



**Springfield Township  
Planning Commission Meeting  
January 16, 2024**

This is the regularly scheduled meeting of the Springfield Township Planning Commission. This meeting will start at 7:00 PM. The meeting will be held in the Boardroom of the 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:**

<b>Roll Call:</b>	<b>Murray</b>	<b>Devine</b>	<b>Sands</b>
	<b>Schaefer</b>	<b>Blankin</b>	<b>Quill</b>
	<b>Harbison</b>	<b>Mascaro</b>	<b>Helwig</b>

**Minutes:** Review the minutes from the January 2, 2024, meeting.

**Reorganization:**

Mr. Penecale will call for nominations for Chairperson of the Planning Commission for the calendar year 2024. Nomination will be closed, and a vote taken.

Mr. Penecale will call for nominations for Vice Chairperson of the Planning Commission for the calendar year 2024. Nomination will be closed, and a vote taken.

**Commissioner's Report:**

**PC1:** This is the application of Anthony J. Pernicello, Marina S. Pernicello, Anthony W. Pernicello and Collene D. Pernicello for the properties located at 1500 & 1506 Willow Grove Avenue, Wyndmoor, PA. The applicants propose to relocate the shared property line to the rear of 1500 Willow Grove Avenue. The plan calls for 10,535 square feet of ground belonging to 1506 Willow Grove Avenue to be transferred to 1500 Willow Grove Avenue. The ground proposed to be transferred is located directly behind 1500 Willow Grove Avenue. The application is for a lot line adjustment only. No new building lot(s) are proposed. The properties are known as Parcel #5200-1866-7109 and Parcel #5200-1866-7001. The property is zoned within the B-Residential District of Ward #5 of Springfield Township.

**PC2:** The Planning Commission will review the sketch plan submitted by Springfield Township School District for the proposed improvements to the Middle School Building. This is an informal review, with the intension of soliciting comments from the Planning Commission members and the surrounding neighbors. The plan plots the location of an addition to the building for use as a new performing art center, several alterations to the building's entry points and walkways to improve ADA accessibility and eight additional parking stalls. The plan as submitted will require the approval of the Springfield Township Zoning Hearing Board. This is an informal meeting scheduled to solicit comments from the Planning Commission Members and the surrounding neighbors. The property is zoned within the Institutional District of Ward #4 of Springfield Township.

The next meeting of the Springfield Township Planning Commission is scheduled for Tuesday, February 6, 2024.

**Adjourned:**



# 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

James M. Lee  
*President*

Susanna O. Ratsavong  
*Vice President*

Peter D. Wilson  
Jonathan C. Cobb  
Brendan May  
Elizabeth McNamara  
Edward H. Morris, III

## OFFICERS

A. Michael Taylor  
*Secretary-Manager*

James J. Garrity  
*Solicitor*

Joelle Kleinman  
*Treasurer / Tax Collector*

Timothy P. Woodrow, PE  
*Engineer*

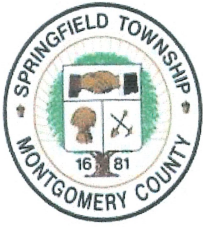
## Public Notice Planning Commission Meeting

This notice is sent to inform you that the Springfield Township Planning Commission will hold a public meeting on **Tuesday, January 16, 2024**, with a 7:00 P.M. start time to discuss the subdivision plan submitted by Anthony J. Pernicello, Marina S. Pernicello, Anthony W. Pernicello & Collene D. Pernicello for the properties located at 1500 & 1506 Willow Grove Avenue, Wyndmoor, PA 19038.

The applicants propose to subdivide and relocate the shared property line between 1500 & 1506 Willow Grove Avenue. The plan calls for 10,535 square feet of ground belonging to 1506 Willow Grove Avenue to be transferred to 1500 Willow Grove Avenue. The ground proposed to be transferred is located directly behind 1500 Willow Grove Avenue. The application is for a lot line adjustment only. No new building lot(s) are proposed. The properties are known as Parcel #5200-1866-7109 and Parcel #5200-1866-7001. The property is zoned within the B-Residential District of Ward #5 of Springfield Township.

