



# The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

Township Bldg., 1510 Paper Mill Rd., Wyndmoor, PA 19038

website: [www.SpringfieldMontco.org](http://www.SpringfieldMontco.org)

Phone: 215-836-7600

Fax: 215-836-7180

## COMMISSIONERS

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*President*

Brendan May  
*Vice President*

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Thaddeus S. Kirk

## Public Notice

# Planning Commission Meeting

## SD-26-01

## OFFICERS

A. Michael Taylor  
*Secretary-Manager*

Andrew R. Freimuth  
*Solicitor*

Joelle Kleinman  
*Treasurer / Tax Collector*

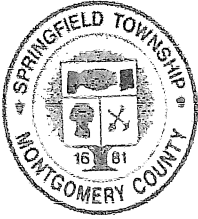
Timothy P. Woodrow, PE  
*Engineer*

This notice is sent to inform you that the Springfield Township Planning Commission will hold a public meeting on **Tuesday, July 21, 2024**, with a 7:00 P.M. start time. They will discuss the Subdivision Application submitted **Bridge Community Church of Philadelphia** for the property located at **317 Oreland Mill Road, Oreland, PA 19075**.

**Bridge Community Church of Philadelphia** seeks a recommendation from the Planning Commission on the proposed subdivision of the property located at 317 Oreland Mill Road, Oreland, PA 19075. Known as Parcel #5200-1278-7004. The property owners propose to subdivide the .93-acre site into two parcels. The plan shows for the lot consisting of 8,826 square feet, containing the existing single-family dwelling, to be subdivided from the parcel containing the existing chapel and a two-story support building. Those two buildings will be located on a parcel consisting of 31,983 square feet. The property owner received Zoning Hearing Board approval for the reduced side yard setback and the aggregate side yard setback of 19.88 feet. This approval was granted on March 23, 2026, as Case #26-02. No other alterations to the site are proposed. The properties are zoned within the C-Residential District of Ward #6.

A copy of both application and plans have been posted on Springfield Township's website at [www.springfieldmontco.org](http://www.springfieldmontco.org). If you have any questions pertaining to this meeting, please feel free to contact me directly at 215-836-7600, ext. 1114 or by email at [mpenecale@springfieldmontco.org](mailto:mpenecale@springfieldmontco.org).

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



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

**APPLICATION FOR SUBDIVISION APPROVAL**

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

B. Name of Subdivision: Bridge Community Church of Philadelphia

Location: 317 Oreland Mill Road, Oreland PA 19075

C. Name of Owner: Bridge Community Church of Philadelphia

Address: PO BOX 29724

ELKINS PARK PA 19027

Phone #: 215-813-3710

D. Name of Applicant: Bridge Community Church of Philadelphia

Address: PO BOX 29724

ELKINS PARK PA 19027

Phone #: 215-813-3710

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

Harry Highley-Gergel, P.E. SITE Engineering Concepts LLC

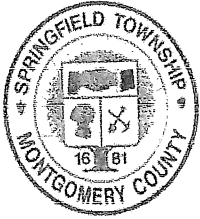
Address: P.O. Box 1992, Southeastern PA 19399

F. Existing Zoning Classification: C - Residential

Total Acreage: 0.94 Number of Lots: 2

Sewerage: Public  Private \_\_\_\_\_  
Water: Public  Private \_\_\_\_\_

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



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

**SUBDIVISION PROCEDURES**

All applicants must complete the Application for Subdivision Approval to follow and submit it to the Office of Community Development with the following information:

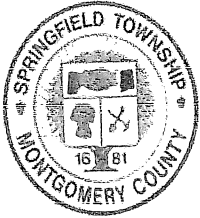
- A. Six (6) sets of stapled and folded plans.
- B. Prevailing application fees must be paid to Springfield Township at the time of application. Only checks or money orders will be accepted by the Code Enforcement Department. All application fees are deposited into the general revenue fund.
- C. Prevailing application fees and a Request for Review by the Montgomery County Planning Commission. All checks must be made payable to the Montgomery County Treasurer and submitted to Springfield Township at the time of application (see MCPC review form and fee schedule).
- D. A professional services agreement with the requisite financial security must also be submitted at the time of application. The financial security may be established at a financial institution of the applicant's choice. **The Township will not accept cash or checks for escrow purposes.**
- E. Required Stormwater Management calculations.
- F. Subdivision and Land Development checklist.

A copy of the plans will be forwarded to all Township review boards as required. Comments from the review boards are due to be submitted to the Manager's Office within 60 days of the date of the application.

The applicant has the ability to waive the 90-day review period. If additional time is required, the applicant may consider granting an extension. All extensions and waivers must be done in writing.

Once the Planning Commission and all other review boards have completed their reviews, the Board of Commissioner will act on the plan at its next public meeting. Unless waived or an extension is granted, a decision by the Board of Commissioners must be rendered within 90 days per the Pennsylvania Municipalities Planning code (MPC).

**REFER TO CHAPTER 95 "SUBDIVISION OF LAND" FOR COMPLETE  
APPLICATION MATERIALS AND PLAN REQUIREMENTS**



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

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

I. List any additional materials submitted with this application

1. Minor Subdivision Plan prepared by SITE Engineering Concepts dated 5/11/2026
2. Waiver Request Letter prepared by SITE Engineering Concepts dated 5/12/2026
3. Application Request for County Review dated 5/11/2026
4. Professional Services Agreement signed by the Bridge Community Church of Philadelphia
5. \_\_\_\_\_

J. Springfield Township Fee Schedule (non-refundable):

Checks must be made payable to "Springfield Township".

**Subdivision Fee Schedule**

<b>Use</b>	<b>Sketch Plan</b>	<b>Preliminary Plans</b>	<b>Final Plans</b>
Residential	\$250	\$350 + \$50 per lot	\$500 + \$100 per lot
Nonresidential	\$250	\$300 + \$100 per lot	\$500 + \$150 per lot

K. Escrow Fund

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

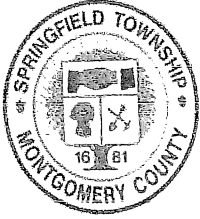
Minor Subdivision (4 lots or fewer)	\$500.00 per lot
Major Subdivision (5 or more lots)	\$1,000.00 per lot

Total Escrow Account \$ 1000

L. Springfield Township Application Fees

Sketch Plan Fee \$ 0

Preliminary Plan Fee \$ 0



SPRINGFIELD TOWNSHIP
APPLICATION FOR
SUBDIVISION AND LAND DEVELOPMENT APPROVAL

Final Plan Fee \$700,000.00
Total \$1,000 Check # 5312

M. Montgomery County Planning Commission Fee Schedule:
Checks should be made payable to "Montgomery County Treasurer".

Residential Subdivision:

Table with 2 columns: Number of Lots or Units (whichever is greater) and General Fee + Fee Per Lot or Unit. Rows include 1-3, 4-20, 21-100, and 101+.

Lot Line adjustments with no new development = \$65 flat fee

Nonresidential Subdivision:

Table with 2 columns: Number of Lots and General Fee + Fee Per Lot. Rows include 1-3 and 4 or more.

N. Signature

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

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

5/26/26
DATE

Signature of Josh Macha, Pastor
SIGNATURE OF APPLICANT



# SITE ENGINEERING CONCEPTS, LLC

Consulting Engineering and Land Development Services

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May 12, 2026

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

RE: Subdivision Waiver Request  
317 Oreland Mill Road

Dear Mark:

The Applicant respectfully requests the following waivers for the 317 Oreland Mill Road Subdivision Plan:

**Waiver #1: Code §95-6 Preliminary Plan Requirements**

To the extent required, the Applicant requests waiving the Preliminary Plan submission/approval requirement to allow for a Preliminary/Final Subdivision plan submission/approval. Given the minor characteristic of the proposed subdivision, it is not anticipated that the additional review time provided by the preliminary plan application would generate significant additional input opposed to the final plan review. As such, the additional review would unnecessarily burden the Township staff, the Applicant, the Township Boards and Commissions, and Township resources.

**Waiver #2: Code §95-7 Contents of Preliminary and Final Plans**

**95-7.C**

**95-7.F**

**95-7.G.(4)**

**95-7.G.(5)**

**95-7.H**

**95-7.I**

**95-11.E.**

**95-11.F.**

**95-11.G.**

**95-11.I.**

**95-11.J.**

**95-11.K.**

**95-11.L.**

**95-15**

**95-21.A.**

**95-21.B.**

Waiver #2 is requested due to the nature of the proposed subdivision. The Minor Subdivision proposes to subdivide the existing lot, and there are no significant improvements proposed. The

Bridge Community Church of Philadelphia Waiver Request

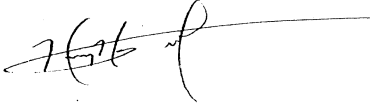
May 11, 2026

Page 2 of 2

improvements are limited to those necessary to bring the lot into compliance with the township ordinance (minor paving).

