



Springfield Township Planning Commission Meeting March 15, 2022

This is the regularly scheduled meeting of the Springfield Township Planning Commission. These meetings are held in-person with a 7:00 PM start time. This meeting is held at Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

Notice: The Planning Commission of Springfield Township is an advisory board appointed by the Board of Commissioners. The actions of the Planning Commission on any agenda item does not reflect a final decision. The Board of Commissioners must render the final action on all agenda items.

Call To Order:

Roll Call:	Murray	Devine	Sands
	Schaefer	Blankin	Quill
	Gutowski	Mascaro	Helwig

Minutes: Review and approval of the minutes from the meeting of March 1, 2022.

Commissioner's Report: Call on Commissioner Standish.

Agenda Item:

PC1: The Planning Commission will review the Land Development Application submitted by Flourtown Swim Club for the installation of a 3,200 square foot, single story, pole barn structure on a portion of the existing tennis courts. The proposed addition will eliminate the need for the yearly summer tent rentals and is limited to those uses currently offered by the swim club and summer camp. The property is located at 1528 Bethlehem Pike, Flourtown, PA 19031. The property is zoned within the B-2 Business District of Ward #1 of Springfield Township.

Adjourned:



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

APPLICATION FOR LAND DEVELOPMENT APPROVAL

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

B Name of Land Development: Flourtown Swim Club

Location: 1528 Bethlehem Pike, Flourtown PA 19031

C Name of Owner: Flourtown Swim Club, Inc.

Address: P.O. Box 155

Flourtown, PA 19031

Phone #: 267-992-8132

D Name of Applicant: Ray Webb

Address: _____

Phone #: 215-863-4627

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

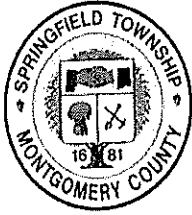
Ambric Technology Corporation

Address: 100 Pine Street Colwyn, PA 19023

F Existing Zoning Classification: B-2 Business

Total Acreage: 0.203 New Non-Res. Floor Area: 3200 (sq. ft)

Sewerage: Public X Private _____
Water: Public _____ Private X



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

Intended Land Use(s)	# of Lots	Units	Buildings
() Residential	_____	_____	_____
(X) Commercial	1	_____	1
() Industrial	_____	_____	_____
() Office	_____	_____	_____
() Other (Specify below)	_____	_____	_____

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

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

I List additional material submitted with this application

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

J Springfield Township Fee Schedule (non-refundable):

Checks should be made payable to "Springfield Township".

Land Development Fee Schedule

Use	Waiver Request/ Sketch Plan	Preliminary Plans	Final Plans
Residential	\$250	\$200 per D.U.	\$250 per D.U.
Nonresidential	\$250	\$500 + \$100 / acre	\$2,500 + \$150 / acre



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

K Escrow Fund

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

\$3,000.00 per acre or fraction thereof

Total Escrow Amount \$ 3,000.00

L Springfield Township Application Fees

Waiver or Sketch Plan Fee \$ _____

Preliminary Plan Fee \$ 600.00

Final Plan Fee \$ ~~2,650.00~~

Total \$ ~~6,250.00~~ 600.00 Check # _____

M Montgomery County Planning Commission Fee Schedule

Checks should be made payable to "Montgomery County Treasurer".

RESIDENTIAL LAND DEVELOPMENT

<u>Number of Lots or Units (whichever is greater)</u>	<u>General Fee + Fee Per Lot or Unit</u>
1 - 3	\$150 (flat fee)
4 - 20	\$180 + \$23 per unit
21 - 100	\$450 + \$21 per unit
101 +	\$1,060 + \$20 per unit

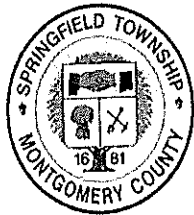
NON RESIDENTIAL LAND DEVELOPMENT AND CONVERSIONS

<u>Gross Square Feet of New Building</u>	<u>General Fee + Fee for every 1,000 gross sq. ft. (round to nearest whole dollar)</u>
1 - 3,000 sq. ft.	\$220 flat fee
3,001 - 25,000 sq. ft.	\$519 + \$27 for every 1,000 sq. ft.
25,001 - 50,000 sq. ft.	\$1,050 + \$23 for every 1,000 sq. ft.
50,001 - 100,000 sq. ft.	\$1,550 + \$20 for every 1,000 sq. ft.
100,000 + sq. ft.	\$2,580 + \$15 for every 1,000 sq. ft.

Total \$ ~~600.00~~

Springfield Township Montgomery County Received NOV 18 2021 Community Development Department	Check # <u>4638</u>
---	---------------------

11/18/2021



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

N Signature

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

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

11/17/21
DATE

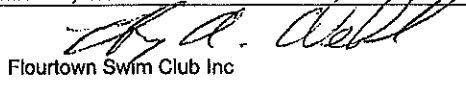
[Handwritten Signature]
SIGNATURE OF APPLICANT



ACCOUNT HOLDER NAMES: THE TOWNSHIP OF SPRINGFIELD

Account Holder Names: FLOURTOWN SWIM CLUB INC ESCROW AGENT THE TOWNSHIP OF SPRINGFIELD		ACCOUNT NUMBER: 474791373 WSFS Small Bus Core Savings	
Mailing Address: 1600 PAPER MILL RD, WYNDMOOR, PA, 19038-7031		ACCOUNT PURPOSE: Non Consumer	ACCOUNT TYPE: Fiduciary
Home Phone: (215) 836-5300	Work Phone:	OWNERSHIP TYPE: Escrow	DATE OPENED: 8/12/2021
Number of Signatures Required: 1	CIF Number: 00001309414	VERIFIED BY: Flourtown	DATE REVISED:
Special Instructions:		OPENED BY: Brett Lawhead	

Signatures of Authorized Individuals. This Agreement is subject to all terms below.

