



**Springfield Township
Planning Commission Meeting
March 21, 2023**

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
	Harbison	Mascaro	Helwig

Minutes: Review the minutes from the February 7, 2023, meeting and the March 7, 2023, meeting.

Commissioner's Report: Call on Commissioner Standish.

PC1: 1110 Willow Grove Avenue, LLC will present their Land Development Application for the property located at 1108 & 1110 Willow Grove Avenue, Wyndmoor, PA 19038. The applicant proposes to demolish the existing buildings on the property and construct 12 new townhouse units. The applicant proposes to provide a new on-site parking layout, site lighting and an on-site stormwater management system. The developer proposes to increase the greenspace on the property and provide additional landscaping throughout the property. This application has been approved by Springfield Township's Zoning Hearing Board. The property is zoned within the B-Residential District of Ward #5.

Adjourned:

Note: The next scheduled meeting will be held on Tuesday, April 4, 2023.



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

COMMISSIONERS

James M. Lee
President

Baird M. Standish
Vice President

Peter D. Wilson
Eddie T. Graham
Michael E. Maxwell
Jonathan C. Cobb
Susanna O. Ralsavong

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garnity
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Public Notice

Planning Commission Meeting

This notice is sent to inform you the Springfield Township Planning Commission will hold a public meeting on **Tuesday, March 21, 2023**, with a 7:00 P.M. start time to discuss the redevelopment of the property located at 1108/1110 Willow Grove Avenue, Wyndmoor, Pa. 19038.

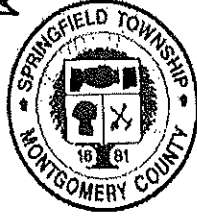
This will be the review of the Land Development Plan submitted by **1110 Willow Grove Avenue, LLC** for the property located at 1108/1110 Willow Grove Avenue, Wyndmoor, PA 19038, known as Parcel 5200-1863-7004. The applicant proposes demolishing the existing structures on the property and building 12 new townhomes fronting Willow Grove Avenue. The proposed redevelopment of the property will include off-street parking areas that include open areas and garage space. An on-site stormwater management system is proposed to be added, as well as additional green space. Landscaping is proposed to be added throughout the property. This proposal received Zoning Hearing Board approval on March 28, 2022. The property is zoned within the B-Residential District of Ward #5 of Springfield Township. The Planning Commission will offer a recommendation prior to the closing of this meeting.

A copy of the plan, study and the application are posted on the Township's website, www.springfieldmontco.org under the Planning Commission tab. If you have any questions, please feel free to contact me at 215-836-7600, ext. 1114 or by email mpenecale@springfieldmontco.org.

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

LD - 23-01

MA



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: 1110 E. Willow Grove Ave

Location: 1110 E. Willow Grove Ave
Wyndmoor, PA 19038

C Name of Owner: 1110 Willow Grove Ave, LLC.

Address: 910 E. Willow Grove Ave
Wyndmoor, PA 19038

Phone #: 610-283-4891 (Jay Overcash)

D Name of Applicant: SAME AS OWNER

Address: _____

Phone #: _____

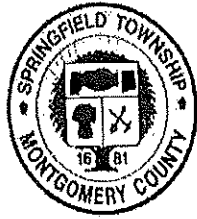
E Name of Engineer, Surveyor, or Planner responsible for preparation of the plan
LANDCORE Engineering Consultants, PC; D. Alexander Tweedie, PE

Address: PO Box 37635 #56287, Philadelphia, PA 19101-0635

F Existing Zoning Classification: B-Residential District

Total Acreage: 1.25 New Non-Res. Floor Area: N/A (sq. ft)

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



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

Intended Land Use(s)	# of Lots	Units	Buildings
(X) Residential	1 Exist.	12	_____
() Commercial	_____	_____	_____
() Industrial	_____	_____	_____
() Office	_____	_____	_____
() Other (Specify below)	_____	_____	_____

G Does this application meet all the requirements of the existing Zoning Classification? () Yes (X) No (if no, attach a list of variances and/or special exceptions) ZHB Variances Granted March 28, 2022.

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

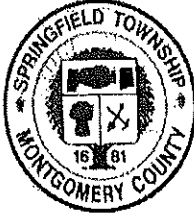
1. Zoning Variance Decision _____
2. _____
3. _____
4. _____
5. _____
6. _____

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. 12 DUs	\$250 per D.U. 12 DUs
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 \$ 6,000

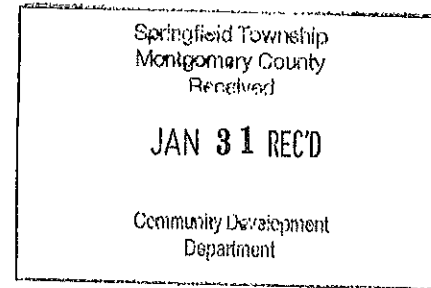
L Springfield Township Application Fees

Waiver or Sketch Plan Fee \$ _____

Preliminary Plan Fee \$ 2,400

Final Plan Fee \$ 3,000

Total \$ 5,400



Check # 1095

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

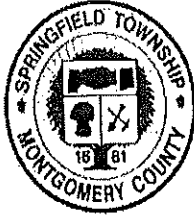
RESIDENTIAL LAND DEVELOPMENT

Number of Lots or Units (whichever is greater)	General Fee + Fee Per Lot or Unit
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

Gross Square Feet of New Building	General Fee + Fee for every 1,000 gross sq. ft. (round to nearest whole dollar)
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 \$ _____ Check # _____



**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.

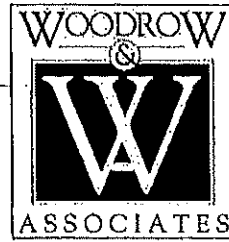
In the event the applicant wishes to have the review by the Township discontinued, the applicant will notify the Township immediately, in writing, and processing of the review will be terminated upon receipt of such written notification to the Township, it being understood that all bills accrued to date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

01-25-23

DATE

A handwritten signature in black ink, appearing to be "J. M.", written over a horizontal line.

SIGNATURE OF APPLICANT



February 20, 2023

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

Reference: 1110 Willow Grove Avenue – Redevelopment – Application

Dear Mark:

My office is in receipt of a 13-sheet set of plans prepared by Land Core Engineers. These plans are dated January 23, 2023, and describe the demolition of existing structures located on this property. A new development of 12 townhouses is proposed. This plan has been the subject of a zoning hearing board application where the Zoning Hearing Board granted relief to provide for use, setback and lot area variances. The proposal creates a significant reduction in the existing impervious cover located on the land. The application is supplemented by a stormwater management report dated January 23, 2023, prepared by Land Core consulting engineers. Further review topics are as follows:

Threshold Topics – My review of the application reveals the following threshold topics worthy of more specific discussion:

1. **Stormwater Management** – While the proposal reduces the amount of impervious cover on the property and therefore would avoid the need for implementation of any additional stormwater management methodologies, we ask for cooperation in furthering the community's goals to make up for sins of the past through utilization of technologies that would help improve the community at large. The use of pervious paving materials in the parking areas, oversized piping, rate reduction in the stormsewer system, and soil amendments improving permeability, are examples of design elements that could be incorporated in the site plan.
2. **Patios** – It is helpful to better understand how the units are to function with regard to the front yard patios that are shown on the site plans. Widened concrete pads are provided for each unit. These areas have the ability to add a unique architectural aesthetic to the street scape. However, improper utilization of the spaces could be very detrimental to the streetscape experience.

February 20, 2023

Mark Penecale, Planning Director

Springfield Township

Reference: 1110 Willow Grove Avenue – Redevelopment – Application

3. **Basements** – The site plan calls for the presence of ‘Bilco’ doors along the street frontage of Willow Grove Avenue providing for basement access. The location of these doorways could detract again for the Willow Grove Avenue street frontage aesthetic. It would be helpful to understand the extent of basement space versus the location of garages and how the garage slab will interface with basement foundation walls.
4. **Willow Grove Avenue Improvements** – The curb reveal, curb condition, sidewalk width and sidewalk condition along Willow Grove Avenue cause the need for replacement of this infrastructure. The existing crosswalk on Willow Grove Avenue must be incorporated into the design.
5. **Form of Ownership** – The plan should be clear as to how these units are to be owned. The Record Plan should indicate whether these properties are for rent or offered for “fee simple” sale.
6. **Section 114-34.G – Handicapped Accessible Parking** – A handicapped accessible parking space is shown in the parking fields to the rear of the units. It is unclear as to how the accessible route to the structure will be provided from the space. I will defer to the building department as to more specific requirements / absence of requirements for these type of accommodations for this use.

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

- PA DEP – Sewage Facilities Planning Approval
- PA DEP – NPDES Stormwater Approval
- Bucks County Water and Sewer Authority
- PennDOT – Utility Connection HOP
- PennDOT – Right-of-Way Improvements HOP
- Springfield Township Fire Marshal
- Township solicitor approval of the impacts of the form of ownership
- Execution of Stormwater Operations and Maintenance Agreement
- Execution of Land Development and Financial Security Agreement

Zoning ordinance review

1. The grant of zoning variance has provided for the development in the configuration shown on the submitted documents. The configuration deals with use, front yard setback and minimum lot size for townhouse units.