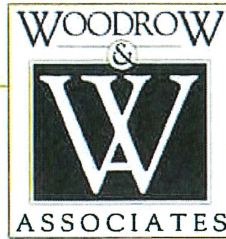
The Applicant thanks you and the Township for your consideration of these requests.

Sincerely,

A handwritten signature in black ink, appearing to read "HG", with a long horizontal line extending to the right.

Harry Highley-Gergel, P.E.

PA PE095796



June 9, 2026

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

Reference: 317 Oreland Mill Road

Dear Mark:

My office is in receipt of a three-sheet set of plans and application documents which describe the proposed minor subdivision of the property located at 317 Orland Mill Road in our community. The plans are prepared by Site Engineering Concepts LLC and bear a most recent date of May 11, 2026. The intent of the application is to subdivide the former rectory building away from the balance of the church campus, allowing the building to be sold as an individual single-family home. The only improvements proposed would include an extension of the driveway to create two parking spaces for the home.

My further review comments were as follows:

**A. Zoning:**

1. On Monday, March 23, 2026, the township's zoning hearing board granted variance relief to allow a minor reduction in the side yard setback between the proposed single-family home and the church building.
2. We look to the zoning officer to make a determination as to the ultimate use of the balance of the property being shown as Lot No. 2. A church or a school are permissible via a special exception application to the zoning hearing board. It is unclear if this subdivision proposal triggers a need for this follow up action. A further concern is the availability of off-street parking to support any future reuse of Lot No. 1.

**B. Subdivision Land Development Ordinance Review:**

The applicant has submitted a letter requesting waivers from many sections of our subdivision code. My review of the application would indicate that the vast majority of these waiver requests do not apply to this application and therefore, would not be necessary in order to effectuate plan approval. Those waivers are as follows:

June 9, 2026

Mark Penecale, Planning Director

Springfield Township

Reference: 317 Oreland Mill Road

1. Waiver Request #1 - §95-6 Preliminary Plan Requirements – The applicant is requesting a waiver from the requirements for a preliminary plan submission/approval to allow for a preliminary/final subdivision plan submission/approval. Given the minor characteristics of the proposed subdivision, it is not anticipated that the additional review time provided by the preliminary plan application would generate significant additional input opposed to the final plan review.
2. Waiver Request #2 - §95-7 Content of Preliminary and Final Plans – The applicant is requesting a waiver from the following:
  - a. §95-7.C – Curb grades; profiles showing grades, cross sections, rate of grade and bench marks.
  - b. §95-7.F – Location of all existing and proposed utility facilities, together with all service connections.
  - c. §95-7.G.(4) – Method of protection of existing landscaping material during the construction process, in accordance with the requirements of § 95-11I(8) of this chapter.
  - d. §95-7.G.(5) – Location, type and amount of all new landscape material to be installed in buffers along property boundaries and streets, where applicable, as street trees and as parking area landscaping, as specified in § 95-11I of this chapter.
  - e. §95-7.H – A landscaping plan, for all subdivisions and all land developments, to be prepared by a licensed landscape architect or one who possesses a bachelor's degree in landscape architecture or a horticulturist possessing an undergraduate degree in that field and familiar with the vegetation of eastern Pennsylvania. In addition to all information required under § 95-7G above.
  - f. §95-7.I – Traffic management studies.
  - g. §95-11.E – Dedication of land suitable for park and recreation use to the Township.
  - h. §95-11.F – Parking. Provision shall be made for garage structures or open spaces suitably located and adapted for parking for automobiles and trucks, wherever and to the extent deemed desirable by the Board.
  - i. §95-11.G – Right-of-way. A right-of-way not less than 40 feet wide shall be provided along natural watercourses, where required by the Board, in order to enable the Township to construct and maintain sanitary and storm sewers.

June 9, 2026  
Mark Penecale, Planning Director  
Springfield Township  
Reference: 317 Oreland Mill Road

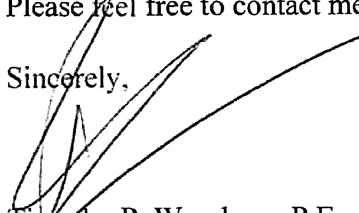
- j. §95-11.I –Landscaping. The Board of Commissioners shall require, as a condition for approval of subdivisions and land developments, appropriate landscaping. This shall include but not be limited to side and rear boundaries, along streets and for off-street parking to soften visual impact and screen glare and to minimize noise and other threats to safety or the environment while preserving the aesthetic nature of the community.
  - k. §95-11.J – Stormwater management.
  - l. §95-11.K – All subdivision and land development proposals shall be reviewed to ensure that such proposals are consistent with the need to minimize flood damage and that adequate drainage is provided to reduce exposure to flood hazards. (3)
  - m. It shall be the responsibility of the applicant to obtain any stormwater easements required by the Board of Commissioners on, over or through other properties.
  - n. §95-11.L – Where a watercourse is to be altered or relocated as a result of any development activity, the developer shall submit to the Township evidence that the Pennsylvania Department of Community Affairs and all neighboring communities have received prior notification of this fact. Furthermore, the developer shall assure the Township that the carrying capacity of the watercourse will be maintained.
  - o. §95-15 – Dedication of streets, parks and public improvements.
  - p. §95-21.A – All highways shall be graded to the full width of the right-of-way. All culverts, bridges and storm sewers shall be constructed for the width required for grading.
  - q. §95-21.B. – Bridges and culverts shall be designed to support expected loads and to carry expected flows and shall be constructed to the full width of the right-of-way. Whenever a drainage area of 1/2 square mile or more is involved, a permit to construct must be obtained from the Water and Power Resources Board of the commonwealth before a construction permit is issued by the Township.
3. The following sections of that ordinance must be addressed:
- a. § 95-10.A – The required right-of-way for both Oreland Mill Road and Lorraine Avenue should measure 50 feet or 25 feet from center line. The cartway should be 30 feet in width and sidewalks are required.
  - b. § 95-10.I – Sidewalks / concrete sidewalks, not less than 4 feet in width each, shall be provided on each street or road which is residential or commercial in character, except where otherwise permitted by the board.

June 9, 2026  
Mark Penecale, Planning Director  
Springfield Township  
Reference: 317 Oreland Mill Road

- c. §95-11.D(2) – Lock configuration / Lot Lines intersecting street lines shall be substantially at right angles or radial to the street line, from the straight line to the rear lot line
- d. § 95-11. H(1) – The plan must contain the metes and bounds description of the resultant Lot No. 1 and Lot No. 2 internal property line dimensions.
- e. § 95-11.H(2) – The Record Plan must indicate evidence of property corners found as well as the property corners to be set as an obligation of plan recording.
- f. § 95-12 – The final plan may not be recorded until such a time as the improvements (such as property monumentation) has been physically completed or a financial guarantee has been posted to ensure implementation of those items required by the board approval.

Please feel free to contact me with any questions you may have regarding this application

Sincerely,



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

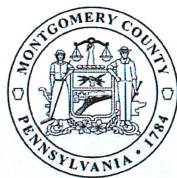
TPW/del

Cc: Michael Taylor, Township Manager – Springfield Township  
Andrew R. Freimuth, Esq. – Wisler Pearlstine, LLP  
Harry Highley-Gergel, P.E. – Site Engineering Concepts, LLC  
Bridge Community Church of Philadelphia

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

Jamila H. Winder, Chair  
Neil K. Makhija, Vice Chair  
Thomas DiBello, Commissioner

[www.montgomerycountypa.gov](http://www.montgomerycountypa.gov)



**Montgomery County  
Planning Commission**

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

610-278-3722  
[planning@montgomerycountypa.gov](mailto:planning@montgomerycountypa.gov)

Scott France, AICP  
Executive Director

June 24, 2026

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

Re: MCPC # 26-0146-001  
Plan Name: Bridge Community Church of Philadelphia  
(2 lots comprising 0.93 acres)  
Situate: 317 Orland Mill Road/Lorraine Avenue  
Springfield Township

Dear Mr. Penecale:

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 29, 2026. We forward this letter as a report of our review.

## BACKGROUND

The applicant, Bridge Community Church of Philadelphia, proposes a two-lot subdivision of an existing single lot located at 317 Oreland Mill Road. This parcel is located within the C Residential District. The proposal also notes the demolition of an existing shed adjacent to the existing church, and a proposed parking extension of the existing drive to allow for two parking spaces as required by the township ordinance.

