

**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: Springfield Middle School Additions and Renovations

Location: Springfield Middle School  
\_\_\_\_\_

C Name of Owner: Springfield School District

Address: 1901 Paper Mill Rd, Oreland, PA 19075  
\_\_\_\_\_

Phone #: 215-233-6000

D Name of Applicant: School District of Springfield Township c/o Craig Thorne

Address: 1901 Paper Mill Rd, Oreland, PA 19075  
\_\_\_\_\_

Phone #: 215-233-6000

E Name of Engineer, Surveyor, or Planner responsible for preparation of the plan

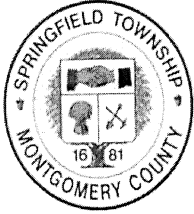
T&M Associates

Address: 1700 Market Street, Suite 3110, Philadelphia, PA 19103

F Existing Zoning Classification: INST - Institutional

Total Acreage: +/- 19.02 New Non-Res. Floor Area: +/- 21,500 (sq. ft)

Sewerage: Public  \_\_\_\_\_ Water: Public  \_\_\_\_\_  
Private \_\_\_\_\_ Private \_\_\_\_\_



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

| Intended Land Use(s)      | # of Lots | Units | Buildings |
|---------------------------|-----------|-------|-----------|
| ( ) Residential           | _____     | _____ | _____     |
| ( ) Commercial            | _____     | _____ | _____     |
| ( ) Industrial            | _____     | _____ | _____     |
| ( ) Office                | _____     | _____ | _____     |
| (x) Other (Specify below) | 1         | _____ | _____     |

Institutional - Middle School

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G Does this application meet all the requirements of the existing Zoning Classification? ( ) Yes (x) No (if no, attach a list of variances and/or special exceptions) yard setback from Route 309

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

I List additional material submitted with this application

1. PCSM and E&S Report \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

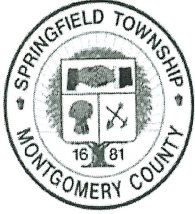
J Springfield Township Fee Schedule (non-refundable):

Checks should be made payable to "Springfield Township".

**Land Development Fee Schedule**

| Use            | Waiver Request/<br>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 |

3.37 acres of disturbance



**SPRINGFIELD TOWNSHIP  
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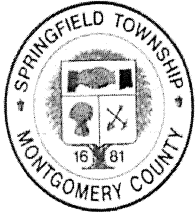
N Signature

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.

03/15/2023  
DATE

  
SIGNATURE OF APPLICANT



**SPRINGFIELD TOWNSHIP  
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**K Escrow Fund**

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

\$3,000.00 per acre or fraction thereof

Total Escrow Amount 3.37 acres of disturbance  
\$ \$3,000 \* 3.37 ac = **\$10,110.00**

**L Springfield Township Application Fees**

Waiver or Sketch Plan Fee \$ \_\_\_\_\_

Preliminary Plan Fee \$ \_\_\_\_\_

Final Plan Fee \$ \$2,500 +  
\$100\* 3.37 ac = **\$2,537.00**

Total **\$2,537.00**  
+  
**\$10,110.00\*** → Check # 1041

**M Montgomery County Planning Commission Fee Schedule**

Checks should be made payable to "Montgomery County Treasurer"

**\*Escrow monies deposited into account - information to be provided when available**

**RESIDENTIAL LAND DEVELOPMENT**

Number of Lots or Units  
(whichever is greater)

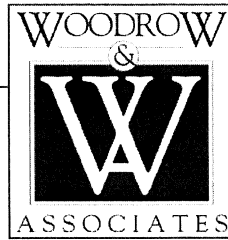
|          | <u>General Fee + Fee Per Lot or Unit</u> |
|----------|--|
| 1 - 3    | \$150 (flat fee)                         |
| 4 - 20   | \$180 + \$23 per unit                    |
| 21 - 100 | \$450 + \$21 per unit                    |
| 101 +    | \$1,060 + \$20 per unit                  |

**NON RESIDENTIAL LAND DEVELOPMENT AND CONVERSIONS**

Gross Square Feet of New Building      General Fee + Fee for every 1,000 gross sq. ft.  
(round to nearest whole dollar)

|                          |  |               |
|--------------------------|--|---------------|
| 1 - 3,000 sq. ft.        | \$220 flat fee                         |               |
| 3,001 - 25,000 sq. ft.   | \$519 + \$27 for every 1,000 sq. ft.   | +/- 21,500 SF |
| 25,001 - 50,000 sq. ft.  | \$1,050 + \$23 for every 1,000 sq. ft. |               |
| 50,001 - 100,000 sq. ft. | \$1,550 + \$20 for every 1,000 sq. ft. |               |
| 100,000 + sq. ft.        | \$2,580 + \$15 for every 1,000 sq. ft. |               |

