

# Springfield Township Planning Commission Meeting December 7, 2021

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

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

# Call To Order:

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

Minutes: Review and approval of the minutes from the meeting of November 16, 2021.

Commissioner's Report: Call on Commissioner Standish.

# Agenda Item:

**PC1:** This is the land development application file by **Federal Realty Investment Trust** for the property located at 1890 Bethlehem Pike, Flourtown, PA 19031, also known as Flourtown Shopping Center. The applicants have requested land development approval for the construction of a 2,450 square foot, single story addition to the site for use as a bank. The proposed development will include a drive-thru lane with a portion of the proposed improvements being located within Whitemarsh Township. This expansion is proposed to be constructed to the northern end of the strip of stores and closest to the current Mr. P's Restaurant. This application required Zoning Hearing Board approval that was obtained on October 26, 2020 and extended on September 27, 2021. The property is zoned within the SC Shopping Center District of Ward #6 of Springfield Township.

**PC2:** This is the Sketch Plan Review of **Mr. Jay Overcash** for the properties located at 1108 and 1110 Willow Grove Avenue, Wyndmoor, PA 19038. The rendering submitted calls for the

demotion of the existing buildings on the site and the construction of 14 new townhouse style dwellings. The proposed new buildings will be three stories in height and have 3 bedrooms and 3.5 bathrooms per unit. The exterior of the units are proposed to have a brick and/or stone finish. Each townhouse is proposed to have a two car garage, served by a private driveway. The development is proposed to ingress and egress from Queen Street. The properties are zoned within the B-Residential District of Ward #5 of Springfield Township.

# Adjourned:



COMMISSIONERS Baird M. Standish President

> Eddie T. Graham Vice President

Jeffrey T. Harbison Peter D. Wilson Michael E. Maxwell Jonathan C. Cobb James M. Lee

## OFFICERS

A. Michael Taylor Secretary-Manager James J. Garrity

Solicitor Bonny S. Davis Treasurer / Tax Collector

Timothy P. Woodrow, PE Engineer

# **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

# Public Notice Planning Commission Meeting

This notice is sent to inform you the Springfield Township Planning Commission will hold a public meeting on **Tuesday, December 7, 2021** with a 7:00 P.M. start time to discuss the Land Development Application filed by **Federal Realty Investment Trust** for the property located at 1890 Bethlehem Pike, Flourtown, PA 19031, also known as Flourtown Shopping Center.

The applicants have requested land development approval for the construction of a 2,450 square foot, single story addition to the site for use as a bank. The proposed development will include a drive-thru lane with a portion of the proposed improvements being located within Whitemarsh Township. This expansion is proposed to be constructed to the northern end of the strip of stores and closest to the current Mr. P's Restaurant. This application required Zoning Hearing Board approval that was obtained on October 26, 2020 and extended on September 27, 2021. The property is zoned within the SC Shopping Center District of Ward #6 of Springfield Township.

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

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



# APPLICATION FOR LAND DEVELOPMENT APPROVAL

- A Application is hereby made for approval by the Board of Commissioners of the attached Land Development Plan.
- B Name of Land Development: Flourtown Shopping Center

	Location:	1842 Bethlehem Pike		
		Flourtown, PA 19031		
С	Name of Owner: Address:	Federal Realty Investment Trust AND Steven J Guttman & Donald Misner c/o Federal Realty Investment Trust		
		909 Rose Ave, Suite 200, North Bethesda,	MD	20852
	Phone #:	610-896-5870		
D	Name of Applicant:	FEDERAL REALTY INVESTMENT TRUST		
	Address:	50 EAST WYNNEWOOD RD, SUITE 200		
		Wynnewood, PA 19096		
	Phone #:	610-896-5870		
Е	Name of Engineer, S	urveyor, or Planner responsible for preparation of the plan		
	LANDCORE Engir	eering Consultants, PC; D. Alexander Twee	die	, PE

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

F Existing Zoning Classification: S-District

Total Acreage: <u>9.5</u> New Non-Res. Floor Area: <u>4,550</u> (sq. ft)

Sewerage: Public X Water: Public X Private Private Private



# LAND DEVELOPMENT

The applicant must complete the Application for Land Development Approval to follow and submit it to the Office of Community Development with the following information:

- A. Six (6) sets of stapled and folded plans.
- B. Prevailing application fees must be paid to Springfield Township at the time of application. Only checks or money orders will be accepted by the Code Enforcement Department. All application fees are deposited into the general revenue.
- C. Prevailing application fees and a completed Request for Review by the Montgomery County Planning Commission. All checks must be made payable to the Montgomery County Treasurer and submitted to Springfield Township at the time of application (see MCPC review form and fee schedule).
- D. A professional services agreement with the requisite financial security must also be submitted at the time of application. The financial security may be established at a financial institution of the applicant's choice. The Township will not accept cash or checks for escrow purposes.
- E. Required Stormwater management calculations.
- F. Subdivision and Land Development checklist.

A copy of the plans will be forwarded to all Township review boards as required. Comments from the review boards are due to be submitted to the Manager's Office within 60 days of the date of the application.

The applicant has the ability to waive the 90-day review period. If additional time is required, the applicant may consider granting an extension. All extensions and waivers must be done in writing.

Once the Planning Commission and all other review boards have completed their reviews, the Board of Commissioner will act on the plan at its next public meeting. Unless waived or an extension is granted, a decision by the Board of Commissioners must be rendered within 90 days as per the Pennsylvania Municipalities Planning code (MPC).

# REFER TO CHAPTER 95 "SUBDIVISION OF LAND" FOR COMPLETE APPLICATION MATERIALS AND PLAN REQUIREMENTS



Intended Land Use(s)	# of Lots	Units	Buildings
<ul><li>( ) Residential</li><li>(X) Commercial</li></ul>	1 Exist.	2	1
<ul><li>( ) Industrial</li><li>( ) Office</li></ul>			······
() Other (Specify below)		· · · · · · · · · · · · · · · · · · ·	

- G Does this application meet all the requirements of the existing Zoning Classification? () Yes (X) No (if no, attach a list of variances and/or special exceptions) Parking Variance Granted on Oct. 27, 2020
- H Is the property subject to any encumbrances, deed restrictions, etc.? () Yes(X) No (if yes, attach a copy)

# I List additional material submitted with this application

1.	Zoning Decision
2.	Previous Record Plan
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



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	\$ <u>3,000</u>			
L	Springfield Township Application	Fees		Springfield Township Montgomery County Deceired	
	Waiver or Sketch Plan Fee	\$		MAR 1 5 2021	
	Preliminary Plan Fee	\$ <u>600</u>		Community Davelopment	
	Final Plan Fee	\$ <u>\$</u> 2,650		Department	
	Total	\$\$\$	Cł	neck # 272004	

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

RESIDENTIAL LAND DEVELOPMENT

Number of Lots or Units	
(whichever is greater)	<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

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

1 - 3,000 sq. ft.	\$220 flat fee
3,001 - 25,000 sq. ft.	\$519 + \$27 for every 1,000 sq. ft.
25,001 – 50,000 sq. ft.	\$1,050 + \$23 for every 1,000 sq. ft.
50,001 – 100,000 sq. ft.	\$1,550 + \$20 for every 1,000 sq. ft.
100,000 + sq. ft.	\$2,580 + \$15 for every 1,000 sq. ft.
Total \$_654.00	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.

3.3.2021 DATE

SIGNATURE OF APPLICANT



November 29, 2021

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

Reference: 1890 Bethlehem Pike / Flourtown Shopping Center

Dear Mark:

My office is in receipt of a 13-sheet set of plans prepared by Landcore Engineering of Philadelphia. The plans are originally dated March 4, 2021, and have been most recently revised October 21, 2021, and illustrated as the first revision to the documents. The proposal for the construction of a new building, politically bisecting the boundary defining both Whitemarsh Township and Springfield Township, has been modified. The initial application called for the creation of a building to house a bank, as well as new restaurant. The proposed modification eliminates the restaurant component now seeking only the construction of a new bank pad. The bank is to be served by a drive through window with modifications to the traffic circulation pattern in the area of the shopping center providing an exit onto northbound Bethlehem Pike.

It is our understanding that certain floodplain conservation district issues that were a part of the Whitemarsh application have now been quieted to the extent that these plans are responsive to a review issue by my office on April 20, 2021. Key components of the revised application include the following threshold issues:

- 1. The April review identified certain concerns related to traffic circulation and safety throughout the shopping center. The Township manager, public works director and I met on site with the developers and their engineers to talk about traffic safety improvements that should be considered. I am happy to report that the revised plans have taken the conclusions from that meeting and implemented modifications to the site. The southerly access to the property will remain a one-way traffic circulation pattern heading east along the retail store frontages. However, instead of a two-lane configuration, pedestrian refuge islands have been added and drop off spaces provided along the store frontages. These pull off spaces will be protected by curbing islands defining the one-lane-through traffic movement. We believe that pedestrians will be much better suited crossing from the parking spaces to the retail stores having only to negotiate a single lane of traffic once this improvement has been implemented.
- 2. Construction commitments the plan has notes deferring the implantation of the driveway improvements and asking that there be no connection made between the bank construction and

November 23, 2021 Mark Penecale, Planning Director Springfield Township Reference: 1890 Bethlehem Pike / Flourtown Shopping Center

the future traffic pattern improvements. In my opinion, there must be a defined date by which this construction is to be complete. Further, some form of financial security must be posted to guarantee the work will be done.

- 3. Pedestrian Connections Main Driveway A defined sidewalk has been added from the Bethlehem Pike access to the property along the main driveway connecting to the retail stores. This sidewalk will connect the bus stop and other pedestrian movements at the intersection to the retail facility.
- 4. Pedestrian Connections Bank Pad Accommodation for pedestrian crossing have been added to the revised plan directing patrons from parking areas to the new bank pad and existing restaurant pad, showing a significant improvement from the earlier application.
- 5. Stormwater Management A significant landscape island has been added to the plans reducing the existing impervious cover on the property. This improvement is located in Whitemarsh Township, therefore, deferring to that entity for any specific concerns regarding construction.

# **General Design Topics:**

- 1. It should be noted that this application creates an opportunity for the inspection of public improvements, including sidewalks and curbing.
- 2. It is noted that significant landscaping is being added in conjunction with these revised plans. Again, the majority of that improvement occurs in Whitemarsh Township, but does provide aesthetic benefit to our community as well.
- 3. The plans show the intent to construct drop-off islands along the main driveway. However, they do not design these drop-off areas with the efficient detail allowing a contractor to build these improvements. A detailed design of grade and alignment will be needed prior to construction.

I would like to take this opportunity to thank the applicant for working with us for this muchneeded improvement to the shopping center. Please contact me if any questions you may have regarding the content of this review.

Sincerely,

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

TPW/del

cc: Craig Robert Lewis, Esq. – Kaplin Stewart
 A. Michael Taylor, Township Manager – Springfield Township
 Alex Tweedie, P.E. – Landcore engineering
 James J. Garrity, Esq., Wisler Pearlstine, LLP. – Township Solicitor

#### MONTGOMERY COUNTY BOARD OF COMMISSIONERS

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



#### MONTGOMERY COUNTY PLANNING COMMISSION

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

> SCOTT FRANCE, AICP EXECUTIVE DIRECTOR

November 30, 2021

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

Re: MCPC #20-0111-004 Plan Name: Flourtown Shopping Center (2,450 sq. ft. pad site/shopping center on parcels totaling 23.65 acres.) Situate: North of Springfield Avenue/south of W. Valley Green Road Springfield & Whitemarsh Townships

Dear Mr. Penecale:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on November 9, 2021. We forward this letter as a report of our review.

## BACKGROUND

The applicant, Federal Realty Investment Trust, is proposing to construct an addition to the existing Flourtown Shopping Center, which would be located at the northwest corner of the property. As proposed, the building would include a 2,450-square foot bank with a drive-through lane. The property is located in both Whitemarsh and Springfield Townships, and the improvements are proposed in what is currently an existing parking area. The majority of the proposed bank building is in Springfield, while a smaller portion of the building is in Whitemarsh. The Whitemarsh portion of the shopping center is split zoned between the VC-3 Village Commercial District and the B-Residential Zoning District, though the proposed pad site development is entirely in the VC-3 area. The portion of the proposed site in Springfield is in the township's Shopping Center (S) District.

As an existing shopping center, the site contains a parking lot which is primarily located in the Springfield portion of the property. The applicant has received a variance from the Springfield Township Zoning Hearing Board for the number of on-site parking spaces required. The applicant also received a number of variances related to parking requirements from the Whitemarsh Township Zoning Hearing Board. The property is served by public water and sewer, and the plan is dated March 4, 2021. We previously reviewed a prior submission for this site on April 16, 2021.

## COMPREHENSIVE PLAN COMPLIANCE

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

## RECOMMENDATION

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

# **REVIEW COMMENTS – SPRINGFIELD TOWNSHIP**

#### LANDSCAPING

- A. <u>Parking Lot Landscaping</u>. The applicant is proposing to convert four existing parking spaces to ADA accessible parking stalls near the front of the proposed building addition. The applicant should assess the health and condition of the existing trees and vegetation in the planting areas near the ADA parking stalls to ensure that the trees are healthy and that no mitigation or replacement trees are warranted.
- B. <u>Improved Landscaping Island</u>. The applicant has incorporated comments from our previous letter regarding the size of the new proposed landscaping island and has made it significantly larger than originally proposed. This is likely due to the extra space gained from reducing the proposed improvements from two buildings to one. However, this extra space significantly improves the parking lot landscaping space, allowing for additional trees and shrubs to be planted, and creates a more sustainable environment for the effective growth of the proposed tree and shrub groups.

#### INTERNAL CIRCULATION AND SAFETY

A. <u>Enhanced Pedestrian Safety Measures</u>. We would like to reiterate comments from our previous letter related to pedestrian safety and circulation within the shopping center. Given the proposed building's location on a main access drive leading to the traffic signal on Bethlehem Pike, additional pedestrian safety measures should be considered to prevent potential conflicts between pedestrians and vehicles entering/exiting the shopping center. This could potentially include traffic calming devices such as a speed table, flashing signals near proposed crosswalks, or enhanced pedestrian lighting. The applicant notes on page 3 of the plan that the proposed pedestrian and vehicular circulation improvements are conceptual and that the applicant agrees to work with Springfield Township to implement the necessary pedestrian and vehicular improvements. We support this effort to work cooperatively to ensure that a safe pedestrian environment is created and vehicular circulation issues are addressed in the shopping center to the greatest extent feasible.

- B. <u>New Sidewalk</u>. The improved landscaping island also includes a new proposed sidewalk creating a safe pedestrian connection from this area of the shopping center to the existing sidewalk on Bethlehem Pike.
- C. <u>Bethlehem Pike Road Diet</u>. The applicant should coordinate with PennDOT and the appropriate project manager on the road diet project and planned safety improvements for the Bethlehem Pike Corridor.

### CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal to expand the existing shopping center through the addition of the proposed bank; however we believe that our suggested revisions will better achieve both Springfield Township's planning objectives for commercial 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 (#20-0111-004) on any plans submitted for final recording.