They have requested 17 waivers due to the lack of significant improvements proposed:

- § 95-6 (Preliminary Plan Requirements)
- § 95-7: C (Curb Grades), F (Location of Utilities), G(4) (Protection of Landscape), G(5) (New Landscape Material), H (Landscaping Plan), and I (Traffic Management Studies)
- § 95-11: E (Dedication of Land), F (Parking), G (ROW Not Near Natural Watercourse), I (Landscaping), J (Stormwater Management), K (Flood Damage), L (Watercourse Requirements).
- § 95-15 (Dedication of Streets, Parks and Public Improvements)
- § 95-21.A (Highways), 21.B (Bridges and Culverts)

## COMPREHENSIVE PLAN COMPLIANCE

### COUNTY PLAN

The site is located within a suburban residential area within the Montgomery County Comprehensive Plan, *Montco2040: A Shared Vision* Future Land Use Map. These are areas that are oriented towards the automobile and often have extensive landscaping on individual properties, and will have a variety of housing types, with single-family detached being the most prominent type.

### REGIONAL PLAN

The site is additionally located partially within the high-density residential area and partially within the medium-density residential area of the Springfield Township Future Land Use Map of the Springfield Township, *Vision for 2025*. Increasing density such as within this application, appears consistent with the Comprehensive Plan.

## RECOMMENDATION

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

## REVIEW COMMENTS

### SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

A. Waivers: The applicant has requested 17 waivers in total in reference to the Subdivision and Land Development Ordinance. Some of the requested waivers are for requirements which appear to not apply to the applicant, including § 95-11.G, and L. These two requirements seem to be deemed unnecessary according to survey note 11 which states that there are no natural streams or watercourses at the time of the field study.

1. § 95-11.G refers to ROW requirement alongside natural watercourses.
2. § 95-11.L refers to alteration or relocation of a watercourse as a result of development activity.

### GENERAL COMMENTS

A. Potential Chart Error – Lot Zoning Summary: On Page 3, Proposed Lot 2, there appears to be an inconsistency with the Zoning Summary table regarding the minimum side yard setback. The chart says under Lot 2 "8 min/45 AGG feet", although it appears the correct data based on the site plan would be "8 min/20 AGG feet".

## CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe the suggested revisions will better achieve Springfield planning objectives for residential and institutional development.



Bridge Community Church  
MCPC#260146001

Montgomery  
County  
Planning  
Commission

0 50 100 200 Feet

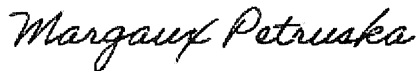
Montgomery County, Coordinator - Planning Commission  
PO Box 31, Fort Detrick, MD 21740-0031  
(301) 271-1733 (301) 270-1041  
www.montgomeryplanning.com  
Aerial photography provided by GeoEye

A scale bar showing 0, 50, 100, and 200 feet. Below the scale bar is a north arrow pointing upwards.

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

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#26-0146-001) on any plans submitted for final recording.

Sincerely,



Margaux Petruska, Senior Community Planner  
[Margaux.petruska@montgomerycountypa.gov](mailto:Margaux.petruska@montgomerycountypa.gov) – 610-278-3728

c: Bridge Community Church of Philadelphia, Applicant  
Michael Taylor, Township Manager  
Amanda Helwig, Chair, Township Planning Commission

Attachments: A. Aerial Image of Site  
B. Reduced Copy of Applicant's Proposed Site Plan



**MEMORANDUM**

**TO: A.M. Taylor**

**FROM: P. DePaul**

**SUBJECT: Bridge Community Church Subdivision**

**DATE: June 3, 2026**

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The Springfield Township Emergency Services Board, at its June 2, 2026 meeting reviewed the proposed zoning plan for the Bridge Community Church Subdivision located at 317 Oreland Mill Rd.

The Board provided no comment on the proposed plan.

Should you have any questions please do not hesitate to contact me.

P. DePaul  
6/3/2026

Cc: M. Penecale



# The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

Township Bldg., 1510 Paper Mill Rd., Wyndmoor, PA 19038

website: [www.SpringfieldMontco.org](http://www.SpringfieldMontco.org)

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## COMMISSIONERS

Susanna O. Ratsavong  
*President*

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*Vice President*

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Edward H. Morris III  
Thaddeus S. Kirk

## OFFICERS

A. Michael Taylor  
*Secretary-Manager*

Andrew R. Freimuth  
*Solicitor*

Joelle Kleinman  
*Treasurer / Tax Collector*

Timothy P. Woodrow, PE  
*Engineer*

March 24, 2026

Kellie McGowan, Esq.  
Obermayer Rebmann, Maxwell & Hippel, LLP  
Doylestown Commerce Center  
2003 South Easton Road, Suite 304  
Doylestown, PA 18901

**Re: Zoning Hearing Board Application #26-02, for the application of Bridge Community Church of Philadelphia, located at 317 Oreland Mill Road, Oreland, PA 19075.**

Dear Ms. McGowan,

This letter is sent to inform you that on Monday, March 23, 2026, after the hearing, and deliberation, the Springfield Township Zoning Hearing Board approved the variance requested from Section 114-74. B of the Springfield Township Zoning Ordinance. The approval of the variance will allow for the subdivision of the property to create a single family dwelling with an aggregate side yard setback of 19.88 feet, instead of the 20-foot aggregate side yard setback which is required.

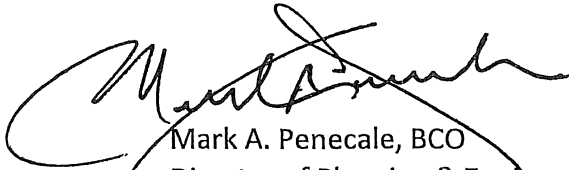
The approval of this application has the following conditions:

1. The applicant must obtain subdivision approval for the proposed plan from the Springfield Township, Board of Commissioners.

The approval of this application was unanimous and was based on the testimony and exhibits entered into the record for this application. This decision is final, unless appealed within 30 days to Montgomery County Court of Common Pleas. Zoning decisions expire within 12 months from the date of authorization thereof unless a Subdivision application has been submitted by March 24, 2027. This time limitation is required by Section 114-165 of the Springfield Township Zoning Ordinance.

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

Sincerely,

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

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

Cc: Bridge Community Church of Philadelphia, P.O. Box 29724, Elkins Park, PA  
19027  
ZHB Members by way of email  
ZHB Solicitor by way of email  
Michael Taylor; Township Manager, Springfield Township  
File Copy (2)

# BRIDGE COMMUNITY CHURCH

## MINOR SUBDIVISION PLAN



**ADJOINING PROPERTIES:**

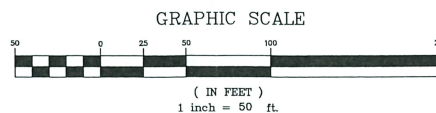
- LANDS N/F:\*
1. MICHAEL JR & SHERRYN CURCIO  
315 ORELAND MILL ROAD  
52-00-12784-00-7  
DB 5774 PG 1826
  2. CHRISTOPHER & JENNY MILLER  
312 WILLOW ROAD  
52-00-18295-00-4  
DB 5714 PG 2078
  3. JOSEPH & LEIGH MCFADDEN  
314 WILLOW ROAD  
52-00-18295-00-4  
DB 5114 PG 1012
  4. ROBERT AND SHEILA SERANNI  
400 WILLOW ROAD  
52-00-18301-00-7
  5. ALLISON JANE LLEWELLYN & NANCY JEAN  
402 WILLOW ROAD  
52-00-18304-00-4  
DB 6407 PG 02864
  6. LICCIO PETER AND RENEE PARCEL  
403 LORRAINE AVENUE  
52-00-10363-00-7  
DB 6206 PG 530
  7. CEARA HUGHES  
405 LORRAINE AVENUE  
52-00-10366-00-4  
DB 5981 PG 1717

\*FROM PUBLIC PROPERTY RECORDS FOR MONTGOMERY COUNTY

**DRAWING SCHEDULE**

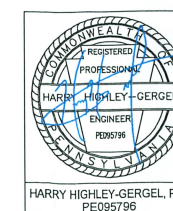
1. COVER SHEET
2. EXISTING CONDITIONS PLAN
3. MINOR SUBDIVISION PLAN

VICINITY MAP INCLUDING STRUCTURES WITHIN 200' OF SITE



**CIVIL ENGINEER:**  
SITE ENGINEERING CONCEPTS, LLC  
ATTN: HARRY HIGHLEY-GERGEL, P.E.  
P.O. BOX 1992, SOUTHEASTERN, PA 19399  
P: 484-747-0884  
E: HHGERGEL@SITE-ENGINEERS.COM

**OWNER/APPLICANT:**  
BRIDGE COMMUNITY CHURCH OF PHILADELPHIA  
ATTN: DALE LEONARD  
P.O. BOX 29724, ELKINS PARK, PA 19027  
P: 267-567-7100  
E: DRLEONARD99@GMAIL.COM



NUM.	DATE	REVISION

PLAN PREPARED BY:  
**SITE ENGINEERING CONCEPTS, LLC**  
P.O. BOX 1992  
SOUTHEASTERN, PA 19399  
P: 610-240-0450 F: 610-240-0451 E: INFO@SITE-ENGINEERS.COM

PLAN PREPARED FOR:  
**BRIDGE COMMUNITY CHURCH OF PHILADELPHIA**  
317 ORELAND MILL RD  
ORELAND, PA 19075  
SPRINGFIELD TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA  
DATE: MAY 11, 2028

**COVER SHEET**

**SHEET**  
1 of 3  
SCALE: 1" = 50'



NOTE: THE EXACT LOCATION AND DEPTH OF EXISTING UTILITIES CANNOT BE GUARANTEED. ALL UTILITIES DEPICTED ON THIS PLAN HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATIONS AND/OR EXISTING RECORDS. CONTRACTOR MUST VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PENNSYLVANIA STATE LAW REQUIRES NOTIFICATION TO 1-800-242-1776 3-10 BUSINESS DAYS PRIOR TO ANY EXCAVATION.