Total \$ \$519 +  
\$27\* 21.5k SF = **\$1,099.50** Check # \_\_\_\_\_



March 26, 2024

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

Reference: Springfield Township Middle School  
Additions and Renovations Project

Dear Mark:

I am in receipt of a 30-sheet set of plans prepared by T & M Engineers of Philadelphia, Pennsylvania. The plans are dated February 22, 2024, and bear no revision date at this time. It is noted that Township staff has had several meetings with school district representatives in anticipation of their upcoming project. We utilized those meetings to identify any initial concerns and/or existing conditions that were readily apparent to our Township team. The goal of those pre-design meetings was to allow a more efficient submission and review process. I am happy to report that it appears that those earlier conversations were indeed worthwhile; the plan submission captured and addressed our initial comments. In general, the project calls for the following:

1. **Drop off Area** – The project greatly enhances pedestrian safety and connectivity from parking areas to the main entrance of the building. Reconfiguration of the drop off driveway loop, parent parking and additional sidewalks are anticipated.
2. **A Building Addition** – The building addition is to be constructed to the south side of the property and adjacent to PA Route 309. The size of the addition is approximately 25,000 square feet.
3. **Stormwater Management** – The project includes two, rather significant underground stormwater detention basins to capture runoff from the new construction, manage that runoff, and reconnect into the existing storm sewer system for the property.
4. **Retaining Wall** – A new retaining wall would be constructed adjacent to Route 309 to allow for the building addition in addition to maintaining pedestrian circulation around the structure.
5. **Emergency Access** – Plans call for “grass paver blocks” – to the south side of the building to allow fire truck apparatus better access to the facility.

March 26, 2024  
Mark Penecale, Planning Director  
Springfield Township  
Reference: Springfield Township Middle School  
Additions and Renovations Project

### **Landscaping Improvements**

A Landscaping review will be sent under separate cover.

**Approvals/Permits/Reviews** – Any approval the Board of Commissioners may consider granting to the application must be conditioned upon the applicant securing the following approvals/permits/reviews:

1. PA DEP – NPDES permit for stormwater related construction activities.
2. Springfield Township Fire Marshal – Accessibility and need for fire department connections.
3. Aqua Pennsylvania – Confirmation of pressure and capacity availability for any expansion of sprinkler systems within the structure.
4. Execution of a stormwater operations and maintenance agreement and recording of the post-construction stormwater management plan.
5. Execution of a land development agreement and financial security to assure the proper implementation of the approved plan obligations.

### **Threshold Issues:**

1. **Public Improvements** – For any new land development project, consideration must be given to our ordinance requirements that would obligate road frontage improvements including curbing, road widening, sidewalk and storm drainage improvements. It appears that the road frontages along Paper Mill Road and Bergan Road are fully improved in their existing condition. The pedestrian connection beneath Route 309 appears to be adequate; therefore, it does not appear that public improvements will be a critical conversation with this application. We do defer, however, to our planners and elected officials and other staff members for confirmation of this opinion.
2. **Construction Logistics** – Whenever significant construction takes place adjacent to an active school, the importance of protecting students and faculty from conflict with construction equipment, materials handling, personnel etc. becomes an overriding obligation. We look forward to continuing discussions with the school district and their designers and contractors to assure that a plan is set in place to meet these important goals.

### **Zoning:**

1. **Front Yard Setback** – The application has appeared before the Springfield Township Zoning Hearing Board for building front yard setback relief to PA Route 309. The decision and order must be memorialized in plan notes on the record plan documents.

March 26, 2024

Mark Penecale, Planning Director

Springfield Township

Reference: Springfield Township Middle School  
Additions and Renovations Project