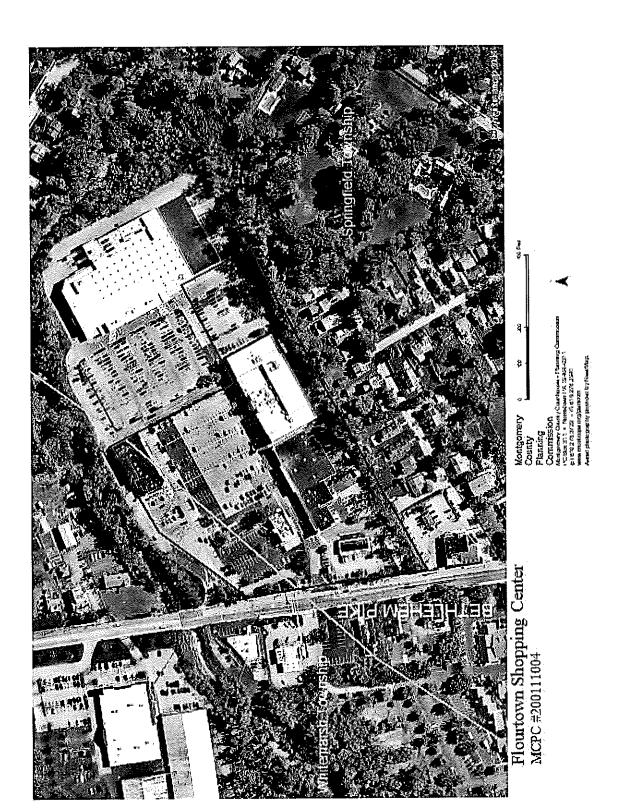
Sincerely,

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

c: Alexander Tweedie, Applicant's Representative
 A. Michael Taylor, Springfield Township Manager
 Amanda Helwig, Chair, Springfield Township Planning Commission
 Charles L. Guttenplan, Whitemarsh Township Director of Planning and Zoning
 Nikhil Kharva, HNTB
 Ashwin Patel, PennDOT
 Barry Jeffries, MCPC

Attachments: Aerial Photo of Site Applicant's Plan



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Mr. Mark Penecale

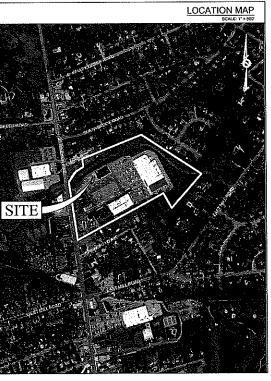
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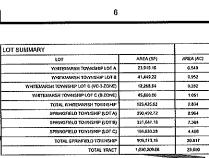




