



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: www.SpringfieldMontco.org

Phone: 215-836-7600

Fax: 215-836-7180

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Susanna O. Ratsavong
Vice President

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Engineer

Public Notice

Planning Commission Meeting

SD-24-01

This notice is sent to inform you that the Springfield Township Planning Commission will hold a public meeting on **Tuesday, April 2, 2024**, with a 7:00 P.M. start time. They will discuss the Subdivision Application submitted Venco Building Group for the property located at 210 Sunnybrook Road, Flourtown, PA 19031.

The applicant plans to demolish the existing single-family dwelling and subdivide the parcel into two equal lots of 9,368 square feet each. The lots are not proposed for development at this time. Both proposed lots comply with the dimensional requirements of the B-Residential District. The lots are proposed to have 62.5 feet of frontage along Sunnybrook Road and be 171.9 feet in depth. If Venco Building Group proposed to develop the two properties, a Land Development Application would be required to be submitted and approved by Springfield Township.

The properties are zoned within the B-Residential District of Ward #6 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

Check # 5539
\$700.00

51-24-01



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

Springfield Township
Montgomery County
Revised
FEB 22 REC'D
Community Development
Department

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: Minor Subdivision Plan-Christopher & Linda Artur

Location: 210 Sunnybrook Road, Flourtown, PA 19031

C. Name of Owner: Christopher and Linda Artur

Address: 210 Sunnybrook Road, Flourtown, PA 19031

Phone #: 215-519-2493

D. Name of Applicant: Venco Building Group, agent for Alexander Ventresca, equitable owner

Address: 1551 Butler Pike, Blue Bell, PA 19422

Phone #: 215-806-2211

E. Name of Engineer, Surveyor, or Planner responsible for preparation of the plan
Joseph J. March - Blue Marsh Associates, Inc.

Address: 551 Easton Road, Suite A, Warrington, PA 18976

F. Existing Zoning Classification: B-Residential

Total Acreage: .43A Number of Lots: 2

Sewerage: Public Private _____
Water: Public Private _____

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



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

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. Professional Service Agreement
2. Subdivision check list
3. Boundary & Topo (six copies, full sized)
4. Plan of Minor Subdivision - 2 lots (six copies, full sized)
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 | <u>\$500 + \$100 per lot</u> |
| 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 → \$1,000.00

Major Subdivision (5 or more lots) \$1,000.00 per lot Total

Escrow Account \$ 1000.00

L. Springfield Township Application Fees

Sketch Plan Fee \$ _____

Preliminary as Final Plan Fee \$ 700.00 (\$500.00 + \$100.00 per lot = \$700.00)



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

Final Plan Fee \$ 700.00

Total \$ 7,700.00 Check # _____

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 # _____

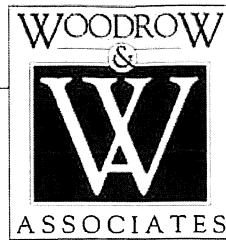
N. Signature

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.

2-22-24
DATE

[Signature]
SIGNATURE OF APPLICANT



March 12, 2024

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

Reference: 210 Sunnybrook Road – Subdivision Application

Dear Mark:

I am in receipt of two unique plans submitted in support of an application to subdivide the above referenced property. The first plan, sheet One of One is entitled "Boundary and Topographic Survey" prepared by Blue Marsh Associates, Inc. Land Surveyors and Planners and dated February 6, 2024. This plan seems to be professionally prepared and very thorough in its content. The second plan, sheet one of one, is entitled "Minor Subdivision Plan." The plan is also prepared by blue Marsh Associates Inc. and is dated February 6, 2024. This plan anticipates the demolition of the existing structure on the property and the creation of two unique building lots.

