



February 6, 2026

Springfield Township
1510 Paper Mill Road
Wyndmoor, PA 19038

(Hand delivered)

Attn: Mark Penecale, Director of Planning & Zoning

Re: LaSalle College High School
STORAGE/RESTROOM Building – **Application for Waiver of Land Development**
Springfield Township, Montgomery County
Project #8086

Mark,

On behalf of LaSalle College High School, I have attached a completed Township Application for Waiver of Land Development. The Applicant proposes an accessory storage/restroom building of approximately 1,800 sq.ft. on their existing ~79 acre campus. It is my Professional Civil Engineering Opinion that such building placement, size, height and use is compliant with the township's zoning code. I hope you concur once you have had an opportunity to review this application and supporting documentation I hereby file.

For your convenience, I have also included a project narrative herewith. Please distribute to your Township Board of Commissioners, Planning members and consultants.

Sincerely,

A handwritten signature in blue ink that reads 'Anthony J. Hibbeln, P.E.' The signature is written in a cursive style with a large, looping initial 'A'.

Anthony J. Hibbeln, P.E.

cc Brother James Butler, LaSalle College HS
Ana Luisa Smith, LaSalle College HS
Tim Woodrow, Springfield Township Engineer

PROJECT NARRATIVE

FOR

LASALLE COLLEGE HIGH SCHOOL STORAGE/RESTROOM FACILITIES

IN

SPRINGFIELD TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA

PROJECT #8086 JANUARY 2026

The proposed project is to install an accessory storage/restroom building on the school campus to serve remote sport fields at the far end of the campus. The School's current ~72-acre site is located at 8605 Cheltenham Avenue in Springfield Township, Montgomery County, Pennsylvania. There is presently existing on the LaSalle College High School Campus, various sports fields, pool, tennis courts, parking lots and classroom buildings owned and operated by the school. This Grading, Erosion and Sedimentation Permit Application will allow for the implementation of the accessory storage/restroom facilities. Please note the application herewith also includes specifications for the existing sanitary sewer lateral to be relocated around the new restroom, as well as to serve such new restroom. Lastly, the existing school gated-driveway onto Cheltenham Ave. is for authorized users only, the school will authorize the contractor to temporarily use it. PADOT has asked that temporary signage and flashers be implemented during such time. Same is specified in the project plans for the contractor to implement. These safety measures, as you may recall, were also implemented recently when work was completed on Lower Bartley LaCross Field.



SPRINGFIELD TOWNSHIP
APPLICATION FOR
SUBDIVISION AND LAND DEVELOPMENT APPROVAL

2/6/26 AH P.E.

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: LaSalle College High School
Location: Lower Bartley Storage Restroom Bldg.
8605 Cheltenham Ave
Wyndmoor, PA 19038

C Name of Owner: LaSalle College High School
Address: 8605 Cheltenham Ave
Wyndmoor, PA 19038
Phone #: 215-402-4879

D Name of Applicant:
Address: same as above
Phone #:

E Name of Engineer, Surveyor, or Planner responsible for preparation of the plan
Goski Engineering, Inc.
Address: 1 Iron Bridge Dr. Colleville PA 19426

F Existing Zoning Classification: INST institutional
Total Acreage: ~ 79 New Non-Res. Floor Area: 1,800 (sq. ft)

Sewerage: Public [checked] Private
Water: Public [checked] 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)	<u> 1 </u>	<u> 1 </u>	<u> 1 </u>

accessory to school

G Does this application meet all the requirements of the existing Zoning Classification? (X) 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 (X) No (if yes, attach a copy)

I List additional material submitted with this application

1. Cover Letter & Transmittal
2. Project Narrative
3. Waiver of Land Development Planset 1-10 of 10
4. E & S Report
5. Cert of Insurance
6. Fee & Escrow

J Springfield Township Fee Schedule (non-refundable):

Checks should be made payable to "Springfield Township".

Land Development Fee Schedule

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

check # 227551
\$ 250.00



**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

L Springfield Township Application Fees

Waiver of Sketch Plan Fee \$ 250.⁰⁰

Preliminary Plan Fee \$ -

Final Plan Fee \$ -

Total \$ 250.⁰⁰ Check # _____

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

RESIDENTIAL LAND DEVELOPMENT

<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

<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>
<u>1 - 3,000 sq. ft.</u>	<u>\$220 flat fee</u>
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 \$ <u>220.⁰⁰</u>	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.

2-6-26

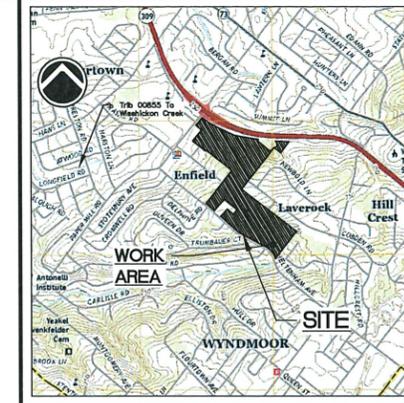
DATE

SIGNATURE OF APPLICANT

A handwritten signature in blue ink, appearing to read "L. Butcher", is written over a horizontal line. The signature is stylized and includes a large loop at the end.

LASALLE COLLEGE HIGH SCHOOL LOWER BARTLEY RESTROOM

SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA



GORSKI
GORSKI ENGINEERING, INC.
1 IRON BRIDGE DRIVE,
COLLEGEVILLE, PA 19426
610 489 9131; FAX 610 489 6850

RECORDING ACKNOWLEDGEMENTS

COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF MONTGOMERY }
ON THIS, THE _____ DAY OF _____, 2026, BEFORE ME, THE
UNDERSIGNED OFFICER, PERSONALLY APPEARED JAMES L. BUTLER, WHO
ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF LASALLE COLLEGE HIGH
SCHOOL, A CORPORATION, AND THAT HE AS SUCH PRESIDENT BEING
AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE
PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION
BY HIMSELF AS PRESIDENT.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

OWNER: LASALLE COLLEGE HIGH SCHOOL

SIGNATURE: _____
TITLE: JAMES L. BUTLER, PRESIDENT

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER SECTION:

LASALLE COLLEGE HIGH SCHOOL (PROPERTY OWNER) HEREBY AUTHORIZES THIS
PLAN OF DEVELOPMENT ON THEIR PROPERTY.