### **Subdivision Land Development Ordinance Review:**

1. Section 95-7.I(2)(b)(e) – A traffic management study is required for any institutional development consisting of more than 2,000 square feet. While it does not appear that additional traffic volumes will be added due to the proposal, it would be appropriate for the applicant to speak to the circulation improvements that are being made in conjunction with the application to address this ordinance requirements.
2. Section 95-11.H(3) – The survey certification identified in our ordinance must be added to the plan prior to recording.
3. Section 95-11.I (1) – **Buffers** – This ordinance citation describes the obligation to provide buffering along adjacent to neighboring properties. As the location of the new building is not adjacent to anything but Route 309, full compliance with buffering obligations may not be warranted; however, it might be appropriate to take this opportunity to visit the property and determine if any additional buffering can be enhanced along the common property line with our Bergan Road neighbors. A site walk to view these conditions may be appropriate. Further, if there has been any communication between neighbors and the school regarding concerns as to impact, additional landscape buffering may be an appropriate tool to ease concerns.
4. **Section 95-11.I(2) – Street Trees** – No street trees exist today along Paper Mill Toad. This application would trigger the need for further discussion on this topic.
5. **Section 95-11(3) – Parking Lot Landscaping** – A small section of the existing parking lot is being reconfigured with this application. Several small existing trees are being removed. However, the new parking spaces are being replanted with what appears to be appropriate material to a scale and quantity sufficient to meet this ordinance requirement.
6. **Section 95-11.J – Stormwater Management** – The application is accompanied by a stormwater management report and erosion control narrative. The report acknowledges the potential adverse impacts to stormwater runoff based upon the amount of new impervious cover being added to the property. The report and design proposes the construction of two underground stormwater detention basins. Stormwater runoff is to be captured with new storm sewer inlets which are connected by underground storm sewer piping to the storm water treatment facilities. The managed release of runoff is then returned to the existing stormwater pipe network within the school campus. The project is able to provide an appropriate amount of ground water recharge through these on the ground basins. However, due to the limited amount of infiltration that is available to our Eastern Montgomery County dense soils, the project utilizes a relatively new PA DEP tool known as the “MRC” basin or a design computer model that manages release of runoff to mimic infiltration conditions.

March 26, 2024

Mark Penecale, Planning Director

Springfield Township

Reference: Springfield Township Middle School  
Additions and Renovations Project

7. My review of the plans and applications suggest that this managed release concept criteria have been met and are appropriately implemented by the design. As my staff has reviewed the plans and calculations, we have identified several, very minor, items for clarification in detail. We will work directly with the applicant's engineer to have those items addressed prior to the next plan submission. Further, will also look forward to working in conjunction with the Montgomery County Soils Conservation District acting as a delegated agent for the PA DEP in the review and issuance of the appropriate permits.

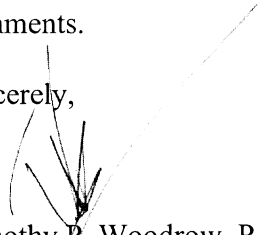
**General Design Concerns:**

1. Utility Relocation – The first step in the process is a certain amount of demolition of existing infrastructure as well as utility relocation. Again, we would like to coordinate these efforts with the construction team to assure safe transitions between school district personnel, staff, students and contractors as this work takes place.

**Grading Plan Enlargement** – The plan submission includes 1" = 20' scale enlargements of the areas adjacent and above the two underground stormwater detention basins. It would be helpful for the submission to include a similar enlargement of the area to the south side of the proposed addition and adjacent to Route 309. This enlargement would provide clarity to both contractors, reviewers, and the school district as to how the retaining wall, grading, loading dock, pedestrian pathways, and utility relocations are intended to be constructed.

Please feel free to contact me with any questions you may have regarding these comments.

Sincerely,



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

TPW/del

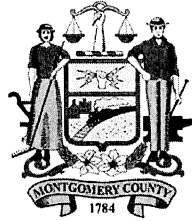
Cc: James J. Garrity, Esq., Wisler Pearlstine, LLP. – Township Solicitor  
Andrew R. Freimuth, Esq. – Wisler Pearlstine, LLP  
Michael Taylor, Township Manager – Springfield Township  
Christopher Jensen, P.E – T & M Engineers



**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

JAMILA H. WINDER, CHAIR  
NEIL K. MAKHIJA, VICE CHAIR  
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV



**MONTGOMERY COUNTY  
PLANNING COMMISSION**

MONTGOMERY COUNTY • PO BOX 311  
NORRISTOWN, PA 19404-0311

610-278-3722  
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

April 10, 2024

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

Re: MCPC # 24-0069-001  
Plan Name: Springfield Middle School  
(21,500 sq. ft. institutional on approximately 19.02 acres)  
Situate: Bergan Road (S); west of Paper Mill Road  
Springfield Township

Dear Mr. Penecale:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on March 20, 2024. We forward this letter as a report of our review.

## **BACKGROUND**

The applicant, Springfield School District, is proposing to develop the existing 19.02-acre lot at 1901 Paper Mill Road through the creation of an auditorium, and various other improvements. Circulation improvements include the installation of a surface parking lot, two raised pedestrian crosswalks, sidewalks throughout the campus, building additions to the school entrances, and an emergency drive. Additional improvements include two underground stormwater basins, a geothermal well field, and a truck loading area. The proposed plan will further include the demolition of an existing basketball court, loading area, and parking lot area.

