



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

Susanna O. Ratsavong
Vice President

Peter D. Wilson
Jonathan C. Cobb
Brendan May
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Solicitor

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Timothy P. Woodrow, PE
Engineer

Public Notice

Planning Commission Meeting

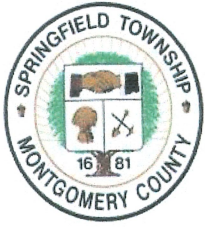
SD-23-02

This notice is sent to inform you that the Springfield Township Planning Commission will hold a public meeting on **Tuesday, February 6, 2024**, with a 7:00 P.M. start time. They will discuss the Subdivision Application submitted by **Anthony J., Marina, Collene and Anthony W. Pernicello** for the properties located at 1500 & 1506 Willow Grove Avenue, Wyndmoor, PA 19038. The meeting will be held in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

The applicants propose to subdivide the rear yard of 1506 Willow Grove Avenue and transfer 10,499 square feet of ground from 1506 Willow Grove Avenue to 1500 Willow Grove Avenue. The properties are also know as Parcel #5200-1866-7109 and Parcel #5200-1866-7001. No new lot(s) will be created, and no construction is proposed. The properties are zoned within the B-Residential District of Ward #5 of Springfield Township.

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

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

Address: Anthony W. Pernicello & Collene D.H. Pernicello
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.

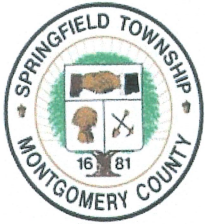
Address: P.O. Box 58, Hatboro, PA 19040

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

Use	Sketch Plan	Preliminary Plans	Final Plans
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 \$ _____



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

Final Plan Fee \$ 700 Check # 470
 Total \$ 4,700 Check # 470,471

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

Residential Subdivision:

<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

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

Nonresidential Subdivision:

<u>Number of Lots</u>	<u>General Fee + Fee Per Lot</u>
1 - 3	\$555 (flat fee)
4 or more	\$555 + \$88 per lot
Total \$ _____	Check # _____

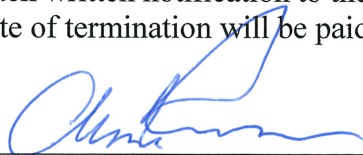
N. Signature

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

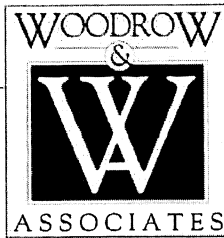
In the event the applicant wishes to have the review by the Township discontinued, the applicant will notify the Township immediately, in writing, and processing of the review will be terminated upon receipt of such written notification to the Township, it being understood that all bills accrued to date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

10/30/23

 DATE



 SIGNATURE OF APPLICANT



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

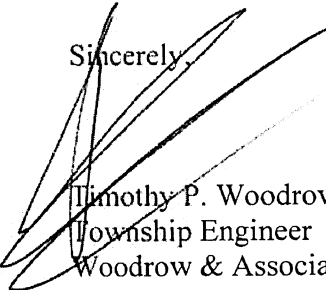
Dear Mark:

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 & Marina S. Pernicello, who acknowledged this plan to be the official plan of the highways and property shown thereon situate in the Township of Lower Moreland, 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 Moreland, 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

