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Parcel Nos. 18-4-44

**EAST COVENTRY TOWNSHIP
CHESTER COUNTY**

RESOLUTION NO. 2016 - 12

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
EAST COVENTRY TOWNSHIP, CHESTER COUNTY,
PENNSYLVANIA, GRANTING APPROVAL OF A FINAL
REVERSE SUBDIVISION AND LAND DEVELOPMENT
PLAN SUBMITTED BY OWEN J. ROBERTS SCHOOL
DISTRICT FOR CONSTRUCTION OF THE NEW EAST
COVENTRY ELEMENTARY SCHOOL LOCATED ON
EAST CEDARVILLE ROAD AND OLD SCHUYLKILL
ROAD IN EAST COVENTRY TOWNSHIP**

WHEREAS, Owen J. Roberts School District (the "Applicant") is the owner and developer of two certain tracts of land consisting of approximately 51.998 acres situate in East Coventry Township, Chester County, Pennsylvania (the "Township"), with frontage on East Cedarville Road and Old Schuylkill Road (the "Property"); and

WHEREAS, the Property is more particularly shown on plans prepared by G.D. Houtman & Son, Inc. (hereinafter, "Houtman"), being plans consisting of fifty six (56) sheets dated May 25, 2016, and last revised June 29, 2016 (the "Plans"); and

WHEREAS, the Property is also shown on a Boundary Survey Plan of East Coventry Elementary School prepared by Bercek and Smith Engineering, Inc., consisting of one (1) sheet dated April 19, 2012, and last revised March 14, 2016 (the "Boundary Survey Plan"); and

WHEREAS, a schedule of the individual sheets, drawing title and final revision date for each sheet comprising the Plans is attached hereto as Exhibit “A” and incorporated herein by reference; and

WHEREAS, the Plans have been reviewed by the Chester County Planning Commission, the Township Planning Commission, the Township Engineer, the Township Planner, the Township Traffic Engineer, the Township Fire Marshal, the Township Solicitor and other Township advisors, and have been found acceptable subject as herein below provided; and

WHEREAS, the Board of Supervisors adopted Resolution No. 2016-05 on April 11, 2016 granting the Applicant preliminary plan approval, a true and complete copy of which is attached hereto and incorporated herein as Exhibit “B”.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Board of Supervisors of East Coventry Township, Chester County, Pennsylvania, as follows:

SECTION A. AUTHORITY; SHORT TITLE; DEFINITIONS.

1. This Resolution is adopted pursuant to and in accordance with the Subdivision and Land Development Ordinance of 2011 (Ordinance No. 179) enacted August 8, 2011, as amended through Ordinance No. 196 enacted August 12, 2013 (collectively, the “SALDO”), as set forth in Chapter 22 (Subdivision and Land Development) of the Code of Ordinances of the Township of East Coventry.

2. This Resolution shall be known and may be cited as the “Resolution for Final Reverse Subdivision and Land Development Plan Approval for Construction of the New East Coventry Elementary School.”

3. Except as may be otherwise provided herein and/or if the context clearly indicates otherwise, all words and phrases appearing in this Resolution, which also appear in the SALDO, shall have the same meanings in this Resolution as in the SALDO.

SECTION B. WAIVERS.

4. The Board of Supervisors waived strict compliance with the following provision of the SALDO at its December 14, 2015 meeting, on and subject to the terms and conditions set forth in the Township Traffic Engineer's review letter dated December 4, 2015, as subsequently amended by Resolution No. 2016-05 adopted at its April 11, 2016 meeting:

 a. Section 406.1 to permit the Applicant to widen East Cedarville Road along the site frontage to fifteen (15) feet from centerline, to consist of an eleven-foot (11') wide cartway and a four-foot (4') wide paved shoulder.

5. The Board of Supervisors waived strict compliance with the following provisions of the SALDO at its April 11, 2016 meeting, on and subject to the terms and conditions set forth in Resolution No. 2016-05:

 a. SALDO §403.5 to permit the Applicant to not provide crosswalks, except that the Applicant shall install (i) one crosswalk at the intersection of Buckwalter and East Cedarville Roads, subject to Penn DOT approval (ii) one crosswalk at the front entrance to the Property, and (iii) one crosswalk connecting the walkway along the side of the front entrance driveway to the sidewalk leading to the front of the school building.

 b. SALDO §405.9 to permit the Applicant to not widen Old Schuylkill Road along the site frontage.

 c. SALDO §416.1 to permit the Applicant to not provide curbing along the site frontage of East Cedarville Road and Old Schuylkill Road, on the condition that: (i) a six-foot (6') wide asphalt walkway shall be installed at the locations shown on the Plans; and (ii) a four-foot (4') paved shoulder is installed along the site frontage of East Cedarville Road in lieu of curbing.

d. SALDO §418.2 to permit the Applicant to not install sidewalks along the site frontage of East Cedarville Road and Old Schuylkill Road, on the condition that: (i) a six-foot (6') wide asphalt walkway shall be installed in lieu of a five-foot (5') wide concrete sidewalk in the locations shown on the Plans or outside the right-of-way in an easement approved by Township if PennDOT will not accept a six-foot (6') macadam walk within their required right-of-way from the proposed entrance toward Buckwalter Road; (ii) the design of the six-foot (6') wide asphalt walkway shall be ADA accessible; and (iii) sidewalk improvements shall be installed at the Applicant's expense at such time as sidewalk improvements are installed along a portion of Old Schuylkill Road on one side adjacent to the Property.

e. SALDO §419.2 to permit the Applicant to not provide paving and curbing in the parking areas that complies with the Township's specifications for local streets on the condition that the location of the curbing for the interior parking areas shall be as shown on the Plans.

f. SALDO §§428.6.A & C to permit the Applicant to not install a landscape screen along the outer perimeter of parking, loading and storage areas and to permit fewer total plantings and smaller nursery stock, as shown on the Plans and as identified in the Applicant's waiver request letter dated March 15, 2016.