February 20, 2023

Mark Penecale, Planning Director

Springfield Township

Reference: 1110 Willow Grove Avenue – Redevelopment – Application

2. Section 114-134.A(1) – Parking – Two parking spaces are required per dwelling unit. Plan Sheet 2 of 13 must speak directly to this requirement. The plan appears to provide two garage spaces per unit plus additional guest parking. However, it is unclear how the garage spaces will be accessed as the width of the units are proposed at only 20-feet-wide.
3. Section 114 – 34.D – Parking areas for private homes may measure nine-feet-wide by 18-feet-deep. Accounting for the wall thickness, garage door hardware and the proposed landscaping islands, it is unclear how this parking dimension can be met with the current plan.
4. Section 114-34.F(1) – Loading – it will be important to understand how deliveries will be handled for this facility. Amazon, FEDES, UPS trucks, etc. should have a designated Loading Zone on Willow Grove Avenue that will not interfere with the intersection clear-sighted triangle.
5. Section 114-34.F(2) – The parking area must be provided with internal landscaping in accordance with our subdivision ordinance requirements.

Subdivision Land Development Ordinance Review:

1. Section 95-7.B – The location of all property survey monumentation must be indicated on the plans, including all points of curvature.
2. Section 95-7.C – Curb grades along Willow Grove Avenue and the location of the site benchmark must be shown.
3. Section 95-7.D – A clear depiction of the existing right-of-way width and sidewalk width must be added to the plans.
4. Section 95-7.E – A site-specific detail should be added to the plans for the Queen Street restoration necessary in conjunction with the storm sewer installation. Details should include an obligation to mill and overlay at least the half-width of Queen Street.
5. Section 95-7.I – A traffic management study must be provided.
6. Section 95-10.A – Queen Street must be fitted with a 50-foot-wide right-of-way or 25 feet measured from centerline. The plan acknowledges this requirement; however, it is not utilized in the base site calculations. Metes and bounds for the ultimate right-of-way line as well as for the radius of the right-of-way interfacing between Queen Street and Willow Grove Avenue must be provided on the plans.
7. Section 95-10.A – Willow Grove Avenue must be fitted with a 60-foot-wide right-of-way or measured 30 feet from centerline – The applicant is seeking a waiver from this obligation.

February 20, 2023

Mark Penecale, Planning Director

Springfield Township

Reference: 1110 Willow Grove Avenue – Redevelopment – Application

8. Section 95-10.A – Queen Street must be fitted with a sidewalk that measures ten feet in width.
9. section 95-10.A – Willow Grove Avenue must be fitted with a ten-foot-wide sidewalk.
10. Section 95-11.B – The Bucks County Water and Sewer Authority must approve the design for serving the structures with sewer. The project proposes the creation of a sewer easement and sewer main extension to the rear of the structure. PA DEP will require that the sewer main be publicly dedicated in order to qualify for sewage facilities planning approvals.
11. Section 95-11.E(1) – The developer or applicant shall offer for dedication, land suitable for park or recreation use to Springfield Township.
12. Section 95-11.E(2) – The amount and location of land to be offered for dedication shall bear a reasonable relationship to the incremental need for additional facilities.
13. Section 95-11.E(2)(a) – The amount of land to be offered shall equal 3,000 square feet per residential welling unit or in this instance, 36,000 square feet.
14. Section 95-11.E(8) – The code offers an alternative to physical land dedication in that a fee in lieu of dedication is a possible alternative to be considered by the Board of Commissioners.
15. Section 95-11.H – All property corners, including that of the eventual road right-of-way, will need to be provided with survey monumentation.
16. Section 95-11.I.(1) (b) & (c) – The site has an obligation to provide a softening buffer on the south and east sides of the project. It appears that the softening buffer requirements have been met by the proposed Landscaping Plan.
17. Section 95-11.I.(2)(b) – Our landscape ordinances require the placement of street trees along the frontage of Queen Street as well as Willow Grove Avenue. Five street trees are required along Queen Street and eight street trees are required along Willow Grove Avenue. The landscaping plan proposes 12 street trees along Willow Grove and five street trees along Queen Street. The proximity of the driveway makes a fifth tree on Queen Street difficult. The applicant has asked that we acknowledge the increased number of street trees on Willow Grove Avenue therefore meeting his obligation.
18. Section 95-11.I.(2)(b) – The placement of street trees is to occur a minimum of 15 feet from the road curb face. The proposed plantings along Willow Grove Avenue are places at ten feet from the curb face. A waiver will be required from this obligation.

February 20, 2023

Mark Penecale, Planning Director

Springfield Township

Reference: 1110 Willow Grove Avenue – Redevelopment – Application

19. Section 95-11.I.(3) – Parking Lot Landscaping – Our landscape ordinances require that any off street parking areas be provided with a Landscaping Plan. This proposal calls for landscape islands, shade trees and green spaces. Therefore, it appears that the applicant has met their parking lot landscaping obligations.

20. Section 95-11.I.(11)(c) – Our ordinance requires that any tree over three-inches in caliber that is removed from the property must be replaced by two trees having a caliber of two 1/2 inches. The proposal calls for the removal of 16 viable on-site trees. Therefore, an obligation to replant 32 new trees in the Landscaping Plan is triggered. The applicant is not proposing any replacement trees due to the limited available planting space once the parking lot trees, buffer trees and street trees are installed. They are requesting a fee in lieu of replacement trees in the alternative.

General Design Requirements:

1. The applicant is proposing the connection of the storm sewer collection system from the project to existing Township infrastructure via a storm sewer extension down Queen Street to the intersection of East Pleasant Avenue.
 - a. Specific topography along this stretch of roadway is required.
 - b. A profile of the storm sewer extension is required.
 - c. Investigation as to the adequacy and structural stability of the point of connection is required.
 - d. Design of the restoration of curb, sidewalk and paving is required.
 - e. The existing storm sewer inlet at the intersection of Queen Avenue and East Pleasant Avenue is oddly positioned. A specific detail as to the connection methodology is required.
2. Retaining Wall – A small retaining wall is required to transition the grade from Queen Street to the parking lot. The design of this retaining wall is required.
3. Willow Grove Avenue – Given the number of utility trench cuts to provide service to the new dwelling units, the width of Willow Grove Avenue impacted by the trenches should be milled and overlaid.
4. Handicap Ramps – Any ramps at the intersection as well as pedestrian crosswalk must be brought to current standards.
5. Trash – The applicant should be ready to address how trash disposal and collection will be handled from this project. Trash cans placed along the Willow Grove Ave. frontage must obviously be prohibited.

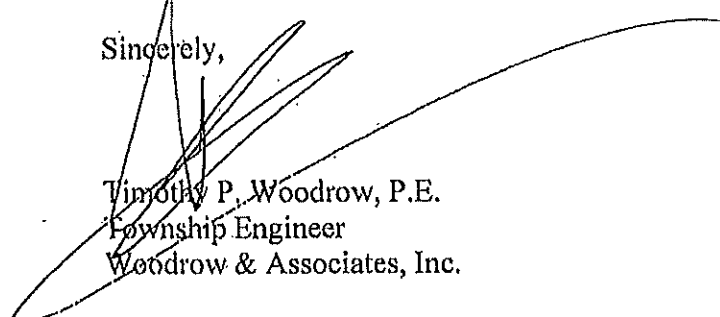
February 20, 2023

Mark Penecale, Planning Director
Springfield Township

Reference: 1110 Willow Grove Avenue -- Redevelopment -- Application

6. Site Lighting -- A note should be added to the lighting plan to indicate the following, "The Township will reserve the right to view the lighting installation at the completion of construction. If unintended light spill is encountered, additional shielding will be mandated in order to mitigate any unintended adverse impacts."
7. The depth of the sanitary sewer and Willow Grove Avenue should be shown to assure that there are no conflicts with the proposed water service laterals.
8. Parking Lot Access -- Emergency service personnel must comment specifically on their opinion as to the adequacy of the truck turning templates to facilitate their equipment in case of emergency.
9. A signature block should be added to the record plan indicating the Township engineer's review of the plan and documents.
10. A Maintenance and Protection of Traffic Plan is required to facilitate the Willow Grove Avenue improvements.

Sincerely,



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

TPW/del

Cc: A. Michael Taylor, Township Manager -- Springfield Township
Andrew R. Freimuth, Esq. -- Wisler Pearlstine, LLP
James J. Garrity, Esq., Wisler Pearlstine, LLP. -- Township Solicitor
Alex Tweedie, PE -- Landcore Engineering Consultants
Jay Overcash
Joseph C Kuhls, Esq. -- Kuhls Law -- Attorney for Applicant



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: www.SpringfieldMontco.org Phone: 215-836-7600

March 29, 2022

Fax: 215-836-7180

COMMISSIONERS

Eddie T. Graham
President

James M. Lee
Vice President

Baird M. Standish
Peter D. Wilson
Michael E. Maxwell
Jonathan C. Cobb
Susanna O. Ratsavong

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Juelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Joseph Kuhls, Esquire
352 N. Easton Road
Glenside, PA 19038

Re: Zoning Hearing Board Application #22-05; for the property located at 1108 and 1110 Willow Grove Avenue, Wyndmoor, PA 19038, also known as Parcel #5200-1863-7004.