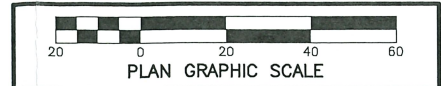
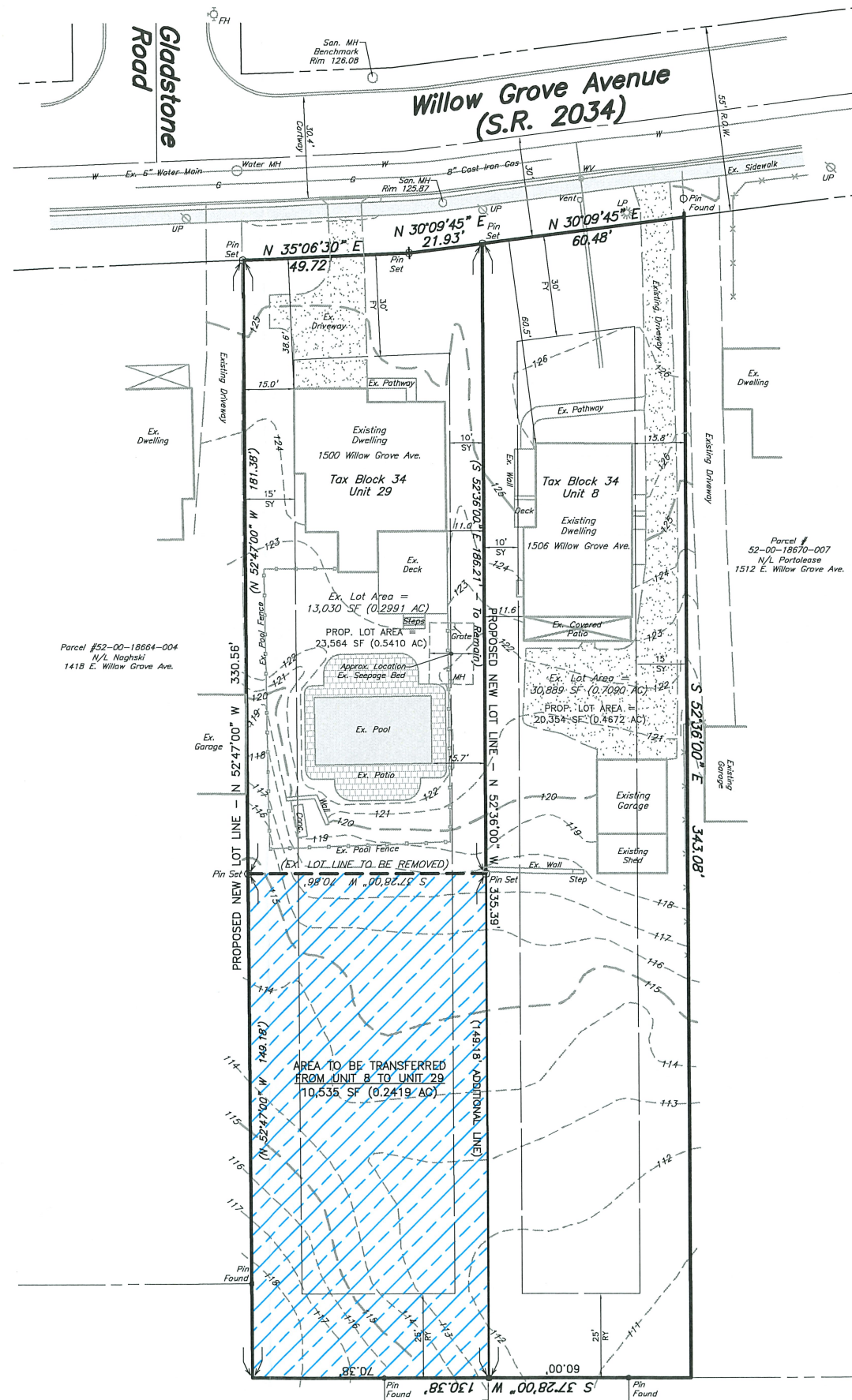
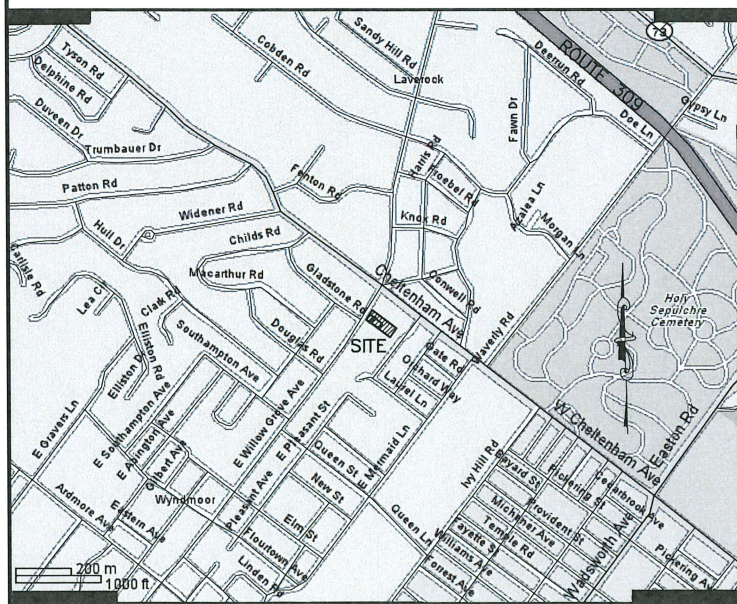
 Secretary

 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

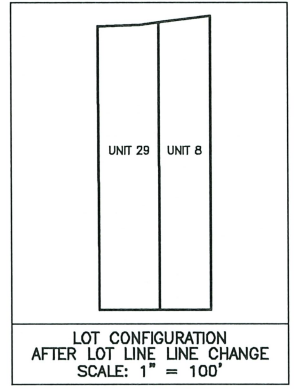
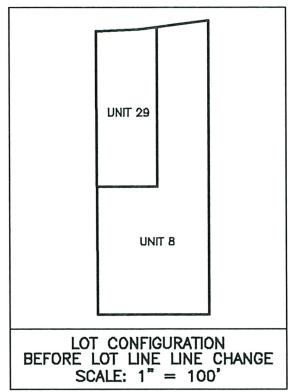
LOCATION MAP/SCALE 1"=1000'



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 # 52-00-1867-00-1
 OWNER/APPLICANT:
 ANTHONY W. PERNICELLO & MARINA S. PERNICELLO
 SITE ADDRESS:
 1506 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 # 52-00-1867-10-9
 DEED BOOK 5652 PAGE 00759
 OWNER/APPLICANT:
 ANTHONY W. PERNICELLO & COLLEEN D.H. PERNICELLO
 PO BOX 230 C/O FRANKLIN BANK
 1179 ROUTE 40
 WOODSTOWN, NJ 08098
 SITE ADDRESS:
 1500 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 | 36.6 FT |
| MIN SIDE YARD | 10 FT | 11.6 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 42091C0313E AND PANEL 42081D0401E.
 - 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 Marriweather
 1505 Pleasant Ave.

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

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

NORTH ARROW

Project Number	H1882
Scale	1"=20'
Sheet Number	1 of 1
City	SPRINGFIELD
County	MONTGOMERY
Date	10-19-23
Scale	1"=20'
Sheet Number	1 of 1

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

ProTract Engineering, Inc.
 P.O. Box 88 - Harboro, Pa. 19040
 1800 E. Rich St., Suite 125 - Pottstown, Pa. 19464 (610)323-4735



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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COMMISSIONERS

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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, February 6, 2024**, with a 7:00 P.M. start time to discuss the request for a waiver filed by Morris Arboretum & Gardens of the University of Pennsylvania for the property located at 301 E. Northwestern Avenue, Flourtown, PA 19031.

Morris Arboretum & Gardens of the University of Pennsylvania has requested a waiver from the requirements for the submission of a Land Development Plan for an installation of an 1,800 square foot modular building to be used as an on-site laboratory. The proposed addition will be located behind the existing visitor's center and office building. The proposed addition will increase the impervious coverage on the 75 acre site from 5.51% to 5.61% of the total lot area. The property is zoned within the Institutional District of Ward #1 of Springfield Township.

A copy of the plan and the application are posted on the Township's website, 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.

