

**AGENDA**  
**WORKSHOP MEETING – BOARD OF COMMISSIONERS OF SPRINGFIELD TOWNSHIP**  
**MARCH 7, 2022 – 7:00 PM**

---

ZOOM MEETING ID: [886 8921 2155](https://us02web.zoom.us/j/88689212155)  
LINK TO LIVE BROADCAST: <https://us02web.zoom.us/j/88689212155>

Public comment is limited to in-person participants or comments submitted in advance of the meeting.

---

1. **Library Advisory Committee** – interview two residents who are interested in serving on the Committee
2. **Resolution No. 1562** – a resolution designating authorized agents for an investment account maintained by the Free Library of Springfield Township
3. **Resolution No. 1563 – Land Development – Flourtown Shopping Center** – a resolution granting preliminary/final land development approval for the construction of a 2,450 sq. ft. bank pad site
4. **Subdivision – Pisani, 811-813 Pleasant Avenue** – accept a letter granting an extension to the 90 day land development review process
5. **Open Space Planning Committee** – continue to discuss the possible creation of an open space planning committee
6. **Recycling Report** – review the monthly recycling activities
7. **Springfield Open Space** – receive a presentation from the Springfield Open Space organization regarding a proposal to create an ecological park on Haws Lane, Erdenheim
8. **Bid – Mermaid Pond Dredging Project** – review the bid results and consider awarding a contract
9. **Integrity Avenue Stormwater Improvements** – review an engineer’s rendering for an above ground stormwater detention basin in the 300 block of Integrity Avenue
10. **Cross County/Wissahickon Trail** – authorize the appropriate Township officials to execute a stormwater management operations and maintenance agreement with Montgomery County
11. **Township Manager’s Report** – discuss operational issues as outlined in the monthly report
12. **March Bill Listing** – review and approve the monthly bill listing and check reconciliation of the previous month
13. **Zoning Hearing Board Agenda** – announce the agenda of any special or regular meeting of the Zoning Hearing Board

14. **Zoning Hearing Board Application – Murphy, Carolton Way** – receive a presentation from counsel for William and Cathy Murphy regarding a zoning petition for the construction of a proposed single family dwelling on Carolton Way
15. **Police Officer Oath of Office** – conduct a ceremonial swearing in for Police Officer Daniel Lopez
16. **Bysher Field ADA Improvements** - authorize the Township Engineer to begin design of an ADA-accessible walkway
17. **Resolution No. 1564** – a resolution authorizing application to the PA Department of Community and Economic Development for the 1725 Walnut Avenue Park Redevelopment Project
18. **Resolution No. 1565** – a resolution authorizing two applications to the PA Department of Conservation and Natural Resources for two projects: Phase 1 of the 1725 Walnut Avenue Park Redevelopment project, and the Walnut Avenue Trail Phase II/Extension project

## **NEW BUSINESS**

MICHAEL TAYLOR  
SECRETARY/MANAGER

3/1/22

**NOTE: AGENDA ITEMS ARE SUBJECT TO CHANGE WITHOUT FURTHER NOTICE!**

**ANY INDIVIDUAL WITH A DISABILITY WISHING TO ATTEND THE ABOVE SCHEDULED MEETING AND REQUIRING AN AUXILIARY AID, SERVICE OR OTHER ACCOMMODATION TO PARTICIPATE IN THE PROCEEDINGS, PLEASE CONTACT THE OFFICE OF THE TOWNSHIP MANAGER AT 215-836-7600, 72 HOURS PRIOR TO THE MEETING.**

**RESOLUTION NO. 1562**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
SPRINGFIELD TOWNSHIP, MONGOMERY COUNTY,  
PENNSYLVANIA, AUTHORIZING, EMPOWERING AND  
DIRECTING THE OFFICERS OF THE BOARD OF  
COMMISSIONERS TO DESIGNATE AUTHORIZED AGENTS  
ON AN E\*TRADE ACCOUNT PREVIOUSLY MAINTAINED BY  
THE FREE LIBRARY OF SPRINGFIELD TOWNSHIP**

WHEREAS, on February 10, 1965, the Board of Commissioners of Springfield Township adopted Ordinance No. 519 establishing a Township Library and creating a Library Board of Directors to direct, maintain and control a public library for the citizens of Springfield Township in accordance with the Pennsylvania Library Code of 1961; and

WHEREAS, the Free Library of Springfield Township was subsequently established under the supervision of the Board of Library Directors, and

WHEREAS, on January 10, 2007, the Board of Commissioners of Springfield Township unanimously adopted Resolution No. 1148, repealing Ordinance No. 519, in order to create a library operating department of the Township to handle all functions of the library including programming, activities, building maintenance, staffing and oversight of day-to-day operations under the supervision of the Township Manager; and

WHEREAS, Resolution No. 1148 transferred the immediate past members of the Library Board of Directors to serve as members of a newly established Library Advisory Committee; and

WHEREAS, on February 14, 2007, the Board of Commissioners adopted Ordinance No. 886 creating a library operating department to handle the function of library programs, activities, financial management and maintenance to library facilities, as well as the creation of a Library Advisory Committee; and

WHEREAS, prior to adopting Resolution No 1148 and Ordinance No 886, the Library Board of Directors opened a Business Brokerage Account with E\*Trade Financial Services for the deposit and investment of library funds, and designated Robert Gersteneker, Fern Sargent, Paul Farber and Margaret Baroski as authorized agents; and

WHEREAS, the previously designated agents are no longer affiliated with the now-dissolved Library Board of Directors or the current Library Advisory Committee, or the Free Library of Springfield Township, or the Board of Commissioners of Springfield Township; and

WHEREAS, it is the desire of the Board of Commissioners of Springfield Township to remove Robert Gersteneker, Fern Sargent, Paul Farber and Margaret Baroski as authorized agents on the E\*Trade account and to replace them with the following officers and agents of the Board of Commissioners:

Eddie T. Graham, President  
Michael Taylor, Township Manager/Secretary  
Joelle Kleinman, Treasurer  
Craig Lloyd, Finance Director

ADOPTED THIS 9<sup>th</sup> day of March, 2022.

BOARD OF COMMISSIONERS OF  
SPRINGFIELD TOWNSHIP

By: \_\_\_\_\_  
Eddie T Graham, President

ATTEST:

\_\_\_\_\_  
A. Michael Taylor, Secretary

## Chapter 52. Library

[HISTORY: Adopted by the Board of Commissioners of the Township of Springfield 2-14-2007 by Ord. No. 886.<sup>[1]</sup> Amendments noted where applicable.]

[1] *Editor's Note: This ordinance repealed former Ch. 52, Library Directors, Board of, adopted 2-10-1965 by Ord. No. 519, as amended.*

### § 52-1. Library Department.

A Library Department is hereby established by the Board of Commissioners to handle the function of Library programs, activities, financial management, and maintenance to library facilities. The Township Manager is delegated the supervisory responsibility of the day-to-day operation of the Library Department, the Director of Library Services and Library staff.

### § 52-2. Library Advisory Committee.

A Library Advisory Committee comprised of seven members and one alternate member is hereby established by the Board of Commissioners to serve in an advisory capacity to the Board of Commissioners in accordance with the following duties:

- A. Recommend to the Board of Commissioners the overall philosophy and goals of the Library programs.
- B. On an annual basis, recommend to the Board of Commissioners objectives of the Library program within the philosophy and goals previously established by the Board of Commissioners.
- C. Serve as a sounding board for Library needs of Township residents and transmit those needs to the Board of Commissioners for Board consideration and approval.
- D. Submit to the Board of Commissioners a recommended capital improvements program.
- E. Promote public interest and understanding of the Springfield Township Library and related philosophies of the Board of Commissioners.
- F. On an annual basis, elect its officers, president, vice president, secretary; and recommend for adoption, bylaws for the operation of the Committee.
- G. Meet regularly to fulfill the responsibilities of the Advisory Committee, keep minutes of meetings, and transmit said minutes to the Board of Commissioners.
- H. Act as the liaison between Springfield Township and the Friends of the Library, and any other civic or community organization that either directly or indirectly supports the Library.
- I. Support and encourage community volunteerism to help serve as staff to the betterment of the Library system.

## ORDINANCE NO. 886

AN ORDINANCE CREATING A LIBRARY DEPARTMENT AND A LIBRARY ADVISORY COMMITTEE FOR SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, PROVIDING FOR THE QUALIFICATIONS OF COMMITTEE MEMBERS, APPOINTMENTS AND TERMS OF MEMBERS OF THE COMMITTEE, AND ESTABLISHING DUTIES OF THE COMMITTEE.

THE BOARD OF COMMISSIONERS OF SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, DOES HEREBY ENACT AND ORDAIN:

### Section I: Repeal.

The Board of Commissioners does hereby repeal Ordinance No. 519 enacted February 10, 1965, and any and all amendments related thereto, thereby dissolving the Library Board of Directors of the Free Library of Springfield Township.

### Section II: Library.

Repeal Chapter 52, Library Directors, of the Code of Springfield Township, Montgomery County, Pennsylvania, and replace it with new Chapter 52, Library, as follows:

#### 52-1. Library Department.

A Library Department is hereby established by the Board of Commissioners to handle the function of Library programs, activities, financial management, and maintenance to library facilities. The Township Manager is delegated the supervisory responsibility of the day to day operation of the Library department, the Director of Library Services and library staff.

#### 52-2. Library Advisory Committee.

A Library Advisory Committee comprised of seven (7) members and one (1) alternate member is hereby established by the Board of Commissioners to serve in an advisory capacity to the Board of Commissioners in accordance with the following duties:

- A. Recommend to the Board of Commissioners the overall philosophy and goals of the Library programs.
- B. On an annual basis, recommend to the Board of Commissioners objectives of the Library program within the philosophy and goals previously established by the Board of Commissioners.
- C. Serve as a sounding board for library needs of Township residents and transmit those needs to the Board of Commissioners for Board consideration and approval.
- D. Submit to the Board of Commissioners a recommended capital improvements program.
- E. Promote public interest and understanding of the Springfield Township Library and related philosophies of the Board of Commissioners.

- F. On an annual basis, elect its officers, president, vice president, secretary; and recommend for adoption, by-laws for the operation of the committee.
- G. Meet regularly to fulfill the responsibilities of the Advisory Committee, keep minutes of meetings, and transmit said minutes to the Board of Commissioners.
- H. Act as the liaison between Springfield Township and the Friends of the Library, and any other civic or community organization that either directly or indirectly supports the library.
- I. Support and encourage community volunteerism to help serve as staff to the betterment of the library system.

Section III. Repealer.

All other ordinances and resolutions or parts thereof that are inconsistent with this Ordinance are hereby repealed.

Section IV. Severability.

The provisions of this Ordinance are severable and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of the Court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board of Commissioners that this ordinance would have been adopted even if such illegal, invalid, or unconstitutional section, sentence, clause, part or provision had not been included herein.

Section V. Failure to enforce not a waiver.

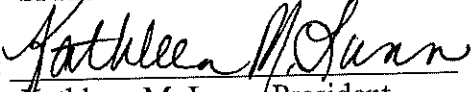
The failure of the Township to enforce any provisions of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

Section VI. Effective Date.


This Ordinance shall take effect and be in force from and after its approval as required by law.

ORDAINED AND ENACTED this 14<sup>th</sup> day of February 2007.

BOARD OF COMMISSIONERS OF  
SPRINGFIELD TOWNSHIP

By:   
Kathleen M. Lunn, President

ATTEST:

  
Donald E. Berger, Jr., Secretary

U:\My Documents\ords\establishing library and adv. committee.doc

RESOLUTION NO. 1148

WHEREAS, through the authority of Ordinance No. 519 enacted by the Board of Commissioners of Springfield Township, on February 10, 1965, wherein the Board of Commissioners delegated the authority of operating, supervising, maintaining and regulating the Free Library of Springfield Township to a Board of Library Directors, and

WHEREAS, it is the desire of the Board of Commissioners to create a Library operating department of the Township and to delegate the supervision of it to the Township Manager in the same manner as all other Township departments, and

WHEREAS, it is the intention of the Board of Commissioners to transfer most immediate past members of the Library Board of Directors as members of the new Library Advisory Committee to fill the following terms of service: Susan Yeager and Jack FitzSimmons, December 31, 2007; Carrie Ogorek, Daniel Pickens and Anne Zeger, December 31, 2008; Marian Rothbart and Robert Gersteneker, December 31, 2009.

WHEREAS, in order to accomplish the transfer of the library operating functions from the Library Board of Directors to the Township Manager, the Board of Commissioners must repeal the aforementioned Ordinance No. 519, and any and all amendments related thereto.

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of Springfield Township does hereby repeal Ordinance No. 519 and any and all amendments related thereto so as to abolish the Library Board of Directors of the Free Library of Springfield Township, and

BE IT FURTHER RESOLVED that the Library Department is hereby established by the Board of Commissioners to handle the function of library programs, activities, maintenance to the Library building and facilities, and that the Township Manager be delegated to supervise the day to day operation of the Library Department, the Director of Library services, and staff.

BE IT FURTHER RESOLVED that by Ordinance the Board of Commissioners of Springfield Township establish a Library Advisory Committee comprised of seven (7) members and one (1) alternate member to serve in an advisory capacity to the Board of Commissioners on the overall philosophy and goals of the Library system.

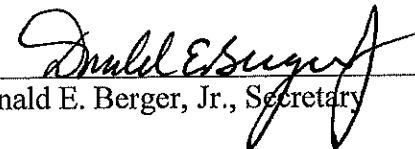
ADOPTED UNANIMOUSLY this 10<sup>th</sup> day of January, 2007.

BOARD OF COMMISSIONERS  
OF SPRINGFIELD TOWNSHIP

By: 

(Baird M. Standish, President)

ATTEST:

  
Donald E. Berger, Jr., Secretary



## ORDINANCE NO. 519

ESTABLISHING A BOARD OF LIBRARY DIRECTORS FOR THE TOWNSHIP OF  
SPRINGFIELD, COUNTY OF MONTGOMERY, PENNSYLVANIA.

WHEREAS, The Board of Commissioners of Springfield Township deem it advisable to establish a Township Library and to take all necessary steps to effectuate that intent.

The Board of Commissioners of the Township of Springfield DOES ORDAIN:

SECTION I. There is hereby established a Board of Library Directors for Springfield Township, Montgomery County, Pennsylvania, for the purpose of establishing, directing, maintaining, and controlling a Public Library for the benefit of the Citizens of Springfield Township. The Board of Library Directors shall, upon appointment, proceed to organize and carry out the duties which are imposed upon them by the Library Code of 1961.

SECTION II: The Board of Commissioners of Springfield Township shall forthwith appoint a proper number of Directors of the Library Board.

Enacted and Ordained this 10th day of February, 1965.