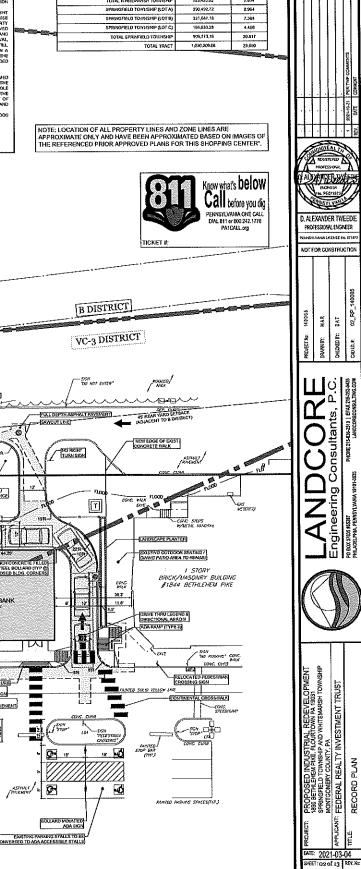
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BULK REQUIREMENTS	/ DRIVE THRU (CONDITIONAL USEX'3)		FILE No. 17-8643-658 / DATED 2017-03-17 OWNER of RECORD / APPLICANT	DEFER FROM TODES SHOWN ON THE PAUL OF THE FROMOSED WORK WOULD BE INHERITED BY THE OTHER SHITE FRANCES. ALL DIRHISTONS SHAWN ON THE PAULS SHALL BE FILD VERHED BY THE CONTROL FOR HORS TO CONSTRUCTION, WINTTEN DAVESIONS SHALL THE FREEDENCE VIEW CONTROL FOR HORS TO CONSTRUCTION, WINTEN DAVESIONS SHALL THE FREEDENCE VIEW
IULK REQUIREMENTS	REQUIRED EXISTIN	ROPOSED	FEDERAL REALTY INVESTIGATION TRUST	SCALED DARENSONS AND CONTRACTOR SHALL NOTRY ENGAGER IN WAITING IF ANY DSYCEPANCIES EXIST PROPIT TO DORE AND OR ANSINCTORY OF STRUCTURES AND MATERIALS, OR COW/EACEMENT
NWUM LOT AREA (SF)	16A 776,333 (VC-3)		CO ATUS GROUP     PO 60X 92123     SOUTHARE TX 26022	WITH CONSTRUCTION ACTIVITIES, AS DEPORTED HEREIN, ARE PERMANEN 5.3. THE STORWARERALS SHALL COUPLY WITH OR EXCEED ALL APPLICABLE FEDERAL STATE AND 5.3. THE STORWARE DUE LIVER WITH OR EXCEED ALL APPLICABLE FEDERAL STATE AND 5.3. THE STORWARE DUE LIVER WITH OR EXCEED ALL APPLICABLE FEDERAL STATE AND 5.4. THE STORWARE DUE LIVER WITH OR EXCEED ALL APPLICABLE FEDERAL STATE AND 5.5. THE STORWARE DUE LIVER WITH OR EXCEED ALL APPLICABLE FEDERAL STATE AND 5.6. THE STORWARE DUE LIVER WITH OR EXCEED ALL APPLICABLE FEDERAL STATE AND 5.7. THE STORWARE DUE LIVER WITH OR EXCEED ALL APPLICABLE FEDERAL STATE AND 5.8. THE STORWARE DUE LIVER WITH OR EXCEED ALL APPLICABLE FEDERAL STATE AND 5.9. THE STORWARE DUE LIVER WITH OR EXCEED ALL APPLICABLE FEDERAL STATE AND 5.9. THE STORWARE DUE LIVER WITH OR EXCEED ALL APPLICABLE FEDERAL STATE AND 5.9. THE STORWARE DUE LIVER WITH OR EXCEED ALL APPLICABLE FEDERAL STATE AND 5.9. THE STORWARE DUE LIVER WITH OR EXCEED AND ADDR TO A
NNUM LOT AREA (AC)	304, 17.822 50 852.85	NO CHANGE	GUTTMAN STEVEN J & MISNER DONALD 1828 E JEFFERSON ST	3. THE OWER A COURTRACTOR SHALL BE FAULTRY AND COURS AND COMPACTIVE AND
WANUM LOT WIDTH @ BSEL ("1KFT)	100 650.62	NO CHANGE	ROCKVELE MD 20652	DURING AND AFTER CONSTRUCTION FOR SIGNOFF AND CERTIFICATE OF OCCUPANCY ISSUMATE, INCLUDING BUT NOT UNKTED TO PROCLEMENT OF SERVICES, SCHE MODIFICATION, REMARKS, INCLUDING DURING DURING DURING FOR SERVICES, SCHE BUDING FOR SERVICES, SCHE MODIFICATION, REMARKS, INCLUDING DURING DURING DURING FOR SERVICES, SCHE BUDING DURING
REAMINAT DUR DING SEPARATION (*1)(FT)	15 14	36.3 (*8)	PARCEL DATA	AND COORDWAIDS WITH REPRESENTATIES OF THE APPROPRIATE PARTIES. 4. CONTRACTOR IS RESPONSIBLE FOR CALADADING, AND FAMALADING THE REPRESENT WICH IN A STORMATER I MANAGEMENT FACILITY OR INTERNATE DEVELOPMENT MICH IN THE REPRESENT WICH IN A STORMATER I MANAGEMENT FACILITY OR INTERNATE DEVELOPMENT MICH IN THE REPRESENT MICH IN A STORMATER I MANAGEMENT FACILITY OR INTERNATE DEVELOPMENT MICH IN THE REPRESENT MICH IN A STORMATER I MANAGEMENT FACILITY OR INTERNATE DEVELOPMENT MICH IN THE REPRESENT MICH IN A STORMATER I MANAGEMENT FACILITY OR INTERNATER DEVELOPMENT MICH IN THE REPRESENT MICH IN A STORMATER I MANAGEMENT FACILITY OR INTERNATER IN A STORMATER I MANAGEMENT FACILITY OR INTERNATER IN A STORMATER I MANAGEMENT FACILITY OR INTERNATER I MANAGEMENTI FACILITY OR INTERNATER I
INNUM YARO SETBACKS OT AREA 15 ACRES OR GREATER)	······································		FLOURTOVIN, PA 19031 LOT A: UNIT 15, BLOCK 48 PARCEL # 52-09-01903-007	RELATED RESOURCES, TECHNICAL REPORTS AND DESIGN LOCAL WITH SPERARED FOR THE PROJECT, INCLUDARD, DUT NOT LUMPT TO ANY PREPARED REDICTION AND INTERNMENTIAL REPORTS, PERMIT GUDANCE, ET. AL LIPON REVIEW OF PROJECT RELATED RESOURCES, CONTINUED UNITED TO ANY PROVED OF PROJECT RELATED RESOURCES, CONTINUED UNITED REVIEWED IN THE DESIGN AND INTERNO.
FRONT YARD, ULTIMATE R-O-W (FT) FRONT YARD, INTERNAL ROADWAY (FT)	35 NA 15 NA	201.18 (*8) 15.00 (*8)	UNIT 66, BLOCK 60 PARCEL # 65-00-00547-063	SHALL NOTIFY ENGNEER IN VIGTING OF ANY CONFLICTS BETWEEN THE PLANS MID RESOURCES AND A SEX PREVAUOS BY APPROVIL OF THIS PLAN. THE MURACPAUTY HAS NETHER CONFIRMED NOR DEMINISTER ON YOUR DEVELOPMENT OF ANY DETENDED AND APPROVING
SIDE YARD FROM RESIDENTIAL (FT)	45 NA	78.14	URIT 67, BLOCK 69 PARCEL # 55:00-0817-05     LOT C URIT 19, BLOCK 69 PARCEL # 55:00-0817-05     URIT 19, BLOCK 69 PARCEL # 55:00-0874-027	RELATED TO SUCH. 5. IF IT IS ESSENTIAL THAT CONTRACTORS ARE AWARE OF THE SITE ACCESSIBILITY REGULAREMENTS. SUCH CONTRACTORS AND ANY DESCRICTION THEREON FOR NAY RESON WAS AND ANY DESCRICTION THEREON FOR NAY RESONAND AND ANY RESONAND AND A
REAR YARD FROM RESIDENTIAL (FT) JAXII/UM IMPERVIOUS COVERAGE (*6)(%)	45 IIA 65 ¥4.66% (5)	NA (*8) 93.61% (E)		J WELL AS IN THE DRAWNESS, TO PROVIDE SLOPES / GRADES AND DWEISSIONS THAT COMPONY WITH THE EMISCROSE WITH DRABBILIES ACT RADA STRUMEDTS AND DWEISSIONS THAT COMPONY WITH THE EMISCROSE WITH DRABBILIES ACT RADA STRUMEDTS AND DWEISSIONS THAT COMPONY WITH THE EMISCROSE WITH DRABBILIES ACT RADA STRUMEDTS AND DWEISSIONS THAT COMPONY WITH THE EMISCROSE WITH DRABBILIES ACT RADA STRUMEDTS AND DWEISSIONS THAT COMPONY WITH THE EMISCROSE WITH DRABBILIES ACT RADA STRUMEDTS AND DWEISSIONS THAT COMPONY WITH THE EMISCROSE WITH DRABBILIES ACT RADA STRUMEDTS AND DWEISSIONS THAT COMPONY WITH THE EMISCROSE WITH DRABBILIES ACT RADA STRUMEDTS AND DWEISSIONS THAT COMPONY WITH THE EMISCROSE WITH DRABBILIES ACT RADA STRUMEDTS AND DWEISSIONS THAT COMPONY WITH THE EMISCROSE WITH DRABBILIES ACT RADA STRUMEDTS AND DWEISSIONS THAT COMPONY WITH THE EMISCROSE WITH DRABBILIES ACT RADA STRUMEDTS AND DWEISSIONS THAT COMPONY WITH THE EMISCROSE WITH DRABBILIES ACT RADA STRUMEDTS AND DWEISSIONS THAT COMPONY WITH THE EMISCROSE WITH DRABBILIES ACT RADA STRUMEDTS AND DWEISSIONS THAT PROVIDENT AND THE SADE EXCROLOGICAL ADDICTORS AND AND ADDICTORS AND DWEISSIONS THAT COMPONY WITH THE EMISCROSE WITH DRABBILIES ACT RADA STRUMEDTS AND THE SADE EXCROLOGICAL ADDICTORS AND THE SADE EXCROLOGICAL ADDICTORS AND ADDICTORS AND ADDICTORS AND THE SADE ADDICTORS AND THE SADE EXCROLOGICAL ADDICTORS AND THE SADE EXCROLOGICAL ADDICTORS AND THE SADE ADDICTORS
(SF)	734,687	728,245	PARKING TABLE (SPRINGFIELD TOWNSHIP)	STATE AND LOCAL LAYS AND REGRATIONS, LATEST EDITIONS, IF THESE SLOPEJ ( GRADES AND DIRKINGK ARE NOT ACKENABLE, THE CONTRACTOR IS FECURED TO INTERY THE FLOOD PLAN AS SHOTN ON A FLOO DIRKINGK FARE HEAD FRUIL AND HARDER ADDICATOR EFFECTIVE CONTERNANCE AZONE.
INVLAI VEGETATED OPEN SPACE, EES OR LANDSCAPING (* 1)(* 2)(%)	35 5.34% (0)	6.19% (E)	PARKING STALL TABULATION PER LOT	WRITING, INVEDIATELY AND BEFORE MOYING FORWARD WITH THE WORK, THE CONTRACTOR SMALL CONFIRM THE DEGISIONTE LITED INLEXING AND ROUTES FROM TO THE START OF CONFIRM THE DEGISIONTE AND ROUTES FROM TO THE START OF
(SF)	41,445	48,058	LOT REOURED PROVIDED	ROUTES IN ACCORDANCE WITH THE LOST CURRENT ASA GUIDELINES AS APPLICABLE TO THE PROJECT.
INAN BULDING COVERAGE (*6(%) (SF)	40 0 00%	0.32%	EXISTING LOT A GROSS LEASEABLE SF (\$4,9567 1,000)* 5.5 × 407.25 REGURED 412 PROVIDED 5.5 RATIO 5.5 RATIO 5.5 RATIO	
INVERSION NORRESIDENTIAL BUILDING	B MO EVERY SOR RETAR	4,550	EXISTING LOT B GROSS LEASEARLE SF (1/2,N9/1,000)* 5.5 = 500.37 REQUIRED 242 PROVIDED 263 RATEO (E) 263 RATEO (E)	
(*1)(SF)	10,000 IS PERMETTED.		EDISTING CONDITION, CONDINED TOTAL (SPRINGIFIELD TOWNISHP & WHITELINGEN TOWNSHIP) ((44,866 + 82,059) / 1,000) * 5 5 = 974 REOURED (714 PROVIDED 5 \$ RATIO 4,03 RATIO (E)	
SKOM BUILDING FRONT FACADE IN ("1)(FT)	75 NA		PROPOSED ADDITION TO LOT A GROSS LEASEABLE SF ((4,560 + 84,858)/1,000)* 5.5 = 492.28 REDKREED 457 PROVIDED 4,555 + 44,569 87) 5.11 RATIO (V)	] /
KUM BUILDING HEIGHT (*1,XFT)	3 STORIES IIA (42 FT XAX) IIA	< 42	PROPOSED CONDITION, COMBINED TOTAL ((\$4,556 + 92,069 + 9,550) / 1,000) * 5.5 = 959 REQUIRED 599 PROVIDED	1
KING REQUIREMENTS (WHI	ITEMARSH TOWNSHIP)		(SPRIVGHELD TOVINSISP & WISTEMARSH TOVINSIOP) 5.5 RATIO JAS RATIO (V)	
JALPARKENS STALL REQUIREMENT	1 STALL PER 50 SP OF PATROU PLOOR SPACE NA	12 MONTO MILLON - 24 - 201	SITE / RECORD PLAN LEGEND	
	OF PATRON FLOOR SPACE NA (75%) OF GSF ASSUMED)	(2,100 X 0.75)/ 50 = 31.5 (76) 32 RECURED	PROPERTY LSE (PD)	
RESTAURNAT USE	1 STALL PER 3 FERSONS OF	525 SF/200 SF PER OCCUPANT + 1575 SF/15 SF PER PAIRON =	BULDING SETBACK LINE	
	DESIGN CAP. (14)	103 PERSON DESIGN CAPACITY/3 = 36 STALLS REQUIRED,		
EATER OF PARKING REOUREMENTS FOR RESTAURANT		36 STALLS		
BANK USE (OTHER COMMERCIAL USES)	1 STALL PER 1,000 SF 1/4	2,450/1,000 = 2,450 3 REQUERED		
	,	39 REQUIRED 59 REQUIRED 5 PROPOSED ('7(V)		/5
TOTAL REQUIRED PARKING		SEE NOTE (*5)	BURGEAVE / OVERHANG	
IUM STALL SIZE (FT) IUM AISLE WIDTH (FT)	9x 18 9x 18 24 24	9 x 18 28		
RUM PARKING SETBACKS				TIN)
FRONT YARD (FT) IDE / REAR YARD (HON RES ADJ) (FT)	7 10 NA	88.20 79.10		SEMAN DITUTE AND AND RULL PORTENTIAL RELAND RULL
SIDE / REAR TARD (ROM RES ADJ) (FT)		×A	STREAM BAVAK	SUNNYBROOK CREEK (ORELAND RUN)
FROM BURLERIG (FT)	10 NA	10.00		WINDERSTRUCTURE CALIFORNIA
BETWEEN STREET LINE AND FROM PRINCEAL BUILDING FLAVE	e T 25% //A	100% (V)		
PRINGFIELD TOWNSHIP PORT				1985 Anna Anna Anna Anna Anna Anna Anna Ann
ED : \$ (SHOPFING CENTER) - SPRINGFI INNG USE :	(ELD TO ANSHEP			EXERCITIVANSED
PRAG OSE : PRAG CENTER (PERMITTED) POSED USE :				
TAURAVIT (FERMITTED), BANK W/ DRIV	VE THRU (PERMITTED)			Not the second of the second o
LK REQUIREMENTS	REGURRED EDOST	SPLYG PROPOSED		on the state of th
GNUM LOT AREA (SF)	1,020,210			
कृतप्रधा LOT AREA (AC) क्रम्रज YARD SETBACKS	2 23,650	NO CHANGE	H DESS / V Har	
RAUNI YARD SETBACKS FROMT YARD (FT)	η NA 81.30	NO CHANGE		
SIDE YARD (RES ADJ) (FT)		NO CHANGE NO CHANGE	H / NST	
ADJACENT BULOWGS (FT)	···	NO CHANGE 35.30		
	30 19.22%		THE SOUTH AND A SUBSCIENCES	
			The second	
(SF) XM/UM BUILDONG HEKGHT (MON	5) 197,970			
(SF) XIMUM BUILDING HEKSHT (NON SXFT)	F) 197,970 50 < 50	< 50		
(SF) SANDA BUILDING NEIGHT (NON SXFT) ARKING REQUIREMENTS (SP)	F) 197,970 50 < 50			
(SF) NOMINA BUILDAG HEIGHT (NON ISXFT) ARKING REQUIREMENTS (SP)	F)         107970           50         < 50	< 50	AS A A A A A A A A A A A A A A A A A A	
(SF) SVANUN BULDENG HEIGHT (NOH SXFT) ARKING REQUIREMENTS (SP) ARKING BEQUIREMENTS (SP) SNOPPUG CENTER USE (S)	F)         107970           50         < 50	< 50 X 5.5 = 974 ((177,025 / 1,000) + (4,550 / 1,000	And	
(SP) VANUEN BULDENG HERGHT INON SSYTT ARKING REQUIREMENTS (SP) INNULI PARGING STALL REGURELVENT SHOPPING CENTER USE (S) SIMUM STALL SZE (PT) REMUALASLE WDTH (FT)	P)         197,979           50         < 50	< 50 X 5.5 = 974 ((177,025 / 1,000) + (4.550 / 1,000 x 5.5 = 998 FLC	to and the second secon	
(SF) ANALYSE BULDENG HEKKHT INOH BARTIN ARKING REQUIREMENTS (SP) ANNU PARANA STALL RECOMPRISED SIMMA STALL SIZE (F7) SIMMA STALL SIZE (F7)	P)         197/1979           50         < 50	x 5.5 = 974           k(177,025) + (4559) + (4579) + (4	Construction of the second of	
(SP) AVAILUM BULDING HEIGHT (NON SSYLT) ARKING REQUIREMENTS (SP) ARKUNG PARANG STALL REGUREUM SNOPPING CENTER USE ("5) SINUM STALL SZE (PT) REMIALASLE WDTH (FT)	P)         197,979           50         < 50	< 50	Construction of the constr	
(SF) ANDIAN BULDENG HEKKHT INGH BARTIN BARKING REQUIREMENTS (SP) ANKING REQUIREMENTS (SP) ANKING REQUIREMENTS (SP) ANKING STALL RECEIVER SISTAN STALL SEE (F7) SISTAN STALL SEE	P)         197,979           50         50           FRINGFIELD TOWNSHIP           5         55,5174LS PER L000 GR LEMENDALE FF           24         24           24         24           77)         100         16401(7)           17)         25         26451(7)           100         16401(7)         100	< 50	And Andrews and An	
(SF) ANALYSING FLEXIT INCH ESYT) ARKING REQUIREMENTS (SP) ARKING FREQUIREMENTS (SP) ARKING FREQUIREMENTS (SF) INNUL PARKIG SETTACKS SHOPKIG CHTTR USE (ST) UNILAI SEE VON (FT) UNILAI PARKIG SETTACKS FROMT AND (FES ADA) SIGE YARD (FES ADA) (FT REAR YARD (FES ADA) (FT REAR YARD (FES ADA) (FT I	P)         197,979           50         450           50         550           F         550           55         571415           50         250           9x         18           9x         18           24         24           77         10         1400 FT           17         22         28.45 FT	< 50	CONSTRUCT OF CONST	
(SF) AVAILUM BULDING HEKKIT INON ESKT) ARKING REQUIREMENTS (SP) ARKING REQUIREMENTS (SP) ARKING REQUIREMENTS SHOPPING CENTER USE (S) ISINUAL STALL SIZE (F7) ISINUAL SIZE (F7)	P)         197,979           50         < 50	< 50	And	
(37) ADMINUT BULDEND HERKIT INON ESAT) ARKING REQUIREMENTS (SP ARKING REQUIREMENTS (SP SHOPPING CENTER USE (S) SHOPPING CENTER USE (S) BUNUES STALL SEZE (FT) BUNUES STALL SEZE (ST) BUNUES ST) BUNUES STALL SEZE (ST) BUNUES ST) BUNUES ST) BUNUES STALL SEZE (ST) BUNUES ST) BUNUES ST) BUN	A)         197,979           50         50           7         50           7         50           8         55           9         16           9         16           9         16           9         16           9         16           9         16           9         16           9         16           9         17           10         1403 (7)           25         2845 (7)           70         25           24         24           10         1400 (7)           25         2845 (7)           10         1400 (7)           25         2845 (7)           26         1314 (7)           27         28           10         1400 (7)           26         1314 (7)           27         28           28         1314 (7)           29         1314 (7)           20         1314 (7)           210         1000 (1000	< 50	INVEST TO FOR THE TO F	
(SF) WARKING BULDENG HEIGHT (NOR ESAT) ARKING REQUIREMENTS (SP) WAVUI PANNING STALL RECURREVENT SHOPPING CENTER USE (S) WAVUI PANNING STALL RECURREVENT SHOPPING CENTER USE (ST) WARKING STALL SEE (ST) WARKING STALL SE (ST) WARKING STALL SE (ST) SIDE VARD (RES ADD) (FT) REVAR VARD (RES ADD) (FT) (ST)	10         197,979           50         550           7         50           7         110,00 RF           111,00 RF         117,002 A           121         55,000 RF           121         117,002 A           121         124           24         24           25         123,847 (2000)           110         140,0170           110         140,0170           110         140,0170           110         123,847 (2000)           110         140,0170           110         140,0170           110         140,0170           110         140,0170           110         140,0170           110         140,0170           110         140,0170           110         123,847 (2000)           110,012,012,013,014         123,847 (2000)           110,014,014,014,014,014,014,014         114,014,014,014           110,014,014,014,014,014,014         114,014,014,014           110,014,014,014,014,014,014,014         114,014,014,014           110,014,014,014,014,014,014,014,014,014         114,014,014,014,014,014           110,014,014,014,014,014,014,014,014,014,	< 50	AND POINT AND	
(JP) WORNUN BULDENG HEIGHT (NON BESUT) ARRING REQUIREMENTS (SP) JARRING REQUIREMENTS (SP) SHOPPUNG CENTER USE (S) SHOPPUNG CENTER USE (S) MINIMA JALL BUCHT) SHOPPUNG CENTER USE (S) MINIMA JALL BUCHT) FROMT VARD (HT) SIDE VARD (HES AD) (HT) REAL CLICALATIONS WITHIN THE TRADES INDEO OTHERNONS. (1) - FEE CONTINUES. (1) - FEE CONTINUES. (	n)         197,979           so         197,979           so         550           PRINCELD TOWNSHIP           r         197,000 RB           198         197,000 RB           199         150,000 RB           191         117,002 / 1,000 XL           191         112,000 RB           193         112,000 RB           194         194           194         24           197         25           192         24,4177           193         112,947,949           194         140,0177           25         23,44177           193         112,947,9428           194,0247,024,112,0149,112,114,114,114,114,114,114,114,114,114	< 50		
(37) WORKING BULDENG HEIGHT (100) WORKING BEQUITEMENTS (SP) WORKING STALL RECOMPLYINT SHOPPHIG CENTER USE (S) UNIVUE ASKNOG STALL RECOMPLYINT SHOPPHIG CENTER USE (S) UNIVUE ASKNOG STALL RECOMPLYINT SHOPPHIG CENTER USE (S) UNIVERSITY (S) UNIVERS	A)         197,979           B)         50         550           PRINCFIELD TOWNSHIP)         5           F         550         171,000 FR           S)         15,000 FR         171,000 FR           B)         12,000 FR         171,000 FR           B)         12,000 FR         171,000 FR           B)         12,000 FR         171,000 FR           TO         25         24,417           TO	< 50		
(37) WARNUN BULDENG HEKOHT (NON ESS(FT) AARKING REQUIREMENTS (SP- AARKING REQUIREMENTS (SP- AARKING REQUIREMENTS (SP- AARKING STALL SIZE (FT) INSEMULAI SIZE MOTH (CENTER USE (S) INSEMULAI SIZE (	m)         197/979           50         197/979           50         150           55         STALLS PER LIXE OR R LIXE OR R 100 GR         (117/021/1.000 XL RC RC RC RC RC RC RC RC RC RC RC RC RC	< 50		
(37) WARKING ULLENK HEIGHT INGH ARKING REQUIREMENTS (SP) URUNU ARKING STALL REQUIREVENT SHOPPIG CENTER USE (S) URUNU AS LAUGE (G) URUNU AS L	n)         197979           n)         50         4597979           s)         55 57416 9678         (1177029 / 1.000 74           s)         55 57416 9678         (1177029 / 1.000 74           s)         55 57416 9678         (1177029 / 1.000 74           s)         52 57416 9678         (1177029 / 1.000 74           s)         9 x 18         9 x 18           9 x 19         9 x 18         9 x 18           77         10         1400 477           70         20         25.45170           71         10         1400 477           72         20         25.45170           73         10         1400 477           74         20         25.45170           75         20         25.45170           76         29         133 4477           77         20         25.45170           78         100         1400 477           79         20         133 4477           79         20         133 4477           70         20         133 4477           71         100         1400 478           70         29         1400 478	< 50		
(JP) MUNILUM BULDEKO HEKAHT (KOM KESAPT) PARKING REQUIREMENTS (SP) MUNILUM PARKING STALL REQUIREMENTS SHOPPING STALL REQUIREMENTS SHOPPING STALL SEE (FY) LIEBNAR STALL SEE (FY) REAR YARD (RES ADD) (FT) CT) - FRI MORENNALL SEE STADARTSON ACCORDANCE WITH THE KNOWNING STALL SEE STADARTSON LIEBNAR STALL SEE (FY) (FY) LIEBNAR STALL SEE STALL SEE STADARTSON LIEBNAR STALL SEE STALL SEE STADARTSON LIEBNAR STALL SEE STALL SEE STALL SEE STADARTSON LIEBNAR STALL SEE STALL SEE STALL SEE STADARTSON LIEBNAR STALL SEE STALL	n)         197,979           so         197,979           so         50           so <td>&lt; 50</td> X 5.5 = 974         I(177,057,1000) - I(1559/11,000 x 5.5 = 976 FEG           9 x 19         9 x 19           21         70           10 GENNOE         71           10 GENNOE         100 GENNOE           170         100 GENNOE           10 GENNOE         100 GENNOE	< 50		
(JP) WARLOW BULCHOT HEIGHT (HOM WESUT) PARKING REQUIREMENTS (SP) WARLING REQUIREMENTS (SP) WARLING REQUIREMENTS (SP) SHOPPING CENTER USE (S) MARCHING STALL REQUIRE USE (S) MARCHING STALL REQUIRE USE (S) MARCHING STALL SEE (F7) MARCHING	n)         197999           n)         30         197999           s)         50         550           PRINCELD TOWNSHIP)         1           1         1         1770           3)         1         1500 RB 100 RB 24         17770           70         20         24.4           71         10         1400 RD 100 RD 22         133 447           71         20         24.4         24           71         20         24.4         24           72         25         24.4 177         133 447           73         25         133 447         27.5           74         25         133 447         27.5           75         10 yAssawce secontractor Linkows the REDUCTD COMMON USE STANDARD         27.5           76         10 yAssawce secontractor Linkows the REDUCTD COMMON USE APPENDING TO A COMMON USE APPENDING UNICES MAY THE REDUCTD COMMON USE APPENDING UNICES AND TO 3 WAY RESULT ON TO A COMMON USE APPENDING UNICES AND THE REDUCTD COMMON USE APPENDING UNICES AND TO 3 WAY RESULT TO TO ANDARD UNICES TO THE REDUCTD TO THE REDUCTD COMMON UNICES APPENDING UNICES AND TO 3 WAY RESULT TO TA ANARONG UNICES TO THE REDUCTD TO T	< 50		
(JP) WUNITY BULDING HEIGHT (INCH ESUFT) ARRING REQUIREMENTS (SP) BINUTY PARAGING STALL REQUIREMENTS SHOPPING CENTER USE (SP) BINUTY STALL SIZE (FT) BINUTY STALL SIZE (	n)         197,979           so         197,979           so         197,979           r         55,574,6576,67           193,55,574,6576,77         (197,628,1500,576,77           193,55,574,657,67         (197,628,1500,576,77           194,42         24           171,70         20         26,641,77           103         14,621,77           172,22         26,641,77           173,223         26,641,77           28         26,641,77           29         26,641,77           29         26,641,77           29         26,641,77           29         26,641,77           29         26,641,77           29         26,941,770,140,794,794,794,794,794,794,794,794,794,794	< 50		
(JP) WARLING BULCHO HEIGHT (HOM MESUT) PARKING REQUIREMENTS (SP) MARKING REQUIREMENTS (SP) MARKING REQUIREMENTS (SP) MARKING ASSALL SIZE (FT) MARKING ASSALL SIZE (FT)	n)         197,979           so         197,979           so         50           r         55,574,159,678           r         15,5574,159,678           19,30         55,574,159,678           19,31         55,574,159,678           19,32         54,576,478,558           19,32         54,378           10,317,329         74,379           10,329,379,379         74,379           10,329,379,379         73,447           10,329,379,379,379         73,447           10,329,379,379,379         73,447           10,329,379,379,379,379,379,379,379,379,379,37	< 50		LINE LAND THE LOOP AND PER FINAL LINE LAND THE LOOP AND PER FINAL AND THE LINE LAND THE LAND THE LINE LAND THE LINE LAN
(JP) RESULT OF CONTRACT SEAL OF THE ADDA OF THE SEAL OF THE ADDA	0         197,979           0         50         550           7         50         550           1         117,028 / 1.000 X L         117,028 / 1.000 X L           1         112,055ABL 5 6 FB         117,028 / 1.000 X L           20         112,055ABL 5 6 FB         117,028 / 1.000 X L           20         24         24           21         24         24           25         123,847 (2)         25,857 (2)           70         25         123,847 (2)           71         25         123,847 (2)           72         25         123,847 (2)           100         140,017 (2)         25           71         25         123,847 (2)           72         25         123,847 (2)           73         100         140,017 (2)           74         100         140,017 (2)           75         101         25         123,847 (2)           76         103         123,847 (2)         124,847 (2)           77         25         123,847 (2)         124,847 (2)           76         110,000,745 (2)         120,000 (2)         120,000 (2)           77         11000	< 50		INDERGONST IND INST FLOOD FLOW FOR THIS IND INST FLOW FOR THIS IND IN INFORT FLOW FOR THIS INT INFORMATION F
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(JP) MUNILUM BULDONG HEIGHT (NOM MESATT) PARKING REQUIREMENTS (SP) MUNILUM PARKING STALL REQUIREMENT SHOPPING CENTER USE (SP) MUNILUM PARKING STALL RECOVERING SHOPPING CENTER USE (SP) MUSEUMAI FARLING STALL SEE (FY) MUSEUMAI FARLING SETBACKS FROMT VARIO (SE) STOE YARD (RES ADD) (FT) STOE YARD (RES ADD) (FT) STOE YARD (RES ADD) (FT) STOE YARD (RES ADD) (FT) ALL CALCULATIONS WITHEN THE TARGET IN ALL CALCULATIONS WITHEN THE TARGET IN ALL CALCULATIONS WITHEN THE TARGET IN ALL CALCULATIONS WITHEN THE TARGET IN STOE YARD (RES ADD) (FT) C1) - FER YING RESIDENT IN STOR MON ACCORDANCE WITH THE PROVINCING OF THE MUNICOD OTHERWISE. THE YING MAN OCCU WINGH WERE UNVALUED. THE ATTERET IN ACCORDANCE WITH THE PROVINCING OF THE MUNICOD OTHER YING. THE TARGET IN ACCOUNT ACCORDANCE WITH THE PROVINCING OF THE ADD (FT) STOE CONSTRUCTION OF THE MAXIMUM OCCU WINGH WERE UNVALUED. THE PROVINCING C10, - PREVING RECENT OF THE MAXIMUM OCCU WINGH WERE UNVALUED. THE PROVINCING OF THE MUNICOD OTHER YING. THE REAL TO YING STALL STORE FOR THE MAXIMUM OCCU WINGH WERE UNVALUED. THE PROVINCING C10, - PREVING RECENT OF THE MAXIMUM OCCU WINGH WERE UNVALUED. THE REAL TO YING STALL STORE FOR THE MAXIMUM OCCU WINGH WERE UNVALUED. THE REAL TO YING STALL STORE FOR THE MAXIMUM OCCU WINGH WERE UNVALUED. THE REAL TO YING STALL STORE FOR THE MAXIMUM OCCU WINGH WERE UNVALUED. THE REAL TO YING STALL STORE FOR THE MAXIMUM OCCU WINGH WERE UNVALUED. THE REAL TO YING STALL STORE FOR THE MAXIMUM OCCU WINGH WERE UNVALUED. THE REAL TO YING STALL STORE FOR THE MAXIMUM OCCU WINGH WERE UNVALUED. THE REAL TO YING STALL STORE FOR THE MAXIMUM OCCU STALL STORE FOR THE REAL STORE FOR THE MAXIMUM OCCU STALL STORE FOR THE MAXIMUM OCCU STALL STALL STORE FOR TH	n)         197,979           n)         50         550           PRINCELD TOWNSHIP)         r           r         555         574,159           r         555         574,159           r         555         574,159           r         573         575           10         575         574,159           r         573         575           10         10         174,000           10         146,01,70         77           20         26,517,100         73,447           10         146,01,70         79           20         26,517,100         73,447           70         20         73,447           21         74         20         73,447           22         74,470         74,450,771           23         57,574,852         73,4470           24         27         73         73,474,774           25         73,470,774         28,774,774,774,774         73,774,774           26         74,774,774,774,774,774,774,774,774         73,7744,774,774,774,774,774,774,774,774,	< 50		UNDERGENE INTO THE PARTY IS IN THE THUS INTO THE PARTY IS INTO THE
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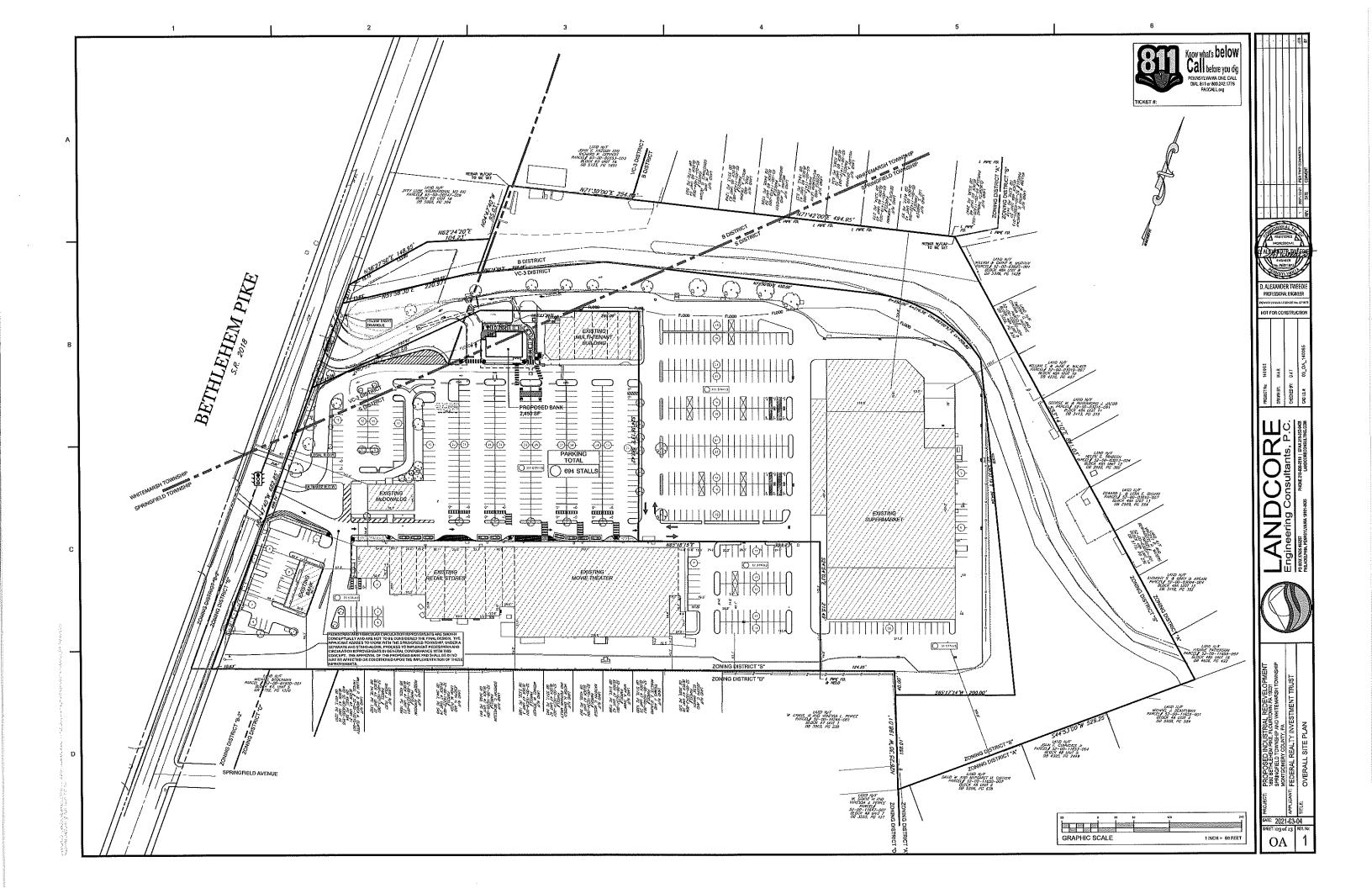
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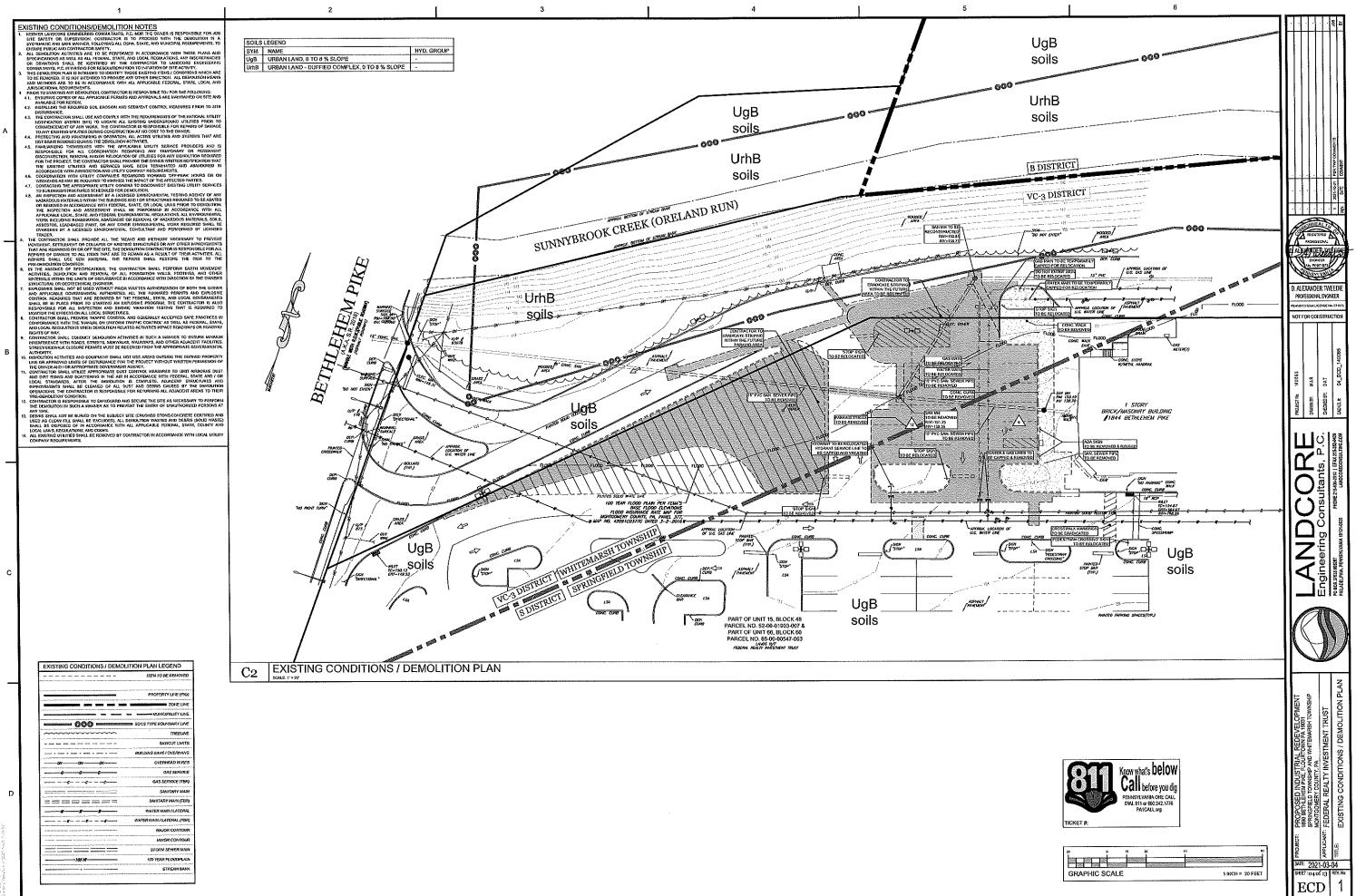






