



**Springfield Township
Planning Commission Meeting
March 4, 2025**

This is the regularly scheduled meeting of the Springfield Township Planning Commission. This meeting will start at 7:00 PM. The meeting will be held in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

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

Call To Order:

| | | | |
|-------------------|----------------|---------------|-----------------|
| Roll Call: | Murray | Devine | Sands |
| | Blankin | Quill | Harbison |
| | Mascaro | Helwig | |

Approval of the Minutes: The Planning Commission will review and take final action on the minutes from the February 4, 2025, meeting.

Commissioner's Report:

PC1: The Planning Commission will review Phase Two of the Mount Saint Joseph Academy Land Development Application. This is for the property located at 120 West Wissahickon Avenue, Flourtown, PA 19031, also known as parcel #5200-0157-3004. These plans have been revised since the submission dated November 2, 2023. The plans are for the revised field house and an enclosed connective corridor to link the proposed new field house to the existing structure. The owners have already installed the walking trail along the West Wissahickon Avenue frontage. This plan includes additional interior landscaping along the parking lot, the detention basin and in front of the relocated tennis courts. The property is zoned within the Institutional District of Ward #1 of Springfield Township.

PC2: The Planning Commission will continue their review of the updates to the Subdivision & Land Development Ordinance.

The next meeting of the Springfield Township Planning Commission is scheduled for Tuesday, March 18, 2025.

Adjourned:



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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Joelle Kleinman
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Timothy P. Woodrow, PE
Engineer

Public Notice Planning Commission Meeting LD-23-03

This notice is sent to inform you that the Springfield Township Planning Commission will hold a public meeting on Tuesday, March 4, 2025, with a 7:00 P.M. start time to discuss Phase Two of the Land Development Application submitted by **Mount Saint Joseph's Academy** for a proposed additions to 120 W. Wissahickon Avenue, Flourtown, PA 19031.

The Planning Commission will review the Land Development application of **Mount Saint Joseph Academy** for the property located at 120 W. Wissahickon Avenue, Flourtown, PA 19031. The applicant has revised the plans for the proposed field house addition and the enclosed connection between the two buildings. A revised landscaping plan has been submitted. The property is zoned within the Institutional District of Ward #1 of Springfield Township.

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



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

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Timothy P. Woodrow, PE
Engineer

December 12, 2024

Bernadette A. Kearney
Hamburg, Rubin, Mullin, Maxwell & Lupin, PC
1684 S. Broad Street, Suite 230
PO Box 1479
Lansdale, PA 19446-5422

RE: LAND DEVELOPMENT
MOUNT SAINT JOSEPH ACADEMY
120 WEST WISSAHICKON AVE., FLOURTOWN

Dear Ms. Kearney:

At the December 11, 2024 meeting of the Board of Commissioners of Springfield Township, the Board accepted your letter dated November 25, 2024 granting an extension to the 90 day land development plan review period for the above referenced land development through April 30, 2025. The extension of time will permit your client an opportunity to bring the plans into compliance with the Springfield Township Code.

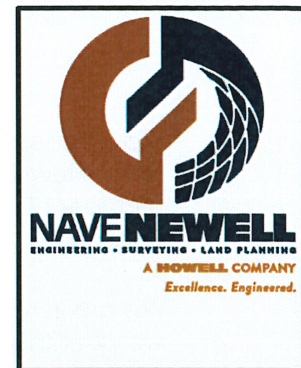
Please have the project's civil engineer remain in close contact with Timothy P. Woodrow, Township Engineer, with regard to bringing the plans into compliance with the Code.

Very truly yours,

Michael Taylor
Township Manager

MT:cmt

Cc: T. P. Woodrow
J. J. Garrity
M. A. Penecale



January 17, 2025

VIA HAND DELIVERY

Mr. Mark Penecale
Director of Planning and Zoning
Springfield Township
1510 Paper Mill Road
Wyndmoor, PA 19038-7032

Reference: **Mount Saint Joseph Academy – Fieldhouse**
Final Land Development Application
Springfield Township, Montgomery County, PA
Nave Newell No. 2022-019.03

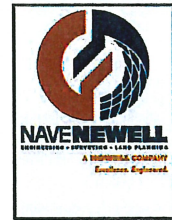
Dear Mr. Penecale:

On behalf of our client, Mount Saint Joseph Academy, please find enclosed submission materials for a Final Land Development Application for the fieldhouse project at 120 West Wissahickon Avenue in Springfield Township, Montgomery County, PA. The following is being provided in support of the application:

1. Final Land Development Plans for Mount Saint Joseph's Academy Fieldhouse (sheets 1-17 of 17), dated January 17, 2025 (6 copies);
2. Post Construction Stormwater Management Report and Drainage Calculations, dated January 17, 2025 (2 copies);
3. Applicant Request for County Review (2 Copies);
4. Boundary Survey, Dated February 28, 2024 (6 copies); and
5. Flash drive containing electronic copies of the enclosed documents for submission to the Montgomery County Planning Commission.

Mount Saint Joseph Academy is proposing to redevelop a portion of the property to construct a fieldhouse. The campus is located at 120 West Wissahickon Avenue in Springfield Township, Montgomery County, Pennsylvania. The construction will include a new gymnasium to the east side of the existing school. As part of this project, the existing driveway along the east side of the building and the existing tennis courts will need to be shifted east to accommodate the new addition. The constructed improvements will incorporate additional parking and the required stormwater management facilities.

These improvements will not result in an increase in enrollment at the school and the proposed use will remain as the existing use of a school. The development will be in accordance with the institutional district provisions and previously granted zoning relief.



Mark Penecale, Director of Planning and Zoning
Nave Newell No. 2022-019.03
January 17, 2025
Page 2

We are in receipt of the review letter from Woodrow & Associates, dated November 2, 2023, and we offer the following responses to their comments in corresponding order:

Subdivision Land Development Ordinance:

Waivers – The applicant is seeking relief from strict compliance of the following subdivision land development ordinance requirements:

1. Section 95-7.i otherwise requiring the preparation of a traffic management study. The applicant should provide information with regard to any anticipated increase in campus population. If the school can ensure that this project merely seeks to enhance the learning experience for the current student body versus an anticipated significant increase in population, a waiver of the strict compliance from traffic study may be appropriate.

Response: No response necessary.

Subdivision Ordinance Review:

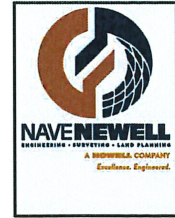
1. Section 95-7.A – A complete property survey must be included with the application. This project bears great similarity to LaSalle High School's "David Building" addition. At that time, the Township worked with LaSalle High School to explain the benefit of an overall property survey. The survey is meant to memorialize all the improvements that exist on the property. The document can then be utilized for future accountings of new impervious surfaces, utility construction improvements and serve as a tool, not only for the community, but also for the school as a document for future planning. The task would require an assemblage of the plans that were utilized for the areas of campus improvements over the years including the parking lot renovations, the turf fields, as well as the courtyard improvements outside the cafeteria. It is unclear how the zoning table shown on Sheet 1 of 14 was established without property survey.

Response: The applicant has completed a boundary survey for the property and included as part of this submission. This plans serves as the basis for the impervious coverage calculations tabulated on Sheet C3.1 (site Plan).

2. Section 95-B thru H – The ordinance obligates a great deal of additional information regarding the property's current conditions, location of property boundaries, location of property corners, location of all utility serving the property, location of streets of rights-of-way, etc.

Response: The applicant has completed a boundary survey for the property and included as part of this submission.

3. Section 95-7.H – A landscaping plan is required for the application. While the project does provide a landscaping plan for interior building courtyard space, there is no landscaping plan for the property in total. Parking lot landscaping, property line buffering and other obligations of the ordinance must be addressed. Specifically with this design, a more detailed description of the plant material to be utilized in the bottom of the proposed rain garden is required.



Mark Penecale, Director of Planning and Zoning
Nave Newell No. 2022-019.03
January 17, 2025
Page 3

Response: A landscaping plan is to be provided by others under separate cover.

4. Section 95-7.I – Traffic Management Studies – This ordinance citation requires that a traffic management study be provided for all major land developments

Response: A waiver has been requested.

5. Section 95-10.A – All land developments are required to acknowledge the Township's road design standards. In this instance, a 60-foot-wide ultimate right-of-way, a 30-foot-wide cartway, as well as curbs and sidewalks are required. The plan described in Comment Number 1 above will be required in order to satisfy this ordinance obligation.

Response: The applicant has constructed the extension of the Wissahickon trail as requested by the township in order to comply with this ordinance obligation.

6. Section 95-11.E(2)(b) – Land suitable for parks and recreation use must be offered to Springfield Township. The amount of land to be offered for dedication for park and recreational areas in nonresidential subdivisions or land developments shall be 3,000 square feet per 4,000 square feet of building area. This application would require 3,000 square feet of open space.

Response: The applicant has constructed the extension of the Wissahickon trail as requested by the township in order to comply with this ordinance obligation.

7. Section 95-11.E(8) – This code citation offers an ability for the applicant to provide a fee in lieu of dedication of open space.

Response: The applicant has constructed the extension of the Wissahickon trail as requested by the township in order to comply with this ordinance obligation.

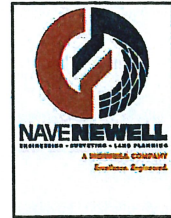
8. Section 95-11.F – Right-of-way – A right-of-way of not less than 40-feet-wide shall be provided along all natural watercourses, where required by the board, in order to enable the Township to construct and maintain sanitary and storm sewer systems. This code requirement would be quieted by the preparation of the overall survey plan described in Comment No. 1 above.

Response: The applicant has completed a boundary survey for the property and included as part of this submission.

9. Section 95-11.H(1) – This code citation echoes Comment No. 1 above. A complete outline and survey of the property to be developed and the final placement of all street control survey monuments shall be provided, showing all bearings, distances, and ties to all adjacent intersections. The survey shall not have an order of closure greater than one part in 10,000.

Response: The applicant has completed a boundary survey for the property and included as part of this submission.