BOARD OF TOWNSHIP COMMISSIONERS  
OF THE TOWNSHIP OF SPRINGFIELD

BY: /s/ J. W. Alexander  
J. W. Alexander, President

ATTEST:

/s/ J. R. Fulginiti  
J. R. Fulginiti, Secretary

**SPRINGFIELD TOWNSHIP  
BOARD OF COMMISSIONERS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 1563**

**PRELIMINARY / FINAL LAND DEVELOPMENT APPROVAL**

**“Flourtown Shopping Center – New Pad Site”**

**WHEREAS, FEDERAL REALTY INVESTMENT TRUST (“Developer”)** is the owner of several contiguous tracts of land situate in both Springfield Township and Whitemarsh Township, Montgomery County, Pennsylvania, which tracts of land are collectively more commonly known as the Flourtown Shopping Center and located at 1890 Bethlehem Pike (the “Property”); and

**WHEREAS,** Developer proposes to construct a 2,450 square foot pad site on the Property to be used as a bank with a drive-thru (the “Development”); and

**WHEREAS,** the Development is bisected by the boundary line between Springfield and Whitemarsh; and

**WHEREAS,** the use of the pad site on the Property as a bank with a drive-thru requires conditional use approval from Whitemarsh Township in accordance with the Whitemarsh Township Zoning Ordinance; and

**WHEREAS,** the Development is more particularly shown on plans prepared by Landcore Engineering Consultants, P.C., being plans consisting of thirteen (13) sheets dated March 4, 2021, bearing a last revision date of October 21, 2021 (the “Plans”); and

**WHEREAS,** Developer has previously obtained and supplied or will obtain and supply to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development and any necessary offsite easements to legally discharge stormwater or connect to utilities; and

**WHEREAS**, the Developer desires to obtain preliminary/final land development approval of the Plans from Springfield Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

**NOW, THEREFORE, BE IT RESOLVED** that Springfield Township hereby grants preliminary/final approval of the land development shown on the Plans described herein, subject, however, to the following:

1. Prior to the recording of the Plans, the Developer shall revise the Plans to resolve to the satisfaction of the Township, all issues set forth in the Township Engineer's review letter dated November 29, 2021, the entire contents of which are incorporated herein by reference and a true and correct copy of which is attached hereto as Exhibit "A".

2. Prior to the recording of the Plans, the Developer shall revise the Plans to depict the proposed improvements along the main driveway of the shopping center on the Property (the "Main Driveway Improvements") with a level of specificity and detail satisfactory to the Township Engineer which shall specifically include the repainting of such parking space lines and driveway markings in the shopping center as shall be determined by the township engineer to be in need of such repainting to clearly delineate their location and width. The plan revisions shall be provided to the Township Engineer within 120 days of the date of this preliminary/final approval resolution. Developer shall complete the installation of the Main Driveway Improvements within one (1) year of the date of this preliminary/final approval resolution and post financial security to secure the completion of such improvements in accordance with Paragraph 3 below. A line item for the Main Driveway Improvements shall be included in the approved cost estimate of required financial security for the Development.

3. Prior to recording the Plans, Developer shall enter into a Land Development and Financial Security Agreement ("Agreement") with Springfield Township. The Agreement shall be satisfactory to the Township Solicitor and the Developer shall obligate itself to complete all of the public improvements shown on the Plans (including, without limitation, the Main Driveway Improvements) in accordance with Township criteria and specifications as well as to secure the

completion of the said public improvements by posting satisfactory financial security as required by the Pennsylvania Municipalities Planning Code.

4. Prior to recording the Plans, Developer shall provide the Township with all required approvals from any outside agencies having jurisdiction over the Development, including, but not limited to: the Montgomery County Conservation District, the Pennsylvania Department of Environmental Protection, PennDOT, and the Bucks County Water and Sewer Authority.

5. The Development shall be constructed in strict accordance with the content of the Plans, notes on the Plans and the terms and conditions of this Preliminary/Final Approval Resolution.

6. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans and Notes to the Plans and this Preliminary/Final Approval Resolution shall be borne entirely by Developer and shall be at no cost to the Township.

7. Prior to the start of construction, Developer shall notify the Township Manager and the Township Engineer and schedule a preconstruction meeting with the Township. In addition, Developer shall provide the Township Manager and the Township Engineer with at least seventy-two (72) hours notice prior to the initiation of any grading or ground clearing (regardless of whether such grading or ground clearing is for the construction of private or public improvements) so that the Township may certify that all appropriate erosion and sedimentation control facilities have been properly installed and also that snow fencing or other types of boundary markers (acceptable to the Township) have been installed to protect such trees as are specifically proposed not to be eliminated during the construction of the Development.

8. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended), the payment of all applicable fees and the funding of all escrows under the Agreement must be accomplished within ninety (90) days of the date of this Resolution, unless a written extension is granted by Springfield Township. Until the applicable fees have been paid and the escrows fully funded, the final plat or record plan shall not be signed or recorded. In the event that the fees have not been paid and the escrow has not been funded within ninety (90) days of this Resolution (or any

written extension thereof), this contingent preliminary/final approval shall expire and be deemed to have been revoked.

9. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developer has the right to accept or reject conditions imposed by the Board of Commissioners upon preliminary/final approval. In the absence of an appeal or a notice of rejection filed in writing within thirty (30) days from the date of this Resolution, the conditions set forth herein shall be deemed to have been accepted by Developer. If the Township receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this Resolution, this contingent approval shall be deemed to be automatically rescinded and revoked and the application shall be considered denied based upon the failure to comply with the conditions set forth above, all as authorized by Section 508 of the Pennsylvania Municipalities Planning Code.

**APPROVED** at the public meeting of the Springfield Township Board of Commissioners held on March 9, 2022.

**SPRINGFIELD TOWNSHIP**

By: \_\_\_\_\_  
**Eddie T. Graham, Esquire**, President,  
Board of Commissioners

Attest: \_\_\_\_\_  
**A. Michael Taylor**, Secretary

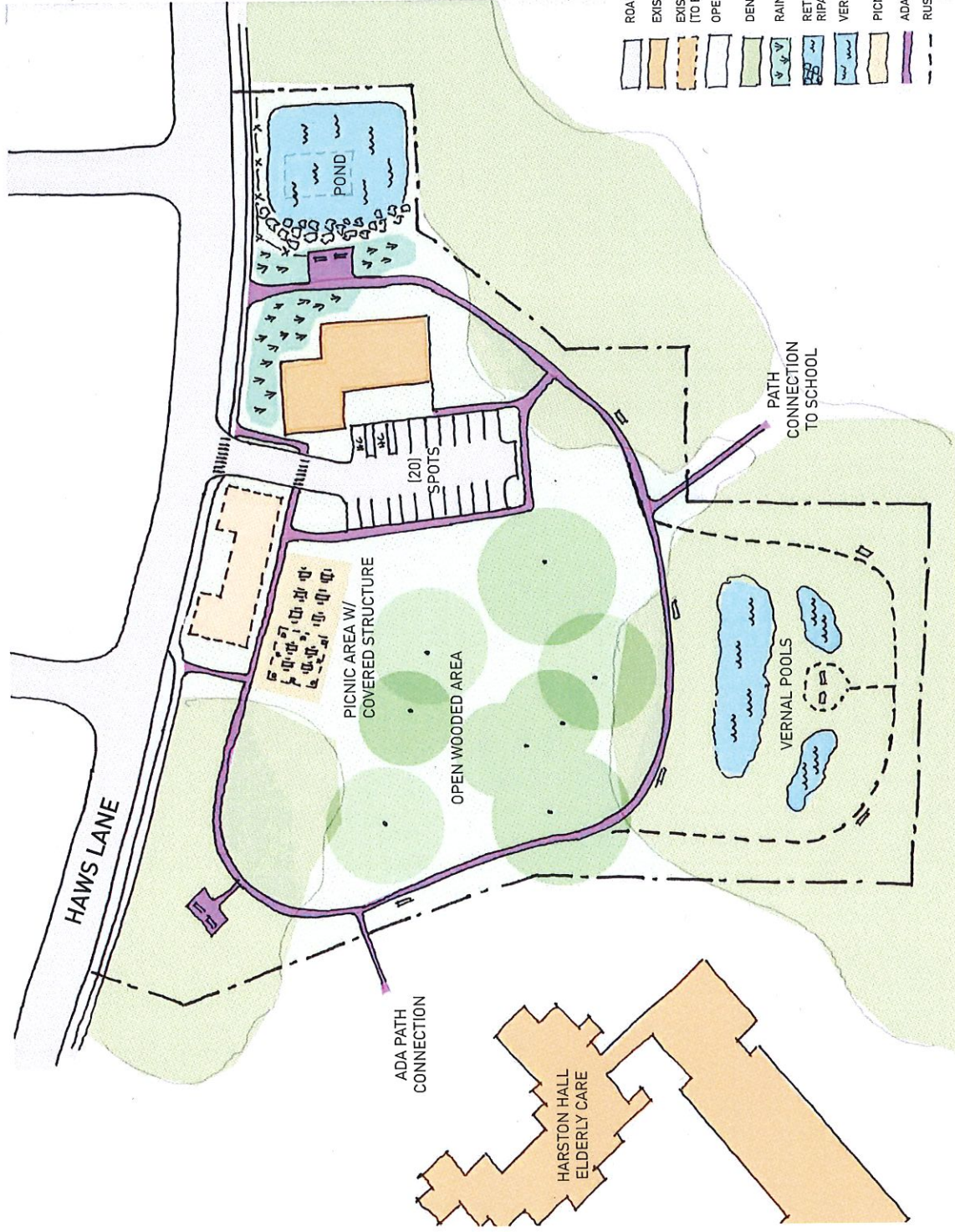
**RECYCLING REPORT  
STATISTICAL DATA  
FOR THE MONTH OF FEBRUARY 2022**

	<u>THIS MONTH</u>	<u>YEAR TO DATE</u>	<u>2022 BUDGET</u>
<b>Materials Collected (tons)</b>			
Single Stream Recyclables	149.4	331.3	2,231
<b>Householder Participation</b>			
No. of Curb Stops	20,793	40,143	281,276
Percent of Total (7,200)	72.2	69.7	75.0
Avg. Lbs. per Curb Stop	14.4	16.5	15.9
<b>Sales Value of Recyclables (net)</b>			
Single Stream Recyclables (\$20.47)*	(3,058.22)	(8,729.86)	(101,323.33)
<b>Disposal Savings/Cost Avoidance</b>			
Authority Tipping Fee @ \$62.03	9,267.28	20,550.54	138,407.54
<b>State Performance Grant</b>			
Prorated Annual Award	2,470.42	4,940.84	29,645.00
<b>Grand Total Sales/Savings</b>	8,679.48	16,761.52	66,729.21
<b>Cost of Collection (prorated)</b>			
Labor and Overhead	(25,313.00)	(50,626.00)	(303,756.00)
Equipment Cost	(3,816.75)	(7,633.50)	(45,801.00)
General Expense/Recycling Center	(83.33)	(166.66)	(1,000.00)
Total Cost	(29,213.08)	(58,426.16)	(350,557.00)
<b>Net Income and Saving</b>	(20,533.60)	(41,664.64)	(283,827.79)

\*Disposal Rate Adjusts Monthly

PROPOSED SITE PLAN

FLORA & FAUNA OBSERVED ON SITE



- ROADS & PARKING
- EXISTING BUILDING
- EXISTING BUILDING (TO BE REMOVED?)
- OPEN WOODED
- DENSE WOODED
- RAIN GARDEN
- RETENTION POND W/ RIPARIAN BUFFER
- VERNAL POOLS
- PICNIC AREA
- ADA ACCESSIBLE TRAIL
- RUSTIC TRAIL

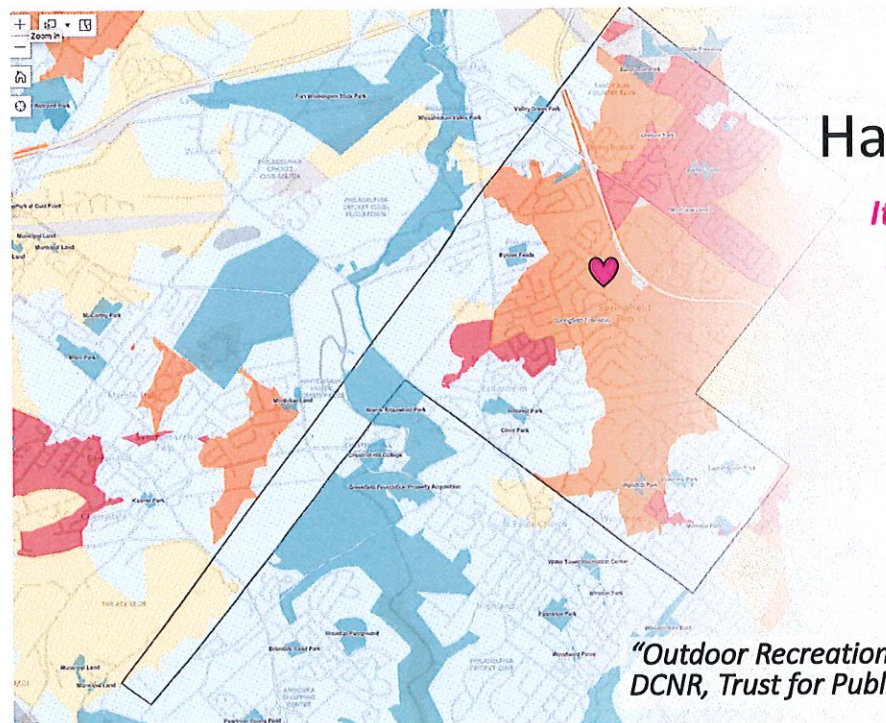


Presented By:  
**SPRINGFIELD OPEN SPACE AND FRIENDS OF HARSTON WOODS**

**HARSTON WOODS ECOLOGICAL PARK | CONCEPT PLAN**  
 380-402 Haws Lane | Springfield Township | Montgomery County | Pennsylvania  
 March 2022

# Proposed Ecological Park at Harston Woods :

Needs & benefits for a woodland sanctuary in the  
heart of Springfield Township



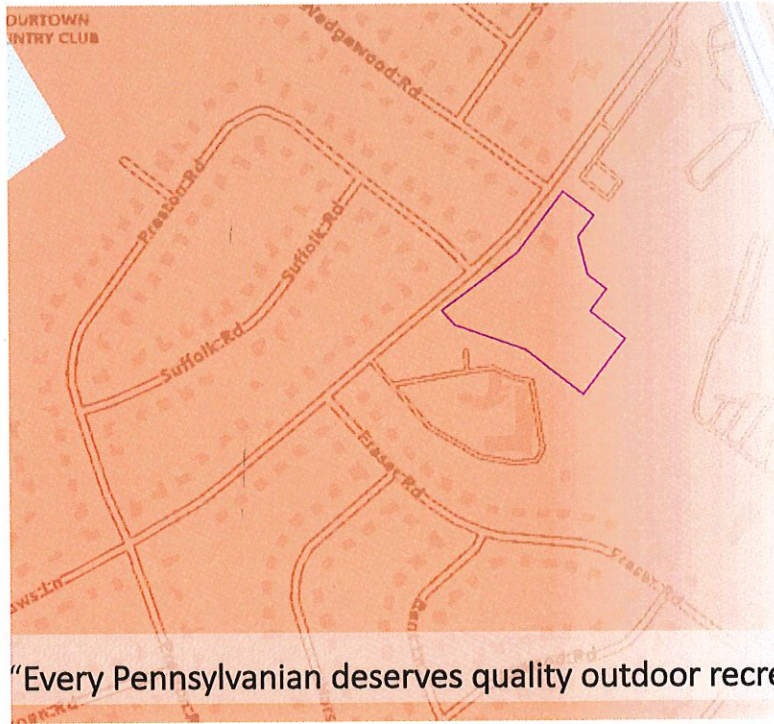
Where is  
Harston Woods?