OWNER: LASALLE COLLEGE HIGH SCHOOL

SIGNATURE: _____
TITLE: JAMES L. BUTLER, PRESIDENT

TOWNSHIP SECTION:

APPROVED BY THE BOARD OF TOWNSHIP COMMISSIONERS OF THE TOWNSHIP OF
SPRINGFIELD, THIS _____ DAY OF _____, 2026.

ATTEST: _____ SECRETARY

PRESIDENT, JAMES M. LEE

REVIEWED BY THE TOWNSHIP ENGINEER

BMP OPERATIONS AND MAINTENANCE OWNERS CERTIFICATION

I, JAMES L. BUTLER, PRESIDENT OF LASALLE COLLEGE HIGH SCHOOL HEREBY
ACKNOWLEDGE AS WITNESSED BY SIGNING HERewith THAT THE STORMWATER
BMP'S ARE FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER
APPROVAL BY SPRINGFIELD TOWNSHIP.

JAMES L. BUTLER, PRESIDENT

RECORDER OF DEEDS

M.C.P.C.# _____
PROCESSED and REVIEWED. Report prepared by
MONTGOMERY COUNTY PLANNING COMMISSION IN
accordance with the Municipalities Planning Code.
Certified this date _____
For the Director
MONTGOMERY CO. PLANNING COMMISSION

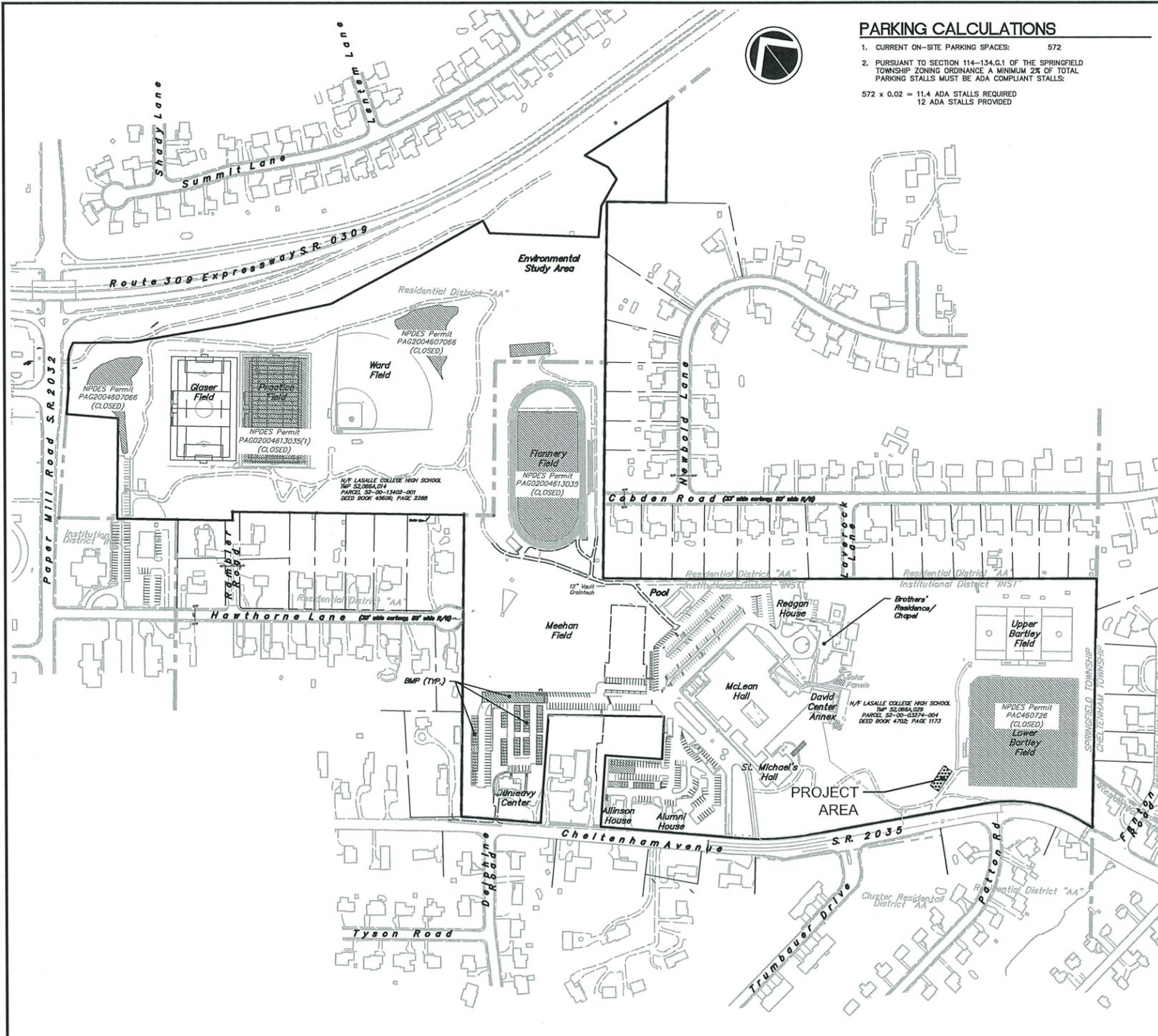
ENGINEER'S CERTIFICATION

I, ANTHONY J. HIBBELN, PE-041828-E, HEREBY CERTIFY THAT I AM A PROFESSIONAL
ENGINEER THAT THE SITE DESIGN CONFORMS TO ALL APPLICABLE SUBDIVISION AND ZONING
REGULATIONS (NOTWITHSTANDING WAIVERS & VARIANCES), AND THAT THE SITE DESIGN MEETS
ACCEPTED DESIGN STANDARDS AND PRACTICES. I ALSO HEREBY CERTIFY, ON THE BELOW
LISTED DATE, THAT THE DRAINAGE PLAN(S) INCLUDED HERewith MEET(S) ALL
REQUIREMENTS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S
REGULATIONS AND SPRINGFIELD TOWNSHIP'S ORDINANCES.