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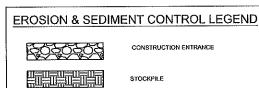
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DEVICE TOWN OF "BSTIME TAREAS, BACK DEVICE DAVIAL CONVERSIONS ARE TO BE DONE OWN TO INSIGN THE DERMANDAGE DASSOCI. UPON COMPLETION OF "BSTIME DAVID DEVICE DATIONAL CONVERSIONS ARE TO BE DONE OWN TO INSIGN THE DERMANDAGE DASSOCI. DONE COMPLETION OF ALL BANTH OBSTRAKTOR ACTIVITIES AND PRIMARENT DEVICE TO DORECTLY MISTALL ES BANG, FALLER TO PREVENT SEDAENTLADER INDORF IFON LEVING THE CONSTRUCTION FILE OF TALE TO TAKE TO BELORD FILE DAVID DAVID DEVICE DE TAUX MERICANON DEVICE PARTIES TO DORECTLY MISTALL ES BANG, FALLER TO PREVENT SEDAENTLADER COMPLETION DAVID DE DEVICE DE TAUX MERICANON DE TAUX DE DAVID PREVENT DAVID DE DETAULTES DE TAUX DE TAUX DE DAVID DE TAUX PREVENTS FOR UP TO BIOLOGY FILE DE DE DAVID TUTOR FILE DAVID DE TAUX DE DAVID PREVENTS FOR UP TO BIOLOGY FILE DE TAUX MERICANON COMUNE TENTAS DE DENTES DA MINISTRES ADU N°TO DE DAVID DE TAUX DE TAUX DE DAVID DE TAUX DE DAVID PREVENTS FOR UP TO BIOLOGY FILE DE DIA MINISTRUCT FILE DE DAVID TENTAS DE DETAUTOR MINISTRES ADU N°TO DE DAVID DE TAUX DE TAUX DE DAVID DE TAUX DE DAVID PREVENTS FOR UP TO BIOLOGY FILE DE DAVID DE TAUX DE DAVID DE DIA DE DAVID MINISTRES ADU N°TO DE DAVID DE DAVID DE DAVID DE DIA DE DAVID MINISTRES TOR UP TO BIOLOGY FILE DAVID DE DAVID DE DIA DE DAVID DE DIA DE DAVID DE DAVID DE DAVID DE DIA DE DAVID DE DAVID DE DE DAVID DE DAVID DE DIA DE DAVID DE DAVID DE DIA DE DAVID DE DA