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



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

Springfield Township
Montgomery County
Received
JAN 12 REC'D
Community Development
Department

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: Morris Arboretum & Gardens Molecular Biology Lab
Location: 301 E. Northwestern Ave
Flourtown, PA 19031
- C Name of Owner: Morris Arboretum, Trustees of the University of Pennsylvania
Address: 100 E. Northwestern Ave.
Philadelphia, PA 19118
Phone #: _____
- D Name of Applicant: Eric Delss
Address: 3101 Walnut Street
Philadelphia, PA 19104
Phone #: 215-668-6275
- E Name of Engineer, Surveyor, or Planner responsible for preparation of the plan
Tara Dougherty, P.E., Meliora Design
Address: 259 Morgan Street, Phoenixville, PA 19460
- F Existing Zoning Classification: Institutional
Total Acreage: 0.21 Acres New Non-Res. Floor Area: 1,800 (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
() Residential	_____	_____	_____
() Commercial	_____	_____	_____
() Industrial	_____	_____	_____
() Office	_____	_____	_____
(x) Other (Specify below)	_____	_____	_____

Institutional Research _____

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)

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

I List additional material submitted with this application

1. Project Plans _____
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 \$ 0.00

L Springfield Township Application Fees

Waiver or Sketch Plan Fee \$ 250 (Land Development Waiver)

Preliminary Plan Fee \$ _____

Final Plan Fee \$ _____

Total \$ 250 Check # 3692486

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 \$ _____ 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.

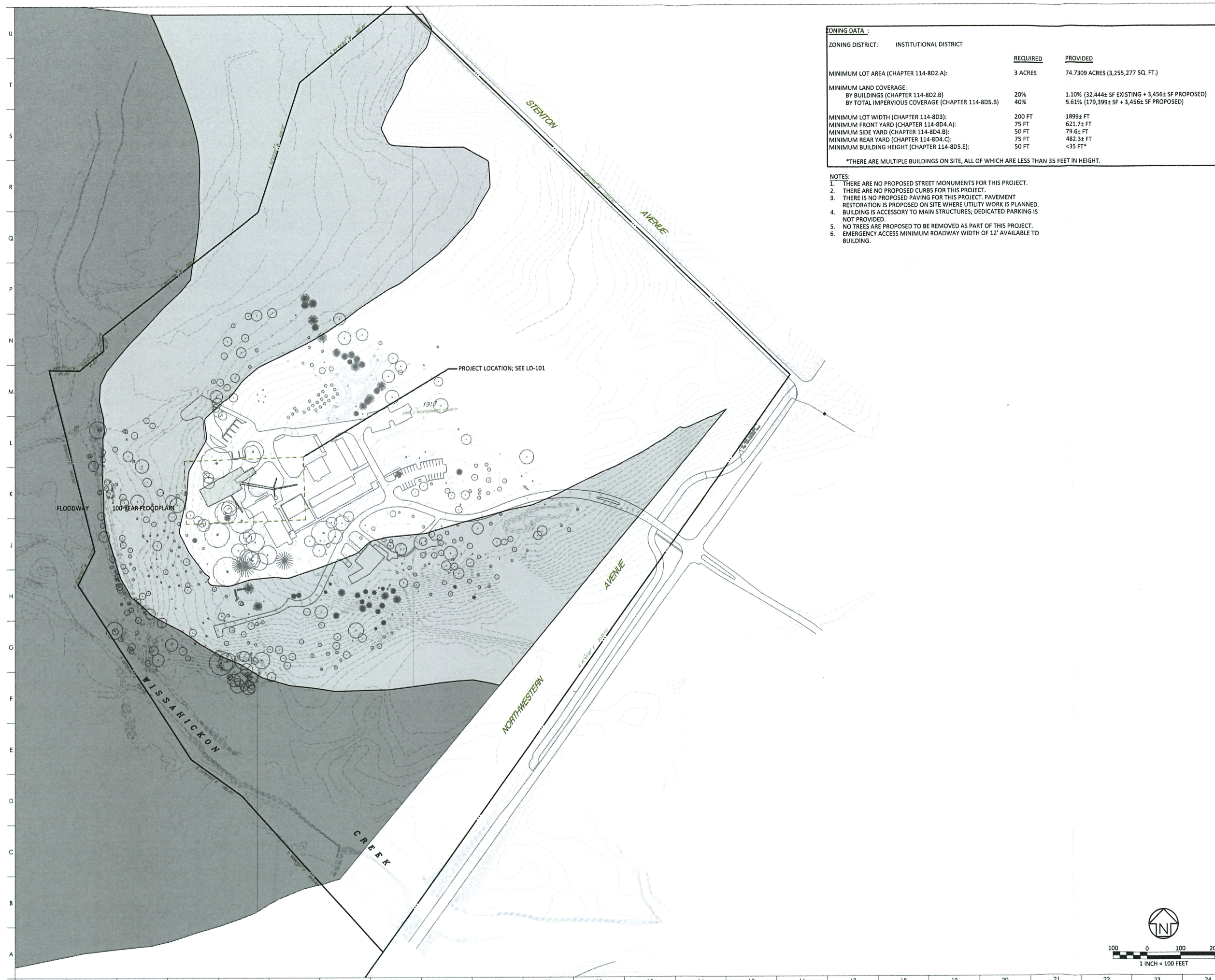
In the event the applicant wishes to have the review by the Township discontinued, the applicant will notify the Township immediately, in writing, and processing of the review will be terminated upon receipt of such written notification to the Township, it being understood that all bills accrued to date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

1/8/2024

DATE

A handwritten signature in black ink, appearing to be 'E. D.', written over a horizontal line.

