



**Planning and Zoning
Department**

616 Germantown Pike, Lafayette
Hill, PA 19444-1821

484-594-2625

www.whitemarshtwp.org

Subdivision and Land Development Cover
Page for SLD # 04-23

Project Name: The Miquon School

Address: 2025 Harts Lane

Date: March 24, 2023

Status: Under Review

Updates:

Fire Marshal Review - March 31, 2023

Updated Fire Marshal Review Letter - April 12, 2023

Zoning Ordinance Compliance Review Letter - April 25, 2023

Montgomery County Planning Commission Review - May 2, 2023

Township Engineer Review #1 - May 4, 2023

Updated Fire Marshal Review Letter #2 - August 3, 2023

**WHITEMARSH TOWNSHIP
SUBDIVISION and/or LAND DEVELOPMENT APPLICATION**

The applicant, or applicant's authorized agent, for the Township to accept submission of the application, must complete each Application Item and each Application Submission Checklist item.

Application Type: (check one) Minor Subdivision Minor Land Development
 Major Subdivision Major Land Development
 Land Development Waiver
Plan Type: Sketch Preliminary Final

RECEIVED
MAR 24 2023

INSERT "N/A" FOR NOT APPLICABLE WHERE APPROPRIATE

**WHITEMARSH TOWNSHIP
ZONING & ENGINEERING**

Name of Subdivision/Land Development: The Miquon School — Heart of Campus Improvements

Location of Subdivision/Land Development: 2025 Harts Lane
(Primary Access Roadway Name)

Between: Paddock Lane and River Rd.
(Roadway Name) (Roadway Name)

Number of Parcels: 1 **Block Number(s):** 6A **Unit Number(s):** 11

Parcel Number(s): DBV 5510 PG 1664

Acreage: 9.5362 **Total Lots Proposed:** 1 (0 new) **Zoning District:** AAAA Residential/
Institutional Overlay

Water Service Proposed: Public Private Sewer Service Proposed: Public Private

Applicant Name: The Miquon School **Contact Name:** Charlotte Boulay

Phone #: (734) 717 – 2672 **Fax #:** _____ **Email:** charlotteb@miquon.org

Address: 2025 Harts Lane, Conshohocken, PA 19428

Owner of Record Name (If Different): _____

Phone #: _____ **Fax #:** _____ **Email:** _____

Address: _____

Engineer Name: Thomas J. Halliwell **Firm Name:** Grist, LLC

Phone #: (267) 332 – 8282 **Fax #:** _____ **Email:** tjh@gristdesign.com

Address: 50 E. Sedgwick St., Philadelphia, PA 19119


Fees and plans showing all public improvements are submitted with this application. Any additional plan information required by the Township Engineer will be submitted to the Director of Planning and Zoning for distribution. The undersigned applicant agrees to comply with all the provisions of Chapter 105 of the Code of the Township of Whitemarsh, as amended, and agrees to obtain all necessary permits in connection with the proposed subdivision and/or land development.

Whitemarsh Township employees, or township-authorized agents, are hereby granted permission to enter upon the land, if necessary, for site inspections.

Original preliminary and/or original final subdivision and/or land development applications submitted by 4:00pm on the last business day of the month will be reviewed by the Whitemarsh Township Planning Commission at a regular meeting two (2) months following the date of submission or other appropriate meeting date depending upon the results of Township reviews.

I hereby certify, as the undersigned applicant, that I am familiar with the provisions of: [1] Chapter 105, "Subdivision and Land Development", [2] Chapter 58, "Grading, Erosion Control, Stormwater Management and Best Management Practices", and [3] Chapter 55, "Tree Protection Standards" of the Code of the Township of Whitemarsh, as amended, and, to the best of my knowledge and belief, this application and the submitted plans conform to those provisions.

Date of Submission: 3/24/2023

Signature: 
(Original Signature must be submitted)

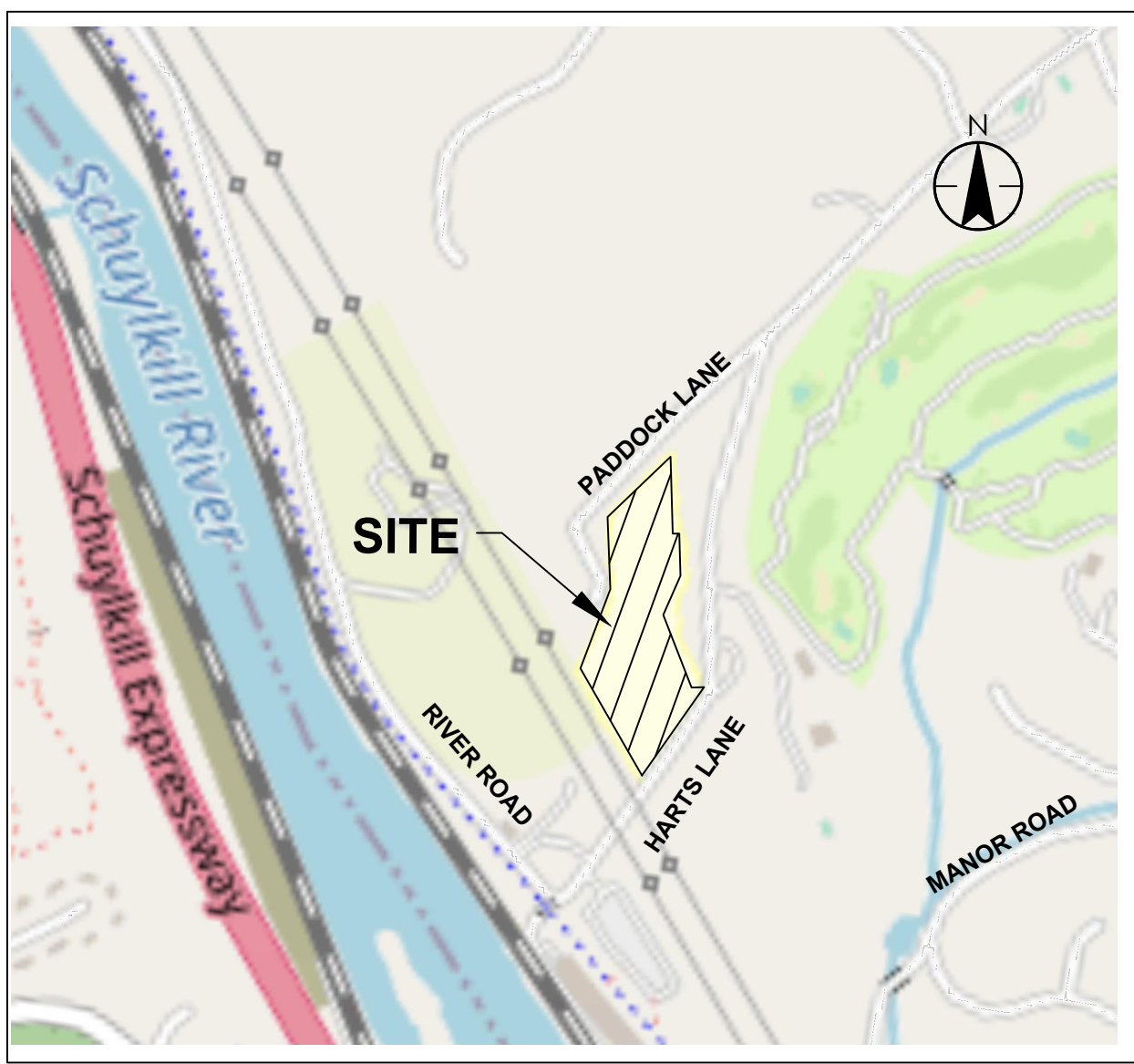
Printed Name: CHARLOTTE BOULAY

I, (name) CHARLOTTE BOULAY (title) DIR. OF DEVELOPMENT of
(entity submitting application) THE MIGNON SCHOOL do hereby affirm

that I am authorized by the applicant to affix my signature to this application.

Date: 3/24/2023

Signature: 
(Original Signature must be submitted)



SITE LOCATION MAP
SCALE: 1" = 800'

- NOTES**
- THIS PLAN IS FOR SKETCH PLAN REVIEW BY WHITEMARSH TOWNSHIP. IT IS NOT FOR CONSTRUCTION.
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 - THE SITE CONTAINS NO KNOWN LIMESTONE AREAS SUBJECT TO SINK CONDITIONS.
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LEGEND