This property is located in the township's institutional zoning district. The site is served by public water and sewer. The plan is dated February 23, 2024

## **COMPREHENSIVE PLAN COMPLIANCE**

This property is shown as Institutional in the Future Land Use Plan of Springfield Township's 2025 Comprehensive Plan. Institutional land uses include schools, churches, public offices, library facilities, and long-term care facilities and often offer a significant amount of private open space.



The location of this site coincides with multiple potential trails as identified by the Springfield Township Trails and Connectivity Plan, specifically the NG-8: Bergen/Bradford Connector which would provide access to both Springfield Middle School and the Enfield Elementary fields, and MT-2: Cresheim Trail (Central). The proposed sidewalks proposed as part of this land development support the goals of the Comprehensive Plan and Trails and Connectivity Plan.

Additionally, the property is identified as a Suburban Residential Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Suburban Residential Areas are concentrations of single-family detached homes, less dense multifamily and single-family attached uses, 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

### ZONING ORDINANCE COMMENTS

According to the zoning data information provided on Sheet #2, the property is nonconforming in terms of the number of parking spaces. It appears the parking allotment is based on the total floor area of the existing gymnasium, however, it appears an auditorium is proposed which could impact the total floor area to be considered in the parking calculation, based on zoning 114-134 (A)(8). We ask that the applicant clarify their parking calculation.

### OTHER COMMENTS

#### A. Sidewalks and Landscaping.

According to the plan, an 8-foot sidewalk is to be constructed around the westernmost parking lot of the Middle School. Currently, there are several, large trees located on the island. We encourage the applicant to consider reducing the width of the sidewalk to limit the amount of new impervious surface proposed and potentially reduce the impact of the sidewalk construction on the existing, mature trees.

In addition, in order to ensure the least damage to the root system of the existing trees during construction, we recommend that care be taken to avoid placing anything heavy under the existing tree. If it is determined that these trees cannot be properly protected during construction, we recommend the applicant consider providing additional replacement trees.

#### B. Tree Preservation

The landscaping plan identifies the removal of 14 mature trees on the site. While the proposed plan states that 8 new trees will be planted, we recommend identifying additional locations to increase tree cover, such

as providing additional street trees along the entrance road into the site and along the Paper Mill frontage. This can further serve to shade the pedestrian pathway from Bergan Road, making walking more comfortable for pedestrians.

C. Stormwater Management

We recommend that future versions of the plan include an Operations and Maintenance agreement for the underground stormwater management system.

## CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the 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: (#24-0069-001) on any plans submitted for final recording.

Sincerely,



Margaux Petruska, Community Planner II  
[Margaux.petruska@montgomerycountypa.gov](mailto:Margaux.petruska@montgomerycountypa.gov) – 610-278-3728

c: Jacob Tackett, Applicant's Representative  
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



# The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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

website: [www.SpringfieldMontco.org](http://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

Loren D. Szczesny, Esq.

Fox Rothschild, LLP  
980 Jolly Road, Suite 110  
Blue Bell, PA 19422

March 26, 2024

## 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 #24-03 for the property located at 1901 E. Paper Mill Road, Oreland, PA 19075, known as Parcel #5200-1319-8007.**

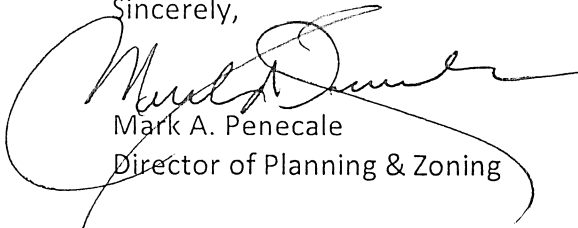
Dear Mr. Szczesny,

This letter is sent to inform you that on Monday, March 25, 2024, the Springfield Township Zoning Hearing Board approved your request for a variance from Section 114-8.D.4.A of the Springfield Township Zoning Ordinance to allow for the proposed 22,000 square foot addition to the existing Middle School Building to be 34.93 feet from the property line adjoining the Route 309 right-of-way, instead of the required 75 feet, in accordance with the testimony and exhibits presented here this evening.

The approval of this application was based on the testimony and exhibits entered into the record for this applicant and the decision was unanimous.

If there are any questions that you may have, please feel free to contact me at 215-836-7600, ext. 1114.