SIGNATURE OF APPLICANT



ZONING DATA :

	REQUIRED	PROVIDED
ZONING DISTRICT:	INSTITUTIONAL DISTRICT	
MINIMUM LOT AREA (CHAPTER 114-8D2.A):	3 ACRES	74.7309 ACRES (3,255,277 SQ. FT.)
MINIMUM LAND COVERAGE:		
BY BUILDINGS (CHAPTER 114-8D2.B)	20%	1.10% (32,444± SF EXISTING + 3,456± SF PROPOSED)
BY TOTAL IMPERVIOUS COVERAGE (CHAPTER 114-8D5.B)	40%	5.61% (179,399± SF + 3,456± SF PROPOSED)
MINIMUM LOT WIDTH (CHAPTER 114-8D3):	200 FT	1899± FT
MINIMUM FRONT YARD (CHAPTER 114-8D4.A):	75 FT	621.7± FT
MINIMUM SIDE YARD (CHAPTER 114-8D4.B):	50 FT	79.6± FT
MINIMUM REAR YARD (CHAPTER 114-8D4.C):	75 FT	482.3± FT
MINIMUM BUILDING HEIGHT (CHAPTER 114-8D5.E):	50 FT	<35 FT*

*THERE ARE MULTIPLE BUILDINGS ON SITE, ALL OF WHICH ARE LESS THAN 35 FEET IN HEIGHT.

- NOTES:**
1. THERE ARE NO PROPOSED STREET MONUMENTS FOR THIS PROJECT.
 2. THERE ARE NO PROPOSED CURBS FOR THIS PROJECT.
 3. THERE IS NO PROPOSED PAVING FOR THIS PROJECT. PAVEMENT RESTORATION IS PROPOSED ON SITE WHERE UTILITY WORK IS PLANNED.
 4. BUILDING IS ACCESSORY TO MAIN STRUCTURES; DEDICATED PARKING IS NOT PROVIDED.
 5. NO TREES ARE PROPOSED TO BE REMOVED AS PART OF THIS PROJECT.
 6. EMERGENCY ACCESS MINIMUM ROADWAY WIDTH OF 12' AVAILABLE TO BUILDING.



PROJECT TEAM

ARCHITECT:
 BKP ARCHITECTS
 1525 LOCUST STREET
 PHILADELPHIA, PA 19102

MEP ENGINEERING:
 AHA CONSULTING
 ENGINEERING, INC.
 77 SOUTH BEDFORD, MA 01803

CIVIL ENGINEERING:
 MELIORA DESIGN
 259 MORGAN ST.
 PHOENIXVILLE, PA 19460

STRUCTURAL ENGINEERING:
 WZG STRUCTURAL CONSULTING
 ENGINEERS, INC.
 1137 GRAVEL PIKE,
 ZIEGLERVILLE, PA 19492

KEY PLAN

CLIENT



THE UNIVERSITY OF
 PENNSYLVANIA
 3101 WALNUT STREET
 PHILADELPHIA, PA

**MOLECULAR BIOLOGY LAB
 AT MORRIS ARBORETUM &
 GARDENS OF UNIVERSITY
 OF PENNSYLVANIA**
 100 E. NORTHWESTERN AVE.
 PHILADELPHIA, PA 19118

THIS DRAWING IS TO ILLUSTRATE THE WORK TO BE DONE. THE ARCHITECT IS NOT RESPONSIBLE FOR THE MEANS, METHODS, TECHNOLOGIES, SEQUENCES AND PROCEDURES USED TO DO THE WORK OR THE SAFETY OF THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING HOW THEY VERIFY THE WORK. SUBMITTAL OF A SET TO PERFORM THIS WORK IS AN ACKNOWLEDGEMENT OF THESE RESPONSIBILITIES AND THAT THEY HAVE BEEN FULLY CONSIDERED IN PLANNING OF THE WORK AND THE MEANS TO COMPLY FOR EXTRA WORKS DUE TO THESE CONDITIONS WILL BE FORTHCOMING.

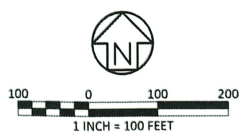
SEAL:

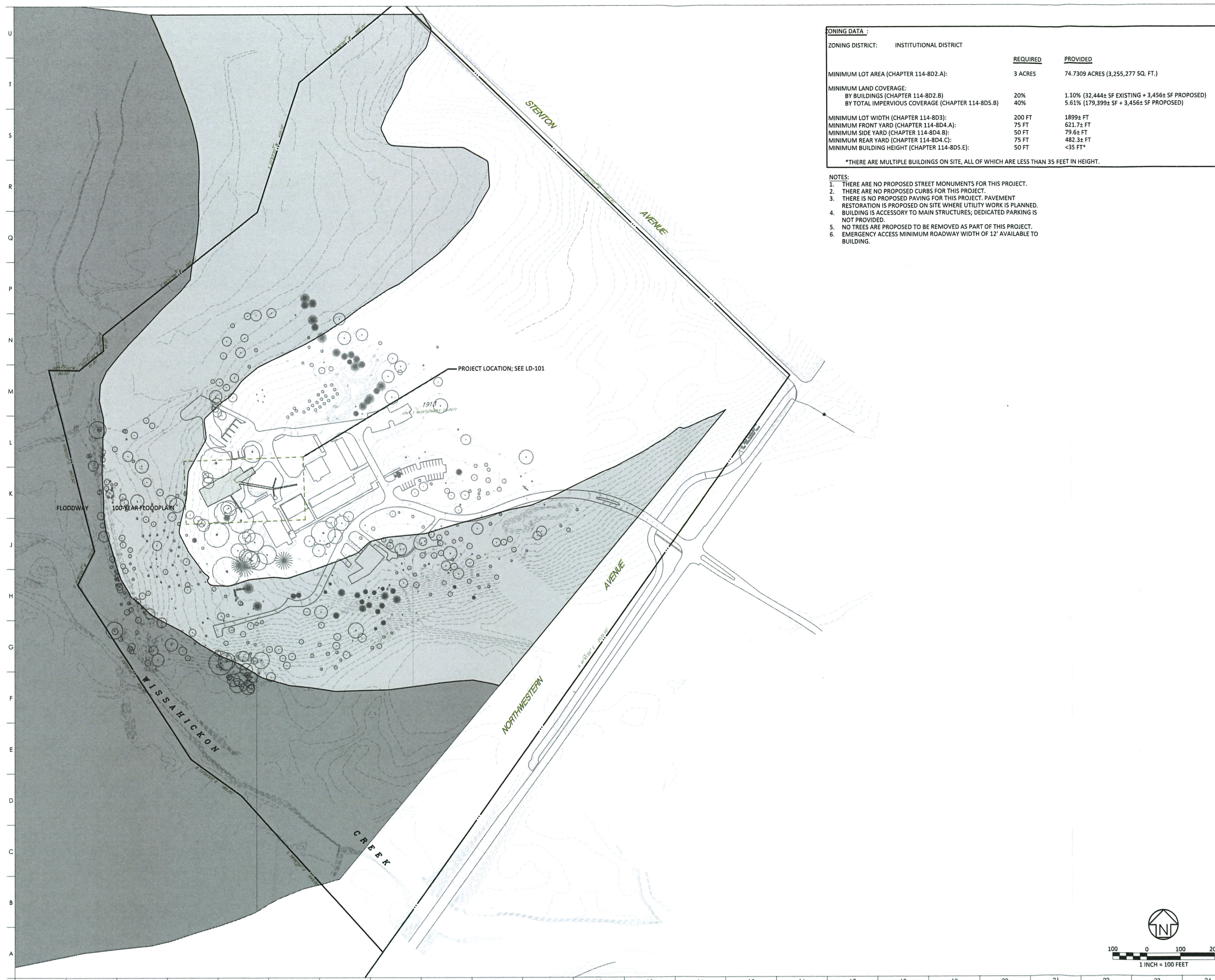
DATE:	JANUARY 10, 2024
PROJECT NO.:	2023-13
DRAWN BY:	MBH
CHECKED BY:	MBH
SUBMISSION DATE:	9/11/23
SD ESTIMATE SET:	01/10/24
LD WAIVER REQUEST:	