The proposal does not call for any improvements to the property at this time but merely seeks to create two building lots. While this type of proposal may be appropriate for very large tracts of land in rural environments, infill development in Springfield Township is a source of great concern. Before this plan can be considered for approval, I would suggest that the following topics need to be addressed:

1. PA DEP Sewage Facilities Planning Module Exemption.
2. Implementation of the required ultimate right-of-way line for Sunnybrook Road
3. Consideration of the public improvements that are required in conjunction with any subdivision. These improvements would include roadway widening, curbing, sidewalk, and storm drainage improvements.
4. Funding of a financial security agreement that will guarantee the proper installation of any feature of the plan approval deemed to potentially impact public health safety and welfare.
5. Landscaping Design.

March 12, 2024

Mark Penecale, Planning Director

Springfield Township

Reference: 210 Sunnybrook Road – Subdivision Application

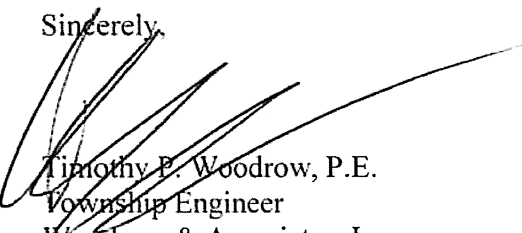
6. Public utility abandonment and public utility design for the purpose of serving the new building lots.
7. Layout of new structures with the anticipated size and footprint acknowledged on the plan.
8. Design of new driveway curb cuts to Sunnybrook Road acknowledging drainage, sight distance and other necessary improvements.
9. Grading design for the new structures, driveways and anticipated ancillary improvements such as service walkways, patios, and parking areas.
10. Most important to our discussions will be the handling of stormwater runoff, stormwater management, and ultimate point of discharge of any newly created concentration of flows into the public right-of-way or onto adjacent properties.

The application is supplemented by two documents:

1. Aqua Pennsylvania letter dated January 5, 2024, acknowledging potable water service availability.
2. Bucks County Water and Sewer Authority letter dated February 15, 2024, acknowledging sanitary sewer capacity.

Please feel free to contact me with any questions you have regarding these opinions.

Sincerely,



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

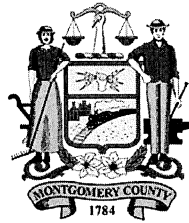
TPW/del

Cc: A. Michael Taylor, Township Manager – Springfield Township
James J. Garrity, Esq., Wisler Pearlstine, LLP. – Township Solicitor
Andrew R. Freimuth, Esq. – Wisler Pearlstine, LLP
Joseph Wright, PLS – Blue Marsh Associates, Inc.
Christopher and Linda Artur – Property Owner
Venco Building Group

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

JAMILA H. WINDER, CHAIR
NEIL K. MAKHIJA, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY • PO Box 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 21, 2024

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

Re: MCPC # 24-0045-001
Plan Name: 210 Sunnybrook Rd
(2 lots comprising 0.49 acres)
Situate: Sunnybrook Road (E); north of Carlton Way
Springfield Township

Dear Mr. Penecale:

We have reviewed the above-referenced subdivision plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 23, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Venco Building Group, is proposing to subdivide the existing lot at 210 Sunnybrook Rd into two equal lots of approximately 0.215 acres each. The proposed plan will include the demolition of an existing multifamily, two-story dwelling and frame garage located at the property.

210 Sunnybrook Rd is located in the B Residential zoning district. The site is served by public water and sewer. The plan is dated February 6, 2024

COMPREHENSIVE PLAN COMPLIANCE

This property is shown as Medium Density Housing in the Future Land Use of Springfield Township's 2025 Comprehensive Plan. Additionally, the property is identified as a Suburban Residential Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Suburban Residential Areas are concentrations of single-family detached homes, less dense multifamily and single-family attached uses, and institutional uses.



RECOMMENDATION

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

REVIEW COMMENTS

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

Landscaping.

Section [§95-7.G.], *Contents of preliminary and final plans*, requires information on existing natural features and proposed landscaping on the site, including the following details:

Existing vegetation, including outer limits of tree and shrub masses and a general description of their types, sizes, and conditions. Areas of trees and shrubs to be removed shall be clearly identified.

Based on the submitted plan, we could not determine if there would be an impact to the existing vegetation. We recommend providing detail on the size and type of existing vegetation that is proposed to be removed or to remain.