g. SALDO §428.7.A and §428.11.D to permit the Applicant to not install a landscape screen along all property boundaries that abut incompatible land uses and to permit fewer total plantings and smaller nursery stock, as shown on the Plans and as identified in the Applicant's waiver request letter dated March 15, 2016.

h. SALDO §428.7.B to permit the Applicant to not provide any building area landscaping.

i. SALDO §428.7.C to permit the Applicant to plant fewer total foundation plantings and to use smaller nursery stock as identified in the Applicant's waiver request letter dated March 15, 2016.

j. SALDO §428.8.B to permit the Applicant to plant street trees of smaller nursery stock as identified in the Applicant's waiver request letter dated March 15, 2016.

k. SALDO §428.9 to permit the Applicant to plant fewer total plantings for tract boundary landscaping and to use smaller nursery stock, as shown on the Plans and as identified in the Applicant's waiver request letter dated March 15, 2016.

l. SALDO §428.8.C(1) to permit the Applicant to not install street trees between two feet (2') and four feet (4') outside the ultimate right-of-way and to instead permit the planting of street trees in the locations as shown on the Plans.

m. SALDO §429.2 to permit the Applicant to not install bicycle, equestrian and/or pedestrian trails other than (i) to install those trails and gravel paths depicted on the Plans, and (ii) to provide the location for the "future trail" as shown on the Plans.

n. SALDO §429.2 to permit the Applicant to postpone the installation of the gravel path leading to the Coventry Glen development until such time as the athletic fields identified on the Plans are installed, on the condition that (i) construction of the trail on the Property leading to the Pheasant Lane cul-de-sac shall be completed concurrently with construction of the school building, and (ii) the Applicant shall post financial security with the Township prior to the commencement of construction of the school building in an amount satisfactory to the Township to ensure completion by the Applicant of the gravel path.

6. The Board of Supervisors waived strict compliance with the following provision of the East Coventry Township Code of Ordinances, Chapter 21, Part 3, Exhibit 21-3-A ("SPIS")

at its April 11, 2016 meeting, on and subject to the terms and conditions set forth in Resolution No. 2016-05:

a. SPIS §6.1.C to permit the Applicant to construct the gravel path on the Property leading to the Coventry Glen development, as shown on the Plans, using clean permeable un-compacted gravel rather than asphalt.

In light of the subsequent written recommendations received from the Chester County Planning Commission, the Board of Supervisors hereby amends the aforesaid waiver approval, on and subject to the terms and conditions set forth in this Resolution, to add a requirement that the Plans be revised to specify that the gravel path be constructed of 2A modified stone or 2RC stone backfill to access each of the athletic fields to comply with the ADA Standards for Accessible Design applicable to State and Local Government Facilities under the Americans with Disabilities Act.

7. The Board of Supervisors waived strict compliance with the following provisions of the East Coventry Township Stormwater Management Ordinance, (Ordinance No. 198) enacted December 9, 2013 (“SWMO”), at its April 11, 2016 meeting, on and subject to the terms and conditions set forth in Resolution No. 2016-05:

a. SWMO §121.17 to permit the Applicant to use the Modified Rational Method for basin sizing and routing at Basin #4, as shown on the Plans, on the condition that (i) the Applicant also receives approval from the Pennsylvania Department of Environmental Protection (“PADEP”) and/or the Chester County Conservation District (“CCCD”), acting on behalf of PADEP, (ii) the Applicant ultimately receives its NPDES permit, and (iii) the design of the bio-retention facility located within Basin #4 shall continue to utilize the SCS method for volume and water quality requirements.

b. SWMO §125.E to permit the Applicant to utilize bio-retention areas as shown on the Plans on the condition that (i) the Applicant also receives approval from PADEP and/or the CCCD, acting on behalf of PADEP, and (ii) the Applicant ultimately receives its NPDES permit.

c. SWMO §126.E to permit the Applicant to not provide at least one-half inch (½”) of runoff from all impervious surfaces on the Property, on the condition that (i) the Applicant also receives approval from PADEP and/or the CCCD, acting on behalf of PADEP, and (ii) the Applicant ultimately receives its NPDES permit.

8. The Board of Supervisors hereby waives strict compliance with the following provision of the SALDO, on and subject to the terms and conditions set forth in this Resolution:

a. SALDO §305.2.E(5) to permit the Applicant to secure the following approvals required for the project after final plan approval (but before the Plans are recorded): (i) a highway occupancy and/or new driveway permit from the Pennsylvania Department of Transportation (“PennDOT”); (ii) an NPDES permit from the CCCD; and (iii) a Letter of Adequacy or evidence of approval of an Erosion and Sediment Control Plan from the CCCD.

SECTION C. CONDITIONS OF FINAL PLAN APPROVAL. Approval of the Plans is hereby granted subject to the following conditions:

9. The nonconforming use of the existing East Coventry Elementary School shall be deemed abandoned immediately upon the vacating of the building by the Applicant.

10. The Applicant shall revise the Plans to show signage as required by Zoning Ordinance §702.5. The signage shall comply with the requirements of Zoning Ordinance §1314 and shall not interfere with sight distance, proposed storm water facilities, proposed lighting facilities, proposed landscaping or other proposed improvements. The Applicant shall

satisfactorily address Comment No. 13 of the Township Engineer's review letter dated July 5, 2016, a true and complete copy of which is attached hereto and incorporated herein as Exhibit "C" (the "Township Engineer Letter"). In addition, landscaping associated with signage to be installed at the school entranceway shall be shown on the Plans in accordance with SALDO §428.10. The Applicant shall satisfactorily address SALDO Comment No. 2 of the Township Planner's review memorandum dated July 7, 2016, a true and complete copy of which is attached hereto and incorporated herein as Exhibit "D" (the "Township Planner Letter").