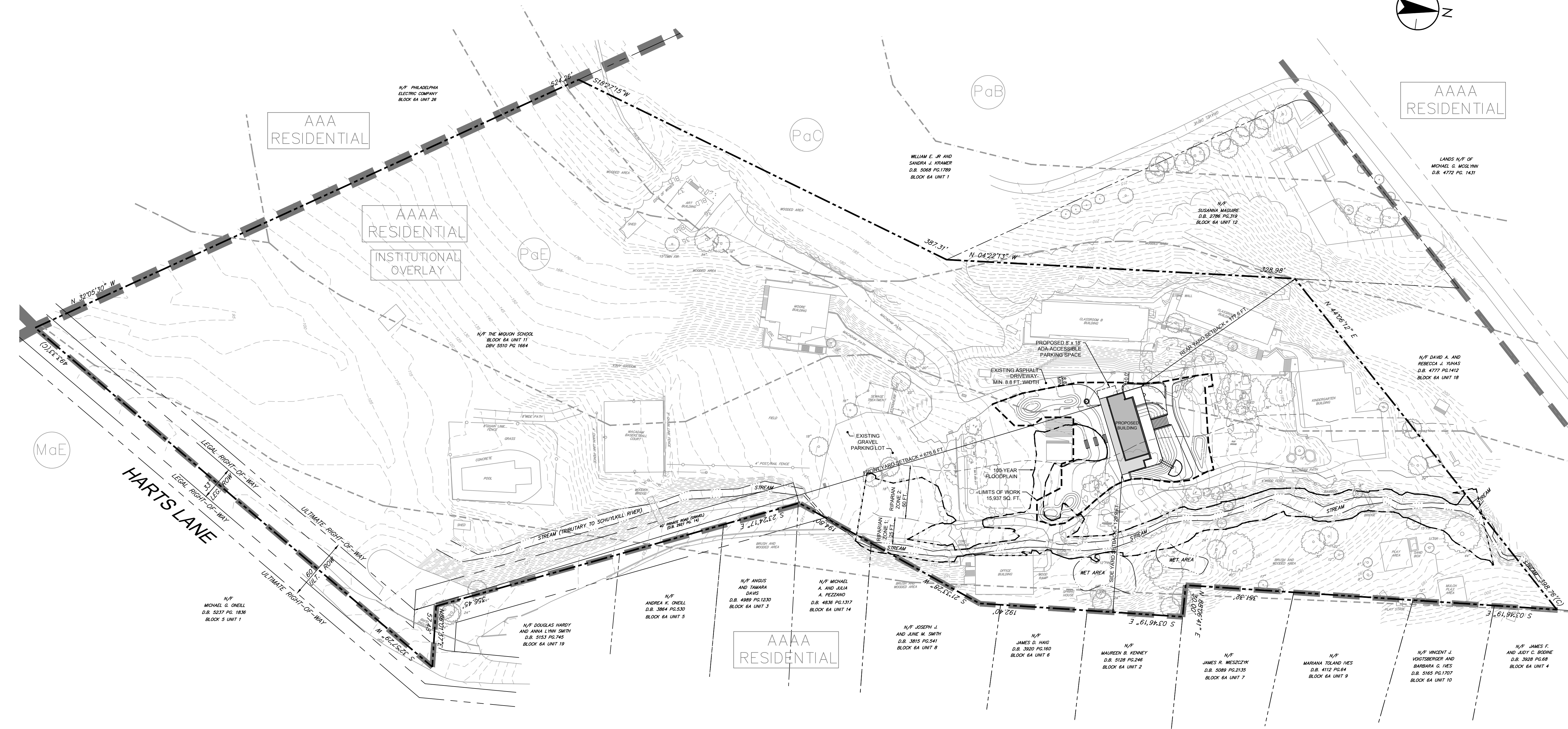
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- EXISTING STORM CULVERT / INLET

Zoning District	Institutional Overlay District	
	Permitted	Proposed
Use	School	School
Lot Area (min.)	10 acres	9.5362 acres*
Front Yard (min.)	50 ft.	675.97 ft.
Side Yard (min.)	50 ft.	129.89 ft.
Rear Yard (min.)	50 ft.	177.58 ft.
Lot Width (min.)	200 ft.	268.25 ft.
Building Height (max.)	40 ft.	22 ft.

Zoning District	Riparian Corridor Conservation Overlay District	
	Permitted	Proposed
Use in Zone 1	Passive open space, forestry, and streambank stabilization	Rain garden
Use in Zone 2	Passive open space, active recreation areas, and residential accessory structures	School building and associated improvements**

Zoning District	Floodplain Conservation Overlay District	
	Permitted	Proposed
Use	Private recreational uses, such as parks and nature preserves	Rain garden

* - Existing nonconformity
** - Variance required



Soils Summary Table			
Abbreviation	Soil / Map Unit Name	Ksat of Most Limiting Layer	Depth to Restrictive Feature
PaB	Parker gravelly loam, 3 to 8 percent slopes	Moderately high to high (0.20 to 6.00 in./hr.)	60 to 118 inches to lithic bedrock
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HEART OF THE CAMPUS
2025 HARTS LN, CONSHOHOCKEN, PA 19428

Design Team:

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1600 Walnut Street, 2nd Floor
Philadelphia, Pennsylvania 19103
215 985 4410

LANDSCAPE ARCHITECT
GROUND RECONSIDERED
915 Spring Garden Street, Suite 403
Philadelphia, PA 19123
215-790-0727

CIVIL ENGINEER
GRIST
60 East Sedgwick Street
Philadelphia, PA 19119
267-332-8282

STRUCTURAL ENGINEER
ANN ROTHMAN STRUCTURAL ENGINEERING
100 East Lancaster Avenue, Suite 203
Wayne, Pennsylvania 19087
610-213-3657

MECHANICAL ENGINEER
CHESTNUT ENGINEERING
2 E Lancaster Avenue, 2nd Floor
Ardmore, Pennsylvania 19003
610-642-1750

No.	Date	Revisions

Seal:

Drawn: TJH
Checked: TJH
Approved:

Job Number: 764
File:

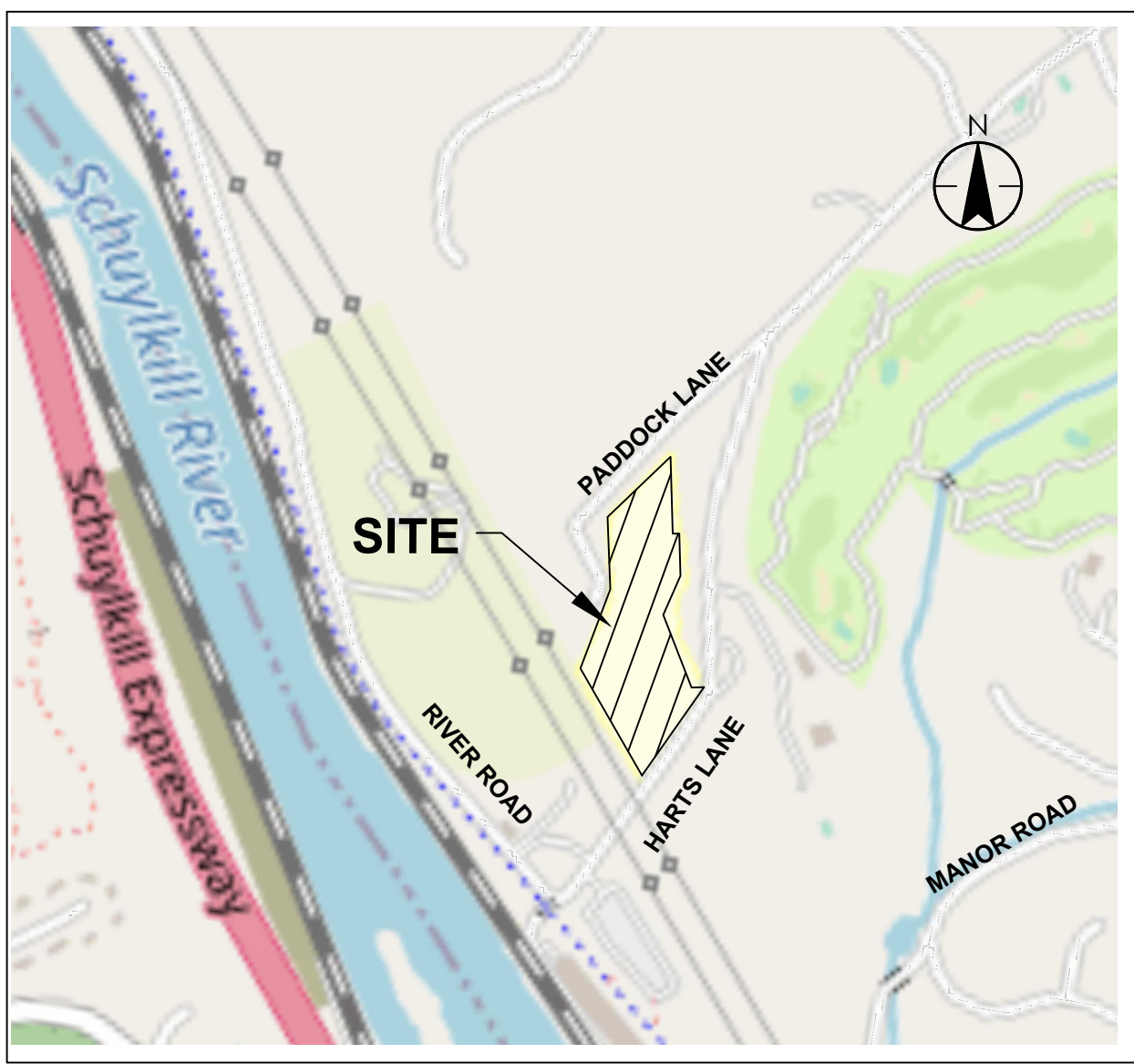
Date: **03/24/2023**

Drawing Set: **SKETCH PLAN**

Drawing Title: **SITE PLAN**

Drawing Number: **C10.0**

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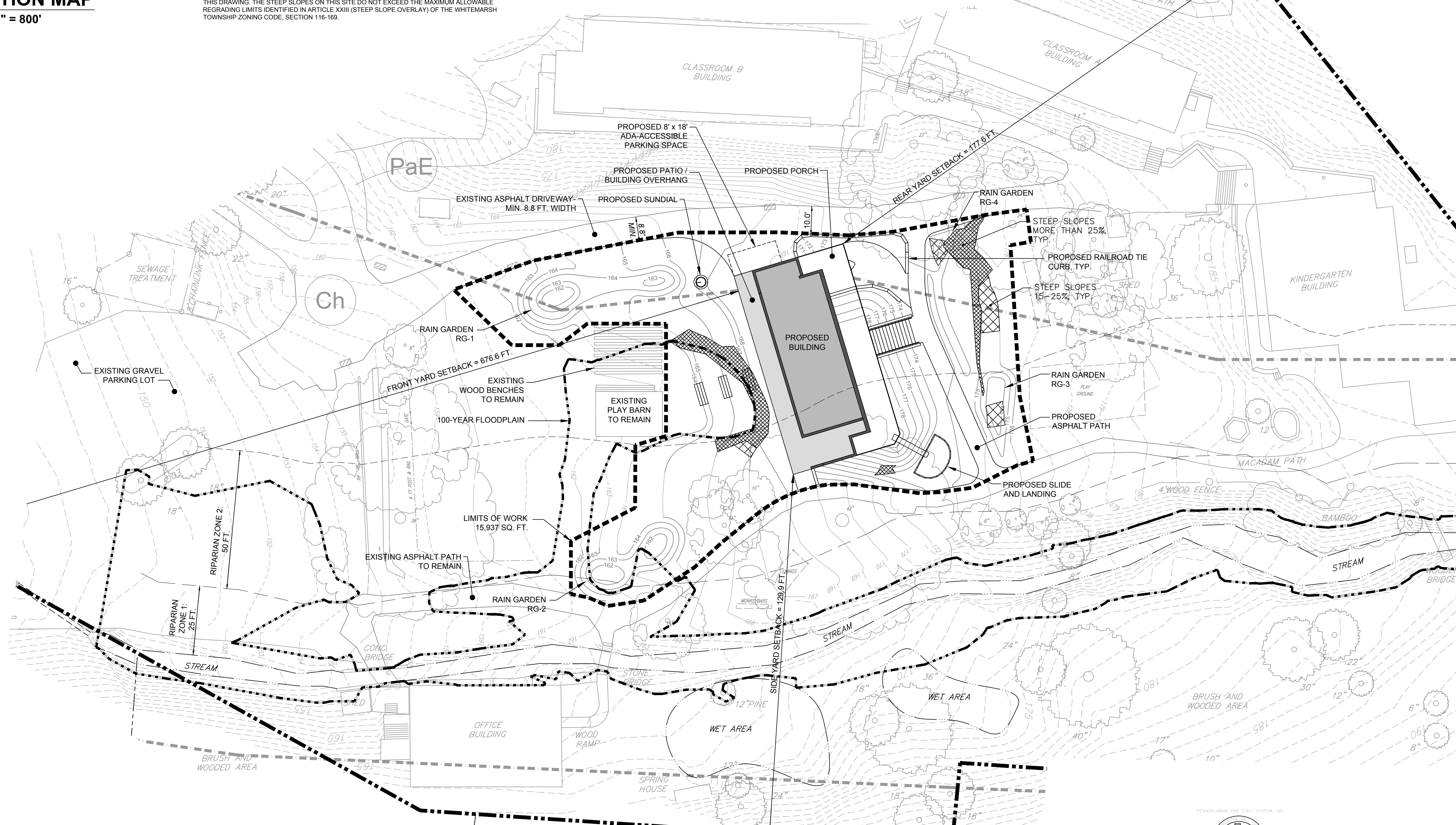
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Slope	Area (sq. ft.)	Percent of Limits of Work Area
15-25%	880	5.5%
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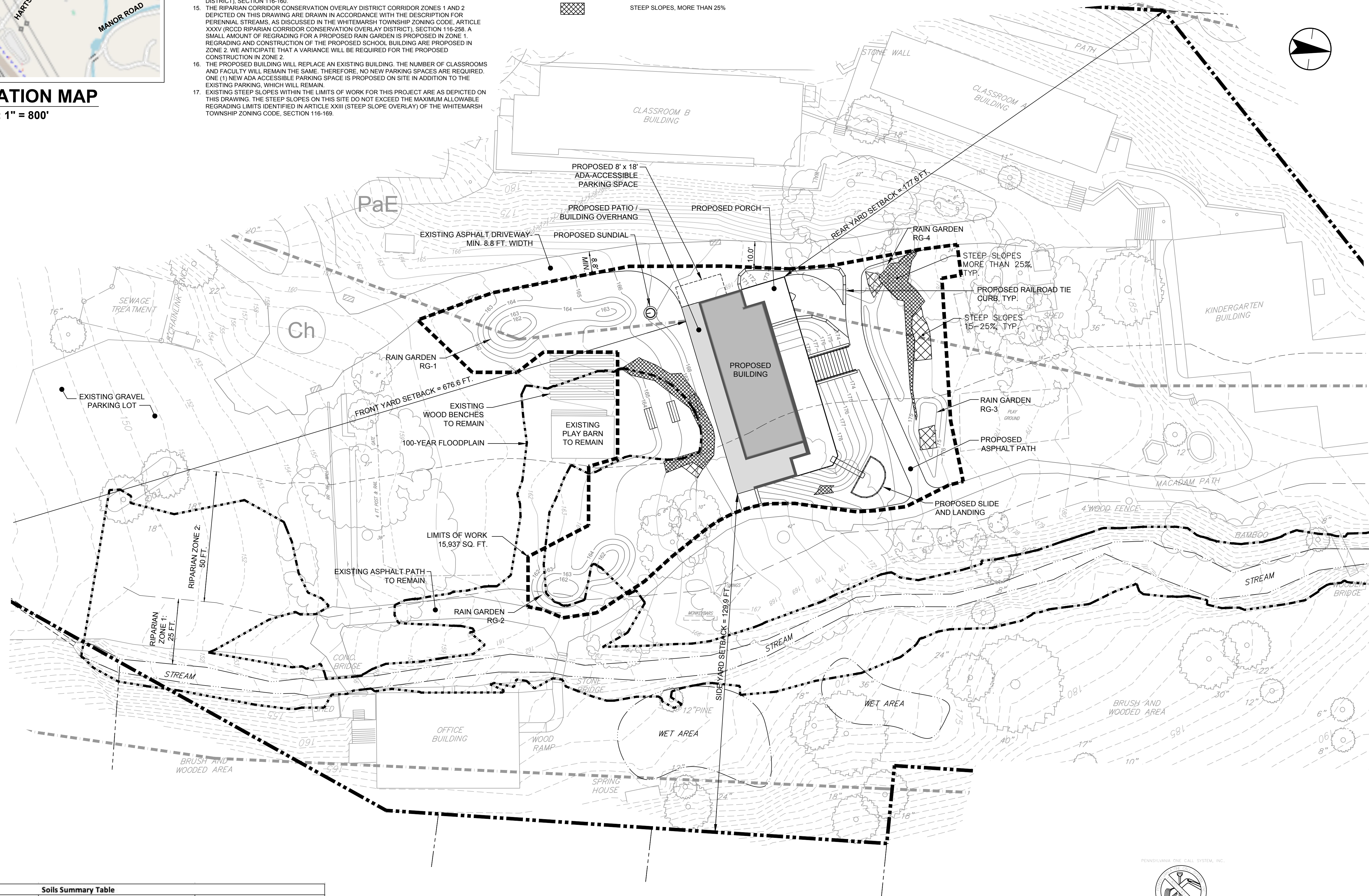
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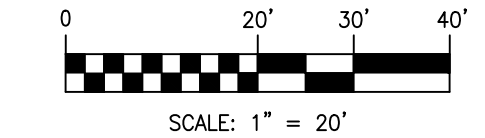
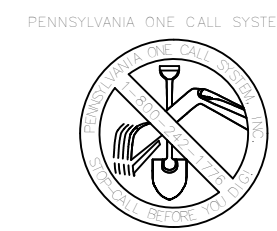
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610-642-1750

No.	Date	Revisions

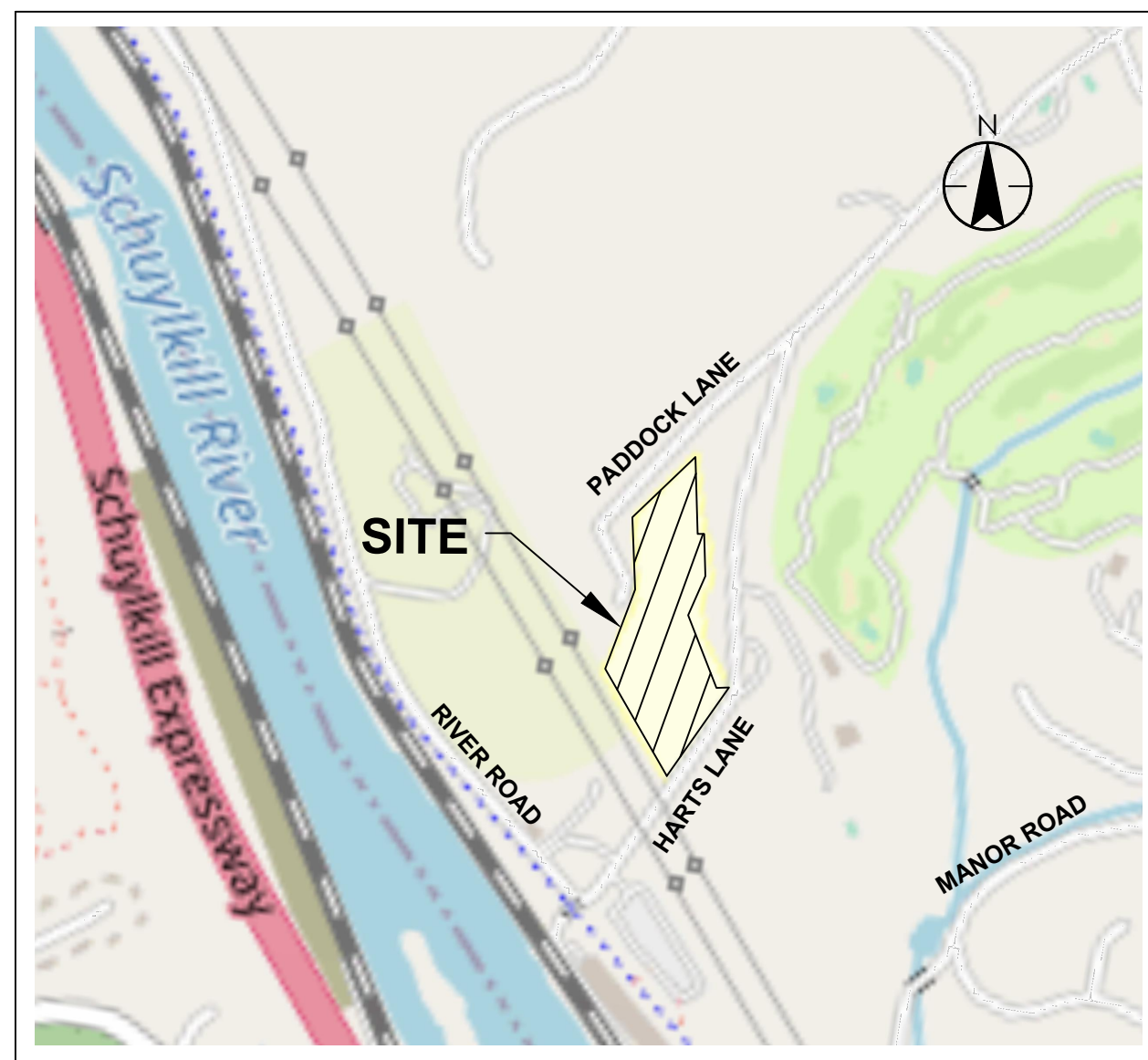
Drawn: TJH | Checked: TJH | Approved: TJH
Job Number: 764
File:

Date:
03/24/2023

Drawing Set:
SKETCH PLAN

Drawing Title:
EXISTING STEEP SLOPES SUMMARY

Drawing Number:
FIG-1

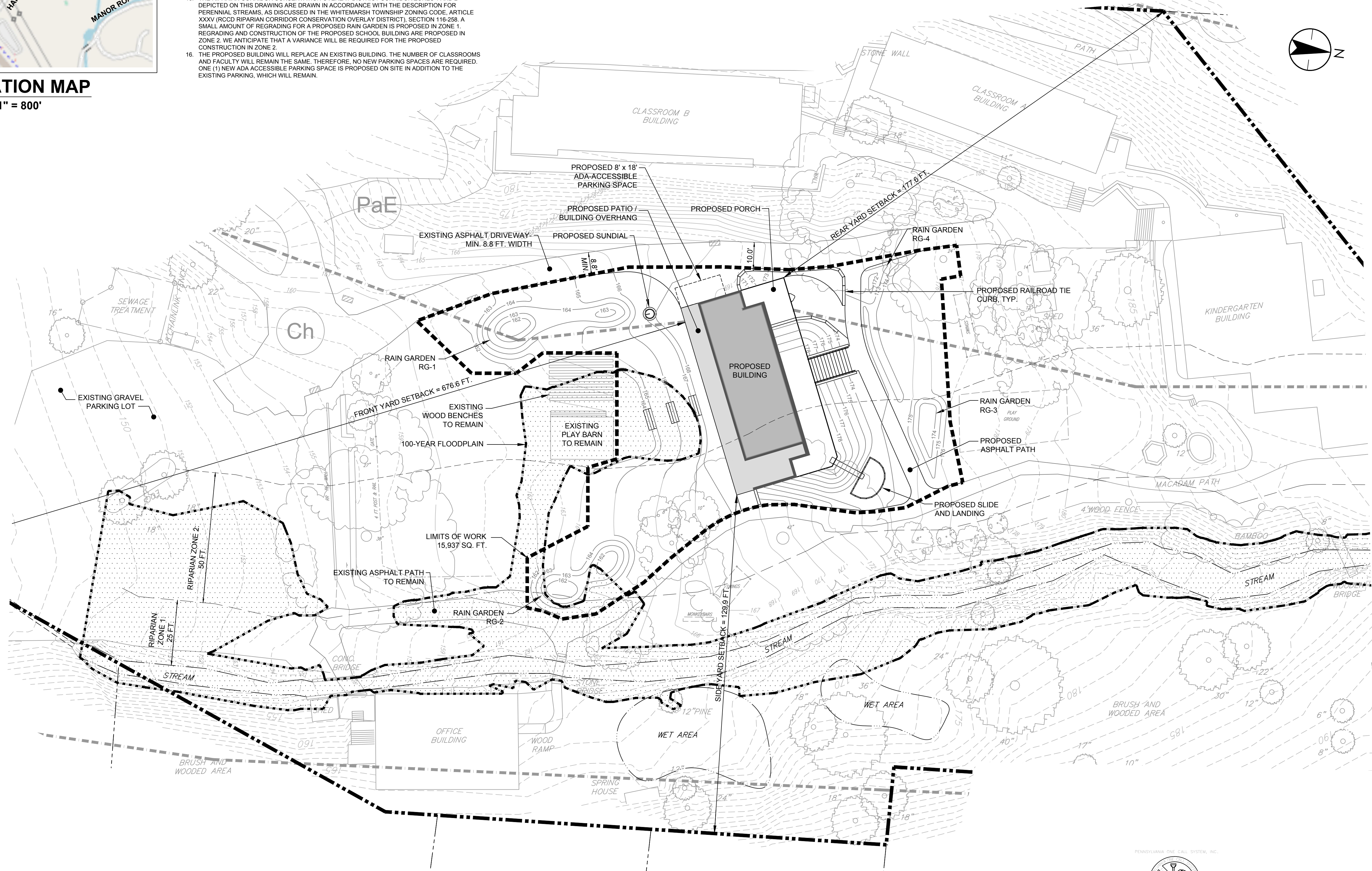


SITE LOCATION MAP
SCALE: 1" = 800'

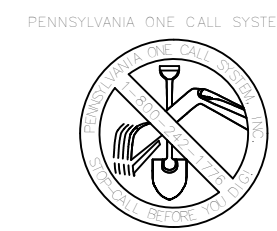
- NOTES:**
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 - ALL EXISTING UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL LOCATE UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. REFER ALSO TO DRAWINGS PREPARED BY GROUND RECONSIDERED. IF ANY DISCREPANCIES BETWEEN THIS PLAN AND DRAWINGS PREPARED BY GROUND RECONSIDERED ARE IDENTIFIED, CONTACT BOTH GROUND RECONSIDERED AND GRIST TO RESOLVE THE DISCREPANCIES.
 - NO NEW PUBLIC STREETS ARE PROPOSED.
 - NO NEW LOTS ARE PROPOSED.
 - NO NEW RESIDENTIAL DWELLING UNITS ARE PROPOSED.
 - THE SITE CONTAINS NO KNOWN LIMESTONE AREAS SUBJECT TO SINK CONDITIONS.
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 - THE RIPARIAN CORRIDOR CONSERVATION OVERLAY DISTRICT CORRIDOR ZONES 1 AND 2 DEPICTED ON THIS DRAWING ARE DRAWN IN ACCORDANCE WITH THE DESCRIPTION FOR PERENNIAL STREAMS, AS DISCUSSED IN THE WHITEMARSH TOWNSHIP ZONING CODE, ARTICLE XXXV (RCCO RIPARIAN CORRIDOR CONSERVATION OVERLAY DISTRICT), SECTION 116-228. A SMALL AMOUNT OF REGRADING FOR A PROPOSED RAIN GARDEN IS PROPOSED IN ZONE 1. REGRADING AND CONSTRUCTION OF THE PROPOSED SCHOOL BUILDING ARE PROPOSED IN ZONE 2. WE ANTICIPATE THAT A VARIANCE WILL BE REQUIRED FOR THE PROPOSED CONSTRUCTION IN ZONE 2.
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LEGEND

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- - - LEGAL / ULTIMATE RIGHT-OF-WAY
- - - ZONING DISTRICT / OVERLAY
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Soils Summary Table			
Abbreviation	Soil / Map Unit Name	Ksat of Most Limiting Layer	Depth to Restrictive Feature
PaB	Parker gravelly loam, 3 to 8 percent slopes	Moderately high to high (0.20 to 6.00 in./hr.)	60 to 118 inches to lithic bedrock
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MIQUON SCHOOL
HEART OF THE CAMPUS
2025 HARTS LN, CONSHOHOCKEN, PA 19428

- Design Team:
- SMP ARCHITECTS**
1600 Walnut Street, 2nd Floor
Philadelphia, Pennsylvania 19103
215 985 4410
- LANDSCAPE ARCHITECT
GROUND RECONSIDERED
915 Spring Garden Street, Suite 403
Philadelphia, PA 19123
215-790-0727
- CIVIL ENGINEER
GRIST
50 East Sedgwick Street
Philadelphia, PA 19119
267-332-8282
- STRUCTURAL ENGINEER
ANN ROTHMAN STRUCTURAL ENGINEERING
100 East Lancaster Avenue, Suite 203
Wayne, Pennsylvania 19087
610-213-3657
- MECHANICAL ENGINEER
CHESTNUT ENGINEERING
2 E Lancaster Avenue, 2nd Floor
Ardmore, Pennsylvania 19003
610-642-1750