Additionally, as per [§95-11.2.], within any subdivision or land development, street trees shall be planted along new and existing streets. We recommend that future versions of the proposal should indicate whether street trees will be provided.

ZONING ORDINANCE COMMENTS

Off-Street Parking and Loading Provisions.

It appears that these lots are being created for the purpose of constructing new homes. Based on our/this assumption, we suggest the applicant consider driveway placement to the additional lot as required by [§114-134].

CONCLUSION

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

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

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal

seal and signature of approval must be supplied for our files. Please print the assigned MCPC number: (#24-0045-001) on any plans submitted for final recording.

Sincerely,



Margaux Petruska, Community Planner II
Margaux.petruska@montgomerycountypa.gov – 610-278-3728

c: Venco Building Group, Applicant
Amanda Helwig, Chair, Springfield Township Planning Commission

Attachment A: Aerial Image of Site

Attachment B: Reduced Copy of Applicant's Proposed Site Plan

ATTACHMENT A



Montgomery
County
Planning
Commission



210 Sunnybrook Road
MCPC#240045001

Montgomery County Courthouse - Planning Commission
PO Box 311 Springfield, MO 65804-0311
Phone: 417-836-2841
www.montcopa.org/planscom
Aerial photography provided by Neatmap

ATTACHMENT B

OWNER'S STATEMENT

I, the undersigned, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein, and that I have the authority to execute this plat and to grant the rights herein set forth.

SIGNED: _____

DATE: _____

OWNER'S ACKNOWLEDGEMENT

I, the undersigned, hereby acknowledge that I have read the contents of the foregoing plat, and that I understand the nature and extent of the rights herein set forth, and that I have executed this plat voluntarily and without any fraud, coercion, or undue influence.

SIGNED: _____

DATE: _____

MUNICIPAL COUNCIL APPROVAL BLOCK

APPROVED BY THE BOARD OF ZONING ADJUSTMENTS:

DATE: _____

RECORDS OF DEEDS CERTIFICATION

I, the undersigned, hereby certify that the foregoing plat has been recorded in the public records of the County of Montgomery, Pennsylvania, and that the same is a true and correct copy of the original as recorded.

SIGNED: _____

DATE: _____

MUNICIPAL ENGINEER CERTIFICATION

I, the undersigned, hereby certify that I am a duly licensed Professional Engineer in the State of Pennsylvania, and that I have prepared the foregoing plat in accordance with the provisions of the Pennsylvania Municipalities Planning Code, and that the same is a true and correct copy of the original as prepared.

SIGNED: _____

DATE: _____

MCP PLAN

APPROVED BY THE BOARD OF ZONING ADJUSTMENTS:

DATE: _____

APPROVED BY THE BOARD OF PLANNING AND ZONING:

DATE: _____

LEGEND OF SYMBOLS

———— PROPERTY BOUNDARIES

———— PROPERTY LINES

———— PROPERTY CORNERS

———— PROPERTY AREAS

———— PROPERTY LOTS

———— PROPERTY BLOCKS

———— PROPERTY TRACTS

———— PROPERTY PARCELS

———— PROPERTY UNITS

———— PROPERTY SHARES

———— PROPERTY FRACTIONS

———— PROPERTY DECIMALS

———— PROPERTY PERCENTS

———— PROPERTY OTHERS

CALL BEFORE YOU DIG

800-482-8777

WWW.CALLBEFOREYOU.DIG.PA.GOV

PA. STATE DEPARTMENT OF REVENUE

PA. STATE DEPARTMENT OF TRANSPORTATION

PA. STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION

PA. STATE DEPARTMENT OF LABOR & INDUSTRIAL RELATIONS

PA. STATE DEPARTMENT OF REVENUE

PA. STATE DEPARTMENT OF TREASURY

PA. STATE DEPARTMENT OF CONSUMER AFFAIRS

PA. STATE DEPARTMENT OF HEALTH & WELFARE

PA. STATE DEPARTMENT OF EDUCATION

PA. STATE DEPARTMENT OF PUBLIC SAFETY

PA. STATE DEPARTMENT OF AGRICULTURE & FORESTRY

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PA. STATE DEPARTMENT OF HEALTH & WELFARE