*It's in the heart of ST!  
380-402 Haws Lane.*

*Blue areas show  
current outdoor  
recreation areas –  
none of which are  
near the proposed  
ecological park.*

*"Outdoor Recreation for All" project of the PA  
DCNR, Trust for Public Land, and WeConserve PA.*



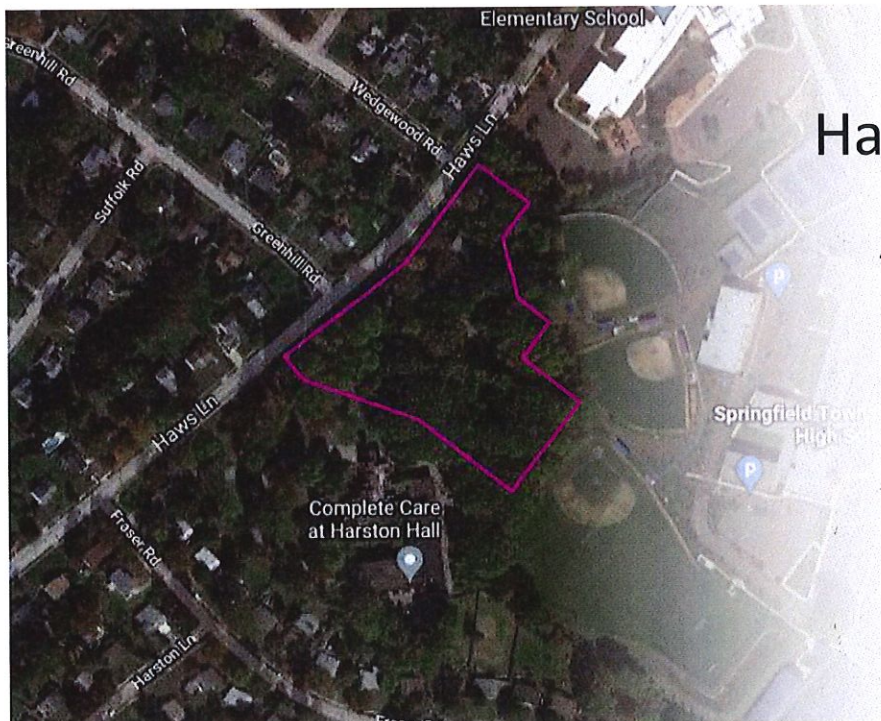


## Where is Harston Woods?

*A little closer look...*

*In a **medium** need area where households are more than a 10 min walk from outdoor recreation.*

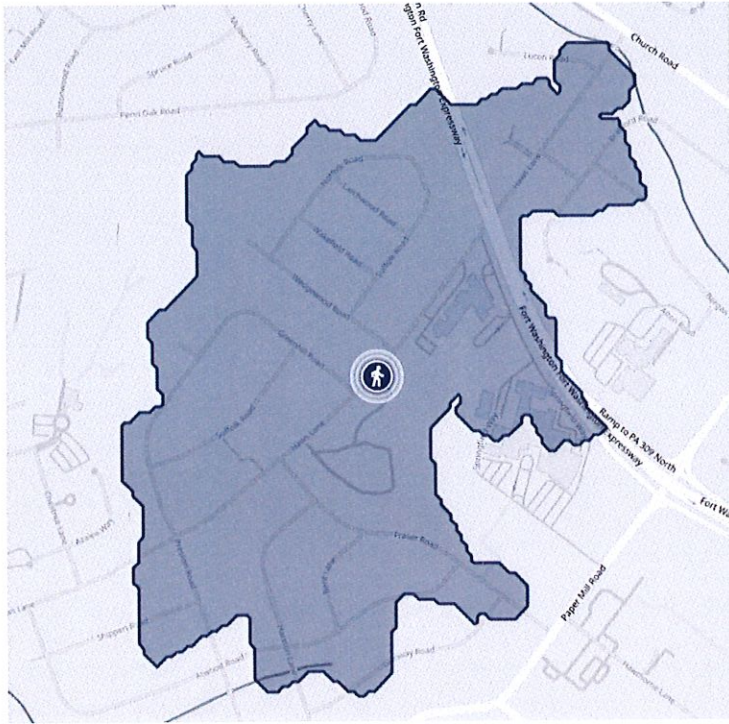
“Every Pennsylvanian deserves quality outdoor recreation access close to home”



## Where is Harston Woods?

*Adjacent to:*

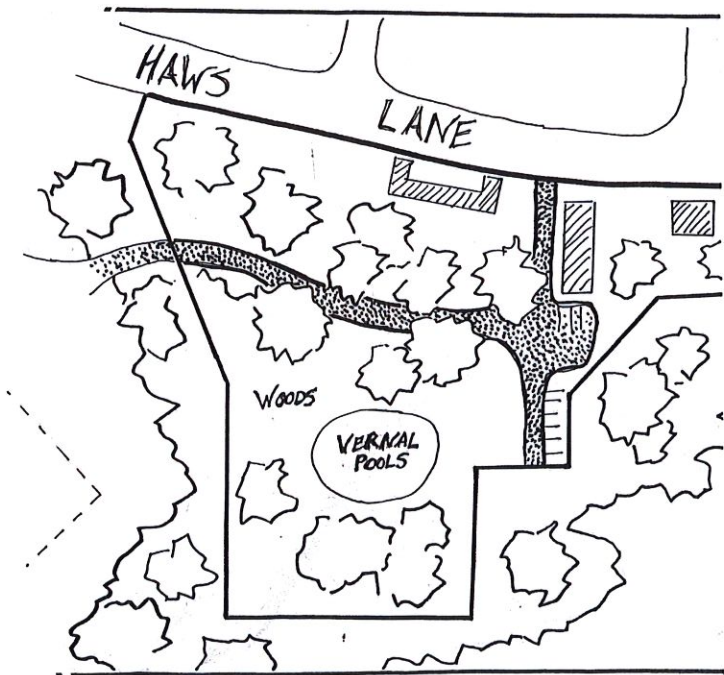
- *Erdenheim Elementary School*
- *Harston Hall Elderly Care*
- *Springfield Township HS*



- An eco-park here gives quality close to home outdoor recreation to
- > 280 households
  - +
  - > 100 patients at Harston Hall
  - +
  - > 800 students at Erdeheim Elementary School
  - +
  - > 600 students at Springfield Township High School

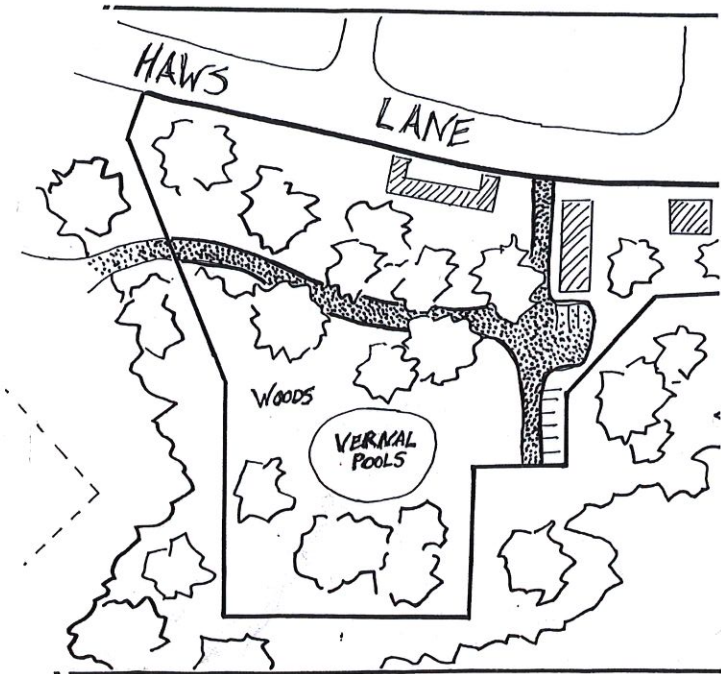
## Harston Woods now

**A 100 year old forest:**  
 white oaks, tulip poplars, sugar maples, native dogwoods, red maples, black tupelo, wild cherry grove, pin oak, willow oak, hickory, native viburnum...



# Harston Woods now

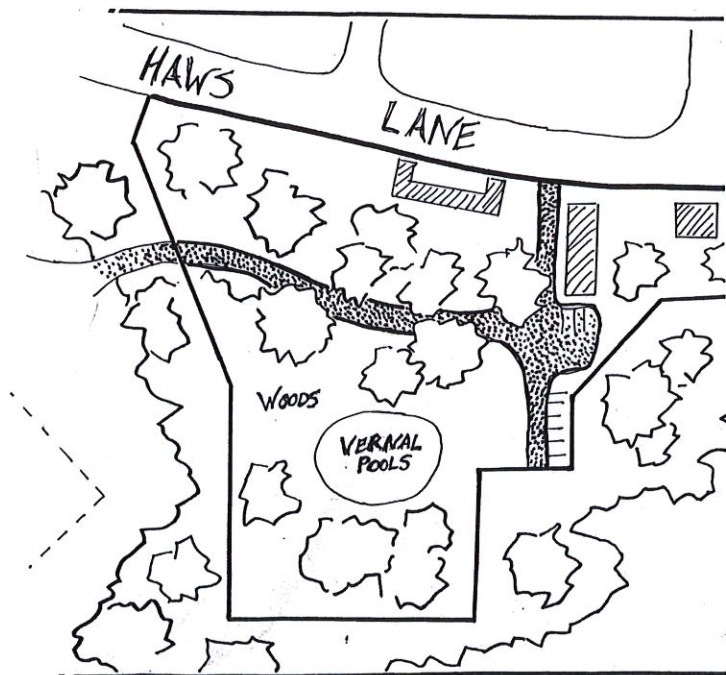
Home to vital vernal pond wetlands, wildlife and historic buildings from the Harston Estate.



# Vision for Harston Woods Ecological Park\*

## Phase 1:

- Clean up of invasive honeysuckle and privet by volunteers
- Walk through existing trails
- Immersion in wooded area
- Bird Watching
- Apiary and pollinator garden



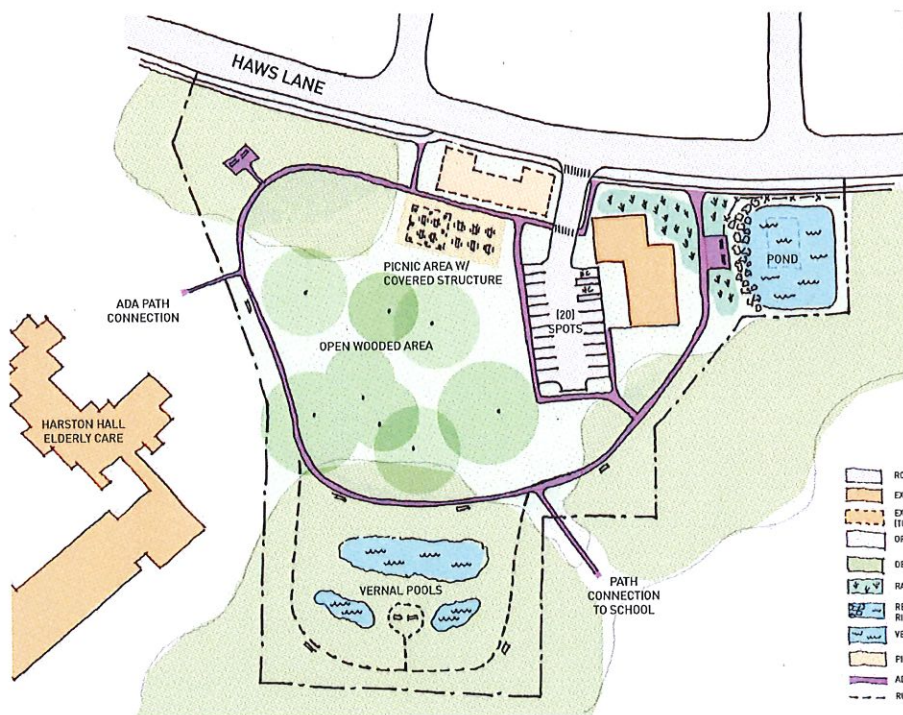
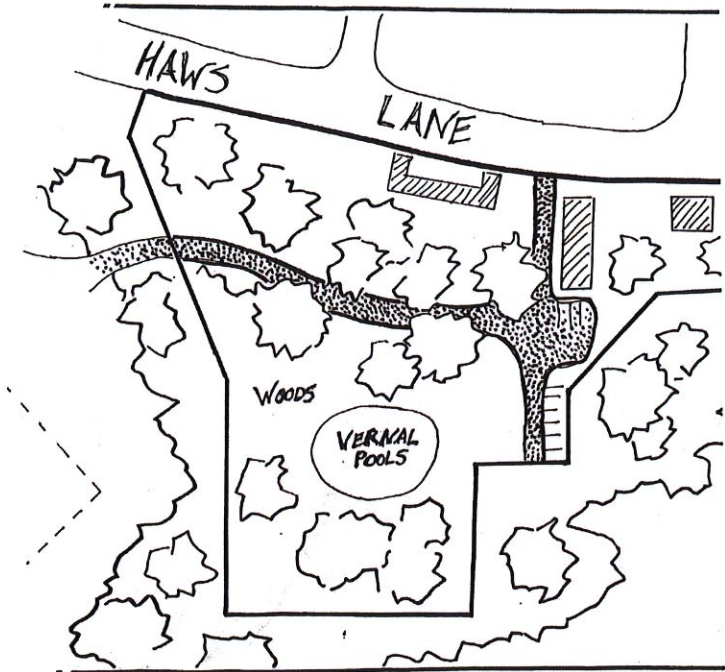
\* If Springfield Township acquires the property

# Vision for Harston Woods Ecological Park\*

## Phase 2/3:

- ADA trail to connect to Elder Care
- Dedicated Benches
- Nature center in historic stables
- A native plant garden/meadow
- Rain garden, riparian buffer and other storm water management systems

\* If Springfield Township acquires the property

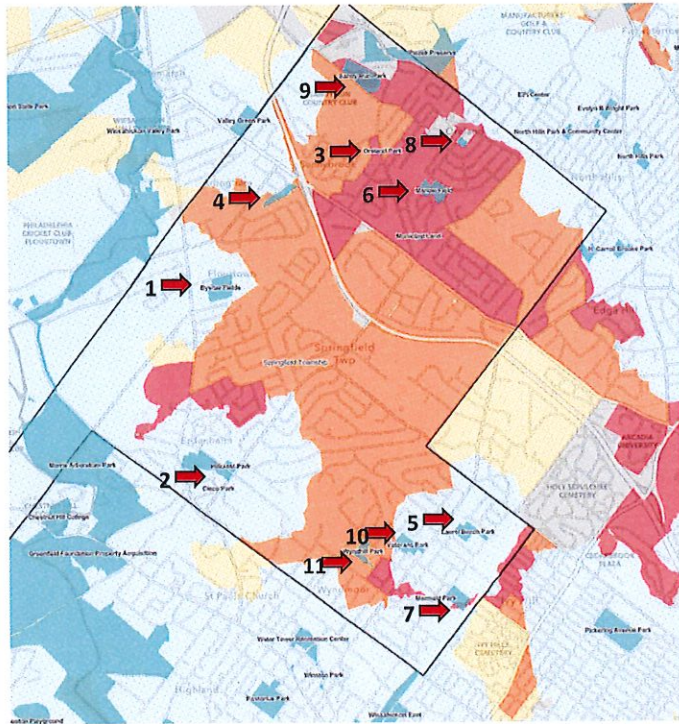


## HARSTON WOODS ECOLOGICAL PARK CONCEPT PLAN

380-402 HAWS LANE  
SPRINGFIELD TOWNSHIP  
MONTGOMERY TWP PA

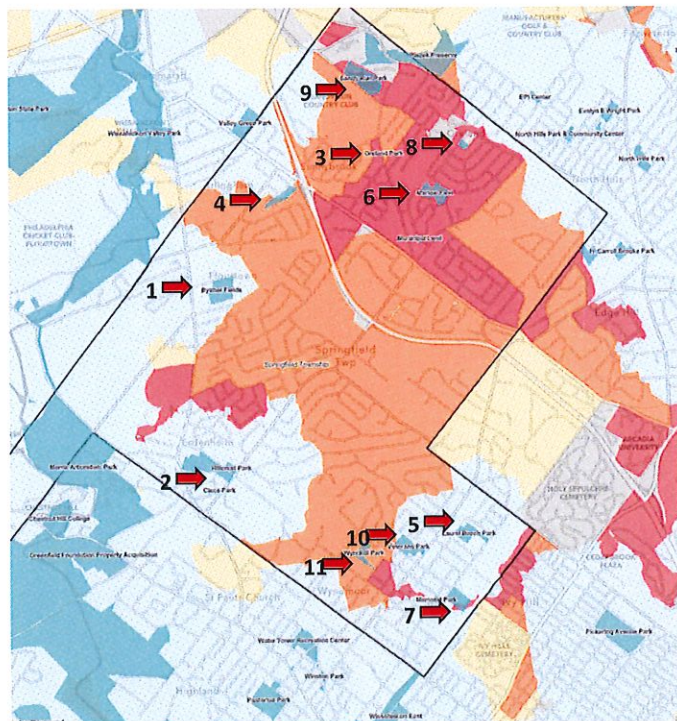
MARCH 2022

OTTO ARCHITECTS LLC



## Springfield Township Current Parks

1. **Bysher Field** (10.5 acres): 5 baseball and softball fields within a 10.5-acre area.
2. **James A. Cisco Park** (13 acres) : walking trail, multi-use field space, tot-lot, Little Free Library, Fishing pond, Gazebo.
3. **Henry R. Chiamonte Children's Park** (<1 acres): Constructed 2010, *part of a larger neighborhood drainage project*. Small tot lot was created to allow families with small children to enjoy recreation and open space within the community. *Funding for the tot lot was provided through the Montgomery County Open Space Preservation Program*.
4. **James R. Fulginiti Park** (5 acres) : Passive recreation park. *Formerly site of 12 flood-prone homes that were purchased via the Federal Emergency Management Agency Hazard Mitigation Grant Program*.