Sincerely,



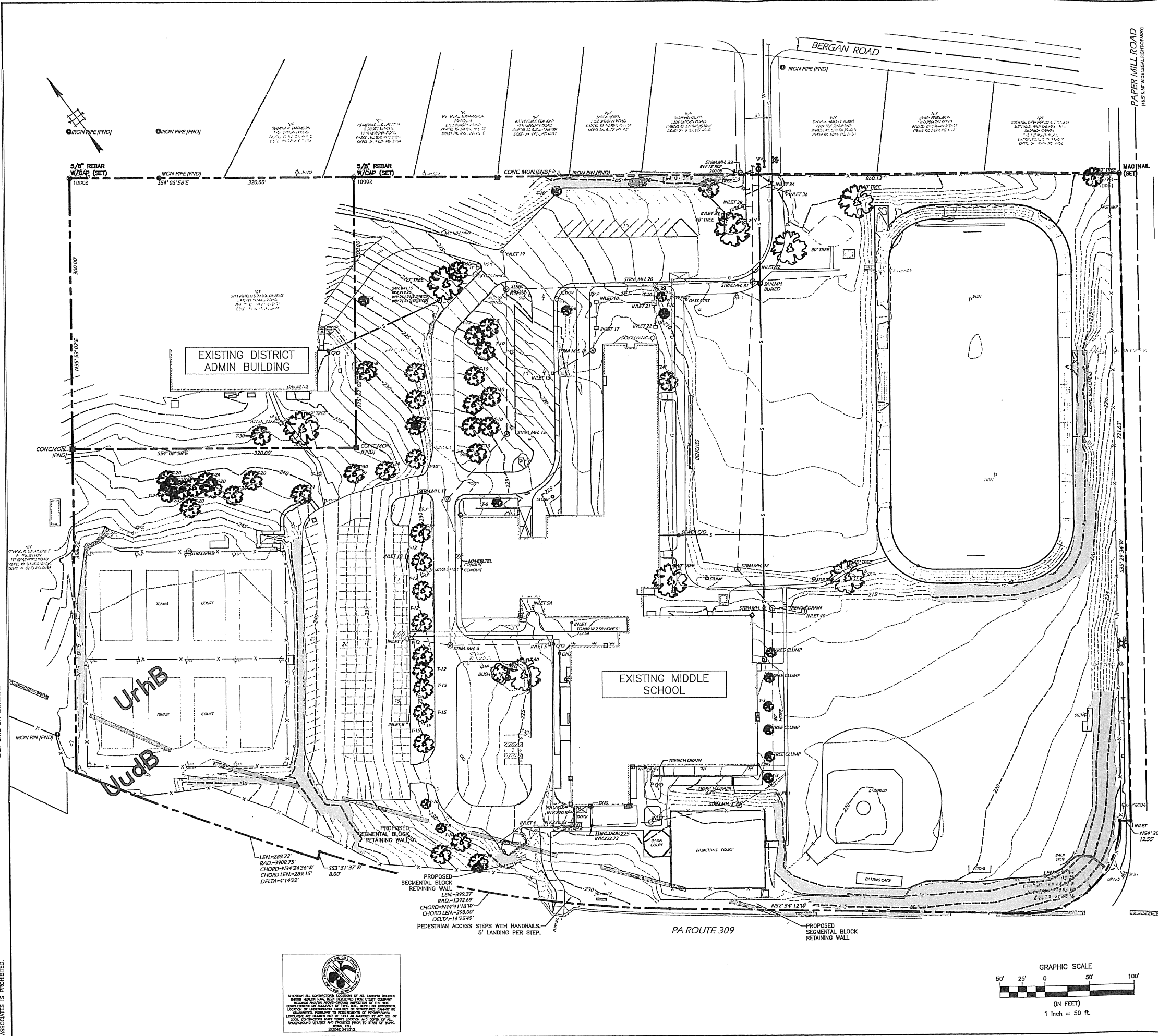
Mark A. Penecale  
Director of Planning & Zoning

Cc: ZHB Members by way of email  
ZHB Solicitor by way of email  
Michael Taylor; Township Manager, Springfield Township

PROJECT INFORMATION: ALL RIGHTS RESERVED. THE COPYING OR REUSE OF THIS DOCUMENT OR PORTIONS THEREOF, FOR OTHER THAN THE ORIGINAL PROJECT, IS PROHIBITED. WITHOUT THE WRITTEN PERMISSION OF THE ASSOCIATES IS PROHIBITED.

