEFLORED. ITS MAKINGNI THOORESS IS APPROXIMATELY 1,300 FEET (ACRES AND MEMSTER), 1922).

### RECYCLING AND DISPOSAL OF MATERIALS

debris shall not be goried on the s-blect ste. All excavated materia, and debris (solid haste) shall be disposed of in accordance with all town, county, state and federal laws and applicable cocks.

# MAINTENANCE PROGRAM

ALL EROSON AND SEDMENTATION CONTROL BUPS SHALL BE INSPECTED AFTER EVERY RAIN EVENT, BUT AT LEAST ONCE A WEEK. INSPECTIONS SHALL BE LOGGED ONTO DEP FORM 3150-FM-8HEWOORS DATED 2-2012 AND KEPT ON STE AT ALL TIMES.

THE MAINTENANCE INSTRUCTIONS WITHIN THE BMP DETAILS SHALL BE FOLLOWED. ANY ACCOMPLATED SEDMENT SHALL BE SPREAD ON-SITE IN A LOCATION NOT SPRECT TO EROSION AND STABILIZED IMPERIATELY.

GRAPHIC SCALE SCALE: 1 " = 20'



I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER IN SUPERVISION, AND TO THE BEST OF MY KNOWLEGGE LIBIEF, MO INFORMATION, THAT HIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CUBRENTLY ACCEPTED ACCURACY STANDARDS. THAT THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS MY OTHER STRUCTURES TO THE PROPERTY LINES AND THE ALON INDICATED HERCEN IS CORRECT, AND THAT THERE ARE NO ENCROCHMENTS OF BUILDINGS OR STRUCTURES ONTO SAID LIND.

THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE,

And the special factor of the special factor WRIGHT

8-19-2024 DATE

FIELD BK NO: 24-00

PROJECT NO.: 24-A-00

6-18-2024

**EROSION & SEDIMENTATION NOTES** CHRISTOPHER ARTUR & LINDA ARTUR #210 SUNNYBROOK ROAD

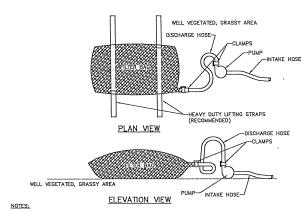
PARCEL I.D. #52-00-17032-00-7 SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY COMMONWEALTH OF PENNSYLVANIA

BLUE MARSH ASSOCIATES. INC



LAND SURVEYORS & PLANNERS 551 EASTON ROAD, SUITE A WARRINGTON, PA 18976-2370 215-278-4063 (MAN) 215-343-0218 (FAX) 1541 ROUTE 37 EAST, SUITE B TONS RIVER, NJ 08753

www.BlueMarshAssociates.com



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-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
ANS Z RETAINED	ASTM D-4751	80 SIEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED, RILTER 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 ASE FILLED. BAGS SHALL BE PLACED ON STRAYS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LITTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS, WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED, BAGS MAY BE FLACED ON FILER STONE TO INCREASE DISCHARGE CAPACITY BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN \$X. FOR SLOPES EXCEEDING \$X, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLULTING MATERIAL MAY BE FLACED UNDER THE BAG TO REDUCE SLOPE STEEPHESS.

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 WAITER OR WHERE GRASSY AREA IS NOT AVAILABLE.

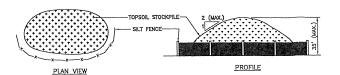
THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

THE PUMPING RATE SHALL BE NO GREATER THAN 750 CPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS, POMP 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.

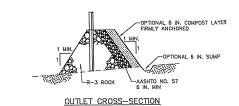
STANDARD CONSTRUCTION DETAIL #3-16
PUMPED WATER FILTER BAG

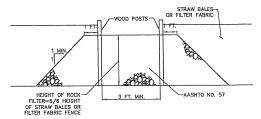
NOT TO SCALE



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 NORE.

TOPSOIL STOCKPILE AREA DETAIL





UP-SLOPE FACE

#### NOTES:

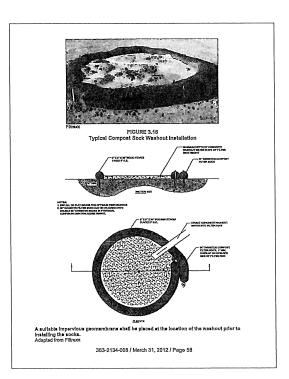
A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRAW BALE BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST LAYER SHALL BE USED ON UPSLOPE FACE IN HO AND EV WATERSHEDS.

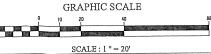
SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

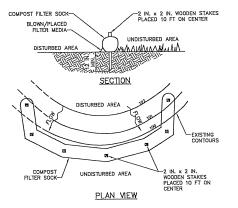
STANDARD CONSTRUCTION DETAIL #4-6

ROCK FILTER OUTLET

NOT TO SCALE







#### NOTES:

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.

COUPDST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE, BOTH ENDS OF THE ABRIERS SHALL BE EXTENDED AT LEAST B FEET UP SLOPE AT 45 DEGREES TO THE MAIN ABRIERS ALICAMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT PEPCIFIEF FOR THE SIZE AND THE SLOPE 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 MANUFACTURERS 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.

LUPON 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 SOLI SUPPLEMENT.

STANDARD CONSTRUCTION DETAIL #4-1
COMPOST FILTER SOCK

NOT TO SCALE





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

Mark Penecale, Planning Director

Springfield Township

Reference:

210 Sunnybrook Road – Subdivision Application

- 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. V. odrow, 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

August 29, 2024 Mark Penecale, Planning Director
Springfield Township
Reference: 210 Sunnybrook Road – Subdivision Application