10. Section 95-11.I(1) – While the Zoning Hearing Board granted certain relief to landscape buffering for the entire perimeter of the property. It would be appropriate to review specific locations where additional landscape planting and buffering would help minimize the impact on adjoining



Mark Penecale, Director of Planning and Zoning
Nave Newell No. 2022-019.03
January 17, 2025
Page 4

residents due to the expanded intensity of use for the campus property. Rich Avenue and Stevens Road are of particular concern.

Response: A landscaping plan is to be provided by others under separate cover.

11. Section 95-11.1(2) – Street trees are required with all land developments and shall be planted along all existing streets.

Response: A landscaping plan is to be provided by others under separate cover.

Please contact me at (610) 265-8323 or via email at jbannon@navenewell.net with any questions or if any additional information is needed.

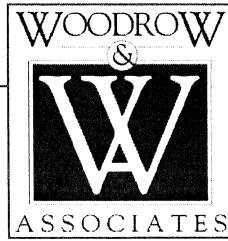
Sincerely,

James P. Bannon, Jr, P.E.

Enclosures

cc (via email): Bernadette Kearney, Esquire | Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C.
Rae Monroe | Metcalfe Architecture & Design

K:\22proj\22019_Mount Saint Joseph Academy\03_Gym_Addition\RevResp\Township\Penecale_itr_25-01-17_Final_LD.docx



January 28, 2025

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

Reference: Mount St. Joseph Academy – Phase II
Land Development Review

Dear Mark:

Please recall that that back on November 2, 2023, I reviewed a set of plans describing a proposed expansion of the academic facilities located at the Mount St. Joseph Academy on Wissahickon Avenue. At that time both our planning commission and board of commissioners reviewed the application. The result of that review brought some closure as to actions necessary to afford the project the opportunity to secure a final land development approval.

I am in receipt of a revised set of plans that address the earlier reviews and staff comments. The plan set continues to be prepared by Nave Newell engineers. The design plans contain 17 sheets and have been most recently revised January 17, 2025. This revised submission modifies the configuration of the proposed Field House addition to the school. The 2023 application attached the entire Fieldhouse to the easterly side of the school building. We understand that the existing utility complications have caused a rethinking of this design element. The 2025 application constructs a building that is more independent from the original school. There is an enclosed connection corridor that will link the two structures.

An important feature of this application is the plan showing a potential future addition to the southeast corner of the existing school building. It appears that this addition is still zoning compliant, but more importantly, the stormwater management calculations and designs for the addition have been incorporated into the permitting process. The Record Plan should make note that this addition is to be considered part of this land development approval. At the time of construction of the addition, the process can be through staff building permit versus revised land development plan applications.

Threshold Issues – During our discussions that occurred early in 2024, two major topics were revealed:

1. **PA DEP NPDES Permit** – Any significant land development costs negotiate a rather tedious review process that analyzes both stormwater treatment and erosion control measures. At this time, the permit has been issued and is in force.

January 28, 2025

Mark Penecale, Planning Director

Springfield Township

Reference: Mount St. Joseph Academy – Phase II
Land Development Review

2. **Road Improvements** – Significant discussions ensued with regard to the extent of road improvements that may or may not be required in conjunction with the land development proposal. It appeared that the consensus of the board was a willingness to waive major road widening, curbing and storm drainage improvements for the road frontages adjacent to the high school campus. The improvement that would be required was the installation of a walking trail that would link pedestrian connections that exists along West Wissahickon Avenue, along the school frontage, and tying into Stenton Avenue. We would like to thank the school once again for their proactive construction of this trail prior to the approval process being completed and vastly improving pedestrian safety in the area. The timing of this new application is fortunate as the Township has just been contacted by the County indicating that their trail that extends along Stenton Avenue and Erdenheim Farm is nearing ready for bidding and construction.

Approvals/Permits/Reviews – Any approval the Board of Commissioners may grant this application must be conditioned upon the applicant securing the following approval/permit/reviews.

1. Fire Marshal – The remaining review necessary will come from our fire marshal with regard to his ability to access the building in the event of an emergency.
2. Submission of a cost estimate to accomplish the site improvements that potentially impact the public should include erosion control measures, stormwater and stormwater management systems as well as landscaping and lighting.
3. Execution and funding of a land development and financial security agreement
4. Execution of a stormwater operations and maintenance agreement

Zoning Ordinance Review:

1. Armed with the Township Zoning Hearing Board Variance Relief acquired at the board's March 27, 2023, meeting regarding number of parking spaces, the plan appears to be in compliance with our zoning code.

Subdivision Land Development Ordinance Review:

1. Waivers – The following waivers must be secured from the Commissioners in conjunction with the final plan application in order for an approval resolution to be valid for the current application.
 - a. Section 95-7.I – Requiring the preparation of a full traffic management study.
 - b. Section 95-10.A – From the strict obligation to provide additional right-of-way, cartway, curbing and sidewalks along the property frontages.

January 28, 2025

Mark Penecale, Planning Director

Springfield Township

Reference: Mount St. Joseph Academy – Phase II
Land Development Review

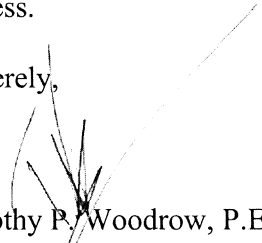
- c. Section 95-11.E(2)(b) / Section 195-11.E(8) – Dedication of land suitable for parks or a fee in lieu of dedication of park open space land. The applicant has suggested that their construction of the walking trail be considered as a fulfillment of this obligation.
2. Outstanding tasks
 - a. Section 95-11.i(1) Buffering – A landscaping plan is to be submitted.
 - b. Section 95-11.i(2) Street Trees – A landscaping plan is yet to be submitted.

General Comments:

1. **Boundary and Survey Plan** – The applicant has provided a total outbound and survey plan that depicts the current existing features on the property with regard to the school's ability to meet bulk area zoning requirements, utility connections and will serve as an important tool for school planning and Township review moving forward.
2. **Stormwater Management** – Runoff from the new and relocated improvements are captured by a storm sewer network and treated by a significant, to be constructed, detention basin located to the northeast side of the proposed building addition and new tennis court facility.
3. **Boundary Survey and Plan** – The foundry plan should be updated to show the location of the existing walking trail along Wissahickon Avenue having been constructed.

Please feel free to contact me with any questions or concerns that may persist during this review process.

Sincerely,


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

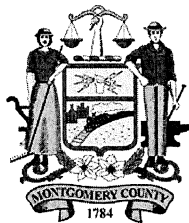
TPW/del

Cc: James J. Garrity, Esq., Wisler Pearlstine, LLP. – Township Solicitor
Andrew R. Freimuth, Esq. – Wisler Pearlstine, LLP
James Bannon, Jr., P.E. – NaveNewell
Bernadette Kearney, Esq. – Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C.
Rae Munroe, Project Manager – Metcalfe Architecture and Design
Joseph Fay – MCFA
Stephen Gozdan, Chief Financial Officer – Mount Saint Joseph Academy

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

February 14th, 2025

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

Re: MCPC #23-0066-003
Plan Name: Mount Saint Joseph's Academy Phase 2 Fieldhouse
(30,500 square feet institutional on 1 lot comprising 4.3 acres)
Situate: Wissahickon Avenue (E); south of Haws Lane
Springfield Township

Dear Mr. Penecale:

We have reviewed the above-referenced land development in accordance with Section 502 or (609) of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 21, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Mount Saint Joseph Academy, has submitted a final land development plan to construct a 30,500 square foot building which will be connected to the school via a proposed corridor. The proposed building is to include a new gymnasium, arts wing, and courtyard area on the east side of the existing school. The existing driveway and tennis courts will be shifted to accommodate the new addition, and an additional 40 parking spaces are to be included.

The applicant has obtained zoning variances from off-street parking requirements and the requirement for a perimeter screening buffer. The applicant has additionally requested a waiver from the township's subdivision and land development ordinance to not prepare a traffic management study. The site is in the township's Institutional zoning district and is served by public water and sewer. The plan is dated January 17, 2025, although a previous version of this plan was submitted in October of 2023, where we provided comments on November 15, 2023 regarding potential identified issues, of which some are reinforced through this letter. We additionally wish to commend the applicant for satisfactorily addressing many of our concerns raised in our previous review letter, primarily concerning the creation of the trail extension along Wissahickon Avenue and improving pedestrian connectivity.



COMPREHENSIVE PLAN COMPLIANCE

The parcel is shown as a Suburban Residential Area in both the Springfield Township *Vision for 2025 Comprehensive Plan* Future Land Use Plan, as well as the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Suburban Residential Areas are typically oriented more towards automobiles for transportation and have primary uses of single-family detached homes, less dense multifamily and single-family attached areas, and institutional uses.

RECOMMENDATION

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

Our comments are as follows:

REVIEW COMMENTS

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

Based on the information provided, we have identified the following items related to the township's subdivision and land development ordinance that we feel should be addressed as part of any future land development submissions associated with this proposal:

A. Landscape Plan. In general, future submissions should include a landscape plan demonstrating compliance with all applicable landscaping requirements in the township's subdivision and land development ordinance as required by §95-7.H, Contents of Preliminary and Final Plans. Further landscaping requirements, such as existing natural features (95-7.G) and the inclusion of landscape buffering, including softening and screening buffers, street trees, and parking area landscaping (§95-11.I.) should also be identified on the landscaping plan.

In particular, we wish to highlight a note regarding the landscaping requirements that do not appear to be taken into account in the current site plan layout:

- Parking lot internal landscaping. The parking lot does not appear to align with the requirements of a planting island in parking areas containing more than 10 spaces.

SEWAGE FACILITIES COMMENTS

Should the field house contain locker room/bathroom facilities, it may be necessary to update the sewage facilities planning.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve Springfield Township's planning objectives for institutional development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (#23-0066-003) on any plans submitted for final recording.

