



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: www.SpringfieldMontco.org

Phone: 215-836-7600

Fax: 215-836-7180

COMMISSIONERS

James M. Lee
President

Susanna O. Ratsavong
Vice President

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

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Public Notice

Planning Commission Meeting

LD-26-01

This notice is being sent to inform you that the Springfield Township Planning Commission will hold a public meeting on **Tuesday, February 3, 2026**, with a 7:00 P.M. start time. They will discuss the Subdivision and Land Development Application submitted **J34 Development, LLC** for the properties located at 1005, 1007, 1011 and a portion of 1043 Willow Grove Avenue.

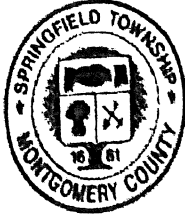
The applicant proposes to consolidate the lots and construct a four-story building that will contain 21 apartment units, 2,500 square feet of office space and 2,510 square feet of retail space. The office and the retail space will be located on the first floor. The proposal involves the removal of what was the barber shop, dry cleaner and the dog training buildings and the redevelopment of the site. The plan calls for 81 on-site parking stalls, two separate on-site stormwater management basins and additional landscaping that will provide perimeter buffers, as well planting throughout the site. The properties are zoned within the B-Residential District, D-Residential District and the B-1 Business District of Ward #5 of Springfield Township. The proposed use of the property as a mixed-use building received Zoning Hearing Board approval on August 15, 2025.

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

Sincerely,

Mark A. Penecale

Director of Planning & Zoning
Springfield Township



SPRINGFIELD TOWNSHIP
APPLICATION FOR
SUBDIVISION AND LAND DEVELOPMENT APPROVAL

Springfield Township
Montgomery County
Received

DEC 22 ENT'D

Community Development
Department

APPLICATION FOR SUBDIVISION APPROVAL

- A. Application is hereby made for approval by the Board of Commissioners of the attached Subdivision Plan.
- B. Name of Subdivision: J34 Development - Mixed-Use
- Location: 1005, 1007, 1011, & 1043 Willow Grove Avenue
Wyndmoor, PA 19038
- C. Name of Owner: J34 Development, LLC
- Address: 812 E Willow Grove Ave
Wyndmoor, PA 19038
- Phone #: 610-283-4891
- D. Name of Applicant: J34 Development, LLC
- Address: 812 E Willow Grove Ave
Wyndmoor, PA 19038
- Phone #: 610-283-4891
- E. Name of Engineer, Surveyor, or Planner responsible for preparation of the plan
Rhett Chiliberti, PE / Colliers Engineering & Design
- Address: 2 Penn Center, 1500 JFK Boulevard, Suite 700, Philadelphia, PA 19102
- F. Existing Zoning Classification: B1, D, B
- Total Acreage: 2.50 Number of Lots: 1
- Sewerage: Public X Private _____ Water: Public X Private _____
- G. Does this application meet all the requirements of the existing Zoning Classification? (X) Yes () No (if no, attach a list of variances and/or special exceptions)



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

SUBDIVISION PROCEDURES

All applicants must complete the Application for Subdivision Approval to follow and submit it to the Office of Community Development with the following information:

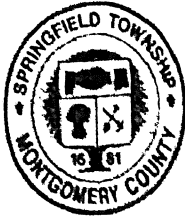
- A. Six (6) sets of stapled and folded plans.
- B. Prevailing application fees must be paid to Springfield Township at the time of application. Only checks or money orders will be accepted by the Code Enforcement Department. All application fees are deposited into the general revenue fund.
- C. Prevailing application fees and a 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 per the Pennsylvania Municipalities Planning code (MPC).

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



SPRINGFIELD TOWNSHIP
APPLICATION FOR
SUBDIVISION AND LAND DEVELOPMENT APPROVAL

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

I. List any additional materials submitted with this application

1. Title Report
2. Survey
- 3.
- 4.
- 5.

J. Springfield Township Fee Schedule (non-refundable):

Checks must be made payable to "Springfield Township".

Subdivision Fee Schedule

Use	Sketch Plan	Preliminary Plans	Final Plans
Residential	\$250	\$350 + \$50 per lot	\$500 + \$100 per lot
Nonresidential	\$250	\$300 + \$100 per lot	\$500 + \$150 per lot

check #
3006

K. Escrow Fund

The escrow account shall be established based on the following calculations:

Minor Subdivision (4 lots or fewer)	\$500.00 per lot
Major Subdivision (5 or more lots)	\$1,000.00 per lot

Total Escrow Account \$ 500.00

L. Springfield Township Application Fees

Sketch Plan Fee \$

Preliminary Plan Fee \$



SPRINGFIELD TOWNSHIP
APPLICATION FOR
SUBDIVISION AND LAND DEVELOPMENT APPROVAL

Final Plan Fee \$ 600.00

Total \$ 600.00

Check # 3006

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

Residential Subdivision:

<u>Number of Lots or Units (whichever is greater)</u>	<u>General Fee + Fee Per Lot or Unit</u>
1 - 3	\$150 (flat fee)
4 - 20	\$180 + \$23 per unit
21 - 100	\$450 + \$21 per unit
101 +	\$1,060 + \$20 per unit

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

Nonresidential Subdivision:

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

Total \$ _____

Check # _____

N. Signature

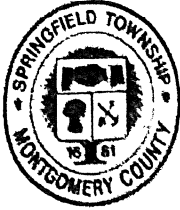
The undersigned represents that to the best of his/her knowledge and belief, all of the above statements are true, correct and complete.

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

12-16-25

DATE

SIGNATURE OF APPLICANT



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

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:

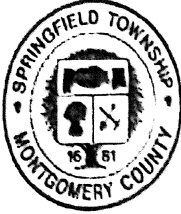
- A. Six (6) sets of stapled and folded plans.
- B. Prevailing application fees must be paid to Springfield Township at the time of application. Only checks or money orders will be accepted by the Code Enforcement Department. All application fees are deposited into the general revenue.
- C. Prevailing 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).

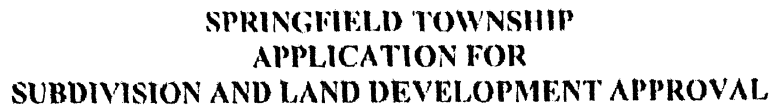
**REFER TO CHAPTER 95 "SUBDIVISION OF LAND" FOR COMPLETE
APPLICATION MATERIALS AND PLAN REQUIREMENTS**



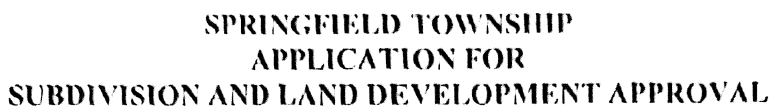
**SPRINGFIELD TOWNSHIP
APPLICATION FOR
SUBDIVISION AND LAND DEVELOPMENT APPROVAL**

APPLICATION FOR LAND DEVELOPMENT APPROVAL

- A Application is hereby made for approval by the Board of Commissioners of the attached Land Development Plan.
- B Name of Land Development: J34 Development - Mixed-Use
Location: 1005, 1007, 1011, & 1043 Willow Grove Avenue
Wyndmoor, PA 19038
Name of Owner: J34 Development, LLC
Address: 812 E Willow Grove Ave
Wyndmoor, PA 19038
Phone #: 610-283-4891
- D Name of Applicant: J34 Development, LLC
Address: 812 E Willow Grove Ave
Wyndmoor, PA 19038
Phone #: 610-283-4891
- E Name of Engineer, Surveyor, or Planner responsible for preparation of the plan
Rhett Chiliberti, PE / Colliers Engineering & Design
Address: 2 Penn Center, 1500 JFK Boulevard, Suite 700, Philadelphia, PA 19102
- F Existing Zoning Classification: B1, D, B
Total Acreage: 2.50 New Non-Res. Floor Area: 5,010 (sq. ft)
Sewerage: Public X Private _____
Water: Public X Private _____



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



Intended Land Use(s)	# of Lots	Units	Buildings
(X) Residential	<u>1</u>	<u>21</u>	<u>1</u>
(X) Commercial	<u>1</u>	<u>1</u>	<u>1</u>
() Industrial	<u> </u>	<u> </u>	<u> </u>
(X) Office	<u>1</u>	<u>1</u>	<u>1</u>
() Other (Specify below)	<u> </u>	<u> </u>	<u> </u>

- J Springfield Township Fee Schedule (non-refundable):**

Checks should be made payable to "Springfield Township".