REVISION	DATE

DRAWING TITLE:
 PERMITTING
 PLAN - SHEET 1

DRAWING NO.:
 LD-100





ZONING DATA :

ZONING DISTRICT:	INSTITUTIONAL DISTRICT	REQUIRED	PROVIDED
MINIMUM LOT AREA (CHAPTER 114-8D2.A):		3 ACRES	74.7309 ACRES (3,255,277 SQ. FT.)
MINIMUM LAND COVERAGE:			
BY BUILDINGS (CHAPTER 114-8D2.B)		20%	1.10% (32,444± SF EXISTING + 3,456± SF PROPOSED)
BY TOTAL IMPERVIOUS COVERAGE (CHAPTER 114-8D5.B)		40%	5.61% (179,399± SF + 3,456± SF PROPOSED)
MINIMUM LOT WIDTH (CHAPTER 114-8D3):		200 FT	1899± FT
MINIMUM FRONT YARD (CHAPTER 114-8D4.A):		75 FT	621.7± FT
MINIMUM SIDE YARD (CHAPTER 114-8D4.B):		50 FT	79.6± FT
MINIMUM REAR YARD (CHAPTER 114-8D4.C):		75 FT	482.3± FT
MINIMUM BUILDING HEIGHT (CHAPTER 114-8D5.E):		50 FT	<35 FT*

*THERE ARE MULTIPLE BUILDINGS ON SITE, ALL OF WHICH ARE LESS THAN 35 FEET IN HEIGHT.

- NOTES:**
1. THERE ARE NO PROPOSED STREET MONUMENTS FOR THIS PROJECT.
 2. THERE ARE NO PROPOSED CURBS FOR THIS PROJECT.
 3. THERE IS NO PROPOSED PAVING FOR THIS PROJECT. PAVEMENT RESTORATION IS PROPOSED ON SITE WHERE UTILITY WORK IS PLANNED.
 4. BUILDING IS ACCESSORY TO MAIN STRUCTURES; DEDICATED PARKING IS NOT PROVIDED.
 5. NO TREES ARE PROPOSED TO BE REMOVED AS PART OF THIS PROJECT.
 6. EMERGENCY ACCESS MINIMUM ROADWAY WIDTH OF 12' AVAILABLE TO BUILDING.



PROJECT TEAM


ARCHITECT:
 BKP ARCHITECTS
 1525 LOCUST STREET
 PHILADELPHIA, PA 19102

MEP ENGINEERING:
 AHA CONSULTING
 ENGINEERING, INC.
 77 SOUTH BEDFORD, MA 01803

CIVIL ENGINEERING:
 MELIORA DESIGN
 259 MORGAN ST.
 PHOENIXVILLE, PA 19460

STRUCTURAL ENGINEERING:
 WZG STRUCTURAL CONSULTING
 ENGINEERS, INC.
 1137 GRAVEL PIKE,
 ZIEGLERVILLE, PA 19492

KEY PLAN

CLIENT

 THE UNIVERSITY OF PENNSYLVANIA
 3101 WALNUT STREET
 PHILADELPHIA, PA

**MOLECULAR BIOLOGY LAB
 AT MORRIS ARBORETUM &
 GARDENS OF UNIVERSITY
 OF PENNSYLVANIA**
 100 E. NORTHWESTERN AVE.
 PHILADELPHIA, PA 19118

THIS DRAWING IS TO ILLUSTRATE THE WORK TO BE DONE. THE ARCHITECT IS NOT RESPONSIBLE FOR THE METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES USED TO DO THE WORK OR THE SAFETY ASPECTS OF CONSTRUCTION AND NOTHING ON THIS DRAWING EXPRESSLY OR IMPLIED CHANGES THIS CONTRACT. CONTRACTOR SHALL BE RESPONSIBLE FOR DOING THE WORK. SUBMITTALS OF A BID TO PERFORM THIS WORK SHALL CONSIDERATION OF THESE PROFESSIONAL AND THAT THEY HAVE BEEN FULLY CONSIDERED IN PLANNING OF THE WORK AND THE REQUIRED UTILITIES FOR SUCH PURPOSES. DUE TO THESE CONDITIONS WILL BE FORTHCOMING.

