



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: www.SpringfieldMontco.org

Phone: 215-836-7600

Fax: 215-836-7180

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Susanna O. Ratsavong
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Public Notice

Planning Commission Meeting Waiver Request

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Solicitor

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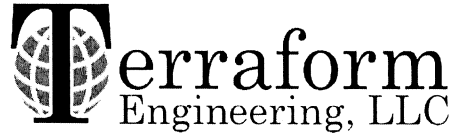
Timothy P. Woodrow, PE
Engineer

This notice is sent to inform you that the Springfield Township Planning Commission will hold a public meeting on **Tuesday, July 16, 2024**, with a 7:00 P.M. start time to discuss the request for a waiver from the requirements of a Land Development submission for the property located at 1901 Paper Mill Road, Oreland, PA 19075.

The Planning Commission will review the waiver requested by Springfield Township School District for the proposed renovation to the playing fields at the Springfield Township Middle School located at 1901 Paper Mill Road, Oreland, PA 19075. The School District proposes to add ADA accessible walkways from the parking lot to the existing playing fields. In addition, the existing equipment shed, and bleachers will be relocated. The School District also proposes to relocate and reconstruct the shotput and high jump areas. The property is zoned within the Institutional District or Ward #4 of Springfield Township.

A copy of both the request 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



July 2, 2024

Mr. Mark Penecale
Springfield Township Planning Director
1510 Paper Mill Road
Wyndmoor, PA 19038-7034

Re: Springfield Township Middle School
Track & Field Improvements
Waiver Request Letter
Terraform No.: 23013

Dear Mark,

On behalf of the School District of Springfield Township we are requesting the following waivers for consideration by the Planning Commission and Board of Commissioner for approval.

SALDO §95-4 through §95-8 Preliminary Plan & Final Plans. These sections require preliminary and final land development plan review for a commercial structure. We are requesting a waiver to eliminate the requirement for Preliminary and Final plan review for the construction of the proposed track and field improvements as depicted on plans entitled "School District of Springfield Township, Springfield Township Middle School, Track & Field Improvements" by D'Huy Engineering, dated July 2, 2024, consisting of 7 sheets. The proposed improvements include new walking paths, discus pad, high jump, and bleachers between the track and the fields hockey field. A waiver of land development is requested due to the de minimis nature of the proposed project.

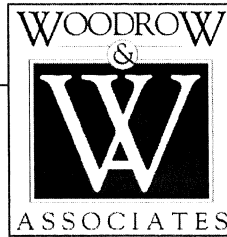
We respectfully request consideration of these waiver requests at the July 16, 2024 Planning Commission and the following Board of Commissioners meeting. Should you have any questions, or require additional information, please contact me at our Bethlehem, PA office at (484) 895-4632.

Sincerely,

A handwritten signature in black ink, appearing to read 'Terry P. DeGroot'.

Terry P. DeGroot P.E.
Project Manager

cc: Michael Taylor, Springfield Township Manager
Cara Green, SDST Business Administrator
Douglas Taylor, D'Huy Engineering



July 11, 2024

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

Reference: Springfield Township Middle School
Sport Complex Improvements – Waiver of Land Development

Dear Mark:

My office is in receipt of a 13-sheet set of plans that describes the next phase of improvement to the school campus. Improvements illustrated on this plan set include new walking paths, discus pad site, high jump pit and spectator bleachers. The school district has requested a waiver of land development process in order to facilitate these improvements. I concur with the school district's request in that the rather diminutive nature of these proposed improvements would not necessarily trigger a full land development review. However, viewed in conjunction with the larger school expansion project that is currently in review phase, I think it is important to inform our planning commission, elected officials and the community as to the ongoing work at the campus. I would not be opposed to the commissioners granting waiver of land development so long as the following conditions were addressed:

1. **Buffering** – The area of the site anticipated for the construction of the high jump facility as well as the discus throw location is immediately adjacent to several residential properties. Please recall that approximately two weeks ago you and I met with the engineers representing the land development for the larger school expansion project with specific intent of viewing these backyard areas. We are awaiting revised plans from the school district to illustrate additional buffering of these backyard areas. The buffer planting plans should be coordinated between the two engineering firms to assure a minimal impact on our neighbors.
2. **Stormwater management** – The amount of impervious surface being added by virtue of the application triggers the need for stormwater management measures. I have exchanged emails with the engineers from Terraform LLC regarding the stormwater concern. I believe they stand ready to submit revised plans that would incorporate design calculations for the stormwater infrastructure. Stormwater runoff from the property has been a persistent concern we have heard from the community as they coexist with the campus.

July 11, 2024

Mark Penecale, Planning Director

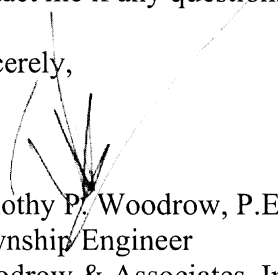
Springfield Township

Reference: Springfield Township Middle School
Sport Complex Improvements – Waiver of Land Development

3. **Parking** – Parking is at a premium especially as it relates to athletic events. The neighborhood has reached out to us with concerns about on street parking in the neighborhood which becomes a safety issue. With the enhancements to the athletic facilities, the school district should be prepared to describe they plan to address the parking need.
4. **Shed** – The school should be prepared to discuss the purpose of the relocated shed. It is assumed that the shed will store athletic equipment and landscaping equipment for the complex. The intent should be made clear on the plan.

These thoughts represent my concerns with regard to the application. Please feel free to contact me if any questions you may have regarding his comments.

Sincerely,



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

TPW/del

Cc: James J. Garrity, Esq., Wisler Pearlstine, LLP. – Township Solicitor
Andrew R. Freimuth, Esq. – Wisler Pearlstine, LLP
A. Michael Taylor, Township Manager – Springfield Township
Cara Green – SDST Business Administrator
Doug Taylor – D'Huy Engineering
Terry DeGroot, PE – Terraform Engineering, LLC

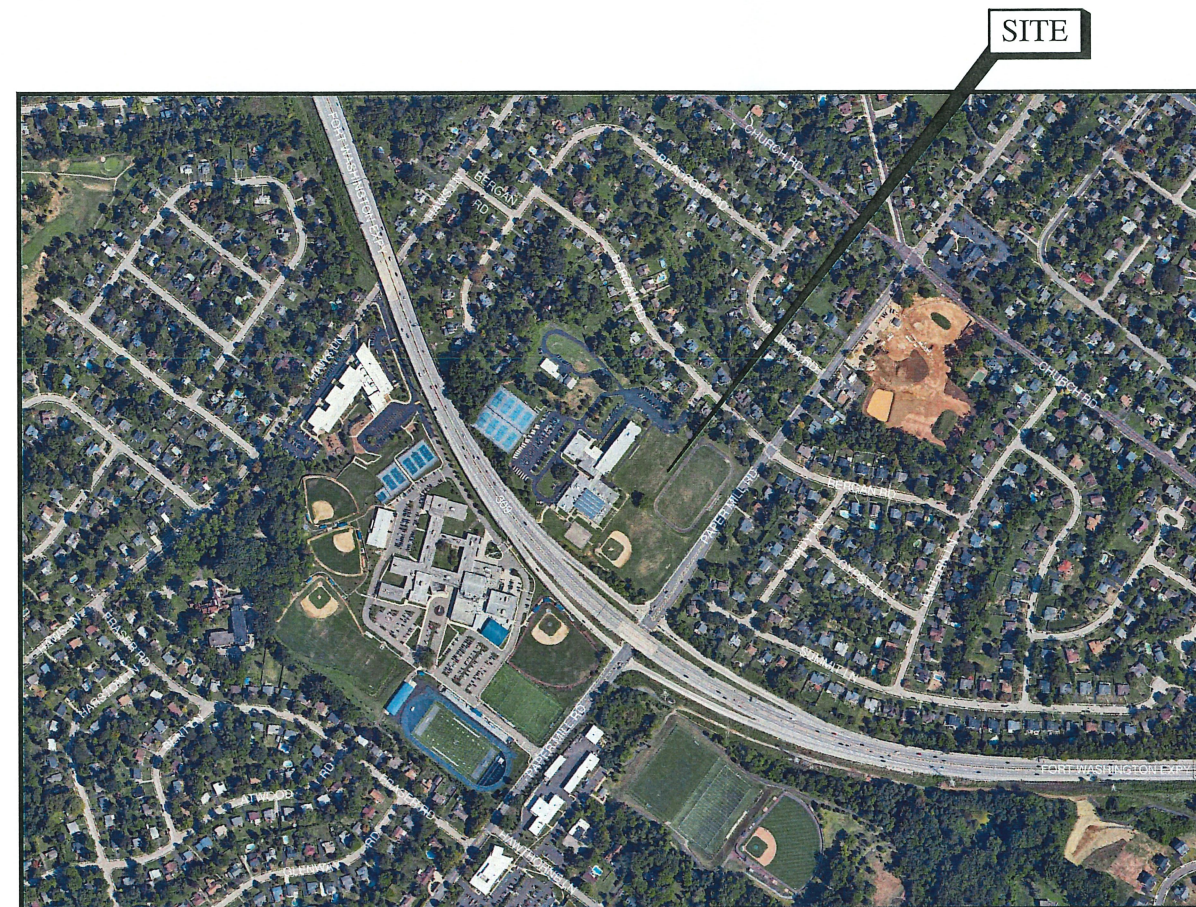
SCHOOL DISTRICT OF SPRINGFIELD TWP.

SPRINGFIELD TOWNSHIP MIDDLE SCHOOL TRACK & FIELD IMPROVEMENTS

JULY, 2024

DEI PROJECT NO. 289024

SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA



PROJECT DRAWING LIST

CS-1	COVER SHEET
ST-1	STAGING PLAN
EX-1	EXISTING CONDITIONS & DEMOLITION PLAN
SP-1	ENLARGED SITE PLAN - EAST
SP-2	ENLARGED SITE PLAN - WEST
SP-3	ALTERNATE: CONCRETE WALK & BLEACHER AREA
DT-1	DETAILS
DT-2	ALTERNATE: DETAILS
ES-1	EROSION & SEDIMENT CONTROL
ES-2	EROSION & SEDIMENT CONTROL
ES-3	ALTERNATE: EROSION & SEDIMENT CONTROL
ES-4	ALTERNATE: EROSION & SEDIMENT CONTROL
ESDT-1	EROSION & SEDIMENT CONTROL DETAILS

LOCATION MAP



ADDRESS:
1901 PAPER MILL ROAD
ORELAND, PA 19075

D'HUY
Engineering, Inc.
CONSULTING ENGINEERS
Project Management | Facility Engineering
Structural Design & Analysis | Forensic Engineering

DEI

100 East Broad Street, Suite 310
Bethlehem, PA. 18018
610.865.3000
610.861.0181 FAX
www.dhuy.com

Terraform
Engineering, LLC
ONE EAST BROAD STREET, SUITE 330
BETHLEHEM, PA 18018
PHONE: 484-895-4632
www.terraformengineering.com

NO.	DATE	ISSUED FOR	BY

SFAL₁

SCHOOL DISTRICT OF SPRINGFIELD TOWNSHIP
SPRINGFIELD TOWNSHIP MIDDLE SCHOOL
TRACK & FIELD IMPROVEMENTS
SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

COVER SHEET

CS-1

SCALE	JOB NO	DATE
NOTED	289024	7/2/24

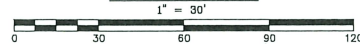
- 1 CONTRACTOR IS PERMITTED TO USE A MINIMAL NUMBER OF PARKING SPACES AT THIS AREA FOR STAGING PURPOSES / STORAGE OF MATERIALS (SEE DASHED AREA). PROTECT THE EXISTING ASPHALT FROM DAMAGE. PROVIDE CHAIN LINK FENCE WITH LOCKABLE GATES. RESTORE STAGING AREA TO PRIOR CONDITION AT COMPLETION OF PROJECT. VERIFY LOCATION AND SIZE OF STAGING AREAS WITH ENGINEER.
- 2 CONTRACTOR TO MAINTAIN CLEAR AND SAFE ACCESS TO THE PARKING AREA AND BUILDING FOR OWNER'S PERSONNEL. COORDINATE CONSTRUCTION TRAFFIC AND DELIVERIES WITH SCHOOL AM/PM START AND ARRIVAL TIMES.
- 3 CONTRACTORS LIMIT OF DISTURBANCE SHOWN IN DOTTED BORDER.
- 4 PROTECT TRACK SURFACE DURING CONSTRUCTION. NO VEHICLES (STANDARD WORK TRUCKS, CARS, CONSTRUCTION EQUIPMENT, ETC) ARE PERMITTED ON THE EXISTING TRACK SURFACE.
- 5 CONTRACTORS ARE NOT PERMITTED TO USE FIELD HOCKEY FIELD FOR STAGING OR ACCESS TO SITE.
- 6 CONTRACTORS ARE NOT PERMITTED TO USE TRACK SURFACE OR FOOTBALL FIELD FOR STAGING OR ACCESS TO SITE.

1. CONTRACTOR TO ESTABLISH STAGING AREAS AND PROVIDE PROTECTION FOR PAVED OR CONCRETE AREA AS REQUIRED. CONTRACTOR TO RESTORE ALL STAGING AREAS TO PRIOR CONDITION AT COMPLETION OF WORK AT EACH LOCATION.
2. CONTRACTOR TO MAINTAIN OWNER ACCESS AT ALL TIMES. WITH PEDESTRIAN PROTECTION AND FENCING AS REQUIRED, INCLUDING BUT NOT LIMITED TO BUILDING ENTRANCES AND GARAGE BAYS.
3. EXISTING UTILITIES MUST REMAIN FULLY OPERATIONAL. AT ALL TIMES. NOTIFY ENGINEER OF ALL UTILITY SHUTDOWNS 48 HOURS PRIOR TO SHUT DOWN.
4. ALL EXISTING DRIVEWAYS AND PARKING LOT TRAFFIC ISLES ARE TO REMAIN OPEN FOR STAFF AND BUS TRAFFIC THROUGHOUT THE PROJECT.

CONTRACTOR STAGING AREA

LIMIT OF WORK AREA

POCS SERIAL NUMBER



SCALE	JOB NO	DATE
NOTED	289024	7/2/24