## Springfield Township Current Parks continued...

5. **Laurel Beech Park** (6.4 acres): Open space, multi-use fields, and a neighborhood playground. *Purchase made possible through a grant from the Montgomery County Open Space Preservation Program on December 3, 1999*.
6. **Marlow Field** (~7 acres): This complex consists of two baseball fields.
7. **Mermaid Park** (7 acres): Passive recreation facility donated to the Township in 1974 from the United States Department of the Interior. Park rehabilitation project in 1999 and one happening now.
8. **Connor James McKelvie Community Park** (~1 acre): Two full-size basketball courts, playground young children, green space and a small sitting area along Allison Road. Minimal parking.
9. **Sandy Run Park** (~15 acres): Walking path and fishing.
10. **Veterans Park** (6 acres) : 3 Little League-sized baseball fields. Recreation pavilion
11. **Wyndhill Park** (4.5 acres): tot-lot, tennis court, and multiuse field space.

## Needs filled by Harston Woods Eco-park

### **CURRENT FACILITIES OVER ~77 ACRES OF PARKLAND:**

- 10 BASEBALL FIELDS
- 2 BASKETBALL COURTS
- 5 PLAYGROUNDS/TOT-LOTS
- 3 PONDS (TWO WITH FISHING)
- 2 WALKING PATHS
- 4 MULTI-USE FIELDS
- 2 COVERED PAVILIONS

### **IN ~ 5 ACRES HARSTON WOODS WOULD PROVIDE:**

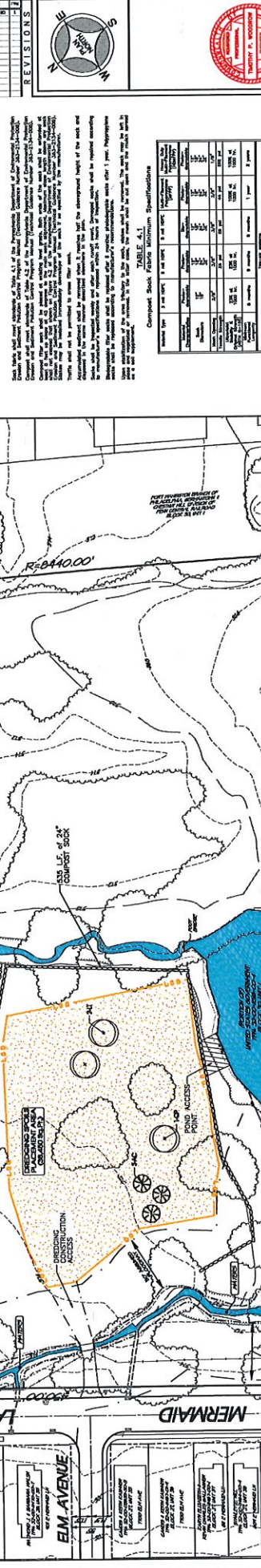
- WALKING ACCESS FOR ~300 HOMES
- WOODED WALKING AREAS
- PICNIC AND COVERED GAZEBO AREAS
- INTERGENERATIONAL ACTIVITIES
- RESPITE FOR ELDERLY
- BIRDING
- WILDLIFE ECOSYSTEM FOR EDUC.
- FUTURE CONNECTION TO SPRINGFIELD TOWNSHIP TRAIL SYSTEM

## Benefits of Harston Woods Ecological Park

- Creates quality close-to-home recreation for Springfield Township.
- Time outdoors lowers stress, improves immune function, and can help fight heart disease, depression, and dementia.
- For children, time outside leads to lower obesity, improves attention spans, and boosts creativity and problem-solving.
- Protects critical wildlife habitat especially for native birds.
- Mitigates adverse climate change effects (flooding, tornadoes, etc.)
- Provides environmental, ecological, and natural history education opportunities.
- Increases property values of nearby homes
- Preserves an irreplaceable 100 year old forest...

**REVISIONS**

NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMIT

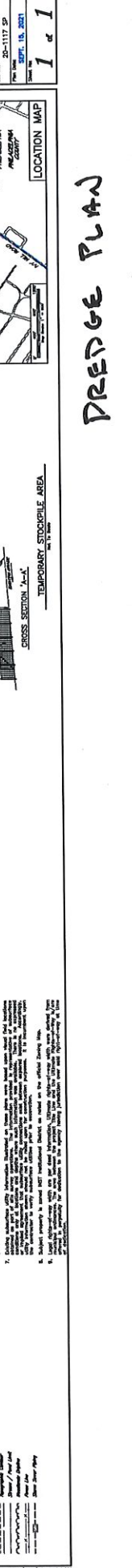


**TABLE 4.1**  
 Compost Sock Fabric Minimum Specifications

Item	Specification
1. Fabric Type	1 or 2 mil
2. Fabric Strength	Minimum 10 lbs per sq ft
3. Fabric Thickness	Minimum 1/16 inch
4. Fabric Color	Black
5. Fabric Width	Minimum 4 feet
6. Fabric Length	Minimum 100 feet
7. Fabric Weight	Minimum 1.5 lbs per 100 sq ft
8. Fabric Density	Minimum 1.5 g/cm³
9. Fabric Tensile Strength	Minimum 100 lbs
10. Fabric Tear Strength	Minimum 10 lbs
11. Fabric Puncture Resistance	Minimum 10 lbs
12. Fabric UV Resistance	Minimum 100 hours
13. Fabric Biodegradability	Minimum 50%
14. Fabric Permeability	Minimum 100 g/m²/day

**TABLE 4.2**  
 Compost Sock Specifications

Item	Specification
1. Sock Type	1 or 2 mil
2. Sock Strength	Minimum 10 lbs per sq ft
3. Sock Thickness	Minimum 1/16 inch
4. Sock Color	Black
5. Sock Width	Minimum 4 feet
6. Sock Length	Minimum 100 feet
7. Sock Weight	Minimum 1.5 lbs per 100 sq ft
8. Sock Density	Minimum 1.5 g/cm³
9. Sock Tensile Strength	Minimum 100 lbs
10. Sock Tear Strength	Minimum 10 lbs
11. Sock Puncture Resistance	Minimum 10 lbs
12. Sock UV Resistance	Minimum 100 hours
13. Sock Biodegradability	Minimum 50%
14. Sock Permeability	Minimum 100 g/m²/day



**CONSTRUCTION SEQUENCE**

1. Mobilize and set up the construction site.
2. Excavate the pond area to the required depth.
3. Install the compost filter sock lining.
4. Fill the pond with water.
5. Monitor the water quality and adjust as needed.
6. Complete the pond and restore the site.

**GENERAL PLAN NOTES**

1. The pond is to be constructed in accordance with the specifications of the Pennsylvania Department of Environmental Protection.
2. The pond is to be constructed in accordance with the specifications of the Pennsylvania Department of Environmental Protection.
3. The pond is to be constructed in accordance with the specifications of the Pennsylvania Department of Environmental Protection.
4. The pond is to be constructed in accordance with the specifications of the Pennsylvania Department of Environmental Protection.
5. The pond is to be constructed in accordance with the specifications of the Pennsylvania Department of Environmental Protection.
6. The pond is to be constructed in accordance with the specifications of the Pennsylvania Department of Environmental Protection.
7. The pond is to be constructed in accordance with the specifications of the Pennsylvania Department of Environmental Protection.
8. The pond is to be constructed in accordance with the specifications of the Pennsylvania Department of Environmental Protection.
9. The pond is to be constructed in accordance with the specifications of the Pennsylvania Department of Environmental Protection.
10. The pond is to be constructed in accordance with the specifications of the Pennsylvania Department of Environmental Protection.

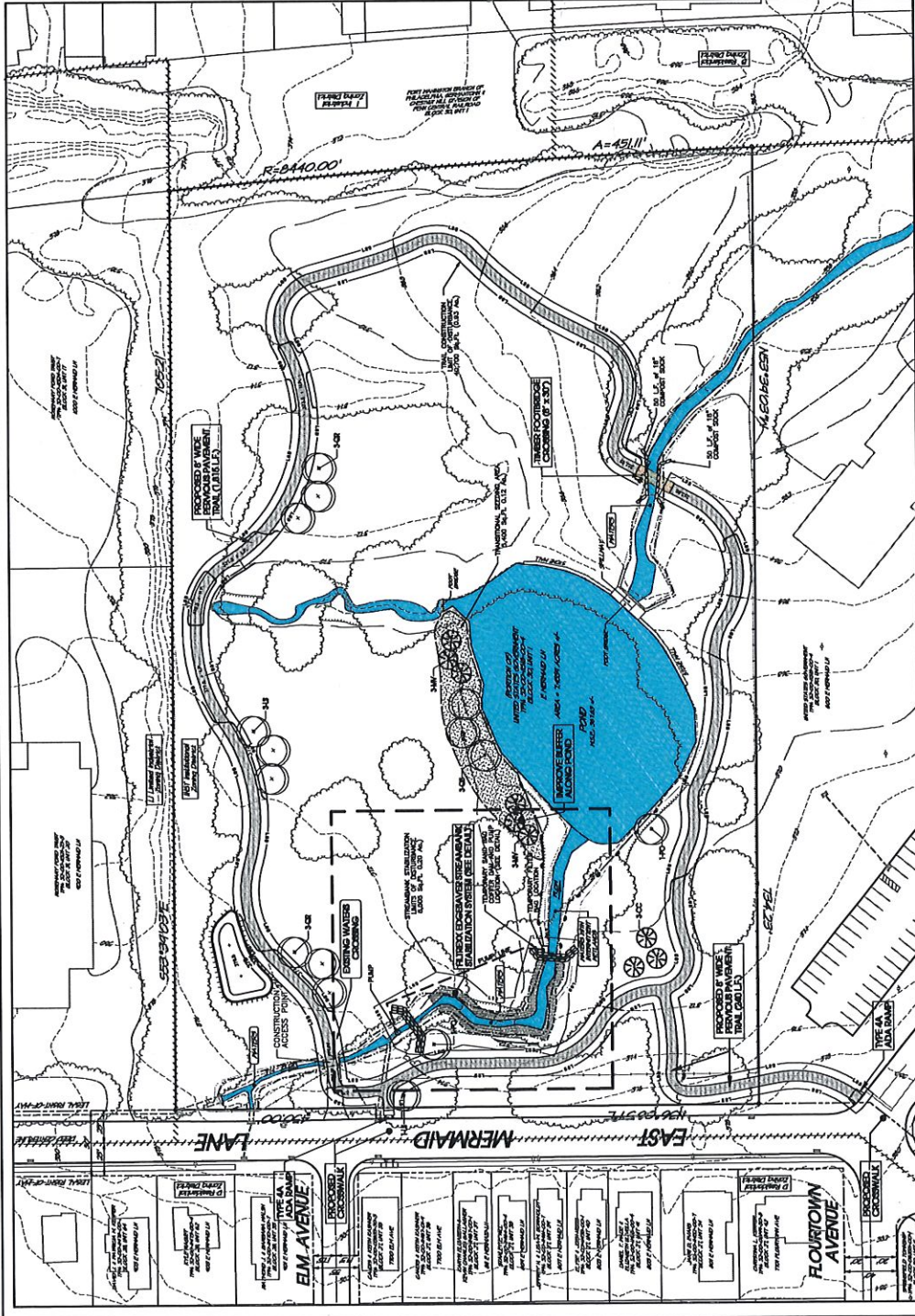
**PROJECT SOILS DATA**

Soil No.	Soil Name	Soil Description	Soil Depth	Soil Test
1	CLAY	CLAY	0 - 12"	CLAY
2	SAND	SAND	12" - 24"	SAND
3	SILT	SILT	24" - 36"	SILT
4	GRAVEL	GRAVEL	36" - 48"	GRAVEL
5	ROCK	ROCK	48" - 60"	ROCK

**EXISTING FEATURES LEGEND**

- Existing Pond
- Existing Road
- Existing Building
- Existing Fence
- Existing Utility
- Existing Tree
- Existing Plant
- Existing Structure
- Existing Feature
- Existing Element
- Existing Component
- Existing Part
- Existing Detail
- Existing Aspect
- Existing Quality
- Existing Quantity
- Existing Value
- Existing Measure
- Existing Dimension
- Existing Size
- Existing Scale
- Existing Ratio
- Existing Proportion
- Existing Balance
- Existing Harmony
- Existing Unity
- Existing Order
- Existing Symmetry
- Existing Contrast
- Existing Emphasis
- Existing Rhythm
- Existing Pattern
- Existing Texture
- Existing Color
- Existing Shape
- Existing Form
- Existing Structure
- Existing System
- Existing Method
- Existing Technique
- Existing Process
- Existing Procedure
- Existing Protocol
- Existing Policy
- Existing Plan
- Existing Program
- Existing Project
- Existing Initiative
- Existing Campaign
- Existing Movement
- Existing Organization
- Existing Institution
- Existing Organization
- Existing Institution

# STREAMBANK + TRAIL PLAN



**GENERAL PLAN NOTES**

1. All work shall be in accordance with the Pennsylvania Department of Transportation (PA DOT) Standard Specifications for Construction, 2011 Edition, and the Pennsylvania Department of Environmental Protection (PA DEP) Standards for Streambank Stabilization, 2011 Edition.
2. The contractor shall be responsible for obtaining all necessary permits from the PA DEP and PA DOT.
3. The contractor shall be responsible for obtaining all necessary easements from the PA DEP and PA DOT.
4. The contractor shall be responsible for obtaining all necessary utility information from the PA DEP and PA DOT.
5. The contractor shall be responsible for obtaining all necessary survey information from the PA DEP and PA DOT.
6. The contractor shall be responsible for obtaining all necessary engineering information from the PA DEP and PA DOT.
7. The contractor shall be responsible for obtaining all necessary construction information from the PA DEP and PA DOT.
8. The contractor shall be responsible for obtaining all necessary safety information from the PA DEP and PA DOT.
9. The contractor shall be responsible for obtaining all necessary environmental information from the PA DEP and PA DOT.
10. The contractor shall be responsible for obtaining all necessary historical information from the PA DEP and PA DOT.
11. The contractor shall be responsible for obtaining all necessary archaeological information from the PA DEP and PA DOT.
12. The contractor shall be responsible for obtaining all necessary paleontological information from the PA DEP and PA DOT.
13. The contractor shall be responsible for obtaining all necessary paleontological information from the PA DEP and PA DOT.
14. The contractor shall be responsible for obtaining all necessary paleontological information from the PA DEP and PA DOT.
15. The contractor shall be responsible for obtaining all necessary paleontological information from the PA DEP and PA DOT.
16. The contractor shall be responsible for obtaining all necessary paleontological information from the PA DEP and PA DOT.