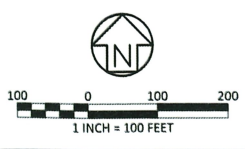
SEAL:

DATE:	JANUARY 10, 2024
PROJECT NO.:	2023-13
DRAWN BY:	MKT
CHECKED BY:	MBH
SUBMISSION DATE:	9/11/23
SD ESTIMATE SET:	01/10/24
LD WAIVER REQUEST:	01/10/24

REVISION	DATE

DRAWING TITLE:
 PERMITTING
 PLAN - SHEET 1

DRAWING NO.:
 LD-100



- LEGEND**
- PROJECT BOUNDARY/LIMIT OF DISTURBANCE
 - PROPOSED BUILDING
 - ▨ ASPHALT PAVEMENT DEMOLITION/RESTORATION
 - ▤ CONCRETE PAVEMENT
 - SAN --- PROPOSED SANITARY LINE
 - W --- PROPOSED WATER LINE
 - F --- PROPOSED FIRE LINE
 - E --- PROPOSED ELECTRIC LINE
 - T --- PROPOSED TELECOM LINE
 - ST --- PROPOSED STORM LINE
 - ▤ STORMWATER MANAGEMENT SYSTEM

ZONING DATA:

ZONING DISTRICT: INSTITUTIONAL DISTRICT

	REQUIRED	PROVIDED
MINIMUM LOT AREA (CHAPTER 114-8D2.A):	3 ACRES	74.7309 ACRES (3,255,277 SQ. FT.)
MINIMUM LAND COVERAGE:		
BY BUILDINGS (CHAPTER 114-8D2.B)	20%	1.10% (32,444± SF EXISTING + 3,456± SF PROPOSED)
BY TOTAL IMPERVIOUS COVERAGE (CHAPTER 114-8D5.B)	40%	5.61% (179,399± SF + 3,456± SF PROPOSED)
MINIMUM LOT WIDTH (CHAPTER 114-8D3):	200 FT	1899± FT
MINIMUM FRONT YARD (CHAPTER 114-8D4.A):	75 FT	621.7± FT
MINIMUM SIDE YARD (CHAPTER 114-8D4.B):	50 FT	79.6± FT
MINIMUM REAR YARD (CHAPTER 114-8D4.C):	75 FT	482.3± FT
MINIMUM BUILDING HEIGHT (CHAPTER 114-8D5.E):	50 FT	<35 FT*

*THERE ARE MULTIPLE BUILDINGS ON SITE, ALL OF WHICH ARE LESS THAN 35 FEET IN HEIGHT.

- NOTES:**
1. THERE ARE NO PROPOSED STREET MONUMENTS FOR THIS PROJECT.
 2. THERE ARE NO PROPOSED CURBS FOR THIS PROJECT.
 3. THERE IS NO PROPOSED PAVING FOR THIS PROJECT. PAVEMENT RESTORATION IS PROPOSED ON SITE WHERE UTILITY WORK IS PLANNED.
 4. BUILDING IS ACCESSORY TO MAIN STRUCTURES; DEDICATED PARKING IS NOT PROVIDED.
 5. NO TREES ARE PROPOSED TO BE REMOVED AS PART OF THIS PROJECT.
 6. EMERGENCY ACCESS MINIMUM ROADWAY WIDTH OF 12' AVAILABLE TO BUILDING.



PROJECT TEAM

ARCHITECT:
BKP ARCHITECTS
1525 LOCUST STREET
PHILADELPHIA, PA 19102

MEP ENGINEERING:
AHA CONSULTING
ENGINEERING, INC.
77 SOUTH BEDFORD, MA 01803

CIVIL ENGINEERING:
MELORA DESIGN
259 MORGAN ST.
PHOENIXVILLE, PA 19460

STRUCTURAL ENGINEERING:
WZG STRUCTURAL CONSULTING
ENGINEERS, INC.
1137 GRAVEL PIKE,
ZIEGLERVILLE, PA 19492

KEY PLAN

CLIENT

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SEAL:

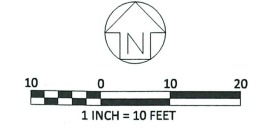
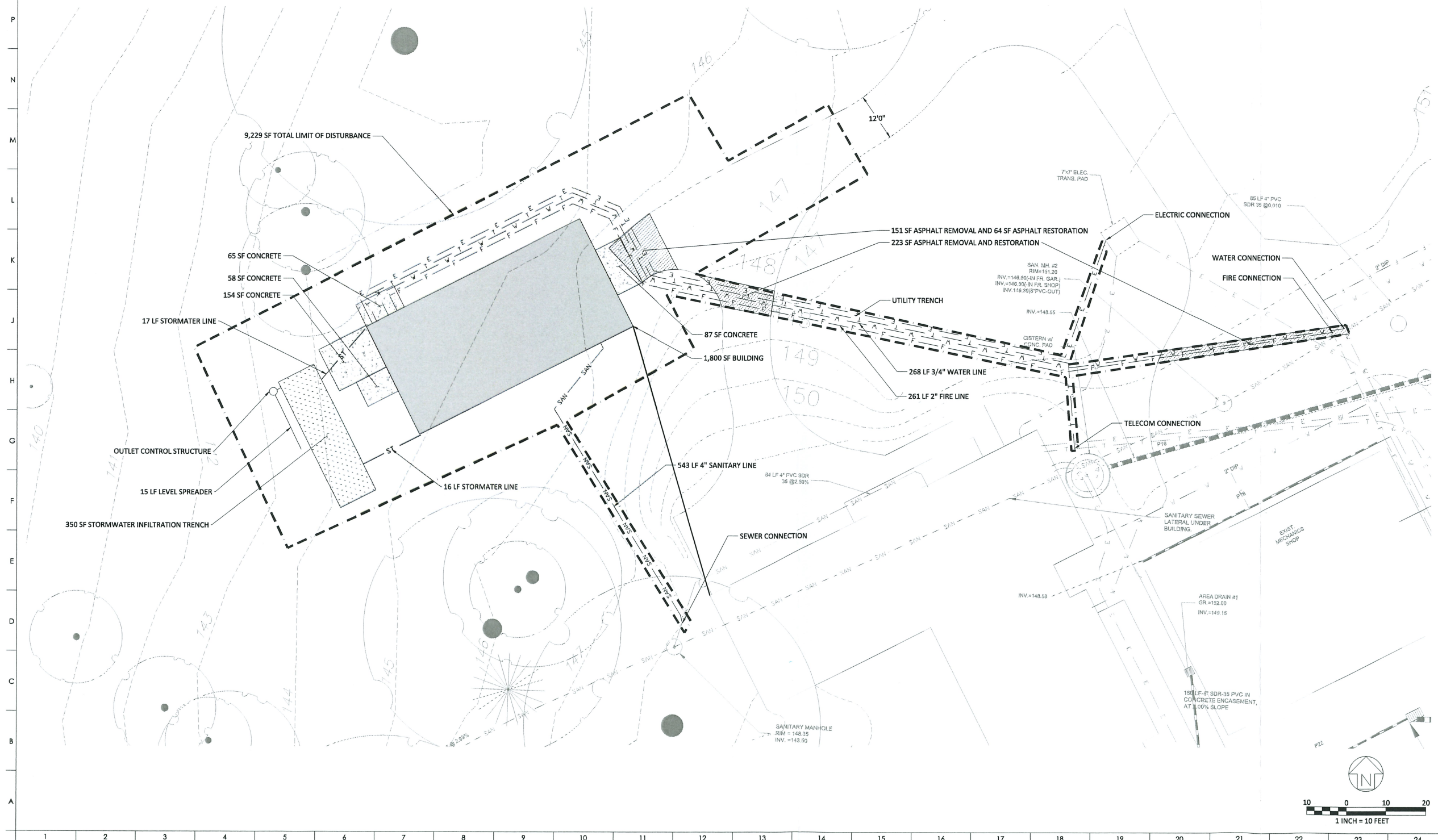
DATE:	JANUARY 10, 2024
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CHECKED BY:	MBH
SUBMISSION DATE:	
SD ESTIMATE SET:	9/11/23
LD WAIVER REQUEST:	01/10/24

REVISION	DATE

DRAWING TITLE:
PERMITTING
PLAN - SHEET 2

DRAWING NO:

LD-101





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

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, February 6, 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. 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



**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 x
Private _____

Water: Public x
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.

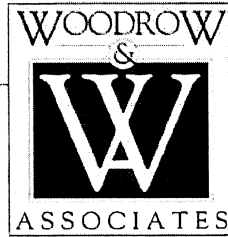
12/15/2023

DATE

Jacob Tackett

SIGNATURE OF APPLICANT

Applicant Representative



January 12, 2024

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

Reference: Springfield Middle School – Building Additions

Dear Mark:

Last fall, Mike Taylor and I had the opportunity to meet with representatives of the Springfield Township School District. The meeting was attended by the school's architect and engineer, and we discussed the possible construction of a building addition to their middle school facility. Pursuant to that conversation, the Township is now in receipt of a sketch plan application prepared by T & M Engineers. The plan is dated November 13, 2023, and has not been revised as of this writing.

The plan depicts several improvements to the campus which include:

1. A reconfiguration of traffic patterns, parking spaces, and points of drop-off.
2. An addition to the southwest side of the building
3. A reconfiguration of pedestrian access and walking patterns.

This plan is consistent with our earlier conversations. The land development application package will continue to evolve specific areas of emphasis from an engineer review standpoint and would include:

1. Satisfaction of any open zoning hearing board applications. It appears that a front yard setback variance will be required for the building's proximity to PA Route 309
2. Stormwater Management – The additional impervious cover and regrading of the property appears to trigger an obligation to secure a NPDES permit from the PA DEP.
3. Grading proximity of the parking and building additions to more significant slopes will require extra care in the design of a grading scheme for the proposed construction.

January 12, 2024

Mark Penecale, Planning Director

Springfield Township

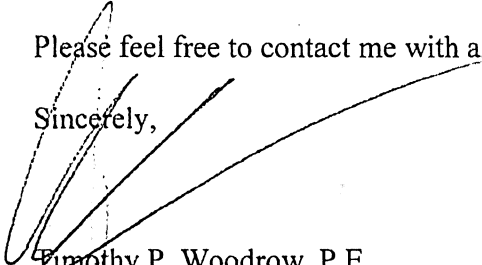
Reference: Springfield Middle School – Building Additions

4. Utility Conflicts – The proposed work will take place in and around existing school infrastructure. It would be prudent to gather as accurate information as possible with regard to the location, depth, and materials of utility infrastructure that may be impacted by the proposed construction.

We will look forward to subsequent applications and to another successful school improvement project.

