



January 14, 2022

Springfield Township  
1510 Paper Mill Road  
Wyndmoor, Pennsylvania 19038

Attn: Mark Penecale, Director of Land Development

Re: **REQUEST FOR LAND DEVELOPMENT WAIVER**  
**LaSalle College High School – Synthetic Turf Athletic Field Improvement**  
Springfield Township, Montgomery County, PA  
hec #177p

Mark,

On behalf of LaSalle College High School, I am writing to request a Land Development Waiver concerning the LaSalle College High School's existing baseball diamond and multi-purpose field known as Lower Bartley Field. Specifically, the improvement to the existing field to install a new synthetic manmade turf so as to replace the natural lawn. The attached schematic has been prepared to specify the location of such field improvement. PLEASE note, the existing baseball diamond and existing multi-purpose field referred to as 'Lower Bartley Fields' have been in use for 30+ years.

There is NO change to the size NOR the orientation of the existing fields. There is NO proposal to add lights NOR bleachers. There is NO proposal to add buildings of any sort.

As the consulting Civil Engineer (contracted by the LCHS & on their behalf) it is my intent to file a township grading, drainage and E & S permit application detailing the stormwater management and grading of the syn-turf converted field area along with a possible upgrade to the existing ballnet.

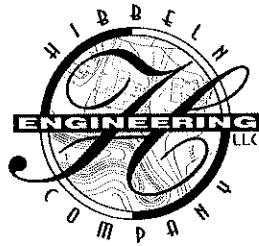
On behalf of the owner, LaSalle College High School, I hereby request as the design engineer, that a waiver of land development herewith be found acceptable. Please add this matter to the Springfield Township Planning Commission Meeting February 1, 2022 Agenda.

Please give me a call if you have any questions, comments or concerns.

Most Cooperatively,

Anthony John Hibbeln, P.E.

cc: Brother James Butler, President  
Ana Luisa Smith, Facilities Director



**REQUEST FOR LAND DEVELOPMENT WAIVER**  
**LaSalle College High School – Synthetic Turf Athletic Field Improvement**  
**PROJECT NARRATIVE**

LaSalle College High School proposes to improve their existing baseball diamond and multi-purpose field known as Lower Bartley Field. The improvements to the existing field are to install a new synthetic manmade turf and an underground stormwater management system so as to replace the existing natural lawn. The attached schematic has been prepared to specify the location of such field improvement. PLEASE note, the existing baseball diamond and existing multi-purpose field referred to as 'Lower Bartley Fields' have been in use for 30+ years.

There is NO change to the size NOR the orientation of the existing fields. There is NO proposal to add lights NOR bleachers. There is NO proposal to add buildings of any sort.

As the consulting Civil Engineer, Hibbeln Engineering Company, L.L.C. shall prepare, engineer and file a township grading, drainage and E & S permit application detailing the stormwater management and grading of the syn-turf converted field area along with a possible upgrade to the existing ballnet.

On behalf of the owner, LaSalle College High School, Hibbeln Engineering Company, L.L.C. hereby requests as the design engineer, that a waiver of land development herewith be found acceptable.

# LASALLE COLLEGE HIGH SCHOOL

SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA



SITE LOCATION MAP 1" = 2,000'

### SITE STATISTICS

- SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:  
SPRINGFIELD TOWNSHIP  
(BLOCK 068A, UNIT 029)  
PARCEL NO. 52-00-03274-00-4  
  
(BLOCK 068A, UNIT 014)  
PARCEL NO. 52-00-13402-00-1
- RECORDED DEED DATA IS AS FOLLOWS:  
AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT HARRISTOWN, PA IN:  
DEED BOOK 4702, PAGES 1173-1178 (BLOCK 068A, UNIT 029)  
DEED BOOK 5606, PAGE 2288 (BLOCK 068A, UNIT 014)
- NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:  
UNIT 29 LASALLE COLLEGE HIGH SCHOOL  
8605 CHELTENHAM AVENUE  
WYNDMOOR, PA 19038  
  