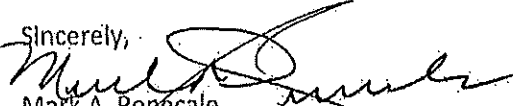
Dear Mr. Kuhls,

This letter is sent to inform you that on Monday, March 28, 2022, after deliberation and prior to the conclusion of their meeting, the Zoning Hearing Board of Springfield Township approved your request for dimensional variances from Section 114-62.A, Section 114-62.A.(1) and a use variance from Section 114-61 of the Springfield Township Zoning Ordinance. This will allow for the construction of twelve townhouse style dwelling units to be constructed on the site. In addition, the units may be constructed at a density not to exceed 4,380 square feet per unit with a front yard setback of not less than 20 feet in depth. This decision is based on the testimony provided at the hearing and exhibits entered into the record for this application. The approval of this application has the following conditions:

1. The development of this site must be constructed in accordance with the testimony provided at hearing and the exhibits entered into the record for this application.
2. The applicant is required to obtain Land Development approval from the Board of Commissioners of Springfield Township.

The vote for approval of this application was two Members in favor and one Member in opposition. 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
Michael Taylor, Manager, Springfield Township

March 13, 2023

Amanda Helwig, Chair
Springfield Township Planning Commission
1510 Paper Mill Road
Wyndmoor, PA 19038



RE: Landscape Plan Review for 1110 Willow Grove Avenue Mixed-Use Proposal

Dear Madam Chair;

At their February 23, 2023, the Springfield Township Shade Tree Commission reviewed the landscaping plan for the proposed mixed-use development at 1110 Willow Grove Avenue in Wyndmoor. The Commission has the following recommendations that it hopes the Planning Commission will consider and include with their own recommendations to the Springfield Township Board of Commissioners:

- Recommendation 1.** The Commission noted that given the abundance of existing impervious surfacing that is to be removed and replaced with greenspace/plantings, the **developer should consider testing and amending the soil** to a neutral pH level. Developed sites with an abundance of impervious surfacing tends to have higher pH-alkaline levels. Several of the native tree species listed in the plan (Pin and Red Oaks, and Red Maples) will not grow to an extended life in high alkaline soils.
- Recommendation 2.** The plan calls for numerous trees in the public right-of-way (ROW) with varying distances between the proposed trees along the frontage on Willow Grove Avenue and the front facades of the proposed townhomes. The Commission strongly believes that there is insufficient distance for healthy tree growth in front of units 11 and 12. The Commission suggests that **the two trees located in front of units 11 and 12 be relocated to the frontage along Queen Street** to provide adequate space for tree growth.
- Recommendation 3.** The Commission also suggests that **the developer consider using a greater variety of tree species along the property's frontage with Willow Grove Avenue.** The current plan calls for a mix of two species (American Hornbeam and Green Pillar Pin Oak). Adding a third or fourth tree species to the frontage would promote greater tree health and minimize any damage should a tree disease/blight necessitate the removal of the proposed trees along Willow Grove Avenue.

Recommendation 4. The Commission urges the developer to adhere to tree spacing and well standards. The plan calls for a majority of the required tree plantings to occur along the back property line, abutting the residential properties on Pleasant Avenue. Members expressed concern over the close proximity of so many trees/shrubs and worry that insufficient space has been provided for healthy tree growth.

We continue to appreciate the willingness of the Planning Commission to hear our recommendations and take these requests into consideration when the plan is presented to them. We look forward to reviewing more plans in the future!

Brandon Ford, MPA, MPS
Assistant Township Manager
Staff Liaison, Shade Tree Commission

Sent on Behalf of
Springfield Township
Shade Tree Commission

BCWSA



February 17, 2022

D. Alexander Tweedie, PE
Sr. Project Manager
LANDCORE Engineering Consultants, PC

Via email: atweedie@landcoreconsulting.com

**RE: Sewer Will Serve – 1110 Willow Grove Avenue Development
Springfield Township**

To Whom it May Concern:

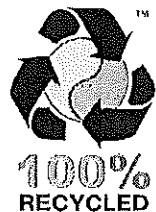
Bucks County Water and Sewer Authority can provide public sanitary sewer capacity to the proposed development. Sewer capacity is not guaranteed unless the developer purchases (reserves) the capacity under a Reservation of Capacity Agreement with the Authority. Further, the developer must obtain DEP Planning approval and execute a Sewer Service Agreement with the Authority prior to any flow being released into our sanitary sewer system.

However, in the event that the Pennsylvania Department of Environmental Protection or any other regulatory or governmental agency shall restrict or ban the Authority from connecting new customers to its facilities, the Authority does not represent or warrant that it will be able to accept sewage flows from the property described herein in the future.

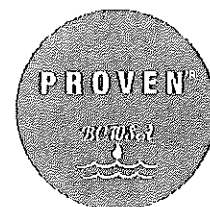
If you require further information, please call this office.

Sincerely,

James Napoleon, Manager
Engineering/AMS/SCADA Manager
BCWSA
215-343-2538 x169



BCWSA
1275 Almshouse Road, Warrington, PA 18976
Phone: 215.343.2538
Fax: 267.200.0324
www.bcwsa.net





April 4, 2022

D. Alexander Tweedie
Landcore Engineering Consultants
Philadelphia, PA 19101

Re: Water Availability
1110 Willow Grove Ave
Springfield Township, Montgomery County

In response to your request, this letter will serve as confirmation that the above referenced property is situated within Aqua Pennsylvania Inc. service territory.

Domestic and fire water service is available to this property and will be provided in accordance with Aqua Pennsylvania, Inc. Rules and Regulations. For further details, visit www.aquaamerica.com.

With regard to our capacity for domestic and fire service for this area, flow data information can be obtained upon written request to Lisa Thomas of our Control Center at LATHOMAS@AQUAAMERICA.COM. Include the address with town or township and the nearest intersecting street.

Should you have any further questions or need to request an application for service, contact me at (610) 541-4160 or dciotti@aquamerica.com.

Regards,

A handwritten signature in cursive script, appearing to read "Deanna L. Ciotti".

Deanna L. Ciotti
Special Services Coordinator-New Business Applications
Aqua Pennsylvania, Inc
700 W Sproul Rd
Springfield, PA 19064
O: 610.541.4160

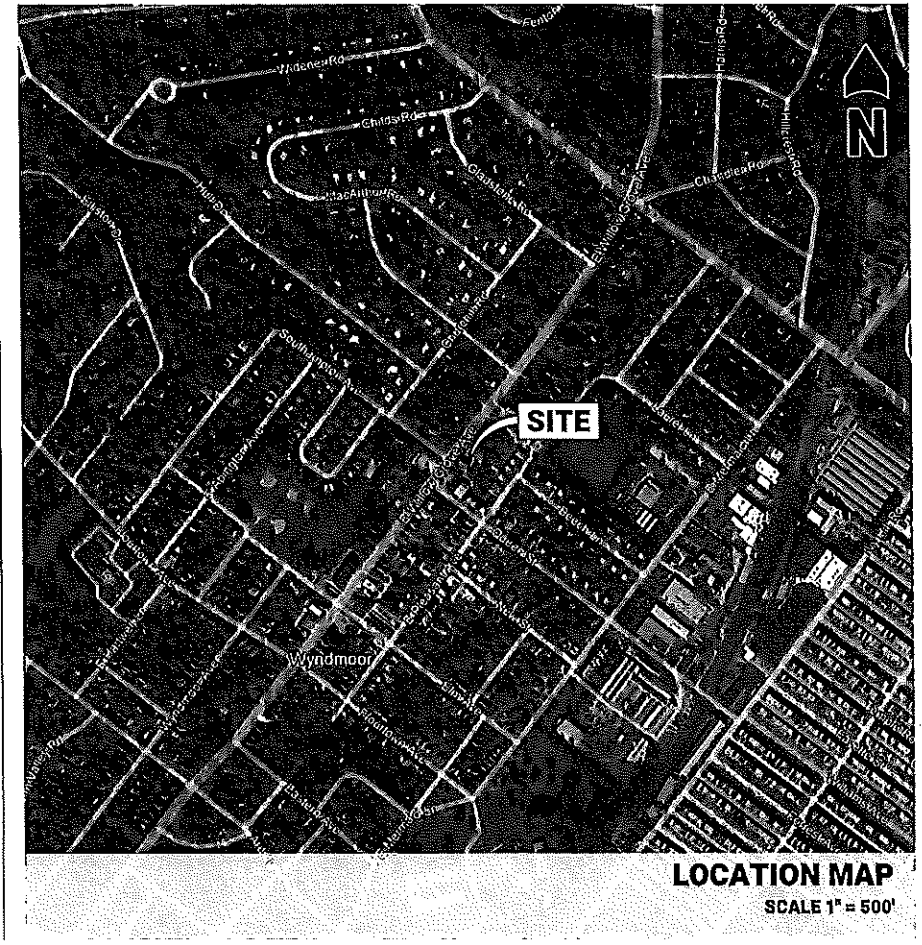
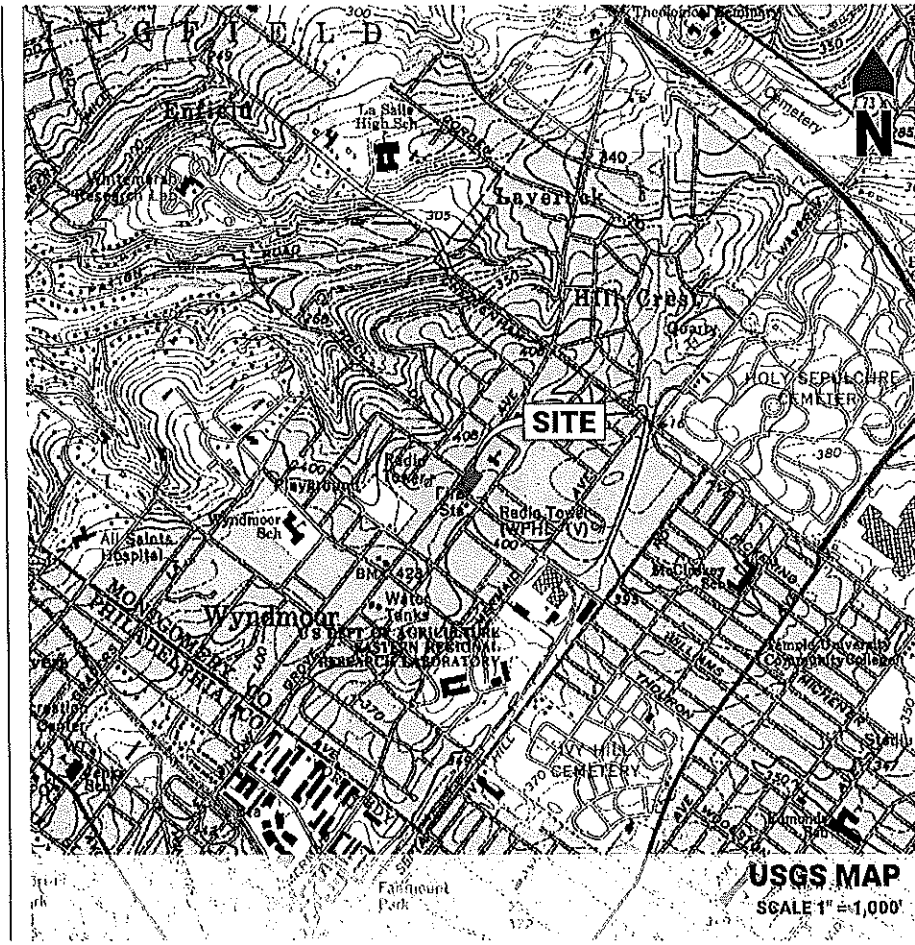