DESIGN S/N: 20191573135



**SOIL DATA**  
 SITE IS COMPOSED ENTIRELY OF UHb SOIL ACCORDING TO THE NRCS WEB SOIL SURVEY AS OF 5/4/2026:  
 UHb - URBAN LAND-DUFFIELD COMPLEX  
 0 TO 8 PERCENT SLOPES  
 DEPTH TO RESTRICTIVE FEATURE: 10 TO 100 INCHES TO LITHIC BEDROCK.  
 DEPTH TO WATER TABLE: MORE THAN 80 INCHES  
 HYDROLOGIC SOIL GROUP: B  
 HYDRIC SOIL RATING: NO

**TREE LEGEND**

- AL ALNANTHUS
- AS ARBORVITAE
- BE BEECH
- BR BIRCH
- CD CEDAR
- CH CHESTNUT
- CY CHERRY
- DO DOGWOOD
- EM ELM
- FR FRAXINUS
- HL HACKBERRY
- HK HICKORY
- HM HEMLOCK
- HY HOLLY
- MA MAPLE
- KD KOUSA DOGWOOD
- MB MULBERRY
- MG MAGNOLIA
- MA J. MAPLE
- PK PINE
- SA SASSAPARILLA
- SP SWEETGUM
- SP SPRUCE
- SO SOUTHWOOD
- SY SYCAMORE
- TL TUPELO
- TU TULIP
- PO POPLAR
- WA WALNUT
- WI WILLOW
- WP WHITE PINE

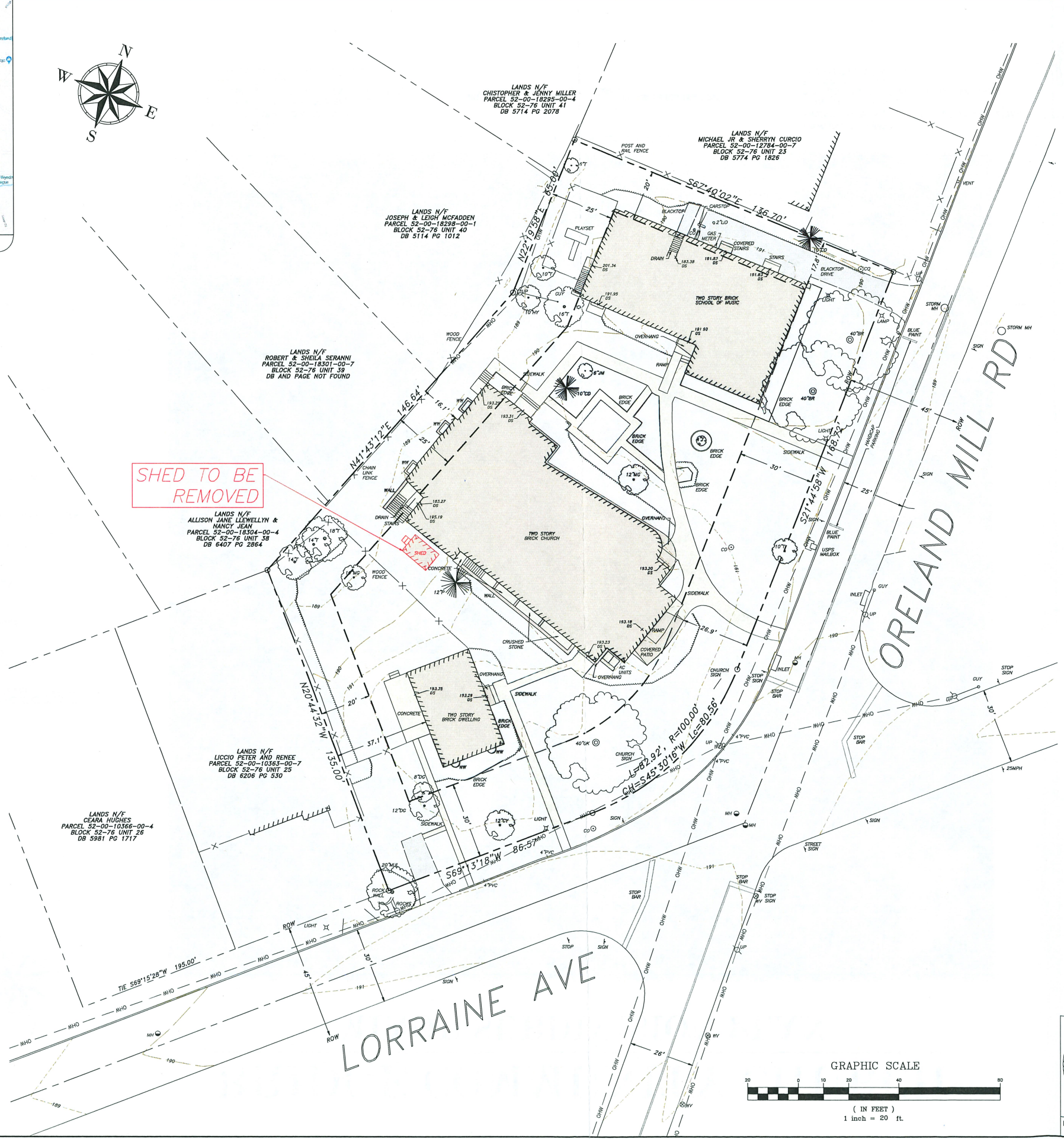
THIS SURVEY IS NOT TO BE USED FOR TREE REMOVAL ALONG PROPERTY LINES. TREE LOCATIONS ARE APPROXIMATE. FOR TREE REMOVAL PURPOSES, PROPERTY LINES MUST BE FIELD MARKED WITH STAKES SET TO ESTABLISH EXACT TREE OWNERSHIP.

**PLAN LEGEND**

- SUPPLEMENTAL CONTOUR (1' INTERVAL)
- INDEX CONTOUR (5' INTERVAL)
- EXISTING STORM SEWER PIPING
- EXISTING SANITARY SEWER PIPING
- EXISTING GAS MAIN
- EXISTING WATER MAIN / SERVICE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING EDGE OF WOODS
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- PROPERTY LINE
- BUILDING SETBACK LINE
- CONC. CONCRETE
- UP UTILITY POLE
- SIGN
- LIGHT POLE
- W WATER VALVE
- WM WATER METER
- CO CLEAN OUT
- SAN VENT SANITARY VENT
- SAN CO SANITARY CLEAN OUT
- GM GAS METER
- GV GAS VALVE



SHED TO BE REMOVED



**SURVEY NOTES**

- PARCEL INFORMATION:  
 RECORDED OWNER: BRIDGE COMMUNITY CHURCH OF PHILADELPHIA  
 PARCEL NUMBER: 52-00-12787-00-4 Block 52-76 Unit 24
- GROSS LOT AREA = 40,810 SQUARE FEET OR 0.937 ACRES
- 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 SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUTS DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO COMMENCE, ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES (PA ONE CALL SYSTEM, INC. 800-242-1776).
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD (SEPT. 2025) BY SITE SURVEYING, LLC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- CONTOURS PLOTTED FROM FIELD RUN SURVEY. GPS CONTROL PERFORMED ONSITE TO ESTABLISH BENCHMARK. DATUM NAD83/NAVD88.
- ALL DIMENSIONS AND ELEVATIONS ARE IN US SURVEY FEET.
- THIS SURVEY IS NOT TO BE USED FOR TREE REMOVAL ALONG PROPERTY LINES. TREE LOCATIONS ARE APPROXIMATE. PROPERTY LINES MUST BE FIELD MARKED WITH STAKES SET TO ESTABLISH EXACT TREE OWNERSHIP.
- ALL TREE SIZES AND SPECIES ARE APPROXIMATE IN NATURE. TREES ARE MEASURED BY DIAMETER AT BREAST HEIGHT. MULTI-STEMMED TREES ABOVE DIAMETER AT BREAST HEIGHT HAVE NOT BEEN EVALUATED.
- THE UNDERSIGNED IS NOT QUALIFIED TO MAKE ANY DETERMINATION OF THE EXISTENCE OR NONEXISTENCE OF WETLANDS AND/OR CONTAMINATION AFFECTING THIS SURVEY. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED NOR SHOULD IT BE CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS OR CONTAMINATION IS SHOWN.
- THE PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) PER REF. NO. 1.
- THERE WERE NO NATURAL STREAMS OR WATERCOURSES VISIBLE AT THE TIME OF THE FIELD SURVEY.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE SURVEY.
- NO EASEMENT PROVIDED FOR OVERHEAD UTILITIES AND UNDERGROUND UTILITIES AS LOCATED IN THE FIELD AND SHOWN ON SAID PLAN.
- THE AS-SURVEYED LEGAL DESCRIPTIONS ARE THE SAME LAND DESCRIBED IN THE TITLE COMMITMENT AND VESTING DEEDS FOR THE PROPERTY.
- BEARINGS SHOWN HEREON ARE IN PENNSYLVANIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE.