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

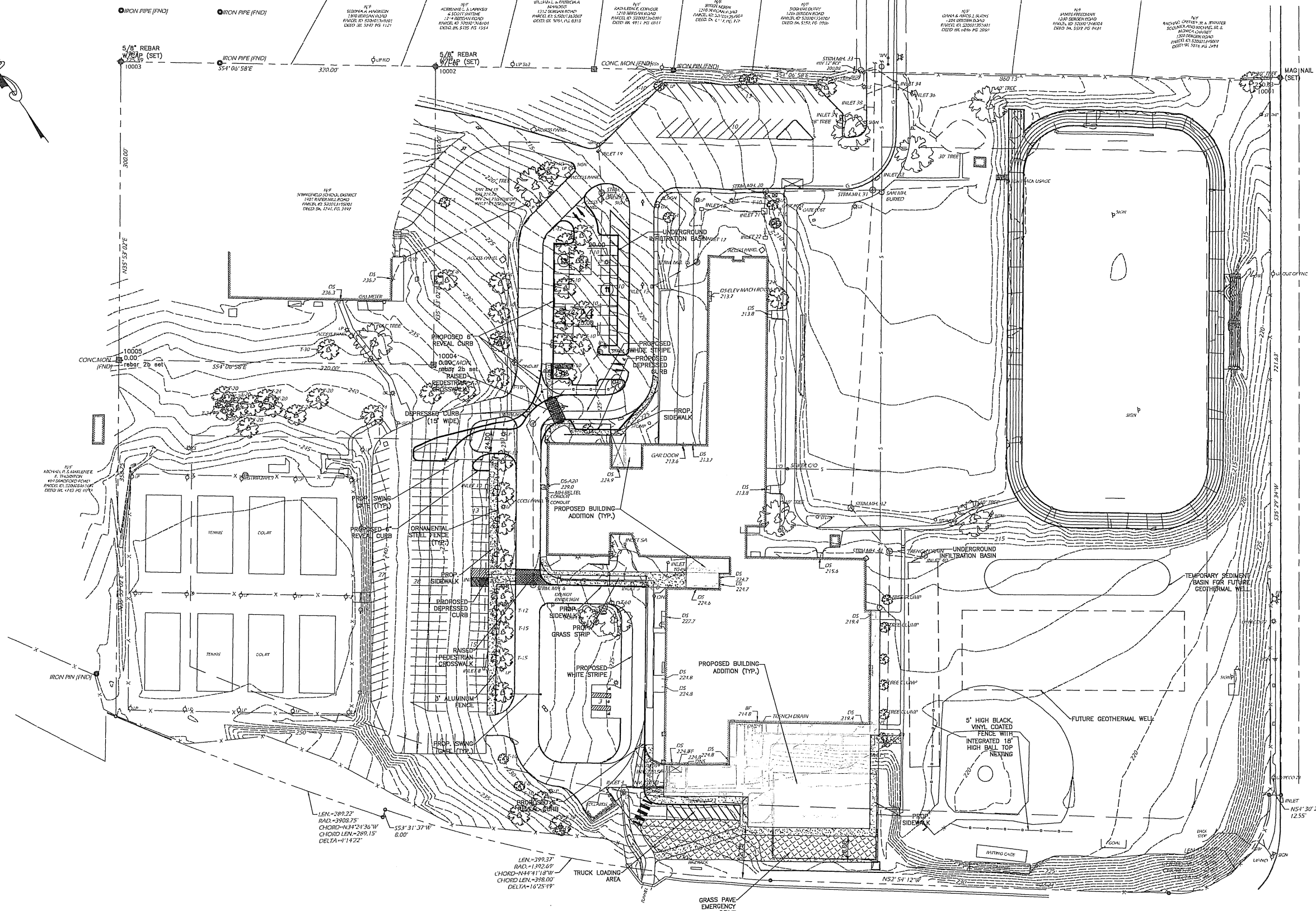
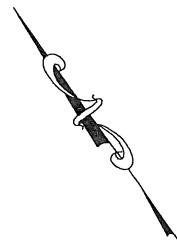
Sincerely,



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

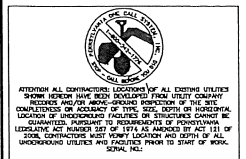
TPW/del

Cc: Michael Taylor, Township Manager – Springfield Township
Craig Thorne, Director of Operations – Springfield School District
James J. Garrity, Esq., Wisler Pearlstine, LLP. – Township Solicitor
Andrew R. Freimuth, Esq. – Wisler Pearlstine, LLP



PROJECT INFORMATION: SGA & ASSOCIATES
 FILE NAME: SGA_2023_11_06AM
 LAST SAVED DATE AND TIME: 08 Dec 2023, 11:06AM
 LAST SAVE BY: Jcmh

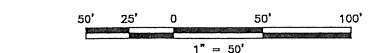
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ATTENTION: ALL DIMENSIONS LOCATIONS OF ALL UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM EXISTING RECORDS. THE ENGINEER HAS CONDUCTED VISUAL VERIFICATION OF THE LOCATION OF UTILITIES LOCATED ON THIS PLAN. THE LOCATION OF UTILITIES LOCATED ON THIS PLAN IS BASED ON RECORDS AND FIELD SURVEY. THE ENGINEER DOES NOT WARRANT THE LOCATION OF UTILITIES LOCATED ON THIS PLAN. THE ENGINEER DOES NOT WARRANT THE LOCATION OF UTILITIES LOCATED ON THIS PLAN.

ZONING DATA				
EXISTING ZONING DISTRICT CLASSIFICATION: INST (INSTITUTIONAL)				
EXISTING USE: INSTITUTIONAL - MIDDLE SCHOOL				
PROPOSED USE: INSTITUTIONAL - MIDDLE SCHOOL (NO CHANGE)				
INST (INSTITUTIONAL) ZONING REQUIREMENTS TABLE:				
	CODE SECTION	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	114-802(A)	3 ACRES	±19.02 ACRES	±19.02 ACRES
MAXIMUM BUILDING AREA	114-802(B)	20K	± 0.0K	± 10.0K
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.	±78 FEET	± 52.2 FEET
SIDE YARDS	114-804(B)	50 FEET. 75 FEET. 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	± 408 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)	40K*	± 29%	± 32%
BUILDING HEIGHT	114-805(C)	50 FEET	± 34 FEET	< 50 FEET
REQUIRED PARKING (EXISTING CYNARSUM)	114-134(A)(8)	1 SPACE/50 SQUARE FEET OF TOTAL FLOOR AREA	158 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	REVISIONS	BY	CHKD

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
 SPRINGFIELD MIDDLE SCHOOL
 1001 PAPER MILL RD, ORELAND, PA
 SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
 SKETCH PLAN



DESIGNED BY: JT, CWJ
 CHECKED BY: JT, CWJ
 DRAWN BY: JCJ
 DATE: 11/13/2023
 SCALE: AS SHOWN
 PROJ. NO.: SGA00068

DRAWING: SKETCH
 SHEET: 1 OF 2