WAYE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN NOS, IV NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR SWATER SYSTEMS

GROUNDWATER SYSTEMS. THE CONTRACTOR IS RECLARED TO INPLEMENT APPROPRIATE DUST CONTROL MEASURE ON SITE IN ACCORDANCE WITH PADE GUIDELINES, BUCH MEASURE SHALL INCLUDE, BU NOT BE LIMITED TO, SPREMALING RIGHTANDI, VEGETATIVE COVER, MIACH, WIND BREAKS STOKE OR BPRATORI CERVICES ADDIT TRATHVEITS.

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18" COMPOST FILTER SOCK

INLET FILTER

CONCRETE WASHOUT AREA

#### SEQUENCE OF CONSTRUCTION RECYCLING AND DISPOSAL OF CONSTRUCTION WASTES

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UECH ANDORSE CONDITIONS. ICRETE WASK WATER SHALL BE CONTROLLED AT ALL TIMES AND SHALL NOT FERMITTED TO EDITER LIND THE STORMWATER RUNOFF FROM THE PROJECT

RTE. NI THE EVENT OF A SERV. FORVATION, UNDER THE SUPERVISION OF A PROFESSIONAL GEOLOGIST OR A LEENSED GEOTECHECAL ENORGER, MATERUAL DEERLO INSUFACIONALE FOR BARCHAL MAST ER ENANCE FROM THE SITE AND RECYLLED OR DISPOSED OF TH ADCORDANCE WITH THE PENSYLINAM DEVANTURENT OF EMPROVMENTIAL, INFORCEDURG (PADAR) SOLD WASTE

THUTY LINE TRENCH EXCAVATION NOTES

VALUES RELOVED FROM THE TRENCH SALL BE PUWED TRENCH AF ET RATION DEVICE. D

IIMIZE EXTENT AND DURATION OF EARTH DISTURBANCE

INTUINIEE EATENI ANU JUNATILUN OF EARTH DISTURBANCE INE FOLLOWOR PANISMLE BEVERTED INCONCONSTRUCTION TO MEMORE ACCELEATED EROSENA AND SERVIENTATION DURING EARTH DETURBANCE CONTINUES IN JURGUNG AND SERVIENTATION DURING EARTH DETURBANCE INFORMES IN JURGUNG AND SERVIENTATION DURING EARTH DETURBANCE CONTINUES IN JURGUNG AND SERVIENTATION DURING EARTH DETURBANCE INFORMES ON DISTURED ANEAN AS SOON AS PRACTICARE. THE FRANKING CONTING FOR CAPTIEND SERVIENT AND AS SOON AS PRACTICARE. THE FRANKING CONTING FOR CAPTIEND STURIED ANEAN AS SOON AS PRACTICARE. THE FRANKING CONTING VIED SERVIENT TRUE. THE ANOANT OF DISTURED AND A DISTURBED AND VIEDTATION AND STORMINGER CONTING. STREED WILL BE ENSAULT BOT POSTATION AND STORMINGER CONTING. STREED WILL BE ENSAULT BE ADONI POSTATION AND STORMINGER CONTING. STREED WILL BE ENSAULT BE ADONI POSTATION AND STORMINGER CONTING. STREED WILL BE ENSAULT BE ADONI POSTATION AND STORMINGER CONTING. STREED WILL BE ENSAULT BE ADONI POSTATION AND STORMINGER CONTING. STREED WILL BE ENSAULT BE ADONI POSTATION AND STORMINGER CONTING. STREED WILL BE ENSAULT BE ADONI POSTATION AND STORMINGER CONTING. STREED WILL BE ENSAULT BE ADONI POSTATION AND STORMINGER CONTING. STREED WILL BE ENSAULT BE ADONI POSTATION AND STORMINGER CONTING. STREED WILL BE ENSAULT BE ADONI POSTATION AND CONTING. STREED WILL BE ENSAULT BE ADONI POSTATION AND STORMINGER CONTING. STREED WILL BE ENSAULT BE ADONI POSTATION AND CONTING STREED WILL BE ENSAULT BE ADONI POSTATION AND CONTING STREED WILL BE ENSAULT BE ADONI POSTATION AND CONTINUES THE ANOANT OF

CONSTRUCTION WILL BEGIN ONLY AFTER THE ERDSION AND SEDIMENT CONTROLS

MAXIMIZE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION

VECTENTIATION DESTING DEANNAGE FEATURES AND VEGETATION WILL BE PROTECTED DURING CONSTRUCTION BY ENSURING THE ENGINE OBJECTION OF THE CONSTRUCTION. SADAUR IN PARCE AND DEPENDIOLIA FOR THE ENGINE OBJECTION OF THE CONSTRUCTION. SADAURIN RARRESS VALL PREVENT SILT LODGENLUOFF FROM LEWING THE REF.

SOR COMPACTION WILL BE MR/MAZED DURING CONSTRUCTION BY KEEPING THE CONSTRUCTION ACTIVITIES WITHIN THE LINUTS OF ONSTURBANCE.

OTHER MEASURES OR CONTROLS THAT PREVENT OR MINIMIZE GENERATION OF INCREASED STORMWATER RUNOFF

IN MARAUZING THE AMOUNT OF EXISTING VEGETATIVE COVER TO BE RELAXIED, AND IV PROVIDING TEMPORARY AND PERMANENT STABILIZATION MEASURES ON INTERIERS AREAS ON AS PRACTICASIE FUNDER WILL BE REMARZED DURING

THERMAL IMPACTS DURING CONSTRUCTION AND MITIGATION

THE STE IS LOCATED IN AN AREA RIX/INIT FOR INATURALLY OCCURRING GEOLOGICAL ORIVATIONS ON SOL CONDITIONS THAT TAXY HAVE THE POTENTIAL TO CAUSE POLITORIO URROR BARTH ASTURALEE ACTIMIES. IN THE EVEN HAVE GEOLOGICAL ORIVATION ON SOL CONDITIONS ARE DOSCOVERED DATACE CONSTRUCTION, HIS PERMITTES SHALL NOTIT'THE EXAMPLE OF REPORT ON AND CONSTRUCTION, HIS

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MANNZING THE ANOUNT OF EXISTING VEGETATIVE COVER TO BE REMOVED. AND PROVEING TEMPORARY AND PERMANENT STARBURATION MEASURES ON TURBED AREAS AS SOCH AS PRACTICABLE, RUNOFF WALL BE MINIMIZED DURING INSTRUCTION, WRICH IN TURK WALL HAINNEE THERMAL RUPACTS.

MINIMIZE SOIL COMPACTION

RECEIVING SURFACE WATERS

**GEOLOGICAL FORMATIONS / SOIL CONDITIONS** 

UTILITY LINE TRENCH EXCAVATION NOTES

 ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SECURACE EACH STEP SHALL BE COMPLETED DEFORE ANY FOLLOWING STEP IS DISTATED, CLEANING AND GRUBBING SHALL BE LIANTED ONLY TO THOSE AREAS DESCRIBED IN EACH STEP. AL BUR DANG WATERUAL AND WASTES SHALL BE REMOVED FROM THE STIE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE EPRATIBIT'S SOUL WASTE JANAGERIKIT REGULATIONS AT 25 PA CODE SOL ET SEG. 271.1, AND 287.1 EF SEG. NO BURGONG DATERNAL ON WASTES ON UNISED BURDING WATERUAL SHALL BE BURGLO BUNGLO DAVERDO ANDECHANGED AT THE STIE.

DESCRIBED N FACHETER AND MEETING IS REQUIRED TO OCCUR NO LESS THAN TANN'S PROR TO ANY EARTH DISURGENICE UALESS NOTIFIED OTHERWISE BY THE COUNTY CONSERVING INSTRUCT, FRUITING, CORTINUES, OFBANDES, AL APPROPRIATE AND LEDERD PROFESSIONALS OR DESCRIPTION OF EAS AND PROFESSIONALS OR DESCRIPTION, PROVENDING DELEMENTATION OF EAS AND PROFE PROFESSIONALS CRITICAL STACES OF MALESMINIATION OF THE APPROVED POSM PLAN, SHALL ATTERD A PRECONSTRUCTIVE/ENTING.

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NGER THAN 4 DAYS REQUIRES TEMPORARY STABL NO MORE THAN 15,000 SOUARE FEET OF DISTURBED AREA REACH FIRAL GRADE BEFORE INTIATING SEEDING AND MULCHING OPERATIONS

STALL CONSTRUCTION EMPRANCE (CE). REMOVE ENOUGH PAVEMENT TO INSTALL CE. STALL SERMENT BARRERS, CONCRETE WASKNUT AND WRET FILTER. ESTALL SEDMENT BARGERS, CONCRETE WASHOUT AND WRETFILTER. UPON THE BUSINLATION OR STABLEATION OF ALL PERMETER ESTIMATE CONTROL BURS AND AT LEAST 3 DAYS PRIOR TO PROCEEDING WITH THE BUCK EARTH DISTURBANCE ADITURES, THE PERMITTEE OR COPERANTINE SHALL PROVIDE NOTIFICATION TO THE DEPARTMENT OR COUNTY CONSERVATION DETINGT.

DEPARTMENT DECOMPT CONSERVATION INSTITUT. DEMOLISH ADVEGORUM (UNDERGROUDD FATURES. INTITATE NECESSARY STRE EARTHYORK TO ACHEVE THE GRADES INDICATED ON THE DRAWNESS, ENSURE MAINTENANCE OF SEQUENT CONTING, FACILITIES.

INSTALL PERVAYENT YABIL FILON INCLODING INDES, SYNORS AND UNDESED MURAS. Dermansteilt Traditze Instanter Anton Veretandert Traditatarion is Derher Deran Ann Non-Veretanter Cover with a density supplicant to resist accelerates sufface Ecoson ind Subsumface Characteristics sufficient to resist subnic and other

OFR COURSE FOR ALL PAVEWENT AND CONCRETE AREAS.

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# SOIL EROSION AND SEDIMENT POLLUTION BMP MAINTENANCE PROGRAM

ERUSINGHI LURT, THE STABILZED, ALL TEMPORARY EROSDON AND SEDWENT POLLUTON CONTROL BURG MUST BE LANITAINED PROPERTY, LANITEMANCE LINGT ROLDOC INSECTIONS OF ALL EROSON AND SEDMENT POLLUTON CONTROL BURG ATTER BACH RUNDER EVENT AND DIA ANTERNY MASS. RECORDS OF RACH BAPCTION, INDES OF BOFCRENCES, AND THE CORGENER ACTIVIS TARGET AND AND SEC SET AT THE FRADE OF FOR RUNNY BY THE ENGINEER OF RECORD, APPLICABLE COUNTY CONSERVATION DENKICH MON FRADE VAS APPLICABLE.

SERIET AND CHARGE VS APPLOALE. CONTRACTOR BESEVOISELE CONSTRUCT AND MINITAINALL REQUIRED ENDIGON AND STADUDIT POLLITIONI CONTROL, BAYS THROUGHOIT, THE CONSTRUCTION PHOCESS, THE ECONTRACTOR & BALO RESONANCE ID INSECT AND POLLILINE THE EFFECTUATESS OF THE EROSON AND SERVICITE FOLITIONIC CONTROL, INSEE AND MAR AURIL AN ADDITIONAL BAYS REQUIRED TO CONTROL, LISYORESEEN PROBLEVS ON THE SITE. DOWIEROPERIOPERIS RESONANCE TO ENSITIE THAT THE CONTRACTOR CONDUCTS INS DEPENDIONS AND INVITEINANCE ACCORDING TO THE APPROVED EROSON AND SEDMET FOUND OCONTROL FAN. 2. ONNER ANALYOR CONTRACTOR SAULT ASSEN ONE BEINDIOL, TO BE RESPONDENCE INS OPENNIONS AND INVITEINANCE ACCORDING TO THE APPROVED EROSON AND SEDMET FOUND OCONTROL FAN.