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

Sincerely,  
Mark A. Penecale  
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: Lot Line Change for Tax Block 34 Units 8 & 29

Location: 1500 & 1506 Willow Grove Avenue

Wyndmoor, PA 19038

C. Name of Owner: Anthony J. Pernicello & Marina S. Pernicello  
Anthony W. Pernicello & Collene D.H. Pernicello

Address: 1500 & 1506 Willow Grove Avenue

Wyndmoor, PA 19038

Phone #: 215-768-9945

D. Name of Applicant: Anthony W. Pernicello & Collene D.H. Pernicello

Address: P.O. Box 230 c/o Franklin Bank

1179 Route 40, Woodstown, NJ 08098

Phone #: 215-768-9945

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

Nick T. Rose, P.E., ProTract Engineering, Inc.

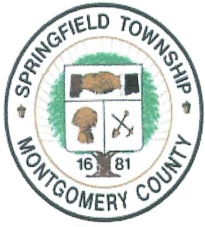
Address: P.O. Box 58, Hatboro, PA 19040

F. Existing Zoning Classification: B Residence District

Total Acreage: 1.0082      Number of Lots: 2

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

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. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
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

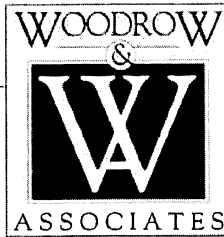
Total Escrow Account \$ 1,000

L. Springfield Township Application Fees

Sketch Plan Fee \$ \_\_\_\_\_

Preliminary Plan Fee \$ \_\_\_\_\_





December 15, 2023

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

Reference: 1500-1506 Willow Grove Avenue – Lot line Change

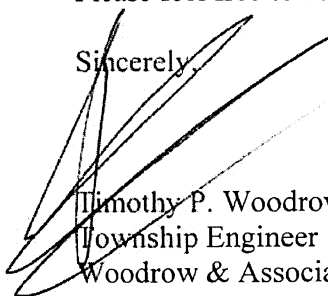
Dear Mark:

My office is in receipt of a plan prepared by Protract Engineers of Hatboro, Pennsylvania. The plan is dated October 19, 2023, without revision. This plan of subdivision does not create any new building lots. In the alternative the application represents a lot line change. The existing tax parcels have a rather unique configuration, and approval action on this plan will create two much more regular shaped and conforming lots.

Our review of the plan reveals no significant engineering issues that would result. The existing property frontage is improved with curbing and sidewalk. Therefore, we take no exception to the approval of this document and the creation of two new legal descriptions and the filing of two new deeds for these properties.

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: James J. Garrity, Esq., Wisler Pearlstine, LLP. – Township Solicitor  
Andrew R. Freimuth, Esq. – Wisler Pearlstine, LLP  
A. Michael Taylor, Township Manager – Springfield Township  
Nice Rose, P.E. – ProTract Engineering

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF MONTGOMERY:

On the \_\_\_\_\_ day of \_\_\_\_\_ before me the subscriber, a notary public of the Commonwealth of Pennsylvania personally appeared Anthony J. Pernicello & Martina S. Pernicello, who acknowledged this plan to be the official plan of the highways and property shown thereon situate in the Township of Lower Merion, Montgomery County, Pennsylvania, and desired that this plan be recorded according to law.

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

Notary Public  
My Commission Expires \_\_\_\_\_  
  
(Owner - Unit B)  
  
(Owner - Unit B)

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF MONTGOMERY:

On the \_\_\_\_\_ day of \_\_\_\_\_ before me the subscriber, a notary public of the Commonwealth of Pennsylvania personally appeared Anthony W. Pernicello & Colleen D.H. Pernicello, who acknowledged this plan to be the official plan of the highways and property shown thereon situate in the Township of Lower Merion, Montgomery County, Pennsylvania, and desired that this plan be recorded according to law.

