

**Springfield Township
Planning Commission Meeting
December 3, 2024**

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
	Schaefer	Blankin	Quill
	Harbison	Mascaro	Helwig

Minutes: Review the minutes of the November 19, 2024, meeting.

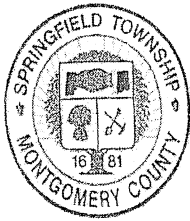
Commissioner's Report:

PC1: The Planning Commission will review the amended plan and the request for a waiver from the requirements for the submission of a land development application submitted by **The Schoolhouse in Flourtown** for the property located at 15 W. Wissahickon Avenue, Flourtown, PA. The owner seeks approval to install 17 additional on-site parking stalls. The property is zoned within the C-Residential District within Ward #1 of Springfield Township.

PC2: The Planning Commission will start the review of the proposed amendment to the Subdivision & Land Development Ordinance.

The next meeting of the Springfield Township Planning Commission is scheduled for Tuesday, December 17, 2024.

Adjourned:



**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: The Schoolhouse in Flourtown

Location: 15 West Wissahickon Ave

Flourtown, PA 19031

C Name of Owner: PHMC/Carson Valley School

Address: 1419 Bethlehem Pike

Flourtown, PA 19031

Phone #: (267) 984-1270 Gill Carnesali

D Name of Applicant: The Schoolhouse / CVCA

Address: (above)

Phone #: same

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

Richard Collier, Sr. FMEP / Land Concepts Group, LLC *

Address: 100 Wissahickon Ave, 2nd Fl, Ambler, PA 19002

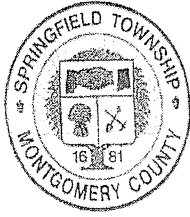
F Existing Zoning Classification: C-Residential

Total Acreage: 0.94 ac New Non-Res. Floor Area: N/A (sq. ft)

Sewerage: Public Private

Water: Public Private

* E.B. Rall Jr. Landscape Design
622 Markley St.
Norristown, PA 19401
support / installation



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

Intended Land Use(s)	# of Lots	Units	Buildings
<input type="checkbox"/> Residential	_____	_____	_____
<input type="checkbox"/> Commercial	_____	_____	_____
<input type="checkbox"/> Industrial	_____	_____	_____
<input type="checkbox"/> Office	_____	_____	_____
<input checked="" type="checkbox"/> Other (Specify below)	_____	_____	_____

17 previous parking spaces (for staff)

- G Does this application meet all the requirements of the existing Zoning Classification? Yes No (if no, attach a list of variances and/or special exceptions)
- H Is the property subject to any encumbrances, deed restrictions, etc.? Yes No (if yes, attach a copy)

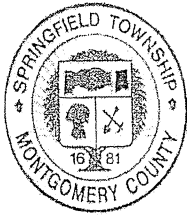
- I List additional material submitted with this application
1. Parking EXPANSION Concept Plan (24"x36")
 2. Aerial Photo - Schoolhouse site
 3. _____
 4. _____
 5. _____
 6. _____

J Springfield Township Fee Schedule (non-refundable):

Checks should be made payable to "Springfield Township".

Land Development Fee Schedule

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



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

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 \$ 3,000.00 *(waiver requested)*

L Springfield Township Application Fees

Waiver or Sketch Plan Fee \$ 250.00

Preliminary Plan Fee \$ _____

Final Plan Fee \$ _____

Total \$ 250.00 Check # 2970

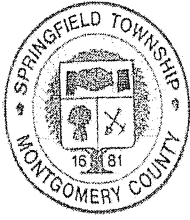
M Montgomery County Planning Commission Fee Schedule
Checks should be made payable to "Montgomery County Treasurer".