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CONSERVATION DESTRUCT AS CONSTRUCTION PROGRESSES. INTEL THE SITE IS STADALEZO, ALL ENGOGIA AND SEDUERI CONTROL BMPS MUST BE NAMTANED PROFERLY, MANTENANCE HUST INCLUDE INSPECTIONS OF ALL ERGOND MOS SEDUERIC TOUTING, BMPS APRILE CALOR HUNGPY FUERT AND ON A VERSUL MISSI, ALL PREVENTATIVE AND REVEAM, MARTENANCE YORK, INCLUDERS CLEAVIOLT, HEAVIN, BRAN, CHEMICALENT, RECARDING, BESEBORK, REMARCHER A MON DENERT, REVANCENT, RECONDUCE, DESERVICE, REMARCHER A MON ENERT, REVANCENT, RECORDING, BESEBORK, REMARCHER A MON ENERTING FUER AND REVEAM. INFORM REPORTED TO REPORT OF THE REPORT OF T

NEVALUED WAL DE RECOVERD. THE "ERVITTES AND COPENNITTEE MUSI ENSURE THA'I VISUAL SITE INSPECTION'S ARE CONVOITED WEEKLY, AND AFTER EACH VEASURABLE PRECIMINION EVENT BY COMING, TO ASSOCHEL, TRANDE NO ESPERISHOED IN EROBON MAN SEDWEMT COMING, TO ASSOCHTAN THA'I THE EROBIN AND SEDWEMT COMINGL (ES) BURST ARE OFBANTONA, AND SFEDITIONE UN FREVENTING FOLLIONI TO THE WATERS OF THE COMMON THAT, A WHITTEI REDORT OF EACH INSPECTION SPALL BE RED'T, AND ICLUDE:

#### 1) A SUWMARY OF THE SITE CONDITIONS, EAS BMPS, AND COMPLIANCE; AND 2) THE DATE, TWE, AND THE JAME OF THE PERSON CONDUCTING THE INSPECTION.

AFTER EACH RUNOFF EVENT, ALL TEMPORARY EROSION MAD SEDWENT POLLITION CONTROL RUNS SHULL BE RUSPECTED, CLEANED AND REPARED AS NECESSART. ALL PREVENTIATIVE AND REVENUE, MANTENANCE WORK, INCLUGING CLEANED. REPAR, REPAREMENT, REGRUDING, RE-SEEDING, RE-ARCHING AND RE-RETING.

NUST BE PERFORMED IMMEDIATELY, F THE INSTALLED EROSION AND SEDIMENT POLLUTION CONTROL BMPS FAT TO PERFORM AS INTENDED, REPLACEMENT SUPS OR MODIFICATIONS OF THE INSTALLED

PRODUKI AS REDUCE, RECARLENTE BOS DE RODD-ALINO OF THE PERICEN UMP WILL BEROORD, DO SERVERT POLUTION CONTRAC BUYE CONTAINED BROOD ANY EROBONI AD SERVERT POLUTION CONTRAC BUYE CONTAINED THES PART PRODE ROCAPALE OF REQUITELY REQUIRED SERVERTIFIC TO LENDER ADDITIONE, VENERALIST, SITU DE REMEMBERTE IN DELEMENTE TO CLEMANCE SCI-CONTRACE ASSURES MUST BE REMEMBERTE IN DELEMENTE TO CLEMANCE SCI-

PROBLEMS. 1. CONTINUEND SHALL BEAMANE WHEN DREAMING OUTSIDE OF THE PRODUCT 2. CONTINUEND SHALL BEAMANE WHEN DREAMING TO REACT BOUNDARY 2. CONTINUEND SHALL REALWAY COLUMNATES EXPONENTS AS RECORDED AND AT A MOMAN PROOF TO THE SEDNEAT BEACHING ONE-MALE OF THE ASOVE GROUND REGIST OF THE SET FEELD TO LEEP THE SILT FROM FORMUL, REPARA ALL UNDERCUTTING OR REASON OF THE 10E ANCHOR WHENKTEY WITH COMPACTED THE DATE OF THE SEDNEAU

REPLACES WITH HOCK IS THIS OUTLIST INVESTIGAT. RECK CONSTRUCTION INTERVISED TRADNESS MUST BE CONSTANTLY KANTAINED TO THE SPECIFICD DURINGH BY ADDVIS ROCK. A STOCKALE OF FOCK INTERNAL MAST BE MANTAINED OT THE FRONT STUTUEDS. AT THE END OF EACH CONSTRUCTION MAY, ALL SEDMENT DEVOSITED ON FURILS RADAWAYS MUST BE REMAYED AND RETURNED OT THE FRONT STUTUEDS.

NATURE O INTERNAL DE RECHER DELLE DE DESPOSED OF IN LANSCAPED AREAS DEGULER RENOVED FROM BADS SULL BE DESPOSED OF IN LANSCAPED AREAS DUISOE OF STEEP SLOPES, VEILANDS, WAIRAS OF THE COAMONIBLIN, ROODALIS ON DEANNOS SYNLES AND MUST BE INVEDATELY STABILZED, OR ALCENT (TOPOSE STOCHES)

PACED IN 10950L STOOMERS. CONTRUCTS SHALL BE RESPONDED FOR PREPARING AN EROSON AND SEDWENT POLITION CONTROL PAUL FOR ALL OFF-SITE BORROW AND WASTE ABEAS. THIS HALL INST DE SUBMETED TO THE SOMERED OF RECORD, DAPACHAELE COUNT CONSERVINDENDETINGT. HAD MADE AS RECIPIED FOR BYERE MAD APERDIAL CONTRUCTS AND ALL STALL SEAL OFF-SITE SOMERON FOR BYERE MAD APERDIAL CONTRUCTS AND ALL STALL SEAL OFF-SITE SOMERON AND WASTE AREAS SY SEEDING AND WALCHING AS SPECIFIED IN THE APPROVED EROSION AND SEDMENT POLLITION AND WALCHING AS SPECIFIED IN THE APPROVED EROSION AND SEDMENT POLLITION AND WALCHING AS SPECIFIED IN THE APPROVED EROSION AND SEDMENT POLLITION

AND PARCHARK AS A STATUTE ARE NOTED, AN ENGINEER OR DTHER QUALIFIED SCHTIGE TANK SHOULD BE CONTACTED. WHE ENGINEER OR DTHER QUALIFIED WORTENANCE OF THE FRENKNENT STORWATER CONTROL BUPS SHALL BE THE RESPONSIBILITY OF OWNER.

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GRAPHIC SCALE

1 INCH = 20 FEET

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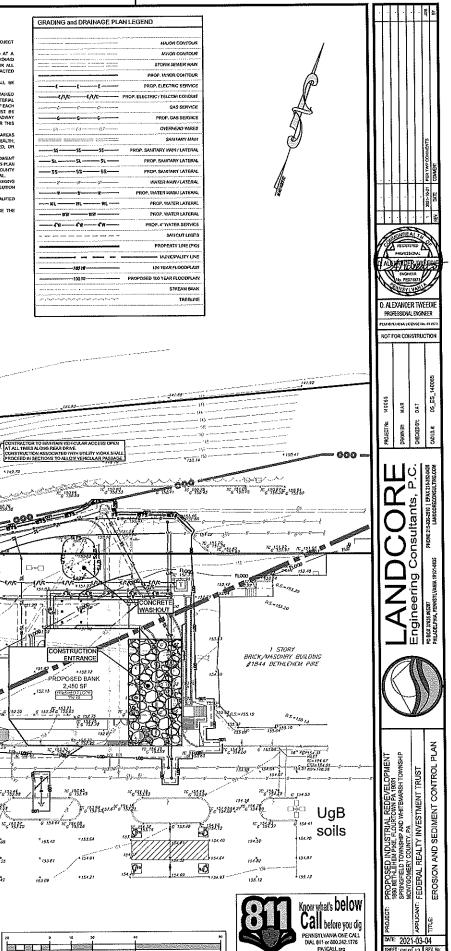
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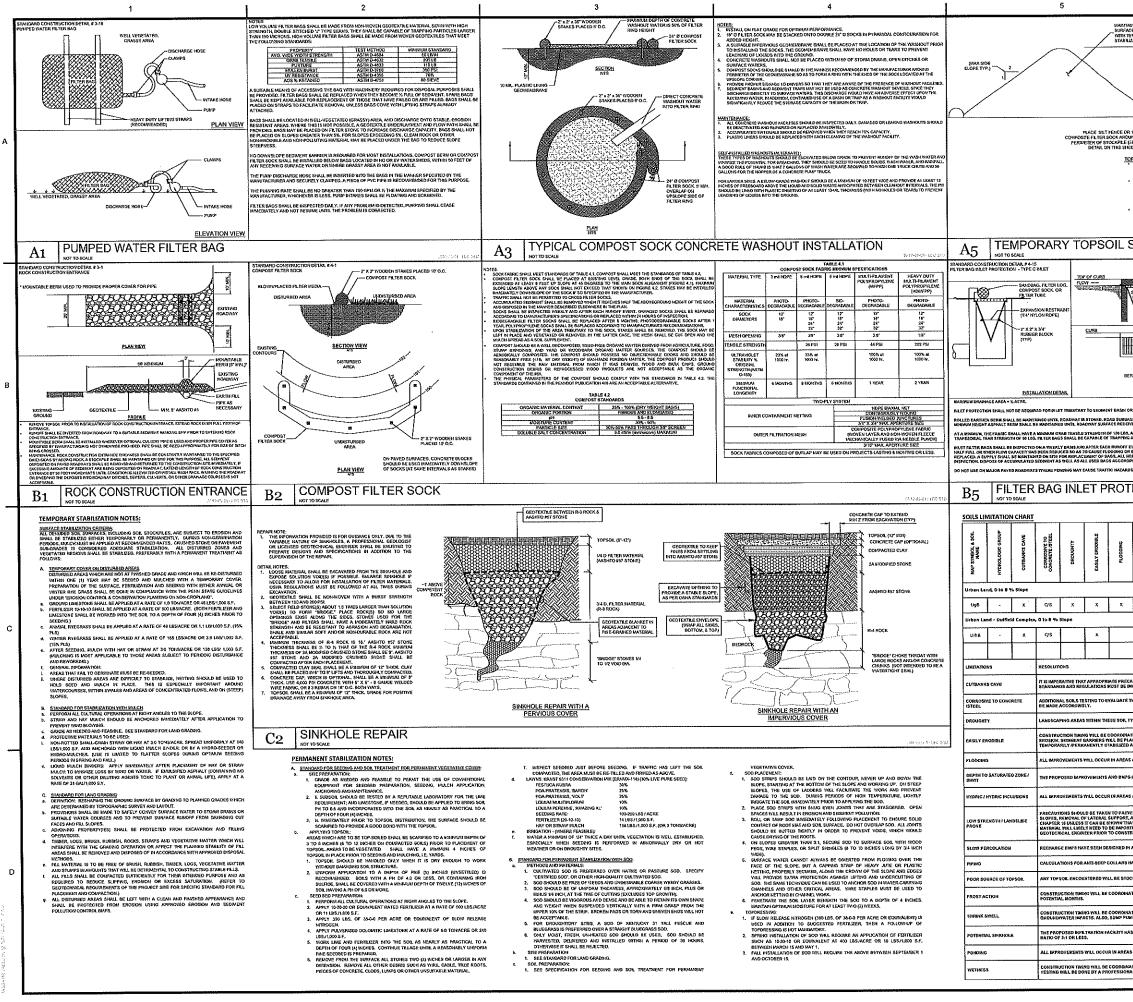
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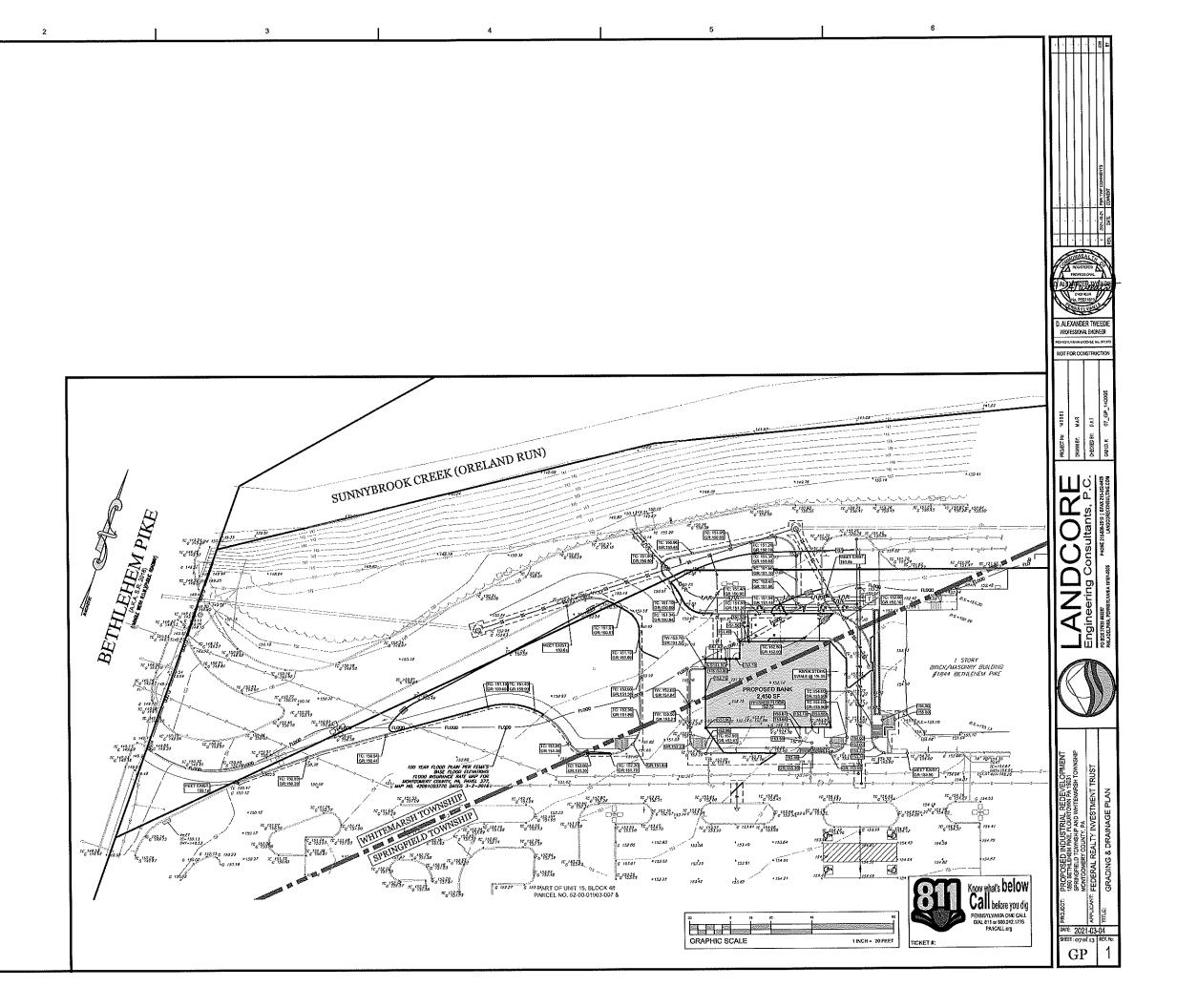