TICKET # 20212840543

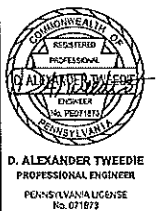
PRELIMINARY / FINAL LAND DEVELOPMENT PLAN FOR

PROPOSED RESIDENTIAL SITE REDEVELOPMENT

1110 WILLOW GROVE AVE
 SPRINGFIELD TOWNSHIP
 MONTGOMERY COUNTY, PA



LANDCORE
 PHONE 215-856-2510
 LANDCORECONSULTING.COM
 PO BOX 37635 #56287
 PHILADELPHIA, PENNSYLVANIA 19101-0635



NOT FOR CONSTRUCTION

REV.	DATE	REVISED PER	BY

PROJECT NO. 210084
 FILE COVER
 DRAWN BY B.NAGENGAST
 CHECKED BY D.A.TWEEDIE

PROPOSED RESIDENTIAL SITE REDEVELOPMENT 1110 WILLOW GROVE AVENUE SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY COMMONWEALTH OF PENNSYLVANIA	COVER SHEET
PROJECT APPLICANT 1110 WILLOW GROVE AVENUE, LLC	TITLE

DATE 2023 - 01 - 23

CL 0
 SHEET 1 OF 13 REV. No.

OWNER / APPLICANT

1110 WILLOW GROVE AVE, LLC

910 EAST WILLOW GROVE AVE
 WYNDMOOR, PENNSYLVANIA 19038

SHEET INDEX		
SHEET TITLE	SHEET ID	PAGE NO.
COVER SHEET	CL	1 of 13
RECORD PLAN	RP	2 of 13
GRADING and DRAINAGE PLAN	GP	3 of 13
UTILITIES PLAN	UP	4 of 13
LANDSCAPE PLAN	LA	5 of 13
LIGHTING PLAN	LP	6 of 13
VEHICLE MOVEMENT PLAN	VM	7 of 13
CONSTRUCTION DETAILS	DT1	8 of 13
CONSTRUCTION DETAILS	DT2	8 of 13
EXISTING CONDITIONS DEMOLITION PLAN	ECO	10 of 13
EROSION and SEDIMENT CONTROL PLAN	ES	11 of 13
EROSION and SEDIMENT CONTROL NOTES	NE	12 of 13
EROSION and SEDIMENT CONTROL DETAILS	DE	13 of 13

EAST PLEASANT AVENUE



TICKET #: 20212840543

ADA ACCESSIBILITY NOTES

- AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES, PUBLIC STREETS OR BOULEVARDS, AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY THEY SERVE.
- AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE OF THE SAME SITE.
- WALKWAY SURFACES SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5% AND A MAXIMUM CROSS SLOPE OF 2%. ANY WALKWAY SURFACE WITH A RUNNING SLOPE GREATER THAN 5% IS A RAMP AND SHALL COMPLY WITH THE GUIDELINES FOR RAMP OR CURB RAMP.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND ALL ADA REQUIREMENTS REFER TO ADA ACCESSIBILITY NOTES ON WITHIN THIS PLAN SET FOR FURTHER INFORMATION.
- PRIOR TO PLACEMENT OF CONCRETE FORMS, CONTRACTOR SHALL EVALUATE PROPOSED GRADING AND NOTIFY THE DESIGN ENGINEER OF ANY POTENTIAL GEOTECHNICAL ISSUES IN ORDER TO ENSURE ADA CONFORMANCE.
- FOLLOWING THE ISSUANCE OF AN AS-BUILT SURVEY OR UPON DETERMINATION OF NON-COMPLIANT FACILITIES, THE CONTRACTOR SHALL, AT THEIR OWN COST, BE RESPONSIBLE TO RECTIFY, RECONSTRUCT AND/OR AMEND SAID FACILITIES WHICH ARE OUT OF COMPLIANCE WITH ADA REGULATIONS. THIS APPLIES TO ALL FACILITIES WHICH HAVE BEEN CONSTRUCTED AS PART OF THE SCOPE OF CONSTRUCTION WHICH ARE OUT OF COMPLIANCE WITH ADA COMPLIANCE.

GRADING & DRAINAGE NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST. PROCEEDING WITH CONSTRUCTION WITHOUT NOTIFICATION IS DONE SO AT THE CONTRACTOR'S OWN RISK. CONTRACTOR TO ENSURE THE FOLLOWING MINIMUM GRADING STANDARDS TO ENSURE PROPER DRAINAGE AND PREVENTION OF POHOLES.
 - MIN. MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS RECEIVING DRAINAGE.
 - 1.5% ON ALL CONCRETE AND ASPHALT AND 2% MINIMUM ON ALL PAVED SURFACES.
 - SPOT GRADE ELEVATIONS (GR) INDICATED ON THE PLANS SHOW FINISHED GRADE ELEVATION OR FINISHED GRADE AT FACE OF CURB. TOP OF CURB ELEVATION ARE GENERALLY 6" ABOVE ASPHALT UNLESS NOTED OTHERWISE. SPOT ELEVATIONS SHOWN AT DRAINAGE STRUCTURES REPRESENT THE TOP OF UNIT ELEVATION AT THE CENTER OF THE STRUCTURE.
 - THE TOPS OF EXISTING MANHOLE, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS SHALL BE ADJUSTED, IF REQUIRED TO MATCH PROPOSED GRADINGS IN ACCORDANCE WITH ALL APPLICABLE STANDARDS. GRADE ADJUSTMENTS SHALL BE MADE PRIOR TO THE INSTALLATION OF PAVEMENT WEARWAYS COURSE OR PLACEMENT OF TOPSOIL IN UNPAVED AREAS.
 - ALL STORMWATER PIPING INSTALLED WITHIN THE REINFORCING ZONE OF ANY PROPOSED RETAINING WALLS MUST BE INSTALLED WITHIN A WATER TIGHT SEAL.
 - HIGH DENSITY POLYETHYLENE (HDPE) PIPES SHALL BE 1/4" DUAL WALL, SMOOTH LINED OR EQUIVALENT IN ACCORDANCE WITH ASTM STANDARDS, UNLESS OTHERWISE SPECIFIED.
 - REINFORCED CONCRETE PIPES (RCP) SHALL BE CLASS II, UNLESS OTHERWISE SPECIFIED.
 - THE CONTRACTOR SHALL ENSURE THE SERVICES OF A QUALIFIED GEOTECHNICAL ENGINEER TO CERTIFY THAT ON-SITE SOIL CONDITIONS AND CONSTRUCTION PRACTICES ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE STATISTICAL CODES AND ACCEPTED INDUSTRY STANDARDS. CONTRACTOR SHALL ENSURE:
 - ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED AS DIRECTED BY THE QUALIFIED GEOTECHNICAL ENGINEER.
 - MOISTURE CONTENT AT TIME OF PLACEMENT SHALL BE DOCUMENTED IN A COMPACTION REPORT VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AND AREAS TO BE PAVED, HAVE BEEN COMPACTED AS DIRECTED BY THE QUALIFIED GEOTECHNICAL ENGINEER.
 - SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. BRUSHED SUBBASE BE DESIGNED AND SHOWN BY OWNER OR OWNER'S REPRESENTATIVE. SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE QUALIFIED GEOTECHNICAL ENGINEER.