Sincerely,



Margaux Petruska, Community Planner II

Margaux.petruska@montgomerycountypa.gov – 610-278-3728

- c: Mount Saint Joseph's Academy, Applicant
- James P. Bannor, Jr. P.E., Applicant's Engineer
- Michael Taylor, Springfield Township Manager
- Amanda Helwig, Chair, Springfield Township Planning Commission

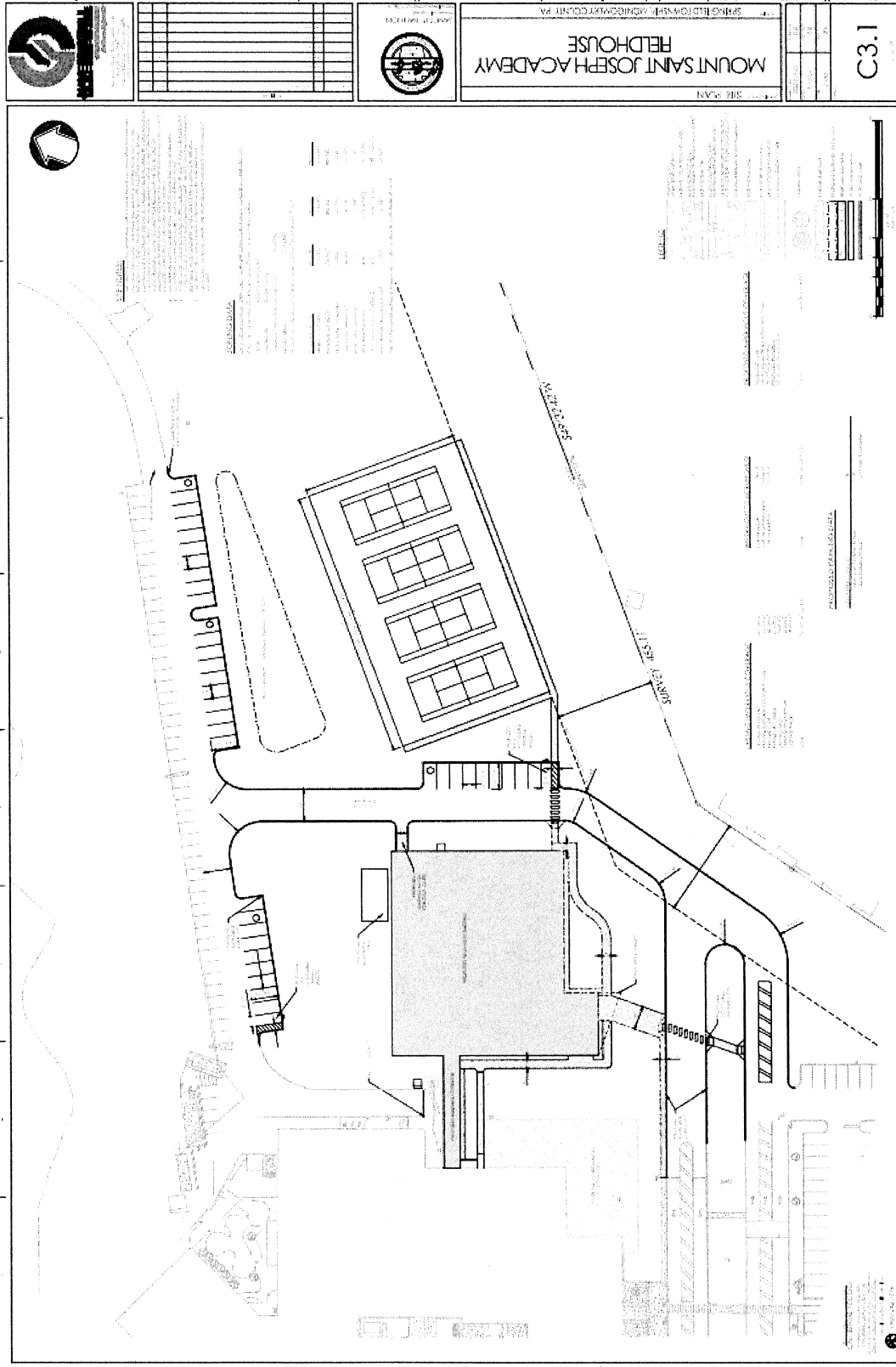
Attachment A: Aerial Image of Site

Attachment B: Reduced Copy of Applicant's Proposed Site Plan



Mount St. Joseph - Phase 2 Fieldhouse
MCPC#23066003





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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

Date: February 27th, 2025

SUBJECT: Remaining Questions

TO: Mark Penecale, Director of Planning & Zoning
Springfield Township

FROM: Margaux Petruska, Community Planner II
Michael Narcowich, AICP, Community Planning Assistant Manager II
Montgomery County Planning Commission

Per our previous discussions at Planning Commission meetings, there were a few topics we had been following up on regarding the SALDO. To speed along the process for next meeting, we have compiled the remaining topics which required follow up before the final draft and amended the draft accordingly.

1. **Article IV: Design Standards. D. Standards for Land Dedication. F. 7)** Land being offered for dedication shall be provided with off-street parking to serve the proposed facilities.

In response to Mark's request, we researched other requirements in the county and discussed with other planners their standards in other communities. While we have come up with a few standards, these parking requirements are best suited in the Zoning Ordinance. We suggest adding in "in accordance with the zoning ordinance" if the Township feels it necessary, but that I have marked down recreation land parking requirements as an action item for the Zoning re-write. I've added some other municipalities standards below but again could be pushed to a later discussion.

Here are a few examples of parking for recreation land:

- East Greenville: 1 space per 333 SF GFA (enclosed), plus 1 space per every three persons that the outdoor facilities are designed to accommodate when used to the maximum capacity.
- Schwenksville: 1 space per 4 persons of total design capacity.
- Lower Merion: 1 space per 5 fixed seats or 5 spaces per 1000 square feet, whichever is greater.

2. **Article IV: Tree Replacement Planting Requirements (~pg 59).** At a prior Planning Commission meeting, it seemed there was interest in including a provision for tree replacement within the SALDO to preserve trees cut down in preparation for development. While including a provision such seems to be a relatively



new standard, this type of language has been included in SALDOs we have recently written for Jenkintown, East Greenville, and Cheltenham.

The Draft Springfield SALDO contains this language below, but I've attached in the highlight what Jenkintown has added to theirs to accomplish this goal:

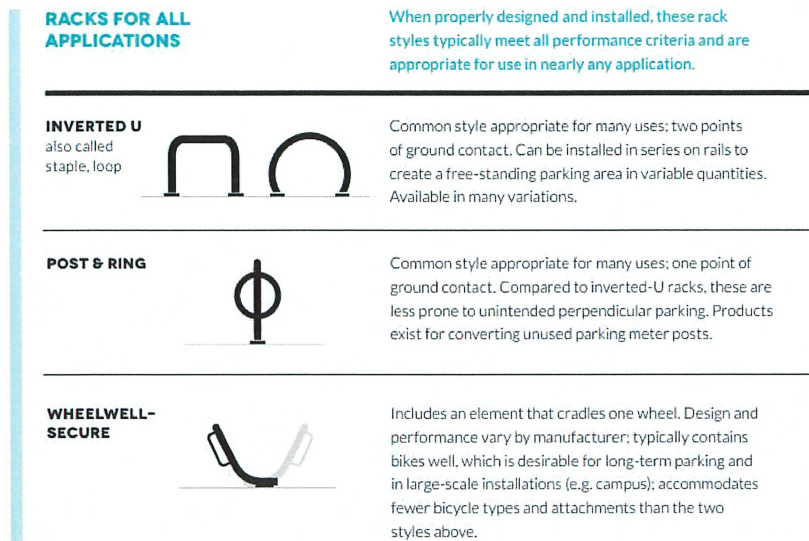
Calculation and estimation of existing trees shall be performed before any clearing commences and shall be documented on the plan. "Existing trees" shall also include all trees which existed on the site within two years prior to the submission of the application for subdivision or land development approval.

Another important note to make is it does rely on high-quality aerial photography, and a necessity to apply this requirement consistently. Another route could be a guarantee, such as in Lower Merion's Natural Features Conservation Code which ensures that the existing mature trees that the applicant identified "to remain" as part of the subdivision or land development actually survive the construction process or are replaced, which isn't always a given if proper tree protection standards aren't followed.

This is their language below:

"Should any existing vegetation on the site not scheduled or permitted to be removed be irreparably damaged during site preparation and die within 18 months of the conclusion of site disturbance activities, such vegetation shall be replaced with similar vegetation in accordance with the requirements of ____ hereof.

3. **Electric Vehicle Charging Stations.** While I've sent over the memo detailing the standards and our recommendations, another route which was recently done in a neighboring community is to put in the standards (from Section 2) into an engineering standards or similar section, and then add in additional requirements in the future.
4. **95-419. I. Bicycle Parking.** I've added in a definition of bicycle parking facilities based on the Cheltenham description, and attached a photo here just for reference of those I mentioned.
 1. *Bicycle parking facilities shall include a secure device to which the bicycle frame and one wheel of the bicycle can be attached with a cable or locking device. The device shall be suitable to keep bicycles erect when they are locked to it. Common bike facilities are the Inverted U, Post & Ring, and Corral.*



5. 95-423. Crosswalks --- Traffic Signal Section.

In the Planning Commission's review of the Design standards section, there was a mention of adding in a traffic signal section to this language: *Pedestrian signalization shall be provided at intersections where traffic signals exist.*

After talking with our Transportation Planners, they believe that that phrase is the standard and is adequate for this section of the SALDO but think that if the Township wanted to include a section on Traffic Signals, it could be placed in the traffic section of general code, similarly to how Upper Merion has done.

6. 95-424. Trail and Pathways. Trail Widths

After discussion at the Township Planning Commission meeting, we agreed that the trail and pathways section could be clarified. We also believe that it was helpful to include a definition for multi-use trail (below) into the Definitions Chapter. This was based off of the section of the Springfield Trails and Connectivity Plan.

Multi-Use Trail: Typically wider and firmer than a pedestrian-only hiking trail, these can accommodate all types of nonmotorized users, including pedestrians, cyclists, people with mobility devices, and more. Multi-use trails are also known as shared-use paths.