FILE PATH: C:\Projects\SCAL\000008\Plan\1  
 LAST SAVED DATE AND TIME: 27 Feb 2024, 10:22AM  
 LAST SAVE BY: SShroberta

DESIGNED BY: JCC  
 CHECKED BY: JDT  
 DRAWN BY: SCR  
 DATE: 02/23/2024  
 SCALE: AS NOTED  
 PROJ. NO.: SCAL00008



**SITE DATA:**

OWNER: SPRINGFIELD SCHOOL DISTRICT  
 MAILING ADDRESS: 1901 PAPER MILL ROAD ORELAND, PA 19075  
 PROPERTY LOCATION: 1801 PAPER MILL ROAD  
 DEED: BK. 4712, PG. 2174  
 PARCEL ID: S20013198007  
 PARCEL AREA: 828,360 SQ.FT. / 19.0165 ACRES  
 TAX AUTHORITY: SPRINGFIELD TOWNSHIP  
 SEWER: PUBLIC  
 WATER: PUBLIC

**NOTES:**

- DATE OF SURVEY: OCTOBER 10, 2023.
- THE PROPERTY MAY BE SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, ETC. THAT ARE NOT NECESSARILY SHOWN ON THIS PLAN.
- HORIZONTAL DATUM: PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010.00.
- VERTICAL DATUM: NAVD 88
- A TITLE SEARCH HAS NOT BEEN FURNISHED TO THE SURVEYOR.
- UTILITIES SHOWN WERE REFERENCED FROM SURVEY REFERENCES AND WILL BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
- A RIGHT-TO-KNOW REQUESTED WAS SUBMITTED TO SPRINGFIELD TOWNSHIP ON SEPTEMBER 29, 2023. NO PLANS WERE SENT. MR. TAYLOR STATED WE CAN VISIT THE TOWNSHIP TO REVIEW PLANS THEY HAVE.
- A PRELIMINARY DESIGN NOTICE TO PENNSYLVANIA ONE CALL SYSTEM, INC. (POCS) HAS BEEN SUBMITTED BY ARTHUR A. SWALLOW ASSOCIATES, LLC.
- ARTHUR A. SWALLOW ASSOCIATES, LLC IS NOT RESPONSIBLE TO SUBMIT THE FINAL DESIGN NOTICE WHICH SHALL BE SUBMITTED TO POCS NOT LESS THAN 10, NOR MORE THAN 90 BUSINESS DAYS IN ADVANCE OF THE FINAL DESIGN AND/OR THE DATE OF THIS PLAN.

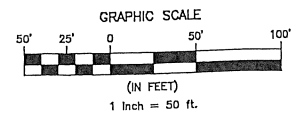
**SURVEY REFERENCES:**

- PLAN ENTITLED "GREENGLADE MANOR SECTION 3", PREPARED BY BARTON & MARTIN ENGINEERING, DATED OCTOBER 23, 1994, AND RECORDED IN THE MONTGOMERY COUNTY RECORDER OF DEEDS OFFICE AS PLAN BOOK 4, PAGE 8.
- PLAN ENTITLED "FINAL PLAN MASTER SITE DEVELOPMENT FOR ERDENHEIM ELEMENTARY SCHOOL", PREPARED BY BARRY GETT & ASSOCIATES, INC., DATED AUGUST 03, 2007, AND LAST REVISED JANUARY 18, 2009 AND RECORDED IN THE MONTGOMERY COUNTY RECORDER OF DEEDS OFFICE AS PLAN BOOK 34, PAGE 338.
- PLAN ENTITLED "ADDITIONS & ALTERATIONS OF THE SPRINGFIELD TOWNSHIP MIDDLE SCHOOL", SHEETS C1.1 & L2.1, PREPARED BY HAYES LARGE ARCHITECTS, LLP, DATED JUNE 04, 2008.

**FLOOD ZONE NOTE**  
 (WWW.MSC.FEMA.GOV)  
 THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODS. ON FLOOD INSURANCE RATE MAP NUMBER 42091C0377G, PANEL 377 OF 451, WHICH BEARS A REVISED DATE OF 03/02/2016.

- LEGEND**
- PROPERTY LINE
  - ADJOINING PROPERTY LINE
  - 1' CONTOUR
  - 5' CONTOUR
  - BUILDING LINE
  - CONCRETE WALK
  - DRIVEWAY
  - FENCE
  - STORM PIPE, INLET & MANHOLE
  - SANITARY PIPE, MANHOLE & CLEANOUT
  - LIGHT POLE
  - OVERHEAD WIRE
  - UTILITY POLE W/GUY WIRE
  - EDGE OF WOODED AREA
  - TREE WITH TRUNK DIAMETER
  - REBAR, IRON PIPE, MAG NAIL (FOUND)
  - REBAR, MAG NAIL (SET)
  - UNMARKED PROPERTY CORNER
  - CONCRETE MONUMENT (FOUND)
  - WALL MOUNTED LIGHT
  - CAMERA
  - SPEAKER
  - ACCESS PANEL
  - WATER VALVE

- PROTECTED AREAS LEGEND**
- (MANMADE) STEEP SLOPES 25% - 35%
  - (MANMADE) STEEP SLOPES 35% AND GREATER



|     |      |    |     |
|-----|------|----|-----|
| NO. | DATE | BY | CHD |
|     |      |    |     |
|     |      |    |     |
|     |      |    |     |
|     |      |    |     |