STORMWATER MANAGEMENT SUMMARY

TOTAL EXISTING IMPERVIOUS: 1.01 ACRES
 TOTAL PROPOSED IMPERVIOUS: 8.16 ACRES

NO STORMWATER MANAGEMENT FACILITIES ARE PROPOSED DUE TO THE 100% ACNE REDUCTION OF IMPERVIOUS COVERAGE. A STORMWATER CONVEYANCE SYSTEM IS PROPOSED TO CONVEY THE 100-YEAR DESIGN STORM SAFELY AWAY FROM THE PROPOSED STRUCTURES. SIGNIFICANT NEGATIVE IMPACTS ARE NOT ANTICIPATED DOWNSTREAM OF THE SITE.

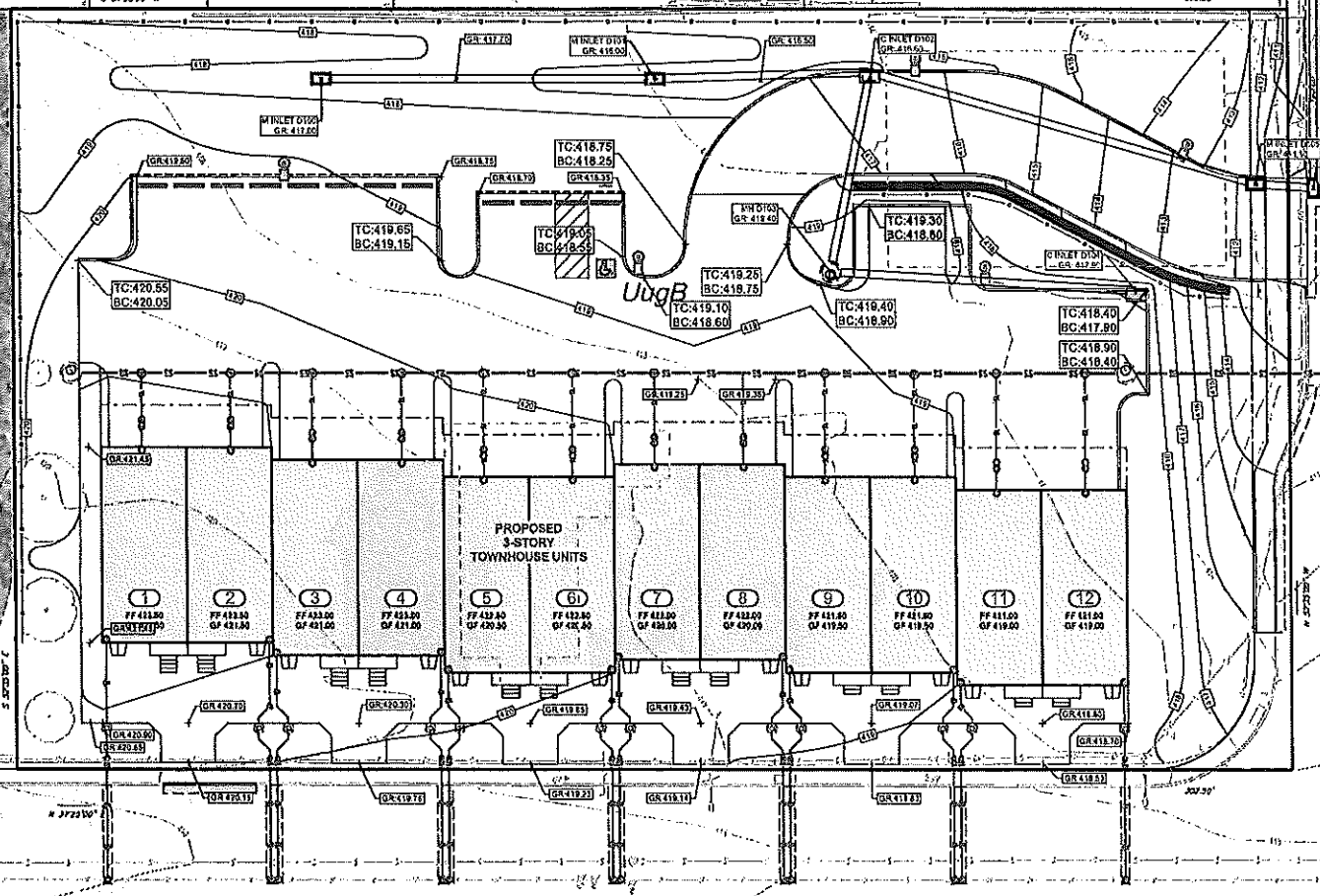
THE PROJECT PROPOSES OVER AN ACRE OF DISTURBANCE AND SHALL COMPLY WITH ALL REGULATIONS SET FORTH BY PADEP CHAPTER 102.

STRUCTURE TABLE		
STRUCTURE	PROPOSED ELEV.	INVERT ELEVATION
D100	417.20	INV IN +412.50 (D101)
D101	416.80	INV IN +412.00 (D102) INV OUT + 413.55 (D103)
D102	416.60	INV IN +412.00 (D103) INV OUT + 411.83 (D105) INV OUT + 412.33 (D104)
D103	418.40	INV IN +414.00 (D104) INV OUT + 413.42 (D105)
D104	418.50	INV OUT +414.40 (D103)
D105	411.50	INV IN +418.00 (D101) INV OUT + 407.89 (D106)
D106	411.15	INV IN +409.20 (D105) INV OUT + 408.00 (D)

PIPE TABLE			
STRUCTURES	SIZE & MATERIAL	LENGTH (FEET)	SLOPE (%/FT)
D101 - D102	18" HDPE	50	0.8124
D100 - D101	18" HDPE	51	0.8054
D102 - D103	18" HDPE	59	0.9070
D103 - D102	18" HDPE	49	0.6073
D104 - D103	18" HDPE	73	0.3059
D105 - D106	18" HDPE	14	0.6164
D106 - D107	18" HDPE	212	0.6162

GRADING and DRAINAGE PLAN LEGEND

- SOILS TYPE BOUNDARY LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- STORM SEWER MAIN
- PROP. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- PROP. STORM SEWER MAIN
- ELECTRICAL SERVICE
- OVER-HEAD WIRES
- SAWITARY MAIN LATERAL
- PROP. SAWITARY MAIN LATERAL
- WATER MAIN LATERAL
- PROP. WATER MAIN LATERAL
- SAWITARY MAIN LATERAL
- PROPERTY LINE (PAD)
- PROPERTY LINE (INTERIOR)
- PROPERTY LINE (ADJACENT)
- PROPERTY LINE (ROAD)
- ROADWAY CENTERLINE
- LEASE LINE



QUEEN STREET

WILLOW GROVE AVENUE

SOUTHAMPTON AVENUE

LANDCORE

PHILADELPHIA, PENNSYLVANIA 19101-0635

PHONE 215-634-2510
 LANPCORECONSULTING.COM

NOT FOR CONSTRUCTION

D. ALEXANDER TWINEOR
 PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE No. 011873

REV.	DATE	REVISION PER	BY

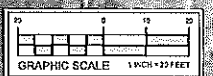
PROJECT No. 210084
 FILE GRADING
 DRAWN BY B. HAGENSTADT
 CHECKED BY D.A. TWEEDE

PROPOSED RESIDENTIAL SITE REDEVELOPMENT
 1110 WILLOW GROVE AVENUE
 SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY
 COMMONWEALTH OF PENNSYLVANIA