**USE REFERENCE NOTES**

1. The contractor shall be responsible for obtaining all necessary information from the PA DEP and PA DOT.
2. The contractor shall be responsible for obtaining all necessary information from the PA DEP and PA DOT.
3. The contractor shall be responsible for obtaining all necessary information from the PA DEP and PA DOT.
4. The contractor shall be responsible for obtaining all necessary information from the PA DEP and PA DOT.
5. The contractor shall be responsible for obtaining all necessary information from the PA DEP and PA DOT.
6. The contractor shall be responsible for obtaining all necessary information from the PA DEP and PA DOT.
7. The contractor shall be responsible for obtaining all necessary information from the PA DEP and PA DOT.
8. The contractor shall be responsible for obtaining all necessary information from the PA DEP and PA DOT.
9. The contractor shall be responsible for obtaining all necessary information from the PA DEP and PA DOT.
10. The contractor shall be responsible for obtaining all necessary information from the PA DEP and PA DOT.
11. The contractor shall be responsible for obtaining all necessary information from the PA DEP and PA DOT.
12. The contractor shall be responsible for obtaining all necessary information from the PA DEP and PA DOT.
13. The contractor shall be responsible for obtaining all necessary information from the PA DEP and PA DOT.
14. The contractor shall be responsible for obtaining all necessary information from the PA DEP and PA DOT.
15. The contractor shall be responsible for obtaining all necessary information from the PA DEP and PA DOT.
16. The contractor shall be responsible for obtaining all necessary information from the PA DEP and PA DOT.

**STREAMBANK STABILIZATION CONSTRUCTION SEQUENCE**

1. Clear the streambank of all vegetation, rocks, and debris.
2. Install a concrete curb along the streambank.
3. Install a concrete curb along the streambank.
4. Install a concrete curb along the streambank.
5. Install a concrete curb along the streambank.
6. Install a concrete curb along the streambank.
7. Install a concrete curb along the streambank.
8. Install a concrete curb along the streambank.
9. Install a concrete curb along the streambank.
10. Install a concrete curb along the streambank.
11. Install a concrete curb along the streambank.
12. Install a concrete curb along the streambank.
13. Install a concrete curb along the streambank.
14. Install a concrete curb along the streambank.
15. Install a concrete curb along the streambank.
16. Install a concrete curb along the streambank.

**FOOTBRIDGE CONSTRUCTION SEQUENCE**

1. Clear the area of all vegetation, rocks, and debris.
2. Install a concrete curb along the streambank.
3. Install a concrete curb along the streambank.
4. Install a concrete curb along the streambank.
5. Install a concrete curb along the streambank.
6. Install a concrete curb along the streambank.
7. Install a concrete curb along the streambank.
8. Install a concrete curb along the streambank.
9. Install a concrete curb along the streambank.
10. Install a concrete curb along the streambank.
11. Install a concrete curb along the streambank.
12. Install a concrete curb along the streambank.
13. Install a concrete curb along the streambank.
14. Install a concrete curb along the streambank.
15. Install a concrete curb along the streambank.
16. Install a concrete curb along the streambank.

**PEDESTRIAN TRAIL CONSTRUCTION SEQUENCE**

1. Clear the area of all vegetation, rocks, and debris.
2. Install a concrete curb along the streambank.
3. Install a concrete curb along the streambank.
4. Install a concrete curb along the streambank.
5. Install a concrete curb along the streambank.
6. Install a concrete curb along the streambank.
7. Install a concrete curb along the streambank.
8. Install a concrete curb along the streambank.
9. Install a concrete curb along the streambank.
10. Install a concrete curb along the streambank.
11. Install a concrete curb along the streambank.
12. Install a concrete curb along the streambank.
13. Install a concrete curb along the streambank.
14. Install a concrete curb along the streambank.
15. Install a concrete curb along the streambank.
16. Install a concrete curb along the streambank.

**PLANTING SCHEDULE**

Item	Quantity	Material Name	Planting Date	Planting Method	Planting Location
1	100	Red Maple	2021-08-01	Hand Planting	Streambank
2	100	White Birch	2021-08-01	Hand Planting	Streambank
3	100	Black Birch	2021-08-01	Hand Planting	Streambank
4	100	White Pine	2021-08-01	Hand Planting	Streambank
5	100	Black Pine	2021-08-01	Hand Planting	Streambank
6	100	White Oak	2021-08-01	Hand Planting	Streambank
7	100	Black Oak	2021-08-01	Hand Planting	Streambank
8	100	White Birch	2021-08-01	Hand Planting	Streambank
9	100	Black Birch	2021-08-01	Hand Planting	Streambank
10	100	White Pine	2021-08-01	Hand Planting	Streambank
11	100	Black Pine	2021-08-01	Hand Planting	Streambank
12	100	White Oak	2021-08-01	Hand Planting	Streambank
13	100	Black Oak	2021-08-01	Hand Planting	Streambank
14	100	White Birch	2021-08-01	Hand Planting	Streambank
15	100	Black Birch	2021-08-01	Hand Planting	Streambank
16	100	White Pine	2021-08-01	Hand Planting	Streambank
17	100	Black Pine	2021-08-01	Hand Planting	Streambank
18	100	White Oak	2021-08-01	Hand Planting	Streambank
19	100	Black Oak	2021-08-01	Hand Planting	Streambank
20	100	White Birch	2021-08-01	Hand Planting	Streambank
21	100	Black Birch	2021-08-01	Hand Planting	Streambank
22	100	White Pine	2021-08-01	Hand Planting	Streambank
23	100	Black Pine	2021-08-01	Hand Planting	Streambank
24	100	White Oak	2021-08-01	Hand Planting	Streambank
25	100	Black Oak	2021-08-01	Hand Planting	Streambank

**STREAMBANK STABILIZATION LIMIT OF DISTURBANCE: 0.20 Acres**

**TRAIL SYSTEM CONSTRUCTION LIMIT OF DISTURBANCE: 0.93 Acres**

**DISTING FEATURES LEGEND**

---	Proposed Streambank
---	Proposed Footbridge
---	Proposed Pedestrian Trail
---	Proposed Walkway
---	Proposed Utility
---	Proposed Easement
---	Proposed Right-of-Way
---	Proposed Boundary
---	Proposed Survey
---	Proposed Construction
---	Proposed Improvement
---	Proposed Detail
---	Proposed Note
---	Proposed Reference
---	Proposed Legend

**WOODROW & ASSOCIATES, INC.**  
 1008 Main Street, Suite 400  
 P.O. Box 1172  
 Philadelphia, PA 19107  
 Phone: 215-561-1172  
 Fax: 215-561-1173  
 Email: info@woodrow.com  
 Website: www.woodrow.com

**CONSTRUCTION PLAN**  
**STREAMBANK STABILIZATION AND**  
**FOOTBRIDGE CONSTRUCTION**  
**HERMAD PARK TRAIL**  
**HERMAD PARK TRAIL**  
**HERMAD PARK TRAIL**

DATE: 08-01-2021  
 DRAWN BY: J. J. J.  
 CHECKED BY: J. J. J.  
 APPROVED BY: J. J. J.

**REVISIONS**

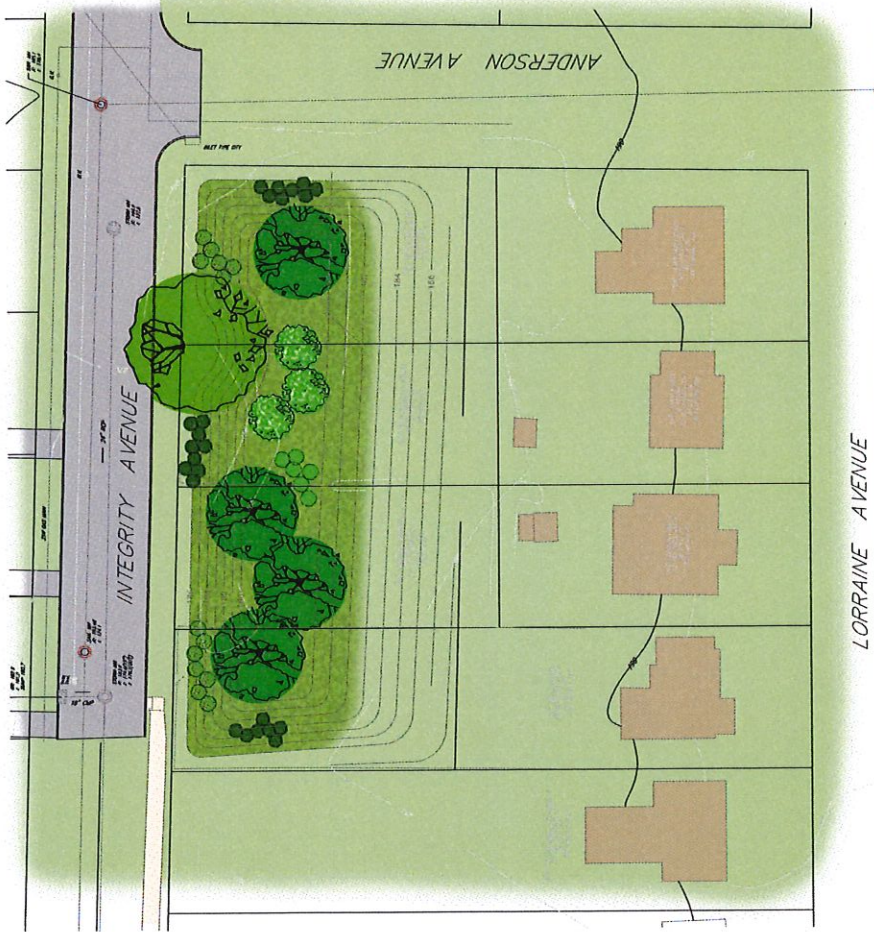
No.	Date	Description
1	08/01/21	Initial Issue
2	08/01/21	Revised Streambank
3	08/01/21	Revised Footbridge
4	08/01/21	Revised Pedestrian Trail
5	08/01/21	Revised Walkway
6	08/01/21	Revised Utility
7	08/01/21	Revised Easement
8	08/01/21	Revised Right-of-Way
9	08/01/21	Revised Boundary
10	08/01/21	Revised Survey
11	08/01/21	Revised Construction
12	08/01/21	Revised Improvement
13	08/01/21	Revised Detail
14	08/01/21	Revised Note
15	08/01/21	Revised Reference
16	08/01/21	Revised Legend



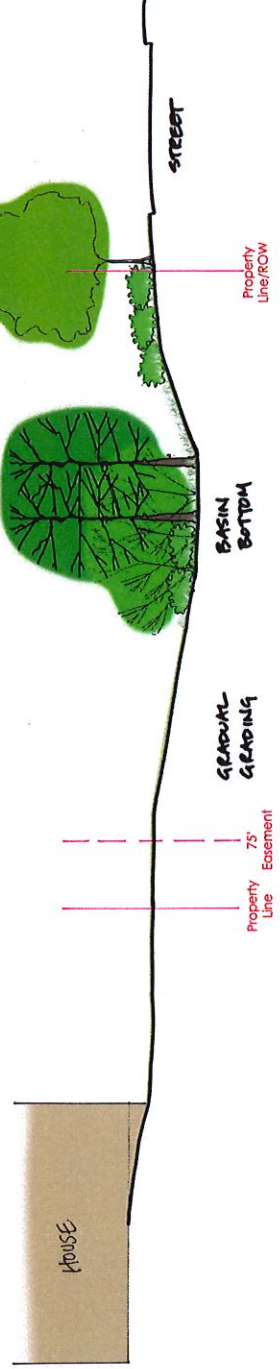
### Detention Basin Examples

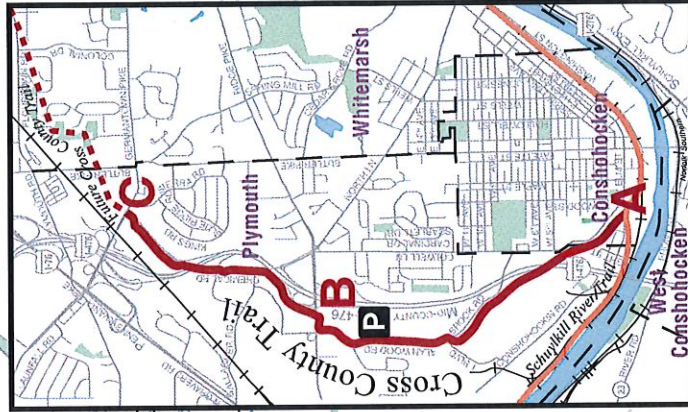
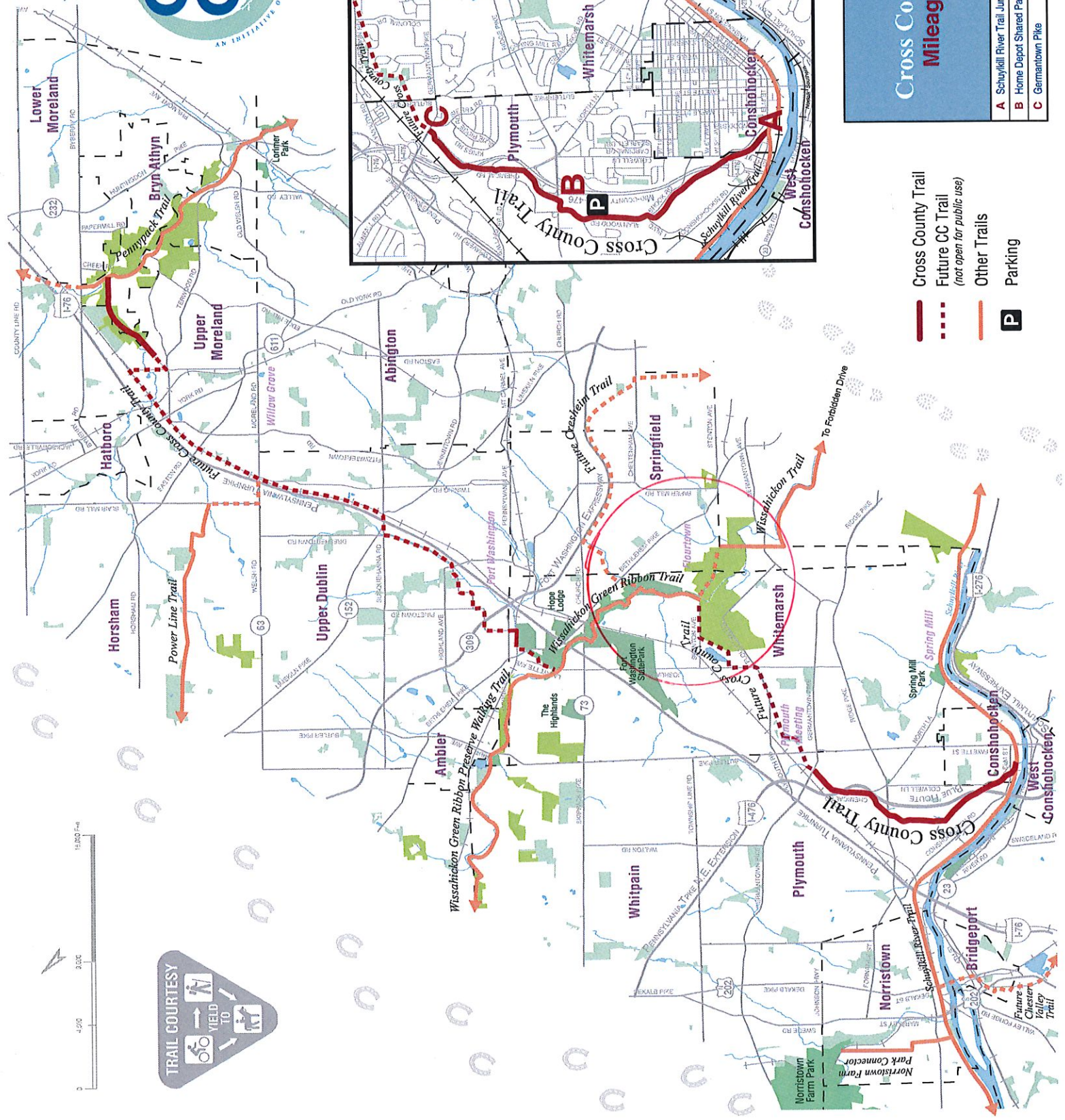