This was the current draft section, please see the proposed edits for clarity which we developed after further consultation with our Trails and Open Space Team. Specifically in reference to the construction requirements, we felt it could be too restrictive and with changing standards and guidance, it may be best to leave that up to the engineer to promote creativity and a context sensitive design. Additionally we have amended the "Pathways" definition in Article 2 to include trails that purely serve developments.

Pathway

A designated land corridor containing a route designed for non-motorized travel. This may include a pathway which serves a neighborhood or that connects local facilities, neighborhoods, commercial districts, etc. to a larger trail or sidewalk network. Sidewalks are not considered pathways.

§95-424. Trails and Pathways

- A. Trails and pathways shall have adequate access for use by all residents of the development and interconnected for use by the general public.
- B. Trails shall be installed if they are indicated on the parcels proposed for subdivision or land development as shown on the Springfield Township ~~Master Trail Plan~~ Trails and Connectivity Plan, the Montgomery County Primary Trail Network, or the most recently adopted Springfield Township Comprehensive Plan.
- C. When a subdivision or land development includes or abuts an existing trail, the applicant shall make provision for the continued use of the trail subject to alterations of the course of the trail within the boundaries of the development under the following conditions:
 1. Existing rights-of-way may be relocated reasonably if a connection with a right-of-way on an adjoining property is maintained.
 2. The proposed alteration will not diminish the trail design and function.
 3. Where an existing trail runs coincidentally with the paved road intended for use by motorized vehicles, landscaping and other physical structures shall be used to increase the separation between the trail and the road.
- D. Trail widths shall be as follows:
 1. ~~Shared-use pathways and trails shall be a minimum of ten feet (10') wide with a cleared area of five feet (5') in width on either side. Multi-use trails, including those identified on the DVRPC Circuit Trail map: a minimum of ten feet (10') wide. A width of up to twelve feet (12') may be necessary at the discretion of the Township, upon the recommendation of the Township Engineer.~~
 2. ~~A pathway interior to a development shall have a minimum width of four feet (4') and shall connect to the larger trail or sidewalk network.~~
 3. ~~2. A pathway~~ Pathways: solely intended for walking or bicycling shall be a minimum of six feet (6') wide, but eight feet (8') is encouraged. with a cleared area of two feet (2') on either side.
- E. The vertical clearance above the trail shall be maintained at a minimum ten foot (10') height.

- ~~F.~~ The trail should be laid out in such a manner that trail users are visible to other trail users and vehicles on intersecting roads. Sharp curves and excessive grade changes should also be avoided.

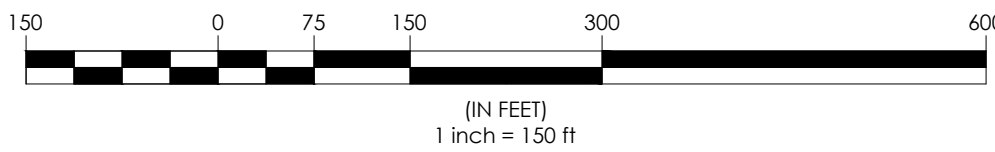
~~G.F.~~ Construction Requirements.

- ~~1. Where a trail is constructed, the applicant should refer to recommended trail design standards to promote accessibility, such as the following: "Universal Access Trail and Shared Use Paths" [by Debra Wolf Goldstein, Esq.; Larry Knutson] available on conservationtools.org, or other trail design best practices or material recommendations.~~
- ~~1. A cleared buffer area free of obstructions shall be maintained on either side of the trail as recommended by the Township Engineer. Bituminous Trails shall be developed in accordance with the following standards.~~
 - ~~a. Pathways shall be six feet (6') to eight feet (8') wide and consist of two inches (2") of ID-2 wearing course over a six inch (6") layer of AASHTO #57 stone.~~
 - ~~b. Multi-use trails shall be twelve feet (12') wide and consist of two inches (2") of ID-2 wearing course over a six inch (6") layer of AASHTO #57 stone. Minimum shoulder width shall be two feet (2').~~
 - ~~c. Where the edge of the trail is above the surrounding grade, bituminous pavement shall be feathered.~~
- ~~2. Crushed Stone Trails shall be developed with the following standards.~~
 - ~~a. The base course should be comprised of four inches (4") of 2A modified gravel.~~
 - ~~b. The wearing surface should be a two inch (2") mixture of quarry fines and clay material laid flat and rolled.~~
 - ~~c.a. Generally vertical slopes shall be less than five percent (5%).~~

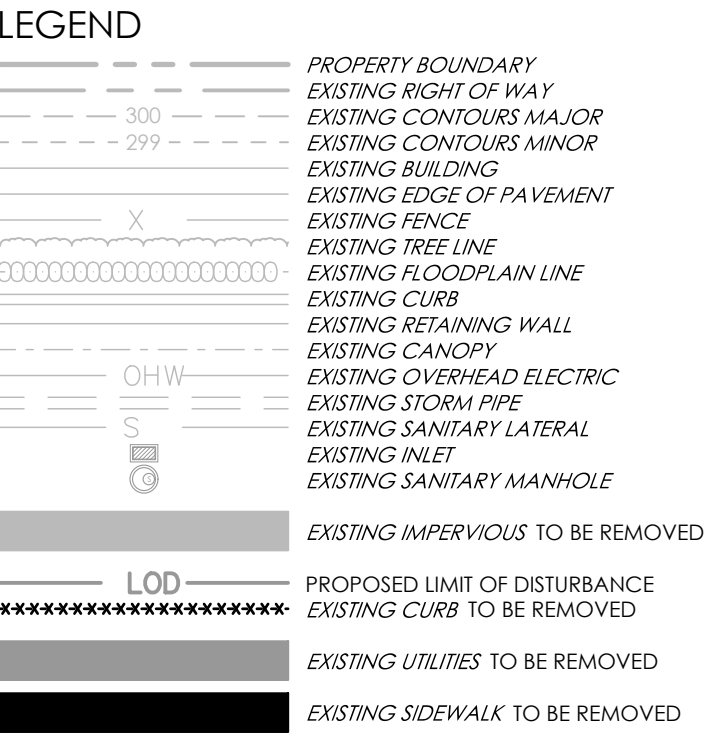
7. **§95-433. Parking Lot Landscaping.** Through the creation of the graphic, there were a few discussions with our design team and landscape architects about a possible edit to the standards. We are in discussions and will ensure those potential edits are discussed and reviewed by the Planning Commission and Engineer.

We look forward to continuing work and finishing up this ordinance in the coming weeks! Please feel free to reach out with any questions or comments prior to next weeks meeting.

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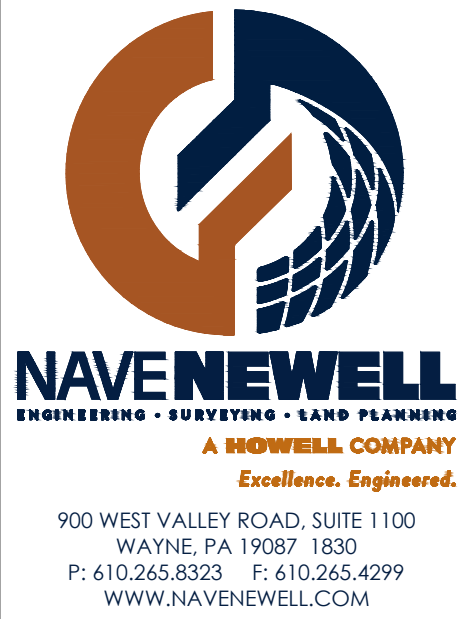
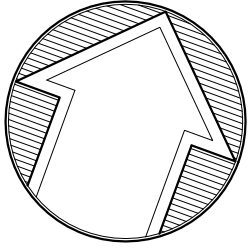
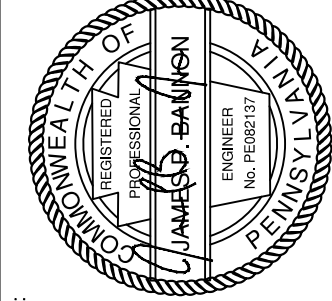


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1. LOCATIONS OF EXISTING UTILITIES AS SHOWN HEREIN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS, PLANS BY OTHERS, ABOVE GROUND EXAMINATION OF THE SITE AND/OR PRIVATE UTILITY LOCATION COMPANY. THE COMPLETENESS OR ACCURACY OF THE LOCATIONS ARE NOT GUARANTEED. THE CONTRACTOR MUST VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES BEFORE START OF WORK.
2. PRIOR TO STARTING CONSTRUCTION, ALL UTILITY SERVICES IN THE AREA ARE TO BE LOCATED, THE USER NOTIFIED, AND MEASURES TAKEN TO PROTECT THE LINES IN ACCORDANCE WITH PA ACT 387, AS AMENDED. CITY WILL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DEVIATIONS FROM THE PLAN INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT PA "ONE-CALL" AT LEAST 72 HOURS TO ANY EXCAVATION OR DEMOLITION ON-SITE.
3. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE START OF DEMOLITION. REFER TO THE E&S PLAN ON SHEET 9 FOR MORE INFORMATION.
4. WHERE IMPROVEMENTS ARE PROPOSED TO THE INTO EXISTING FEATURES, THE EXISTING FEATURES SHALL BE FIELD VERIFIED FOR ELEVATION AND LOCATION. IF FIELD LOCATED DATA IS DIFFERENT THAN THE DATA CONTAINED WITH THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY HAVE NEWELL, INC. PRIOR TO ANY DESIGN CHANGES.
5. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE DISCONNECTION, ABANDONMENT, RELOCATION AND/OR REMOVAL OF ALL APPLICABLE ON-SITE UTILITIES. IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS AS WELL AS ANY REQUIREMENTS FROM THE RELEVANT UTILITY COMPANY.
6. ALL DEMOLITION SHALL BE PERFORMED BY A QUALIFIED, LICENSED CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
7. THIS PLAN IS NOT INTENDED TO DEPICT ALL FACETS AND ITEMS TO BE ADDRESSED DURING THE COURSE OF DEMOLITION ACTIVITIES. THIS PLAN IS INTENDED TO REPRESENT ONLY THE READILY VISIBLE, EXISTING IMPROVEMENTS ON-SITE. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE CONDITION PRIOR TO FINALIZING HIS BID AND PROVIDE ALL NECESSARY DEMOLITION SERVICES REQUIRED TO COMPLETE THE SCOPE OF WORK OUTLINED ON THESE DRAWINGS. UPON INITIATION OF DEMOLITION, CONTRACTOR SHALL ADVISE THE ENGINEER OF RECORD IMMEDIATELY. SHOULD CONFLICTS ARISE IN THE FIELD.
8. CONTRACTOR IS TO EXERCISE CARE WHEN REMOVING PAVEMENT OVER EXISTING PIPES TO REMAIN, DURING CONSTRUCTION, CONTRACTOR SHALL TAKE STEPS TO MAINTAIN ADEQUATE COVER OVER ALL EXISTING PIPES TO REMAIN AND TO PREVENT CONSTRUCTION TRAFFIC FROM DAMAGING SAID PIPES. IF THE EXISTING PIPES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM IN KIND AT THE CONTRACTORS COST.
9. CONTRACTOR SHALL USE EXTREME CAUTION WHEN REMOVING EXISTING UTILITIES TO PREVENT ANY DISTURBANCE TO UTILITIES THAT ARE TO REMAIN. IF SAID REMAINING UTILITY IS DAMAGED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY REPAIRS.
10. ALL UTILITIES TO BE ABANDONED AND LEFT IN PLACE SHALL BE PLUGGED AND FILLED WITH FLOWABLE CONCRETE.
11. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
12. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.