APPLICANT: 1110 WILLOW GROVE AVENUE, LLC

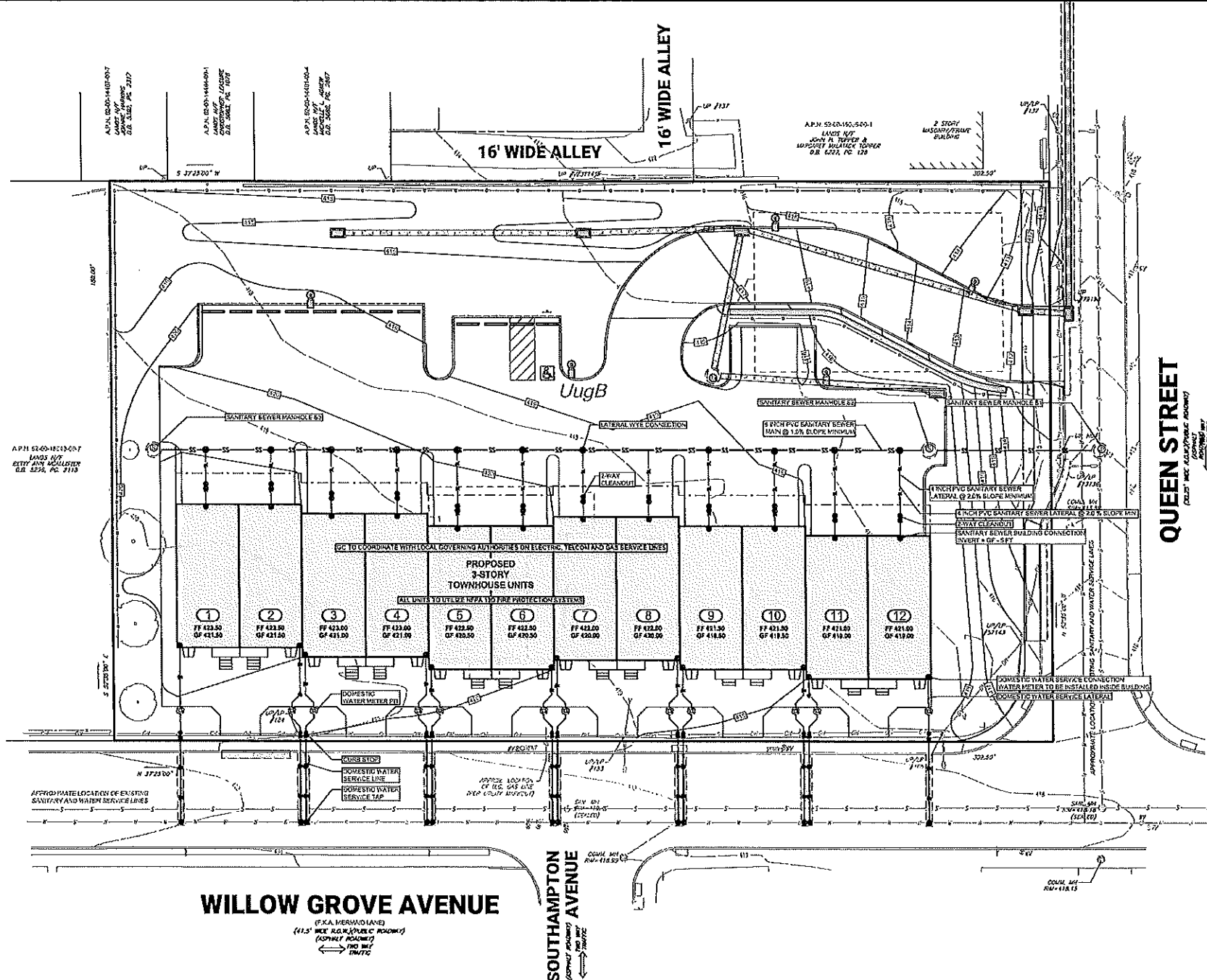
GRADING and DRAINAGE PLAN

TITLE





TICKET #: 20212840543



UTILITY PLAN LEGEND	
—E—E—E—	ELECTRIC SERVICE
—E/C—E/C—	ELECTRIC / TEL COM CONDUIT
—OH—OH—	OVERHEAD WIRES
—S—S—S—	SANITARY MAIN / LATERAL
—SS—SS—SS—	PROP. SANITARY LATERAL
—W—W—W—	WATER MAIN / LATERAL
—WW—WW—WW—	PROP. WATER MAIN / LATERAL
—M—M—M—	MAJOR CONTOUR
—M/M—M/M—M/M—	MINOR CONTOUR
—S/S—S/S—S/S—	STORM SEWER MAIN
—S/S/S—S/S/S—S/S/S—	PROP. MAJOR CONTOUR
—S/S/S/S—S/S/S/S—S/S/S/S—	PROP. MINOR CONTOUR
—S/S/S/S/S—S/S/S/S/S—S/S/S/S/S—	PROP. STORM SEWER MAIN
—S/S/S/S/S/S—S/S/S/S/S/S—S/S/S/S/S/S—	SAVINGS LIMITS
—F—F—F—	FACTOR LINE (F/G)
—P—P—P—	PROPERTY LINE (TERRACE)
—P/P—P/P—P/P—	PROPERTY LINE (ADJACENT)
—P/P/P—P/P/P—P/P/P—	PROPERTY LINE (ROAD)
—M—M—M—	MUNICIPALITY LINE

PRIOR TO CONSTRUCTION, GC IS TO LOCATE BY MEANS OF TEST PITS ALL EXISTING UTILITIES / CONNECTION POINTS, GC IS TO VERIFY LOCATION, SIZE, ELEVATION & CONTINUITY OF ALL SERVICES BEING UTILIZED.

UTILITY NOTES

1. LOCATIONS OF ALL EXISTING AND PROPOSED UTILITY LINES ARE APPROXIMATE. CONTRACTOR IS TO CONFIRM LOCATIONS, SIZES, MATERIALS, AND CONNECTION POINTS INDEPENDENTLY IN ACCORDANCE WITH ARCHITECTURAL/MEP DRAWINGS AND WITH THE APPLICABLE UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
2. ALL UTILITIES AND SERVICES WITHIN THE LIMITS OF DISTURBANCE SHALL BE VERTICALLY AND HORIZONTALLY LOCATED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL ACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED OR RELOCATED SHALL BE COORDINATED BY THE CONTRACTOR WITH THE APPLICABLE UTILITY COMPANY REGARDING THE REMOVAL OR RELOCATION OF SUCH. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED OR RELOCATED DURING SITE CONSTRUCTION ACTIVITY.
3. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST ELEVATION (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (SIZES/AGES) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE NATIONAL UTILITY NOTIFICATION SYSTEM (N11) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION AND LOSS TO THE OWNER.
5. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING ANY REMOVAL, DISCONNECTION, AMENDMENT, OR RELOCATION OF ANY UTILITY EXISTING OR REQUIRED FOR PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN REMOVED, TERMINATED, DISCONNECTED, RELOCATED AND/OR AMENDED IN ACCORDANCE WITH SUBSCRIPTIONAL AND/OR UTILITY COMPANY REQUIREMENTS.
6. ALL NEW UTILITIES SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE UTILITY SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.
7. ELECTRIC CABLE & TELEPHONE LOCATIONS PROVIDED ON THESE PLANS ARE APPROXIMATE AND SHOWN FOR SCHEMATIC PURPOSES ONLY. ACTUAL LOCATIONS ARE TO BE DESIGNED AND SUBMITTED BY LOCAL UTILITY SERVICE COMPANIES UPON CONTRACTOR FILING THE REQUIRED SERVICE CONNECTION APPLICATION FOR THE PROJECT.
8. THE TOPS OF EXISTING MANHOLES AND UTILITY STRUCTURES SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
9. ALL FILL, COMPACTED, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE UTILITY, MUNICIPAL OR STATE REGULATION UNLESS A GEOTECHNICAL REPORT FOR THIS PROJECT SITE HAS BEEN PREPARED AND PROVIDES GUIDANCE FOR THESE ITEMS. IN SUCH CASES, THE MORE STRINGENT REQUIREMENTS SHALL BE IMPLEMENTED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ANY IMPORT SOILS ARE CERTIFIED "CLEAN FILL" AS DEFINED BY THE APPLICABLE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
10. ALL MANHOLES OR CLEAROUT COVERS SHALL BE STAMPED WITH THE APPROPRIATE UTILITY CALLOUT WHICH MAY INCLUDE BUT IS NOT LIMITED TO, "SANITARY," "STORM," "WATER," "ELECTRIC," "GAS" OR "TELE." PRIOR TO FABRICATING, THE CONTRACTOR MUST COORDINATE WITH THE APPROPRIATE UTILITY OWNER TO DETERMINE THE EXACT NOMENCLATURE THAT SHOULD BE STAMPED ON THE RESPECTIVE COVER.

LANDCORE

PHILADELPHIA, PENNSYLVANIA 19101-0635

PHONE 215-636-2510
LANDCORECONSULTING.COM

NOT FOR CONSTRUCTION

D. ALEXANDER TWEEDIE
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. 071973

REV.	DATE	REVISION PER	BY

PROJECT No. 210984

FILE UTILITIES

DRAWN BY B. HENGST

CHECKED BY D. A. TWEEDIE

PROPOSED RESIDENTIAL SITE REDEVELOPMENT
1110 WILLOW GROVE AVENUE
SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA
APPLICANT 1110 WILLOW GROVE AVENUE, LLC

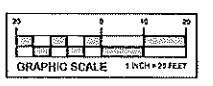
UTILITIES PLAN

TITLE

DATE 2023-01-23

UP 0

SHEET 4 OF 13 REV. No.