1x Name The Township Of Springfield	2x  Name Flourtown Swim Club Inc
3x Name	4x Name

Each of the authorized individual(s) certify that they have all required authority to act with respect to this account(s) and, jointly and severally, agree to indemnify and hold Financial Institution harmless from and against any loss or damage arising from such authority or lack thereof.

The Authorized Individual(s) signing agree(s), jointly and severally if multiple signers, to the terms set forth in the Deposit Account Agreement and Disclosure, the Time Certificate of Deposit or Confirmation of Time Deposit Agreement (if applicable), the Rate and Fee Schedule, the Funds Availability Policy Disclosure, and Substitute Check Policy Disclosure, the Electronic Funds Transfer Agreement and Disclosure, (if applicable), as amended by the Financial Institution from time to time.

TIN/BACKUP WITHHOLDING **Reporting SSN/TIN:** 23-6001928

Important: Under penalties of perjury, I certify that the number shown above is my correct taxpayer identification number, I am a U.S. person (including a U.S. resident alien), and that (check appropriate box):

I am not subject to backup withholding, because I am exempt from backup withholding, or because I have not been notified by the IRS that I am subject to backup withholding as a result of failure to report all interest or dividends, or because the IRS has notified me that I am no longer subject to backup withholding.

I am subject to backup withholding.

Signature of Authorized Individual X Date: _____

For instructions, see Internal Revenue Service Form W-9 that is available at the financial institution.

The following information may be used to further identify individual(s) for telephone instructions, large transactions, or if a signature varies. MMN = Mother's Maiden Name

Signer #1: The Township Of Springfield Street: 1600 PAPER MILL RD WYNDMOOR PA 190387031 Mailing: 1600 PAPER MILL RD, WYNDMOOR, PA, 19038-7031 Home Phone #: (215) 836-5300 Employer: DOB: DL/ID#: 23-6001928	SSN: 23-6001928 Work Phone #: Occupation: Birth Place: MMN:
Signer #2: Flourtown Swim Club Inc Street: 14 VILLA DR AMBLER PA 19002-5064 Mailing: Home Phone #: (267) 992-8132 Employer: DOB: DL/ID#: 125600	SSN: 23-1584710 Work Phone #: Occupation: Birth Place: MMN:
Signer #3: Street: Mailing: Home Phone #: Employer: DOB: DL/ID#:	SSN: Work Phone #: Occupation: Birth Place: MMN:
Signer #4: Street: Mailing: Home Phone #: Employer: DOB: DL/ID#:	SSN: Work Phone #: Occupation: Birth Place: MMN:

ACCOUNT NUMBER: 474791373



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: www.SpringfieldMontco.org

Phone: 215-836-7600

Fax: 215-836-7180

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James J. Garrity
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Mr. Raymond Webb
Flourtown Swim Club
Post Office Box #155
Flourtown, PA 19031

March 1, 2022

Re: Zoning Hearing Board Application #22-01; for the property located at 1528 Bethlehem Pike, Flourtown, PA 19038, also known as Parcel #5200-0187-0067.

Dear Mr. Webb,

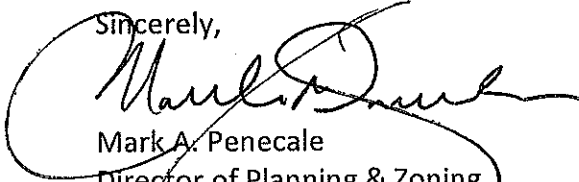
This letter is sent to inform you that on Monday, February 28, 2022, after deliberation and prior to the conclusion of their meeting, the Zoning Hearing Board of Springfield Township approved your request for a dimensional variance from Section 114-138.D.3 of the Springfield Township Zoning Ordinance. The Zoning Hearing Board also upheld the Zoning Officer's determination that this application is an expansion of a nonconforming use. This will allow for the construction of a 3,200 square foot pole barn style building to be erected at Flourtown Swim Club as per the plan submitted and marked as exhibit A-2 on the existing impervious tennis court. This decision is based on the testimony provided at the hearing and exhibits entered into the record for this application. This approval is subject to the following conditions:

1. The proposed building shall only be used by the Applicant in connection with its operation as a swim club, including the summer camp. No third-party use of the building shall be permitted.
2. The Applicant agrees to comply with the conditions set forth in the prior zoning decision (dated February 23, 1960) of the Springfield Township Zoning Board of Adjustment for the use of the property as a swim club, except as modified herein.
3. The applicant agrees to construct and install stormwater management improvements on the subject parcel to manage stormwater runoff from the proposed new building as deemed reasonable and appropriate by the Township Engineer.
4. The condition within the prior zoning decision (dated February 23, 1960) of the Springfield Township Zoning Board of Adjustment prohibiting competitive swim

meets past 6:00 p.m. shall be amended to allow for one swim meet per season to go beyond the 6:00 p.m. time limitation. That one swim meet must be concluded by 9:00 p.m.