ANTHONY J. HIBBELN, P.E. GORSKI ENGINEERING, INC.
(PE-041828-E)

DATE



PARKING CALCULATIONS

- CURRENT ON-SITE PARKING SPACES: 572
- PURSUANT TO SECTION 114-134.G.1 OF THE SPRINGFIELD TOWNSHIP ZONING ORDINANCE A MINIMUM 2% OF TOTAL PARKING STALLS MUST BE ADA COMPLIANT STALLS:
 $572 \times 0.02 = 11.4$ ADA STALLS REQUIRED
12 ADA STALLS PROVIDED

SITE LOCATION MAP

1" = 2,000'

SITE STATISTICS

- SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:
SPRINGFIELD TOWNSHIP
(BLOCK 066A, UNIT 029)
PARCEL NO. 52-00-03274-00-4
(BLOCK 066A, UNIT 014)
PARCEL NO. 52-00-13402-00-1
- RECORDED DEED DATA IS AS FOLLOWS:
AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN, PA IN:
DEED BOOK 4702, PAGES 1173-1178 (BLOCK 066A, UNIT 029)
DEED BOOK 5606, PAGE 2288 (BLOCK 066A, UNIT 014)
- NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:
UNIT 29 LASALLE COLLEGE HIGH SCHOOL 1600 PAPERMILL ROAD WYNDMOOR, PA 19038
UNIT 14 LASALLE COLLEGE HIGH SCHOOL 1600 PAPERMILL ROAD WYNDMOOR, PA 19038
- ADDRESS OF THE SUBJECT TRACT:
UNIT 29 1600 PAPERMILL AVENUE WYNDMOOR, PA 19038
UNIT 14 1600 PAPERMILL ROAD WYNDMOOR, PA 19038
- AREA STATISTICS:
BLOCK 066A, UNIT 029 (LASALLE COLLEGE HIGH SCHOOL) (PARCEL NO. 52-00-03274-00-4)
GROSS TRACT AREA = 43.63 AC. (TO DEED TITLE LINES)
BLOCK 066A, UNIT 014 (LASALLE COLLEGE HIGH SCHOOL) (PARCEL NO. 52-00-13402-00-1)
GROSS TRACT AREA = 28.43 AC. (TO TITLE LINES)

ZONING DATA

DATA OBTAINED FROM SPRINGFIELD TOWNSHIP ZONING ORDINANCE, AS ADOPTED FEBRUARY 1997, CHAPTER 114; REFERENCE ARTICLE 114110, SECTIONS 114-800 TO 114-805. DISTRICT CLASSIFICATION - "INST" - INSTITUTIONAL DISTRICT. PROPOSED USE: PUBLIC OR PRIVATE SCHOOLS AND/OR THEIR ADJUNCT RESIDENTIAL FACILITIES (SEC. 114-801(A)).

	REQUIRED	EXISTING	PROVIDED
MINIMUM LOT AREA:	3 AC.	43.63 AC.	43.63 AC.
MINIMUM LOT WIDTH:	200 FT.	>1,500 FT.	>1,500 FT.
MAXIMUM BUILDING COVERAGE:	20%	6.2%	6.3%
MAXIMUM IMPERVIOUS COVERAGE:	40%	32.61%	34.15%
FRONT YARD SETBACK:	75 FT.	75 FT.	75 FT.
SIDE YARD RESTRICTION*:	50 FT.	50 FT.	50 FT.
REAR YARD RESTRICTION*:	75 FT.	75 FT.	75 FT.
MAXIMUM BUILDING HEIGHT:	75 FT.	75 FT.	75 FT.

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

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

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

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

PLAN SHEET INDEX

Sheet No.	Sheet Title
1 OF 10	COVER SHEET
2 OF 10	GRADING AND DRAINAGE PLAN
3 OF 10	EXISTING FEATURES PLAN
4 OF 10	EROSION AND SEDIMENTATION CONTROL PLAN
5 OF 10	EROSION AND SEDIMENTATION CONTROL NOTES
6 OF 10	EROSION AND SEDIMENTATION CONTROL DETAILS
7 OF 10	SANITARY PROFILE
8 OF 10	SANITARY CONSTRUCTION DETAILS
9 OF 10	LANDSCAPE PLAN
10 OF 10	CONSTRUCTION DETAILS

LOWER BARTLEY RESTROOM
WAIVER OF LAND DEVELOPMENT APPLICATION
PREPARED FOR
LASALLE COLLEGE HIGH SCHOOL
SITE SITUATE IN
SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

NO.	REVISIONS	PLAN ORIGINATOR DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

COVER SHEET

LOWER BARTLEY RESTROOM

SITE SITUATE IN
SPRINGFIELD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

PROJECT MANAGER: A.J.H.	DRAWN BY: RAF
PROJECT NUMBER: 8086	DRAWING FILE: 8086 COVER
PLAN SCALE: 1" = 200'	PLAN SHEET NUMBER: 1 OF 10

GRAPHIC SCALE
0' 100' 200' 400'

EXISTING DRIVEWAY NOTE

THE SCHOOL'S EXISTING GATED DRIVEWAY ONTO CHELTENHAM AVE. IS FOR SCHOOL'S AUTHORIZED USERS ONLY. THE SCHOOL WILL AUTHORIZE THE PROJECT CONTRACTOR TO TEMPORARILY USE IT. PADOT HAS ASKED, AND CONTRACTOR SHALL PROVIDE TEMPORARY SIGNAGE WITH FLASHERS, PLACED AND IMPLEMENTED DURING SUCH PROJECT AS FOLLOWS:
 PLACE A W35-5 "CONSTRUCTION ENTRANCE AHEAD" SIGN WITH A BRIGHT FLASHER AND W30-1 "500 FT PLAQUE AT 500-FT EACH SIDE OF THE EXISTING PAVED DRIVEWAY. ALSO PLACE A W11-10 "TRUCKS ENTERING HIGHWAY" SIGN WITH A BRIGHT FLASHER 50-FT EACH SIDE OF THE EXISTING DRIVEWAY.
 REMOVE ALL SUCH TEMPORARY SIGNAGE UPON SUCH COMPLETION OF PROJECT, SO AS TO ALLOW EXISTING DRIVEWAY TO CONTINUE OPERATION FOR SCHOOL'S AUTHORIZED USERS.
 NO WORK IS TO BE DONE WITHIN PADOT'S R/W. NO CONSTRUCTION PARKING, NOR STANDING, NOR STAGING SHALL BE DONE WITHIN PADOT'S R/W.