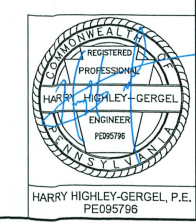
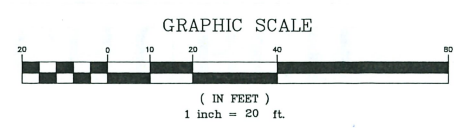
**REFERENCES**

- NATIONAL FLOOD HAZARD LAYER FIRMette TOWNSHIP OF SPRINGFIELD, MAP NUMBER 42091C0377G. EFFECTIVE 3/2/2016.
- PLAN OF LOTS MADE FOR RALPH J. BUCKS (SPRINGFIELD BUILDERS, INC.) PREPARED BY BARTON & MARTIN, INC. DATED JAN. 31, 1950.
- PLAN OF REVISION OF LOTS MADE FOR W. EVELYN BUCKS. PREPARED BY BARTON & MARTIN ENGINEERS. DATED JAN. 21, 1952.
- PLAN OF SUNNYBROOK COUNTRY CLUB SECTION, MADE FOR CONRAD J. GETTLER. PREPARED BY BARTON & MARTIN ENGINEERS. DATED APRIL 24, 1944.
- BOUNDARY AND TOPOGRAPHIC SURVEY PLAN OF 317 ORELAND MILL ROAD, PREPARED FOR THE CHURCH FOUNDATION. PREPARED BY SITE ENGINEERING CONCEPTS, LLC. DATED MAY 3, 2019.

EXISTING IMPERVIOUS COVERAGE SUMMARY	
TOTAL LOT AREA	40,810 Sq. Ft.
BUILDINGS (INCLUDING PORCHES & OVERHANGS >18")	10,805 Sq. Ft.
OVERHANGS <18"	148 Sq. Ft.
ASPHALT	1,088 Sq. Ft.
CONCRETE & WALKS	3,275 Sq. Ft.
WALLS, TIES, AND EDGES	201 Sq. Ft.
<b>TOTAL BUILDING COVERAGE</b>	<b>10,805 Sq. Ft. 26.48%</b>
<b>TOTAL SITE IMPERVIOUS COVERAGE</b>	<b>15,497 Sq. Ft. 37.97%</b>

EXISTING CONDITIONS - ZONING SUMMARY		
C - RESIDENTIAL DISTRICT		
ORDINANCE ITEM	REQUIREMENT	EXISTING
MIN. LOT AREA	5000 SF	40,810 SF
MIN. LOT WIDTH @ BLDG	50 FT	250 FT
MIN. SETBACKS		
FRONT	30 FT	26.9' FT
SIDE	20 FT EACH	17.8'/37.1 FT EACH
REAR	25 FT	16.1' FT
MAX. BUILDING COVERAGE	30%	26.48%
*EXISTING NON-CONFORMITY		

NUM.	DATE	REVISION
PLAN PREPARED BY: <b>SITE ENGINEERING CONCEPTS, LLC</b> P.O. BOX 1992 SOUTHEASTERN, PA 19399 P: 610-240-0450 F: 610-240-0451 E: INFO@SITE-ENGINEERS.COM		
PLAN PREPARED FOR: <b>BRIDGE COMMUNITY CHURCH OF PHILADELPHIA</b> 317 ORELAND MILL RD ORELAND, PA 19075 SPRINGFIELD TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA DATE: MAY 11, 2026		
<b>EXISTING CONDITIONS PLAN</b>		<b>SHEET 2 of 3</b>
		SCALE: 1" = 20'





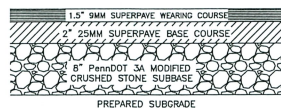
NOTE: THE EXACT LOCATION AND DEPTH OF EXISTING UTILITIES CANNOT BE GUARANTEED. ALL UTILITIES DEPICTED ON THIS PLAN HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATIONS AND/OR EXISTING RECORDS. CONTRACTOR MUST VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PENNSYLVANIA STATE LAW REQUIRES NOTIFICATION TO 1-800-242-1775 3-10 BUSINESS DAYS PRIOR TO ANY EXCAVATION.

DESIGN S/N: 20191573135



PROPOSED LOT 1 IMPERVIOUS COVERAGE SUMMARY		
TOTAL LOT AREA	31,983 Sq. Ft.	
BUILDINGS (INCLUDING PORCHES & OVERHANGS >18")	9,572 Sq. Ft.	
OVERHANGS >18"	148 Sq. Ft.	
ASPHALT	916 Sq. Ft.	
CONCRETE & WALKS	2,606 Sq. Ft.	
WALLS, TIES, AND EDGES	191 Sq. Ft.	
TOTAL BUILDING COVERAGE	9,572 Sq. Ft.	29.93%
TOTAL SITE IMPERVIOUS COVERAGE	13,433 Sq. Ft.	42.00%

PROPOSED LOT 2 IMPERVIOUS COVERAGE SUMMARY		
TOTAL LOT AREA	8,826 Sq. Ft.	
BUILDINGS (INCLUDING PORCHES & OVERHANGS >18")	1,059 Sq. Ft.	
OVERHANGS >18"	0 Sq. Ft.	
ASPHALT	152 Sq. Ft.	
CONCRETE & WALKS	662 Sq. Ft.	
WALLS, TIES, AND EDGES	10 Sq. Ft.	
TOTAL BUILDING COVERAGE	1,059 Sq. Ft.	12.00%
TOTAL SITE IMPERVIOUS COVERAGE	1,883 Sq. Ft.	21.33%



DRIVEWAY PAVING DETAIL

PLAN LEGEND

- SUPPLEMENTAL CONTOUR (1' INTERVAL)
- INDEX CONTOUR (5' INTERVAL)
- EXISTING STORM SEWER PIPING
- EXISTING SANITARY SEWER PIPING
- EXISTING GAS MAIN
- EXISTING WATER MAIN / SERVICE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING EDGE OF WOODS
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- PROPERTY LINE
- BUILDING SETBACK LINE
- CONC.
- CONCRETE
- UTILITY POLE
- SIGN
- LIGHT POLE
- WATER VALVE
- WATER METER
- CLEAN OUT
- SANITARY VENT
- SANITARY CLEAN OUT
- GAS METER
- GAS VALVE