11. The Professional Land Surveyor responsible for the boundary survey shall sign and seal the Boundary Survey Plan as required by SALDO §305.3. The Boundary Survey Plan shall be revised to satisfactorily address Comment No. 24 of the Township Solicitor's review letter dated July 8, 2016, a true and complete copy of which is attached hereto and incorporated herein as Exhibit "E" (the "Township Solicitor Letter").

12. A certification shall be provided for signature by the Professional Land Surveyor that the Boundary Survey Plan has an error of closure not exceeding one (1) foot in twenty-five thousand (25,000) feet as required by SALDO §304.3.A(12). In addition, each sheet of the Plans shall be signed and sealed prior to final plan approval to satisfy the accuracy certification requirements of SALDO §305.3.B(1)(g).

13. A PennDOT Driveway and/or Highway Occupancy Permit ("HOP") shall be obtained by the Applicant and furnished to the Township for the proposed East Cedarville Road access and utilities running in and/or along East Cedarville Road as required by SALDO §304.3.I. The Township and the Township Traffic Engineer shall receive copies of all submissions to PennDOT and all correspondence between the Applicant and PennDOT relating to the proposed access and roadway improvements. The HOP Application submitted to PennDOT shall be satisfactory to the Township upon advice of the Township Traffic Engineer.

The Applicant shall afford the Township Traffic Engineer the opportunity to participate in all meetings between the Applicant and PennDOT and shall satisfy all comments provided by the Township Traffic Engineer throughout the HOP process on the location and design of the roadway and pedestrian improvements, including, without limitation, all comments contained in the Township Traffic Engineer's HOP review letter dated July 21, 2016, a true and complete copy of which is attached hereto and incorporated herein as Exhibit "F" (the "HOP Review Letter").

14. The Applicant shall ensure that the existing roadway drainage system on or in East Cedarville Road will function properly, as determined by both PennDOT and the Township, following installation of the required roadway widening and access improvements.

15. All waivers granted by the Board of Supervisors shall be listed on the Plans using the Waiver Request Matrix as outlined in SALDO Appendix 22-A as per the requirements of SALDO §305.3.B(1)(d), which shall be revised per Comment No. 28 of the Township Solicitor Letter and SALDO Comment No. 1 of the Township Planner Letter. In addition, the conditions of approval described in Paragraph 6(a) of this Resolution shall be added to the Waiver Request Matrix.

16. The Plans shall be accompanied by the information required in SALDO §305.3.B(2) and Comment No. 29 of the Township Solicitor Letter.

17. All signature blocks and certifications shall be signed, and notarized as appropriate, as part of the final plan approval and recording process in accordance with SALDO §307.2. The owner signature block shall be revised per Comment No. 30 of the Township Solicitor letter.

18. The following items shall be corrected or noted on the Plans prior to recording:

a. Revise the Plans per Comment No. 84 of the Township Engineer Letter to provide shading for all easement areas identified on the Plans.

b. Revise the Plans to provide for a minimum width of six (6) feet for the paved walkway along the East Cedarville Road site frontage extending from the school entrance to the intersection of East Cedarville Road and Buckwalter Road (subject to PennDOT approval or the contingency plan set forth in waiver 5.d) in consideration for the granting of the waivers described in subparagraphs 5(c) and 5(d) above by the Board of Supervisors.

c. Revise the Plans to add a note in a prominent and conspicuous location referencing and incorporating by reference the approved HOP plan set by (i) plan set name, (ii) number of sheets, (iii) name of preparer, (iv) date prepared, (v) permit application number, and (vi) date last revised.

d. Provide ADA-compliant curb ramps at pedestrian crossings that satisfactorily address Comment No. 2 of the Township Traffic Engineer's review letter dated July 7, 2016, a true and complete copy of which is attached hereto and incorporated herein as Exhibit "G" (the "Township Traffic Engineer Letter").

19. The Plans shall address each of the following requirements to the satisfaction of the Township upon recommendation of the Township Engineer prior to recording:

a. Unless opposed by PADEP or CCCD acting on PADEP's behalf, water quality improvements similar to bio-retention basins 1 and 2 shall be provided for all flow which enters storm water management basin 1 in accordance with SWMO §125.F. The Applicant shall satisfactorily address Comment No. 56 of the Township Engineer Letter.

20. The Applicant shall guarantee the replacement of any dead or diseased trees, shrubs and other plantings installed by the Applicant for a period of eighteen (18) months

following the date of final installation and shall post financial security with the Township to assure performance of its replacement obligations in accordance with SALDO §309.

21. A Trail Easement Agreement in form and substance satisfactory to the Township shall be provided by the Applicant, which provides for public use of the proposed future trail that may be constructed and maintained by the Township (but for which the Township has no obligation to do so), as shown on the Plans. The Trail Easement Agreement shall be executed by the Applicant before the Board of Supervisors signs the Plans and releases same for recording and shall be recorded by the Township concurrently with the recording of the Plans at the Township's expense.

22. An easement and maintenance agreement in form and substance acceptable to the Township shall be provided by the Applicant, which provides for the continued use and maintenance of the emergency access easement area located on the existing elementary school site adjacent to the Property and the emergency access drive improvements constructed thereon at no cost to the Township. The easement and maintenance agreement shall be a covenant running with the land and shall be binding upon the Applicant, its successors-in-title, successors and assigns in perpetuity. The easement and maintenance agreement shall be executed by the Applicant before the Board of Supervisors signs the Plans and releases same for recording and shall be recorded concurrently with the recording of the Plans.

23. An easement for the emergency access area shall be offered for dedication to the Township in accordance with SALDO §304.3.E.(16) and SPIS §13.1.