RESIDENTIAL LAND DEVELOPMENT *N/A*

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

NON RESIDENTIAL LAND DEVELOPMENT AND CONVERSIONS *N/A*

<u>Gross Square Feet of New Building</u>	<u>General Fee + Fee for every 1,000 gross sq. ft. (round to nearest whole dollar)</u>
1 - 3,000 sq. ft.	\$220 flat fee
3,001 - 25,000 sq. ft.	\$519 + \$27 for every 1,000 sq. ft.
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 \$ _____	Check # _____



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

N Signature

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

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

10/8/2024

DATE

[Handwritten Signature]

SIGNATURE OF APPLICANT

We are requesting increased parking space for The Schoolhouse @ CVCA for the following reasons:

- The nursery school and daycare center has a total of 103 children, 19 staff members and an additional 3-5 support staff daily.
- Parents also must use the parking lot when dropping their children off in the morning and picking them up in the afternoon, or when visiting for a special occasion.
- The closest spaces, not on Schoolhouse property, that are owned by CVCA are a 5-7 minute walk from the school.
- Currently, The Schoolhouse plans with St. Genevieve to use their parking lot for special events. This is not an option for everyday operations because their school is in session at the same time.
- The shortage of parking poses safety concerns as people have to park in areas where there are children crossing to the playground and occasionally riding bikes and playing on the blacktop.

The new 17 spaces will be pervious cover and will satisfy the parking needs of the Schoolhouse staff and families.

Base course options (cont.):



NDS[®]
We put water in its place

NDS, INC.
851 NORTH HARVARD AVE.
LINDSAY, CA 93247
TOLL FREE: 1-800-726-1994
PHONE: (559) 562-9888
FAX: (559) 562-4488
www.ndspro.com

EZ ROLL GRASS PAVER PRODUCT DESCRIPTION

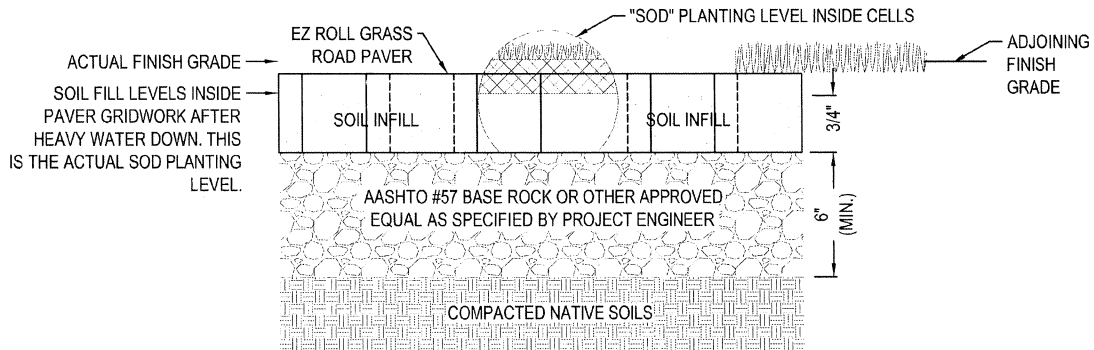
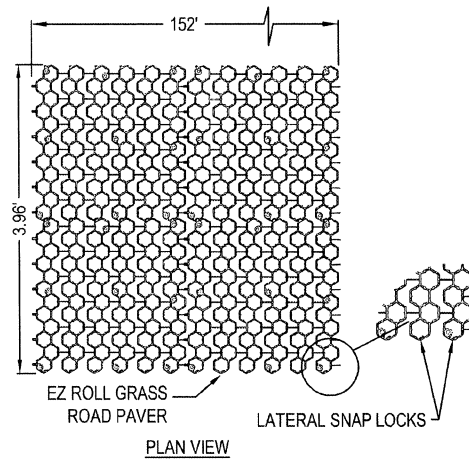
STOCK ROLL SIZE'S: 3.96'W X 24'L (95.1 SF)
3.96'W X 152'L (601.6 SQ. FT.)

CUSTOM SIZES AVAILABLE UPON REQUEST: 1'-6" X 152' (228 SQ. FT.)
2' X 152' (304 SQ. FT.)