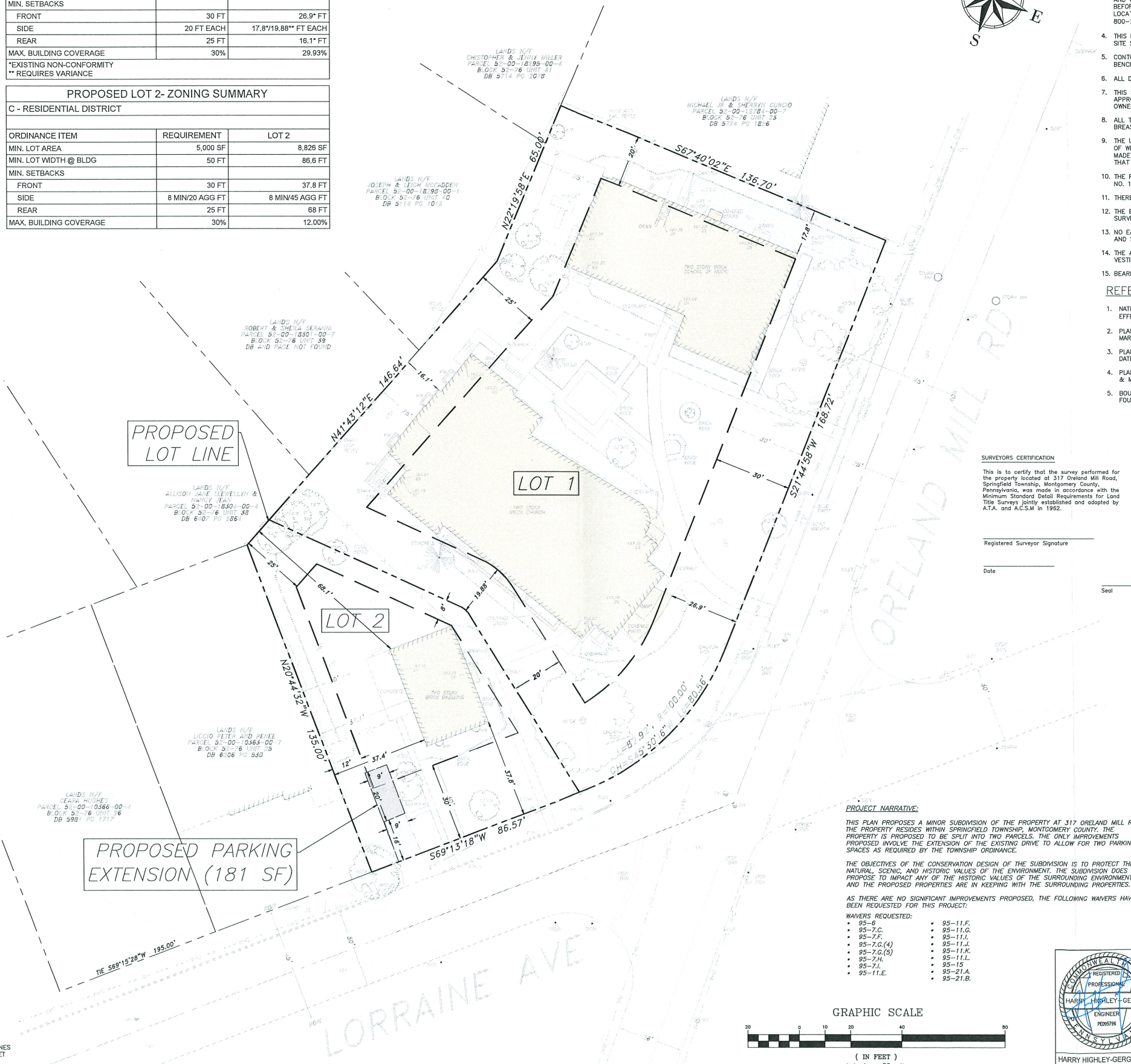
TREE LEGEND

- |                  |                 |
|------------------|-----------------|
| AL ALANTHUS      | MB MULBERRY     |
| AS ASH           | MG MAGNOLIA     |
| AV ARBORVITAE    | ML MAPLE        |
| BE BEECH         | OK OAK          |
| BR BIRCH         | PK PINE         |
| CD CEDAR         | SA SASSAPARILLA |
| CH CHESTNUT      | SP SWEETGUM     |
| CH CHERRY        | SP SYPHORE      |
| DO DOGWOOD       | SW SOURWOOD     |
| EL ELM           | TY TYPHOCHELOPS |
| FR FRUIT         | TR TUPelo       |
| HB HACKBERRY     | TR TULIP POPLAR |
| HK HICKORY       | WA WALNUT       |
| HW HEMLOCK       | WI WILLOW       |
| HT HOLLY         | WP WHITE PINE   |
| MA MAPLE         |                 |
| KD KOUSA DOGWOOD |                 |

THIS SURVEY IS NOT TO BE USED FOR TREE REMOVAL ALONG PROPERTY LINES. TREE LOCATIONS ARE APPROXIMATE. FOR TREE REMOVAL PURPOSES, PROPERTY LINES MUST BE FIELD MARKED WITH STAKES SET TO ESTABLISH EXACT TREE OWNERSHIP.

PROPOSED LOT 1 - ZONING SUMMARY		
C - RESIDENTIAL DISTRICT		
ORDINANCE ITEM	REQUIREMENT	LOT 1
MIN. LOT AREA	5,000 SF	31,983 SF
MIN. LOT WIDTH @ BLDG	50 FT	250 FT
MIN. SETBACKS		
FRONT	30 FT	26.9' FT
SIDE	20 FT EACH	17.8'19.88** FT EACH
REAR	25 FT	16.1' FT
MAX. BUILDING COVERAGE	30%	29.93%
*EXISTING NON-CONFORMITY		
**REQUIRES VARIANCE		

PROPOSED LOT 2 - ZONING SUMMARY		
C - RESIDENTIAL DISTRICT		
ORDINANCE ITEM	REQUIREMENT	LOT 2
MIN. LOT AREA	5,000 SF	8,826 SF
MIN. LOT WIDTH @ BLDG	50 FT	86.6 FT
MIN. SETBACKS		
FRONT	30 FT	37.8 FT
SIDE	8 MIN/20 AGG FT	8 MIN/45 AGG FT
REAR	25 FT	68 FT
MAX. BUILDING COVERAGE	30%	12.00%



SURVEY NOTES

1. PARCEL INFORMATION: RECORDED OWNER: BRIDGE COMMUNITY CHURCH OF PHILADELPHIA. PARCEL NUMBER: 52-00-12787-00-4 Block 52-76 Unit 24
2. GROSS LOT AREA = 40,810 SQUARE FEET OR 0.937 ACRES
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 SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARK OUTS DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO COMMENCE, ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AS TO THEIR LOCATION, SIZE, AND TYPE BY THE PROPER UTILITY COMPANIES (PA ONE CALL SYSTEM, INC. 800-242-1776).
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11. THERE WERE NO NATURAL STREAMS OR WATERCOURSES VISIBLE AT THE TIME OF THE SURVEY.
12. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE SURVEY.
13. NO EASEMENT PROVIDED FOR OVERHEAD UTILITIES AND UNDERGROUND UTILITIES AS LOCATED IN THE FIELD AND SHOWN ON SAID PLAN.
14. THE AS-SURVEYED LEGAL DESCRIPTIONS ARE THE SAME LAND DESCRIBED IN THE TITLE COMMITMENT AND VESTING DEEDS FOR THE PROPERTY.
15. BEARINGS SHOWN HEREON ARE IN PENNSYLVANIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE.

REFERENCES

1. NATIONAL FLOOD HAZARD LAYER FIRMETTE TOWNSHIP OF SPRINGFIELD, MAP NUMBER 42091003770. EFFECTIVE 3/2/2016.
2. PLAN OF LOTS MADE FOR RALPH J. BUCKS (SPRINGFIELD BUILDERS, INC.) PREPARED BY BARTON & MARTIN, INC. DATED JAN. 31, 1950.
3. PLAN OF REVISION OF LOTS MADE FOR W. EVELYN BUCKS. PREPARED BY BARTON & MARTIN ENGINEERS. DATED JAN. 21, 1952.
4. PLAN OF SUNNYBROOK COUNTRY CLUB SECTION. MADE FOR CONRAD J. GETTLER. PREPARED BY BARTON & MARTIN ENGINEERS. DATED APRIL 24, 1944.
5. BOUNDARY AND TOPOGRAPHIC SURVEY PLAN OF 317 ORELAND MILL ROAD, PREPARED FOR THE CHURCH FOUNDATION. PREPARED BY SITE ENGINEERING CONCEPTS, LLC. DATED MAY 3, 2019.

SURVEYORS CERTIFICATION

This is to certify that the survey performed for the property located at 317 Oreland Mill Road, Springfield Township, Montgomery County, Pennsylvania, was made in accordance with the Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by A.T.A. and A.C.S.M. in 1952.

Registered Surveyor Signature

Date

Commonwealth of Pennsylvania  
County of Montgomery

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, personally appeared \_\_\_\_\_, who acknowledged the accompanying plan to be an official plan of streets and roads and/or subdivision situated in the Township of Springfield, Montgomery County, Pennsylvania, and desired that said plan be recorded according to law.

Witness my hand and Notarial seal the day and year aforesaid.

Notary Public

My Commission expires \_\_\_\_\_

Approved by the Board of Township Commissioners this \_\_\_\_ day of \_\_\_\_\_

Seal

President

Alt: \_\_\_\_\_

Secretary

Township Engineer

MCPC No. \_\_\_\_\_

PROCESSED AND REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date \_\_\_\_\_

For the Director

Montgomery County Planning Commission

PROJECT NARRATIVE:

THIS PLAN PROPOSES A MINOR SUBDIVISION OF THE PROPERTY AT 317 ORELAND MILL ROAD. THE PROPERTY RESIDES WITHIN SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY. THE PROPERTY IS PROPOSED TO BE SPLIT INTO TWO PARCELS. THE ONLY IMPROVEMENTS PROPOSED INVOLVE THE EXTENSION OF THE EXISTING DRIVE TO ALLOW FOR TWO PARKING SPACES AS REQUIRED BY THE TOWNSHIP ORDINANCE.