24. A Trail Easement and Maintenance Agreement in form and substance acceptable to the Township shall be provided by the Applicant, which provides for public use of the gravel path leading to the athletic fields and the Coventry Glen development, to be constructed and maintained by the Applicant, as shown on the Plans. The Trail Easement and Maintenance

Agreement shall be executed by the Applicant before the Board of Supervisors signs the Plans and releases same for recording and shall be recorded concurrently with the recording of Plans at the Applicant's expense. As a further condition of final plan approval, the Applicant shall post financial security with the Township in an amount satisfactory to the Township to ensure completion of construction by the Applicant of said gravel path. Construction shall be completed at such time as the athletic fields identified on the Plans are installed. All work associated with the path and its connection to the athletic fields to be installed on the Property shall comply with all applicable ADA requirements.

25. The Boundary Survey Plan shall be revised in accordance with Comment No. 24 of the Township Solicitor Letter and shall be signed and sealed by the Professional Land Surveyor registered in the Commonwealth of Pennsylvania responsible for its preparation prior to recording to satisfy the requirements of SALDO §305.3.B(1)(n). The Boundary Survey Plan shall be cross-referenced on Sheet C-1 of the Plans and shall be recorded concurrently with the Plans at the Office of the Chester County Recorder of Deeds (the "Recorder's Office").

26. The certification of accuracy on the Plans and on the Boundary Survey Plan shall be signed prior to recording the Plans in accordance with SALDO §305.3.B(g).

27. All signature blocks on the Plans shall be fully executed prior to the recording of the Plans at the Applicant's expense at the Recorder's Office.

28. The Applicant has obtained a Sewage Facilities Planning Module exemption from PADEP as required by SALDO §421.1 and shall reserve an initial sewer capacity allocation of sixteen (16) EDUs in accordance with the procedures established by the Township under SALDO §306.2.B(2) and §421.1 and East Coventry Township Public Sanitary Sewer Ordinance §309.2. The Applicant shall install a flow meter and collect water consumption records for the

first twenty-four (24) month period after the school is open to students. The aforesaid EDU requirement shall be subject to adjustment upon completion of the 24-month monitoring period.

29. The Applicant shall install a booster pump with a back-up generator in the building to be constructed in order to provide flow rates and pressures for public water measured at the highest useable floor per SALDO §422.5 and SALDO §422.6. Prior to the issuance of a certificate of occupancy for the building, the Applicant shall submit documentation satisfactory to the Township, upon advice of the Township Engineer, evidencing the installation of said booster pump and back-up generator.

30. A copy of the NPDES storm water permit issued by the PADEP or the CCCD shall be furnished to the Township before the Township releases the Plans for recording in accordance with SALDO §306.1 and SWMO §121.3.B.

31. A copy of the Highway Occupancy Permit issued by PennDOT shall be furnished to the Township before the Township releases the Plans for recording in accordance with SALDO §305.2.E(5). If PennDOT requires material changes to the Plans as determined by the Township upon advice of the Township Traffic Engineer, such proposed changes shall be presented to the Board of Supervisors for approval. The Board of Supervisors may, in its discretion, condition its approval on the preparation of amended plans in accordance with SALDO §312.

32. A Land Development Agreement, including financial security provisions, and a Memorandum of Land Development Agreement, each in form and substance acceptable to the Township, shall be prepared by the Township Solicitor and executed by the Applicant before the Board of Supervisors signs the Plans and releases same for recording in accordance with SALDO §309.

33. The Applicant shall submit an improvements cost estimate to the Township for review and approval by the Township Engineer in accordance with SALDO §310.6. The Applicant shall post financial security, as described in the Land Development Agreement, with the Township to cover the cost of construction of all improvements in accordance with SALDO §310 and §601.3 before the Township releases the Plans for recording.

34. A Letter of Adequacy or evidence of approval of an Erosion and Sediment Control Plan from the CCCD shall be furnished to the Township before the Township releases the Plans for recording in accordance with Section 121.3.B of the East Coventry Township Stormwater Management Ordinance (hereinafter, the “SWMO”).

35. The Applicant shall design, construct and install a flashing school zone device and any other traffic control devices and/or roadway modifications required by PennDOT in the vicinity of the entrance to the Property on East Cedarville Road at its expense, in accordance with Zoning Ordinance §1305.H. The Applicant shall enter into a maintenance agreement with the Township in form and substance acceptable to the Township before the Township releases the Plans for recording to provide for the ongoing maintenance by the Applicant of the flashing school zone device and all pedestrian improvements installed by the Applicant to service the site. The Applicant shall revise the Plans to provide an all-way stop at the intersection of East Cedarville Road and Sanatoga Road per Comment No. 7 of the HOP Letter and Comment No. 1 of the Township Traffic Engineer Letter.

36. The Applicant’s engineer shall revise the Plans to provide separate grading details and all dimensions for construction, including without limitation, widths, lengths and slopes, for each curb ramp located within a public right-of-way, along a public use trail within the boundaries of the Property, and along the frontages of the Property in accordance with Zoning Ordinance §1306.D(1)(e). All proposed curb ramps shall provide labels for the ramp types.

Detectable Warning Surface (DWS) shall be provided for all curb ramps. Finally, the Applicant shall revise the Plans to provide an all-way stop on-site and shall satisfactorily address Comment Nos. 2 and 4 of the Township Traffic Engineer Review Letter.

37. All proposed pedestrian facilities, including without limitation, curb ramps and pedestrian access routes, shall be constructed in accordance with the requirements of the U.S. Access Board, Public Right-Of-Way Accessibility Guidelines (PROWAG) of the Accessibility Guidelines of Buildings and Facilities (ADAAG), PennDOT Design Manual Part 2, Chapter 6, and PennDOT Standards for Roadway Construction (Publication 72M, RC-67M) in accordance with Zoning Ordinance §1306.D(1)(e) and shall satisfactorily address Comment No. 2 of the Township Traffic Engineer Review Letter.

