

**LOWER PROVIDENCE TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA
RESOLUTION NO. 2020 - 17**

A RESOLUTION OF THE LOWER PROVIDENCE TOWNSHIP BOARD OF SUPERVISORS, MONTGOMERY COUNTY, PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL LAND DEVELOPMENT PLAN OF EAGLEVILLE ELEMENTARY SCHOOL FOR THE PROPERTY LOCATED 125 SUMMIT AVENUE

WHEREAS, Methacton School District (“Applicant”) submitted a preliminary/final land development Plan proposing to construct 2,190 square feet of building space on two floors, with the first floor consisting of administrative space and the second floor consisting of classroom space; and

WHEREAS, the Plan has been reviewed by both the Montgomery County Planning Commission and the Lower Providence Township Planning Commission; and

WHEREAS, the Board of Supervisors now intends to approve the preliminary/final Plan of the Applicant consisting of four (4) sheets, dated July 8, 2020, prepared by Burisch and Associates, Inc.

NOW, THEREFORE, it is hereby **RESOLVED** that the Lower Providence Township Board of Supervisors does hereby approve the preliminary/final land development Plan, prepared by Burisch and Associates, Inc., consisting of four (4) sheets, dated July 8, 2020, subject to the following conditions:

1. Compliance with the Woodrow & Associates correspondence dated August 10, 2020, a copy of which is attached hereto and incorporated herein as **Exhibit “A”**.
2. Compliance with the McMahon Associates, Inc. correspondence dated August 13, 2020, a copy of which is attached hereto and incorporated herein as **Exhibit “B”**.
3. Compliance with the Thomas Comitta Associates, Inc. correspondence dated August 7, 2020, a copy of which is attached hereto and incorporated herein as **Exhibit “C”**.
4. Compliance with the Suburban Lighting Consultants correspondence dated August 17, 2020, a copy of which is attached hereto and incorporated herein as **Exhibit “D”**.
5. Compliance with all other ordinances and regulations, including the requirements of the Lower Providence Township Sewer Authority and applicable County, State and Federal rules, regulations and statutes.
6. The Applicant shall execute Development and Financial Security Agreements in a form and manner to be approved by the Township Solicitor.
7. The Applicant shall pay a traffic impact fee in the amount of \$1,822.00 per new weekday afternoon peak hour trip as determined by the Township Traffic Engineer.


1st **SO RESOLVED**, at a duly convened meeting of the Board of Supervisors conducted on this
day of October, 2020.



**LOWER PROVIDENCE TOWNSHIP
BOARD OF SUPERVISORS**


Jason Sorgini, Chairman

ATTEST:


Donald Delamater, Secretary



August 10, 2020

Michael Mrozinski, Director of Community Development
Lower Providence Township
100 Parklane Drive
Eagleville, PA 19403

Reference: Eagleville Elementary School – Building Addition

Dear Mike:

I am in receipt of a for sheet set of documents that describe certain improvements proposed for the Eagleville elementary school. These improvements include a small addition to the front of the building and a reconfiguration of the access Plaza. Key site statistics are as follows:

Tract area: 18.36 Acres
Proposed Impervious Coverage Equals: 23.9%
Impervious Cover Added with this Application Equals: 1,113 Square Feet
New Building Addition Equals: 2,190 Square Feet
New building addition to house two new classrooms
Parking spaces equal 110 with overflow potential

Threshold Issues:

This rather simple application does not appear to have any significant issues identified through this review.

Zoning Ordinance Review:

This proposal appears to be consistent with the terms of the Lower Providence Township Zoning Code.

Subdivision and Land Development Ordinance:

The school exists on a fully developed property. The school's frontage on Summit Avenue has been fully improved with widening, curbing, sidewalk, street trees and stormwater drainage. It does not appear that any additional improvements would be required at this time.

A trail and pedestrian access network exists that links the school to other public properties including the Township building and Township Park space.

EXHIBIT "A"

August 10, 2020

Michael Mrozinski, Director of Community Development

Lower Providence Township

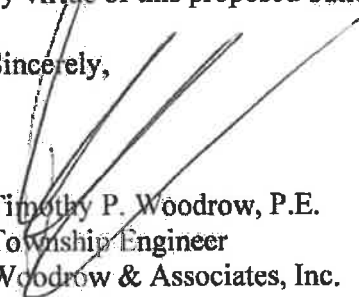
Reference: Eagleville Elementary School – Building Addition

The proposed amount of new impervious surface falls below the threshold where new stormwater management measures must be implemented.