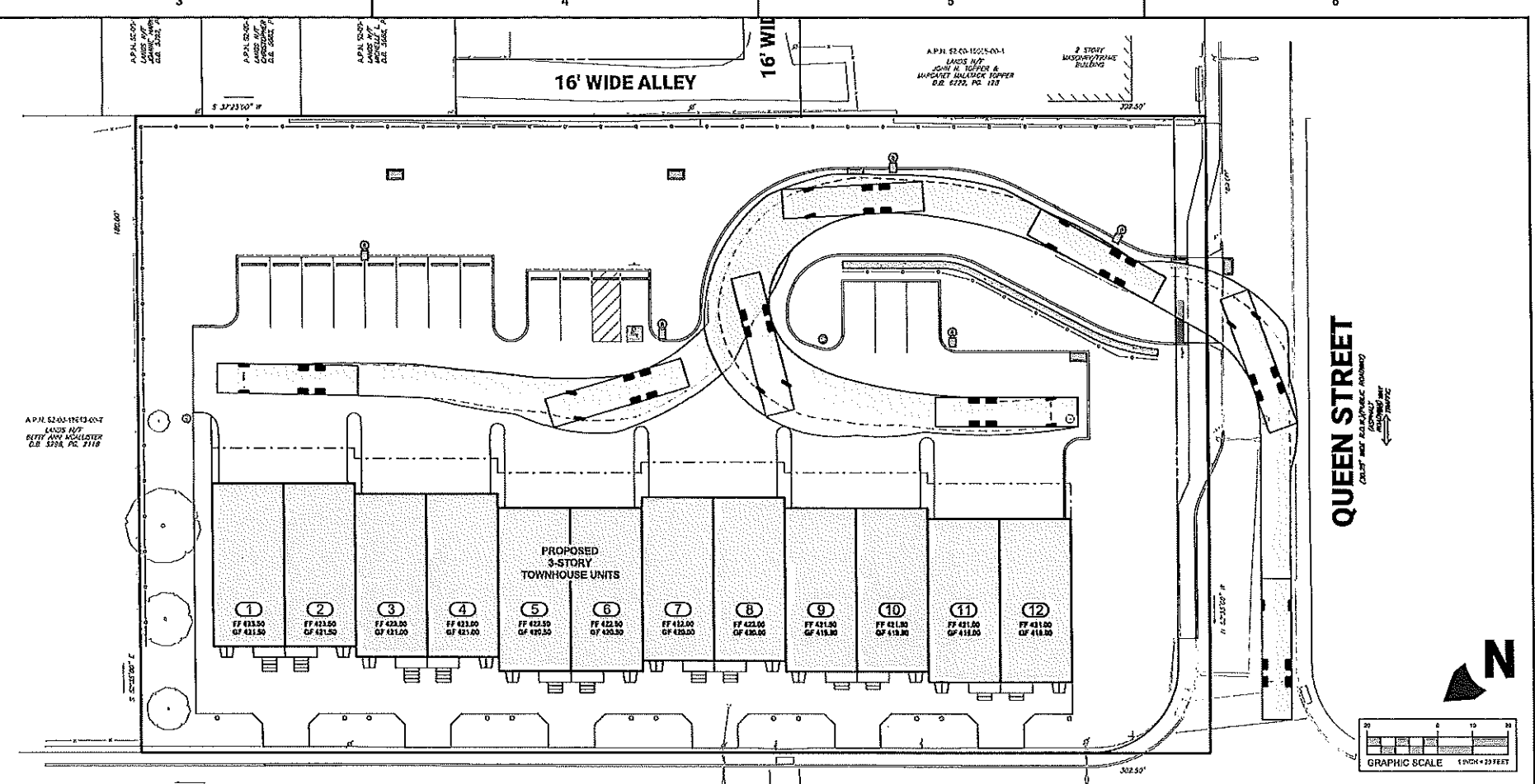
TICKET #: 20212840543

A

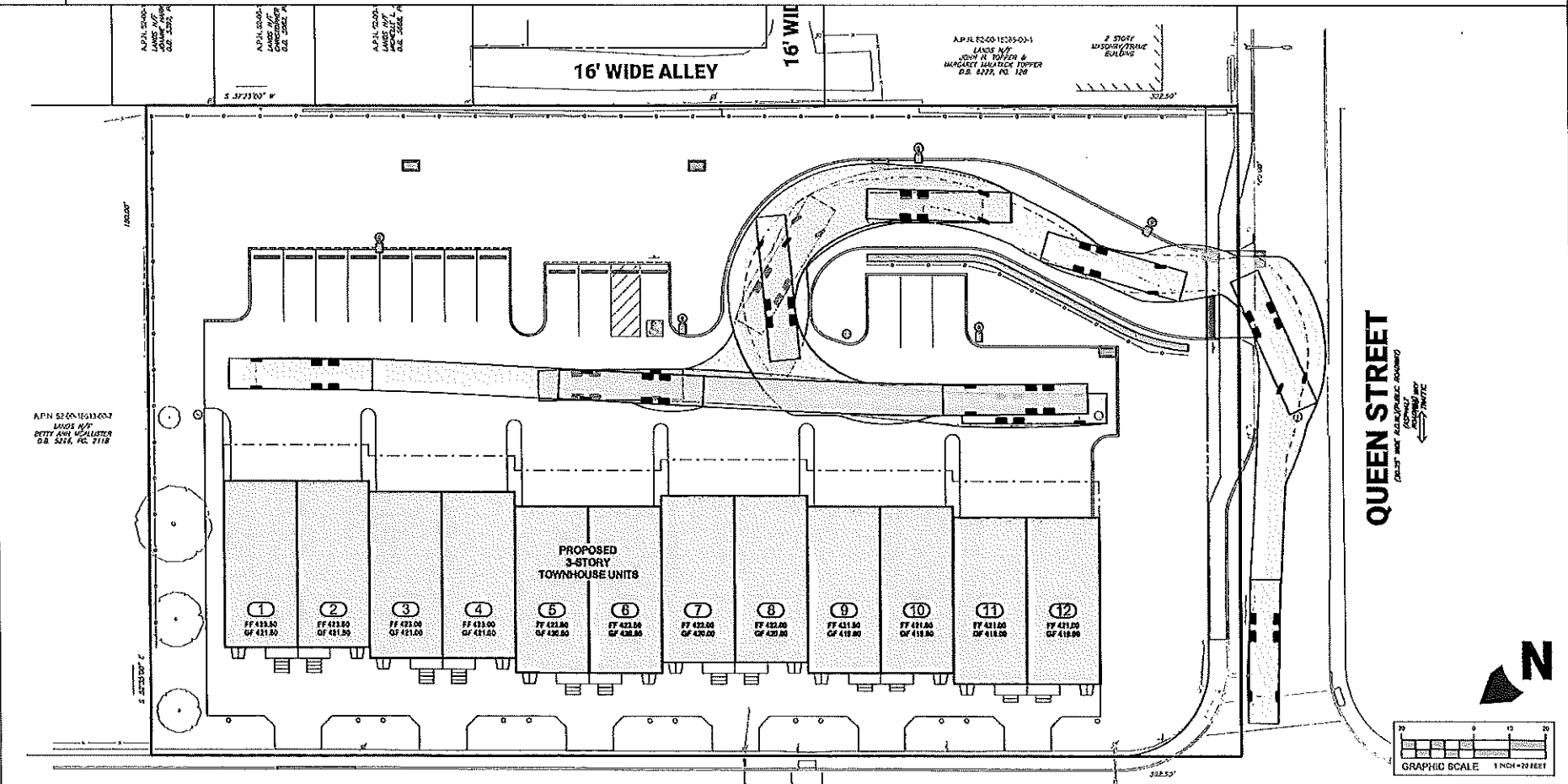
B

C

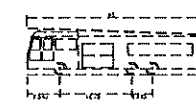
D



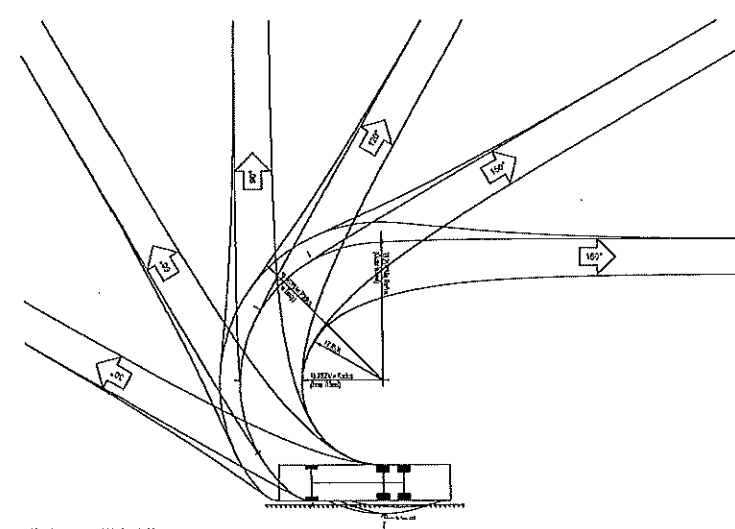
B3 FIRE TRUCK INGRESS MOVEMENT
SCALE: 1 INCH = 20 FEET



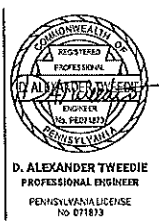
D3 FIRE TRUCK EGRESS MOVEMENT
SCALE: 1 INCH = 20 FEET



E-ONE HP100 Aerial	20.000'
Overall Length	8.330'
Overall Width	11.250'
Overall Body Height	1.250'
Min Body Ground Clearance	1.250'
Track Width	8.333'
Lock-to-lock Drop	8.000'
Max Wheel Angle	60.00°



D3 FIRE TRUCK DATA
NOT TO SCALE



D. ALEXANDER TWEEDIE
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. 071833

REV.	DATE	REVISED PER	BY

PROJECT NO. 210884
FILE VEHICLE
DRAWN BY B. HAGEGAST
CHECKED BY D.A. TWEEDIE

PROPOSED RESIDENTIAL SITE REDEVELOPMENT 1110 WILLOW GROVE AVENUE SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY COMMONWEALTH OF PENNSYLVANIA	TITLE VEHICLE MOVEMENT PLAN
PROJECT APPLICANT: 1110 WILLOW GROVE AVENUE, LLC	