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

Notary Public  
My Commission Expires \_\_\_\_\_  
  
(Owner - Unit 29)  
  
(Owner - Unit 29)

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

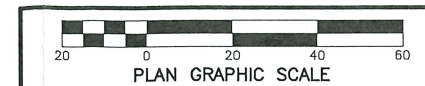
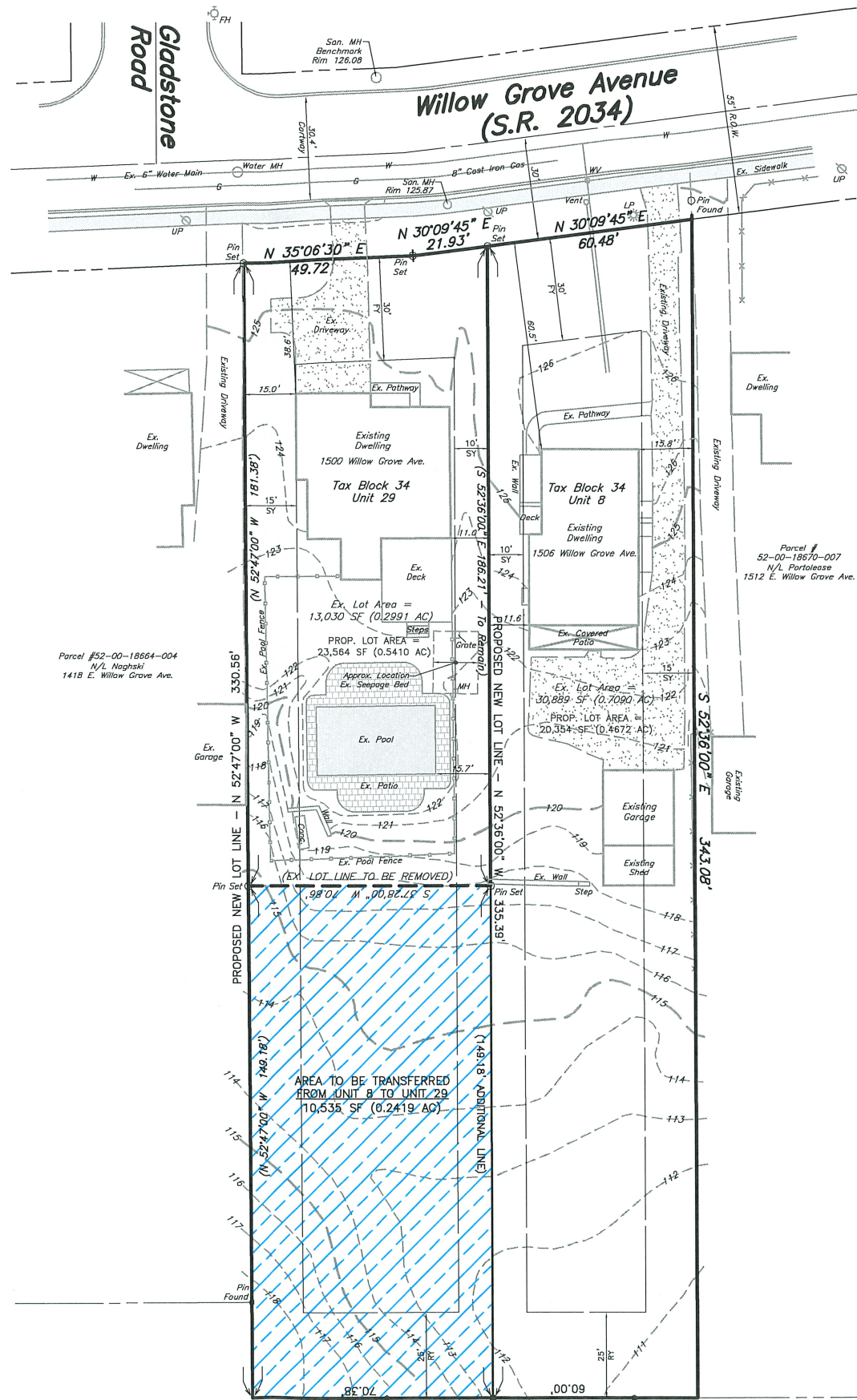
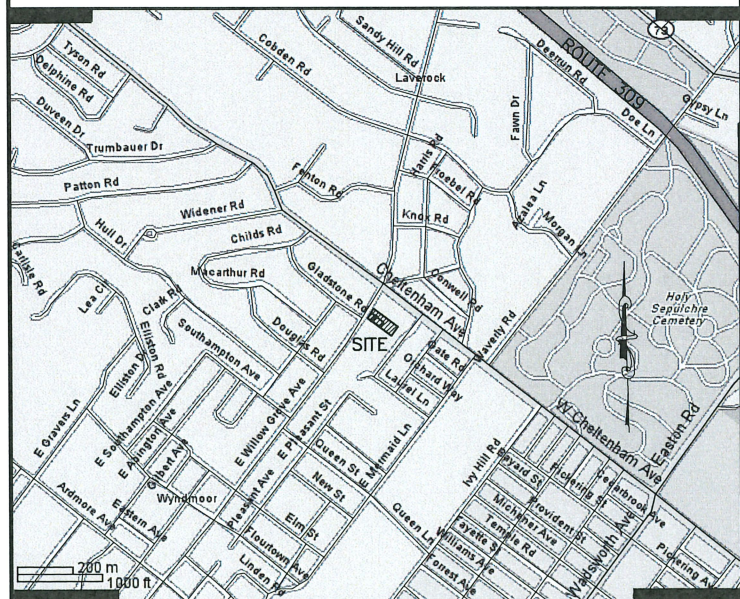
\_\_\_\_\_  
President  
Attest: \_\_\_\_\_  
Secretary  
\_\_\_\_\_  
Engineer