It does not appear that traffic circulation patterns will be adversely impacted by this proposal.

In summary, I do not see any adverse impacts to the community or to the intent of our ordinances by virtue of this proposed building addition.

Sincerely,



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

TPW/del

cc: John Rice, Esq., Township Solicitor – Lower Providence Township
Casey Moore, P.E., McMahon Associates
Methacton School District
KCBA Architects



McMAHON ASSOCIATES, INC.
425 Commerce Drive, Suite 200
Fort Washington, PA 19034
p 215-283-9444 | f 215-283-9446

PRINCIPALS

Joseph J. DeSantis, P.E., PTOE
John S. DePalma
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE
Christopher J. Williams, P.E.

ASSOCIATES

John J. Mitchell, P.E.
R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.
Maureen Chlebek, P.E., PTOE
Dean A. Carr, P.E.
Jason T. Adams, P.E., PTOE
Christopher K. Bauer, P.E., PTOE
Mark A. Roth, P.E.
John R. Wichner, P.E., PTOE

FOUNDER

Joseph W. McMahon, P.E.

August 13, 2020

Mr. Michael Mrozinski
Director of Community Development
Lower Providence Township
100 Parklane Drive
Eagleville, PA 19403

RE: **Traffic Review #1 – Site Construction Plans**
Proposed Eagleville Elementary School Site Modifications
Lower Providence Township, Montgomery County, PA
McMahon Project No. 820665.11

Dear Mike:

Per the request of the Township, McMahon Associates, Inc. (McMahon) has prepared this letter that summarizes our initial (1st) review of the site modifications for the existing Eagleville Elementary School campus at 125 Summit Avenue in Lower Providence Township, Montgomery County, PA. Based on our review of the submitted plans, the project proposes to construct 2,190 square feet of building space on two floors, with the first floor consisting of administration space and the second floor consisting of classroom space. Access to the site will continue to be provided via the existing full-movement driveway to Summit Avenue.

The following document was reviewed and/or referenced in preparation of our traffic review:

1. Site Construction Plans for Eagleville Elementary School, prepared by Bursich Associates, Inc., dated July 8, 2020.

Based on our review of the document listed above, McMahon offers the following comments for consideration by the Township and action by the applicant:

1. According to the Township's Roadway Sufficiency Analysis, the proposed development is located in Transportation Service Area One, which has a corresponding impact fee of \$1,822 per "new" weekday afternoon peak hour trip and the applicant will be required to pay a Transportation Impact Fee in accordance with the Township's Transportation Impact Fee Ordinance. In order to calculate if there is an applicable transportation impact fee for this project, the applicant must provide information on the existing number of students/faculty/staff, as well

EXHIBIT "B"

as the new number of students/faculty/staff upon development of the building addition that is proposed to add administration and classroom space. Please be clear if the space is ancillary for the existing school population or is being built to accommodate additional growth and what the new head count will be. Once this information is provided to our office, we will determine if the transportation impact fee is applicable for this project.

We trust that this review letter responds to your request and satisfactorily addresses the traffic issues that are related to the proposed site modifications apparent to us at this time. If you or the Township have any questions, or require clarification, please contact me, or Michelle Eve, P.E.

Sincerely,



Casey A. Moore, P.E.
Executive Vice President – Corporate Operations

BMJ/MEE/CAM

cc: Don Delamater, Township Manager
John Rice, Esquire, Township Solicitor
Timothy Woodrow, P.E., Woodrow Engineers, Township Engineer
Kim Kryder, R.L.A., Bursich Associates, Inc.
John Miklos, Montgomery County Planning Commission



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

M E M O R A N D U M

TO: Michael W. Mrozinski, Director of Community Development, Lower Providence Township
Don Delamater, Township Manager, Lower Providence Township
Timothy Woodrow, P.E., Township Engineer, Woodrow & Associates, Inc.
John B. Rice, Esq., Township Solicitor, Grim, Biehn & Thatcher

FROM: Daniel B. Mallach, RLA, AICP, CPRP
Thomas J. Comitta, AICP, CNU-A, RLA

DATE: August 7, 2020

SUBJECT: **REVIEW COMMENTS – EAGLEVILLE ELEMENTARY SCHOOL**
SITE CONSTRUCTION PLANS DATED JULY 8, 2020

The enclosed Review Comments pertain to the following document that we received on July 31, 2020.

- Site Construction Plans consisting of four (4) sheets dated July 8, 2020, prepared by Bursich Associates, Inc.

Please call or email if there are any questions.