The approval of this application was unanimous. If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,



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

Cc: Zoning Hearing Board Members
Catherine M. Harper, Esq.; Zoning Hearing Board Solicitor
Bryce McGuigan, Esq.; for Flourtown Swim Club
Joshua S. Ganz, Esq. for Flourtown Fire Company
Andrew Freimuth, Esq. for Springfield Township Board of Commissioners
Michael Taylor, Manager; Springfield Township
File Copy (2)

Flourtown Fire Company

Flourtown, PA 19031

December 20, 2021

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



**RE: FLOURTOWN SWIM CLUB
1528 BETHLEHEM PIKE
FLOURTOWN, PA**

Dear Mr. Penecale:

I am writing on behalf of the Board of Directors of the Flourtown Fire Company regarding the proposed Clubhouse project that the Flourtown Swim Club is planning to construct on the existing tennis courts within their leasehold premises located on the fire company property at the above address.

The Directors met with Ray Webb and his associates to review the proposed plans, most recently dated 8-02-2021 Revision 4 "New Club House". The Flourtown Fire Company, as owner of this property and holder of a current lease with the Flourtown Swim Club, has no objections to this proposal and supports it with the understanding that it satisfies the Land Development and Zoning requirements of Springfield Township.

Should any questions remain, or if more information is required, please contact either David Scott, Chairman of the Flourtown Fire Company Board of Directors, or myself.

Respectfully

A handwritten signature in black ink, appearing to read "A. Comly, Jr.", written over a horizontal line.

Albert M. Comly, Jr.
Recording Secretary

cc: Ray Webb (Flourtown Swim Club), David Scott (FFCo), Directors File



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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website: www.SpringfieldMontco.org

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Fax: 215-836-7180

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Michael E. Maxwell
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James M. Lee

December 3, 2021

Mark Penecale
Director of Planning and Zoning

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A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Bonny S. Davis
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Springfield Township

1510 Paper Mill Rd.

Wyndmoor, PA 19038

RE: Flourtown Swim Club

LOCATION: 1528 Bethlehem Pike Flourtown, PA

Dear Mr. Penecale:

The Springfield Township Emergency Services Board at its December 1, 2021 meeting reviewed the above referenced plans (sheets 1-5), dated 9/25/16 with last revision 8/2/2021 New Club House and found no issues with the proposed plan.

If there should be any questions please feel free to contact me.

Sincerely,

Charles H. Batty
Fire Marshal for
Jim Gordon, Chairman
Springfield Township Emergency Services Board

Cc: T. Woodrow, PE
Michael Taylor, Township Manager



The Township of Springfield

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Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

February 10, 2022

Raymond Webb
Flourtown Swim Club
PO BOX 155
1528 Bethlehem Pike
Flourtown, PA 19031

RE: FLOURTOWN SWIM CLUB LAND DEVELOPMENT

Dear Mr. Webb:

At the February 9, 2022 meeting of the Board of Commissioners of Springfield Township, the Board accepted your letter of January 24, 2022 granting an extension to the 90 day subdivision/land development review period for the Flourtown Swim Club land development plan through May 15, 2022.

Please remain in contact with Mark Penecale, Director of Planning and Zoning, as you work through the details of your application.

Very truly yours,

Michael Taylor
Township Manager

MT:cmt.

Cc: M. Penecale ✓
T. P. Woodrow
J. J. Garrity



January 10, 2022

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

Reference: Flourtown Swim Club – Clubhouse Construction Application

Dear Mark:

I am in receipt of a five-sheet set of plans prepared by Ambric Technologies of Colwyn, Pa. The plan is entitled, "Flourtown Swim Club – 1528 Bethlehem Pike," and bears an original date of September 25, 2016, and has been most recently revised August 2, 2021. The plan describes the proposed construction of a new clubhouse facility on the campus. The clubhouse is proposed to house 3,200 square feet of new indoor space and is to be constructed atop of existing tennis courts located to the rear of the swim club facility. The building is to be served by both public water and public sewer. Pursuant to the Pennsylvania Municipalities Planning Code definition of land development, the application is being reviewed against the requirements of our ordinances. My observations of the property would indicate that minor improvements over the years have had a cumulative effect on the land. In my opinion, the Township should take this opportunity to gather much more specific information and to memorialize site conditions serving as a yardstick to be used as a means to measure future property improvement. My further review the application is as follows:

Approvals/Permits/Reviews:

Any approval the Board of Commissioners would grant this application must be conditioned upon the applicant securing the following approval/permit/reviews:

1. PA DEP – The department has rigorously been enforcing conditions of the Pennsylvania Act 537 – Sewage Facilities Planning. It appears that a "waiver of planning" may be appropriate for this application. However, the applicant must produce that waiver from the appropriate agencies.
2. Bucks County Water and Sewer – A new sewer connection to the sanitary sewer system will require approvals from this entity.

Zoning Ordinance Review:

It is unclear how the swim club and day camp exist from a zoning district and "use" review perspective. This application may trigger the need to appear before our zoning hearing board for relief.

January 10, 2022

Mark Penecale, Planning Director

Springfield Township

Reference: Flourtown Swim Club – Clubhouse Construction Application

Subdivision and Land Development Ordinance Review:

1. Section 95-7.A – A complete outbound coordinate geometry plan is required with bearings, distances and closure. The right-of-way, both existing and ultimate, for Bethlehem Pike and Bysher Avenue must be indicated on the submission documents.
2. Section 95-7.D – The Width of rights-of-way, cartways and sidewalks must be shown on the documents. This requirement would include information on the property's frontage to Bysher Avenue.
3. Section 95-7.F – The location, size, material and depth of all existing and proposed utilities, together with all service connection details, must be shown on the documents.
4. Section 95-7G(3) – The size and species of all existing trees over six inches in caliper must be described on the plans.
5. Section 95-7.H – A statement with regard to any proposed landscaping enhancements must be shown on the plans.
6. Section 95-11.E(2)(b) – Land must be offered for dedication for park and recreational areas based upon the square footage of the proposed building area. It appears that 3,000 square feet of open space should be offered for dedication to the Township or a fee in lieu offered.
7. Section 95-11.H – Survey Monuments – Survey monuments must be placed at the outer perimeter of the proposed land development and a statement certifying their accuracy must be added to the plans.
8. Section 95-11.I – The board of commissioners require as a condition of approval for land developments appropriate landscaping. Additional landscape buffers may be appropriate on the south side of existing parking lots adjacent to single-family residential homes.
9. Section 95-13 – The appropriate signature blocks, zoning charts, acknowledgment forms, etc. must be added to the plan suitable for recording with the Montgomery County Recorder of Deeds Office. This plan will memorialize the actions taken by the Board of Commissioners, waivers granted and conditions of approval that would accompany any decision on the project.

Stormwater Management:

While the proposal does not add impervious cover to the property, the entire tract of ground was developed prior to stormwater management regulations. Every Pennsylvania community has received mandates from the PA DEP through the US EPA to pursue improved stormwater management throughout our communities. This task is especially true for legacy development like the firehouse and swim club. Our Township was severely impacted by the results of Hurricane Ida further reinforcing our need to pursue stormwater improvements at every possible opportunity. A site view revealed an excellent opportunity to implement a stormwater basin in the open field to the far northwest corner of the site. This location is particularly important as it captures runoff from the existing parking lots, fire company buildings, parking lots and other improvements in the watershed. A minimal effort will be required to gain significant improvements to our stormwater management and stormwater treatment systems within our community. I would request that a meeting be held with the property owners and Township staff to discuss of this type of design. Several photographs of this area have been included with this review.

January 10, 2022

Mark Penecale, Planning Director

Springfield Township

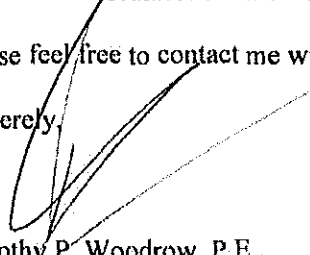
Reference: Flourtown Swim Club – Clubhouse Construction Application

General Design Comments:

1. A series of 10 plan notes appear on every sheet. These notes deal specifically with a survey within the city of Philadelphia. These notes shall be removed and replaced with an accurate statement of survey accuracy within Springfield Township, Montgomery County Pennsylvania.
2. Additional topographic information is required to the northwest corner of the property showing the adjacent parking lots and storm sewer systems located within the adjacent shopping center.
3. The plan lacks significant detail with regard to the existing sanitary sewer mains and water mains within the project. The plans must include a profile of the sewer line which is proposed to connect the proposed clubhouse to the existing infrastructure.
4. The plan shows a very restricted “limit of disturbance.” This line does not accurately represent the area needed for excavation, equipment access, construction staging, construction access, foundation placement, etc. The plan should be revised to account for all of these activities.
5. Ownership of the water main that is to be tapped for service to the clubhouse must be provided and the determination made as to whether any additional approvals from Aqua PA would be required.
6. Sheet 5 is labeled as “Erosion and Sediment Control Plan;” however, none of the details, nor plan notes pertain to the project currently proposed. A specific erosion control plan must be developed for this project
7. Property ownership and any information on leased areas must be shown and described on the plans
8. Signature blocks must be created for execution by the individual authorized to act an agent for the legal owner of the land.
9. Construction details must be developed to address the specific needs of this application
10. The drafting “line type” which describes the property boundary should be improved to allow for a more scalable location of corners and horizontal reference.

Please feel free to contact me with any questions you may have.

Sincerely,



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

TPW/del

cc: A. Michael Taylor, Township Manager – Springfield Township
James J. Garrity, Esq., Wisler Pearlstine, LLP. – Township Solicitor
Ray Webb, Flourtown Swim Club
Ambric Engineers