Land Development Fee Schedule

Use	Waiver Request/ Sketch Plan	Preliminary Plans	Final Plans
Residential	\$250	\$200 per D.U.	\$250 per D.U.
Nonresidential	\$250	\$500 + \$100 / acre	\$2,500 + \$150 / acre



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

N Signature

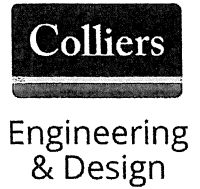
The undersigned represents that to the best of his/her knowledge and belief, all of the above statements are true, correct and complete.

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

12-16-25
DATE


SIGNATURE OF APPLICANT

1500 JFK Boulevard Suite 700
Philadelphia, Pennsylvania 19102
Main: 877 627 3772



Via Hand Delivery and Email
December 16, 2025

Springfield Township
Building & Zoning
1510 Paper Mill Road
Wyndmoor, PA 19038

Willow Grove Commons
1005, 1007, 1011 & 1043 Willow Grove Avenue
Springfield Township, Montgomery County, PA
Colliers Engineering & Design Project No. 24012060A

To Whom It May Concern,

Regarding the above referenced project, the applicant is requesting a waiver from the following section:

- A waiver is requested from Article II of the Subdivision of Land Ordinance to submit a Land Development plan for Preliminary/Final approval, rather than to separate both approvals.

Please review this information at your earliest convenience and if you should have any questions or require any additional information, please do not hesitate to contact this office.

Sincerely,

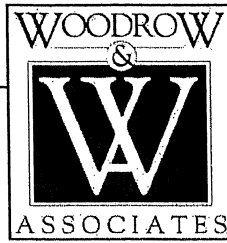
Colliers Engineering & Design, Inc.

A handwritten signature in black ink, appearing to read "Rhett Chiliberti".

Rhett Chiliberti, PE
Regional Manager

AF
cc: Jay Overcash w/ enclosures (Applicant)
Joseph Kuhls w/ enclosures (Applicant's Attorney)

R:\Projects\2024\24012060A\Correspondence\OUT\251216 Waiver Request Letter.docx



January 8, 2026

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

Reference: 1005 – 1042 Willow Grove Avenue
J34 Development – Land Development

Dear Mark:

I am in receipt of a 25-sheet set of plans prepared by Colliers Engineering. These plans are dated December 11, 2025, and have been most recently revised December 16, 2025. This land development application describes the redevelopment of an assemblage of parcels fronting on Willow Grove Avenue just southwest of its intersection with Southampton Avenue in our community. The application was the subject of a special exception application approval from our zoning hearing board which provided for a multiuse dwelling in our D Residential District. The project specifics are as follows:

1. 21 dwelling units are proposed.
2. 2,500 square feet of office space is proposed.
3. 2,510 square feet of retail space is proposed.
4. Building footprint = 13,622 square feet.
5. Four-story building height.
6. Emergency access provided by Southampton Avenue

Approvals/Permits/Reviews – Any approval the board of commissioners may anticipate granted to this application must be conditioned upon the applicant securing the following approval/permit/reviews

1. PA DEP NPDES Permit.
2. PA DEP – Sewage facilities planning approvals.
3. PennDOT – Low volume driveway approval.
4. PennDOT – Sewer utility connection in the name of the Bucks County Water and Sewer Authority.
5. PennDOT – Water utility connections in the name of Aqua PA.
6. PennDOT – Storm sewer system approval in the name of Springfield Township (a set aside agreement between the developer and the Township must be executed.)
7. Execution of stormwater operations and maintenance agreements.

January 8, 2026

Mark Penecale, Planning Director

Springfield Township

Reference: 1005 – 1042 Willow Grove Avenue
J34 Development – Land Development

8. Execution of land development and financial security agreements.
9. Review and approval by Springfield Township Emergency Services.
10. Stormwater discharge release from the downstream property owners.
11. Legal descriptions and a deed of consolidation assembling the various parcels that the subject of the application must be recorded

Threshold Issues – The following topics appear to be the most critical to the review of these plan documents.

1. Emergency service access and circulation through the project.
2. Extent of paving repair and restoration in Willow Grove Avenue and Queen Street.
3. Stormwater conveyance through Veterans Park.

Zoning Ordinance Review:

It appears that the special exception approval granted to the project brings the balance of the work into conformance with our code.

Subdivision and Land Development Ordinance Review:

1. Section 95-7.B – Concrete monuments are required to be set along the proposed right-of-way of Willow Grove Avenue.
2. Section 95-7.I (1)(a) – A traffic management study is required for the project.
3. Section 95-10.A – This code citation describes the anticipated requirements for roadway improvements. The total right-of-way width for Willow Grove Avenue is described as 50 feet or 25 feet from centerline. Prior applications for other projects on Willow Grove Avenue have secured a waiver to provide for a consistent right-of-way width for the entire length of the roadway. Further, this ordinance citation would suggest a ten-foot-wide sidewalk required along the property frontage. A discussion of anticipated waivers from this code citation must commence. Section 95-10.B anticipates these discussions occurring.
4. Section 95-11.E (1) – The developer or applicant shall offer for dedication land suitable for Parks and Recreation use to Springfield Township.
5. Section 95-11.E(2)(a) – The amount of land to be offered for dedication for Parks and Recreation areas shall be 3,000 square feet per residential dwelling unit. Given 21 dwelling units, 63,000 square feet of land is required.
6. Section 95-11.E(2)(b) – For nonresidential land development, the amount of land to be offer of dedication for Parks and Recreation areas shall be 3,000 square feet / 4,000 square feet of building area given 5,000 square feet of nonresidential use 3,750 square feet of recreational area is required.

January 8, 2026

Mark Penecale, Planning Director

Springfield Township

Reference: 1005 – 1042 Willow Grove Avenue
J34 Development – Land Development

7. Section 95-11.E(8) – A fee in lieu dedication is possible.
8. Section 95-11.H(3) – A survey certification is required on the plan submission.
9. Section 95-13 – With regard to the acknowledgment and signature blocks, the designer should check with the Montgomery County Planning Commission to ensure their form of signature is appropriate to meet their requirements.
10. Section 95-15 – Both Willow Grove Avenue and Southampton Avenue are to be fitted with an ultimate right-of-way line. The area between the legal right-of-way and the proposed ultimate right-of-way should be offered for dedication to either the Township or PennDOT. The timing of the acceptance of dedication must be discussed.