NESTED HONEYCOMB CELL: 57, 888 PSF
LAYOUT COMPRESSIVE 402 PSI
STRENGTH (OPEN CELL NO FILL) EXCEEDS H2O LOADING

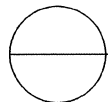
GRASS SEED OR SOD: TYPE TO BE AS SPECIFIED IN THE CONTRACT DOCUMENTS OR BY DESIGN LANDSCAPE ARCHITECT.

SOIL INFILL: THE COMPOSITION OF THE MATERIAL WILL BE BASED ON LOCAL CONDITIONS AND DETERMINED BY THE LANDSCAPE ARCHITECT OR AS SPECIFIED IN THE CONTRACT DOCUMENTS



NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.



EZ ROLL GRASS PAVERS

MEDIUM LOAD



REVISION DATE 8-24-2015

Permeability

EZ Roll™ Grass Pavers provide a lower runoff coefficient, a prolonged time of concentration, a much higher rate of percolation and a cleaner runoff of storm water than concrete or asphalt.

When used over a rock and sand base with sandy loam soil (CN30), EZ Roll will promote a situation unlikely to generate surface runoff in an average rainstorm (less than 6" in 24 hours).

When EZ Roll is installed over clay soils (CN78), water absorptions will vary depending on the depth of the base course due to the storage capacity of the soil.

As per Technical release #55, US Department of Agriculture, Soil and Conservation Service, the evaluation of storm water management objective is done by the following method: calculate the pre-construction runoff volumes and time of concentration factors, calculate area runoff volumes, calculate runoff reduction and compare to Table 1 which lists runoff percentages from various soils based on 'meadow' type cover and a 24 hour rainfall.

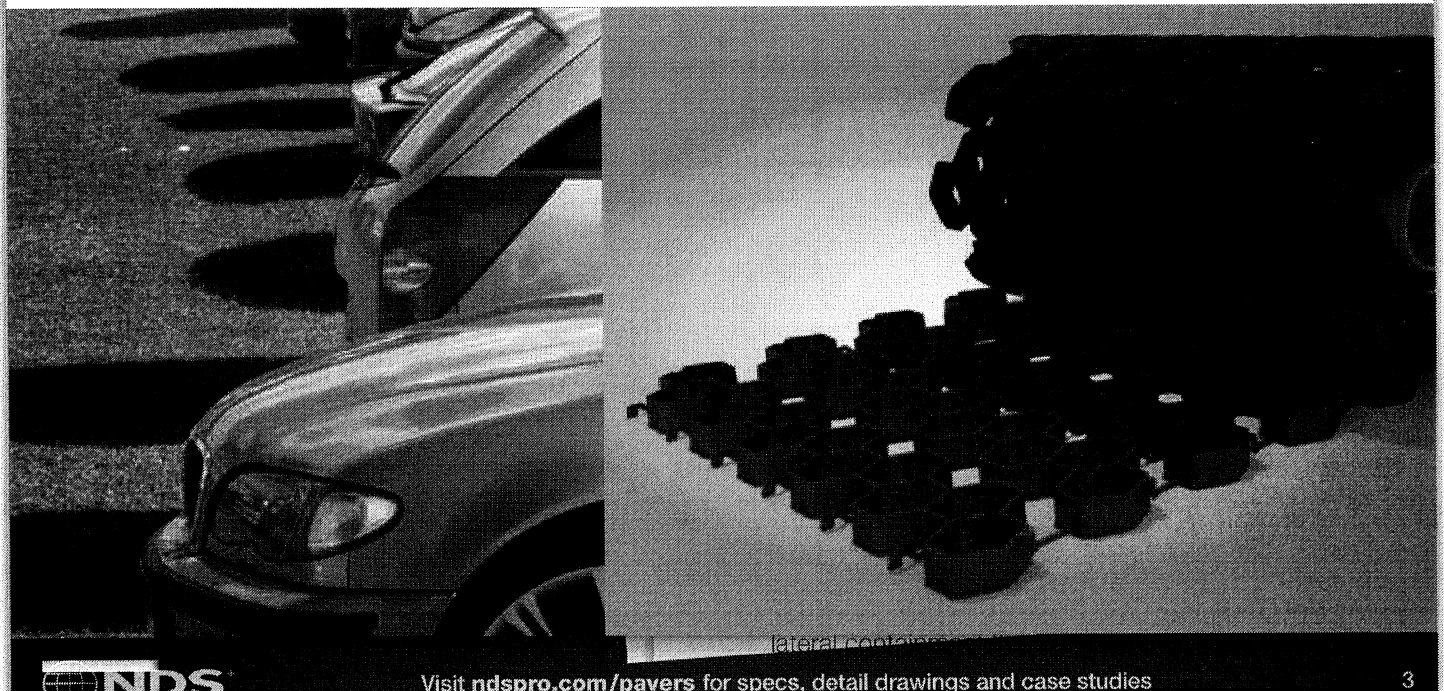
Runoff % – 24 Hour Rainfall Sand to Clay Soils				
Inches	CN30	CN58	CN71	CN78
1.0	0.0	0.0	0.01	0.06
1.2	0.0	0.0	0.03	0.10
1.4	0.0	0.0	0.05	0.14
1.6	0.0	0.0	0.08	0.18
1.8	0.0	0.01	0.11	0.21
2.0	0.0	0.02	0.13	0.24
2.5	0.0	0.05	0.20	0.32
3.0	0.0	0.09	0.25	0.38
4.0	0.0	0.17	0.35	0.47
5.0	0.0	0.23	0.42	0.54
6.0	0.01	0.29	0.48	0.60
7.0	0.03	0.34	0.53	0.64
8.0	0.05	0.39	0.57	0.67
9.0	0.08	0.43	0.61	0.70
10.0	0.10	0.46	0.64	0.73
11.0	0.12	0.49	0.66	0.75
12.0	0.15	0.52	0.68	0.76