SPRINGFIELD TOWNSHIP SCHOOL DISTRICT  
 SPRINGFIELD TOWNSHIP MIDDLE SCHOOL:  
 ADDITIONS AND RENOVATIONS  
 1901 PAPER MILL ROAD, SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PA

**RESOURCE PROTECTION PLAN**

1700 MARKET STREET, SUITE 3110  
 PHILADELPHIA, PA 19103  
 TEL 215-282-7850  
 FAX 215-627-9459  
 www.landmassociates.com

OFFICES LOCATED IN:  
 CALIFORNIA, INDIANA, KENTUCKY,  
 MASSACHUSETTS, MICHIGAN, NEW JERSEY,  
 OHIO AND PENNSYLVANIA

|             |            |         |     |
|-------------|------------|---------|-----|
| DESIGNED BY | JCC        | DRAWING | RES |
| CHECKED BY  | JDT        | SHEET   | 1   |
| DRAWN BY    | SCR        | OF      | 2   |
| DATE        | 02/23/2024 |         |     |
| SCALE       | AS NOTED   |         |     |
| PROJ. NO.   | SCAL00008  |         |     |

| ZONING DATA                              |   |  |                     |
|--|---|--|---------------------|
| EXISTING ZONING DISTRICT CLASSIFICATION  | INSTITUTIONAL                             |  |                     |
| EXISTING USES                            | INSTITUTIONAL - MIDDLE SCHOOL             |  |                     |
| PROPOSED USES                            | INSTITUTIONAL - MIDDLE SCHOOL (NO CHANGE) |  |                     |
| INSTITUTIONAL ZONING REQUIREMENTS TABLE: |   |  |                     |
| MINIMUM LOT AREA                         | CODE SECTION                              | REQUIRED   | EXISTING            |
| MINIMUM BUILDING AREA                    | 114-802(A)                                | 3 ACRES  | ±16.02 ACRES        |
| MINIMUM WIDTH                            | 114-803                                   | 200 FEET   | 710 FEET            |
| FRONT YARD                               | 114-804(A)                                | 75 FEET, WHEN ANY PORTION OF A BUILDING EXCEEDS 35 FEET, THE FRONT YARDS MUST BE INCREASED BY THREE FEET FOR EACH ADDITIONAL FOOT OF BUILDING HEIGHT (75 FEET + 37.5 FEET = 112.5 FEET)    | ± 276 FEET          |
| SIDE YARDS                               | 114-804(B)                                | 35 FEET, 15 FEET ABUTTING RESIDENTIAL DISTRICT, WHEN ANY PORTION OF A BUILDING EXCEEDS 35 FEET, THE SIDE YARDS MUST BE INCREASED BY THREE FEET FOR EACH ADDITIONAL FOOT OF BUILDING HEIGHT | ± 421 FEET          |
| REAR YARD                                | 114-804(C)                                | 75 FEET, WHEN ANY PORTION OF A BUILDING EXCEEDS 35 FEET, THE REAR YARDS MUST BE INCREASED BY THREE FEET FOR EACH ADDITIONAL FOOT OF BUILDING HEIGHT  | N/A - 2 FRONT YARDS |
| OVERHEAD COVERAGES                       | 114-805(1)                                | 40%  | ± 32%               |
| BUILDING HEIGHT                          | 114-805(2)                                | 30 FEET  | ± 34 FEET           |
| REQUIRED PARKING (EXISTING DRAWINGS)     | 114-134(A)(1)                             | 1 SPACE/50 SQUARE FEET OF TOTAL FLOOR AREA<br>12,200 SF/70 = 250 PARKING SPACES  | 156 SPACES (TOTAL)  |

1. BUILDING HEIGHT = 34.5 FEET (47.5 - 35 = 12.5) 12.5 \* 3 FEET = 37.5 FEET
2. TOTAL AREA COVERED BY BUILDINGS, PARKING LOTS AND VEHICULAR ACCESSWAYS MAY NOT EXCEED 40%
3. EXISTING NONCONFORMANCE
4. EXISTING NONCONFORMANCE IMPROVED
5. VARIANCE REQUIRED

| NO. | DATE | REVISIONS | BY | CHKD |
|-----|------|-----------|----|------|
|     |      |           |    |      |
|     |      |           |    |      |
|     |      |           |    |      |
|     |      |           |    |      |