### Detention Basin Plantings



### Integrity Ave. - Detention Basin





- Cross County Trail
- - - Future CC Trail (not open for public use)
- Other Trails
- P** Parking

### Cross County Trail Mileage Chart

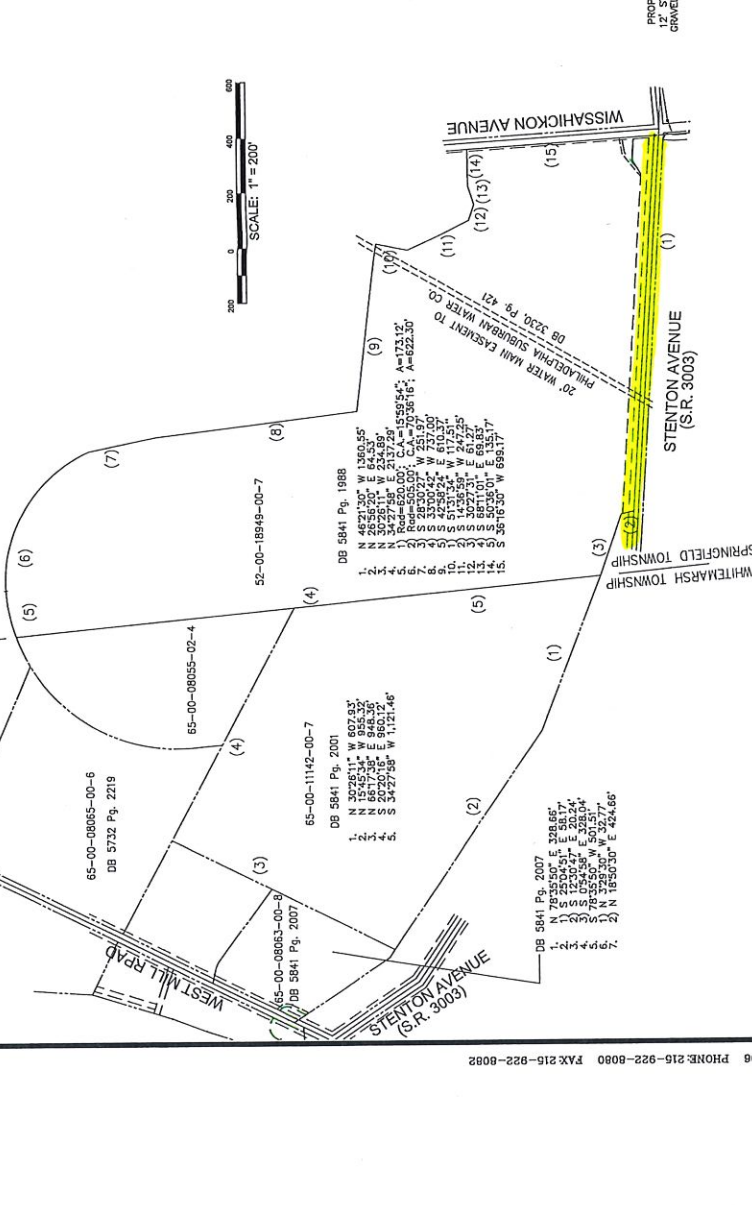
Segment	Start/End Point	Mileage	Category
A	Schuylkill River Trail Junction	3.2	C
B	Home Depot Shared Parking	1.8	B
C	Germentown Pike	1.4	C
<b>Total</b>		<b>6.4</b>	



06102233

DISTRICT	COUNTY	ROUTE	SECTION	SHEET
	MONTGOMERY	WATERMASH TOWNSHIP		8 OF 10
REVISION NUMBER	REVISIONS	DATE	BY	

Subject to a Conservation Easement between Edith Dixon Miller and Natural Lands Trust, Inc., Deed Book 5732, Pg. 1987, dated June 1, 2005.  
 Subject to a Contribution Agreement between Edith Dixon Miller and Natural Lands Trust, Inc. and Bonnie McCoulland, Erdenheim Form (EO), L.L.C. and Erdenheim Farm (EO), L.L.C., Deed Book 5732, Pg. 2061, dated June 1, 2005.  
 Subject to a Trail Easement Agreement between Edith Dixon Miller and Natural Lands Trust, Inc. and Erdenheim Farm (EO), L.L.C., Deed Book 5732, Pg. 2122, dated June 1, 2005.  
 53,100 acre portion of Lot 2 of the Equestrian Tract, according to Lot Line Change Plan prepared for Edith Dixon Miller by Robert G. H. and Charles G. H. Engineers and Land Surveyors, dated February 11, 2009 and last revised April 13, 2009. (Also last revised May 28, 2009.)



- EASEMENT DESCRIPTION**
- Along the southeasterly line of said existing County Trail Easement, North 316 Degrees 48' 24" 1/2 Minutes 30 Seconds East 76.00 feet, thence North 80 Degrees 27' 14" 1/2 Minutes 08 Seconds East 163.00 feet, thence South 58 Degrees 16' 30" 1/2 Minutes 30 Seconds East 76.00 feet, thence South 65 Degrees 04' 30" 1/2 Minutes 30 Seconds East 163.00 feet, thence South 65 Degrees 04' 30" 1/2 Minutes 30 Seconds East 76.00 feet, thence North 80 Degrees 27' 14" 1/2 Minutes 08 Seconds East 163.00 feet, thence South 58 Degrees 16' 30" 1/2 Minutes 30 Seconds East 76.00 feet, thence North 316 Degrees 48' 24" 1/2 Minutes 30 Seconds East 76.00 feet, thence to a corner in the Proposed County Trail Easement; thence
  - Along said proposed County Trail Easement, North 316 Degrees 48' 24" 1/2 Minutes 30 Seconds East 76.00 feet, thence South 58 Degrees 16' 30" 1/2 Minutes 30 Seconds East 163.00 feet, thence South 65 Degrees 04' 30" 1/2 Minutes 30 Seconds East 76.00 feet, thence North 80 Degrees 27' 14" 1/2 Minutes 08 Seconds East 163.00 feet, thence South 58 Degrees 16' 30" 1/2 Minutes 30 Seconds East 76.00 feet, thence North 316 Degrees 48' 24" 1/2 Minutes 30 Seconds East 76.00 feet, thence to a corner in the Proposed County Trail Easement; thence
  - Along said northwesterly line of said existing County Trail Easement, South 58 Degrees 16' 30" 1/2 Minutes 30 Seconds East 163.00 feet, thence North 80 Degrees 27' 14" 1/2 Minutes 08 Seconds East 163.00 feet, thence South 58 Degrees 16' 30" 1/2 Minutes 30 Seconds East 76.00 feet, thence North 316 Degrees 48' 24" 1/2 Minutes 30 Seconds East 76.00 feet, thence to a corner in the Proposed County Trail Easement; thence
  - Along the southeasterly line of said existing County Trail Easement, North 316 Degrees 48' 24" 1/2 Minutes 30 Seconds East 76.00 feet, thence South 58 Degrees 16' 30" 1/2 Minutes 30 Seconds East 163.00 feet, thence South 65 Degrees 04' 30" 1/2 Minutes 30 Seconds East 76.00 feet, thence North 80 Degrees 27' 14" 1/2 Minutes 08 Seconds East 163.00 feet, thence South 58 Degrees 16' 30" 1/2 Minutes 30 Seconds East 76.00 feet, thence North 316 Degrees 48' 24" 1/2 Minutes 30 Seconds East 76.00 feet, thence to a corner in the Proposed County Trail Easement; thence
  - Along the northwesterly line of said proposed County Trail Easement, South 60 Degrees 48' 15" 1/2 Minutes 19 Seconds East 54.00 feet, to the center of the existing northwesterly title line of Wissahickon Avenue; thence
  - Along said northwesterly title line of Wissahickon Avenue, South 36 Degrees 18' 15" 1/2 Minutes 30 Seconds West 118.38 feet to the point and place of beginning; thence
  - Along the line of said proposed County Trail Easement, (Widened), South line; thence 51' 15" 1/2 Minutes 51 Seconds East 71.88 feet to a corner in said proposed County Trail Easement; thence
  - Still along said line of said proposed County Trail Easement, South 60 Degrees 48' 15" 1/2 Minutes 19 Seconds East 54.00 feet, to the center of the existing northwesterly title line of Wissahickon Avenue; thence
  - Along said northwesterly title line of Wissahickon Avenue, South 36 Degrees 18' 15" 1/2 Minutes 30 Seconds West 118.38 feet to the point and place of beginning; thence
  - Along said northwesterly title line of Wissahickon Avenue, South 36 Degrees 18' 15" 1/2 Minutes 30 Seconds West 118.38 feet to the point and place of beginning; thence

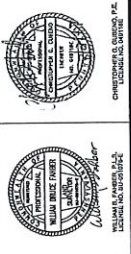
**RIGHT-OF-WAY CLAIM INFORMATION**  
 COMMONWEALTH OF PENNSYLVANIA—DEPARTMENT OF TRANSPORTATION  
 STATE RTE. \_\_\_\_\_ SEC. NO. WATERMASH TOWNSHIP, MONTGOMERY COUNTY  
 PARCEL NO. \_\_\_\_\_ EASEMENT FARM (EO), L.L.C. CLAIM NO. \_\_\_\_\_  
 GRANTOR(S) \_\_\_\_\_

THIS PROPERTY PLOT PLAN IS NOT TO BE SUBSTITUTED FOR A BOUNDARY SURVEY.  
 PRIVATE PROPERTY LINES ARE PLOTTED FROM THE DEED OF RECORD. RECORDED FIELD DATA. PRIVATE PROPERTY LINES WERE NOT SURVEYED BY THE PROFESSIONAL LAND SURVEYOR RESPONSIBLE FOR THE PROJECT.

DEED BOOK 5841, PAGE 1038  
 DEED INSTRUMENT NO. 6-7  
 LEGAL R/W 0.1308  
 DATE OF RECORD 7/18/2010  
 EFFECTIVE DATE 5/27/11  
 TAX STAMPS \$3.00  
 RESIDUE LT \_\_\_\_\_  
 RESIDUE RT \_\_\_\_\_

PROPERTY LINE  
 COUNTY TRAIL EASEMENT LINE  
 TEMPORARY CONSTRUCTION EASEMENT LINE  
 LEGAL RIGHT OF WAY LINE  
 LIMIT OF EXCAVATION (CUT)  
 LIMIT OF EMBANKMENT (FILL)

SCALE: 1" = 30'



URBAN ENGINEERS, INC., 930 WALNUT STREET, PHILADELPHIA, PA 19106 PHONE: 215-922-8080 FAX: 215-922-8088



**Springfield Township  
Zoning Hearing Board  
March 28, 2022  
7:00 P.M.**

**7:00 P.M. Call to Order:**

**Pledge of Allegiance:**

**Roll Call:** Ed Fox; Esq. Chairman, Zoning Hearing Board  
Jennifer Guckin, Vice Chair, Zoning Hearing Board Member  
Megan McDonough; Esq., Zoning Hearing Board  
James Brown; Zoning Hearing Board Alternate Member  
Kate M. Harper, Esq.; Solicitor, Zoning Hearing Board

**Decisions:** There are no pending Order & Opinions to render.

**New Business:**

**Case #22-04:** This is the application of **Glenna and Matthew Stone**, owners and applicant for the property located at 7704 Pine Road, Wyndmoor, PA 19038, known as Parcel #5200-1413-4007. The applicants have requested a dimensional variance from Section 114-131.C.2 (d) of the Springfield Township Zoning Ordinance. The applicants propose to demolish the existing accessory building, stone patio and walking paths and replace those with a new accessory building and covered patio totaling 1,377 square feet. The dimensional relief is required to allow the new accessory building to have a median building height of 15 feet, 6 inches. The property is zoned within the A-Residential District of Ward #5 of Springfield Township.

**Case #22-05:** This is the application of **1110 Willow Grove Avenue, LLC**, equitable owner of the properties addressed as 1108 and 1110 Willow Grove Avenue, Wyndmoor, PA 19038, known as Parcel #5200-1863-7004. The applicant has requested a use variance from Section 114-61 of the Springfield Township Zoning Ordinance to allow for multi-family dwellings on the site. In addition, a dimensional variance from Section 114-62.A of the Zoning Ordinance has been requested to allow for a dwelling unit to be constructed on a lot of 4,380 sq. ft. instead of the required 8,000 sq. ft. A dimensional variance has also been requested from Section 114-62.A (1)

to allow for the front yard setback to be reduced to 20 feet, instead of the required 30 feet. The property is zoned within the B-Residential District of Ward #5 of Springfield Township.

**Adjournment:**

**Note:** The next meeting of the Zoning Hearing Board is scheduled for Monday, April 25, 2022 with a 7:00 P.M. start time. This meeting will be held at the Springfield Township Administration Building located at 1510 Paper Mill Road, Wyndmoor, PA 19038





DATE	
BY	
CHECKED	
APPROVED	

2111  
 FEBRUARY 24, 2022

CONTRACT NO. 2111  
 DRAWING NO. ST-2201  
 SHEET NO. 1 OF 1

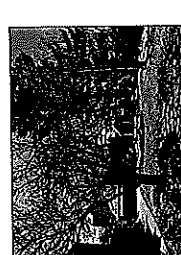
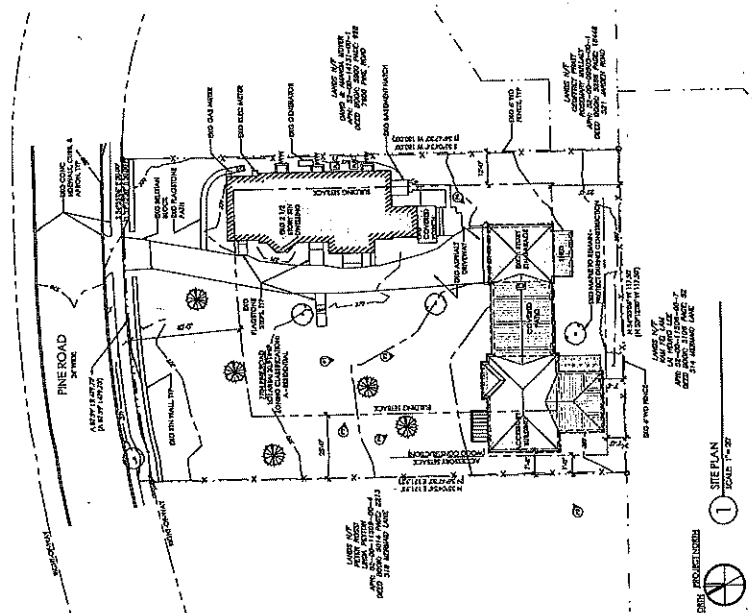
DATE: 02/24/22  
 SCALE: AS SHOWN  
 PROJECT: STONE RESIDENCE  
 SHEET: ST-2201

**Z0.1**

**GENERAL SITE PLAN NOTES**

1. SITE PLAN INFORMATION IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND IS SUBJECT TO VERIFICATION BY THE ARCHITECT.
2. PROTECTIVE FENCE SHALL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE PROJECT SITE.
3. CONSTRUCTION SHALL BE CONDUCTED IN ACCORDANCE WITH THE CITY OF PHILADELPHIA'S CONSTRUCTION MANAGEMENT PROGRAM.
4. CONSTRUCTION SHALL BE CONDUCTED IN ACCORDANCE WITH THE CITY OF PHILADELPHIA'S CONSTRUCTION MANAGEMENT PROGRAM.
5. CONSTRUCTION SHALL BE CONDUCTED IN ACCORDANCE WITH THE CITY OF PHILADELPHIA'S CONSTRUCTION MANAGEMENT PROGRAM.