EZ Roll™ Grass Pavers

A turf reinforcement, load transferring paving system designed to be placed directly on an engineer specified compacted road base.

This system is designed to transfer vehicle weight directly to the supportive base course and prevent soil compaction. The web of interconnected honeycomb cells provides resistance from vehicular load as well as lateral containment that prevents the soil compaction that would inhibit healthy root growth. This system also provides a porous condition that allows rapid absorption of storm water. When properly installed according to the instructions in this guide, EZ Roll™ Grass Pavers provide a structural, green surface capable of supporting H-20 loads in a saturated condition. The 1" deep hexagonal cells of the EZ Roll™ Grass Paver are arranged in a double-row configuration that spans the width of the roll. This configuration reduces the risk of grid displacement from the torsional effects of the turning tires of a stationary vehicle. EZ Roll™ Grass Pavers have a compressive strength of 57,888 psf in an empty condition and greater than 500,000 psf when filled. The EZ Roll™ Grass Paver system has been used and accepted across the country for a wide variety of projects including emergency vehicle access purposes.

Additional information, details, and specifications can be found at
<http://www.ndspro.com/permeable-pavers/grass-pavers/ez-roll-grass-pavers>
For further technical support or assistance, contact: techservice@ndspro.com



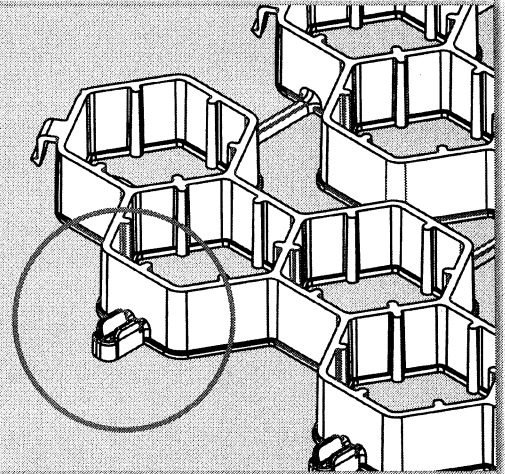
Product Description

Design Theory

The EZ Roll™ Grass Paver comes in pre-assembled rolls, which means it is easy to roll out, decreasing installation time and increasing efficiency.

EZ Roll™ Grass Paver has been tested for compressive strength at 57,888 psf bare product, meaning that EZ Roll™ does not rely on the fill material for load carrying.