CERTIFICATION FOR RECORDING:

Recorded this \_\_\_\_\_ day of \_\_\_\_\_ in the office for the recording of deeds, etc., in and for the County of Montgomery in Norristown, Pennsylvania in Plan Book No. \_\_\_\_\_, Page \_\_\_\_\_.

By: \_\_\_\_\_  
Recorder of Deeds

LOCATION MAP/SCALE 1"=1000'



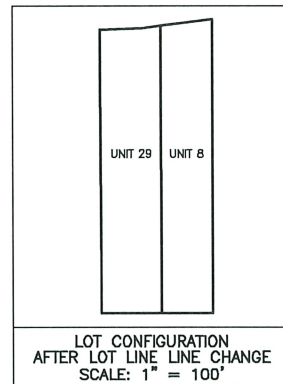
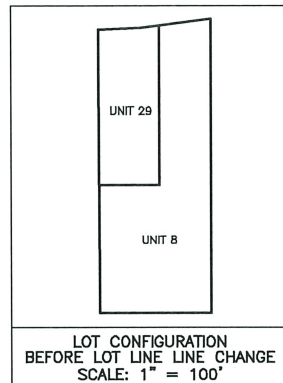
LEGEND

- EXIST. BOUNDARY
- EXIST. LOT LINE TO BE REMOVED
- PROP. LOT LINE
- EXIST. RIGHT-OF-WAY
- EXIST. ROAD CENTERLINE
- EXIST. INTERMEDIATE CONTOUR
- EXIST. INDEX CONTOUR
- BUILDING SETBACK LINE
- EXIST. BUILDING
- EXIST. PAVING
- EXIST. CURB
- EXIST. FENCE

GENERAL NOTES:

- TRACT IDENTIFICATION:  
TAX BLOCK 34, UNIT B  
PARCEL # 52-00-18687-00-1  
OWNER/APPLICANT:  
ANTHONY J. PERNICELLO & MARINA S. PERNICELLO  
SITE ADDRESS:  
1508 WILLOW GROVE AVENUE  
WYNDMOR, PA 19038  
EXISTING LOT AREA TO RIGHT-OF-WAY = 30,889 SF (0.7091 AC)  
  
TAX BLOCK 34, UNIT 29  
PARCEL # 52-00-18687-10-9  
DEED BOOK 5632 PAGE D0759  
OWNER/APPLICANT:  
ANTHONY W. PERNICELLO & COLLEEN D.H. PERNICELLO  
PO BOX 230 C/O FRANKLIN BANK  
1179 ROUTE 40  
WOODSTOWN, NJ 08098  
SITE ADDRESS:  
1508 WILLOW GROVE AVENUE  
WYNDMOR, PA 19038  
EXISTING LOT AREA TO RIGHT-OF-WAY 13,030 SF (0.2991 AC)
- BOUNDARY INFORMATION TAKEN FROM DEEDS, ENCROACHMENT EXHIBIT PLAN PREPARED BY ELUSTACE ENGINEERING, DATED 9-28-11 AND FROM SITE MEASUREMENTS BY PROTRACT ENGINEERING, INC. IN JULY 2012 AND ADDITIONAL SURVEY IN MAY 2023.
- ZONING REQUIREMENTS: ZONED B RESIDENCE DISTRICT  