No.	Date	Revisions

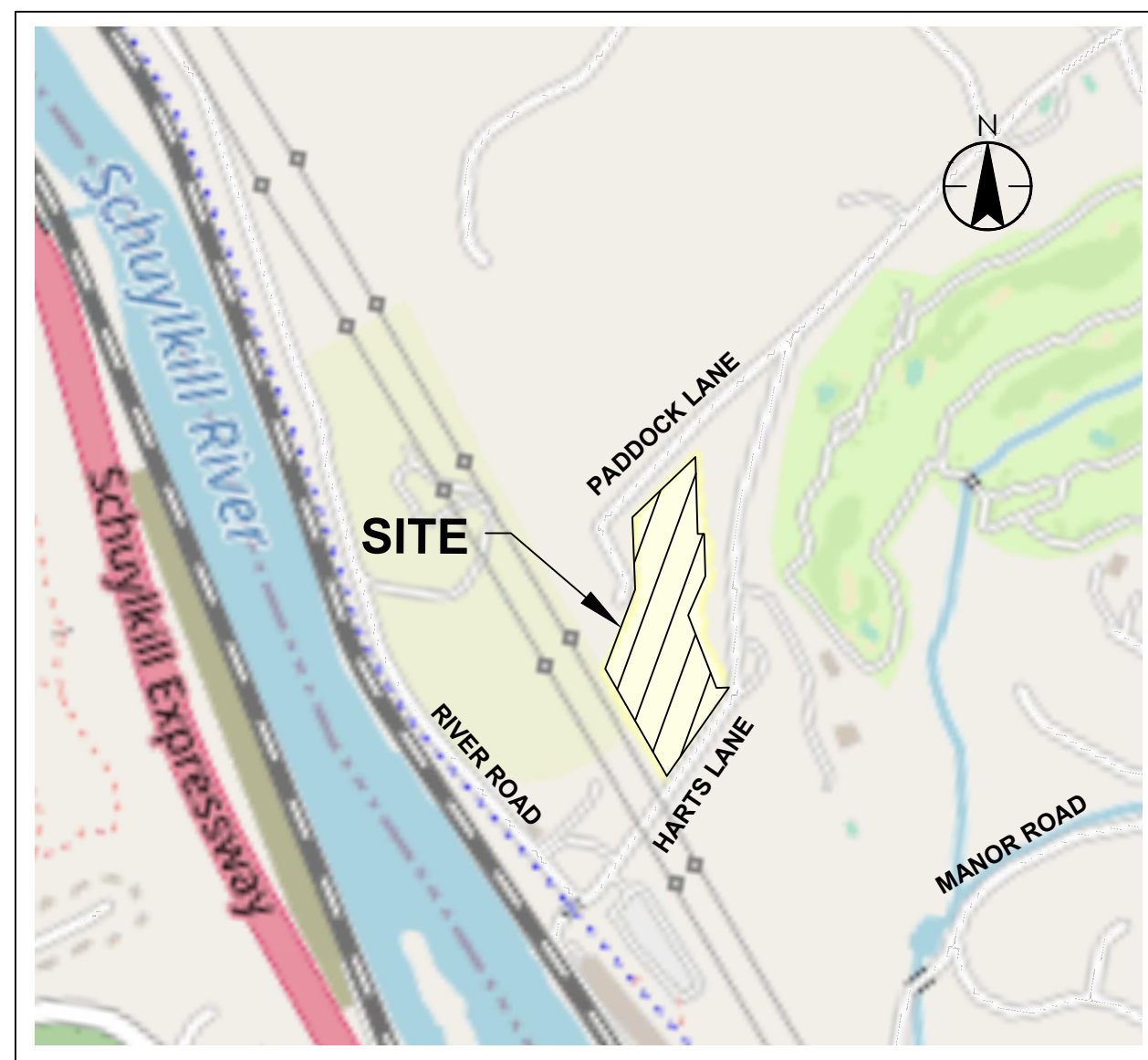
Drawn: TJH | Checked: TJH | Approved: TJH
Job Number: 764
File:

Date: 03/24/2023

Drawing Set: SKETCH PLAN

Drawing Title: 100 YEAR FLOODPLAIN

Drawing Number: **FIG-2**

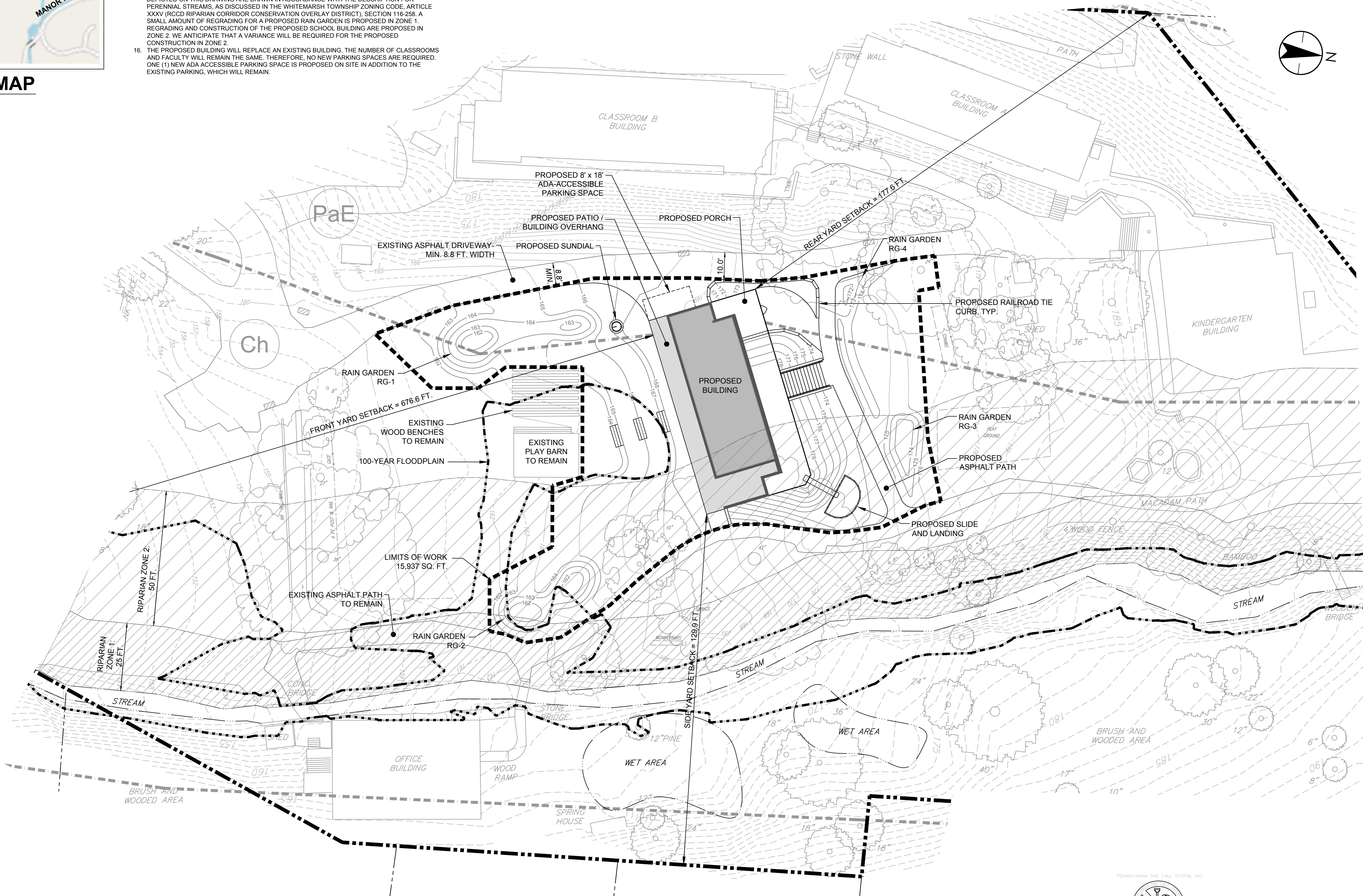


SITE LOCATION MAP
SCALE: 1" = 800'

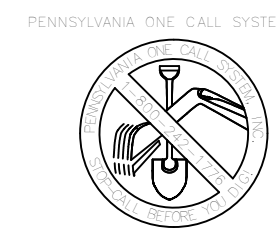
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HEART OF THE CAMPUS
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No.	Date	Revisions

Drawn: TJH | Checked: TJH | Approved: TJH
Job Number: 764
File:

Date:
03/24/2023

Drawing Set:
SKETCH PLAN

Drawing Title:
RIPARIAN ZONES

Drawing Number:
FIG-3

UPDATES

KEYSTONE

Municipal Services, Inc.

801 Yale Avenue, Suite 622, Swarthmore, PA 19081

Phone: (610) 328-4830 | Fax: (610) 328-4836 | Email: keystonems@comcast.net

March 31, 2023

Whitemarsh Township
616 Germantown Pike
Lafayette Hill, PA 194444

RE: SLD#04-23 The Miquon School (Sketch Plan)

Charles Guttenplan;

I have reviewed the Sketch Plans for The Miquon School. The plan was reviewed using the 2018 International Fire Code and Whitemarsh Township ordinance # 1012. The following items that were not indicated on the sketch plan shall be conformed to:

1. The plan shall be in accordance with Appendix C section C101 of the 2018 International Fire Code "Fire Hydrant Locations and Distribution". The submitted plan does not indicate any on-site fire hydrants.
2. The plan shall be in accordance with Appendix D section D101 of the 2018 International Fire Code "Fire Apparatus Access Roads". The submitted sketch plan does not indicate minimum specifications for fire apparatus access roads.

If you should have any questions or require additional information, please contact me at 267-249-2064.



Bill Oettinger
Fire Code Official
Keystone Municipal Services, Inc.

KEYSTONE

Municipal Services, Inc.