38. A Stormwater Best Management Practices (BMPs) and Conveyances Operation and Maintenance Agreement (the "BMP Agreement"), in form and substance acceptable to the Township, shall be executed and delivered by the Applicant, as Grantor, to the Township, as Grantee, before the Board of Supervisors signs the Plans and releases same for recording. The BMP Agreement shall be recorded by the Township at the Applicant's expense in the Recorder's Office on the same date as and immediately following the recording of the Plans in accordance with SWMO §142.F(2) and §173. A copy of the recording receipt for the BMP Agreement shall be provided to the Township before any work associated with the Property may commence. Appendix A of the BMP Agreement shall be completed before the Plans are signed by the Board of Supervisors and released for recording.

39. A Drainage Permit Application shall be submitted by the Applicant to and must be approved by the Township. A copy of the recording receipt shall be provided to the Township before any work associated with the storm water plans and Drainage Permit may commence. The Township shall be provided with a copy of the fully recorded BMP Agreement

before the Drainage Permit is closed out, and the Drainage Permit must be closed out before a Certificate of Occupancy is issued.

40. All sanitary sewer mains and other improvements to be constructed within the ultimate right-of-way along the eastern boundary of East Cedarville Road shall be contained within dedicated roadways and offered for dedication to the Township following completion of all road widening improvements satisfactory to PennDOT and the Township Engineer. Acceptance of dedication shall require the execution by the Applicant of a satisfactory bill of sale for the improvements being constructed and conveyed to the Township and the execution by the Applicant of a satisfactory maintenance agreement for the improvements. All water mains and related improvements to be constructed within the ultimate right-of-way along the eastern boundary of East Cedarville Road shall be conveyed to Pennsylvania American Water Company.

41. All storm water conveyance systems and improvements to be constructed within the ultimate right-of-way along the eastern boundary of East Cedarville Road shall be offered for dedication to the Township following completion of all road widening improvements satisfactory to PennDOT and the Township Engineer. Acceptance of dedication shall require the execution by the Applicant of a satisfactory bill of sale for the improvements being constructed and conveyed to the Township and the execution by the Applicant of a satisfactory maintenance agreement for the improvements. In addition, prior to acceptance of dedication, the Applicant and the Township shall execute an operations, maintenance and reimbursement agreement pursuant to which the Applicant shall be financially responsible for the maintenance of all storm water management facilities installed within the ultimate right-of-way of East Cedarville Road adjacent to the Property if and to the extent PennDOT discontinues the maintenance thereof.

42. Prior to releasing the Plans for recording, the Applicant's engineer shall prepare and provide revised legal descriptions incorporating the revisions described in Comment No. 84

of the Township Engineer's Letter and otherwise in form and substance satisfactory to the Township Engineer for all easement areas and areas to be offered for dedication to the Township, as depicted on the Plans, including, without limitation, the following: (i) storm water management facility easement areas; (ii) access, sidewalk, trail and emergency access easement areas; (iii) the ultimate right-of-way along Old Schuylkill Road to be offered for dedication to the Township; and (iv) the ultimate right-of-way along East Cedarville Road to be offered for dedication to the Township. All legal descriptions, once approved by the Township Engineer, shall be provided to the Township Solicitor for attachment to the appropriate legal documentation prior to recording.

43. A Deed of Dedication in form and substance satisfactory to the Township shall be executed and delivered by the Applicant, as grantor, to the Township, as grantee, granting and conveying fee simple title in perpetuity to the lands and road widening and other improvements constructed thereon or therein constituting the ultimate right-of-way along the frontage of the Property on the northeasterly side of East Cedarville Road, as depicted on the Plans, in accordance with SALDO §§406.6 and 406.7. The Deed of Dedication shall be provided by the Applicant and recorded by the Township at the Applicant's expense after all road widening improvements have been satisfactorily completed, as determined upon inspection by the Township Engineer, and the issuance of a certificate of completion for the improvements. Title insurance from a reputable title insurance company shall be provided at the Applicant's expense as required by SALDO §305.2.E(3).

44. Prior to the Township releasing the Plans for recording, a Deed of Dedication in form and substance satisfactory to the Township shall be executed and delivered by the Applicant, as grantor, to the Township, as grantee, granting and conveying fee simple title in perpetuity to the lands constituting the ultimate right-of-way along the frontage of the Property

on the southwesterly side of Old Schuylkill Road, as depicted on the Plans, in accordance with SALDO §§406.6 and 406.7. The Deed of Dedication shall be recorded by the Township at the Applicant's expense concurrently with the recording of the Plans. Title insurance from a reputable title insurance company shall be provided at the Applicant's expense as required by SALDO §305.2.E(3).

45. The entire set of Plans and the accompanying Boundary Survey Plan, following final plan approval, shall be fully executed and delivered to the Township and shall be recorded at the expense of the Applicant.

46. Prior to the issuance of a building permit for the project, the Applicant shall pay to the Township a transportation impact fee in an amount to be agreed upon by the Applicant and the Township, which shall be payable to East Coventry Township for deposit into the Township Traffic Impact Fee Fund, pursuant to the East Coventry Township Transportation Impact Fee Ordinance §§305 and 403. Provided that there is no incremental increase in traffic impacts generated by the new school, as compared to the existing school, payment of the transportation impact fee shall be deferred until such time as the use of the existing school building is determined. The Applicant (or future owner of the existing school building property) shall be responsible for all applicable transportation impact fees associated with the re-occupancy/redevelopment of the existing school building once its use is determined.

47. All recording costs and applicable taxes and fees, if any, shall be paid by the Applicant.

48. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) and SALDO §307, the completion of all conditions, the payment of all applicable fees and the funding of all escrows must be accomplished within ninety (90) days of the date of this resolution approving the Plans unless a written extension is granted by the Township. Until

the conditions have been satisfied, the applicable fees have been paid and the escrows fully funded, the Plans shall not be signed nor recorded. In the event that the conditions have not been satisfied, the fees have not been paid and the escrows have not been funded within ninety (90) days of the date of this Resolution, or any written extension thereof, the contingent approval shall expire and be deemed to have been revoked.