Our Landscape Architect has reviewed the Landscape Plan and has the following comments:

11. Landscape calculations are well documented in a chart on the Landscape details sheet C-8.1.
12. Existing trees in the areas of work have been identified by size and species on the Tree Preservation Plan, sheet C-8.2. Tree removals and replacements per section 95-11.I are indicated on the Tree Inventory table on this sheet. Trees to be preserved are indicated on both the Tree Preservation Plan and the Landscape Plan.
13. The Landscape Plan indicates 70 total replacement trees required, however the calculations in the table on sheet C-8.2 indicate 90m are required. This discrepancy needs to be fixed.
14. Proposed trees and shrubs meet the size requirements of the ordinance. The ordinance requires shrubs to be a minimum height of 3 feet. This would apply to the shrubs listed in the Plant Schedule under the Deciduous Shrubs and Evergreen Shrubs categories (Not shrub areas category) this standard can be applied to the width of Otto Luykens Cherry Laurel and the Japanese Holly as they are wider growing.
15. The proposed landscape buffers consist of a Landscape screen buffer with a combination of canopy trees, understory trees and evergreen meeting the quantity requirements. Existing preserved trees and replacement trees have been incorporated in the buffers.
16. Parking lot landscaping meets the requirements of the ordinance.
17. Landscape details including for Tree protection have been shown on the plan set.

January 8, 2026

Mark Penecale, Planning Director

Springfield Township

Reference: 1005 – 1042 Willow Grove Avenue
J34 Development – Land Development

18. Street trees proposed along Willow Grove Avenue are columnar shade trees and they are clustered in small groups. I recommend they be replaced with non-columnar shade trees spaced more evenly across the frontage.
19. I recommend the following plant material revisions:
20. *Carpinus Caroliniana*, Eastern Hornbeam (Plant symbol CACA) is an understory tree and not a canopy tree. I recommend it still be used in the buffer along the back of the property as an understory tree along with the *Magnolia virginiana* and 12 canopy tree species be substituted 12 of the understory trees.

Sincerely,

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

TPW/del

Cc: Ian Hammer, Director of Public Works – Springfield Township
Craig Lloyd, Assistant Manager – Springfield Township
Jay Overcash – J34 Development, LLC



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: www.SpringfieldMontco.org

Phone: 215-836-7600

Fax: 215-836-7180

COMMISSIONERS

James M. Lee
President

Susanna O. Ratsavong
Vice President

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

August 26, 2025

Joseph C. Kuhls, Esq.
352 N. Easton Road
Glenside, PA 19038

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Re: Zoning Hearing Board Application #25-16, for the properties known as Parcel Numbers 52-00-18448-00-4, 52-00-18451-00-1, 52-00-16030-00-1 and 52-00-18454-00-7 located in Wyndmoor, PA 19038.

Dear Mr. Kuhls,

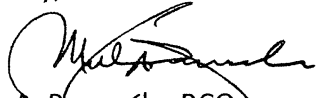
This letter is sent to inform you that on Tuesday, August 15, 2025, after the hearing and deliberation, the Springfield Township Zoning Hearing Board approved the special exception requested from Section 114-71. D of the Springfield Township Zoning Ordinance. The approval of this application will allow for the construction of proposed four story structure with a footprint not to exceed 10,000 square feet. The proposed mixed-use building will have 21 residential units and a maximum of 5,000 square feet of non-residential space on the first floor. The approval of the application includes the following:

1. The approval was based on the testimony provided and the exhibits entered into the record for this application, with a possible increase in the number of required on-site parking stalls, based on the use of the non-residential space and the approval of the ingress and egress points approved through the land development process.
2. The applicant is required to submit a land development application for the proposed development of this building with a footprint not to exceed 10,000 square feet within one year from the date of this approval.
3. The applicant is required to merge the four parcels.
4. The number of residential units will not exceed 21 units.

5. The location and size of the building must comply with the exhibits presented for this application.
6. The on-site parking must comply with the uses proposed for this development and the Zoning Hearing Board recognizes that compliance with the Zoning Ordinance might require additional parking to be added to the plans.
7. The building must be substantially the same as shown on the plans.

The approval of this application was unanimous. This decision is final, unless appealed within 30 days to Montgomery County Court of Common Pleas. If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

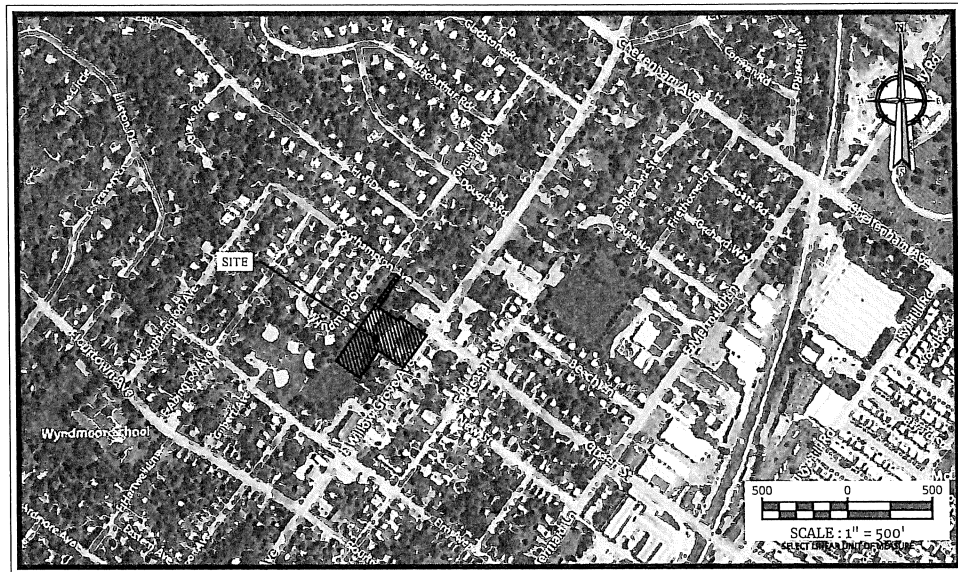
Sincerely,



Mark A. Peneccale, BCO
Director of Planning & Zoning
Springfield Township

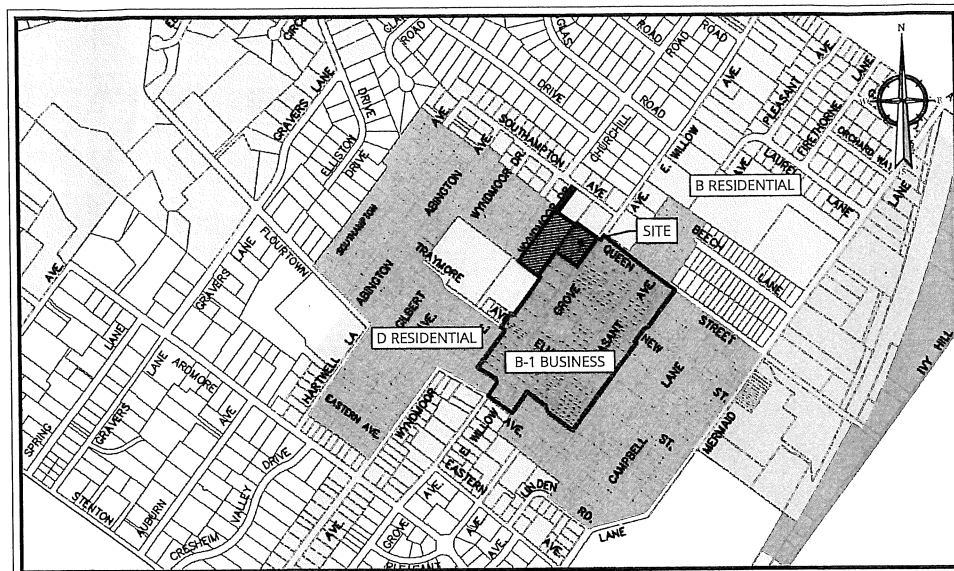
Cc: ZHB Members by way of email
ZHB Solicitor by way of email
Michael Taylor; Township Manager, Springfield Township
David Smith, 8004 Southampton Avenue, Wyndmoor, PA 19038
Clair McNulty, 7813 Beech Lane, Wyndmoor, PA 19038
Rightley McConnell, 8003 Southampton Avenue, Wyndmoor, PA 19038