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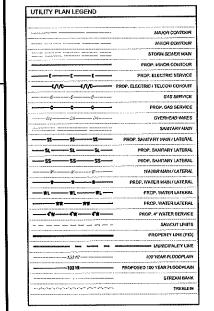
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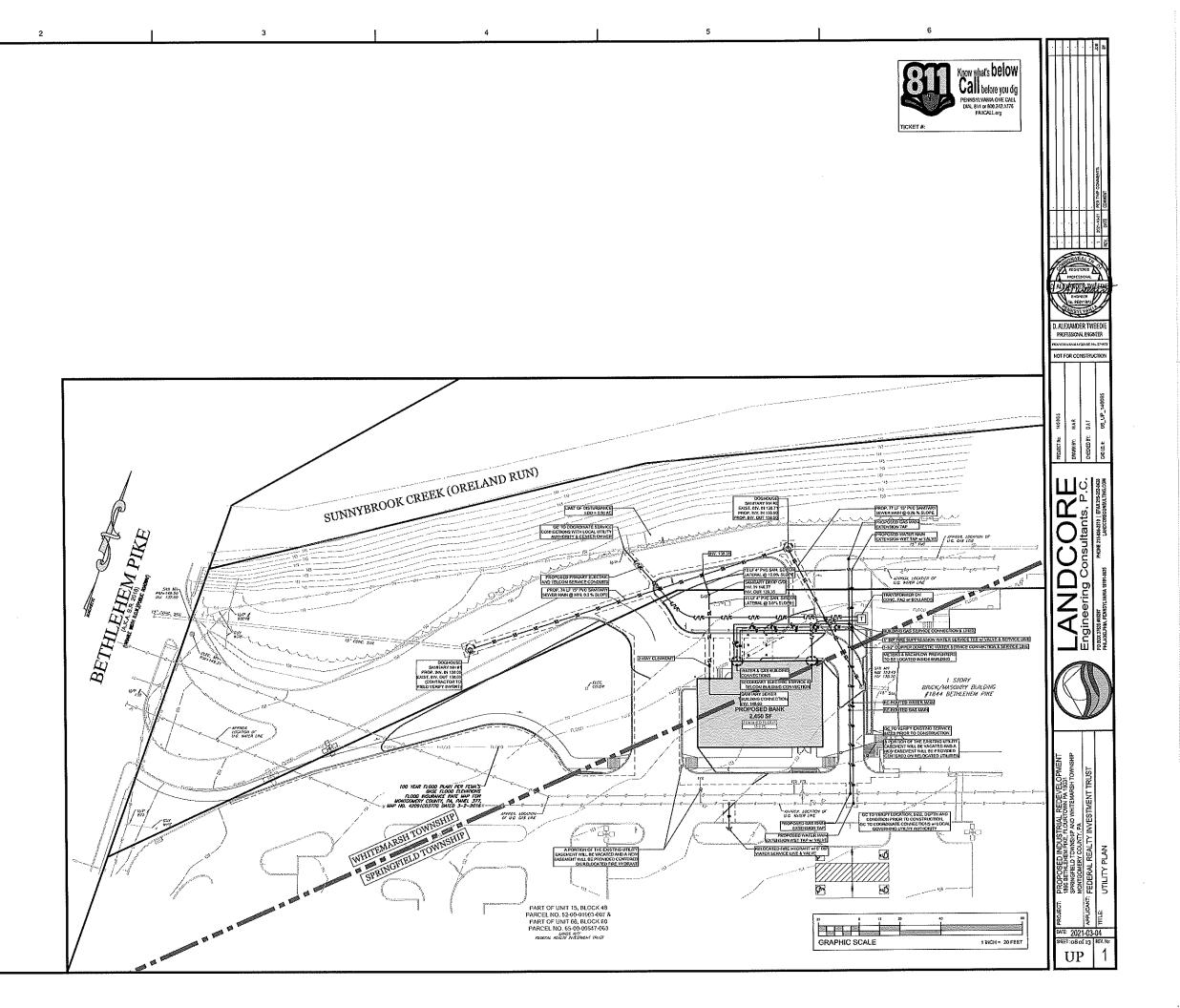
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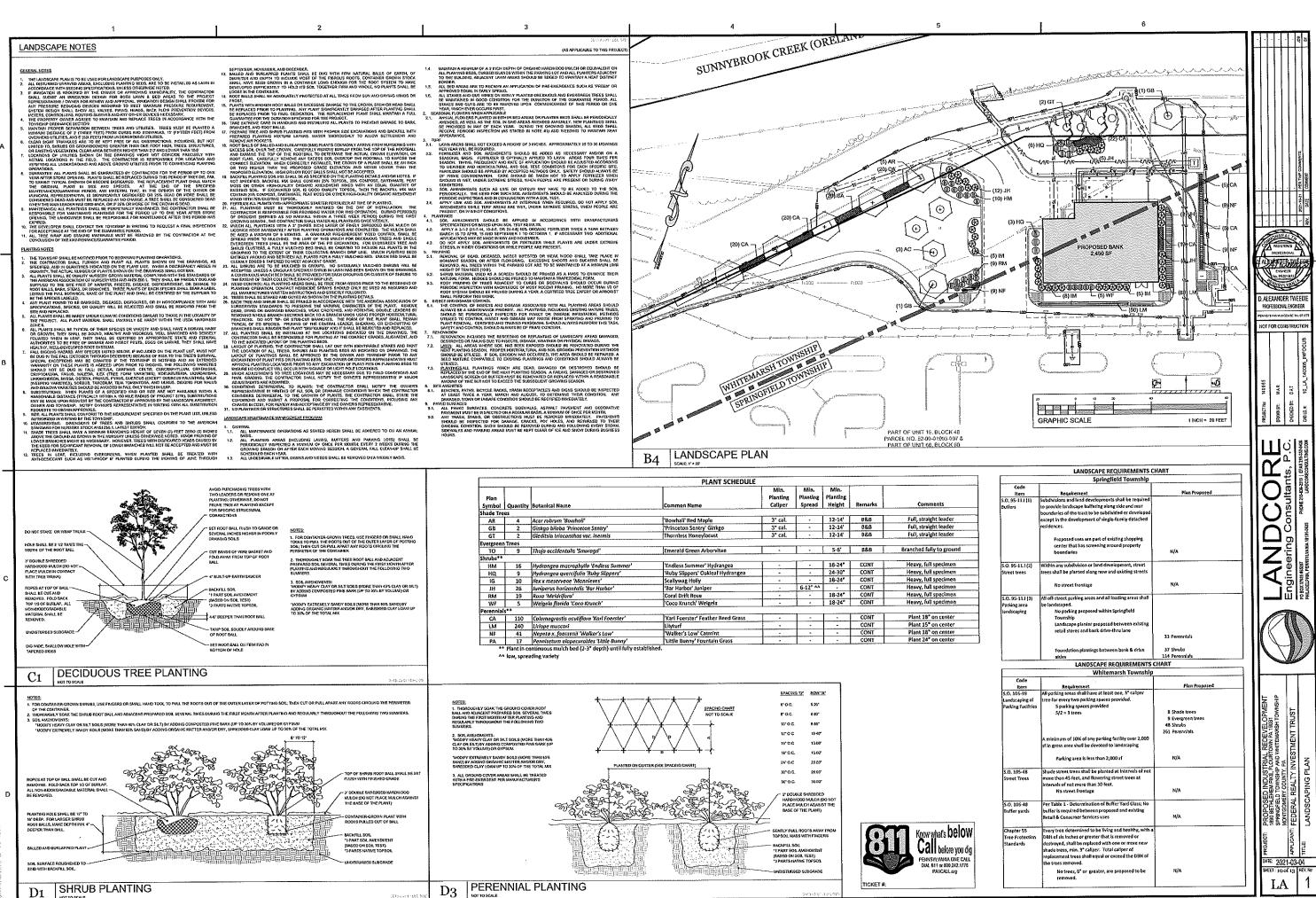
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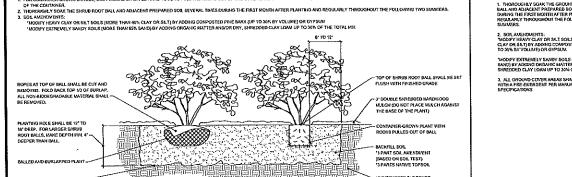


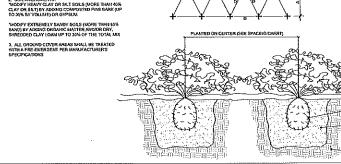
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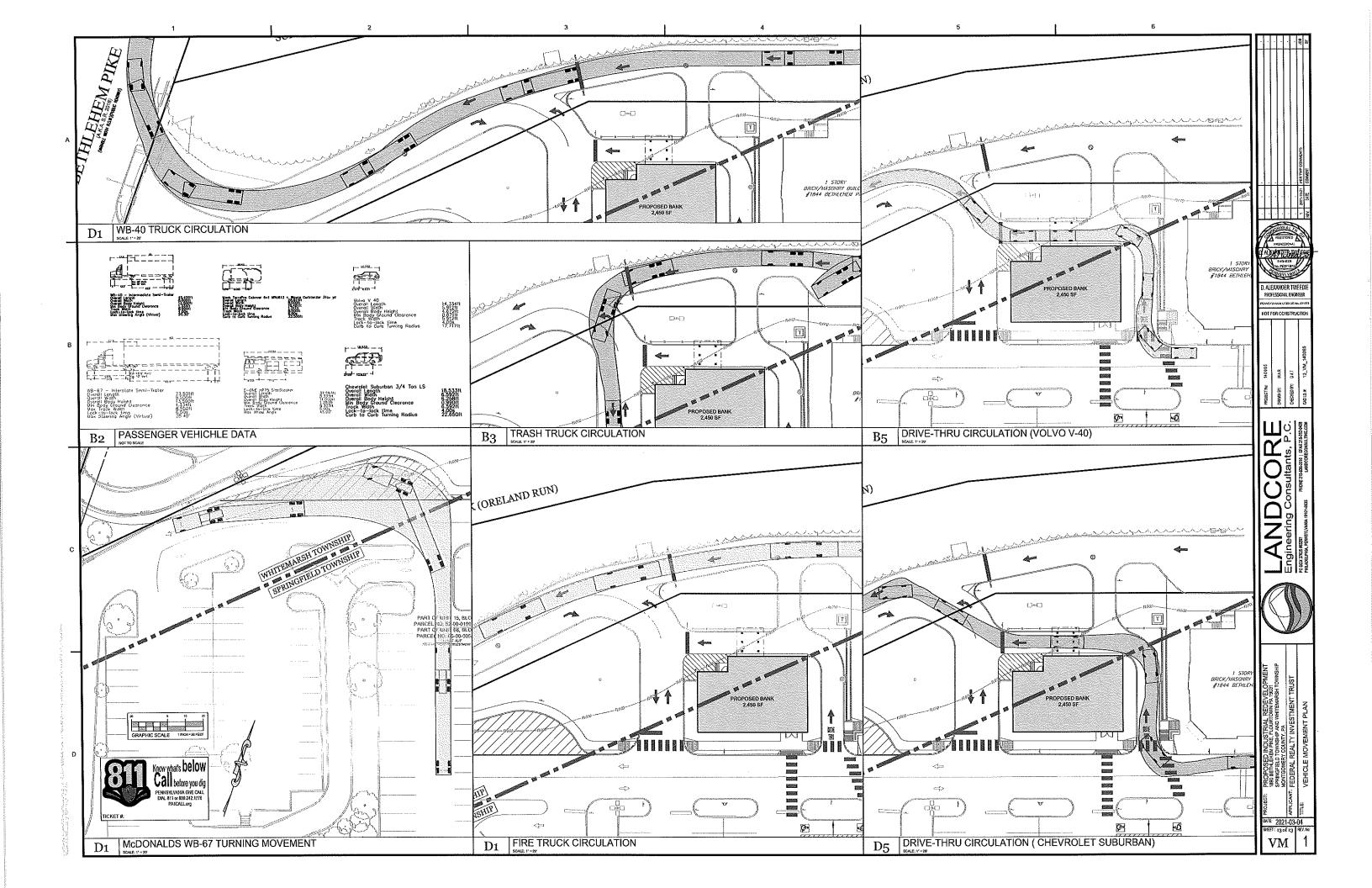