January 10, 2022

Mark Penecale, Planning Director

Springfield Township

Reference: Flourtown Swim Club – Clubhouse Construction Application

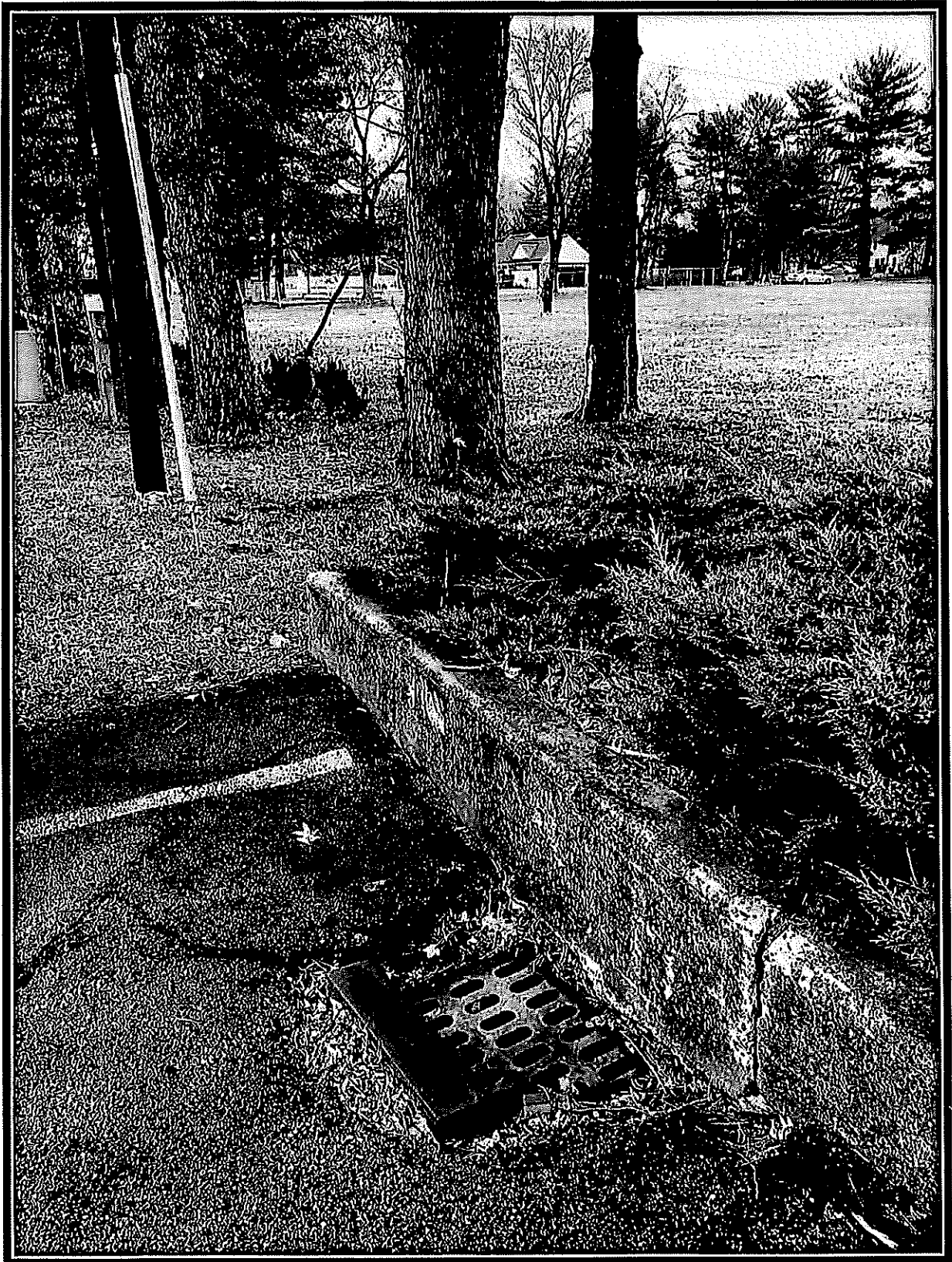


January 10, 2022

Mark Penecale, Planning Director

Springfield Township

Reference: Flourtown Swim Club – Clubhouse Construction Application



January 10, 2022
Mark Penecale, Planning Director
Springfield Township
Reference: Flourtown Swim Club – Clubhouse Construction Application



**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 20, 2021

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

Re: MCPC #21-0321-001
Plan Name: Flourtown Swim Club
(3,200 sq. ft. Clubhouse on 4.08 acres.)
Situates: Bethlehem Pike (north of Bysher Avenue/south of E. Mill Road
Springfield Township

Dear Mr. Penecale:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on November 24, 2021. We forward this letter as a report of our review.

BACKGROUND

The applicant, Flourtown Swim Club, is proposing to construct a 3,200 square foot clubhouse building with a 2,176 square foot porch on what is currently a tennis court in the northeast corner of the property. The property is currently leased by the Flourtown Swim Club from the Flourtown Fire Company, and it is accessed via a shared driveway with the Flourtown Fire Company off of Bethlehem Pike. The site is located in Springfield's B-2 Business District. The property is served by public water and sewer, and the plan revision is dated August 2, 2021.

COMPREHENSIVE PLAN COMPLIANCE

The Future Land Use element of the 2012 Springfield Township Comprehensive Plan identifies the Flourtown Swim Club site as a Community Mixed Use and Services area. In addition, the site is also identified as a Community Mixed Use Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Community resources and amenities, such as the Flourtown Swim Club and proposed clubhouse addition are consistent with both land use designations.

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 both Springfield Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

ZONING

- A. Required Parking. No information is provided regarding the parking spaces required for the proposed clubhouse and whether the existing parking spaces on site are sufficient to meet these requirements. Based on aerial imagery, there appears to be ample parking either on site or parking that is easily accessed via shared parking agreements on adjacent sites. However, the applicant should provide information demonstrating compliance with Township parking regulations required per § 114-134.
- B. Zoning Information. The plan does not include any pertinent zoning information related to the proposal including building coverage or impervious coverage requirements for the zoning district. These are likely non-issues based on the size of the proposed clubhouse relative to the size of the parcel and the fact that the proposed building will be located on an existing impervious surface, but this information should be indicated on the plan.

LANDSCAPING

- A. Parking Lot Buffering. The applicant should consider providing additional buffering around the perimeter of the parking area, particularly along the southern property line adjacent to the existing residential properties. The image below shows existing conditions per a Google street view image from October 2019. This could be improved with additional landscaping to improve the view from the residences directly adjacent to the parking area, provide a screen to block light from headlights, and improve stormwater management.



Image Courtesy of Google Street Vie: October 2019

GENERAL COMMENTS

- A. Typos on Plan. In the "Notes" section for the plan at the top right corner of each page, the notes make reference to the City of Philadelphia and corresponding zoning and other code requirements. This section should be updated to refer to Springfield Township and the appropriate regulations.

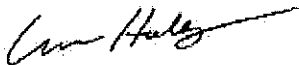
CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal to construct a new clubhouse on the existing Flourtown Swim Club site; however we believe that our suggested revisions will better achieve both Springfield Township's planning objectives for institutional development.