EXHIBIT "C"

REVIEW COMMENTS – EAGLEVILLE ELEMENTARY SCHOOL
SITE CONSTRUCTION PLANS DATED JULY 8, 2020

August 7, 2020

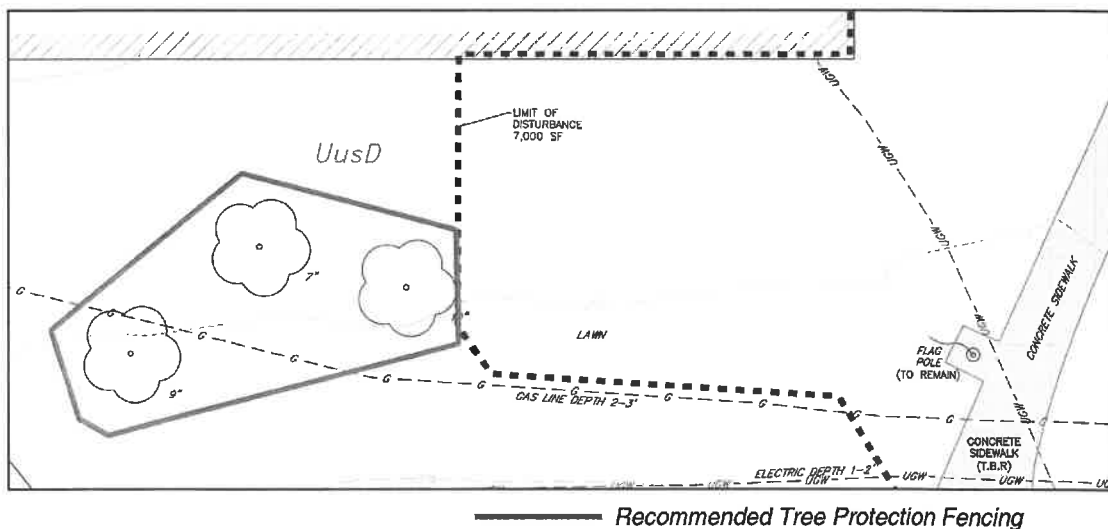
Please note the following Review Comments pertaining to the document listed in the Cover Memorandum.

1. Vegetation Protection

Consistent with §123-114.B.3 of the Subdivision and Land Development Ordinance (SLDO), the vegetation adjacent to the Limit of Disturbance should be protected throughout construction.

Accordingly, please see the Plan excerpt markup below, with an approximate recommendation for the location of protection fencing (e.g., orange construction fencing). This fencing should be graphically indicated on the Existing Conditions / Demolition Plan for installation at the outset of construction around the three (3) trees adjacent to the Limit of Disturbance.

The closest of these trees, with a 10-inch trunk diameter, would be the most likely to be impacted by the actual site work. However, placing a fence around all three (3) trees would help to ensure that materials and equipment are not stored near any of these trees, which could cause trunk damage and excessive soil compaction over their root systems.



Please call or email if there are any questions.

Suburban Lighting Consultants

*A Suburban Technical
Associates Group
Company*

2401 Lower State Rd. • Suite 201 • Doylestown, PA 18901 • (215) 348-7858 • suburbangroup@hotmail.com

August 17, 2020

**Mr. Kim Kryder, RLA
Bursich Engineers
2129 E. High Street
Pottstown, Pa. 19464**

**Re: LIGHTING DESIGN EVALUATION
EAGLEVILLE ELEMENTARY SCHOOL
120 SUMMIT AVENUE
LOWER PROVIDENCE TOWNSHIP**

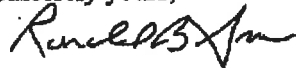
Dear Mr Wager:

Your designs for the above listed location have been submitted for the purposes of Lighting Design Review. Unfortunately, no appropriate lighting data that has been included in your submission lacks the requested information.

1. Individual Fixture Numeric Candela Distribution
2. Fixture Cut Sheet
3. Individual isocandle curve
4. Over 20' x 20' isocandle point by point grid

I have been requested to complete my review by **AUGUST 26, 2020**. To accomplish this review, the above listed information must be provided to me, no later than one week in advance of that date. Should this information not be provided, your submitted design would be deemed **unacceptable** to this municipality from a lighting standpoint and will be so treated until redesign system is submitted.

Sincerely yours,



Ronald B. Smith
Senior Engineer

RBS/bs

**Cc: Mr. Michael Mrozinski ✓
Director of Planning and Development
LOWER PROVIDENCE TOWNSHIP
100 Parklane Drive
Eaglesville, Pa. 19403**