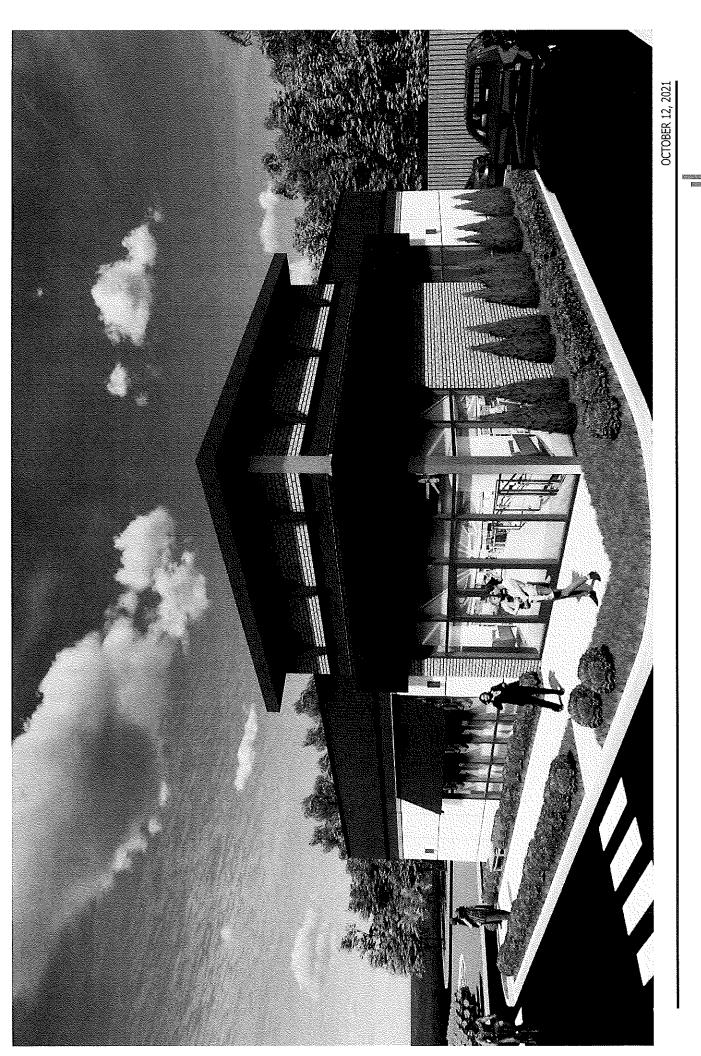






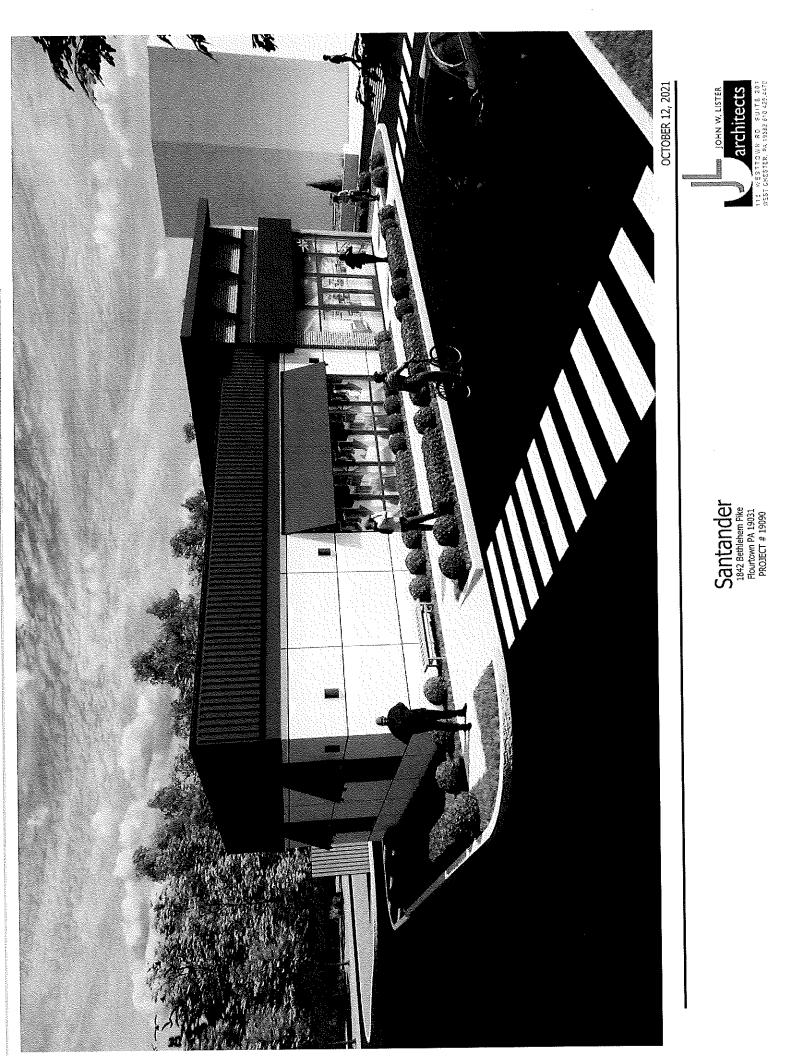
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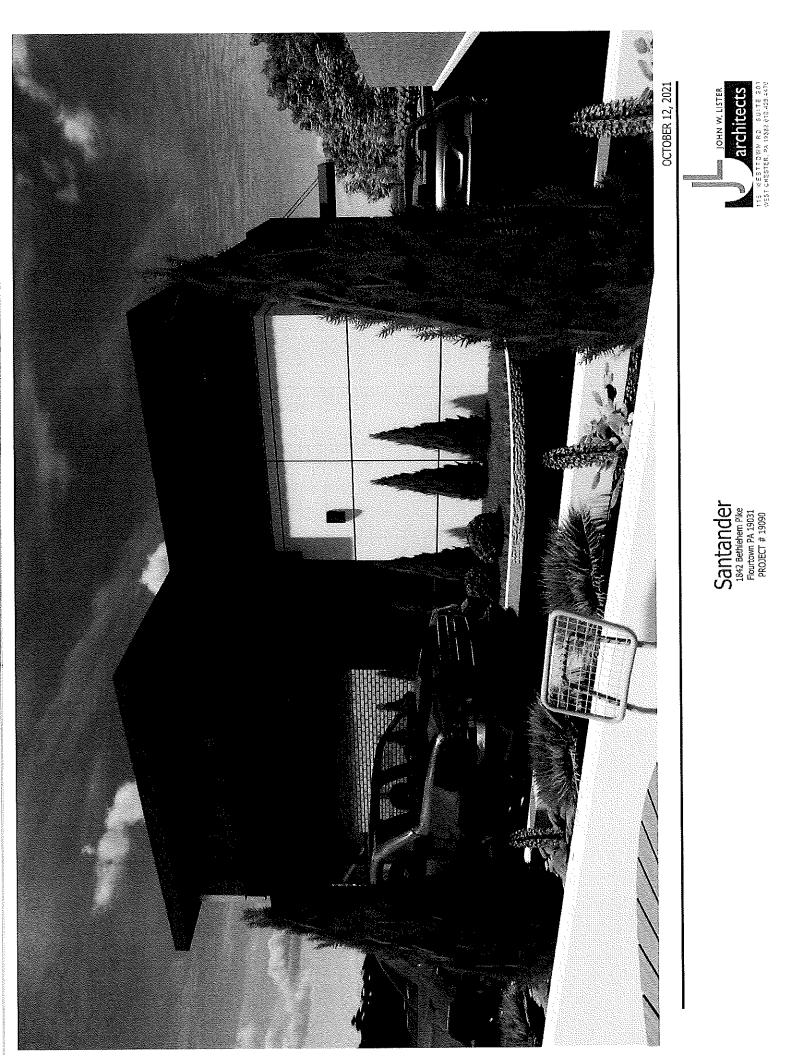


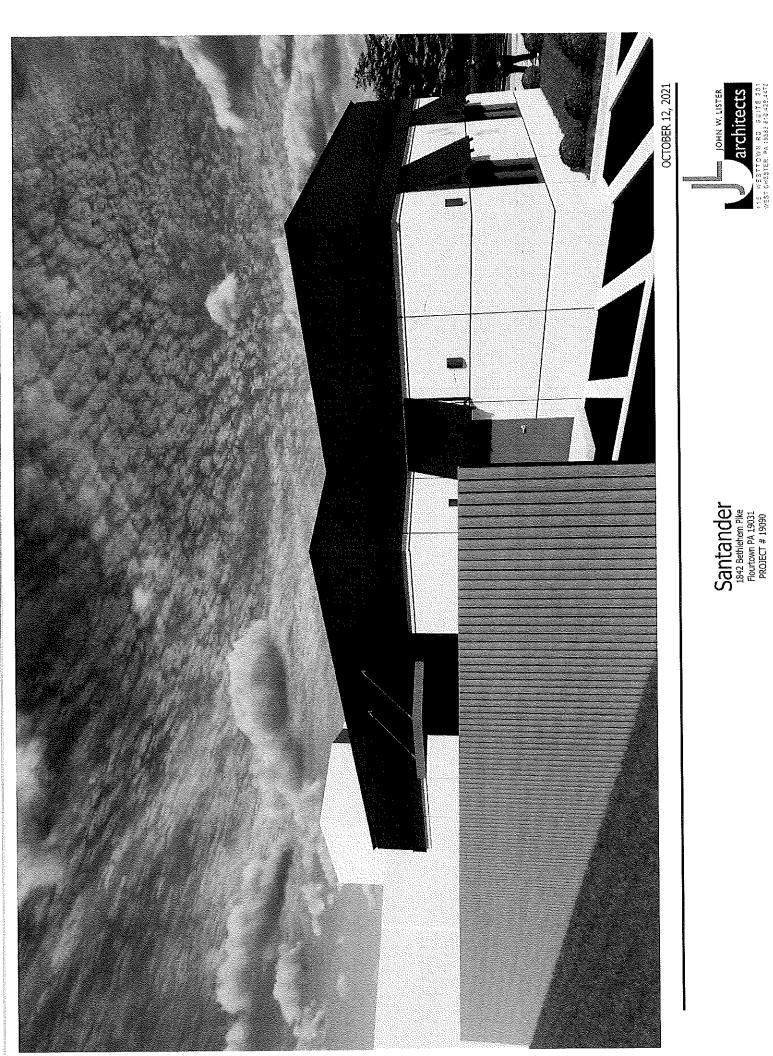


JOHN W. LISTER architects











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# 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

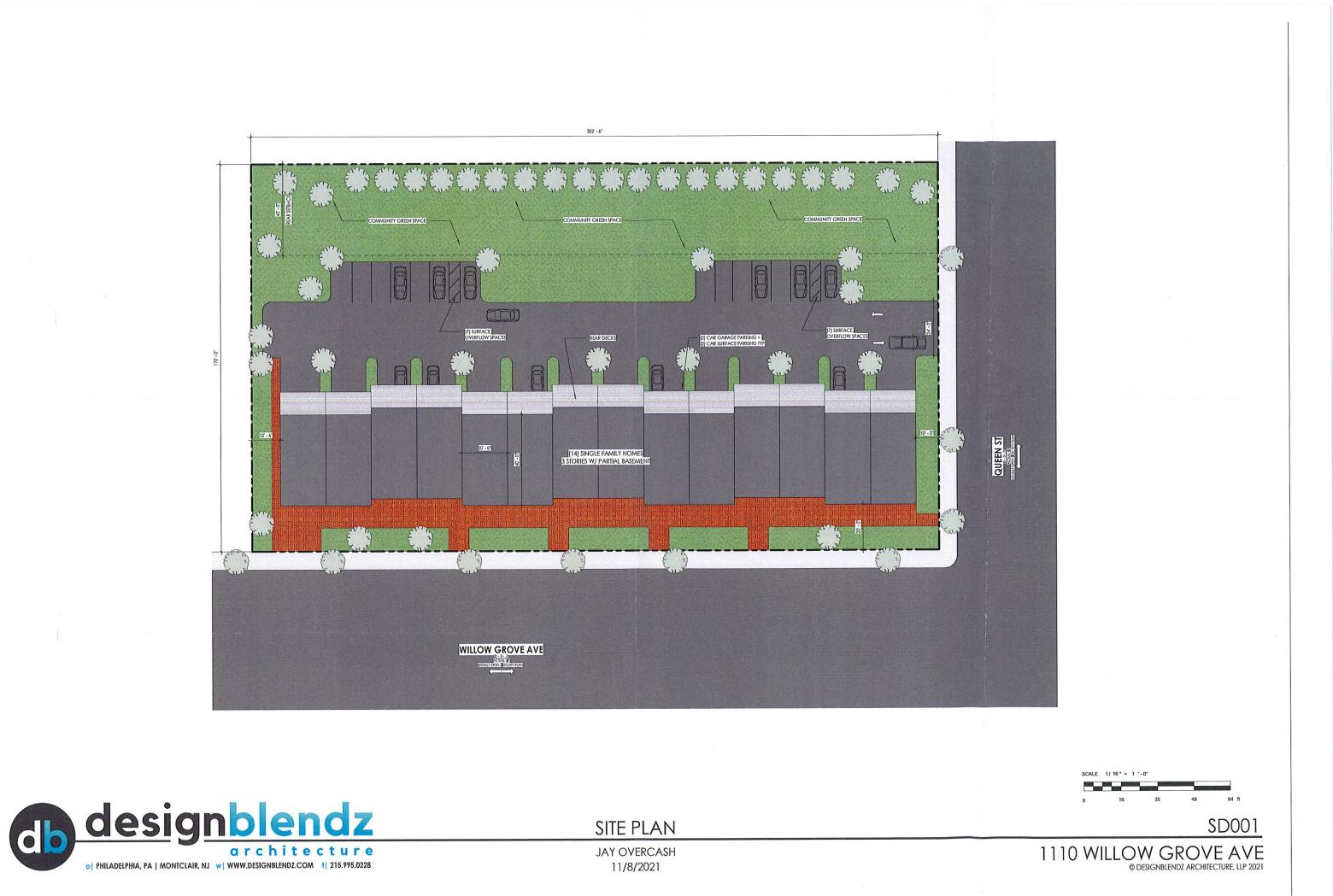
# Public Notice Planning Commission Meeting

This notice is sent to inform you the Springfield Township Planning Commission will hold a public meeting on **Tuesday**, **December 7**, **2021** with a 7:00 P.M. start time to discuss the Land Development Application filed by Mr. Jay Overcash for the properties located at 1108 and 1110 Willow Grove Avenue, Wyndmoor, Pa. 19038.

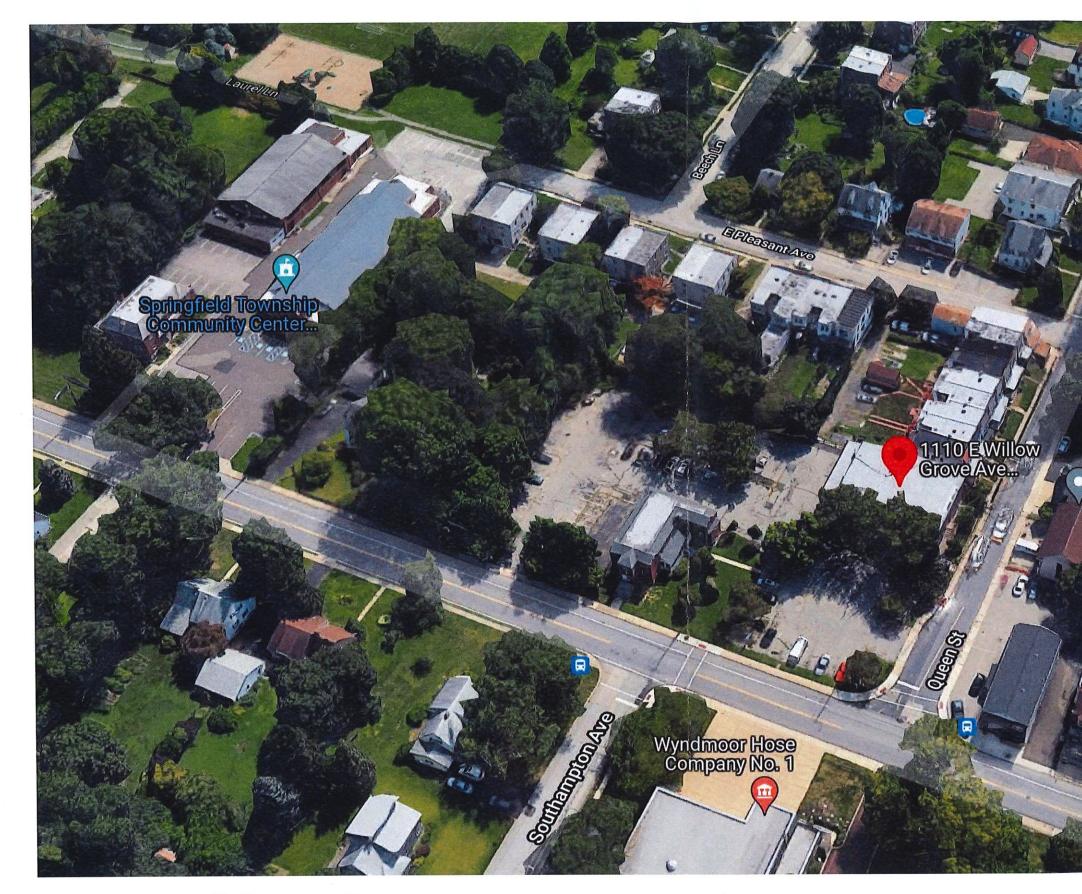
This is the Sketch Plan Review of **Mr. Jay Overcash** for the properties located at 1108 and 1110 Willow Grove Avenue, Wyndmoor, PA 19038. The rendering submitted calls for the demotion of the existing buildings on the site and the construction of 14 new townhouse style dwellings. The proposed new buildings will be three stories in height and have 3 bedrooms and 3.5 bathrooms per unit. The exterior of the units are proposed to have a brick and/or stone finish. Each townhouse is proposed to have a two car garage, served by a private driveway. The development is proposed to ingress and egress from Queen Street. The properties are 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, <u>www.springfieldmontco.org</u>. If you have any questions, please feel free to contact me at 215-836-7600, ext. 1114 or by email <u>mpenecale@springfieldmontco.org</u>.

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









AERIAL IMAGE

JAY OVERCASH 11/08/21