PA. STATE DEPARTMENT OF EDUCATION

PA. STATE DEPARTMENT OF PUBLIC SAFETY

PA. STATE DEPARTMENT OF AGRICULTURE & FORESTRY

VICINITY MAP

NOTES

1. THIS PLAT IS SUBJECT TO ALL EXISTING EASEMENTS, RIGHTS OF WAY, AND OTHER INTERESTS OF RECORD.
2. THIS PLAT IS SUBJECT TO ALL EXISTING RECORDS OF DEEDS, TAX MAPS, AND OTHER RECORDS.
3. THIS PLAT IS SUBJECT TO ALL EXISTING RECORDS OF DEEDS, TAX MAPS, AND OTHER RECORDS.
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10. THIS PLAT IS SUBJECT TO ALL EXISTING RECORDS OF DEEDS, TAX MAPS, AND OTHER RECORDS.

REFERENCES

1. PENNSYLVANIA MUNICIPALITIES PLANNING CODE, TITLE 58 PA.CS.

2. PENNSYLVANIA DEEDS ACT, TITLE 48 PA.CS.

3. PENNSYLVANIA CONVEYANCE ACT, TITLE 48 PA.CS.

4. PENNSYLVANIA SURVEYING ACT, TITLE 48 PA.CS.

5. PENNSYLVANIA PLANNING AND ZONING ACT, TITLE 58 PA.CS.

6. PENNSYLVANIA MORTGAGE ACT, TITLE 48 PA.CS.

7. PENNSYLVANIA EASEMENTS ACT, TITLE 48 PA.CS.

8. PENNSYLVANIA RECORDS ACT, TITLE 48 PA.CS.

9. PENNSYLVANIA PUBLIC ACCESS ACT, TITLE 48 PA.CS.

10. PENNSYLVANIA PUBLIC UTILITIES ACT, TITLE 48 PA.CS.

BULK REQUIREMENTS

MINIMUM LOT AREA: _____

MINIMUM LOT WIDTH: _____

MINIMUM LOT DEPTH: _____

MINIMUM LOT FRONT SETBACK: _____

MINIMUM LOT REAR SETBACK: _____

MINIMUM LOT SIDE SETBACK: _____

MINIMUM LOT FRONT YARD COVER: _____

MINIMUM LOT REAR YARD COVER: _____

MINIMUM LOT SIDE YARD COVER: _____

MINIMUM LOT FRONT PORCH: _____

MINIMUM LOT REAR PORCH: _____

MINIMUM LOT SIDE PORCH: _____

MINIMUM LOT FRONT DRIVE: _____

MINIMUM LOT REAR DRIVE: _____

MINIMUM LOT SIDE DRIVE: _____

MINIMUM LOT FRONT GARAGE: _____

MINIMUM LOT REAR GARAGE: _____

MINIMUM LOT SIDE GARAGE: _____

MINIMUM LOT FRONT PORCH: _____

MINIMUM LOT REAR PORCH: _____

MINIMUM LOT SIDE PORCH: _____

MINIMUM LOT FRONT DRIVE: _____

MINIMUM LOT REAR DRIVE: _____

MINIMUM LOT SIDE DRIVE: _____

MINIMUM LOT FRONT GARAGE: _____

MINIMUM LOT REAR GARAGE: _____

MINIMUM LOT SIDE GARAGE: _____

GRAPHIC SCALE

SCALE: 1" = 20'

SURVEYOR'S CERTIFICATION

I, the undersigned, hereby certify that I am a duly licensed Professional Surveyor in the State of Pennsylvania, and that I have prepared the foregoing plat in accordance with the provisions of the Pennsylvania Surveying Act, and that the same is a true and correct copy of the original as prepared.

SIGNED: _____

DATE: _____

CHRISTOPHER ARTUR & LINDA ARTUR

LAND SURVEYORS & PLANNERS

1000 N. BROAD STREET

PHILADELPHIA, PA 19107

PH: 215-581-1111

WWW.CHARTURPLANNERS.COM

BLUE MARSH ASSOCIATES, INC.