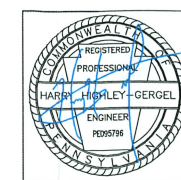
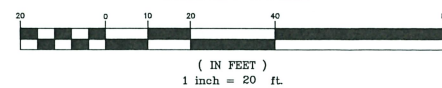
THE OBJECTIVES OF THE CONSERVATION DESIGN OF THE SUBDIVISION IS TO PROTECT THE NATURAL, SCENIC, AND HISTORIC VALUES OF THE ENVIRONMENT. THE SUBDIVISION DOES NOT PROPOSE TO IMPACT ANY OF THE HISTORIC VALUES OF THE SURROUNDING ENVIRONMENT, AND THE PROPOSED PROPERTIES ARE IN KEEPING WITH THE SURROUNDING PROPERTIES.

AS THERE ARE NO SIGNIFICANT IMPROVEMENTS PROPOSED, THE FOLLOWING WAIVERS HAVE BEEN REQUESTED FOR THIS PROJECT:

WAIVERS REQUESTED:

- 95-6
- 95-7.C
- 95-7.F
- 95-7.G(4)
- 95-7.G(5)
- 95-7.H
- 95-7.I
- 95-11.E
- 95-11.F
- 95-11.G
- 95-11.H
- 95-11.J
- 95-11.K
- 95-11.L
- 95-15
- 95-21.A
- 95-21.B

GRAPHIC SCALE



HARRY HIGHLEY-GERGEL, P.E.  
PE095796

NUM.	DATE	REVISION

PLAN PREPARED BY:  
**SITE ENGINEERING CONCEPTS, LLC**  
P.O. BOX 1992  
SOUTHEASTERN, PA 19399  
P: 610-240-0450 F: 610-240-0451 E: INFO@SITE-ENGINEERS.COM

PLAN PREPARED FOR:  
**BRIDGE COMMUNITY CHURCH OF PHILADELPHIA**  
317 ORELAND MILL RD  
ORELAND, PA 19075  
SPRINGFIELD TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA

DATE: MAY 11, 2026  
**FINAL MINOR SUBDIVISION PLAN**  
SHEET 3 of 3  
SCALE: 1" = 20'



# The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

Township Bldg., 1510 Paper Mill Rd., Wyndmoor, PA 19038

website: [www.SpringfieldMontco.org](http://www.SpringfieldMontco.org)

Phone: 215-836-7600

Fax: 215-836-7180

## COMMISSIONERS

Susanna O. Ratsavong  
*President*

Brendan May  
*Vice President*

Elizabeth McNamara  
James M. Lee  
Robert C. Goldberg  
Edward H. Morris III  
Thaddeus S. Kirk

## OFFICERS

A. Michael Taylor  
*Secretary-Manager*

Andrew R. Freimuth  
*Solicitor*

Joelle Kleinman  
*Treasurer / Tax Collector*

Timothy P. Woodrow, PE  
*Engineer*

## Public Notice Planning Commission Meeting Informational Meeting

This notice is sent to inform you that the Springfield Township Planning Commission will hold an informational public meeting on **Tuesday, July 21, 2024**, with a 7:00 P.M. start time. A presentation will be made on the Springfield Township Community Center proposed to be constructed at 1200 E. Willow Grove, PA 19038.

Township Staff will provide the Planning Commission and the surrounding neighbors an update on the **Springfield Township Community Center** proposed to be constructed at 1200 E. Willow Grove Avenue, Wyndmoor, PA 19038. The Community Center is proposed to be 16,334 square feet, 7,680 square feet of which will be the gymnasium. There is a proposed 2,550 square feet multipurpose room, ADA restrooms, an outdoor patio and 77 on-site parking stalls. The property will also be improved with an onsite stormwater management system. The property consists of 1.6 acres and is zoned within the B-Residential District of Ward #5 of Springfield Township.

A copy of plans have been posted on Springfield Township's website at [www.springfieldmontco.org](http://www.springfieldmontco.org). If you have any questions pertaining to this meeting, please feel free to contact me directly at 215-836-7600, ext. 1114 or by email at [mpenecale@springfieldmontco.org](mailto:mpenecale@springfieldmontco.org).

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



PROPOSED DESIGN  
EXTERIOR VIEW





PROPOSED DESIGN  
EXTERIOR VIEW- CONNECTION TO PATIO





PROPOSED DESIGN  
INTERIOR VIEW - FLOORING OPTION 1





**PROPOSED DESIGN**  
**INTERIOR VIEW - UPDATED ACCENT WALLS**



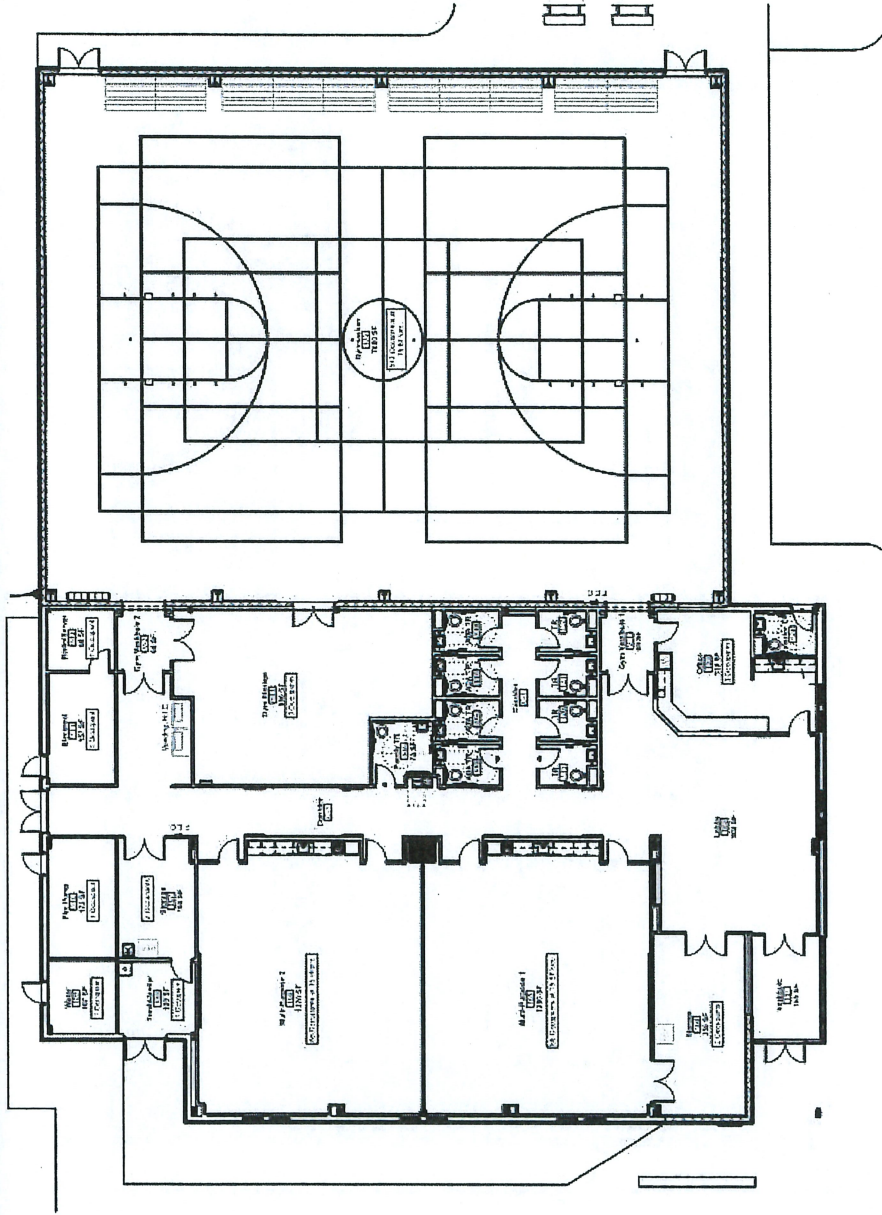


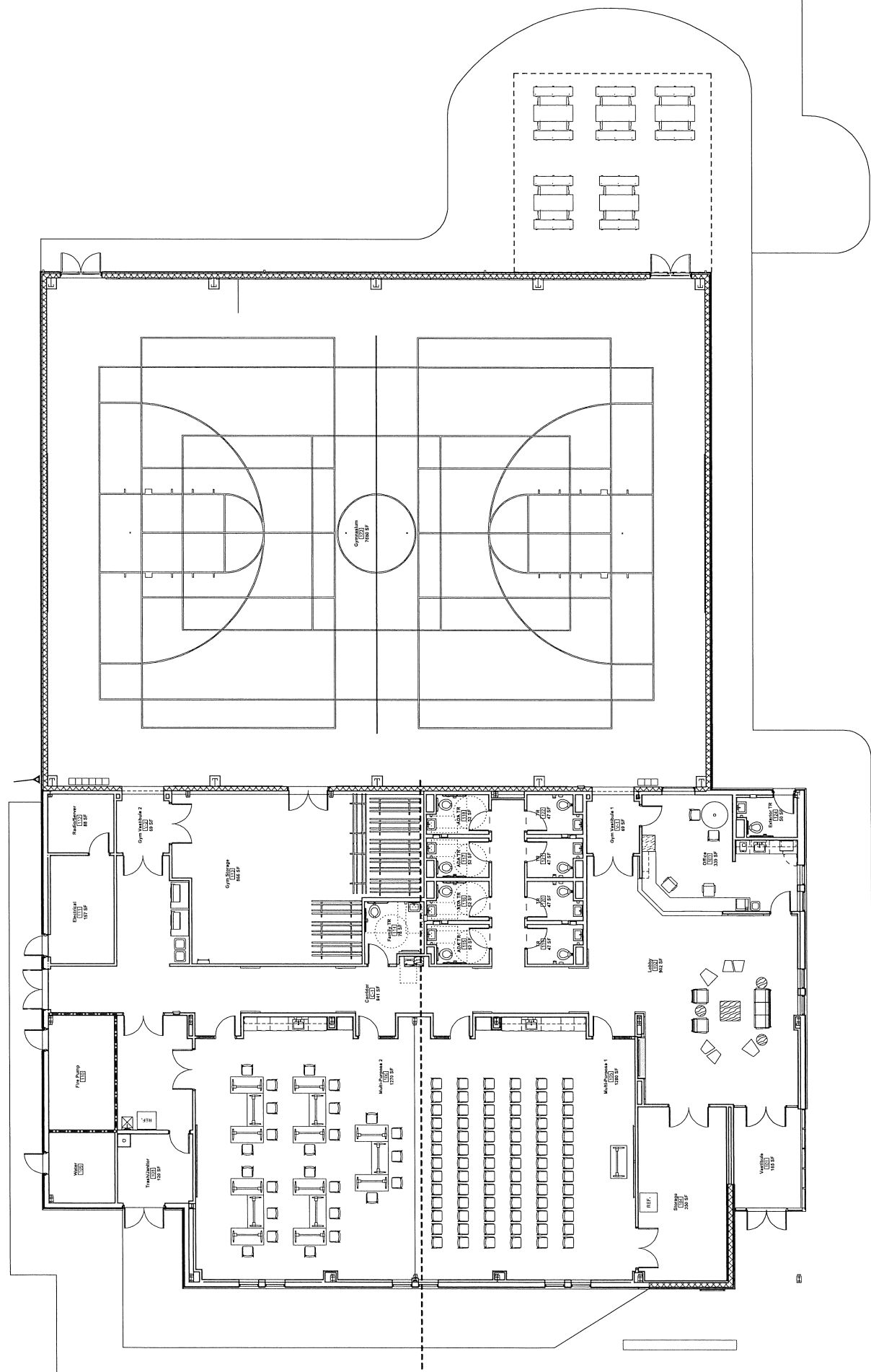
PROPOSED DESIGN  
INTERIOR VIEW - FLOORING OPTION 1



# RECREATION CENTER

## Proposed Layout



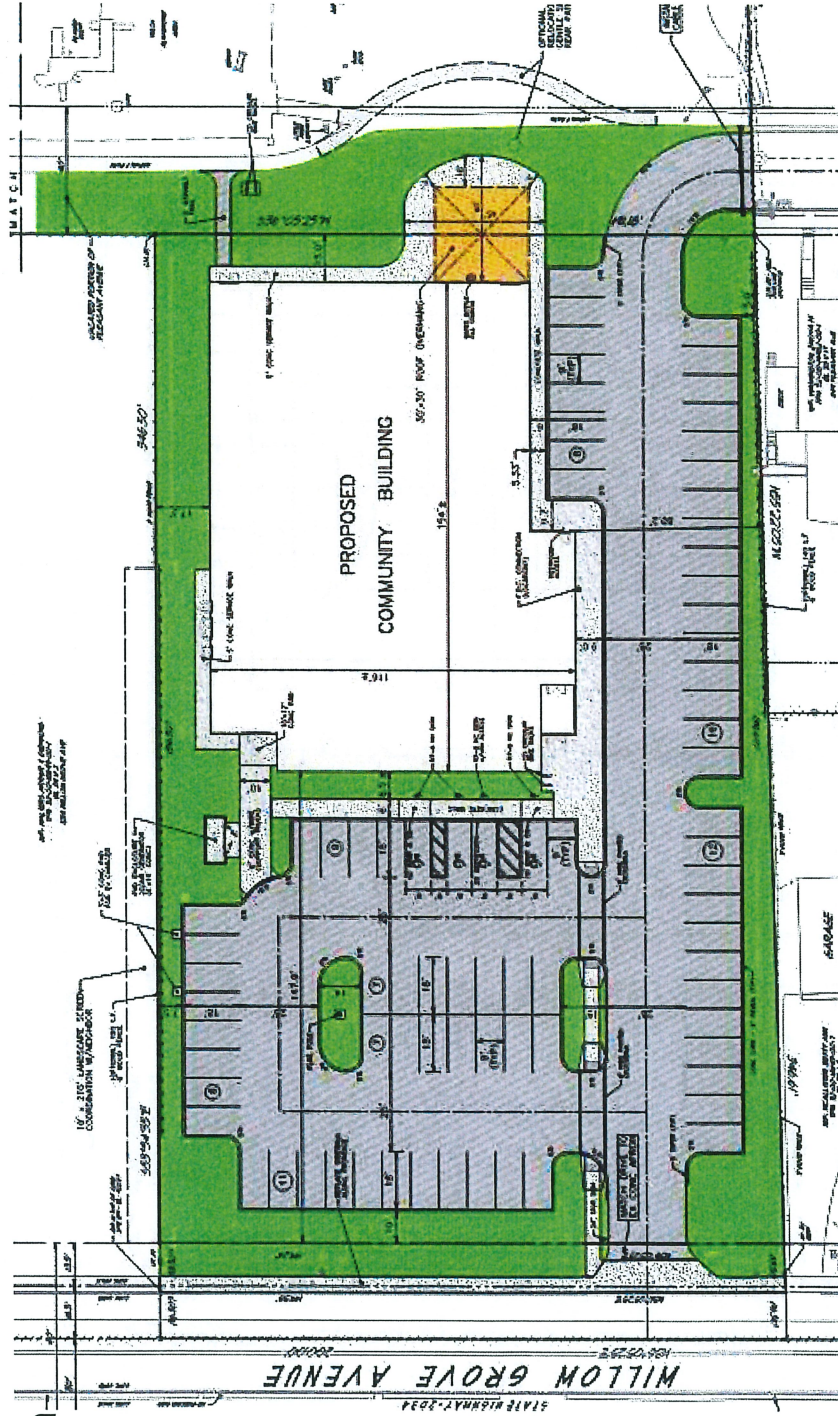


**1** Level 1 - New Work Plan - Presentation  
 3/18/25 1:02  
 Springfield Township  
 SK-01 Floor Plan  
 04/02/25



# RECREATION CENTER

## Proposed Site Plan



## **Springfield Township Recreation Center**

### **Recreation Center Campus**

Address: 1200 E. Willow Grove Ave., Wyndmoor, PA 19038

Lot Size: 69,696 SF or 1.6 acres

Currently Contains: Rec Center A-B, Rectory

Adjoining Property: Laurel Beech Park (6.36 acres)

### **Cost of Renovation of Existing Building vs Demolition & New Build**

Renovation Budget Estimate (2/11/2025)- \$5,642,743

Design Development Budget Estimate (5/27/2026)- \$11,604,807

### **Existing Building and Site Deficiencies**

#### **Site**

Inadequate amount of parking

Lack of connection to Laurel Beech Park

#### **Gymnasium (Rec A)**

No Air Conditioning

Basketball Court is not regulation size, cracks and displacement of flooring

Size of facility requires fans to occupy safety zone around the court

New roof is needed in near future

Ineffective use of space

#### **Multi-Use Building (Rec B)**

HVAC issues

Inadequate space for larger programs

Ineffective use of space

### **Proposed New Facility**

16,334 total square footage

7,680 square foot gymnasium

2,550 square foot multi-purpose room with movable partition wall allowing for two 1,275 square foot rooms

9 indoor toilet rooms & 1 exterior toilet room (6 ADA accessible including a dedicated family toilet room)

77 Parking spaces

Outdoor Patio- Connection to Laurel Beech Park