UNIT 14 LASALLE COLLEGE HIGH SCHOOL  
1800 PAPERMILL ROAD  
WYNDMOOR, PA 19038
- ADDRESS OF THE SUBJECT TRACT:  
UNIT 29 LASALLE COLLEGE HIGH SCHOOL  
8605 CHELTENHAM AVENUE  
WYNDMOOR, PA 19038  
  
UNIT 14 LASALLE COLLEGE HIGH SCHOOL  
1800 PAPERMILL ROAD  
WYNDMOOR, PA 19038
- AREA STATISTICS:  
BLOCK 068A, UNIT 029 (LASALLE COLLEGE HIGH SCHOOL)  
(PARCEL NO. 52-00-03274-00-4)  
GROSS TRACT AREA = 43.83 AC. (TO DEED TITLE LINES)  
  
BLOCK 068A, UNIT 014 (LASALLE COLLEGE HIGH SCHOOL)  
(PARCEL NO. 52-00-13402-00-1)  
GROSS TRACT AREA = 28.43 AC. (TO TITLE LINES)

### ZONING DATA

DATA OBTAINED FROM SPRINGFIELD TOWNSHIP ZONING ORDINANCE, AS ADOPTED FEBRUARY 1997, CHAPTER 114:  
REFERENCE ARTICLE 11110, SECTIONS 114-800 TO 114-805.  
DISTRICT CLASSIFICATION - "INST" - INSTITUTIONAL DISTRICT  
EXISTING USE: PUBLIC OR PRIVATE SCHOOLS AND/OR THEIR ADJUNCT RESIDENTIAL FACILITIES (SEC. 114-801(A).)

	REQUIRED	PROVIDED
MINIMUM LOT AREA:	3 AC.	43.63 AC.
MINIMUM LOT WIDTH:	200 FT.	
MAXIMUM BUILDING COVERAGE:	20%	8.2%
MAXIMUM IMPERVIOUS COVERAGE:	40%	28.6%
FRONT YARD SETBACK*:	75 FT.	
SIDE YARD RESTRICTION*:	60 FT.	
- ABUTTING RESIDENTIAL:	75 FT.	
REAR YARD RESTRICTION*:	75 FT.	

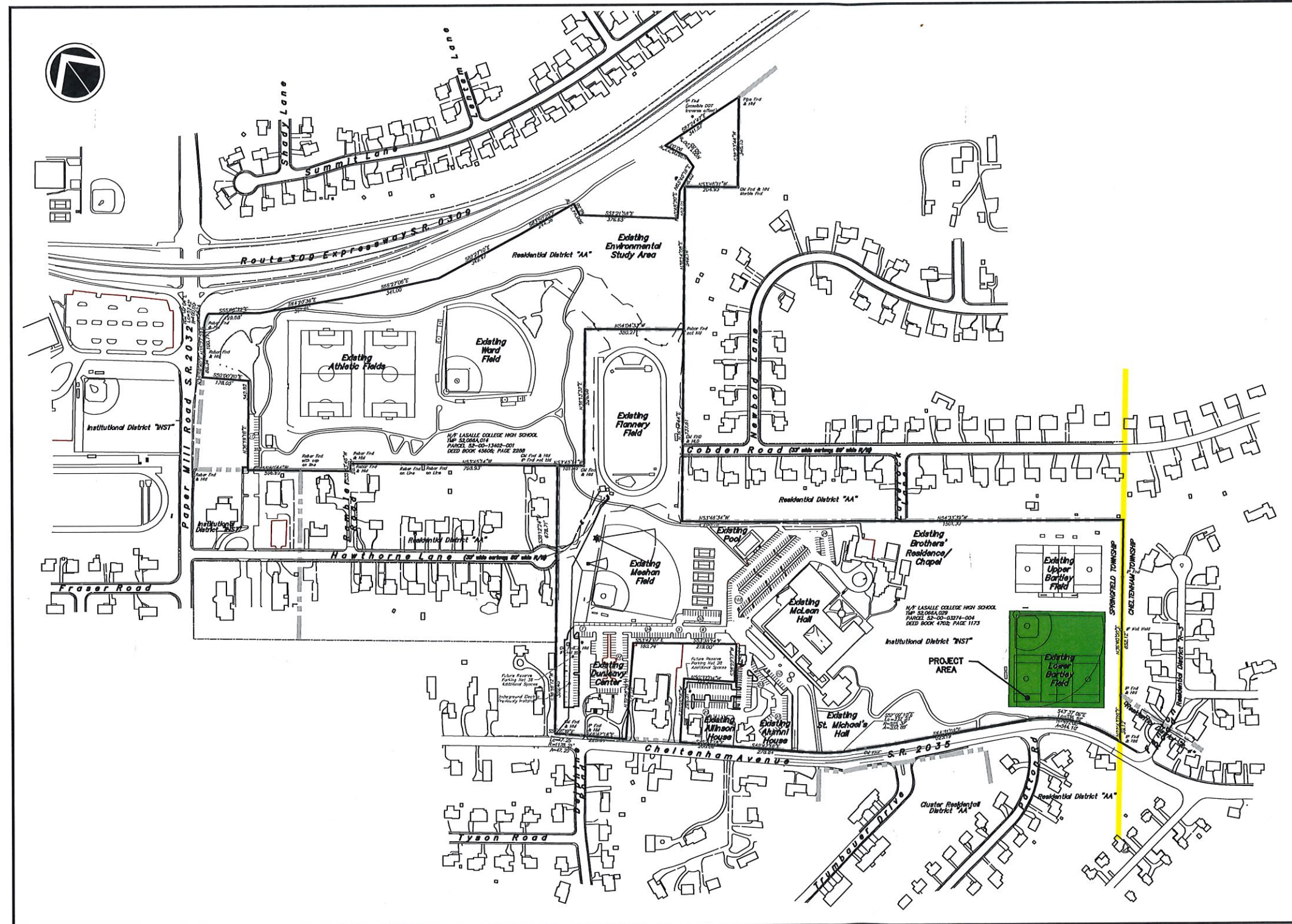
\*WHEN ANY PORTION OF A BUILDING EXCEEDS THIRTY FIVE (35) FEET, THE FRONT, SIDE, AND REAR YARDS MUST BE INCREASED BY THREE (3) FEET FOR EACH ADDITIONAL FOOT IN BUILDING HEIGHT.

REFERENCE ARTICLE IV, SECTIONS 114-40 TO 114-45.  
DISTRICT CLASSIFICATION - "AA" - RESIDENTIAL DISTRICT  
EXISTING ATHLETIC FIELD USE GRANTED BY ZONING PETITION # 2006-23\_DATED 12/18/06

	REQUIRED	REQUIRED
MINIMUM LOT AREA:	25,000 S.F.	28.43 AC.
FRONT YARD SETBACK:	50 FT.	
SIDE YARD RESTRICTION*:	15 FT.	
MINIMUM AGGREGATE:	50 FT.	
REAR YARD RESTRICTION*:	25 FT.	
MINIMUM LOT WIDTH:	100 FT.	
MAXIMUM BUILDING COVERAGE:	15%	0.1%

\*WHEN ANY PORTION OF A BUILDING EXCEEDS FORTY (40) FEET, THE SIDE, AND REAR YARDS MUST BE INCREASED BY FIVE (5) FEET FOR EACH ADDITIONAL TWELVE (12) FEET IN BUILDING HEIGHT.

EXISTING PARKING SPACES:	442
FUTURE RESERVE PARKING:	64
TOTAL:	506



SURVEY:  
POLARIS SURVEYING AND FORESTRY  
2002 JUNIATA ROAD  
JEFFERSONVILLE, PA 19403  
(610) 539-5361

EXISTING FIELD RENOVATION  
PREPARED FOR  
LASALLE COLLEGE HIGHSCHOOL  
SITE SITUATE IN  
SPRINGFIELD TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA

NO.	REVISIONS	PLAN ORIGINATOR DATE
1		JANUARY 14, 2008



### WAIVER OF LAND DEVELOPMENT PLAN

EXISTING FIELD RENOVATION  
SITE SITUATE IN  
SPRINGFIELD TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA

PROJECT MANAGER: A.M.	DRAFTED BY: M.N.
PROJECT NUMBER: 177p	DRAWING FILE: #177h_SHT01
PLAN SCALE: 1"=200'	PLAN SHEET NUMBER: 1 OF 1