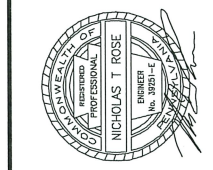
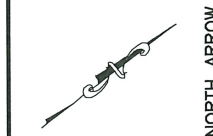
CATEGORY	REQUIRED	PROPOSED UNIT B	PROPOSED UNIT 29
MIN LOT AREA	8,000 SF	20,354 SF	23,564 SF
MIN LOT WIDTH	60 FT	60.4 FT	70.8 FT
MIN FRONT YARD	30 FT	60.5 FT	38.6 FT
MIN SIDE YARD	10 FT	11.8 FT	11.0 FT
MIN AGGREGATE SIDE YARD	25 FT	27.4 FT	26.0 FT
MIN REAR YARD	25 FT	218.0 FT	238.3 FT
MAX BLDG HEIGHT	40 FT	< 40 FT	< 40 FT
MAX BLDG FLOOR AREA	30 %	12.2 %	8.1 %
- SITE IS OUTSIDE THE FEMA 100-YEAR FLOODPLAIN AS SHOWN ON MAPPING PREPARED FOR MONTGOMERY COUNTY, PANEL 4209100313E AND PANEL 4209100401E.
- PROTRACT ENGINEERING, INC. DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES PROTRACT ENGINEERING, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN TO COMPLY WITH ACT 187. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK.



Parcel #52-00-14503-007  
N/L Merrinweather  
1505 Pleasant Ave.

Parcel #52-00-14506-004  
N/L Cowson Trustees  
1507 Pleasant Ave.

Parcel #52-00-14509-001  
N/L Danahy  
1509 Pleasant Ave.



No.	Date	Description	File Number	By
1	11/8/22	LINECHANGE.DWG		JGB/NTR

PLAN OF LOT LINE CHANGE  
PREPARED FOR  
**TAX BLOCK 34 UNITS 8 & 29**

Scale: 1"=20'  
Sheet Number: 1 of 1

**Protract Engineering, Inc.**  
P.O. Box 68 - Hahioro, Pa. 19040  
1800 E. High St., Suite 125 - Pottstown, Pa. 19484  
(215)442-9230  
(610)283-4735





# The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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## COMMISSIONERS

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*Vice President*

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Edward H. Morris, III

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*Secretary-Manager*

James J. Garrity  
*Solicitor*

Joelle Kleinman  
*Treasurer / Tax Collector*

Timothy P. Woodrow, PE  
*Engineer*

## Public Notice Planning Commission Meeting

This notice is sent to inform you that the Springfield Township Planning Commission will hold a public meeting on **Tuesday, January 16, 2024**, with a 7:00 P.M. start time to discuss the Sketch Plan Submission filed by **Springfield School District** for proposed improvements to the Middle School Building, located at 1901 Paper Mill Road, Oreland, PA 19075.

Springfield Township School District has submitted a plan for an informal review of the proposed improvements to the Middle School Building. The plan plots the location of an addition to the building for use as a new performing art center, several alterations to the building and walkways to improve ADA accessibility and eight additional parking stalls. The plan as submitted will require the approval of the Springfield Township Zoning Hearing Board. This is an informal meeting scheduled to solicit comments from the Planning Commission Members and the surrounding neighbors. The property is zoned within the Institutional District of Ward #4 of Springfield Township.

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

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



**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: Springfield Middle School Site Improvements

Location: Springfield Middle School  
\_\_\_\_\_

C Name of Owner: Springfield School District

Address: 1901 Paper Mill Rd, Oreland, PA 19075  
\_\_\_\_\_

Phone #: 215-233-6000

D Name of Applicant: School District of Springfield Township c/o Craig Thorne

Address: 1901 Paper Mill Rd, Oreland, PA 19075  
\_\_\_\_\_

Phone #: 215-233-6000

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

T&M Associates

Address: 1700 Market Street, Suite 3110, Philadelphia, PA 19103

F Existing Zoning Classification: INST - Institutional

Total Acreage: +/- 19.02 New Non-Res. Floor Area: +/- 19,500 (sq. ft)

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

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



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

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

Institutional - Middle School

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) **List of Variances to be provided under separate cover from Sketch Plan**

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. N/A (Sketch Plan)
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                      \$ 0 - N/A (Sketch Plan)

**L Springfield Township Application Fees**

Waiver or Sketch Plan Fee                      \$ 250.00

Preliminary Plan Fee                              \$ \_\_\_\_\_

Final Plan Fee                                      \$ \_\_\_\_\_

Total    \$ \$250.00                      Check # 1070

**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 \$ 0 - N/A (Sketch Plan)                      Check # N/A (Sketch Plan)



**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.

12/15/2023

DATE

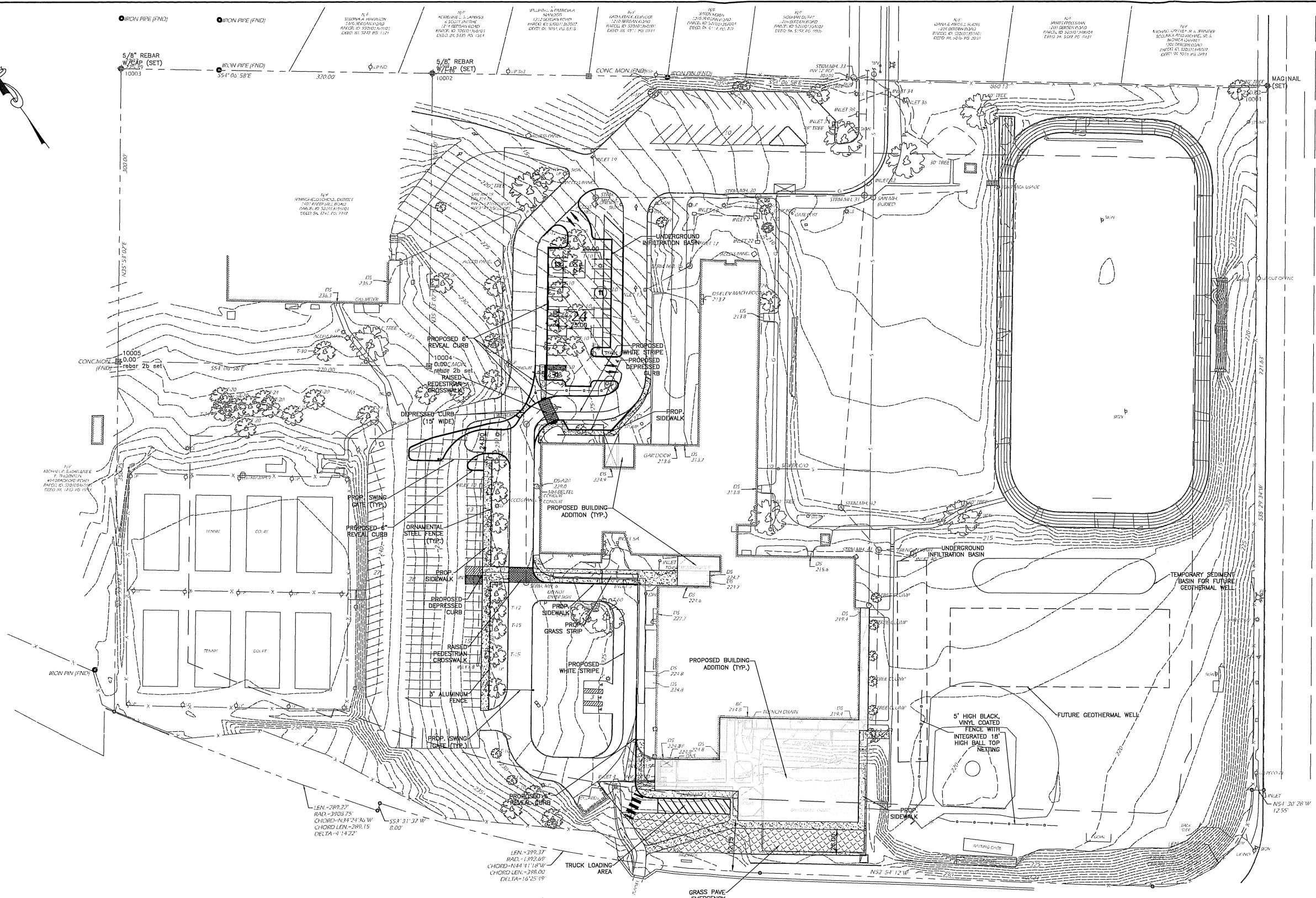
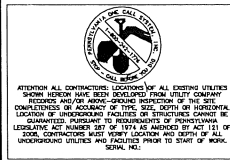
*Jacob Tackett*

SIGNATURE OF APPLICANT

Applicant Representative

PROJECT INFORMATION: (SCALE) (DATE) (DRAWN BY) (CHECKED BY)  
 FILE NAME: S:\CALGORDIA\_SITZ\_SWITCH.dwg  
 LAST SAVED DATE AND TIME: 08 Dec 2023, 11:06AM  
 LAST SAVE BY: J.Chris

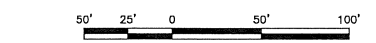
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**ZONING DATA**

EXISTING ZONING DISTRICT CLASSIFICATION: INST (INSTITUTIONAL)			
EXISTING USER: INSTITUTIONAL - MIDDLE SCHOOL			
PROPOSED USER: INSTITUTIONAL - MIDDLE SCHOOL (NO CHANGE)			
INST (INSTITUTIONAL) ZONING REQUIREMENTS TABLE:			
	CODE SECTION	REQUIRED	EXISTING / PROPOSED
MINIMUM LOT AREA	114-802(A)	3 ACRES	±18.02 ACRES / ±18.02 ACRES
MAXIMUM BUILDING AREA	114-802(B)	20%	± 8.8% / ± 10.8%
MINIMUM WIDTH	114-803	200 FEET	710 FEET / 710 FEET
FRONT YARD	114-804(A)	75 FEET, WHEN ANY PORTION OF A BUILDING EXCEEDS 35 FEET, THE FRONT YARDS MUST BE INCREASED BY THREE FEET FOR EACH ADDITIONAL FOOT OF BUILDING HEIGHT	±76 FEET / ± 52.2 FEET
SIDE YARDS	114-804(B)	50 FEET, 75 FEET ABUTTING RESIDENTIAL DISTRICT, WHEN ANY PORTION OF A BUILDING EXCEEDS 35 FEET, THE SIDE YARDS MUST BE INCREASED BY THREE FEET FOR EACH ADDITIONAL FOOT OF BUILDING HEIGHT	± 421 FEET / ± 406 FEET
REAR YARD	114-804(C)	75 FEET, WHEN ANY PORTION OF A BUILDING EXCEEDS 35 FEET, THE REAR YARDS MUST BE INCREASED BY THREE FEET FOR EACH ADDITIONAL FOOT OF BUILDING HEIGHT	N/A - 2 FRONT YARDS / N/A - 2 FRONT YARDS
IMPERVIOUS COVERAGE	114-805(B)	40%	± 29% / ± 32%
BUILDING HEIGHT	114-805(C)	50 FEET	± 34 FEET / < 50 FEET
REQUIRED PARKING (EXISTING (MINIMUM))	114-134(A)(8)	1 SPACE/50 SQUARE FEET OF TOTAL FLOOR AREA 12,500 SF/50 = 250 PARKING SPACES	188 SPACES (TOTAL)** / ±188 SPACES (TOTAL)**

\* TOTAL AREA COVERED BY BUILDINGS, PARKING LOTS AND VEHICULAR ACCESSWAYS MAY NOT EXCEED 40%  
 \*\* EXISTING NONCONFORMANCE  
 \*\*\* EXISTING NONCONFORMANCE IMPROVED



**CONCEPTUAL PLAN ONLY  
 NOT RELEASED FOR  
 PERMITTING OR CONSTRUCTION**

NO.	DATE	BY	CHKD

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS  
**SPRINGFIELD MIDDLE SCHOOL**  
 1081 PAPER MILL RD. ORELAND, PA  
 SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

**SKETCH PLAN**



OFFICES LOCATED IN:  
 CALIFORNIA, INDIANA, KENTUCKY,  
 MASSACHUSETTS, MICHIGAN, NEW JERSEY,  
 OHIO AND PENNSYLVANIA

DESIGNED BY	JT	DRAWING	SKETCH
CHECKED BY	JT, CJW	SHEET	1
DRAWN BY	JC	OF	2
DATE	11/13/2023		
SCALE	AS SHOWN		
PROJ. NO.	SGAL00068		