Connections between rows of EZ Roll™ are secure due to unique side-to-side and end-to-end clips that minimize the paver mat movement and separation due to lateral and horizontal pressure. These sturdy locking clips prevent paver displacement or mat failure that could result from traffic load movement or changing ground conditions.



Recommended Use

Light Loads:

- Golf Cart Paths
- Jogging Tracks
- Bike Paths
- ATV Paths
- Equestrian Parks
- Trail Reinforcements
- Runoff Areas

Medium Loads:

- Roadway Shoulders
- Residential Driveways
- Parking Lots
- Overflow Parking Area
- Truck & Cart Wash-Down Areas
- RV and Boat Access

Heavy Loads / Fire Lane:

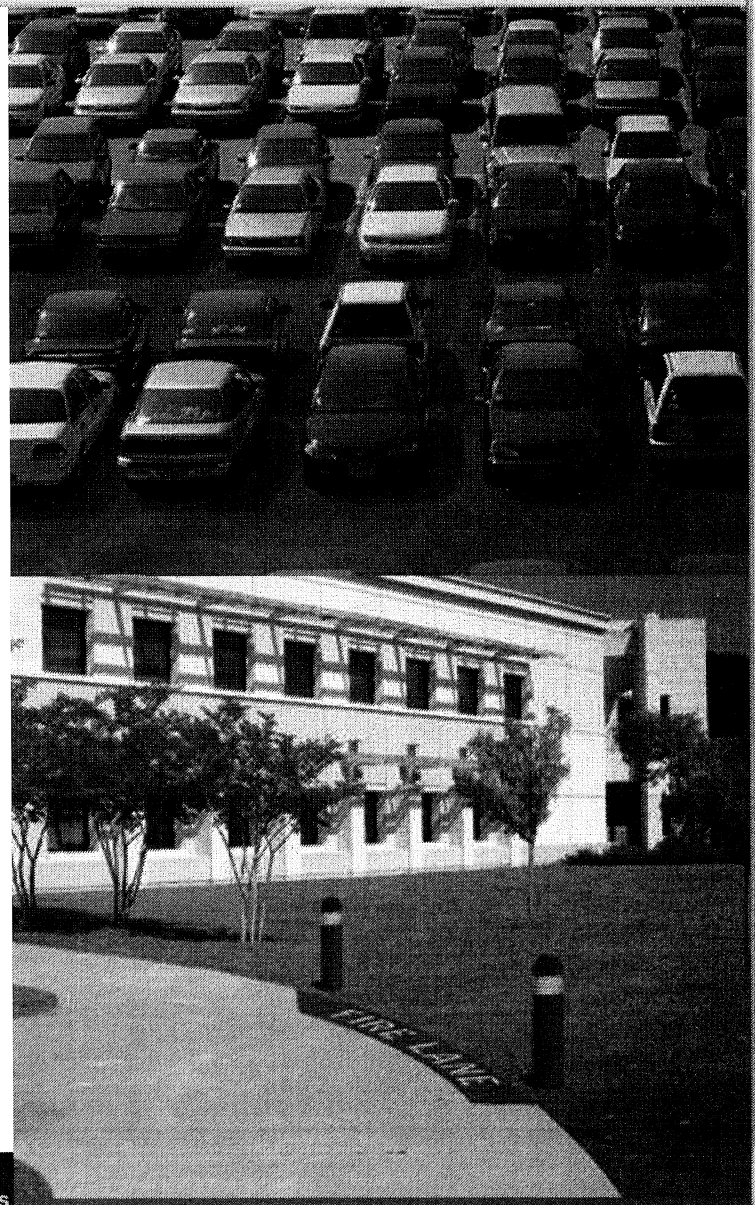
- Emergency Vehicle Access Roads
- Service Vehicle Utility Roads
- Equipment Yards

Non-load Applications:

- Erosion Control on Slopes (staking recommended)
- Erosion Control in Swales (staking recommended)

Not Recommended for the Following:

- Traffic on slopes exceeding a 10% grade
- To support tread driven vehicles



Product Description

The EZ Roll™ Grass Pavers from NDS is the latest and most advanced product of its type on the market. NDS has used its years of experience in the landscaping industry to create a product with all of the most desirable features.