SANITARY LATERAL NOTE

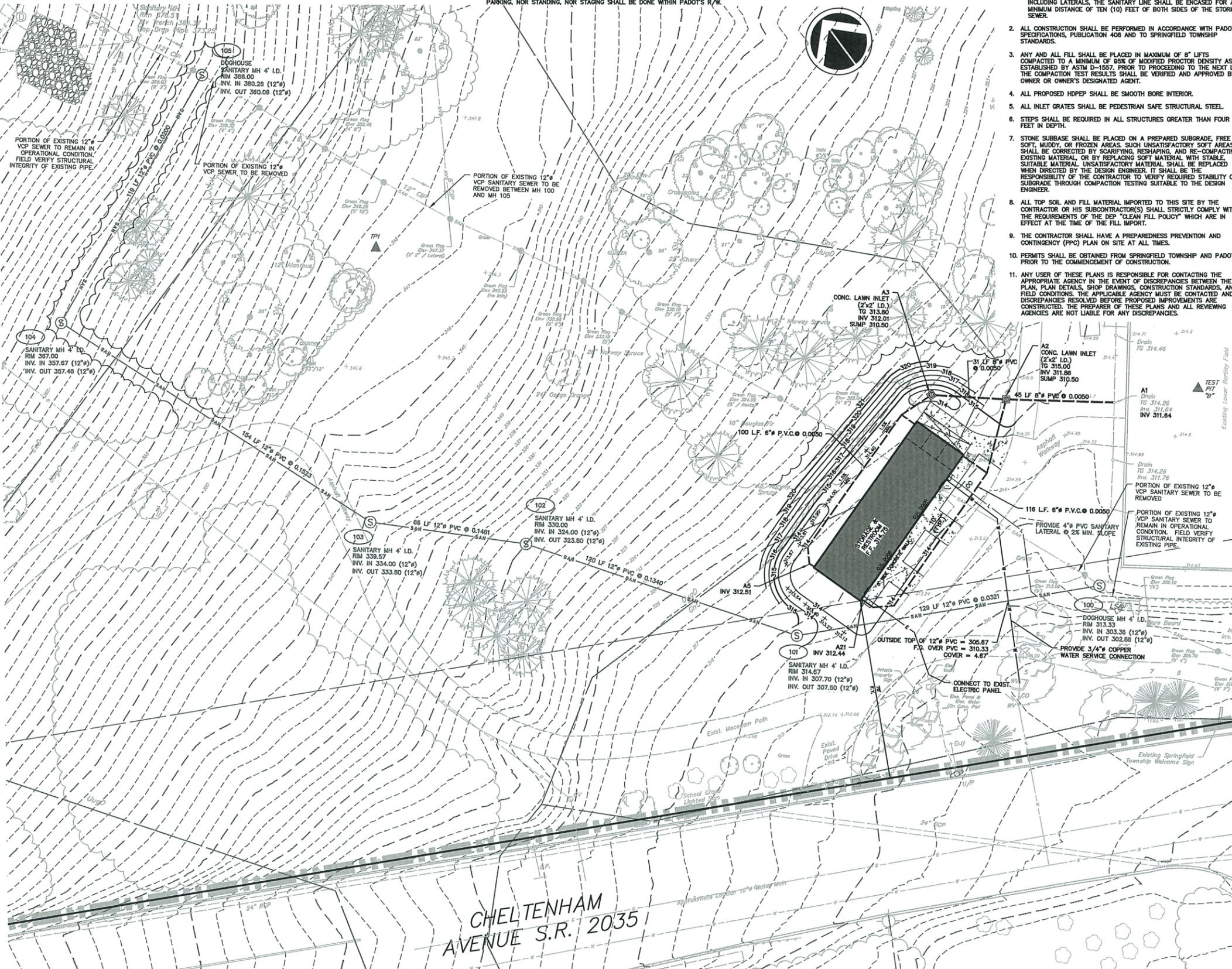
THE EXISTING SANITARY SEWER IS IN OPERATING SERVICE TO THE SCHOOL AND IS PRIVATELY OWNED BY THE SCHOOL. THE NEW SEWER CONNECTION SHALL BE INSTALLED AND CONSTRUCTED IN SUCH A MANNER SO AS TO MAINTAIN SEWER SERVICE THROUGHOUT THE ENTIRE PROJECT TIMELINE. CONTRACTOR SHALL COORDINATE THEIR SCHEDULE DIRECTLY WITH LASALLE COLLEGE HIGH SCHOOL REPRESENTATIVES AS TO A MUTUALLY AGREED UPON DATE AND TIME OF THE SERVICE LATERAL CONNECTION TO EXISTING SERVICE LINE.

CONSTRUCTION NOTES

- WHEREVER PHYSICAL LIMITATIONS RESULT IN NOT SATISFYING THE REQUIRED 18 INCH MINIMUM CLEARANCE BETWEEN PUBLIC WATER FACILITIES AND ANY OTHER UTILITY (I.E. STORM, SANITARY, ETC.), 6" THICK FULL CONCRETE ENCASUREMENT SHALL BE PROVIDED AS FOLLOWS:
 - FOR CONFLICTS BETWEEN WATER AND SANITARY SEWER, INCLUDING LATERALS AND SERVICES, THE SANITARY SEWER SHALL BE ENCASED FOR A MINIMUM DISTANCE OF TEN (10) FEET ON BOTH SIDES OF THE WATER LINE.
 - FOR CONFLICTS BETWEEN WATER AND STORM SEWER, INCLUDING LATERALS, THE WATER LINE SHALL BE ENCASED FOR A MINIMUM DISTANCE OF TEN (10) FEET OF BOTH SIDES OF THE STORM SEWER.
 - FOR CONFLICTS BETWEEN SANITARY SEWER AND STORM SEWER, INCLUDING LATERALS, THE SANITARY LINE SHALL BE ENCASED FOR A MINIMUM DISTANCE OF TEN (10) FEET OF BOTH SIDES OF THE STORM SEWER.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH PADOT SPECIFICATIONS, PUBLICATION 408 AND TO SPRINGFIELD TOWNSHIP STANDARDS.
- ANY AND ALL FILL SHALL BE PLACED IN MAXIMUM OF 8' LIFTS COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR DENSITY AS ESTABLISHED BY ASTM D-1557. PRIOR TO PROCEEDING TO THE NEXT LIFT, THE COMPACTION TEST RESULTS SHALL BE VERIFIED AND APPROVED BY OWNER OR OWNER'S DESIGNATED AGENT.
- ALL PROPOSED HOPEP SHALL BE SMOOTH BORE INTERIOR.
- ALL INLET GRATES SHALL BE PEDESTRIAN SAFE STRUCTURAL STEEL.
- STEPS SHALL BE REQUIRED IN ALL STRUCTURES GREATER THAN FOUR FEET IN DEPTH.
- STONE SUBBASE SHALL BE PLACED ON A PREPARED SUBGRADE, FREE OF SOFT, MUDDY, OR FROZEN AREAS. SUCH UNSATISFACTORY SOFT AREAS SHALL BE CORRECTED BY SCARIFYING, RESHAPING, AND RE-COMPACTING EXISTING MATERIAL OR BY REPLACING SOFT MATERIAL WITH STABLE, SUITABLE MATERIAL. UNSATISFACTORY MATERIAL SHALL BE REPLACED WHEN DIRECTED BY THE DESIGN ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY REQUIRED STABILITY OF SUBGRADE THROUGH COMPACTION TESTING SUITABLE TO THE DESIGN ENGINEER.
- ALL TOP SOIL AND FILL MATERIAL IMPORTED TO THIS SITE BY THE CONTRACTOR OR HIS SUBCONTRACTOR(S) SHALL STRICTLY COMPLY WITH THE REQUIREMENTS OF THE DEP "CLEAN FILL POLICY" WHICH ARE IN EFFECT AT THE TIME OF THE FILL IMPORT.
- THE CONTRACTOR SHALL HAVE A PREPAREDNESS PREVENTION AND CONTINGENCY (PPC) PLAN ON SITE AT ALL TIMES.
- PERMITS SHALL BE OBTAINED FROM SPRINGFIELD TOWNSHIP AND PADOT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- ANY USER OF THESE PLANS IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE AGENCY IN THE EVENT OF DISCREPANCIES BETWEEN THE PLAN, PLAN DETAILS, SHOP DRAWINGS, CONDITIONS, AND FIELD CONDITIONS. THE APPLICABLE AGENCY MUST BE CONTACTED AND DISCREPANCIES RESOLVED BEFORE PROPOSED IMPROVEMENTS ARE CONSTRUCTED. THE PREPARER OF THESE PLANS AND ALL REVIEWING AGENCIES ARE NOT LIABLE FOR ANY DISCREPANCIES.

LEGEND

- EXIST BOUNDARY LINE
- EXIST RIGHT-OF-WAY
- EXIST CENTERLINE
- EXIST ADJOINING OWNER
- EXIST MINOR CONTOUR
- EXIST MAJOR CONTOUR
- EXIST CURB LINE
- EXIST CONCRETE
- EXIST WALL
- EXIST PAVED DRIVEWAY
- EXIST UNPAVED DRIVEWAY
- EXIST EDGE OF ROAD PAVNG
- EXIST ROAD SHOULDER
- EXIST LANDSCAPE BED
- EXIST BUILDING
- EXIST EASEMENT
- EXIST FENCE
- EXIST SOILS
- EXIST ROAD PAINT MARKINGS
- EXIST UNDERGROUND ELECTRIC
- EXIST OVERHEAD ELECTRIC
- EXIST WATER MAIN
- EXIST WATER SERVICE
- EXIST SANITARY SEWER
- EXIST SANITARY LATERAL
- EXIST STORM SEWER
- EXIST GAS MAIN
- EXIST UNDERGROUND CONDUITS
- EXIST TELEPHONE
- EXIST ZONING BOUNDARY
- EXIST TREE CANOPY
- EXIST PARKING LOT PAINT MARKINGS
- EXIST STM ENDWALL
- EXIST STM INLETS
- EXIST STM MANHOLE
- EXIST STM CLEANOUT
- EXIST STM ROOF DRAIN
- EXIST SAN MANHOLE
- EXIST SAN VENT
- EXIST SAN CLEANOUT
- EXIST WATER VALVE
- EXIST WATER METER
- EXIST FIRE HYDRANT
- EXIST UTILITY POLE
- EXIST LIGHT POST
- EXIST GAS VALVE
- EXIST SIGN
- EXIST MAIL BOX
- EXIST TEST PIT LOCATION
- EXIST HANDICAP PAINT MARKING
- EXIST CONCRETE MONUMENT
- EXIST IRON PIN
- EXIST TREE TBR
- EXIST DECIDUOUS TREE
- EXIST EVERGREEN TREE
- PROP BUILDING
- PROP BUILDING SETBACK
- PROP CONCRETE
- PROP STORM SEWER
- PROP SANITARY SEWER
- PROP MINOR CONTOUR
- PROP MAJOR CONTOUR
- PROP ALTERED TREE LINE
- PROP SPOT ELEVATION



LOWER BARTLEY RESTROOM
 WAIVER OF LAND DEVELOPMENT APPLICATION
 PREPARED FOR
LASALLE COLLEGE HIGH SCHOOL
 SITE SITUATE IN
 SPRINGFIELD TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA

NO. 1	DATE	DESCRIPTION
1	JANUARY 26, 2028	ISSUED FOR PERMIT
2	JANUARY 26, 2028	REVISED FOR CLIENT COMMENTS (1-2028)
3	OCTOBER 26, 2028	REVISED FOR CLIENT COMMENTS (10-2028)
4	OCTOBER 26, 2028	REVISED FOR CLIENT COMMENTS (10-2028)
5	OCTOBER 26, 2028	REVISED FOR CLIENT COMMENTS (10-2028)
6	OCTOBER 26, 2028	REVISED FOR CLIENT COMMENTS (10-2028)
7	OCTOBER 26, 2028	REVISED FOR CLIENT COMMENTS (10-2028)
8	OCTOBER 26, 2028	REVISED FOR CLIENT COMMENTS (10-2028)
9	OCTOBER 26, 2028	REVISED FOR CLIENT COMMENTS (10-2028)
10	OCTOBER 26, 2028	REVISED FOR CLIENT COMMENTS (10-2028)
11	OCTOBER 26, 2028	REVISED FOR CLIENT COMMENTS (10-2028)
12	OCTOBER 26, 2028	REVISED FOR CLIENT COMMENTS (10-2028)

GRADING AND DRAINAGE PLAN
 LOWER BARTLEY RESTROOM
 SITE SITUATE IN
 SPRINGFIELD TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA
 PROJECT MANAGER: A.J.H.
 DRAFTED BY: RAF
 PROJECT NUMBER: 8086
 DRAWING FILE: 8086 GR-DA PLAN
 PLAN SCALE: 1" = 20'
 PLAN SHEET NUMBER: 2 OF 10
 GRAPHIC SCALE: 0' 10' 20' 40'

GORSKI
 GORSKI ENGINEERING, INC.
 1 IRON BRIDGE DRIVE,
 COLLEGEVILLE, PA 19426
 610 489 9131; FAX 610 489 6850

CHELTENHAM AVENUE S.R. 2035

PLANTING NOTES

1. THE LOCATIONS OF PLANT MATERIAL SHOWN ON THIS PLAN ARE APPROXIMATE. EXACT LOCATION OF PLANT MATERIAL SHALL BE STAKED IN THE FIELD BY THE LANDSCAPE CONTRACTOR AND LOCATIONS APPROVED BY THE LANDSCAPE ARCHITECT/LANDSCAPE REVIEW CONSULTANTS PRIOR TO PLANTING.
2. LANDSCAPE PLANS SHALL NOT BE UTILIZED TO DETERMINE LOCATIONS, DIMENSIONS OR MEASUREMENTS OF OTHER PROPOSED SITE STRUCTURES. REFER TO APPROPRIATE DRAWINGS BY THE ENGINEER FOR OTHER INFORMATION.
3. PLANT NAMES SHALL AGREE WITH THE NOMENCLATURE "STANDARD PLANT NAMES" AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
4. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. THEY SHALL HAVE WELL DEVELOPED BRANCHES AND ROBUST ROOT SYSTEMS. THEY SHALL BE FREE FROM DISFIGURING KNOTS, SUN SCALD, INJURIES, ABRASIONS OF BARK, PLANT DISEASES, INSECT EGGS, BORERS, AND ALL FORMS OF INFESTATION. ALL COLLECTED MATERIAL SHALL BE CLEAN, SOUND STOCK, AND FREE FROM DECAYING STUMPS.
5. SIZE AND GRADING STANDARDS SHALL CONFORM TO THE "U.S.A. STANDARD FOR NURSERY STOCK". LOOSE, BROKEN, OR MANUFACTURED BALLS WILL BE REJECTED.
6. BALLED AND BURLAPED, AND BALLED AND PLATFORM PLANTS, SHALL HAVE SOLID BALL OF EARTH SECURELY HELD IN PLACE BY BURLAP AND STOUT ROPE. MINIMUM BALL SIZES SHALL BE SPECIFIED IN THE "U.S.A. STANDARD FOR NURSERY STOCK" AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERMEN.
7. ALL PLANTS SHALL BE SUBJECT TO INSPECTION BEFORE ANY PLANTS ARE DUG AND REPLACED. ALL REJECTED MATERIAL SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND REPLACED WITH ACCEPTABLE MATERIAL AT NO ADDITIONAL COST. PROPOSED PLANT MATERIAL MAY NOT BE SUBSTITUTED WITHOUT WRITTEN APPROVAL FROM THE OWNER.
8. PLANTING SHALL BE CONDUCTED UNDER SEASONS WHICH ARE NORMAL FOR SUCH WORK. AT THE OPTION AND ON THE FULL RESPONSIBILITY OF THE CONTRACTOR, PLANTING OPERATIONS MAY BE CONDUCTED UNDER UNSEASONABLE CONDITIONS. IN GENERAL, PLANT DURING THE FOLLOWING SEASONS UNLESS OTHERWISE APPROVED BY THE TOWNSHIP:
 DECIDUOUS TREES AND SHRUBS: WHEN PLANTS ARE DORMANT (FALL AND EARLY SPRING).
 BROADLEAF EVERGREEN TREES AND SHRUBS: FROM THE TIME THE FROST LEAVES THE GROUND UNTIL NEW GROWTH IS WELL DEVELOPED. (SPRING)
 GROUNDCOVER: AFTER THE DANGER OF FROST HAS PAST. (SPRING UNTIL EARLY SUMMER)
9. PROVIDE CONTINUOUS TRIPLE-SHREDED HARDWOOD BARK (3" THICK) AT THE BASE OF THE SPECIMEN TREES AND SHRUBS AND IN ALL PLANTING BEDS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING WHERE THE UNDERGROUND UTILITIES EXIST ON-SITE. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING NEAR THESE UTILITIES.
11. ALL DISTURBED PERVIOUS AREAS EXCEPT PLANTING BEDS SHALL BE SEEDED AND MULCHED.
12. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO EXCAVATING PLANT PITS. PLANT LOCATIONS MAY BE ADJUSTED IN THE FIELD TO AVOID INTERFERENCE WITH UNDERGROUND UTILITIES. IN ADDITION, THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO COMMENCING WORK TO REVIEW THE EXISTING CONDITIONS. NOTIFY THE OWNER AND THE TOWNSHIP ENGINEER OF ANY MAJOR DISCREPANCIES WHICH AFFECT THE WORK.
13. SHOULD ANY DISCREPANCY ARISE BETWEEN THE PLANTING PLAN AND THE PLANT SCHEDULE, THE PLAN SHALL GOVERN AS TO THE QUANTITY OF PLANT MATERIAL.
14. ONCE A LANDSCAPE PLAN HAS RECEIVED FINAL APPROVAL FROM THE TOWNSHIP, NO CHANGES MAY BE MADE TO THE LANDSCAPE PLAN WITHOUT WRITTEN APPROVAL FROM THE TOWNSHIP.
15. TREES AND OTHER REQUIRED PLANT MATERIAL SHALL NOT BE PLANTED UNTIL THE FINISHED GRADING HAS BEEN COMPLETED.
16. FINAL LANDSCAPE LAYOUT WILL BE FIELD VERIFIED BY OWNER PRIOR TO FINAL INSTALLATION.
17. THE BEGINNING OF THE GUARANTEE PERIOD SHALL START AFTER THE ACCEPTANCE AT THE FINAL INSPECTION. ALL PLANTING MUST BE ALIVE AND HEALTHY TO BE CONSIDERED COMPLETE. PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR FOR A 18-MONTH PERIOD.
18. CONTRACTOR SHALL SPRAY ALL NEW PLANT MATERIAL WITH DEEROUT (REFER TO WWW.DEEROUT.COM) OR APPROVED EQUIVALENT, ON A MONTHLY BASIS BEGINNING ON THE DAY OF EACH PLANTING LASTING THROUGHOUT THE GUARANTEE PERIOD AS DEFINED ABOVE. FURTHERMORE ALL TREES SHALL BE FITTED WITH A FLEXIBLE - OPEN AIR MESH, 48" HIGH, TO DETER DEER RUB.