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
FOR
J34 DEVELOPMENT, LLC
PROPOSED MIXED-USE DEVELOPMENT
PROJECT NAME: J34 DEVELOPMENT - MIXED USE
1005, 1007, 1011, & 1043 WILLOW GROVE AVENUE
WYNDMOOR, PA 19038
SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA



LOCATION MAP

SOURCE: BING AERIAL



ZONING MAP

SOURCE: SPRINGFIELD TOWNSHIP ZONING MAP (NTS)

INDEX OF SHEET	
COVER SHEET	C-1.0
LOT CONSOLIDATION PLAN	C-2.0
EXISTING CONDITIONS / DEMOLITION / NATURAL RESOURCES PLAN	C-3.0
OVERALL SITE PLAN	C-4.0
SITE PLAN	C-4.1
GRADING PLAN	C-5.0
UTILITIES PLAN	C-5.1
STORM EXTENSION PLAN	C-5.2
SOIL EROSION & SEDIMENT CONTROL PLAN	C-6.0
SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS	C-6.1-6.2
EROSION POTENTIAL ANALYSIS PLAN	C-6.3
CONSTRUCTION DETAILS	C-7.0-7.3
LANDSCAPE PLAN	C-8.0
LANDSCAPE DETAILS	C-8.1
TREE PRESERVATION PLAN	C-8.2
LIGHTING PLAN	C-9.0
LIGHTING PLAN DETAILS	C-9.1
VEHICLE CIRCULATION PLAN - FIRE AND GARBAGE	C-10.0
VEHICLE CIRCULATION PLAN - SU-30	C-10.1
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (PCSMP)*	C-11.0
PCSMP NOTES & DETAILS*	C-11.1-11.3
STORM SEWER PROFILES	C-12.0
PRE-DEVELOPMENT DRAINAGE AREA PLAN*	C-13.0
POST-DEVELOPMENT DRAINAGE AREA PLAN*	C-13.1
INLET DRAINAGE AREA PLAN*	C-13.2

2024-04-10 10:00 AM Engineering & Design, Inc. Project: J34 DEVELOPMENT - MIXED USE, Project Number: 24012050A, Drawing Name: C-COVER, Drawing Date: 12/11/25, Drawing By: CP, Checked By: MZ

OWNERS CERTIFICATION AND DEDICATORY STATEMENT

IT IS HEREBY CERTIFIED THAT J34 DEVELOPMENT, LLC IS THE OWNER OF THE LAND SHOWN AND THAT THE PLAN AS PRESENTED HEREIN IS THEIR ACT AND DEED. IT IS ACKNOWLEDGED THAT THIS PLAN IS TO BE THE OFFICIAL PLAN OF THE HIGHWAYS AND PROPERTIES SHOWN THEREON SITUATE IN THE TOWNSHIP OF SPRINGFIELD, MONTGOMERY COUNTY, PENNSYLVANIA, AND DESIRE THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

I ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED SWM SITE PLAN MUST BE APPROVED BY THE MUNICIPALITY AND THAT A REVISED E&S PLAN MUST BE SUBMITTED TO THE CONSERVATION DISTRICT.

BY: J34 DEVELOPMENT, LLC

STATE OF _____
COUNTY OF _____

ON THIS THE _____ DAY OF _____, BEFORE ME,

THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JAY OVERCASH, WHO ACKNOWLEDGED HIMSELF TO BE A MANAGING MEMBER OF J34 DEVELOPMENT, LLC AND THAT HE, AS SUCH OFFICER, BEING AUTHORIZED TO DO, SO EXECUTED THIS PLAN ON BEHALF OF J34 DEVELOPMENT, LLC FOR THE PURPOSE THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGES THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS THEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

(NOTARY SEAL)

RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR MONTGOMERY COUNTY, PA THIS _____ DAY OF _____

INSTRUMENT NUMBER _____

MONTGOMERY COUNTY PLANNING COMMISSION NO: _____

MONTGOMERY COUNTY PLANNING COMMISSION

REVIEWED THIS _____ DAY OF _____ BY THE MONTGOMERY COUNTY PLANNING COMMISSION.

DIRECTOR OF PLANNING

BOARD OF TOWNSHIP COMMISSIONERS

COMMONWEALTH OF PENNSYLVANIA: COUNTY OF

MONTGOMERY: SS

ON THE _____ DAY OF _____, BEFORE ME THE

SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY

APPEARED _____, WHO ACKNOWLEDGED THE

ACCOMPANYING PLAN TO BE AN OFFICIAL PLAN OF DEVELOPMENT SITUATED IN THE TOWNSHIP OF SPRINGFIELD, MONTGOMERY COUNTY, PENNSYLVANIA, AND DESIRED THAT SAID PLAN BE RECORDED ACCORDING TO LAW. WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID.

APPROVED BY THE BOARD OF TOWNSHIP COMMISSIONERS OF THE TOWNSHIP OF SPRINGFIELD

THIS _____ DAY OF _____

PRESIDENT

ATTEST: _____ SECRETARY

TOWNSHIP ENGINEER

ZONING HEARING BOARD SPECIAL EXCEPTION APPROVAL ON 08/25/2025:

1. A SPECIAL EXCEPTION IS GRANTED FROM ARTICLE VII, SECTION 114-71, SUBSECTION D OF THE SPRINGFIELD TOWNSHIP ZONING CODE FOR THE ALLOWANCE OF THE PROPOSED MULTI DWELLING USE.

REQUESTED SALDO WAIVER LIST

1. A WAIVER IS REQUESTED FROM §95-8.A. TO SUBMIT A LAND DEVELOPMENT PLAN FOR PRELIMINARY/FINAL APPROVAL, RATHER THAN TO SEPARATE BOTH APPROVALS.

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PRELIMINARY/FINAL LAND DEVELOPMENT PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE TOWNSHIP OF SPRINGFIELD SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

I HEREBY CERTIFY THAT, THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE TOWNSHIP OF SPRINGFIELD STORMWATER MANAGEMENT ORDINANCE OF PLAN.