49. Under the provisions of the Pennsylvania Municipalities Planning Code, the Applicant has the right to accept or reject conditions imposed by the Board of Supervisors upon final approval. The Applicant shall signify its acceptance of the conditions contained herein by signing a copy of this Resolution and returning it to the Township within thirty (30) days of the date of this Resolution. In the event execution of this Resolution is not delivered to the Township office by 12:00 p.m. on September 7, 2016, or if the Township receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this Resolution, this approval and the waivers granted in Section B, Paragraphs 4, 5, 6, 7 and 8 hereof (which waivers are granted contingent upon the acceptance of the conditions set forth herein) shall be deemed to be automatically rescinded and revoked, and the application shall be considered denied based upon the failure to fully comply with all of the conditions of approval as authorized by Section 508 of the Pennsylvania Municipalities Planning Code.

SECTION D. EFFECTIVE DATE. This Resolution shall be effective immediately upon the adoption hereof.

APPROVED at the public meeting of the East Coventry Township Board of Supervisors

held on August 8, 2016.

EAST COVENTRY TOWNSHIP

By: Ray A. Kolb
Ray A. Kolb, Chairman

Attest:

Bernard A. Rodgers
Bernard A. Rodgers, Secretary

By signing below, the Applicant accepts and consents to all of the terms and conditions of approval contained in the foregoing Resolution Granting Final Reverse Subdivision and Land Development Approval.

APPLICANT:

OWEN J. ROBERTS SCHOOL DISTRICT

Attest:

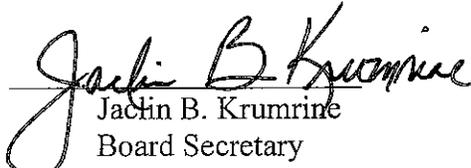
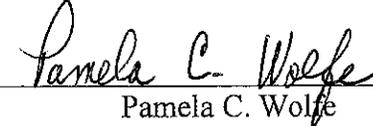
 By: 
Jacin B. Krumrine Pamela C. Wolfe
Board Secretary President, Board of School Directors

EXHIBIT "A"

**ENUMERATION OF THE APPROVED FINAL REVERSE
SUBDIVISION AND LAND DEVELOPMENT PLANS FOR
THE NEW CONSTRUCTION OF
EAST COVENTRY ELEMENTARY SCHOOL**

Sheet Nos.	Drawing Title	Original and Last Revision Dates
1	TITLE SHEET	5/25/16; 6/29/16
2	OVERALL REVERSE SUBDIVISION & LAND DEVELOPMENT PLAN	5/25/16; 6/29/16
3 - 4	REVERSE SUBDIVISION & LAND DEVELOPMENT PLAN	5/25/16; 6/29/16
5	WAIVER MATRIX PLAN	5/25/16; 6/29/16
6 - 7	EASEMENT PLANS	5/25/16; 6/29/16
8	OVERALL EXISTING CONDITIONS PLAN	5/25/16; 6/29/16
9 - 12	EXISTING CONDITIONS PLANS	5/25/16; 6/29/16
13	OVERALL GRADING PLAN	5/25/16; 6/29/16
14 - 17	GRADING PLANS	5/25/16; 6/29/16
18 - 21	PROFILE PLANS	5/25/16; 6/29/16
22 - 27	CONSTRUCTION DETAILS PLANS	5/25/16; 6/29/16

28 – 30	CURB RAMP DETAILS	5/25/16; 6/29/16
31 – 34	UTILITY PLANS	5/25/16; 6/29/16
35 – 39	EROSION AND SEDIMENT CONTROL PLANS (CONSERVATION PLANS)	5/25/16; 6/29/16
40	CONSTRUCTION NOTES PLAN	5/25/16; 6/29/16
41 - 42	LANDSCAPE PLAN	5/25/16; 6/29/16
43 - 44	LIGHTING PLANS	5/25/16; 6/29/16
45	SITE ANALYSIS PLAN	5/25/16; 6/29/16
46	SITE CONTEXT PLAN	5/25/16; 6/29/16
47	RESOURCE IMPACT PLAN	5/25/16; 6/29/16
48 – 55	POST CONSTRUCTION STORM WATER MANAGEMENT PLANS	5/25/16; 6/29/16
56	TRUCK TURNING PLAN	5/25/16; 6/29/16

EXHIBIT "B"

PRELIMINARY PLAN APPROVAL RESOLUTION

Prepared By: Mark A. Hosterman, Esquire
Marjorie A. Brown, Esquire
Wisler Pearlstine, LLP
460 Norristown Road, Suite 110
Blue Bell, PA 19422

Return To: Same as above

Parcel Nos. 18-4-44; 18-4-54

**EAST COVENTRY TOWNSHIP
CHESTER COUNTY**

RESOLUTION NO. 2016 - 05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF EAST COVENTRY TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, GRANTING APPROVAL OF A PRELIMINARY REVERSE SUBDIVISION AND LAND DEVELOPMENT PLAN SUBMITTED BY OWEN J. ROBERTS SCHOOL DISTRICT FOR CONSTRUCTION OF THE NEW EAST COVENTRY ELEMENTARY SCHOOL LOCATED ON EAST CEDARVILLE ROAD AND OLD SCHUYLKILL ROAD IN EAST COVENTRY TOWNSHIP.

WHEREAS, Owen J. Roberts School District (the "Applicant") is the owner and developer of two certain tracts of land consisting of approximately 51.998 acres situate in East Coventry Township, Chester County, Pennsylvania (the "Township"), with frontage on East Cedarville Road and Old Schuylkill Road (the "Property"); and

WHEREAS, the Property is more particularly shown on plans prepared by G.D. Houtman & Son, Inc. (hereinafter, "Houtman"), being plans consisting of forty four (44) sheets dated August 26, 2015, with a final revision date of February 23, 2016 (the "Plans"); and

WHEREAS, a schedule of the individual sheets, drawing title and final revision date for each sheet comprising the Plans is attached hereto as Exhibit "A" and incorporated herein by reference; and

WHEREAS, the Plans have been reviewed by the Chester County Planning Commission, the Township Planning Commission, the Township Engineer, the Township Planner, the Township Traffic Engineer, the Township Fire Marshal, the Township Solicitor and other Township advisors, and have been found acceptable subject as herein below provided.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Board of Supervisors of East Coventry Township, Chester County, Pennsylvania, as follows:

SECTION A. AUTHORITY; SHORT TITLE; DEFINITIONS.