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

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#21-0321-001) on any plans submitted for final recording.

Sincerely,



Aaron Holly, Community Planner
aholly@montcopa.org - 610-278-3748

c: Ray Webb, Applicant's Representative
A. Michael Taylor, Springfield Township Manager
Amanda Helwig, Chair, Springfield Township Planning Commission

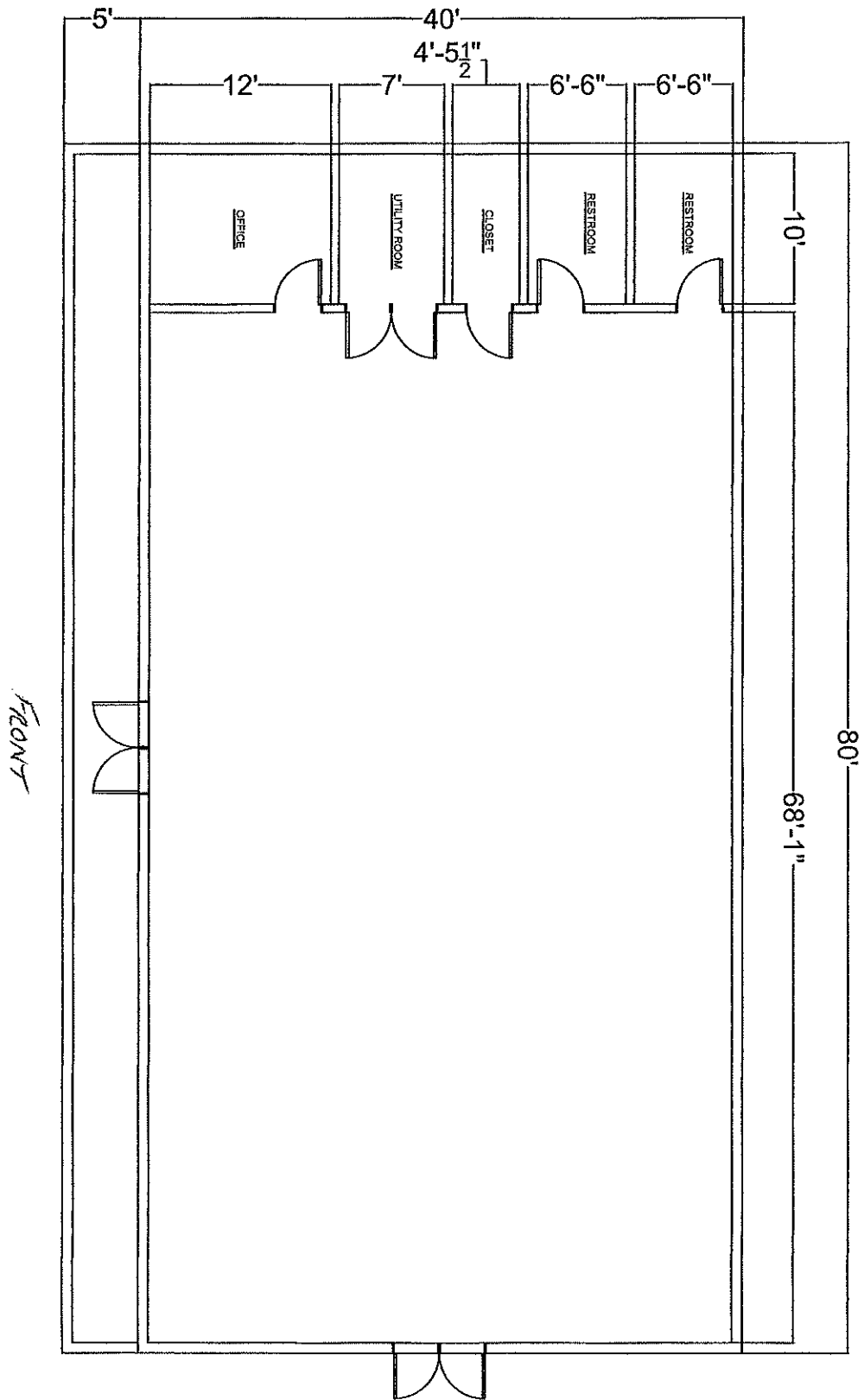
Attachments: Aerial Photo of Site
Applicant's Plan

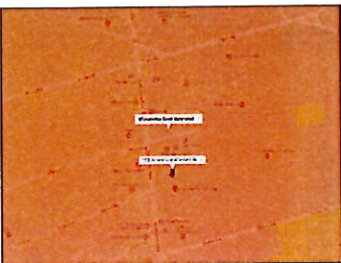


Floutown Swim Club
MPC #210321001

Montgomery County
Planning Department
Comptroller
Montgomery County, Courthouse - Planning Department
1000 N. 1st St. - Rockville, MD 20850
601.224.3122 - 601.224.3121
www.montgomeryplanning.com
Aerial Imagery kindly provided by GeoEye.

FLOOR PLAN





- NOTES:**
1. Boundary Right-of-Way dimensions are presented in the City of Philadelphia District Standard of measurement (DS). Other dimensional distances as per US Standard.
 2. Philadelphia District Standard measurement (DS) is to be used in the City of Philadelphia for Title and Conveyance.
 3. Refer to the City Plan of Philadelphia and Book of Record and Title Report.
 4. A correction from inches to the equivalent decimal expression is for clarity and greater precision.
 5. The preparation of this plan by Ambric Technology Corporation does not imply or constitute the approval of city agencies.
 6. Plan prepared in accordance with the instructions of Lance Kremer.
 7. Unresolved boundary disputes shall be referred to the City District Surveyor and Registrar.
 8. A zoning permit is required for any proposed changes to lot lines including consolidation of existing parcels.
 9. The use of this plan for purposes other than as designated herein, would be at the sole risk of the user.
 10. Attention is called to the zoning requirements in the City of Philadelphia Code as amended.