RHETT N. CHILIBERTI, P.E.
PE073158

SITE INFORMATION AND REFERENCES:

1. THIS PLAN REFERENCES A:
A) A SURVEY BY:
BLUE MARSH ASSOCIATES, INC.
531 EASTON ROAD, SUITE A
WASHINGTON, PA 15376

ENTITLED:
ATLAS/NSPS LAND TITLE SURVEY
J34 DEVELOPMENT, LLC
#1005, #1007, #1011 & #1043 WILLOW GROVE AVENUE
PARCELS 52-00-18448-00-4, 52-00-18451-00-1, 52-00-16038-00-1, 52-00-18454-00-7
SPRINGFIELD TOWNSHIP (WYNDMOOR), MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA

DATED: 11/13/2023
LAST REVISED: 07/03/2025

B) OWNER/APPLICANT:
J34 DEVELOPMENT, LLC
812 E WILLOW GROVE AVE
WYNDMOOR, PA 19038

2. SITE ADDRESS:
1005, 1007, 1011, 1043 WILLOW GROVE AVE
WYNDMOOR, PA 19038

Colliers

Engineering
& Design

www.colliersengineering.com

Copyright © 2025, Colliers Engineering & Design. All Rights Reserved. This drawing and all the information contained herein is submitted for use only by the party for whom the services were rendered or to whom it is certified. This drawing may not be copied, revised, disclosed, distributed or relied upon by any other person without the express written consent of Colliers Engineering & Design.

Doing Business as **MASER**

811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATIONS, DESIGNERS, OR ANY PERSON
PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN ANY STATE
#256820250401
FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM

REV	DATE	DESCRIPTION
1	12/11/25	PER TOWNSHIP SUBMISSION



Rhett Nemetz Chiliberti
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
LICENSE NUMBER: PE073158
COLLIERS ENGINEERING & DESIGN, INC.

PRELIMINARY/FINAL LAND
DEVELOPMENT PLANS

FOR
J34 DEVELOPMENT,
LLC

PROJECT LOCATION:
1005, 1007, 1011, & 1043
WILLOW GROVE AVENUE
WYNDMOOR, PA 19038

SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

Colliers
Engineering
& Design

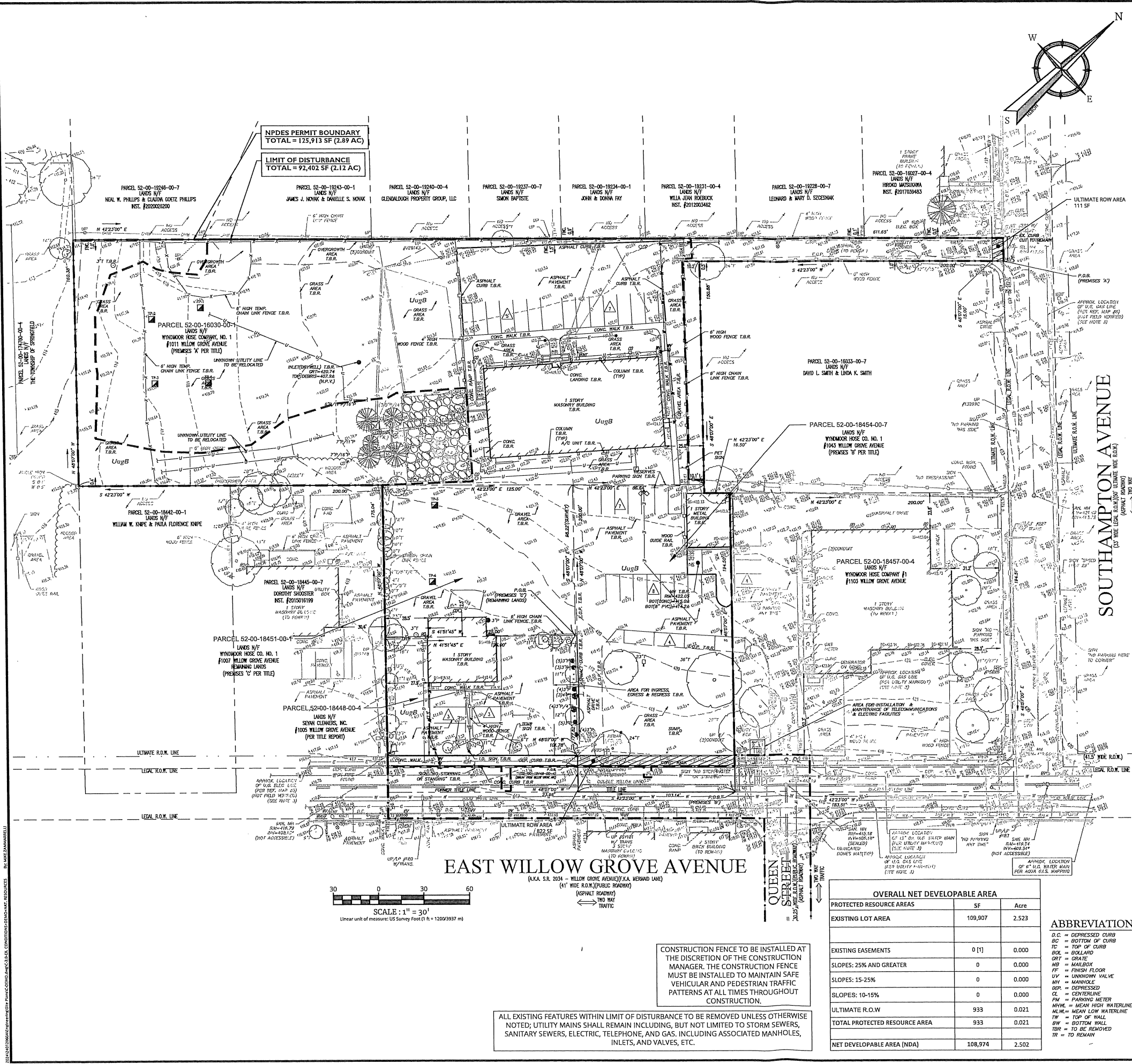
PHILADELPHIA
2 Penn Center, Suite 700
1500 JFK Boulevard
Philadelphia, PA 19102
Phone: 215.861.9021
COLLIERS ENGINEERING & DESIGN, INC. DOES
NOT PROVIDE AN INSURANCE COVERAGE

SCALE: AS SHOWN DATE: 12/11/25 DRAWN BY: CP CHECKED BY: MZ
PROJECT NUMBER: 24012050A DRAWING NAME: C-COVER

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C-1.0

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



SITE INFORMATION AND REFERENCES:

- 1. THIS PLAN REFERENCES A:
A) A SURVEY BY:
BLUE HATCH ASSOCIATES, INC.
551 EASTON ROAD, SUITE A
WARRINGTON, PA 18976
- ENTITLED:
ATLAS/SPS LAND TITLE SURVEY
J34 DEVELOPMENT, LLC
11005, 11007, 11011 & 11043 WILLOW GROVE AVENUE
PARCELS 52-00-18448-00-4, 52-00-18451-00-1, 52-00-18454-00-7
SPRINGFIELD TOWNSHIP (WYNDMOOR), MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA
- DATED:
11/13/2023
- LAST REVISED:
07/03/2025
- B) OWNER/APPLICANT:
J34 DEVELOPMENT, LLC
812 E WILLOW GROVE AVE
WYNDMOOR, PA 19038
- 2. SITE ADDRESS:
11005, 11007, 11011, 11043 WILLOW GROVE AVE
WYNDMOOR, PA 19038

EXISTING CONDITIONS/DEMOLITION NOTES:

- 1. GEOTECHNICAL INFORMATION AND SOIL TEST PIT LOCATIONS SHOWN HEREON ARE AS PRESENTED IN A REPORT ENTITLED "INfiltration TESTING INVESTIGATION LETTER, 1943 E. WILLOW GROVE AVENUE, WYNDMOOR, PENNSYLVANIA 19038", DATED: 10/1/23, PREPARED BY EARTH ENGINEERING INCORPORATED.
- 2. UTILITY COMPANIES MUST BE NOTIFIED PRIOR TO ANY DEMOLITION, EXCAVATION AND/OR CONSTRUCTION. CALL 1-800-242-1776 TO ORDER UTILITY MARK-OUTS AT THE SITE.
- 3. SITE DEMOLITION MUST COMPLY WITH THE LOCAL MUNICIPAL DEMOLITION PERMIT APPLICATION REQUIREMENTS. THE OWNER MUST APPLY AND OBTAIN A DEMOLITION PERMIT PRIOR TO CONSTRUCTION.
- 4. THE CONTRACTOR MUST FIELD VERIFY EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO TELEPHONE, ELECTRIC, GAS, STORM SEWER, SANITARY SEWER, FIBER OPTIC, ETC. PRIOR TO CONSTRUCTION.
- 5. CONSTRUCTION FENCE TO BE INSTALLED AT THE DISCRETION OF THE CONSTRUCTION MANAGER. THE CONSTRUCTION FENCE MUST BE INSTALLED TO MAINTAIN SAFE VEHICULAR AND PEDESTRIAN TRAFFIC PATTERNS AT ALL TIMES THROUGHOUT CONSTRUCTION.
- 6. ALL EXISTING SUBGRADE FEATURES (INCLUDING BUT NOT LIMITED TO UTILITIES, ETC.) MUST BE REMOVED AND BACKFILLED WITH STRUCTURAL MATERIAL APPROVED BY THE ON-SITE GEOTECHNICAL ENGINEER.
- 7. CONTRACTOR IS RESPONSIBLE TO DISCONNECT UTILITY SERVICE PRIOR TO DEMOLITION. CONTRACTOR IS RESPONSIBLE TO OBTAIN THE APPLICABLE DISCONNECTION PERMITS WITH THE UTILITY AND MUNICIPAL AUTHORITIES.
- 8. THIS SET OF PLANS IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. COLLIER'S ENGINEERING & DESIGN HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERGROUND PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.
- 9. THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON VISIBLE ABOVE GROUND STRUCTURES, A UTILITY MARK OUT PROVIDED BY PENNSYLVANIA ONE CALL SYSTEM ASSIGNED SERIAL NUMBERS 25820250401 IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY ACT 121 OF 2008 72P.S. § 176 ET. SEQ. (1-800-242-1776) AND ANY UTILITY MAPS PROVIDED BY UTILITY COMPANIES REFERENCED HEREON. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL HAVE ALL UNDERGROUND UTILITIES FIELD VERIFIED BY THE PROPER UTILITY COMPANIES BEFORE ANY CONSTRUCTION BEGINS.
- 10. BY GRAPHIC PLOTTING THE PROPERTY LIES WITHIN FLOOD "ZONE X" AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS FOR MONTGOMERY COUNTY, PENNSYLVANIA, ALL JURISDICTIONS, COMMUNITY PANEL NUMBER 42091C0379G, MAPS EFFECTIVE DATE MARCH 2, 2016.
- 11. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION HAS BEEN PROVIDED TO THE BEST ABILITY OF THE ENGINEER. HOWEVER, THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTORS CONCERNING THE LOCATION OF ALL UTILITIES PRIOR TO BIDDING AND CONSTRUCTION. LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR.
- 12. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERE TO.
- 13. THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD OR SOIL CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.
- 14. NO PONDS, LAKES, STREAMS, WETLANDS PER U.S. FISH & WILDLIFE SERVICES NATIONAL WETLANDS INVENTORY, HYDRAULIC SOILS, VERNAL POOLS, STREAM BUFFERS, OR RECHARGE AREAS OCCUR WITHIN THE BOUNDARY LINE.

DEMO LEGEND

CURB LINE	SIGN
DEPRESSED CURB	TREE
EDGE OF PAVEMENT	BUILDING AREA
FENCE	
ELECTRIC LINE	
UNKNOWN UTILITY	
WATER LINE	
GAS LINE	

LEGEND

LEGAL RIGHT OF WAY LINE	DIRECTION OF TRAFFIC FLOW
ULTIMATE RIGHT OF WAY LINE	SIGN
PROPERTY LINE	MANHOLE
ADJACENT PROPERTY LINE	HYDRANT
EDGE OF PAVEMENT	STREET LIGHT
CURB LINE	TREE
DEPRESSED CURB	WATER VALVE
	GAS VALVE
	SANITARY CLEANOUT
	UNKNOWN VALVE
	VENT
	TRAFFIC SIGNAL POLE
	UTILITY POLE
	UTILITY POLE W/ STREET LIGHT
	INLET
	BUILDING AREA
	TEST PIT
	MAJOR CONTOUR
	MINOR CONTOUR
	SPOT ELEVATION
	TOP OF CURB ELEVATION
	GUTTER ELEVATION
	BOTTOM OF CURB ELEVATION

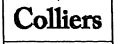
OVERALL NET DEVELOPABLE AREA		
PROTECTED RESOURCE AREAS	SF	Acre
EXISTING LOT AREA	109,907	2.523
EXISTING EASEMENTS	0 [1]	0.000
SLOPES: 25% AND GREATER	0	0.000
SLOPES: 15-25%	0	0.000
SLOPES: 10-15%	0	0.000
ULTIMATE R.O.W	933	0.021
TOTAL PROTECTED RESOURCE AREA	933	0.021
NET DEVELOPABLE AREA (NDA)	108,974	2.502

ABBREVIATIONS

- D.C. = DEPRESSED CURB
- B.C. = BOTTOM OF CURB
- T.C. = TOP OF CURB
- BOL = BOLLARD
- CR = CRATE
- MB = MAILBOX
- FF = FINISH FLOOR
- UV = UNKNOWN VALVE
- MH = MANHOLE
- DEP = DEPRESSED
- CL = CENTERLINE
- PM = PARKING METER
- MHL = MEAN HIGH WATERLINE
- MLL = MEAN LOW WATERLINE
- TW = TOP OF WALL
- BW = BOTTOM WALL
- TBR = TO BE REMOVED
- TR = TO REMAIN

CONSTRUCTION FENCE TO BE INSTALLED AT THE DISCRETION OF THE CONSTRUCTION MANAGER. THE CONSTRUCTION FENCE MUST BE INSTALLED TO MAINTAIN SAFE VEHICULAR AND PEDESTRIAN TRAFFIC PATTERNS AT ALL TIMES THROUGHOUT CONSTRUCTION.

ALL EXISTING FEATURES WITHIN LIMIT OF DISTURBANCE TO BE REMOVED UNLESS OTHERWISE NOTED; UTILITY MAINS SHALL REMAIN INCLUDING, BUT NOT LIMITED TO STORM SEWERS, SANITARY SEWERS, ELECTRIC, TELEPHONE, AND GAS, INCLUDING ASSOCIATED MANHOLES, INLETS, AND VALVES, ETC.



Engineering & Design

www.colliersengineering.com

Copyright © 2025, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom it was prepared or to whom it is loaned. This drawing may not be copied, revised, deleted, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Doing Business as



PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DIGITURE THE EARTH'S SURFACE ANYWHERE IN ANY STATE
#256820250401
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

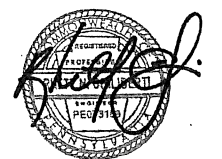
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION
1	12/1/2023	ME	FOR TOWNSHIP SUBMISSION



Rhett Nemetz Chilberti
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
LICENSE NUMBER: PE073158
COLLIERS ENGINEERING & DESIGN, INC.