LEGEND

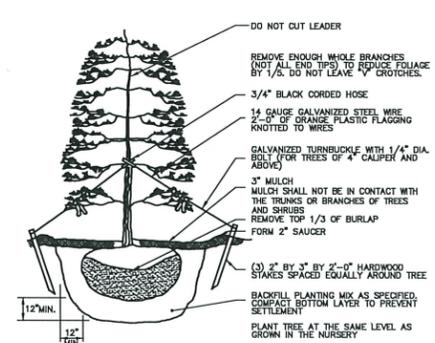
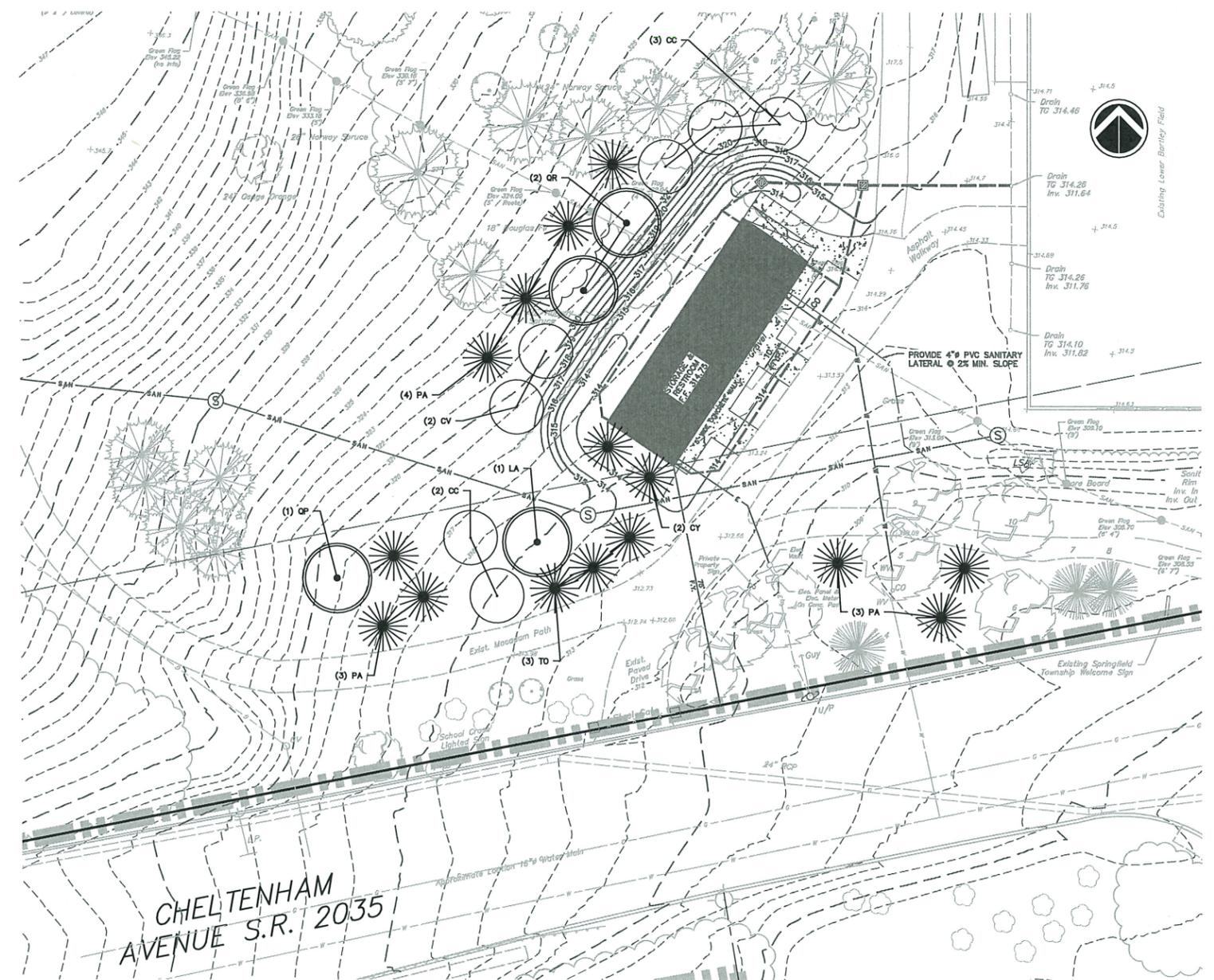
-  PROP CANOPY TREE
-  PROP UNDERSTORY TREE
-  PROP SPRUCE TREE
-  (3) CC PROP TREE COUNT AND SPECIES