801 Yale Avenue, Suite 622, Swarthmore, PA 19081

Phone: (610) 328-4830 | Fax: (610) 328-4836 | Email: keystonems@comcast.net

April 12, 2023

Whitemarsh Township
616 Germantown Pike
Lafayette Hill, PA 19444

RE: SLD#04-23 The Miquon School (Sketch Plan)

Charles Guttenplan;

I have reviewed the Sketch Plans for The Miquon School. The plan was reviewed using the 2018 International Fire Code and Whitemarsh Township ordinance # 1012. The following items that were not indicated on the sketch plan were addressed by the applicants Civil Engineer (Grist) Thomas Halliwell on 4/10/2023. With these items corrected the plan is approved as submitted.

1. The plan shall be in accordance with Appendix C section C101 of the 2018 International Fire Code "Fire Hydrant Locations and Distribution". The submitted plan does not indicate any on-site fire hydrants.

4/10/2023 The applicant will provide a on site fire hydrant within 500 feet of the building.

2. The plan shall be in accordance with Appendix D section D101 of the 2018 International Fire Code "Fire Apparatus Access Roads". The submitted sketch plan does not indicate minimum specifications for fire apparatus access roads.

4/10/2023 The applicant will provide a minimum width driveway of 10 feet to the new building.

If you should have any questions or require additional information, please contact me at 267-249-2064.



Bill Oettinger

Fire Code Official

Keystone Municipal Services, Inc.



Whitemarsh TOWNSHIP

616 GERMANTOWN PIKE - LAFAYETTE HILL, PA 19444-1821
TEL: 610-825-3535 FAX: 610-825-9416

www.whitemarshtwp.org

BOARD of SUPERVISORS

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Jacy Toll – Vice Chair
Vincent Manuele
Laura Boyle Nester
Patrice Turenne

Richard L. Mellor, Jr.
Township Manager

April 25, 2023

Miquon School
c/o Charlotte Boulay
2025 Harts Lane
Conshohocken PA 19148

**RE: SLD#04-23/ Miquon School Heart of Campus Improvements
Sketch Plan
Zoning Ordinance Compliance Review Letter**

Dear Ms. Boulay:

Please accept this review of the Zoning Ordinance Compliance issues for the above referenced sketch plan. We reviewed three environmental features sheets, a site plan for the full site, and a site plan for the project site, all prepared by SMP Architects and all dated March 24, 2023 with no revisions. No architectural plans were included in the current submission. The plan depicts the construction of a new building in the center of the school site with associated improvements. The parcel is in the AAAA Residential District with the Institutional Overlay District, the latter of which is the governing district based upon the school use. The site is also impacted by the Riparian Corridor Overlay Conservation District, the Floodplain Conservation Overlay District, and the Steep Slope Overlay District.

The following items are issues that must be addressed in order to comply with Chapter 116, Zoning, of the Whitemarsh Township Code.

1. **§116-11.** The definition of ‘parking space’ indicates that such shall be not less than 9 feet wide with an area of not less than 162 square feet. This definition also indicates that dimensions for handicapped accessible (ADA) spaces shall be based upon current building code and ANSI standards. The ADA space shown on the plan is 8 feet wide by 18 feet long with an area of 144 square feet. (See related Comment #'s 6 and 7.)
2. **§116-22.** A note should be added to all future plans indicating that the permanent removal of topsoil from the Township is prohibited.
3. **§116-28.A.(2)** If there will be an increased use of water, the applicant shall furnish a letter from the appropriate authority indicating the availability and supply of water for the proposed project with any preliminary plan submission.
4. **§116-29.** If there will be an increased need for sanitary sewage disposal, the applicant must provide documentation regarding how capacity will be provided with any preliminary plan submission.
5. **§116-165.** A portion of rain garden RG-2 is within the floodplain. This is not a permitted use there and therefore a variance must be sought.

6. **§116-184.A.** As in the definition of 'parking space' (ref. Comment #1), the introductory paragraph to this section indicates that ADA spaces shall meet the requirements of the current building code and ANSI standards.
- Also with respect to required parking for the new building, Note #16 on the site plans indicates that no additional parking is required because a building is being removed and the number of faculty and classrooms is the same. However, the plans do not show the location of the building being removed, nor do they list the number of classrooms or faculty. It should also be noted that the parking requirement also factors in area used for offices.
7. **§116-184.E.** This section stipulates that no parking shall occur within 10 feet of any structure except the entrance to an approved garage. The proposed ADA space is shown against the end wall of the proposed building, with no space between the space and the building. As shown, a variance for this parking location would have to be sought.
8. **§116-259.A.** This section requires that there be a setback from the Riparian Corridor Conservation Overlay District (RCCD) equal to one-half of the setback applicable on that portion of the lot (half of the applicable side yard setback in this case). Since the building is partially within Zone 2 of the RCCD, a variance from this section must be sought. (See related Comment #10.)
9. **§116-260.A.** Clearing of existing vegetation in the Riparian Corridor Conservation Overlay District is prohibited in accordance with this section. We are unable to determine whether any vegetation clearing is proposed within this area based on the submitted plans; if there is clearing proposed, a variance would have to be sought.
10. **§116-260.F.** In accordance with this section, any type of permanent structure is prohibited within the Riparian Corridor Conservation Overlay District (except those associated with uses permitted in said district). A portion of the proposed building (including a portion of the porch and patio), the proposed slide and landing, as well as a portion of the proposed asphalt trail, are all located within the Riparian Corridor Conservation Overlay District. Variance to allow these uses here must be sought; the need for such variance is noted in the Zoning Summary Table on the plans.
11. **§116-260.I.** This section prohibits stormwater basins, including necessary berms and outfall facilities, from being located within the Riparian Corridor Conservation Overlay District. A variance must be sought from this section to allow rain garden RG-2, partially within Zone 1 and Zone 2, and to allow rain garden RG-3, located in Zone 2, to be constructed as proposed.


Additional Comments

12. All future submittals should include a depiction of existing conditions, including the location of all existing buildings, in order to most effectively evaluate the proposed development.
13. Keystone Municipal Services, Inc., in its capacity as the Township's Fire Code Official, has issued a separate review dated April 12, 2023 concerning fire protection and access, which was previously provided by this office.

Should you have any questions, please do not hesitate to contact me.

SLD#04-23 Miquon School
April 25, 2023
Page 3

Very truly yours,



Charles L. Guttenplan, AICP
Director of Planning and Zoning/Zoning Officer

cc: Richard L. Mellor, Jr., Township Manager
Craig McAnally, Interim Township Assistant Manager
Robert A. Sztubinski, B.C.O., Director of Building and Codes
Office of Township Fire Marshal
Sean P. Kilkenny, Esq., Township Solicitor
Krista Heinrich, P.E., Township Engineer
Thomas J. Hallwell, Grist, LLC, Applicant's Engineer

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

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JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722 • FAX: 610-278-3941
WWW.MONTCOPA.ORG

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

May 2, 2023

Mr. Charles L. Guttenplan, AICP
Director of Planning & Zoning Officer
Whitemarsh Township
616 Germantown Pike
Lafayette Hill, Pennsylvania 19444

Re: MCPC #23-0057-001
Plan Name: The Miquon School-Heart of Campus Improvements
4,032 sq. ft. building/ comprising 9.53 acre parcel
Situat: 2025 Hart Lane between Paddock Lane and River Rd. (north)
Whitemarsh Township

Dear Mr. Guttenplan:

We have reviewed the above-referenced subdivision proposal in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on March 23, 2023. We forward this letter as a report of our review.

BACKGROUND

The Miquon School, the applicant, has submitted a sketch plan for review that proposes the construction of a new campus building within the existing campus. The proposed 4,032 sq. ft. building includes an adjacent covered patio, related site amenities and several rain gardens for stormwater management. The development plan shows the proposed disturbance will impact approximately 15,937 sq. ft. of a 9.53 acre parcel.

The sketch plan shows an office building, several classroom buildings, access driveways, outdoor classroom areas and connecting asphalt pathways. An un-named perennial stream, a tributary to the Schuylkill River, lies along the eastern boundary of the tract and the access driveway from Harts Lane to the campus crosses the stream. The applicant's site is within the township's Institutional Overlay District and in the Riparian Corridor Conservation District. The plan shows a large area of disturbance and various improvements within Zone 2 of the Riparian Corridor Conservation Overlay District. A small area of the development footprint is within Riparian Area Zone 1. The applicant's sketch plan as presented will require a number of variances, including several from the township's Riparian Corridor Conservation Overlay District- Section 116.259. Permitted Uses.



CONSISTENCY WITH OMPREHENSIVE PLANS

The proposal for a new school building on The Miquon School campus appears consistent with *Montco 2040: A Shared Vision*, the Montgomery County Comprehensive Plan, 2015. The investment by the Miquon School in a new campus building supports the county's goal of reinvestment in areas where infrastructure already exists. The plan appears consistent with the Whitemarsh Selective Comprehensive Plan Update, adopted in November 2020. The plan designates this area as a 'Residential-Conservation' Character Area. The future land use vision for this character area is to promote a healthy balance between residential development and open space preservation and amenities.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's sketch plan for the new campus building addition. In the course of our review we have identified several issues involving the site development and the Riparian Corridor Conservation District (RCCD) regulations that we believe merit consideration by the township when evaluating this proposal. These issues are discussed below.

COMMENTS

1. *Riparian Corridor Conservation District (RCCD) regulations*

The sketch plan proposes the regrading and construction of the new school building in Zone 2 of the RCCD, and the regrading of a small area in Zone 1 to develop a rain garden. We acknowledge that the site is constrained with steep slopes and existing buildings that pre-date the RCCD regulations. Nonetheless, we believe that the applicant's land development plan should provide to the greatest extent feasible a robust riparian landscape buffer for the area adjacent to the perennial stream (Zone 1 & 2). An effective riparian buffer with the appropriate native plantings should be provided and is needed, given the regrading and site disturbance proposed for this area.