1. This Resolution is adopted pursuant to and in accordance with the Subdivision and Land Development Ordinance of 2011 (Ordinance No. 179) enacted August 8, 2011, as amended through Ordinance No. 196 enacted August 12, 2013 (collectively, the "SALDO"), as set forth in Chapter 22 (Subdivision and Land Development) of the Code of Ordinances of the Township of East Coventry.

2. This Resolution shall be known and may be cited as the "Resolution for Preliminary Reverse Subdivision and Land Development Plan Approval for Construction of the New East Coventry Elementary School."

3. Except as may be otherwise provided herein and/or if the context clearly indicates otherwise, all words and phrases appearing in this Resolution, which also appear in the SALDO, shall have the same meanings in this Resolution as in the SALDO.

SECTION B. WAIVERS.

4. The Board of Supervisors waived strict compliance with the following provision of the SALDO, on and subject to the terms and conditions set forth in the Township Traffic Engineer's review letter dated December 4, 2015, at its December 14, 2015 meeting:

a. Section 406.1 to permit the Applicant to widen East Cedarville Road along the site frontage to provide for a twelve-foot (12') wide lane and three-foot (3') wide paved

shoulder and one-foot (1') wide stabilized grass shoulder (with appropriate buffering of any pedestrian trail/sidewalk).

In light of the subsequent written recommendations received from the Pennsylvania Department of Transportation ("PennDOT") the Board of Supervisors hereby amends the aforesaid waiver approval, on and subject to the terms and conditions set forth in this Resolution, so as to permit the Applicant to widen East Cedarville Road along the site frontage to fifteen (15) feet from centerline, to consist of an eleven-foot (11') wide cartway and a four-foot (4") wide paved shoulder.

5. The Board of Supervisors hereby waives strict compliance with the following provisions of the SALDO, on and subject to the terms and conditions set forth in this Resolution:

a. SALDO §403.5 to permit the Applicant to not provide crosswalks, except that the Applicant shall install (i) one (1) crosswalk at the intersection of Buckwalter and East Cedarville Roads, (ii) one crosswalk at the front entrance to the Property, and (iii) one (1) crosswalk connecting the walkway along the side of the front entrance driveway to the sidewalk leading to the front of the school building.

b. SALDO §405.9 to permit the Applicant to not widen Old Schuylkill Road along the site frontage.

c. SALDO §416.1 to permit the Applicant to not provide curbing along the site frontage of East Cedarville Road and Old Schuylkill Road, on the condition that: (i) a six-foot (6') wide asphalt walkway shall be installed at the locations shown on the Plans; and (ii) a four-foot (4") paved shoulder is installed along the site frontage of East Cedarville Road in lieu of curbing.

d. SALDO §418.2 to permit the Applicant to not install sidewalks along the site frontage of East Cedarville Road and Old Schuylkill Road, on the condition that: (i) a six-

foot (6') wide asphalt walkway shall be installed in lieu of a five-foot (5') wide concrete sidewalk in the locations shown on the Plans; (ii) the design of the six-foot (6') wide asphalt walkway shall be ADA accessible; and (iii) sidewalk improvements shall be installed at the Applicant's expense at such time as sidewalk improvements are installed along a portion of Old Schuylkill Road on one side adjacent to the Property.

e. SALDO §419.2 to permit the Applicant to not provide paving and curbing in the parking areas that complies with the Township's specifications for local streets on the condition that the location of the curbing for the interior parking areas shall be as shown on the Plans.

f. SALDO §§428.6.A & C to permit the Applicant to not install a landscape screen along the outer perimeter of parking, loading and storage areas and to permit fewer total plantings and smaller nursery stock, as shown on the Plans and as identified in the Applicant's waiver request letter dated March 15, 2016.

g. SALDO §428.7.A and §428.11.D to permit the Applicant to not install a landscape screen along all property boundaries that abut incompatible land uses and to permit fewer total plantings and smaller nursery stock, as shown on the Plans and as identified in the Applicant's waiver request letter dated March 15, 2016.

h. SALDO §428.7.B to permit the Applicant to not provide any building area landscaping.

i. SALDO §428.7.C to permit the Applicant to plant fewer total foundation plantings and to use smaller nursery stock as identified in the Applicant's waiver request letter dated March 15, 2016.

j. SALDO §428.8.B to permit the Applicant to plant street trees of smaller nursery stock as identified in the Applicant's waiver request letter dated March 15, 2016.

k. SALDO §428.9 to permit the Applicant to plant fewer total plantings for tract boundary landscaping and to use smaller nursery stock, as shown on the Plans and as identified in the Applicant's waiver request letter dated March 15, 2016.

i. SALDO §428.8.C(1) to permit the Applicant to not install street trees between two feet (2') and four feet (4') outside the ultimate right-of-way and to instead permit the planting of street trees in the locations as shown on the Plans.

m. SALDO §429.2 to permit the Applicant to not install bicycle, equestrian and/or pedestrian trails other than (i) to install those trails and gravel paths depicted on the Plans, and (ii) to provide the location for the "future trail" as shown on the Plans.

n. SALDO §429.2 to permit the Applicant to postpone the installation of the gravel path leading to the Coventry Glen development until such time as the athletic fields identified on the Plans are installed, on the condition that (i) construction of the trail on the Property leading to the Pheasant Lane cul-de-sac shall be completed concurrently with construction of the school building, and (ii) the Applicant shall post financial security with the Township prior to the commencement of construction of the school building in an amount satisfactory to the Township to ensure completion by the Applicant of the gravel path.