**LEGEND**

**ZONING CODE**

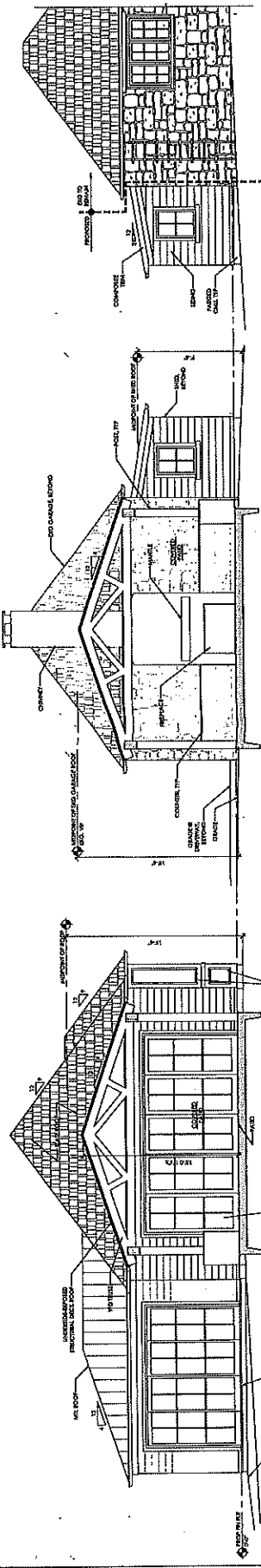
CODE	DESCRIPTION	PERMITTED

**ZONING REQUIREMENTS AND ANALYSIS**

REQUIREMENT	ANALYSIS	COMPLIANT

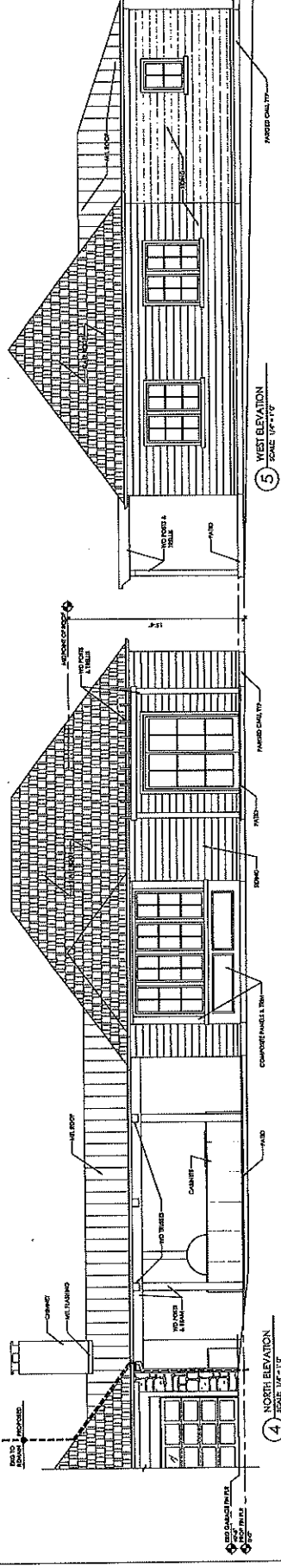


PROJECT NO.	
DATE	
SCALE	
BY	
CHECKED BY	
DATE	



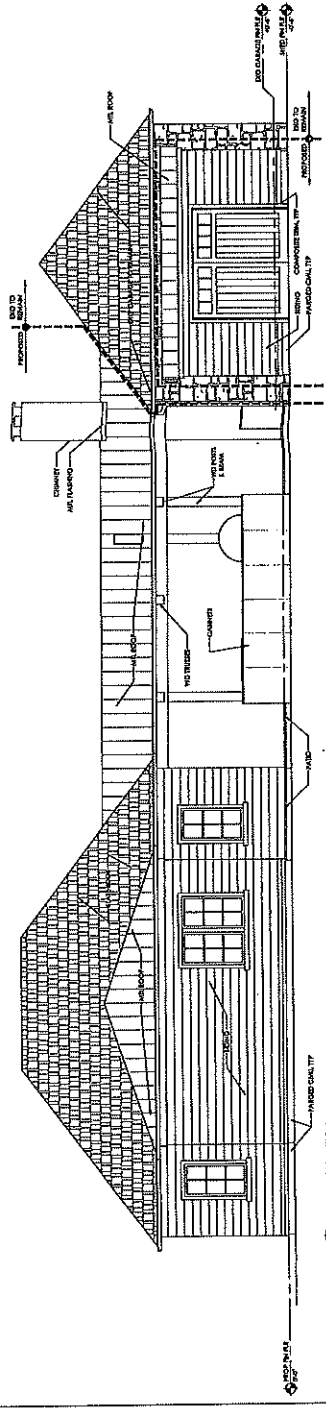
1 EAST ELEVATION / SECTION THRU COVERED PATIO  
SCALE: 1/4" = 1'-0"

2 WEST ELEVATION / SECTION THRU COVERED PATIO  
SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

5 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



6 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

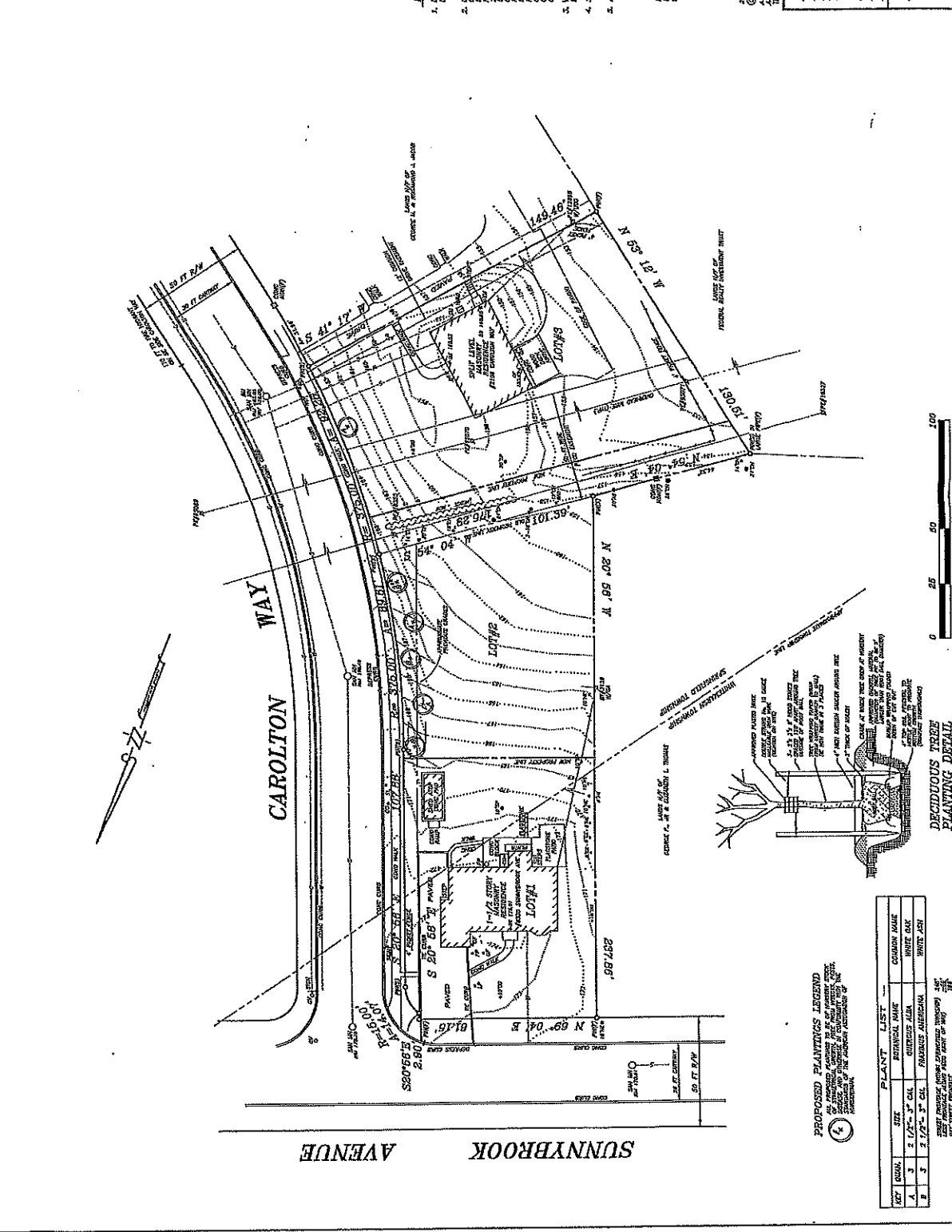




- LEGEND**
- SYMBOLS**
- CO CONCRETE
  - CS CEMENT STONE
  - CC CURB
  - CA CEMENT ASPHALT
  - CB CEMENT CONCRETE
  - CC CEMENT CONCRETE
  - CD CEMENT CONCRETE
  - CE CEMENT CONCRETE
  - CF CEMENT CONCRETE
  - CG CEMENT CONCRETE
  - CH CEMENT CONCRETE
  - CI CEMENT CONCRETE
  - CJ CEMENT CONCRETE
  - CK CEMENT CONCRETE
  - CL CEMENT CONCRETE
  - CM CEMENT CONCRETE
  - CN CEMENT CONCRETE
  - CO CEMENT CONCRETE
  - CP CEMENT CONCRETE
  - CQ CEMENT CONCRETE
  - CR CEMENT CONCRETE
  - CS CEMENT CONCRETE
  - CT CEMENT CONCRETE
  - CU CEMENT CONCRETE
  - CV CEMENT CONCRETE
  - CW CEMENT CONCRETE
  - CX CEMENT CONCRETE
  - CY CEMENT CONCRETE
  - CZ CEMENT CONCRETE
  - CA CEMENT CONCRETE
  - CB CEMENT CONCRETE
  - CC CEMENT CONCRETE
  - CD CEMENT CONCRETE
  - CE CEMENT CONCRETE
  - CF CEMENT CONCRETE
  - CG CEMENT CONCRETE
  - CH CEMENT CONCRETE
  - CI CEMENT CONCRETE
  - CJ CEMENT CONCRETE
  - CK CEMENT CONCRETE
  - CL CEMENT CONCRETE
  - CM CEMENT CONCRETE
  - CN CEMENT CONCRETE
  - CO CEMENT CONCRETE
  - CP CEMENT CONCRETE
  - CQ CEMENT CONCRETE
  - CR CEMENT CONCRETE
  - CS CEMENT CONCRETE
  - CT CEMENT CONCRETE
  - CU CEMENT CONCRETE
  - CV CEMENT CONCRETE
  - CW CEMENT CONCRETE
  - CX CEMENT CONCRETE
  - CY CEMENT CONCRETE
  - CZ CEMENT CONCRETE

**NOTES:**

1. LOT AREA = 24,229 SF (639 DIMENSIONAL) AND LOT AREA = 12,224 SF (579 DIMENSIONAL)
2. EXISTING EXTERIOR AND LOCATIONS SHOWN BY ACCORDANCE PLAN RECORDS AND CHART SURVEY DATED 2010. THIS PLAN IS A REVISION OF THE PLAN DATED 2010. THE EXISTING EXTERIOR AND LOCATIONS SHOWN BY ACCORDANCE PLAN RECORDS AND CHART SURVEY DATED 2010. THE EXISTING EXTERIOR AND LOCATIONS SHOWN BY ACCORDANCE PLAN RECORDS AND CHART SURVEY DATED 2010.
3. VERTICAL DATUM IS SPRINGFIELD TOWNSHIP CENTER DATUM. DIMENSIONS IS INVEST SURVEY HORIZONAL - DIMENSIONAL 1840.00.
4. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
11. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
12. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
13. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
14. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
15. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
16. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
17. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
18. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
19. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
20. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.



**EXISTING FEATURES PLAN**

**THOMAS & CATHERINE ROSATO**  
**WILLIAM & CATHY MURPHY**  
 SPRINGFIELD TOWNSHIP  
 MONTGOMERY COUNTY  
 PENNSYLVANIA

**2 OF 2**

**PAWUTSKI LAND SURVEYING**  
 600 BRADDOCK ROAD  
 ORELAND, PENNSYLVANIA 18075  
 (215) 258-9825, FAX 258-1845

DATE: 2 JAN 2011  
 SCALE: 1" = 20'

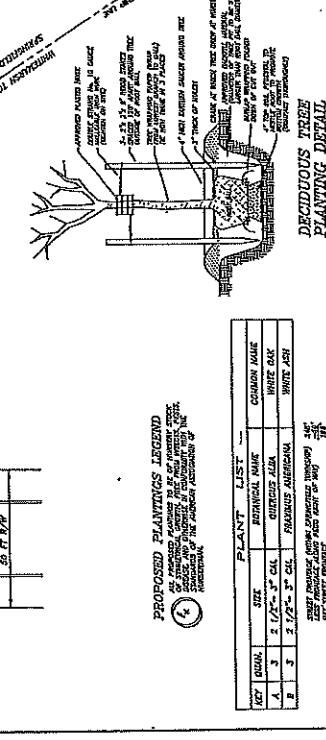
**PROPOSED PLANTINGS LEGEND**

KEY	QUANTITY	SIZE	BOTANICAL NAME	COMMON NAME
A	3	3" (1/2" - 3" CAL)	QUERCUS ALBA	WHITE OAK
B	3	3" (1/2" - 3" CAL)	FRAXINUS AMERICANA	WHITE ASH