2. *Stream Crossing Standards- §116-265- Riparian Corridor Conservation District*

The driveway providing access from Harts Lane to the new school building and core of the school campus crosses the perennial stream and is regulated by §116-265- *Riparian Corridor Conservation District*. It is our understanding from staff visits to the campus with township officials that the crossing sometimes floods and vehicular access to the campus is restricted. The township should ensure that access to the site is not restricted during heavy rainfall events and that the land development submission fully addresses the crossing standards. Therefore, we recommend the applicant assess the crossing to ensure that standards are addressed and that the pipe is made of the appropriate material and adequately sized so that stormwater is managed by the culvert, and that vehicular access is not restricted.

3. Stormwater Management Improvements

The development site lies downstream from a residential community development and a golf course that generates runoff to the applicant's perennial stream and its riparian corridor. In planning for the next phase of land development, we believe that stormwater improvements beyond the minimum would benefit both this development and the township's management of stormwater in this area. We recommend the applicant explore stormwater management improvement that would manage a greater volume of stormwater than required, given the greater frequency of flooding events that occur.

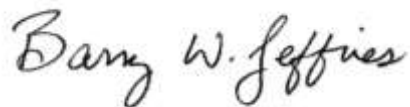
CONCLUSION

Please note that any review comment and recommendation contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Please be aware that the MCPC #23-0057-001 has been set aside for the applicant' plan. If any subsequent plans are submitted for final recording, this MCPC number should appear on the applicant sheets within the plans in the box reserved for the seal of this agency.

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.

Sincerely,



Barry W Jeffries, ASLA, Senior Design Planner
bjeffrie@montcopa.org - 610-278-3444

c: Aaron Kostyk, Chair, Township Planning Commission
Krista Heinrich, PE, Township Engineer
David Sander, Esq., Township Solicitor

Attachments

Aerial of the site & Sketch plan

ATTACHMENTS A & B



The Miqon School - Heart of Campus
MCPC#230057001

Montgomery
County
Planning
Commission

Montgomery County Courthouse - Planning Commission
PO Box 3111 Norristown PA 19380-41311
(610) 278-3723 (610) 278-3341
www.montcopa.org/plncom
Aerial photography provided by Nolemap

0 150 300 600 Feet



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

May 4, 2024

Mr. Richard L. Mellor, Jr. - Township Manager
Whitemarsh Township Municipal Building
616 Germantown Pike
Lafayette Hill, PA 19444

RE: Sketch Plan Review
2025 Harts Lane - Miquon School
Whitemarsh Township, Montgomery County, PA
S/LD # 04-23
Our Project Number 2023-03088

Dear Mr. Mellor:

As requested, we have reviewed plans for the above referenced Plan Submission consisting of a 4-Sheet Plan set prepared by Grist, LLC and dated March 24, 2023, with no noted revisions. The following comments are offered for your consideration:

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

<u>Section</u>	<u>Description</u>
1. 105-20(A)(12), 105-21(B)(1)(n)	These sections of the ordinance require the plans to show existing principal buildings (and their respective uses) and driveways on the peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads, and other significant man-made features within 500 feet of and within the site, including properties across streets.
2. 105-20(A)(19)	The plans must be revised to show parking areas with dimensions and number of parking spaces.
3. 105-20(A)(21)	This section of the ordinance requires the plans to show existing topographic, physical, and cultural features including but not limited to fields, pastures, meadows, woodland, trees with a dbh of six inches or more, hedgerows and other significant vegetation, steep slopes, rock outcrops, soil types, ponds, ditches, drains, storage tanks, streams within 200 feet of the tract, and existing rights-of-way and easements, and historical and cultural features such as all structures, foundations, walls, wells, trails, and abandoned roads.
4. 105-20(B)(2), 105-20(B)(3)	The boundaries of the Floodplain Conservation District must be revised to include areas adjoining any watercourse, drainage course, or body of water, or the presence of floodplain soils, including Codorus silt loam (Ch).

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

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<u>Section</u>	<u>Description</u>
15. 105-38(F)	This section of the ordinance requires that all all parking areas shall be confined by curbing.
16. 105-38(K)	This section of the ordinance requires that parking lots with less than 30 spaces not have a grade exceeding 5% and that parking lots with more than 30 spaces not have grades that exceed 3%. There are several locations in the existing parking area that have slopes in excess of 5% and 3%.
17. 105-38(U)	All common parking areas shall be adequately lighted during after-dark operating hours and all lights shall be located on raised parking islands, not on the parking surface. A Lighting Plan which indicates an adequate level of illumination in all parking areas must be submitted to the Township.
18. 105-41 (A)	This section of the ordinance requires that the proposed Stormwater Management Plan be reviewed for compliance with Chapter 58 of the Whitemarsh Township Code, entitled 'Grading, Erosion Control, Stormwater Management and Best Management Practices'.
19. 105-42 (A)	No subdivision or land development plan shall be approved unless there has been an erosion and sedimentation control plan approved by the Township Engineer consistent with the requirements of Chapter 58 of the Whitemarsh Township Code, entitled 'Grading, Erosion Control, Stormwater Management and Best Management Practices'.
20. 105-46	Curbs shall be provided in all subdivisions and land developments in accordance with Sections 105-30, and 105-74. The plans must be revised, or a waiver must be obtained.
21. 105-47(A)	Sidewalks shall be provided along the street frontage in accordance with sections 105-30, 105-47 and 105-73 of the Whitemarsh Township Code. The plans must be revised, or a waiver must be obtained.
22. 105-48	This section of the ordinance requires the installation of street trees along all streets where suitable trees do not exist. The plans must be revised, or a waiver must be obtained.
23. 105-52	All landscaping plans are subject to the review and approval of the Shade Tree Commission.
24. 105-52	Buffer yards are required between land developments to soften visual impact, to screen glare, and to create a visual barrier between conflicting land uses. The plans must be revised to provide a table detailing the buffer yard requirements, in accordance with Section 105-52.B as well as the actual buffers provided.
25. 105-53(D)	This section of the ordinance requires the dedication of land in the amount of 10% of the total Site Area for Park and/or Recreational use. The applicant has the option of offering a fee in lieu of dedicating actual land area and can also provide a combination of a fee in lieu and dedication of land. All offers of land and/or fees in lieu of dedication must meet the requirements of this section of the ordinance.

<u>Section</u>	<u>Description</u>
26. 105-78	The applicant must obtain the approval of the Whitemarsh Township Authority with regard to any proposed sanitary sewerage facilities.
27. 105-81	All electric, telephone and communication service facilities, both main and service lines, shall be provided by underground cables, installed in accordance with the prevailing standards and practices of the utility and other companies providing such service. Final plans shall show locations of all utilities and shall be coordinated with landscaping.
28. 105-89	The developer shall enter into a written agreement with the Township in the manner and form approved by the Solicitor wherein the developer shall agree, to construct or cause to be constructed at his own expense all proposed improvements shown on the approved land development plan, all in strict accordance with the standards and specifications of the Township and within the time specified in said agreement, and to deposit with the Township financial security in an amount sufficient to cover the cost of all subdivision or land development improvements, including both public and private improvements.

CHAPTER 55 - TREE PROTECTION STANDARDS

<u>Section</u>	<u>Description</u>
29. 55-4(C)	This section of the ordinance requires the preparation of a tree survey plan and a landscape plan which shall be reviewed by the Shade Tree Commission in a public meeting.
30. 55-4(D)	The plans must be revised to include provisions for tree protection to preserve healthy trees and shrubs on site in accordance with this section of the ordinance.
31. 55-4(D)(2)	A note must be added to the plans requiring a pre-construction conference with the Township Shade Tree Commission prior to start of construction.

GRADING, EROSION CONTROL, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES ORDINANCE:

The plans will be reviewed for grading, erosion & sedimentation control, stormwater management and best management practices following the submission of an Erosion and Sedimentation Control Plan and Stormwater Management Calculations. Please note that we have incorporated selected applicable comments related to the requirements of Chapter 58 of the Whitemarsh Township Code into this review to provide the applicant guidance in the preparation of future plan submissions. These comments do not fully address stormwater management or erosion control on the site.

<u>Section</u>	<u>Description</u>
32. 58-12	No regulated activities shall commence until the Township issues written approval of an stormwater management site plan, which demonstrates compliance with the requirements of this chapter.

<u>Section</u>	<u>Description</u>
33. 58-12(K)	The stormwater calculations must apply rainfall intensities based on NOAA rainfall data for the area.
34. 58-14(A)	Water volume controls shall be implemented using the Design Storm Method (CG-1 in the PaDEP BMP Manual) in Subsection A described in this section of the ordinance.
35. 58-15(A)(1)	Post-development discharge rates shall not exceed the predevelopment discharge rates for the one-, two-, five-, ten-, twenty-five-, fifty-, and 100-year, twenty-four-hour storm events. The applicant shall provide controls as necessary to satisfy the peak rate of discharge requirement.
36. 58-17(A)(2)(o)	The plans must be revised to show the size, location and construction details of all existing and proposed impervious ground cover.
37. 58-17(A)(2)(p)	The plan must be revised to show the size, location and construction details of all existing and proposed storm drainage facilities.
38. 58-17(A)(2)(q)	The plan must be revised to include an estimated development schedule and construction sequence for the site.
39. 58-17(A)(2)(t)	A statement, signed by the landowner, acknowledging that any stormwater BMPs are fixtures that can be altered or removed only after approval by the Township shall be added to the plans.
40. 58-17(A)(2)(s)	The following signature block must be added to the plans: “(Design Engineer)”, on this date (Signature, date), has reviewed and hereby certifies that the Stormwater Management Site Plan meets all design standards and criteria of Chapter 58, " Grading, Erosion Control, Stormwater Management and Best Management Practices"."
41. 58-17(A)(4), 58-28(D)(7)	This section of the ordinance requires provisions be made to effectively accommodate the increased runoff caused by changed soil and surface conditions during and after development of the site. The applicant must submit plans and supporting calculations detailing proposed stormwater drainage and stormwater management systems required by regulations adopted pursuant to this chapter.
42. 58-17(A)(5)	The applicant must submit plans and written procedures for minimizing erosion and sedimentation.
43. 58-17(A)(12)	The applicant must submit plans and supporting documentation verifying compliance with the tree preservation, protection and replacement requirements of the Whitemarsh Township Code.
44. 58-23(A)	An as-built survey of all stormwater BMPs must be submitted to the Township in paper and digital (dwg) formats. A note must be added to the plans stating an as-built survey will be completed and submitted in both formats to the Township.