DATE 2023-01-23

PHONE 215-636-2510
LANDCORECONSULTING.COM
PHILADELPHIA, PENNSYLVANIA 19101-8635



TICKET #: 20212840543

D-Series Size 0 LED Area Luminaire

Specifications

EPA: 0.44 ft²
0.041 m²

Length: 26.18"
0.671 m

Width: 14.06"
0.357 m

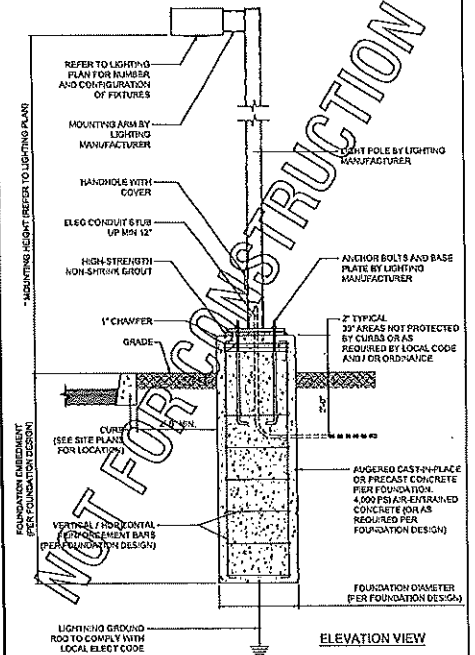
Height H1: 2.25"
0.057 m

Height H2: 7.66"
0.194 m

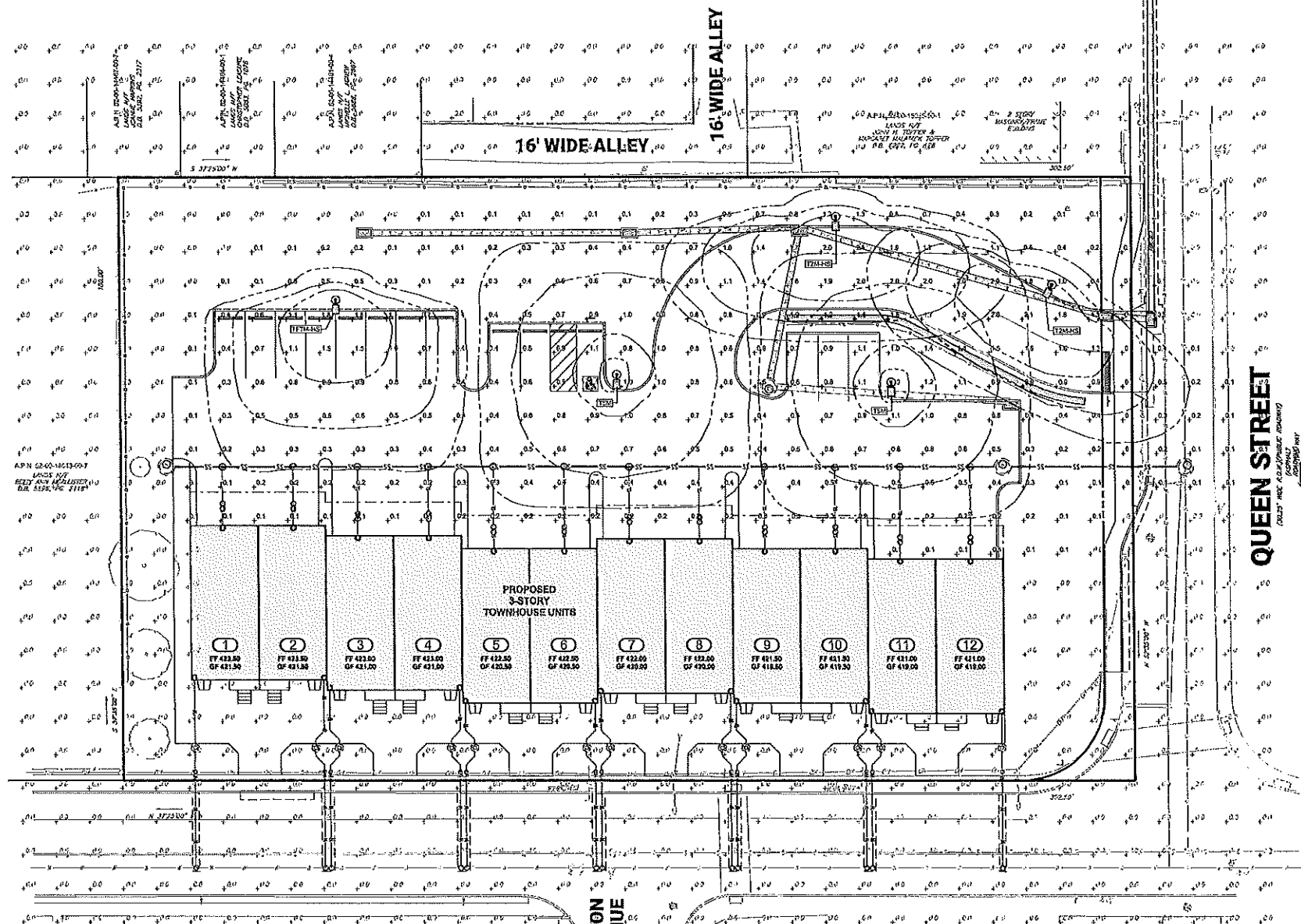
Weight: 23 lbs
10.4 kg

B1 CONCRETE CURB
NOT TO SCALE

- LIGHT POLE FOUNDATION NOTES**
- CONTRACTOR TO OBTAIN PROJECT SPECIFIC, ENGINEERED FOUNDATION DESIGN AND SUBMIT TO ENGINEER OF RECORD FOR REVIEW PRIOR TO CONSTRUCTION OF PROPOSED FOUNDATIONS.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS, COORDINATE WITH ALL CONTRACT DRAWINGS, PROJECT SHOP DRAWINGS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ENSURE NO CONFLICTS ARISE BETWEEN LIGHT POLE FOUNDATIONS, STRUCTURES, AND UTILITIES. IF ANY CONFLICTS ARISE BETWEEN FIELD CONDITIONS AND DESIGN PLANS ARISE, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY. CONTRACTOR SHALL HAVE A GEOTECHNICAL ENGINEER LICENSED IN THE PROJECT'S STATE, ON SITE TO INSPECT FILL, MONITOR FILL COMPACTION AND TO VERIFY SUBGRADE ALLOWABLE BEARING CAPACITY AND SOIL DESIGN CRITERIA PRIOR TO CONSTRUCTION IN ACCORDANCE WITH THE FOUNDATION DESIGN PARAMETERS. UNSATURABLE MATERIALS FOUND SHALL BE REMOVED AS PER THE DIRECTION OF THE ON-SITE GEOTECHNICAL ENGINEER.
 - IF CONDITIONS IN THE FIELD ARE DIFFERENT THAN THOSE INDICATED IN THE FOUNDATION DESIGN, THE ENGINEER OF RECORD SHALL BE NOTIFIED IMMEDIATELY.



D1 LIGHT POLE FOUNDATION
NOT TO SCALE

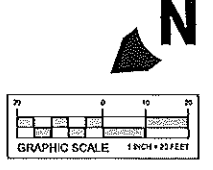


SITE LIGHTING STATISTICS

	AVG FT	MAX FT	MIN FT	MAX FEET	Avg FT
ENTRANCE DRIVEWAY	1.8	3.1	0.3	4.5	2.1
PARKING & DRIVE AISLE	0.5	1.2	0.1	1.8	0.8

LIGHT FIXTURE SCHEDULE

PLAN LABEL	QTY	POULTING HEIGHT	POULTING TYPE	FIXTURE EPA	E10 RATING	LUMENS PER LAMP	WATTAGE	LLF	DESCRIPTION	MANUFACTURER / E10 RATING
T01-06	2	15 FT	POLE TOP	0.4	1 0 2	4,700	33	0.81	D-SERIES SIZE 0 LED AREA LUMINAIRE COLLECTS 90% OF LIGHT INTO THE BEAM DISTRIBUTION	LITHONIA LIGHTING / LITHONIA
T11-01	1	15 FT	POLE TOP	0.4	1 0 2	4,700	33	0.81	D-SERIES SIZE 0 LED AREA LUMINAIRE COLLECTS 90% OF LIGHT INTO THE BEAM DISTRIBUTION	LITHONIA LIGHTING / LITHONIA
T04	2	15 FT	POLE TOP	0.4	2 0 1	5,200	33	0.83	D-SERIES SIZE 0 LED AREA LUMINAIRE COLLECTS 90% OF LIGHT INTO THE BEAM DISTRIBUTION	LITHONIA LIGHTING / LITHONIA



LANDCORE

PHILADELPHIA, PENNSYLVANIA 19101-0635

PHONE 215-836-2510
LANDCORECONSULTING.COM

NOT FOR CONSTRUCTION

D. ALEXANDER TWEEDIE
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 071873

REV.	DATE	REVISION PER	BY

PROJECT No. 210884
FILE LIGHTING
DRAWN BY B.HAGENAST
CHECKED BY D.A.TWEEDIE

PROPOSED RESIDENTIAL SITE REDEVELOPMENT
1110 WILLOW GROVE AVENUE
SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA

APPLICANT 1110 WILLOW GROVE AVENUE, LLC

LIGHTING PLAN