The EZ Roll™ Grass Paver has a combined series of 72 nested hexagonal cells per paver cell with 24 connecting clips. This unique combination provides superior stability and durability.

Product Specifications

Material. 100% recycled HDPE plastic (50% pre-consumer 50% post-consumer). HDPE is rugged, flexible and ideally suited for outside exposure and longevity. NDS uses UV inhibitors in the polymer structure to prevent breakdown in the strength of the paver.

Manufacturing. Manufactured in Lindsay, CA.

Recyclability. 100% recyclable. Please recycle whenever possible.

Paver Size. Each 24" x 24" panel contains 72, 2 1/4" nested hexagonal cells. Panels are integrated with crosslinks and clips to form rolls. Part No. EZ4X24 has dimensions of 4' x 24' per roll and EZ4X150 has dimensions of 4' x 150'. Custom size rolls available upon request.

Weight Per Unit. 2.31 pounds per 24" x 24" section.

Paver Details. The top surface of the hexagonal cell walls is smooth and devoid of notches or grooves. The bottom surface of the paver mat has over 80% open area for increased permeability.

Assembly Mechanism. 12 lateral snap locks per panel.

Chemical Resistance. EZ Roll™ Pavers have superior chemical resistance and are totally inert.

Compressive Strength. 57,888 lbs. (psf.) which is equal to 414 lbs. (psi.) For detailed specs see the Technical Specification part of this guide.

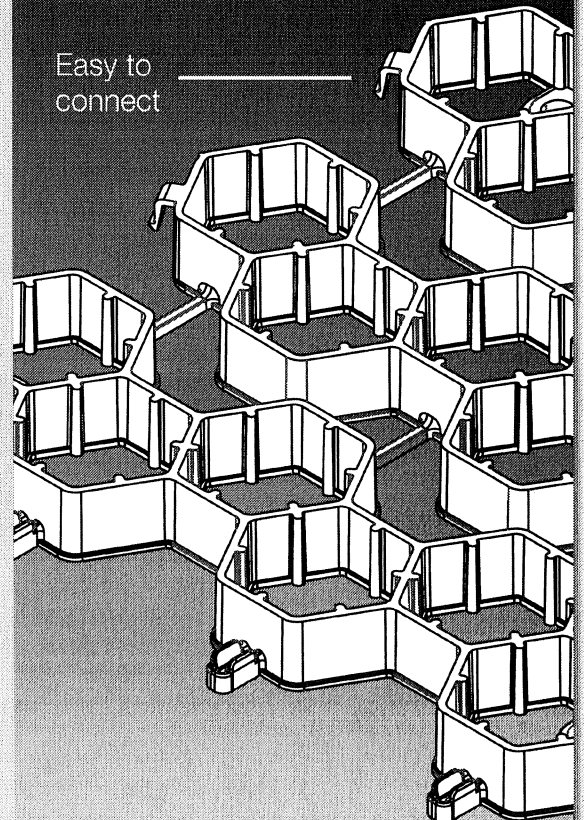
Unique Product Features. EZ Roll™ Pavers feature an easy to install top down locking feature. This locking mechanism allows pavers to be installed quickly and easily.