LAND SURVEYORS & PLANNERS

1000 N. BROAD STREET

PHILADELPHIA, PA 19107

PH: 215-581-1111

WWW.BLUEMARSHASSOCIATES.COM

PROFESSIONAL ENGINEER

NO. 123456789

STATE OF PENNSYLVANIA

DATE: _____



January 5, 2024

Re: Water Availability
210 Sunnybrook Rd
Springfield Twp, 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.

Regarding capacity for domestic and fire service for this area, flow data information can be obtained upon written request to our Control Center at SEPAflowrequest@aquamerica.com. Include the address with town or township and the nearest intersecting street.

This letter expires one year from the date of issue.

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

Regards,

A handwritten signature in cursive script that reads "Deanna L. Ciotti".

Deanna L. Ciotti
New Business Administrator - Services
Aqua Pennsylvania, Inc
762 W. Lancaster Ave
Bryn Mawr, PA 19010
O: 610.541.4160

BCWSA



February 15, 2024

Don Ventresca
Developer

Via email: donv.vbg@gmail.com

**RE: 210 Sunnybrooke Road
Springfield Township
TMP 52-00-17032-007
Capacity Certification**

To Whom It May Concern:

Bucks County Water and Sewer Authority certifies that there is collection and conveyance capacity to receive the maximum daily flow of 500 gallons per day from the referenced project. This wasteload will not create a hydraulic or 5-year projected overload in the Springfield Township sanitary sewer system. Treatment capacity must be obtained from the City of Philadelphia.

Sanitary flow from this subdivided property cannot be released until the developer executes a connection agreement with the Authority and obtains approval from the Department of Environmental Protection (PADEP).

If however, in the event that the Pennsylvania Department of Environmental Protection (PADEP) or any other regulatory body 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 have any questions or require any additional information, please contact this office.

Sincerely,

James Napoleon, Manager
Engineering/AMS/SCADA Ops
215-343-2538 x169
n.jim@bcwsa.net



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



FLOOD NOTE:
 IF GRADING PLANS ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP NO. 42091C03376, WHICH BEARS AN EFFECTIVE DATE OF MARCH 2, 2016.
 BEFORE THE PREPARATION OF DESIGN PLANS PLEASE VISIT PENNSYLVANIA'S FLOOD MAPS ONLINE TO CONFIRM THE INFORMATION LISTED ABOVE.

OWNER'S STATEMENT

I HEREBY CERTIFY THAT CHRISTOPHER ARTUR & LINDA ARTUR IS THE OWNER/DEVELOPER OF THE DESIGNATED LAND, AND ACKNOWLEDGE THIS PLAN TO BE THE OFFICIAL PLAN OF THE HIGHWAYS AND PROPERTIES SHOWN THEREON SITUATE IN THE MUNICIPALITY OF SPRINGFIELD, MONTGOMERY COUNTY, PENNSYLVANIA, AND DESIRE THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

OWNER: CHRISTOPHER ARTUR & LINDA ARTUR
 DATE: _____

OWNER'S ACKNOWLEDGEMENT

COMMONWEALTH of PENNSYLVANIA :
 COUNTY of MONTGOMERY :
 ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE THE MEMBER OF _____ AND THAT HE, AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THIS PLAN ON BEHALF OF _____ FOR THE PURPOSE THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

NOTARY PUBLIC: _____ DATE: _____
 MY COMMISSION EXPIRES: _____

MUNICIPAL COUNCIL APPROVAL BLOCK

APPROVED BY THE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF TOWNSHIP OF SPRINGFIELD THIS _____ DAY OF _____, 2024.

PRESIDENT: _____ DATE: _____

MUNICIPAL PLANNING COMMISSION CHAIRMAN: _____ DATE: _____

RECORDER OF DEEDS CERTIFICATION

MCPC FILE NO. _____
 RECORDER OF DEEDS: _____
 RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY, AT SPRINGFIELD, PA., IN PLAN BOOK NO. _____ PAGE NO. _____ ON _____

MUNICIPAL ENGINEER CERTIFICATION

REVIEW BY THE MUNICIPALITY OF SPRINGFIELD ENGINEER, ON THIS _____ DAY OF _____, 20____.