| NO. | DATE | REVISIONS | BY | CHKD |
|-----|------|-----------|----|------|
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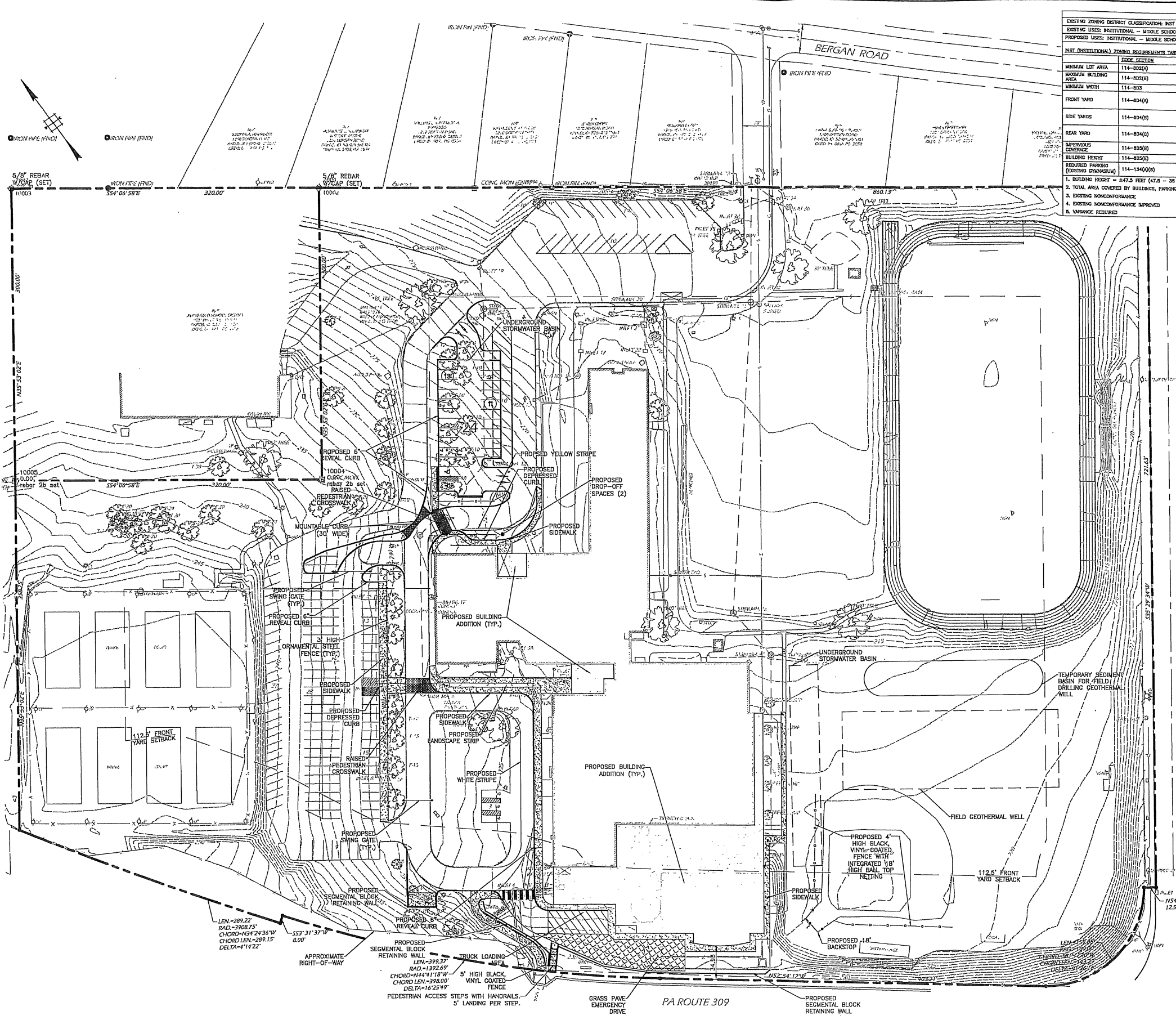

SPRINGFIELD TOWNSHIP SCHOOL DISTRICT  
 SPRINGFIELD TOWNSHIP MIDDLE SCHOOL  
 ADDITIONS AND RENOVATIONS  
 1801 PAPER MILL ROAD, SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PA



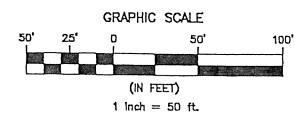
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|             |            |         |     |
|-------------|------------|---------|-----|
| DESIGNED BY | JCC        | DRAWING | STE |
| CHECKED BY  | JDT        | SHEET   | 2   |
| DRAWN BY    | SCR        | OF      | 2   |
| DATE        | 02/23/2024 |         |     |
| SCALE       | AS NOTED   |         |     |
| PROJ. NO.   | SGAL0068   |         |     |

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