AMBRIC TECHNOLOGY CORPORATION
 Consulting Engineers and Surveyors
 100 Fizee Street
 Coblyn, PA 19033
 (phone) 215-928-8304/484-257-0010
 (fax) 215-928-8304/484-257-0016

FLOURTOWN SWIM CLUB
 1528 BETHLEHEM PIKE
 Flourtown, PA 19031

PROJECT: FLOURTOWN SWIM CLUB 1528 BETHLEHEM PIKE Flourtown, PA 19031

PLAN MADE FOR:

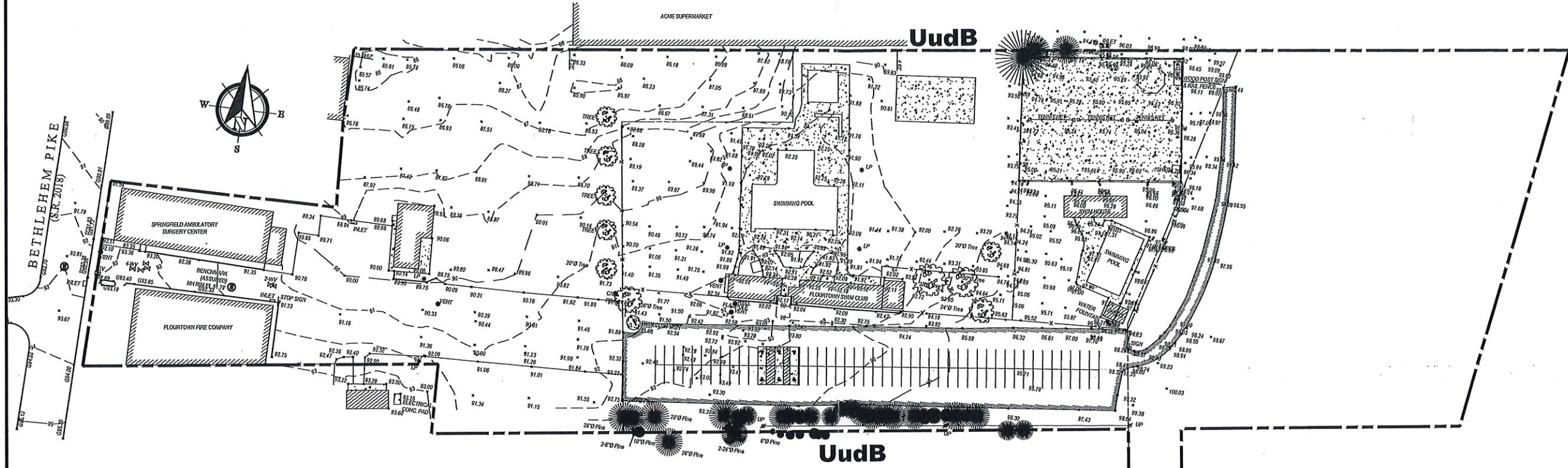
REV.	DATE	REVISION
1	5/29/2018	REV PER CLIENT CHANGES
2	6/19/2018	REV PER CLIENT CHANGES
3	5/29/2018	REV PER PRECONS. MEETING
4	10/20/2018	NEW CLUB HOUSE
5		
6		
7		
8		
9		

DESIGNED BY: MAJ/AP/S
 DRAWN BY: MAJ/AP/S
 CHECKED BY: JG/MMK
 APPROVED BY: JG/MMK Michael A. Fina, P.E. PE084603

SHEET TITLE:
 EXISTING FEATURES PLAN

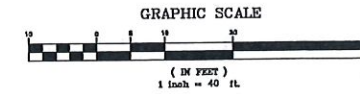
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 DATE: 09/25/2018