MUNICIPAL ENGINEER: _____ DATE: _____

MCPC No. _____

PROCESSED AND REVIEWED REPORT PREPARED BY MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

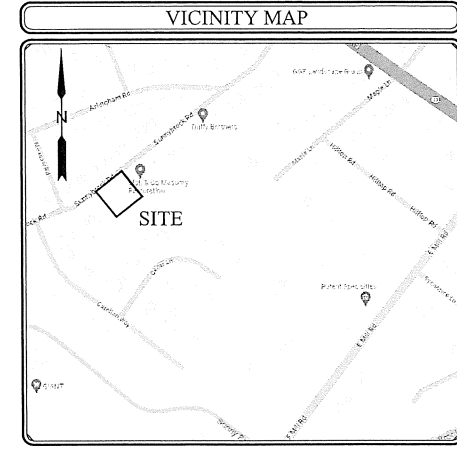
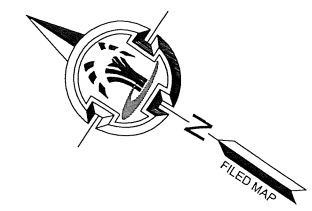
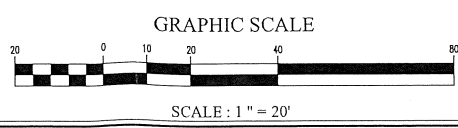
CERTIFIED ON THIS DATE _____

FOR THE DIRECTOR: _____
 MONTGOMERY COUNTY PLANNING COMMISSION

LEGEND OF SYMBOLS

- CONTOUR (MAJOR/MINOR)
- x 100.00 SPOT ELEVATION
- x 110.00 TOP OF WALL ELEVATION
- x 115.00 BOTTOM OF WALL ELEVATION
- x 105-100.16 DOOR SILL ELEVATION
- ABC ROOF DRAIN
- (E) ELECTRIC METER
- U UTILITY POLE
- W WATER VALVE
- PROPERTY CORNER EVIDENCE
- GAS METER
- GAS VALVE
- MANHOLE
- EDGE OF WOODS
- OVERHEAD WIRES
- APPROXIMATE LOCATION OF UNDERGROUND GAS LINE
- APPROXIMATE LOCATION OF UNDERGROUND WATER LINE
- OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
 PA 1
 1-800-242-1376
 TICKET #20240100765
 TICKET #20240171203



NOTES

- PROPERTY KNOWN AS PARCEL I.D. #52-00-17032-00-7 AS IDENTIFIED ON THE OFFICIAL TAX MAPS OF MONTGOMERY COUNTY, SPRINGFIELD TOWNSHIP, COMMONWEALTH OF PENNSYLVANIA.
- AREA = 21,488 S.F. OR 0.493 AC.
 AREA TO LEGAL ROW LINE = 18,738 S.F. OR 0.430 AC.
 PROPOSED LOT 1 = 9,369 S.F. OR 0.215 AC.
 PROPOSED LOT 2 = 9,369 S.F. OR 0.215 AC.
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK OUTFITS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE THE PREPARATION OF DESIGN PLANS AND/OR EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANY.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY BLUE MARSH ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- THIS PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
- ELEVATIONS ARE BASED UPON (NAVD 88) DATUM ESTABLISHED ONSITE UTILIZING GLOBAL POSITIONING SYSTEM DATA COLLECTION.
- ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.
- SOILS PROPERTIES ON THIS SITE HAVE BEEN IDENTIFIED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY FOR MONTGOMERY COUNTY, PA - JANUARY 1, 2019 URBAN LAND - DUFFIELD COMPLEX, 0 TO 8 % SLOPES.
- THIS PROPERTY IS SERVED WITH BOTH PUBLIC WATER BY AQUA PA AND PUBLIC SANITARY SEWER DISPOSAL BY SPRINGFIELD SANITARY SEWER DEPARTMENT.