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JAMES P. BANNON
Professional Engineer
Pennsylvania License No. PE 082137

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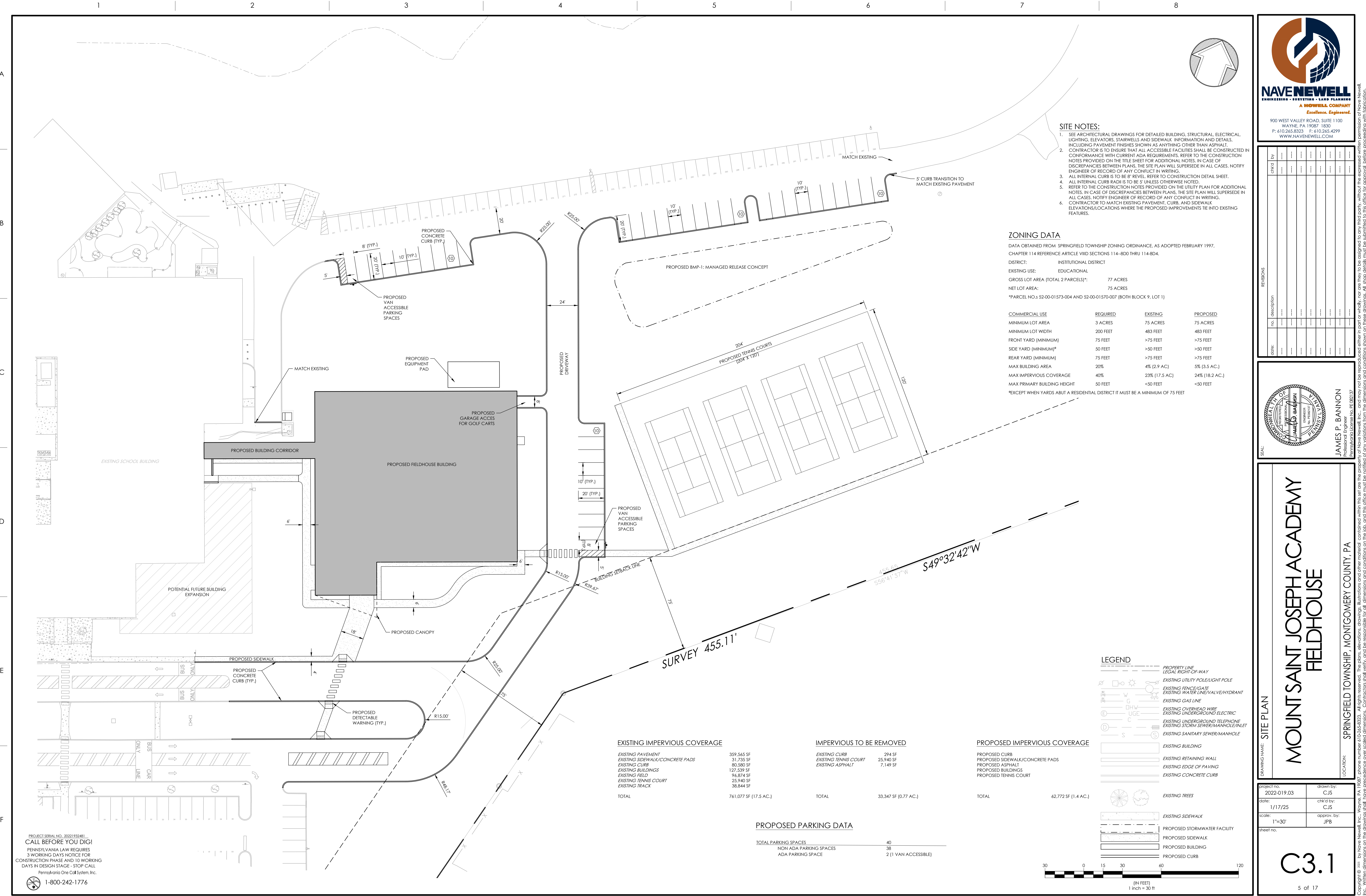
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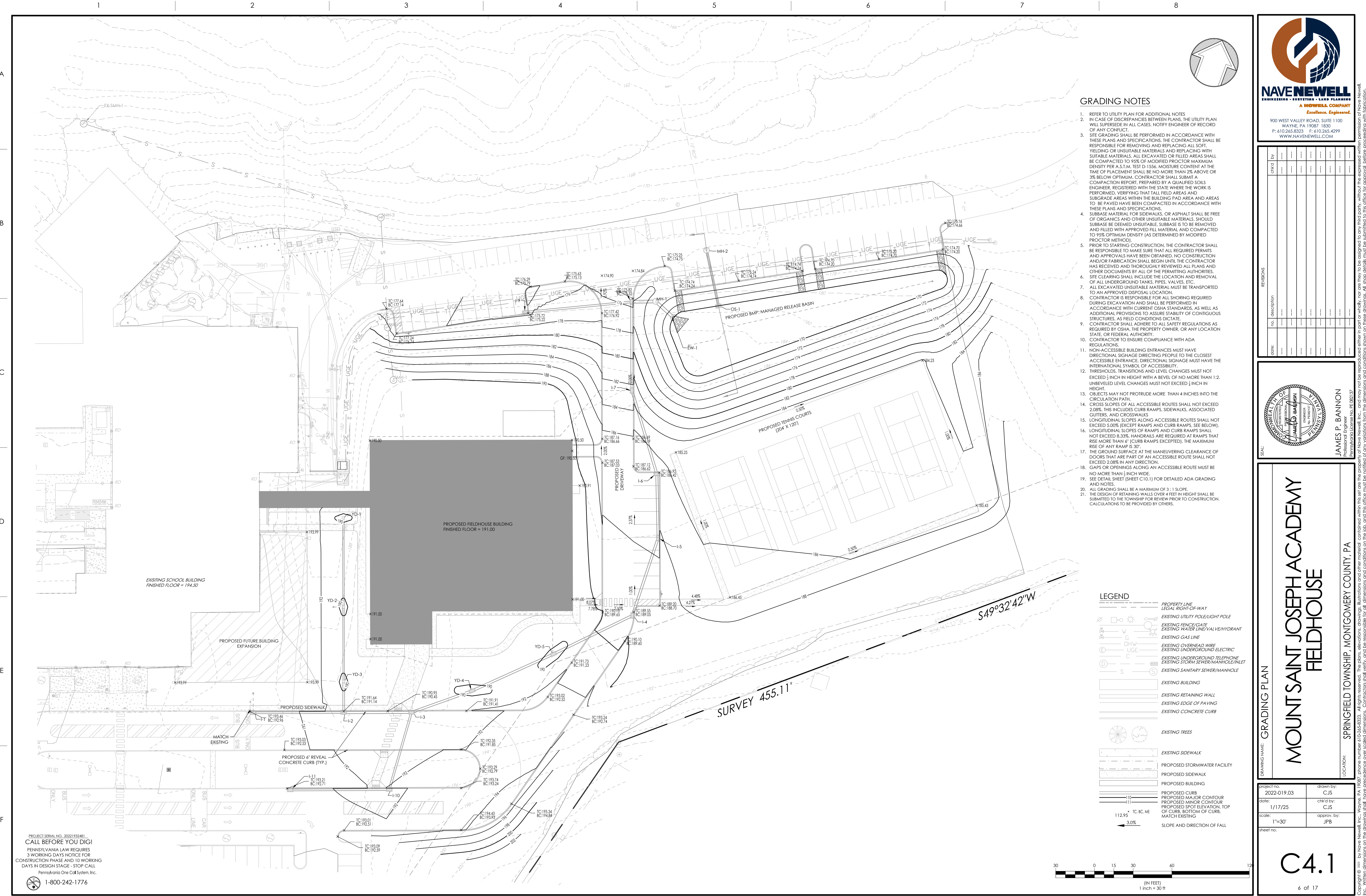
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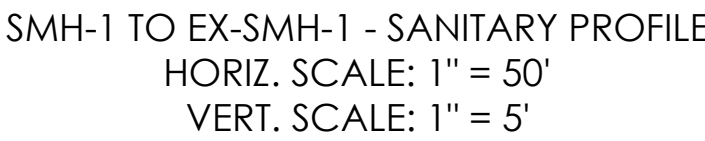
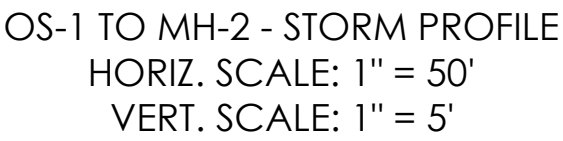
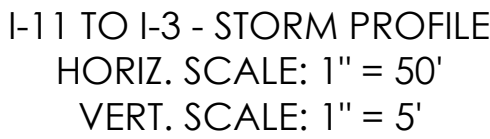
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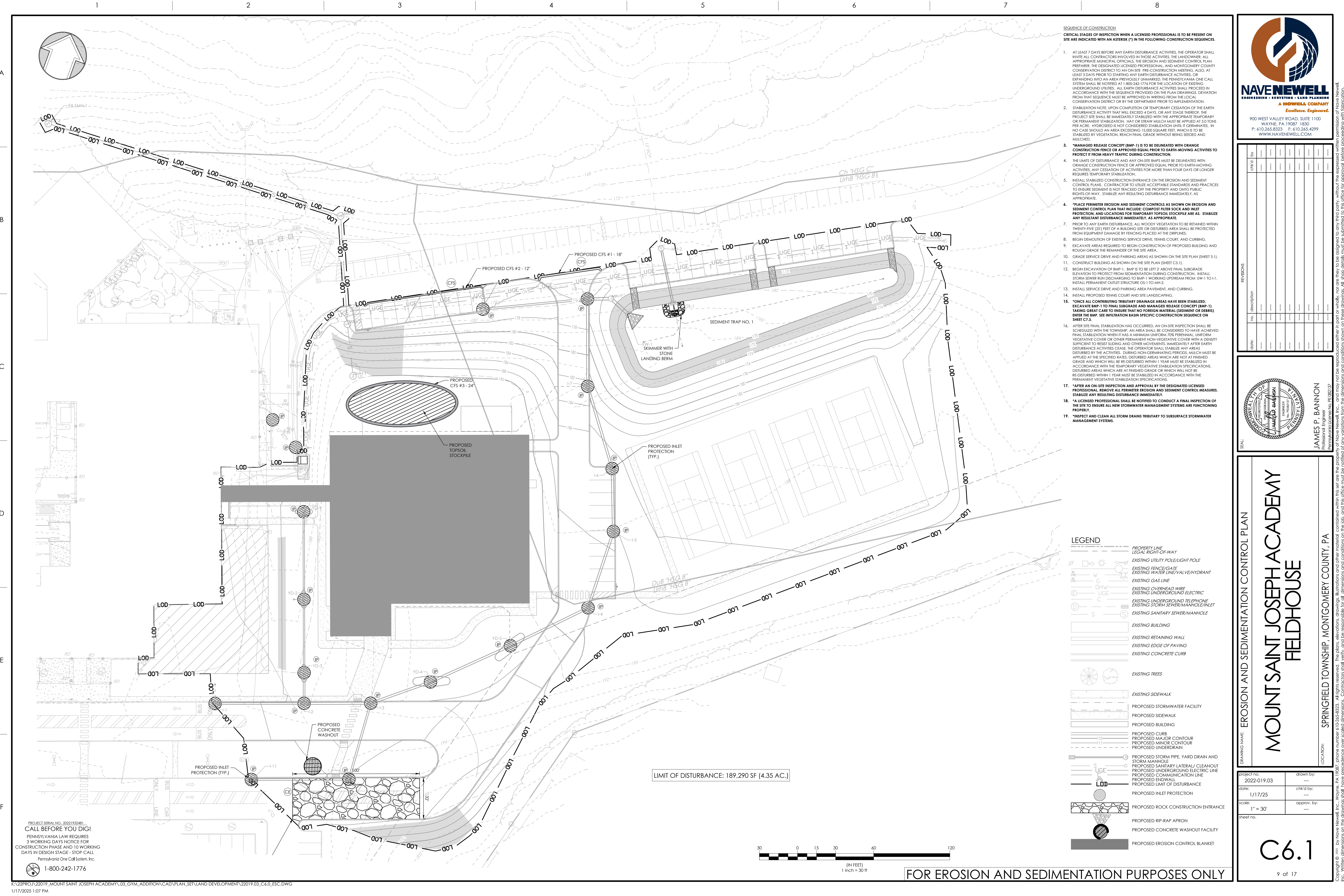
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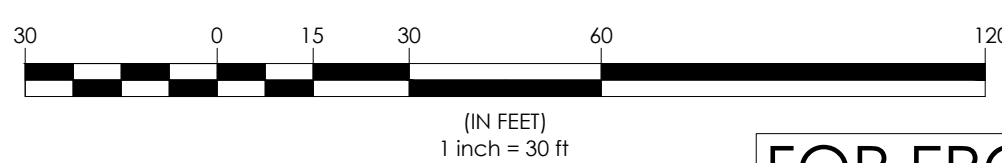