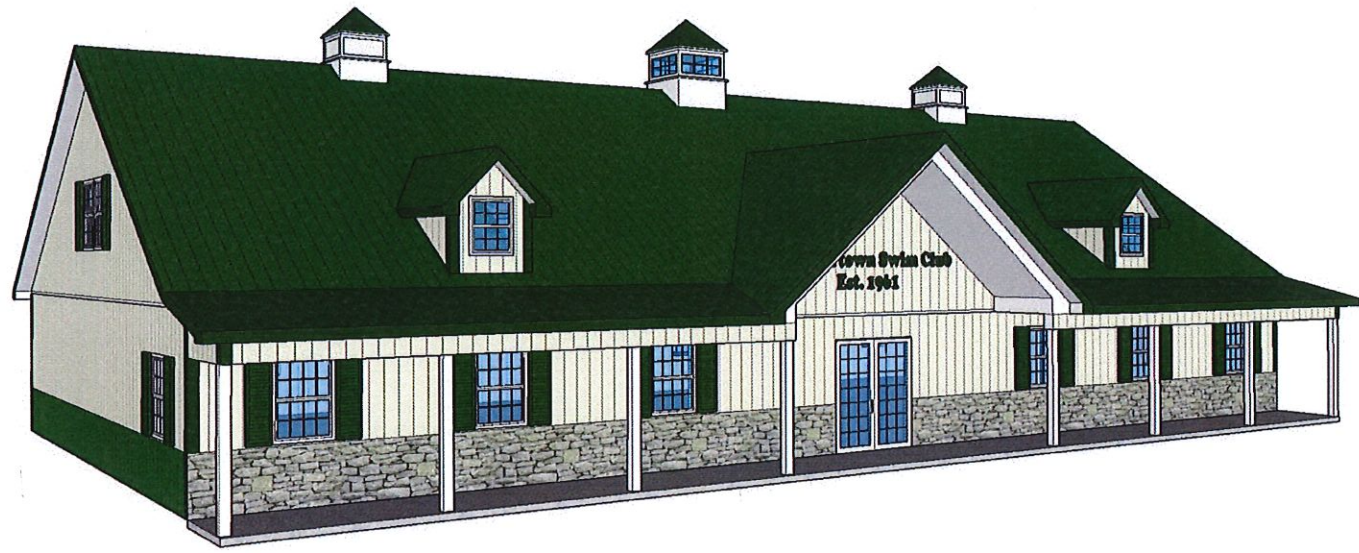
SHEET NO.: **1**



LEGEND

	PROPERTY LINE
	RIGHT OF WAY LINE
	ADJOINER LOT LINES
	EXISTING EASEMENT
	EXISTING SETBACK
	EXISTING STREAM CENTERLINE
	EXISTING STREAMBANK
	EXISTING BUILDING
	EXISTING CONCRETE CURB
	EXISTING EDGE OF PAVING
	EXISTING EDGE OF GRAVEL
	EXISTING CHAINLINK FENCE
	EXISTING IRON FENCE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING CITY PLAN ELEVATION
	EXISTING SPOT ELEVATION
	EXISTING GAS
	EXISTING COMBINED SEWER
	EXISTING SANITARY LATERAL
	EXISTING STORM PIPES
	EXISTING TELECOMMUNICATIONS
	EXISTING UNDERGROUND ELECTRIC
	EXISTING OPEN HEAD WIRE
	EXISTING WATER MAIN
	EXISTING SANITARY MANHOLE
	EXISTING STORM MANHOLE
	EXISTING WATER MANHOLE
	EXISTING TELEPHONE MANHOLE
	EXISTING STORM INLETS
	EXISTING UTILITY POLE
	EXISTING TRAFFIC SIGN
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING LIGHT

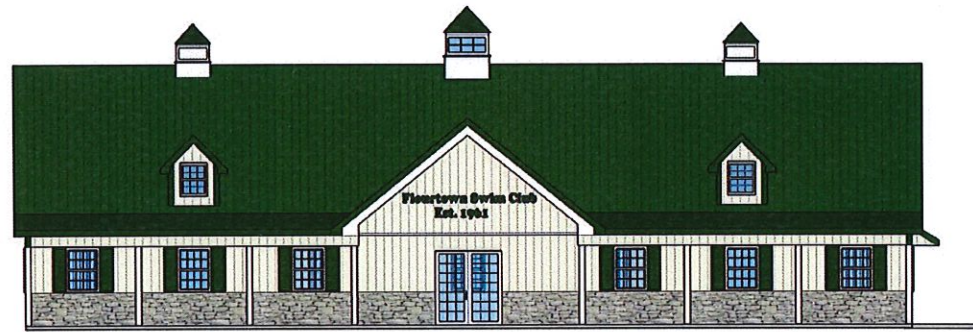




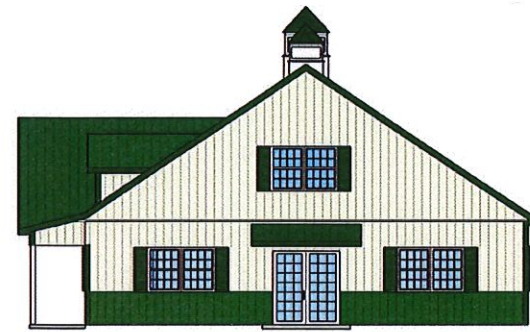
1 FRONT



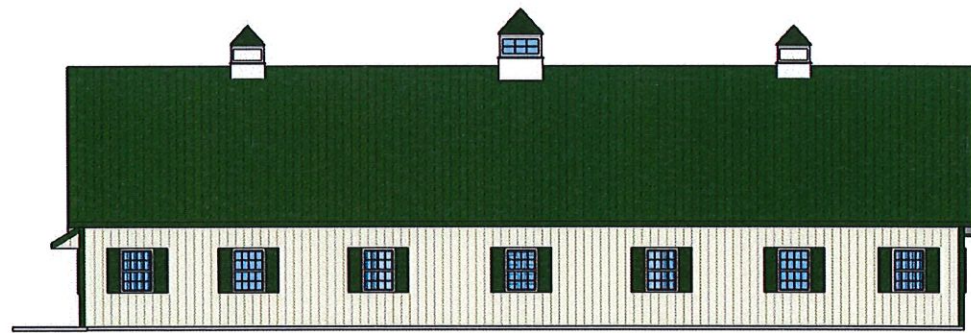
2 REAR



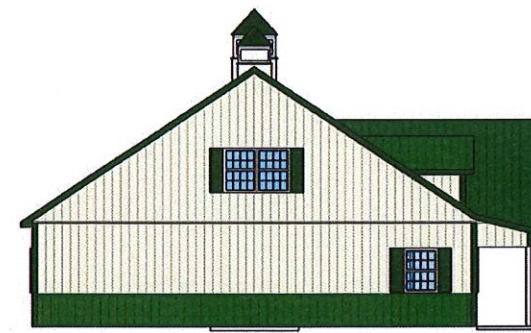
3 FRONT



4 RIGHT



5 REAR



6 LEFT