<u>Section</u>	<u>Description</u>
45. 58-24(K)(2)	<p>Stormwater facilities shall be accessible to permit periodic maintenance and an access easement shall be provided to permit such access. The following blanket stormwater easement note, must be added to the plan:</p> <p><i>'Stormwater facilities shall be owned and maintained by the property owner in perpetuity. The property owner shall provide a blanket stormwater access easement to the Township for the purpose of access to the stormwater facilities. If, in the judgment of the Township Engineer, the owner has failed to maintain the stormwater facilities in such a manner as to ensure their proper functioning, the Township after providing a written notice, shall have the right to enter upon the lands of the owner and to make any repairs as may be necessary to the stormwater facilities to ensure that such facilities function and perform in accordance with the design specifications. Any and all costs incurred by the Township for such repairs and/or maintenance shall be paid in full by the owner. A lien or liens may be placed against the property if the owner fails to remit payment within sixty (60) days.'</i></p>
46. 58-29(A)	<p>This section of the ordinance states that the proposed excavation may not create a slope with a cut face steeper than three (3) horizontal to one (1). The proposed grading must be revised or the material in which excavation is made is sufficiently stable to sustain a slope of steeper than a ratio of three horizontal to one vertical. A written statement to that effect from a registered professional engineer licensed by the Commonwealth of Pennsylvania and experienced in geotechnical engineering and erosion control, shall be submitted to the Township Engineer, and approved by them. The statement shall affirm that the site has been inspected and a deviation from the slope shall not result in injury to persons or damage to property.</p>
47. 58-29(A)	<p>Detailed plans and calculations, including all factors of safety, for all of the proposed retaining walls that are prepared, signed and sealed by a professional engineer licensed in the Commonwealth of Pennsylvania must be submitted to the Township for review. Constructible details and elevation views of all proposed retaining walls as well as the top and bottom of wall elevations must be added to the plans.</p>
48. 58-30(A)(8)	<p>If in the course of reviewing the stormwater management plan, the Township Engineer determines that off-site improvements are necessary to satisfactorily control the stormwater from the site, the applicant shall be responsible for such off-site improvements.</p>
49. 58-32(A)(2)	<p>The increased runoff from the proposed development must be controlled by permanent runoff control measures. All runoff control measures shall be evaluated for their effectiveness during the one hundred year storm. The required stormwater management calculations must demonstrate compliance with the requirements of this section of the ordinance.</p>
50. 58-32(A)(3)	<p>All plans and designs for stormwater management systems and facilities submitted to the Township for approval shall determine stormwater peak discharge and runoff by use of the Soil Cover Complex Method as set forth in the U.S. Department of Agriculture, Soil Conservation Service Publication entitled, "Urban Hydrology for Small Watersheds," Technical Release #55 or latest edition thereof.</p>

<u>Section</u>	<u>Description</u>
51. 58-35(C)(3)(e)	A detailed soils evaluation of the project site shall be performed to determine the suitability of infiltration BMPs. The evaluation shall be performed by a Registered Professional Engineer experienced in geotechnical engineering or a Certified Professional Soil Scientist and at a minimum, address soil permeability, depth to bedrock, susceptibility to sinkhole formation, and subgrade stability. A copy of the results of the soils evaluation must be submitted to the Township.
52. 58-35(C)(3)(h)	Any infiltration BMP shall be capable of completely infiltrating the impounded water within 96 hours. The applicant should verify the required infiltration is provided by the use of on site perc tests at the proposed BMP locations.
53. 58-32(E)(4)	The following note shall be attached to all drainage plans and signed and sealed by the applicant's Registered Professional Engineer experienced in geotechnical and soil engineering: <i>"I certify that the proposed facility is/is not underlain by limestone."</i>
54. 58-35(A)	No regulated earth disturbance activities within the Township shall proceed until approval by the Township of a BMP operations and maintenance plan, which describes how the permanent stormwater BMPs will be properly operated and maintained.

Any future submission of the design plans for this project must be accompanied by a letter, prepared by the applicant's engineer, which addresses each of the comments contained in this report. Should you have any questions regarding this matter, please do not hesitate to contact me at this office.

Sincerely,



Krista Heinrich, PE
Township Engineer

- c: Craig T. McAnally – Acting Assistant Township Manager
Charles L. Guttonplan, AICP – Director of Planning and Zoning
Robert A. Sztubinski, B.C.O. - Director of Building & Codes
Office of Township Fire Marshal
Sean Kilkenny, Esq.; The Law Offices of Sean Kilkenny, LLC – Township Solicitor (*via email*)
Charlotte Boulay – The Miquon School
Thomas J. Halliwell, PE, LEED-AP – Grist, LLC, Applicant's Engineer

WHITEMARSH TOWNSHIP

To: Lauren Leonard LEL & Associates, LLC

From: Andrew G. Thomas, Fire Marshal

Subject: SLD#04-23 The Miquon School (sketch plan) Memo:

Date: 08/03/2023

After reviewing the Sketch Plan for The Miquon School, the following items must be addressed.

1. The plan shall be in accordance with the International Fire Code in section 507.5. Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6 and Whitemarsh Township Ordinance 1012.
 - a. 507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an *approved* route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the *fire code official*.

Exceptions:

 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183m).
 2. For buildings equipped throughout with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m).
 - b. 507.5.1.1 Hydrant for standpipe systems. Buildings equipped with a standpipe system installed in accordance with Section 905 shall have a fire hydrant within 100 feet (30 480 mm) of the fire department connections.

Exception: The distance shall be permitted to exceed 100 feet (30 480 mm) where *approved* by the *fire code official*.
 - c. 507.5.2 Inspection, testing and maintenance. Fire hydrant systems shall be subject to periodic tests as required by the *fire code official*. Fire hydrant systems shall be maintained in an operative condition at all times and shall be repaired where defective. Additions, repairs, *alterations* and servicing shall comply with *approved* standards. Records of tests and required maintenance shall be maintained.
 - d. 507.5.3 Private fire service mains and water tanks. Private fire service mains and water tanks shall be periodically inspected, tested and maintained in accordance with NFPA 25 at the following intervals:
 1. Private fire hydrants of all types: Inspection annually and after each operation; flow test and maintenance annually.
 2. Fire service main piping: Inspection of exposed, annually; flow test every 5 years.
 3. Fire service main piping strainers: Inspection and maintenance after each use.

Andrew G. Thomas
Fire Marshal, Emergency Management Coordinator
616 Germantown Pike
Lafayette Hill, PA 19444
Phone: 610-825-3535 ext. 2614
Email: athomas@whitemarshwp.org

Records of inspections, testing and maintenance shall be maintained.

- e. 507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.
- f. 507.5.5 Clear space around hydrants. A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants, except as otherwise required or *approved*.
- g. 507.5.6 Physical protection. Where fire hydrants are subject to impact by a motor vehicle, guard posts or other *approved* means shall comply with Section 312.
- h. Whitemarsh Township Ordinance 1012 accepted on April 14, 2022 section 507.5.7. Fire hydrants. Specifications. Fire hydrants shall have National Standard Threads and be *approved* by the Fire Official. The following criteria shall be required regarding installation:
 - 1. The hard-suction connection shall face the street, access driveway or fire walkway with the side outlets parallel to the cartway or walkway edge.
 - 2. A minimum clearance of 20 inches, measured from the bottom of the lowest outlet to final grade of ground or pavement, shall be provided. In no case shall said clearance be more than 26 inches.
 - 3. Fire hydrants shall be appropriately spaced so as not to exceed 500 feet between hydrants.
 - 4. Fire hydrants required to be located outside a street right-of-way shall not be accepted as public fire hydrants by the Township.
 - 5. Fire hydrants shall be located within five feet of paved streets, access driveways or fire walkways."

The applicant will provide a onsite fire hydrant within 400 feet of the building and per the conditions set forth by the Whitemarsh Township Zoning Hearing Board. The condition states that "The Applicant shall comply with all requirements of the Fire Marshal with respect to type and location of the proposed fire hydrant."

The fire hydrant must be installed, tested, and in working order with the ability to flow at minimum 1,500 gallons per minute prior to any issuance of building permits, other than foundation work.

- 2. The plan shall be in accordance with Whitemarsh Township Ordinance 1012 accepted on April 14, 2022 Section 503.2.1 Dimensions and International Fire Code Section 5031.1 Buildings and facilities.
 - a. Dimensions. Fire Apparatus access roads shall have an unobstructed width of 24 feet, exclusive of shoulders, except for *approved* security gates in accordance with Section 503.6, and an unobstructed vertical clearance of 14 feet. No access driveway shall be located closer than five feet to a structure.
 - b. 503.1.1 Buildings and facilities. *Approved* fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route around the exterior of the building or facility.

In conclusion, the applicant will provide a one lane access road with a minimum unobstructed width of 12 feet and to not exceed 150 feet otherwise the dimensions increase. The fire apparatus access road shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route around the exterior of the building or facility.