C5.2



- SEQUENCE OF CONSTRUCTION
- CRITICAL STAGES OF INSPECTION WHEN A LICENSED PROFESSIONAL IS TO BE PRESENT ON SITE ARE INDICATED WITH AN ASTERISK (*) IN THE FOLLOWING CONSTRUCTION SEQUENCES.
1. AT LEAST 7 DAYS BEFORE ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN PREPARED, THE DESIGNATED LICENSED PROFESSIONAL, AND MONTGOMERY COUNTY CONSERVATION DISTRICT TO AN ON-SITE, PRE-CONSTRUCTION MEETING. ALSO, AT LEAST 5 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
 2. STABILIZATION NOTE: UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY THAT WILL EXCEED 4 DAYS, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION. HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE. HYDROSEED IS NOT CONSIDERED STABILIZATION UNTIL IT GERMINATES. IN NO CASE SHOULD AN AREA EXCEEDING 15,000 SQUARE FEET, WHICH IS TO BE STABILIZED BY VEGETATION, REACH FINAL GRADE WITHOUT BEING SEED AND MULCHED.
 3. "MANAGED RELEASE CONCEPT (BMP-1) IS TO BE DELINEATED WITH ORANGE CONSTRUCTION FENCE OR APPROVED EQUAL PRIOR TO EARTH-MOVING ACTIVITIES TO PROTECT IT FROM HEAVY TRAFFIC DURING CONSTRUCTION.
 4. THE LIMITS OF DISTURBANCE AND ANY ON-SITE BMPs MUST BE DELINEATED WITH ORANGE CONSTRUCTION FENCE OR APPROVED EQUAL PRIOR TO EARTH-MOVING ACTIVITIES. ANY CESSATION OF ACTIVITIES FOR MORE THAN FOUR DAYS OR LONGER REQUIRES TEMPORARY STABILIZATION.
 5. INSTALL STABILIZED CONSTRUCTION ENTRANCE ON THE EROSION AND SEDIMENT CONTROL PLANS. CONTRACTOR TO UTILIZE ACCEPTABLE STANDARDS AND PRACTICES TO ENSURE SEDIMENT IS NOT TRACKED OFF THE PROPERTY AND ONTO PUBLIC RIGHTS-OF-WAY. STABILIZE ANY RESULTING DISTURBANCE IMMEDIATELY, AS APPROPRIATE.
 6. "PLACE PERIMETER EROSION AND SEDIMENT CONTROLS AS SHOWN ON EROSION AND SEDIMENT CONTROL PLAN THAT INCLUDE: COMPOST FILTER SOCK AND INLET PROTECTION, AND LOCATIONS FOR TEMPORARY TOPSOIL STOCKPILE ARE AS. STABILIZE ANY RESULTING DISTURBANCE IMMEDIATELY, AS APPROPRIATE.
 7. PRIOR TO ANY EARTH DISTURBANCE, ALL WOODY VEGETATION TO BE RETAINED WITHIN TWENTY-FIVE (25) FEET OF A BUILDING SITE OR DISTURBED AREA SHALL BE PROTECTED FROM EQUIPMENT DAMAGE BY FENCING PLACED AT THE BOUNDARIES.
 8. BEGIN DEMOLITION OF EXISTING SERVICE DRIVE, TENNIS COURT, AND CURBING.
 9. EXCAVATE AREAS REQUIRED TO BEGIN CONSTRUCTION OF PROPOSED BUILDING AND ROUGH GRADE THE REMAINDER OF THE SITE AREA.
 10. GRADE SERVICE DRIVE AND PARKING AREAS AS SHOWN ON THE SITE PLAN (SHEET 3.1).
 11. CONSTRUCT BUILDING AS SHOWN ON THE SITE PLAN (SHEET 3.1).
 12. BEGIN EXCAVATION OF BMP-1. BMP IS TO BE LEFT 2' ABOVE FINAL SUBGRADE ELEVATION TO PROTECT FROM SEDIMENTATION DURING CONSTRUCTION. INSTALL STORM SEWER RUN DISCHARGING TO BMP-1 WORKING UPSTREAM FROM EW-1 TO I-1. INSTALL PERMANENT OUTLET STRUCTURE OS-1 TO WH-5.
 13. INSTALL SERVICE DRIVE AND PARKING AREA PAVEMENT, AND CURBING.
 14. INSTALL PROPOSED TENNIS COURT AND SITE LANDSCAPING.
 15. "ONCE ALL CONTRIBUTING TRIBUTARY DRAINAGE AREAS HAVE BEEN STABILIZED, EXCAVATE BMP-1 TO FINAL SUBGRADE AND MANAGED RELEASE CONCEPT (BMP-1) TAKING GREAT CARE TO ENSURE THAT NO FOREIGN MATERIAL (SEDIMENT OR DEBRIS) ENTER THE BMP. SEE INFILTRATION BASIN SPECIFIC CONSTRUCTION SEQUENCE ON SHEET C7.2.
 16. AFTER SITE FINAL STABILIZATION HAS OCCURRED, AN ON-SITE INSPECTION SHALL BE SCHEDULED WITH THE TOWNSHIP. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL, UNIFORM VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE ANY AREA DISTURBED BY THE ACTIVITIES. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
 17. "AFTER AN ON-SITE INSPECTION AND APPROVAL BY THE DESIGNATED LICENSED PROFESSIONAL, REMOVE ALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES. STABILIZE ANY RESULTING DISTURBANCE IMMEDIATELY.
 18. "A LICENSED PROFESSIONAL SHALL BE NOTIFIED TO CONDUCT A FINAL INSPECTION OF THE SITE TO ENSURE ALL NEW STORMWATER MANAGEMENT SYSTEMS ARE FUNCTIONING PROPERLY.
 19. "INSPECT AND CLEAN ALL STORM DRAINS TRIBUTARY TO SUBSURFACE STORMWATER MANAGEMENT SYSTEMS.