PRELIMINARY/FINAL LAND
DEVELOPMENT PLANS

FOR
J34 DEVELOPMENT,
LLC

PROJECT LOCATION:
1005, 1007, 1011, & 1043
WILLOW GROVE AVENUE
WYNDMOOR, PA 19038

SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

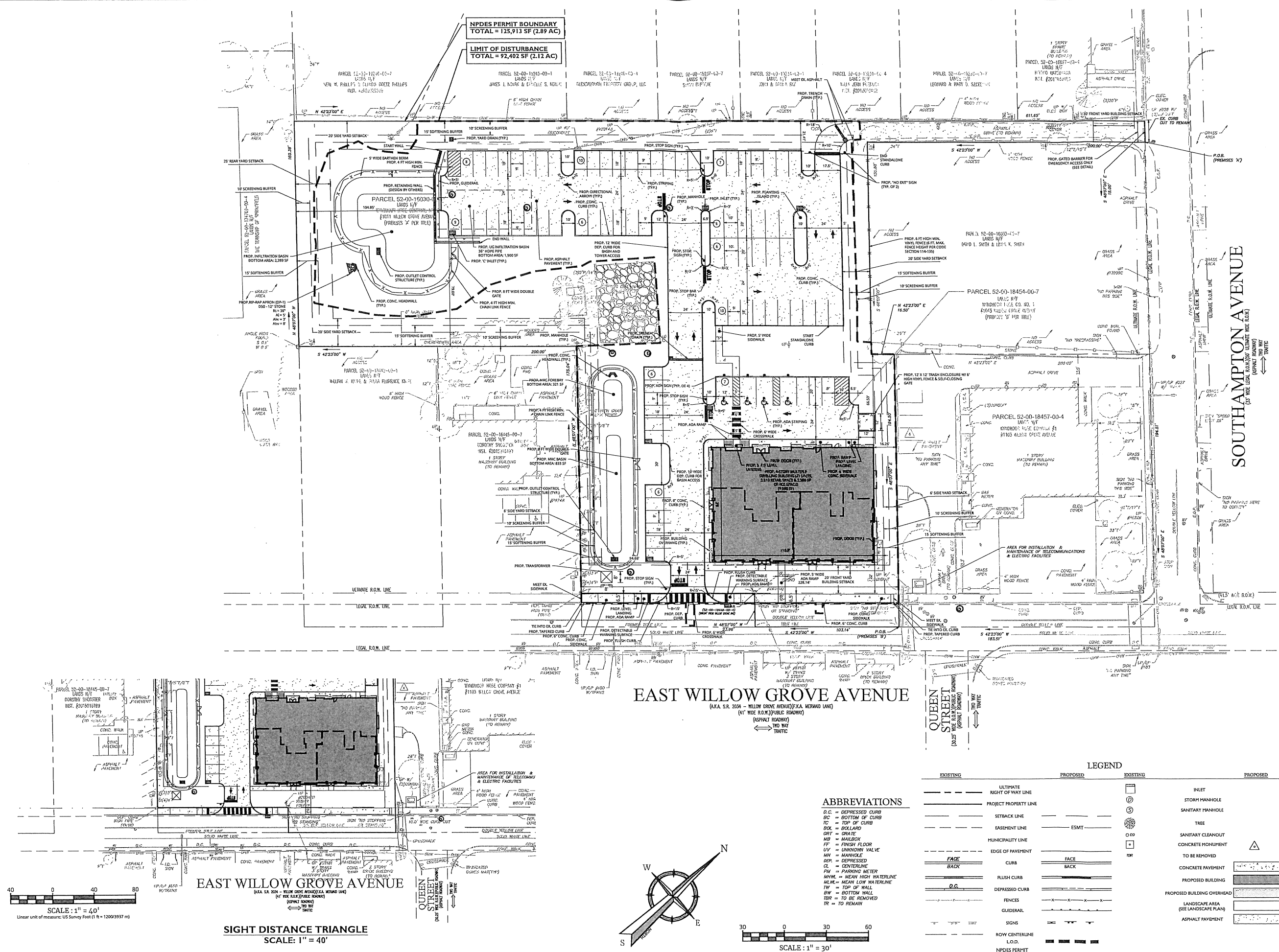
PHILADELPHIA
2 Penn Center, Suite 700
1500 JFK Boulevard
Philadelphia, PA, 19102
Phone: 215.861.5021
COLLIERS ENGINEERING & DESIGN, INC. (CONSOLE BUSINESS) MAJOR CONSULTING

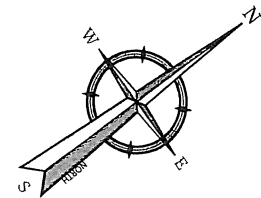
SCALE: AS SHOWN
DATE: 12/1/23
DRAWN BY: CP
CHECKED BY: MZ
PROJECT NUMBER: 24012060A
DRAWING NAME: C-LAY

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-4.1

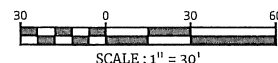
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.





1. THIS SHEET IS TO BE USED FOR LANDSCAPE PURPOSES ONLY.
2. REFER TO CIVIL SITE PLANS FOR ADDITIONAL GENERAL NOTES.

1. REFER TO SHEET B.1. FOR GENERAL PLANTING NOTES AND LANDSCAPE DETAILS.
2. REFER TO THIS SHEET FOR PLANT SCHEDULES.
3. PLANT LOCATIONS INDICATED ON THE LANDSCAPE PLAN ARE APPROXIMATE. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO SITE CONDITIONS.
4. THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT MATERIAL DISCREPANCIES OCCUR.
5. LAWN AREAS SHALL BE STABILIZED WITH SEED UNLESS OTHERWISE INDICATED ON THE LANDSCAPE PLAN. REFER TO THE SIXTH NOTES ON THE LANDSCAPE DETAILS SHEET AND THE SOIL EROSION AND SEDIMENT CONTROL PLAN FOR APPROVED SEED MIXTURES.
6. SOD SHALL BE A BLEND OF TURFGRASS SPECIES SUITABLE TO THE PROJECT LOCATION AND LOCALLY AVAILABLE.
7. ALL SHADE TREES PLANTED ADJACENT TO PEDESTRIAN WALKWAYS, VEHICLE ACCESS, OR WITHIN A SIGHT TRIANGLE OR SIGHT BASEMENT SHALL BE BRANCHED A MINIMUM OF 7'-0" ABOVE GRADE AND/OR APPROPRIATELY PRUNED TO BE 7'-0" ABOVE GRADE. ALL SHRUBS WITHIN A SIGHT TRIANGLE OR SIGHT BASEMENT SHALL NOT EXCEED 30° ABOVE THE ELEVATION OF THE ADJACENT CURB OR DRIVEWAY SURFACES.