PLANT LIST

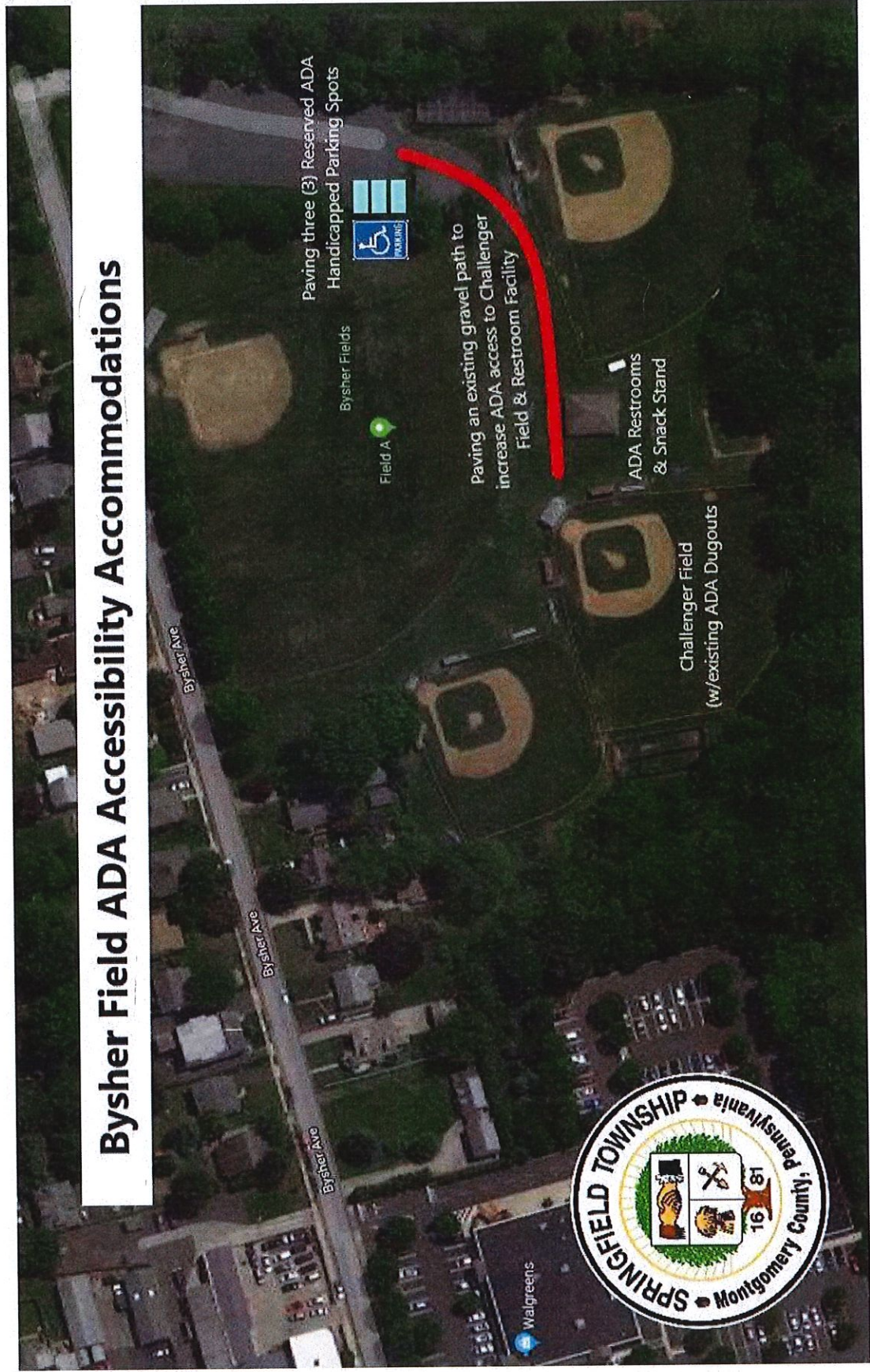
QUERCUS ALBA (3) (1/2" - 3" CAL) - WHITE OAK  
 FRAXINUS AMERICANA (3) (1/2" - 3" CAL) - WHITE ASH

NOTE: ALL PLANTINGS TO BE INSTALLED WITHIN 90 DAYS OF PERMITTING. PLANTINGS TO BE INSTALLED WITHIN 90 DAYS OF PERMITTING. PLANTINGS TO BE INSTALLED WITHIN 90 DAYS OF PERMITTING.





## Bysher Field ADA Accessibility Accommodations



RESOLUTION NO. 1564

## Appendix I – Authorized Official Resolution

---

Be it RESOLVED, that the Township of Springfield (Name of Applicant) of Montgomery (Name of County) hereby request a Statewide Local Share Assessment grant of \$ 1,000,000 from the Commonwealth Financing Authority to be used for 1725 Walnut Avenue Redevelopment Project.

Be it FURTHER RESOLVED, that the Applicant does hereby designate Eddie Graham, Esq. Board President (Name and Title) and Michael Taylor, Twp. Manager (Name and Title) as the official(s) to execute all documents and agreements between the Township of Springfield (Name of Applicant) and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

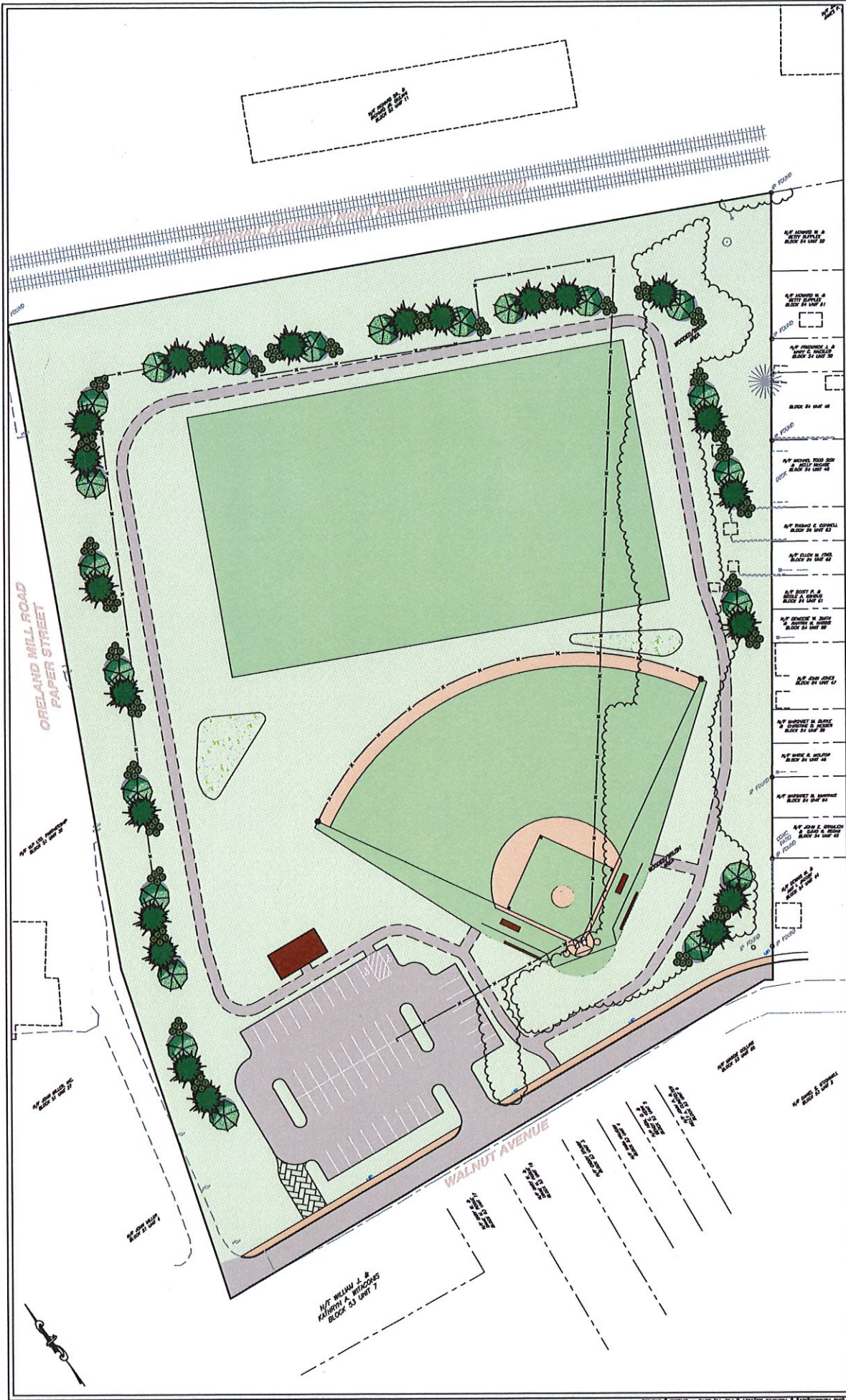
I, Michael Taylor, duly qualified Secretary of the Township (Name of Applicant), of Springfield (Name of County) Montgomery County, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Board of Commissioners of Springfield Township (Governing Body) at a regular meeting held March 9, 2022 (Date) and said Resolution has been recorded in the Minutes of the Township of Springfield (Applicant) and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of the Township of Springfield (Applicant), this 9th day of March, 2022.

\_\_\_\_\_  
Name of Applicant

\_\_\_\_\_  
County

\_\_\_\_\_  
Secretary



<b>TANK CAR SITE - SITE RENDERING</b> <b>Boucher &amp; James, Inc.</b> ARCHITECTS & LANDSCAPE ARCHITECTS 1510 PAPER MILL ROAD WYNDMOR, PA 19088 PHONE: 610-336-0100 FAX: 610-336-0101 WWW: www.boucherandjames.com		SHEET <b>1 OF 1</b> FEBRUARY 6, 2013															
PROJECT <b>TANK CAR SITE PARK</b> LOCATION <b>SPRINGFIELD TOWNSHIP          MONTGOMERY COUNTY, PENNSYLVANIA          1510 PAPER MILL ROAD          WYNDMOR, PA 19088</b>	DATE <b>02/06/13</b> TIME <b>1:30 PM</b> SCALE <b>1" = 30'</b> DRAWN BY <b>MB</b>	CHECKED BY <b>MB</b> APPPROVED BY <b>MB</b>															
<b>REVISIONS:</b> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			NO.	DATE	DESCRIPTION												
NO.	DATE	DESCRIPTION															

**RESOLUTION NO. 1565**

**TOWNSHIP OF SPRINGFIELD  
MONTGOMERY COUNTY, PA**

**A Resolution Authorizing Application to the 2022 DCNR Community Conservation Partnerships Program (C2P2) Grant Program for Phase I of the 1725 Walnut Avenue Park Redevelopment Project and the Walnut Avenue Trail Phase II/Extension Project.**

WHEREAS, the Pennsylvania Department of Conservation and Natural Resources is accepting grant applications for their Community Conservation Partnerships Program (C2P2) Grant Program; and

WHEREAS, applications and projects must meet all stated requirements set forth in the Grant Program Requirements and Guidelines; and

WHEREAS, the Township of Springfield wishes to obtain \$195,000 from the DCNR C2P2 Grant program to provide funding for Phase I of the 1725 Walnut Avenue Park Redevelopment Project to be combined with an already secured Community Development Block Grant totaling \$107,400 and a local match of \$88,515; and

WHEREAS, the Township of Springfield wishes to submit a second request in order to obtain \$175,000 from the DCNR C2P2 Grant program to provide funding for the Walnut Avenue Trail Phase II/Extension Project with a 50% local match of \$175,000.

NOW, THEREFORE, BE IT RESOLVED: that the Board of Commissioners of Springfield Township, Montgomery County, Pennsylvania, hereby approves these projects and authorizes the submission of both applications with funding commitment letters the local matches listed above for the 2022 round of the DCNR Community Conservation Partnerships Program (C2P2) Grant Program.

UNANIMOUSLY ADOPTED this 9<sup>th</sup> day of March, 2022.

BOARD OF COMMISSIONERS OF  
SPRINGFIELD TOWNSHIP

By: \_\_\_\_\_  
Eddie T. Graham, Esq., President

ATTEST:

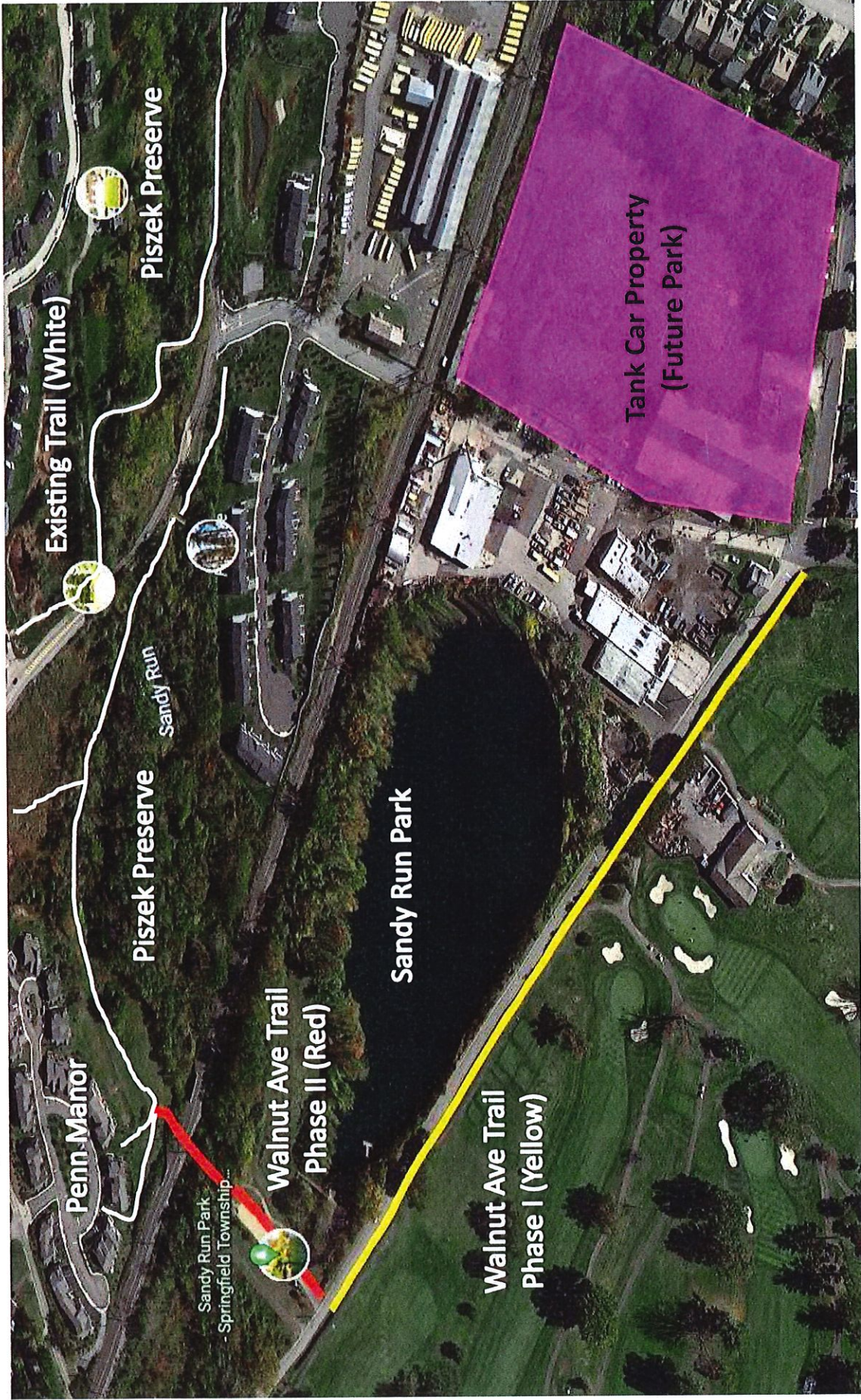
\_\_\_\_\_  
A. Michael Taylor, Secretary





# Walnut Ave. Trail Project Phase I & II Site Layout

Piszek Preserve Trail extends further to Camp Hill Road, then proceeds northward on Camp Hill Road to Dreshertown Road and then eastward on Dreshertown Road to Flick Drive (see accompanying Piszek Preserve Map)



# Piszek Preserve



0 miles 0.1 miles

## Trail Information



**Encouraged Activities:** Hiking, Wildlife Observation, Leashed Dog Walking, Horseback-Riding, Biking

**Prohibited Activities:** Fishing, Trapping, Dumping, Hunting

**Hours of Operation:** Dawn to Dusk

**Paved Trail Length:**

Willow Trail - 0.4 miles

Sycamore Trail - 0.3 miles

Other Trails - 0.2 and 0.5 miles

**Trail Rating:** Easy

Piszek Preserve is maintained by Wissahickon Trails, a non-profit conservation organization supported by the community. For more information about the organization and trail rules and ratings, visit [wissahickontrails.org](http://wissahickontrails.org).

## Legend

- Parking at Trail Entrance
- Walk-in Access
- Christ's Lutheran Church
- Footbridge
- Willow Trail
- Sycamore Trail
- Other Trails



**WISSAHICKON TRAILS**  
CONNECTING LAND, WATER & PEOPLE



Love the trails? Help us care for them by making a donation at [wissahickontrails.org](http://wissahickontrails.org)