- LEGEND
- PROPERTY LINE
 - LEGAL RIGHT-OF-WAY
 - EXISTING UTILITY POLE/LIGHT POLE
 - EXISTING FENCE/GATE
 - EXISTING WATER LINE/VALVE/HYDRANT
 - EXISTING GAS LINE
 - EXISTING OVERHEAD WIRE
 - EXISTING UNDERGROUND ELECTRIC
 - EXISTING UNDERGROUND TELEPHONE
 - EXISTING STORM SEWER/MANHOLE/INLET
 - EXISTING SANITARY SEWER/MANHOLE
 - EXISTING BUILDING
 - EXISTING RETAINING WALL
 - EXISTING EDGE OF PAVING
 - EXISTING CONCRETE CURB
 - EXISTING TREES
 - EXISTING SIDEWALK
 - PROPOSED STORMWATER FACILITY
 - PROPOSED SIDEWALK
 - PROPOSED BUILDING
 - PROPOSED CURB
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - PROPOSED UNDERDRAIN
 - PROPOSED STORM PIPE, YARD DRAIN AND STORM MANHOLE
 - PROPOSED SANITARY LATERAL/ CLEANOUT
 - PROPOSED UNDERGROUND ELECTRIC LINE
 - PROPOSED COMMUNICATION LINE
 - PROPOSED ENDWALL
 - PROPOSED LIMIT OF DISTURBANCE
 - PROPOSED INLET PROTECTION
 - PROPOSED ROCK CONSTRUCTION ENTRANCE
 - PROPOSED RIP-RAP APRON
 - PROPOSED CONCRETE WASHOUT FACILITY
 - PROPOSED EROSION CONTROL BLANKET



FOR EROSION AND SEDIMENTATION PURPOSES ONLY

PROJECT SERIAL NO. 20221932481
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776

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JAMES P. BANNON
Professional Engineer
Pennsylvania License No. PE 06037

DRAWING NAME: EROSION AND SEDIMENTATION CONTROL PLAN

LOCATION: SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PA

PROJECT NO. 2022-019.03

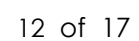
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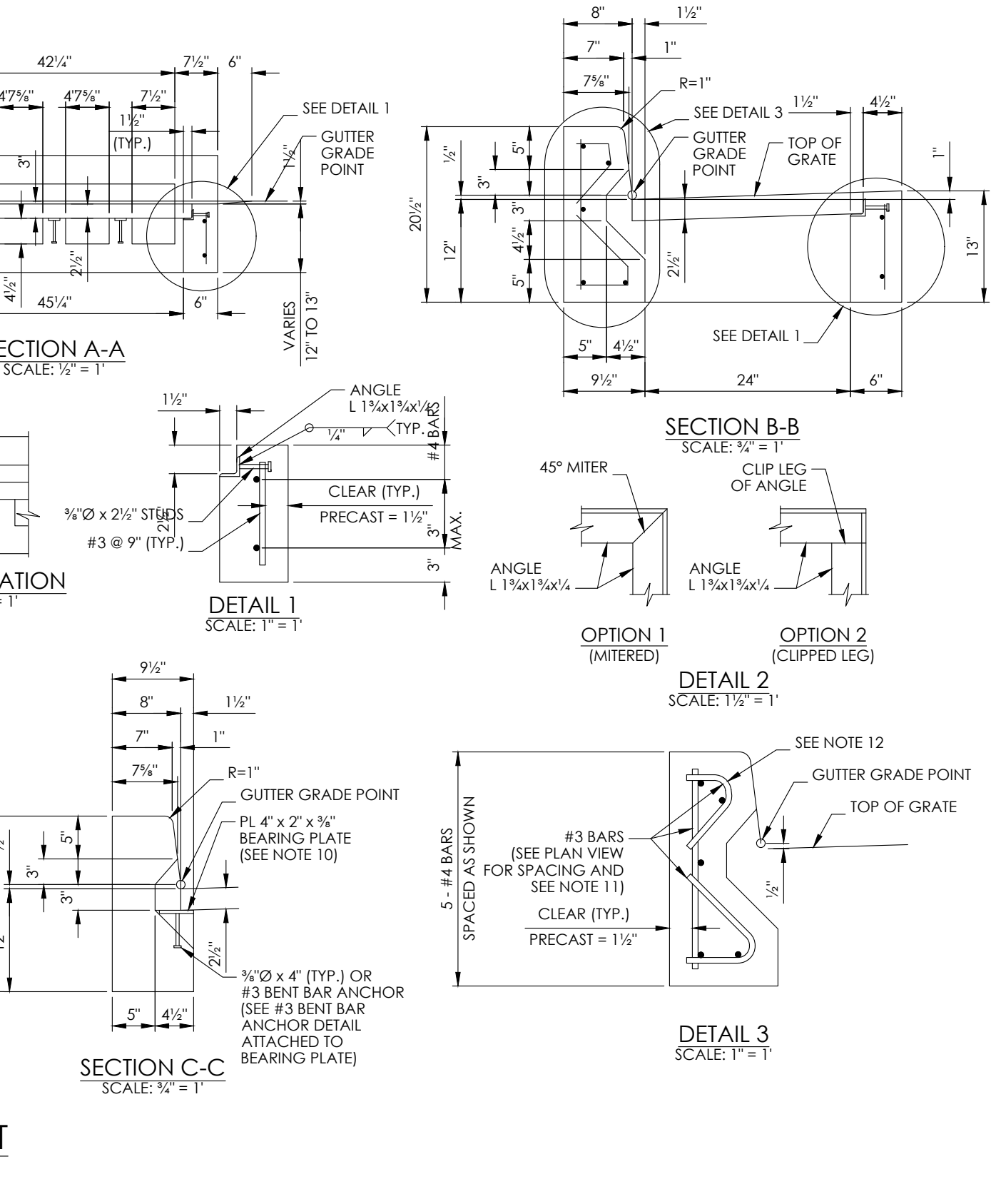
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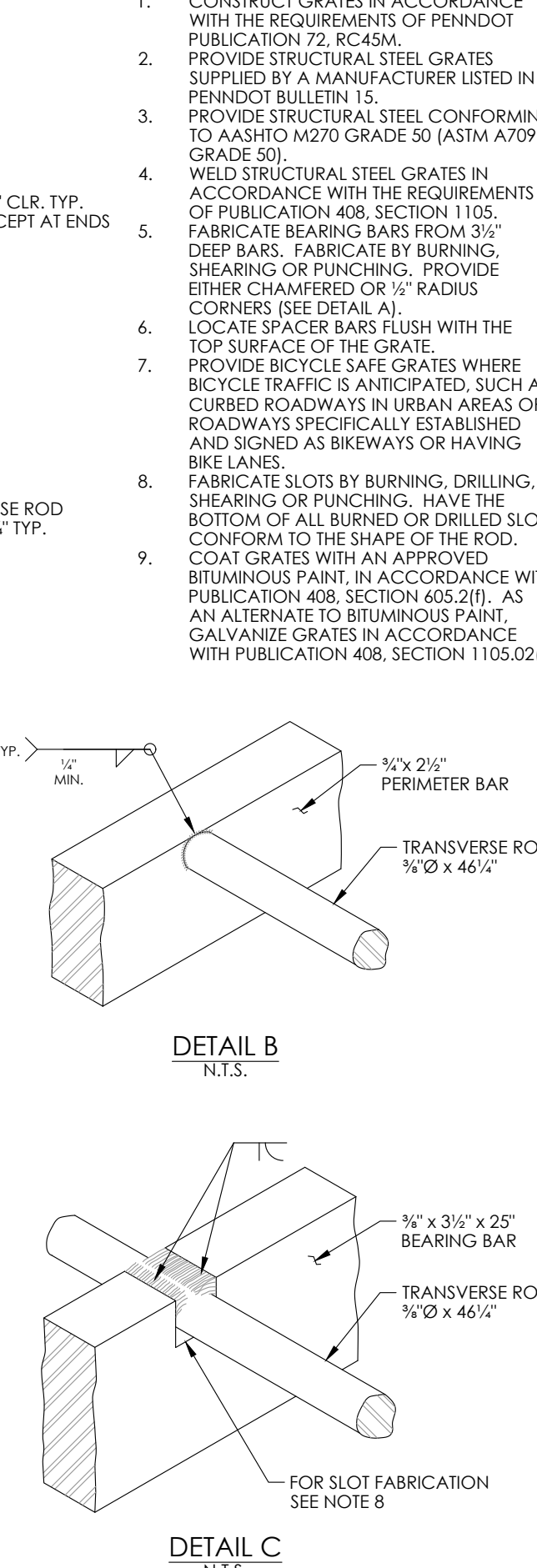