A diagram illustrating the layers of a landscape cross-section. The layers are labeled from top to bottom:

- MULCHED TREE RING
- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL OR UNDERSTORY TREE
- SHRUB
- PERENNIAL / ANNUAL / ORNAMENTAL GRASS
- SHRUB/PERENNIAL MASS
- MULCH BED LINE

NOTES:
1. LANDSCAPE SYMBOLS ON THE PLAN VARY AND MAY
DEVIATE FROM THE LANDSCAPE LEGEND SYMBOLS SHOWN ABOVE

[illegible]

Botanical Name	Common Name
31.10 % <i>Carex vulpinoidea</i> , PA Ecotype	Fox Sedge, PA Ecotype
30.30 % <i>Carex lurida</i> , PA Ecotype	Lurid Sedge, PA Ecotype
20.50 % <i>Elymus virginicus</i> , Madison-NY Ecotype	Virginia Wildrye, Madison-NY Ecotype
3.00 % <i>Juncus effusus</i>	Soft Rush
3.00 % <i>Verberna hastata</i> , PA Ecotype	Blue Vervain, PA Ecotype
2.50 % <i>Carex scoparia</i> , PA Ecotype	Blunt Broad Sedge, PA Ecotype
2.20 % <i>Acaedaps incornata</i> , PA Ecotype	Swamp Milkweed, PA Ecotype
1.50 % <i>Zizia aurea</i> , PA Ecotype	Golden Alexanders, PA Ecotype
1.20 % <i>Grassia stricta</i> , PA Ecotype	Fowl Mangrass, PA Ecotype
1.00 % <i>Verberna urticulosa</i> , PA Ecotype	White Vervain, PA Ecotype
0.70 % <i>Eupatorium perfoliatum</i> , PA Ecotype	Bonset, PA Ecotype
0.50 % <i>Aster umbellatus</i> , PA Ecotype	Flat Topped White Aster, PA Ecotype
0.50 % <i>Carex crinita</i> , PA Ecotype	Fringed Sedge, PA Ecotype
0.50 % <i>Labella siphatica</i> , PA Ecotype	Great Blue Lobelia, PA Ecotype
0.40 % <i>Heliopsis helianthoides</i> , PA Ecotype	Oxeye Sunflower, PA Ecotype
0.40 % <i>Himnals rigens</i> , PA Ecotype	Square Stemmed Monarda flower, PA Ecotype
0.40 % <i>Grassia stricta</i> , PA Ecotype	Woolgrass, PA Ecotype
0.20 % <i>Solidago patula</i> , PA Ecotype	Roughleaf Goldenrod, PA Ecotype
0.10 % <i>Lycopus americanus</i> , PA Ecotype	American Water Horehound, PA Ecotype

<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>MAT. HT.</u>	<u>MAT. SPRD.</u>	<u>IN STL. HT.</u>	<u>IN STL. SPRD.</u>	<u>COND.</u>	<u>REMARKS</u>
DECIDUOUS TREES									
ACAS	5	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	40' - 60'	15' - 25'	14' - 16'	3' - 3.5' CAL.	B&B	STRAIGHT, SYMMETRICAL, FULL CROWN, LOW BRANCHED
CACA	30	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	20' - 40'	20' - 30'	14' - 16'	3' - 3.5' CAL.	B&B	STRAIGHT, SYMMETRICAL, FULL, LOW BRANCHED
GLTI	7	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEY LOCUST	30' - 60'	25' - 40'	14' - 16'	3' - 3.5' CAL.	B&B	STRAIGHT, SYMMETRICAL, FULL CROWN
NYSY	6	NYSSA SYLVATICA	BLACK GUM TUPELO	30' - 50'	20' - 30'	14' - 16'	3' - 3.5' CAL.	B&B	STRAIGHT, SYMMETRICAL, FULL CROWN
QURU	12	QUERCUS RUBRA	RED OAK	50' - 75'	50' - 75'	14' - 16'	3' - 3.5' CAL.	B&B	STRAIGHT, SYMMETRICAL, FULL CROWN
SAAL	6	SASSAPARAS ALBIDUM	SASSAPARAS	30' - 60'	25' - 40'	14' - 16'	3' - 3.5' CAL.	B&B	STRAIGHT, SYMMETRICAL, FULL CROWN
ORNAMENTAL TREES									
AMCA	6	AMELANCHIER CANADENSIS	CANADIAN SERVICEBERRY	25' - 30'	15' - 20'	9' - 10'	MULTISTEM	B&B	(3) STEMS, SYMMETRICAL, LOW BRANCHED
CHVI	11	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	12' - 20'	12' - 20'	7' - 8'	MULTISTEM	B&B	(3) STEMS, SYMMETRICAL, LOW BRANCHED
MAVI	23	MAGNOLIA VIRGINIANA	SWEET BAY MAGNOLIA	10' - 35'	10' - 35'	8' - 10'	MULTISTEM	B&B	HEAVY, INFORMAL BALANCE, WELL BRANCHED
MASN	23	MALUS X 'SNOWDRIFT'	SNOWDRIFT CRABAPPLE	15' - 20'	15' - 20'	8' - 10'	1.75" - 2" CAL	B&B	HEAVY, INFORMAL BALANCE, WELL BRANCHED
EVERGREEN TREES									
THGX	50	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	50'	15'	7' - 8'	6'-7"	B&B	STRAIGHT, SYMMETRICAL, DENSE, LOW BRANCHED
DECIDUOUS SHRUBS									
CLAL	8	CLETHRA ALNIFOLIA	SUMMERSWEET	3' - 6'	4' - 6'	24" - 30"	24" - 30"	3 GAL.	DENSE, SYMMETRICAL, WELL FURNISHED
ILVE	8	ILEX VERTICILLATA	WINTERBERRY	6' - 10'	6' - 10'	3' - 3.5'	2.5" - 3"	5 GAL.	DENSE, SYMMETRICAL, WELL FURNISHED
VIDE	6	VIBURNUM DENTATUM	VIBURNUM	6' - 10'	6' - 10'	2.5" - 3"	2" - 2.5"	3 GAL.	DENSE, SYMMETRICAL, WELL FURNISHED
EVERGREEN SHRUBS									
ICST	8	ILEX CRENATA 'SOFT TOUCH'	JAPANESE HOLLY	2' - 3'	3' - 4'	12" - 18"	12"-18"	3 GAL.	DENSE, WELL FURNISHED, SYMMETRICAL
PROT	10	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN ENGLISH LAUREL	3' - 4'	5' - 8'	1.5" - 2"	1.5" - 2"	3 GAL.	DENSE, WELL FURNISHED, SYMMETRICAL
PRSC	13	PRUNUS LAUROCERASUS 'SCHIPKAENSIS'	SCHIPKA ENGLISH LAUREL	10' - 15'	6' - 8'	1.5" - 2"	1" - 2"	5 GAL.	DENSE, SYMMETRICAL, WELL FURNISHED
SHRUB ARBES									
RHAR	83	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	1.5' - 2'	4'-8"	12" - 15"	24"-30"	5 GAL.	18"-24" O.C., DENSE, WELL FURNISHED, SYMMETRICAL LOW BRANCHED
GROUND COVERS									
EGPU	304	EGINACEA PURPUREA	CONEFLOWER	2' - 5'	1.5' - 2'	9" - 12"	9" - 12"	1 GAL.	24" O.C., DENSE, WELL FURNISHED, SYMMETRICAL

Copyright © 2025, Collins Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Collins Engineering & Design.



PROTECT YOURSELF
STATES REQUIRE NOTIFICATION OF
WATERS, DESIGNERS, OR ANY PERSON
PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN ANY STATE
#256820250401

FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION
-----	------	----------	-------------



Rhett Nemetz Chiliberti
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
LICENSE NUMBER: PE073158
COLLIERS ENGINEERING & DESIGN, INC.

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

FOR
J34 DEVELOPMENT,
LLC

PROJECT LOCATION:
1005, 1007, 1011, & 1043
WILLOW GROVE AVENUE
WYNDMOOR, PA 19038

SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

Colliers
Engineering
& Design

SCALE: AS SHOWN	DATE: 12/11/25	DRAWN BY: RM	CHECKED BY: MKB
PROJECT NUMBER: 24012060A		DRAWING NAME: C-LAND	

LANDSCAPE PLAN

C-80

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION