



4259 W. Swamp Road
Suite 410
Doylestown, PA 18902

www.cksenineers.com
215.340.0600

January 9, 2024
Ref: #11539

East Vincent Township
262 Ridge Road
Spring City, PA 19475

Attention: Robert Zienkowski, Township Manager

Reference: 190 S. Wall Street (SR 1041) – UPI #21-6-17.1
Spring City Elementary School Building Additions & Parking Expansion
Land Development - Preliminary Plan Review (2nd Review)

Dear Bob:

We have received the revised Land Development application pertaining to the above-referenced property that was forwarded to our office by the Township for review. The submission consists of the following items:

- Preliminary Land Development Plans for Spring City Elementary School Building Additions & Renovations for Spring Ford Area School District, 17 sheets, dated September 15, 2023, last revised November 21, 2023, as prepared by Chester Valley Engineers, Inc.
- Post-Construction Stormwater Management Report dated September 15, 2023, last revised November 21, 2023, as prepared by Chester Valley Engineers, Inc.
- Waiver Request Letter dated November 21, 2023 as prepared by Chester Valley Engineers, Inc.
- Wetland Investigation Report dated July 20, 2022, as prepared by GHD Services, Inc.
- Response letter dated November 21, 2023 from Chester Valley Engineers Inc.
- Lighting Fixture Cut Sheets, assembled by CMTA, Inc.

We previously received the following items prepared by Evans Mill Environmental, LLC:

- Preliminary Design Report for Wastewater Pump Station dated September 15, 2023, with no revisions.
- Spring City Elementary School Proposed Wastewater Pump Station Site Plan, Section & Notes, one sheet, dated September 12, 2023.

Relative to this matter, the applicant proposes improvements to an existing public school facility located on the southwest side of South Wall Street (State Route 1041) on a 10.0 acre (gross)/9.24 acre (net) lot in the HR High-Density Residential zoning district. The scope of work includes demolition of certain site improvements, including the northwest playground and existing 41-space parking lot and its driveway connection to the bus loop; construction of a new 55-space parking lot, including three accessible spaces and a new two-way driveway access to S. Main Street; a 2,363 s.f. infill addition to the building's interior courtyard; and a 4,439 s.f. addition at the northwest end of the building for educational and operational spaces to serve the existing elementary school. The building is served by existing public water and sewer service; however, as part of the proposal, a new pump station and sanitary force main will be installed. Proposed stormwater facilities include two new infiltrations beds: one bed is 75 ft. x 204.5 ft. in a lawn area east of existing geothermal wells, and the other bed is 36 ft. x 39 ft. in an existing paved area northwest of the larger building addition. The smaller bed discharges to an existing above-ground stormwater basin that has an existing outfall pipe that discharges to land noted to be owned by Spring City Borough.

As per your request, we have reviewed the revised preliminary plans and supporting documents submitted for the proposed land development in conjunction with the requirements of Chapter 27: East Vincent Township Zoning Ordinance (ZO); Chapter 22 East Vincent Township Subdivision and Land Development Ordinance (SLDO); Chapter 23: East Vincent Stormwater Management Ordinance (SMO) and thereby offer the following comments for consideration by Township Officials:

I. ZONING ORDINANCE

The following comment is based upon the provisions of the East Vincent Township Zoning Ordinance ("ZO"):

1. The existing public school use is a permitted by-right use in the HR zoning district. (ZO Section 27-802.1.I)

II. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

The following comments are based upon the requirements of the East Vincent Township Subdivision and Land Development Ordinance ("SLDO"):

1. We offer the following comments pertaining to site lighting (SLDO Section 22-414):
 - a. Sidewalks require a minimum lighting level of 0.5 footcandles. Sheet EU201 of the CTMA Plans must be revised to indicate footcandle levels provided at all sidewalks; it presently only shows illumination levels for pavement.

- b. The building entrance must be maintained at 5.0 footcandles. It is unclear if the proposed wall pack and free-standing light posts will achieve this lighting level. The location(s) of all entrances should be noted on the CTMA plans.
 - c. All pole lighting is required to be IESNA full cutoff and the pole height and mounting height of the lighting fixture should be reviewed by the Township Planner. (SLDO Section 22-414.3.D.3)
 - d. Township officials should comment on the style of proposed light fixtures, as shown on the provided lighting fixture cut sheets, to determine if their aesthetic is suitable for the site and neighborhood. (SLDO Section 22-414.6.A)
2. There are conflicts between proposed plantings and the existing geothermal well piping. The applicant should review and revise the tree and shrub planting locations, as necessary.
 3. The Fire Marshal must confirm that all plan revisions satisfactorily address his comments.
 4. We defer to the Township Traffic Engineer regarding the parking lot and driveway access.
 5. The plans show the removal of the existing driveway and parking lot that currently access the property from an existing driveway access on lands of Spring City Borough from South Wall Street. It appears that the removal extends to the common property line with lands of Spring City Borough. Would the Fire Marshal prefer to keep this connection, for emergency access, with bollards and a chain? We recommend that the Fire Marshal review and comment on this layout.
 6. Note 1 on Sheet C-4 referencing the proposed square footage of the two building additions shall be updated to the current combined square footage.
 7. The requested waiver should be listed on Sheet C-1, and, if granted, the note should be revised to state "granted with the date".

III. GRADING, STORMWATER MANAGEMENT, DRAINAGE AND EROSION AND SEDIMENTATION CONTROL

The following comments pertain to the grading, stormwater management, drainage and erosion and sedimentation control aspects of the current preliminary plan submission and are based upon the requirements of the East Vincent Township Stormwater Management Ordinance ("SMO") and the Subdivision and Land Development Ordinance ("SLDO"):

1. Approval from Chester County Conservation District and the PADEP is required. Due to the 3.48 acre proposed limit of disturbance (LOD) area, an NPDES Permit will be required. (SMO Sections 23-301.3.B and 23-303.1.A)
2. Final plans must include spot elevations for all ADA curb ramps, accessible parking stalls, and their associated access aisles.

3. An Operations and Maintenance Agreement shall be prepared to the satisfaction of the Township Solicitor for execution and recording after any plan approval. (SMO Section 23-703.1)

IV. WAIVER REQUEST

The applicant has requested one waiver from the East Vincent Township Subdivision and Land Development Ordinance as described in their letter of November 21, 2023 (attached):

1. From SLDO Section 22-422.5.L.3.b which requires a landscaped island of at least ten feet in width to be installed between parking bays in lots containing 20 or more spaces. The central pair of bays in the proposed parking lot will not provide an island. The applicant states that the pull-through parking arrangement provides for a more efficient vehicular movement within the one-way parking aisles.

V. GENERAL ENGINEERING COMMENTS

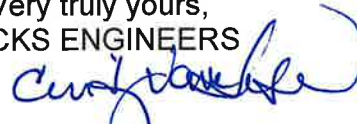
The following are general engineering comments pertaining to the project:

1. We recommend that the applicant discuss with the Township the need to extend the sidewalk along South Wall Street easterly to the intersection with Parkview Boulevard to provide a direct connection to the Stoney Run subdivision. This will reduce the number of roadway crossings made by students residing to the east. (SLDO Section 22-421.1)
2. We recommend detectable warning surfaces be provided at all ramps along the South Wall Street frontage sidewalk, or any ramps not in compliance with ADA standards be made fully compliant at this time.
3. A Highway Occupancy Permit is required from PennDOT for the proposed driveway access to South Wall Street (SR 1041).
4. Review and/or approval from the following agencies is required:
 - Township Traffic Engineer
 - Township Wastewater Engineer
 - Township Planner
 - Chester County Planning Commission
 - Chester County Conservation District
 - PADEP
 - PennDOT
 - Fire Marshal

A cover letter, which addresses each of the above-noted comments and includes the review comments in this letter, should be included by the Applicant's engineer with the resubmission of the revised plans.

If you should have any questions concerning the comments as outlined above, please do not hesitate to contact this office.

Very truly yours,
CKS ENGINEERS



Cindy VanHise, P.E.

CVH/klk

Encl. (waiver request letter)

cc: Wisler Pearlstine, LLP, Township Solicitor
Haley Baer, Township Zoning Officer
Herbert, Rowland & Grubic, Inc., Interim Township Engineer
Bill Brown, Township Sewer Engineer
Thomas Comitta Associates, Inc., Township Land Planner
Michael Schneider, P.E., Township Traffic Engineer
Jeremy R. Maziarz, P.E., Chester Valley Engineers
Robert W. Rizzi, Superintendent, Spring Ford Area School District
File



112 Moores Road, Suite 200
Malvern, PA 19355
610-644-4623
www.chesterv.com

November 21, 2023

Ms. Haley Baer, Zoning Officer
East Vincent Township
262 Ridge Road
Spring City, PA, 19475

**RE: SPRING CITY ELEMENTARY SCHOOL – BUILDING ADDITIONS - WAIVER REQUEST
190 SOUTH WALL STREET, SPRING CITY, PA 19475
EAST VINCENT TOWNSHIP, CHESTER COUNTY, PA
CVE PROJECT # 21811-2000**

Dear Ms. Baer,

On behalf of the Applicant, Spring Ford Area School District, we are requesting the following waiver from the East Vincent Township Subdivision and Land Development Ordinance for the above referenced application.

1. Section 22-422.5.L.(3)(b) of the East Vincent Township Subdivision and Land Development Ordinance requires that a 10' wide landscaped island be provided between each set of two parking bays. Since the proposed parking lot has a single set of parking bays, the landscape island is not warranted. The proposed pull-through parking also provides for more efficient vehicular movements within the one-way access aisles of the parking lot. Also, pedestrian sidewalks are provided on both the north and south sides of the parking lot to direct visitors to both the front and side building entrances and to allow for safe pedestrian access from the parking area.

If you have any questions on this waiver request, please contact me at 610-308-6573, or jmaziarz@chesterv.com. Thank you.

Sincerely,
CHESTER VALLEY ENGINEERS, INC.

A handwritten signature in blue ink that reads 'Jeremy R. Maziarz'.

Jeremy R. Maziarz, PE
President

CC: Jen Leone, ICS