TYPE 'M' INLET / CONCRETE TOP UNIT GENERAL NOTES

1. CONSTRUCT CONCRETE TOP UNITS IN ACCORDANCE WITH THE REQUIREMENTS OF PENNDOT PUBLICATION 72, RC45M, AND PUBLICATION 408, SECTION 605 AND 714, AND AASHTO / AWS BRIDGE WELDING CODE.
2. PROVIDE PRECAST CONCRETE TOP UNITS SUPPLIED BY A MANUFACTURER LISTED IN PENNDOT BULLETIN 15.
3. PROVIDE WELDED INLET ANGLE GRADABLES SUPPLIED BY A MANUFACTURER LISTED IN PENNDOT BULLETIN 15.
4. PROVIDE A 4" INLET PLATE TOP UNITS IF A STANDARD INLET BOX IS NOT SPECIFIED.
5. MINIMUM CONCRETE STRENGTH 4000 PSI @ 28 DAYS (PENNDOT CLASS AA).
6. STEEL REINFORCEMENT OR WELDED WIRE FABRIC (WWF) SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF PENNDOT PUBLICATION 72, RC45M.
7. PLACE PRECAST CONCRETE TOP UNITS ON THE PLATE TOP UNIT ADJACENT TO THE EDGE OF THE CURB, FLUSH WITH PAVEMENT SURFACE, WHEN REQUIRED WITHIN A CONCRETE MOUNTABLE CURB SECTION.
8. SET THE PRECAST CONCRETE TOP UNIT NON-SHRINK GROUT PAD TO PROVIDE FULL BEARING ON THE SUPPORTING SURFACE. NON-SHRINK GROUT IS ALSO PERMITTED FOR CROSS SLOPE AND LONGITUDINAL GRADE ADJUSTMENTS.
9. PROVIDE NON-SHRINK GROUT IN ACCORDANCE WITH PUBLICATION 408, SECTION 1001.2(D).
10. MINIMUM GROUT DEPTH = 1" MAXIMUM GROUT DEPTH = 1" PROJECT
11. PROVIDE A PRECAST CONCRETE GRADE ADJUSTMENT RING/RISER AS NECESSARY. BRICK OR BRICK AND MORTAR ARE NOT ALLOWED FOR GRADE ADJUSTMENTS FOR NEW OR REHABILITATION PROJECTS.
12. A MAXIMUM OF TWO HOLES ARE PERMITTED IN THE PLATE TO POSITION AND HOLD THE PLATE IN PLACE DURING CONSTRUCTION. HOLES ARE NOT PERMITTED TO BE GREATER THAN 1/4" DIAMETER. HOLES SHOULD BE DETEDED TO THE BOTTOM OF THE PLATE TO MATCH THE HOLES INDICATED. PROVIDE ONE OR THREE BARS AS REQUIRED.
13. BRIDGE OPENINGS TO ACCOMMODATE DOWEL BARS WILL MAINTAIN CLEARANCE REQUIREMENTS.

TYPE 'M' INLET / CONCRETE TOP UNIT

(PER PENNDOT PUBLICATION 72, RC-45M)
SCALE: AS NOTED



GENERAL NOTES:

1. CONSTRUCT GRATES IN ACCORDANCE WITH THE REQUIREMENTS OF PENNDOT SPECIFICATIONS 707.2, 707.3, 707.4, 707.5, 707.6, 707.7, 707.8, 707.9, 707.10, 707.11, 707.12, 707.13, 707.14, 707.15, 707.16, 707.17, 707.18, 707.19, 707.20, 707.21, 707.22, 707.23, 707.24, 707.25, 707.26, 707.27, 707.28, 707.29, 707.30, 707.31, 707.32, 707.33, 707.34, 707.35, 707.36, 707.37, 707.38, 707.39, 707.40, 707.41, 707.42, 707.43, 707.44, 707.45, 707.46, 707.47, 707.48, 707.49, 707.50, 707.51, 707.52, 707.53, 707.54, 707.55, 707.56, 707.57, 707.58, 707.59, 707.60, 707.61, 707.62, 707.63, 707.64, 707.65, 707.66, 707.67, 707.68, 707.69, 707.70, 707.71, 707.72, 707.73, 707.74, 707.75, 707.76, 707.77, 707.78, 707.79, 707.80, 707.81, 707.82, 707.83, 707.84, 707.85, 707.86, 707.87, 707.88, 707.89, 707.90, 707.91, 707.92, 707.93, 707.94, 707.95, 707.96, 707.97, 707.98, 707.99, 708.00, 708.01, 708.02, 708.03, 708.04, 708.05, 708.06, 708.07, 708.08, 708.09, 708.10, 708.11, 708.12, 708.13, 708.14, 708.15, 708.16, 708.17, 708.18, 708.19, 708.20, 708.21, 708.22, 708.23, 708.24, 708.25, 708.26, 708.27, 708.28, 708.29, 708.30, 708.31, 708.32, 708.33, 708.34, 708.35, 708.36, 708.37, 708.38, 708.39, 708.40, 708.41, 708.42, 708.43, 708.44, 708.45, 708.46, 708.47, 708.48, 708.49, 708.50, 708.51, 708.52, 708.53, 708.54, 708.55, 708.56, 708.57, 708.58, 708.59, 708.60, 708.61, 708.62, 708.63, 708.64, 708.65, 708.66, 708.67, 708.68, 708.69, 708.70, 708.71, 708.72, 708.73, 708.74, 708.75, 708.76, 708.77, 708.78, 708.79, 708.80, 708.81, 708.82, 708.83, 708.84, 708.85, 708.86, 708.87, 708.88, 708.89, 708.90, 708.91, 708.92, 708.93, 708.94, 708.95, 708.96, 708.97, 708.98, 708.99, 709.00, 709.01, 709.02, 709.03, 709.04, 709.05, 709.06, 709.07, 709.08, 709.09, 709.10, 709.11, 709.12, 709.13, 709.14, 709.15, 709.16, 709.17, 709.18, 709.19, 709.20, 709.21, 709.22, 709.23, 709.24, 709.25, 709.26, 709.27, 709.28, 709.29, 709.30, 709.31, 709.32, 709.33, 709.34, 709.35, 709.36, 709.37, 709.38, 709.39, 709.40, 709.41, 709.42, 709.43, 709.44, 709.45, 709.46, 709.47, 709.48, 709.49, 709.50, 709.51, 709.52, 709.53, 709.54, 709.55, 709.56, 709.57, 709.58, 709.59, 709.60, 709.61, 709.62, 709.63, 709.64, 709.65, 709.66, 709.67, 709.68, 709.69, 709.70, 709.71, 709.72, 709.73, 709.74, 709.75, 709.76, 709.77, 709.78, 709.79, 709.80, 709.81, 709.82, 709.83, 709.84, 709.85, 709.86, 709.87, 709.88, 709.89, 709.90, 709.91, 709.92, 709.93, 709.94, 709.95, 709.96, 709.97, 709.98, 709.99, 710.00, 710.01, 710.02, 710.03, 710.04, 710.05, 710.06, 710.07, 710.08, 710.09, 710.10, 710.11, 710.12, 710.13, 710.14, 710.15, 710.16, 710.17, 710.18, 710.19, 710.20, 710.21, 710.22, 710.23, 710.24, 710.25, 710.26, 710.27, 710.28, 710.29, 710.30, 710.31, 710.32, 710.33, 710.34, 710.35, 710.36, 710.37, 710.38, 710.39, 710.40, 710.41, 710.42, 710.43, 710.44, 710.45, 710.46, 710.47, 710.48, 710.49, 710.50, 710.51, 710.52, 710.53, 710.54, 710.55, 710.56, 710.57, 710.58, 710.59, 710.60, 710.61, 710.62, 710.63, 710.64, 710.65, 710.66, 710.67, 710.68, 710.69, 710.70, 710.71, 710.72, 710.73, 710.74, 710.75, 710.76, 710.77, 710.78, 710.79, 710.80, 710.81, 710.82, 710.83, 710.84, 710.85, 710.86, 710.87, 710.88, 710.89, 710.90, 710.91, 710.92, 710.93, 710.94, 710.95, 710.96, 710.97, 710.98, 710.99, 711.00, 711.01, 711.02, 711.03, 711.04, 711.05, 711.06, 711.07, 711.08, 711.09, 711.10, 711.11, 711.12, 711.13, 711.14, 711.15, 711.16, 711.17, 711.18, 711.19, 711.20, 711.21, 711.22, 711.23, 711.24, 711.25, 711.26, 711.27, 711.28, 711.29, 711.30, 711.31, 711.32, 711.33, 711.34, 711.35, 711.36, 711.37, 711.38, 711.39, 711.40, 711.41, 711.42, 711.43, 711.44, 711.45, 711.46, 711.47, 711.48, 711.49, 711.50, 711.51, 711.52, 711.53, 711.54, 711.55, 711.56, 711.57, 711.58, 711.59, 711.60, 711.61, 711.62, 711.63, 711.64, 711.65, 711.66, 711.67, 711.68, 711.69, 711.70, 711.71, 711.72, 711.73, 711.74, 711.75, 711.76, 711.77, 711.78, 711.79, 711.80, 711.81, 711.82, 711.83, 711.84, 711.85, 711.86, 711.87, 711.88, 711.89, 711.90, 711.91, 711.92, 711.93, 711.94, 711.95, 711.96, 711.97, 711.98, 711.99, 712.00, 712.01, 712.02, 712.03, 712.04, 712.05, 712.06, 712.07, 712.08, 712.09, 712.10,

STEEL GRATE
\$ 4.55

SAFE

BAR AND ROD SPACER DETAIL

OPTION 1

DETAIL

DETAIL

DETAIL

DETAIL 4

N.T.S.

DETAIL 4

N.T.S.

TYP. INLET STRUCTURE ASSEMBLY
SCALE: 1/4" = 1'

Source: 72

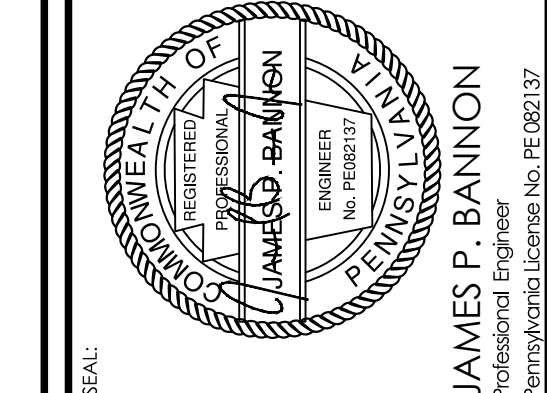
TYP. INLET STRUCTURE ASSEMBLY
SCALE: 1/8" = 1'

007422

TYP. STEP CONFIGURATION - INLET STEPS

PRECAST STANDARD INLET BOX & RISER SECTION DETAIL

SCALE: AS NOTED

[illegible]

PROJECT NAME: POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS

MOUNT SAINT JOSEPH ACADEMY FIELDHOUSE

| | | |
|-------------|--------------|----------|
| drawn | | location |
| project no. | drawn by: | |
| 2022-019.03 | CC | |
| date: | chk'd by: | |
| 1/17/25 | JPB | |
| scale: | approved by: | |
| N.T.S. | JPB | |
| sheet no. | | |