PLANTING SCHEDULE

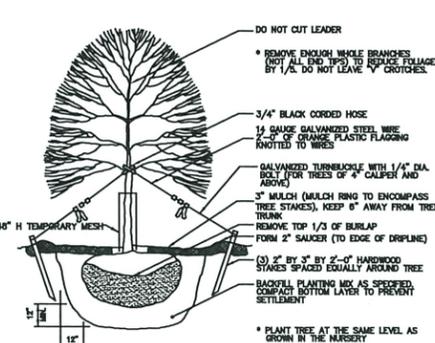
SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
REPLACEMENT TREE PLANTINGS				
CANOPY TREES				
QR	2	QUERCUS RUBRA	RED OAK	2 1/2"-3" CALIPER/B&B
LA	1	LIQUIDAMBLAR	SWEETGUM	2 1/2"-3" CALIPER/B&B
QP	1	QUERCUS PALUSTRIS	PIN OAK	2 1/2"-3" CALIPER/B&B
UNDERSTORY TREES				
CC	5	CERCIS CANADENSIS	EASTERN REDBUD	2-2 1/2" CALIPER/B&B
CV	2	CRATAEGUS VIRIDUS "WINTER KING"	WINTER KING HAWTHORN	2-2 1/2" CALIPER/B&B
EVERGREEN TREES				
PA	10	PICEA ADIES	NORWAY SPRUCE	MIN. 6 FT. HEIGHT
TO	3	THUJA OCCIDENTALIS GREEN GIANT	AMERICAN ARBORVITAE GREEN GIANT	MIN. 6 FT. HEIGHT
CY	2	CRYPTOMERIA YOSHINO	JAPANESE YOSHINO CEDAR	MIN. 6 FT. HEIGHT

LANDSCAPE REQUIREMENTS

- PURSUANT TO SPRINGFIELD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, ARTICLE III, SECTION I, LANDSCAPING.
1. LANDSCAPE PLANTINGS SPECIFIED HEREON ARE PROVIDED IN COMPLIANCE TO SPRINGFIELD TOWNSHIP ORDINANCES. THE PLANT MATERIAL SHALL BE MAINTAINED, NURTURED AND CARED FOR THROUGHOUT THE USE AND LIFE OF THE RESTROOM FACILITY, ALSO SPECIFIED HEREON. DEAD OR DISEASED PLANT MATERIAL SHALL BE REMOVED/REPLACED/TREATED RESPECTIVELY.
 2. STREET TREES - THE PERMIT APPLICATION HERETHWITH DOES NOT PROPOSE ANY IMPROVEMENTS NOR ANY WORK WITHIN STREET RIGHT-OF-WAY OR NEARBY ANY STREET. HENCE, NO STREET TREES REQUIRED.
 3. STANDARD FOR TREE REMOVAL
 IN THE EVENT THAT A TREE OVER THREE INCHES IN CALIPER IS REMOVED, SAID TREE SHALL BE REPLACED WITH 2"-2 1/2" CALIPER AT A RATE OF TWO NEW TREES FOR EACH ONE TREE REMOVED. REPLACEMENT OF EXISTING TREES REMOVED IS PROPOSED AND SPECIFIED IN COMPLIANCE WITH THE MINIMUM ORDINANCE REQUIREMENT.
 4. REPLACEMENT TREE REQUIREMENTS:
 2 NEW TREES PER 1 TREE REMOVED
 TREES REMOVED = 13, REQUIRES 26 TO BE INSTALLED
 TREES REPLACED HERETHWITH THIS APPLICATION = 26



1 EVERGREEN TREE PLANTING DETAIL
 N.T.S.



2 DECIDUOUS TREE PLANTING DETAIL
 N.T.S.

gorski
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 COLLEGEVILLE, PA 19426
 610 489 9131; FAX 610 489 6850

LOWER BARTLEY RESTROOM
 WAIVER OF LAND DEVELOPMENT APPLICATION
 PREPARED FOR
LASALLE COLLEGE HIGH SCHOOL
 SITE SITUATE IN
 SPRINGFIELD TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA

NO.	DATE	REVISION
1	JANUARY 20, 2020	REV FOR TWP APPLICATION PLANS
2	JANUARY 20, 2020	REV FOR CLIENT DIRECTION (1-2020)
3	OCTOBER 20, 2020	REV FOR CLIENT DIRECTION (10-2020)
4	OCTOBER 20, 2020	PLAN ORIGINATION DATE

LANDSCAPE PLAN

LOWER BARTLEY RESTROOM

SITE SITUATE IN
 SPRINGFIELD TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA

PROJECT MANAGER: A.J.H. DRAFTED BY: RAF

PROJECT NUMBER: 8086 DRAWING FILE: 8086 LANDSCAPE PLAN

PLAN SCALE: 1" = 20' PLAN SHEET NUMBER: 9 OF 10

GRAPHIC SCALE: 0' 10' 20' 40'