Empty cells have a compressive strength of

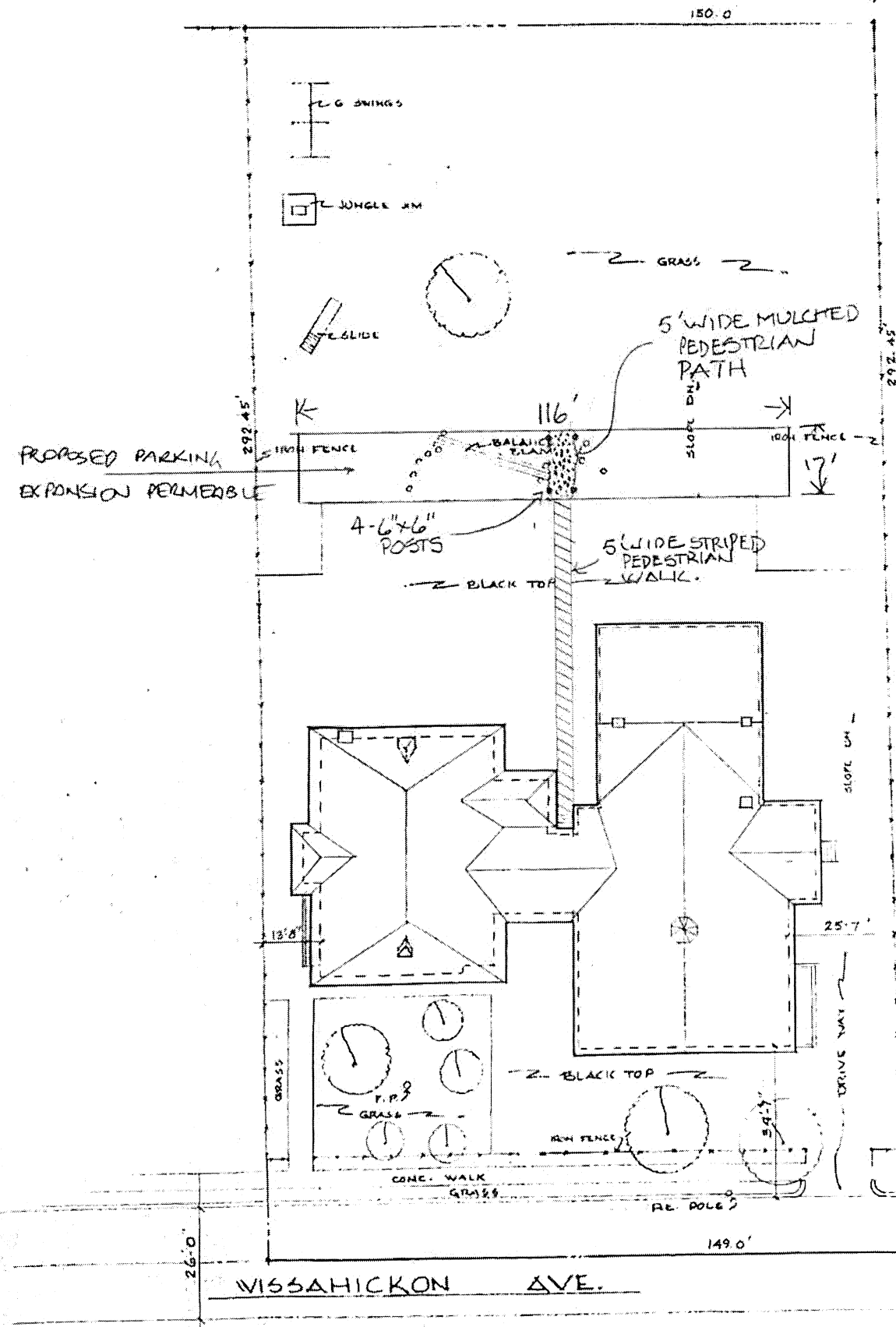
57,888 psf

Product ships in large rolls for easy rollout

Easy to connect



CARSON VALLEY SCHOOL

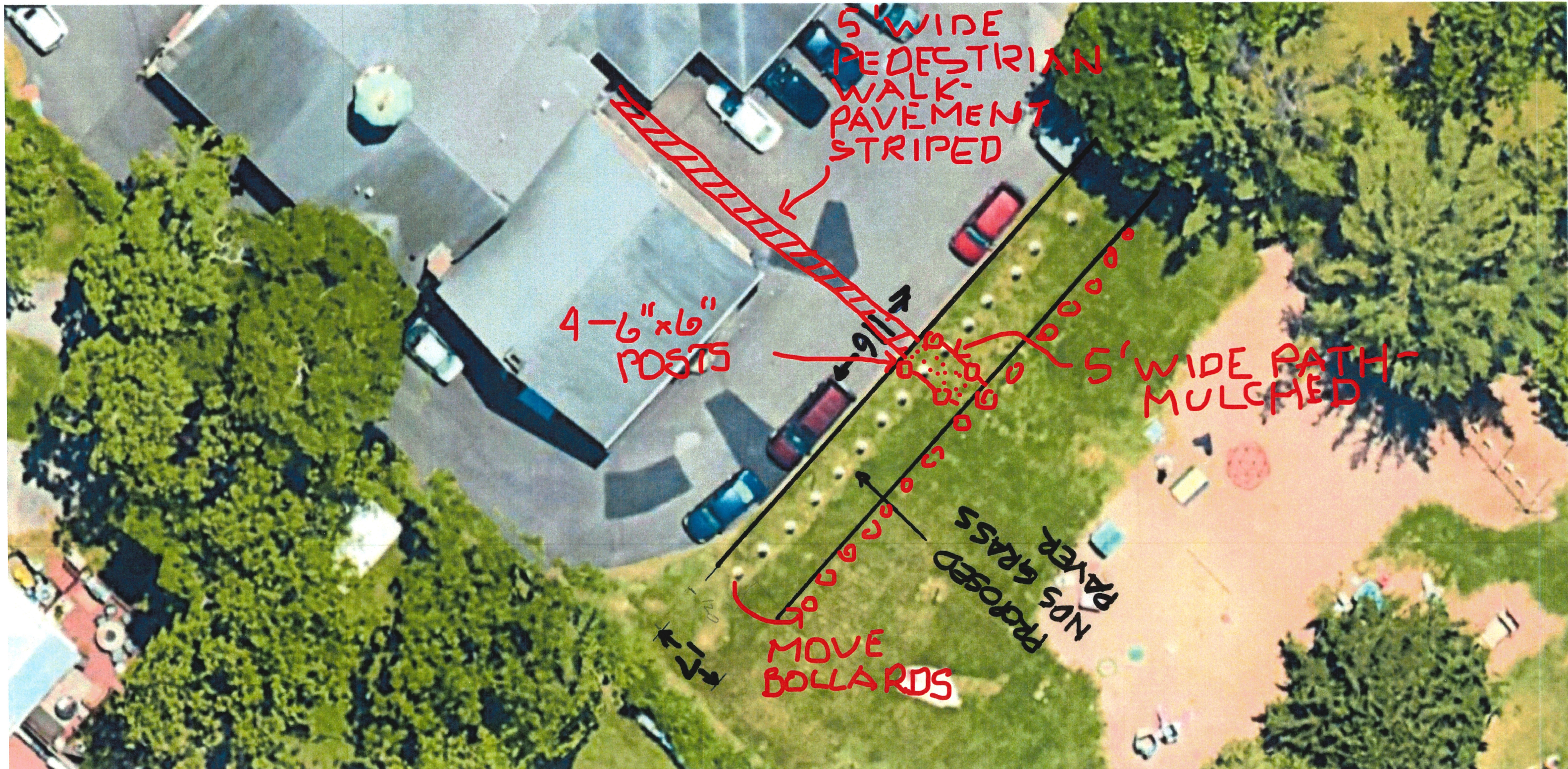


DEPARTMENT OF PUBLIC WORKS
CITY OF FLOURTOWN
SUBJECT TO ACT OF APP

THE SCHOOLHOUSE IN FLOURTOWN
 PROPOSED PARKING EXPANSION CONCEPT PLAN
 EQ. RALL JR LANDSCAPE DESIGN 9-27-24
 REV. 11-26-24

SITE PLAN
 1" = 20'-0"

VISSAHICKON AVE.



5' WIDE
PEDESTRIAN
WALK-
PAVEMENT
STRIPED

4-6" x 6"
POSTS

5' WIDE PATH -
MULCHED

PROPOSED
PAPER
NOS GRASS
MOVE
BOLLARDS

12' 11"

11' 6"