REFERENCES

- THE OFFICIAL TAX MAPS OF MONTGOMERY COUNTY, SPRINGFIELD TOWNSHIP, COMMONWEALTH OF PENNSYLVANIA.
- MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)", PANEL 377 OF 451, MAP NUMBER 42091C03376, EFFECTIVE DATE: MARCH 2, 2016.
- MAP ENTITLED "RESURVEY OF PLAN OF LOTS CHARLES W. ROBERTS JRM SPRINGFIELD & WHITEMARSH TOWNSHIP, MONTGOMERY CO. - PA." DATED: APRIL 15, 1925, LAST REVISED NOVEMBER 10, 1927.
- MAP ENTITLED "SPRINGFIELD TOWNSHIP ZONING MAP SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA." PREPARED BY BOUCHER & JAMES, INC., DATED: 1-31-2016, JOB NO. 15-40-141.

BULK REQUIREMENTS

| | | | | |
|-------------------------------------------------------------------------------------------------------|--------------------|-----------------------|-----------------------|-----------------------|
| OWNER | | | | |
| CHRISTOPHER ARTUR & LINDA ARTUR 210 SUNNYBROOK ROAD SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PA | | | | |
| APPLICANT | | | | |
| VENCO BUILDING GROUP 1551 BUTLER PINE BLUE BELL, PA 19422 | | | | |
| PARCEL DATA | | | | |
| 210 SUNNYBROOK ROAD COUNTY PARCEL NO. 52-00-17032-00-7 BLOCK/LOT #12 PARCEL AREA 21,488 S.F. | | | | |
| ZONED: B - RESIDENCE DISTRICT | | | | |
| EXISTING USE: MULTIFAMILY DWELLING | | | | |
| PROPOSED USE (LOT 1): SINGLE FAMILY DWELLING | | | | |
| PROPOSED USE (LOT 2): SINGLE FAMILY DWELLING | | | | |
| BULK REQUIREMENTS | | | | |
| | REQUIRED | EXISTING | PROPOSED LOT 1 | PROPOSED LOT 2 |
| MINIMUM LOT AREA | 8,000 SF | 18,738 SF (0.430 AC.) | 9,369 SF (0.215 AC.) | 9,369 SF (0.215 AC.) |
| MINIMUM LOT WIDTH | 60' | 125' | 62.50' | 62.50' |
| MINIMUM YARD SETBACKS | | | | |
| FRONT YARD (SUNNYBROOK ROAD) | 30' | 30' | 30' | 30' |
| REAR YARD | 25' | 25' | 25' | 25' |
| SIDE YARD | 25'(AGGR) 10' MIN. | 25'(AGGR) 10' MIN. | 25'(AGGR) 10' MIN. | 25'(AGGR) 10' MIN. |

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS, THAT THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND THE LAND INDICATED HEREON IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS OF BUILDINGS OR STRUCTURES ONTO SAID LAND.

THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

JOSEPH L. WRIGHT
 JOSEPH L. WRIGHT
 PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #52-37828-E

DATE: 2-6-2024
 SCALE: 1" = 20'
 FIELD BK. NO. 24-00
 PROJECT NO.: 24-A-001
 DRAWN BY: C.A.
 REVIEWED BY: T.D.M./J.J.W.
 REV-1:
 REV-2:
 REV-3:
 REV-4:
 REV-5:

MINOR SUBDIVISION PLAN
CHRISTOPHER ARTUR & LINDA ARTUR
 #210 SUNNYBROOK ROAD
 PARCEL I.D. #52-00-17032-00-7
 SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY
 COMMONWEALTH OF PENNSYLVANIA

BLUE MARSH ASSOCIATES, INC
 LAND SURVEYORS & PLANNERS

551 EASTON ROAD, SUITE A
 WARRINGTON, PA 16976-2370
 717-592-3841 (MAIN)
 717-592-0218 (FAX)

1541 ROUTE 37 EAST, SUITE B
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