6. The Board of Supervisors hereby waives strict compliance with the following provision of the East Coventry Township Code of Ordinances, Chapter 21, Part 3, Exhibit 21-3-A ("SPIS"), on and subject to the terms and conditions set forth in this Resolution:

a. SPIS §6.1.C to permit the Applicant to construct the gravel path on the Property leading to the Coventry Glen development, as shown on the Plans, using clean permeable un-compacted gravel rather than asphalt.

7. The Board of Supervisors hereby waives strict compliance with the following provisions of the East Coventry Township Stormwater Management Ordinance, (Ordinance No.

198) enacted December 9, 2013 ("SWMO"), on and subject to the terms and conditions set forth in this Resolution:

a. SWMO §121.17 to permit the Applicant to use the Modified Rational Method for basin sizing and routing at Basin #4, as shown on the Plans, on the condition that (i) the Applicant also receives approval from the Pennsylvania Department of Environmental Protection ("PADEP") and/or the Chester County Conservation District ("CCCD"), acting on behalf of PADEP, (ii) the Applicant ultimately receives its NPDES permit, and (iii) the design of the bio-retention facility located within Basin #4 shall continue to utilize the SCS method for volume and water quality requirements.

b. SWMO §125 to permit the Applicant to utilize infiltration areas as shown on the Plans and to not utilize infiltration areas north of the school on the condition that (i) the Applicant also receives approval from the Pennsylvania Department of Environmental Protection ("PADEP") and/or the Chester County Conservation District ("CCCD"), acting on behalf of PADEP, and (ii) the Applicant ultimately receives its NPDES permit.

c. SWMO §126.E to permit the Applicant to not provide at least one-half inch ($\frac{1}{2}$ ") of runoff from all impervious surfaces on the Property, on the condition that (i) the Applicant also receives approval from the Pennsylvania Department of Environmental Protection ("PADEP") and/or the Chester County Conservation District ("CCCD"), acting on behalf of PADEP, and (ii) the Applicant ultimately receives its NPDES permit.

SECTION C. CONDITIONS OF PRELIMINARY PLAN APPROVAL. Approval of the Plans is hereby granted subject to the following conditions:

8. As a condition of final plan approval, the nonconforming use of the existing East Coventry Elementary School shall be deemed abandoned immediately upon the vacating of the building by the Applicant.

9. As part of its final plan submission, the Applicant shall revise the Plans to show signage as required by Zoning Ordinance §702.5 and a note to this effect shall be placed on the Plans. The signage shall comply with the requirements of Zoning Ordinance §1314 and shall not interfere with sight distance, proposed storm water facilities, proposed lighting facilities, proposed landscaping or other proposed improvements. Landscaping associated with signage installed at entranceway features shall be shown on the Plans in accordance with SALDO §428.10.

10. As part of its final plan submission, the Applicant shall revise the landscaping plans in accordance with Zoning Ordinance §1310.2.E to provide: (i) the species lists, acreage and amount of seed mix to be used; and (ii) clarification as to how the unmarked areas, including the riparian buffer and areas marked as undisturbed, will be addressed.

11. The proposed landscaping plans submitted by the Applicant as part of its final plan submission shall be satisfactory to the Board of Supervisors in accordance with SALDO §428.

12. The Professional Land Surveyor responsible for the boundary survey shall sign and seal Sheet C-1 as a condition of preliminary plan approval as required by SALDO §304.3.A(3).

13. A certification shall be provided for signature by the Professional Land Surveyor that the boundary survey has an error of closure not exceeding one (1) foot in twenty-five thousand (25,000) feet as required by SALDO §304.3.A(12). In addition, each sheet of the Plans shall be signed and sealed prior to both preliminary and final plan approval to satisfy the accuracy certification requirements of SALDO §304.3.A(25) and SALDO §305.3.B(1)(g).

14. As a condition of final plan approval, a PennDOT Driveway and/or Highway Occupancy Permit ("HOP") shall be obtained by the Applicant and furnished to the Township

for the proposed East Cedarville Road access and utilities running in and/or along East Cedarville Road as required by SALDO §304.3.I. The Township and the Township Traffic Engineer shall receive copies of all submissions to PennDOT and all correspondence between the Applicant and PennDOT relating to the proposed access and roadway improvements. The HOP Application submitted to PennDOT shall be satisfactory to the Township upon advice of the Township Traffic Engineer. The Applicant shall afford the Township Traffic Engineer the opportunity to participate in all meetings between the Applicant and PennDOT and shall satisfy all comments provided by the Township Traffic Engineer throughout the HOP process on the location and design of the roadway and pedestrian improvements.

15. As a condition of final plan approval, the Applicant shall ensure that the existing roadway drainage system on or in East Cedarville Road will function properly, as determined by both PennDOT and the Township, following installation of the required roadway widening and access improvements.

16. Any waivers granted by the Board of Supervisors shall be listed on Sheet C-2 of the Plans using the Waiver Request Matrix as outlined in SALDO Appendix 22-A as per the requirements of SALDO §305.3.B(1)(d).

17. The final plans shall be accompanied by the information required in SALDO §305.3.B(2).

18. All signature blocks and certifications shall be signed, and notarized as appropriate, as part of the final plan approval and recording process in accordance with SALDO §307.2.

19. The following items shall be corrected or noted on the final plans submitted to the Township for approval:

a. Revise Note 45 on Sheet C-2 as required by SALDO §304.3.A(8) to identify the applicable SALDO, zoning, storm water management and other ordinances governing the Plans, as identified in the September 9, 2015 ARRO review letter and the March 9, 2016 Wisler Pearlstine review letter

b. Revise the Zoning Relief Notes on Sheet C-2 as required by SALDO §304.3.A(8) to identify the zoning relief granted in accordance with the Order issued by the Zoning Hearing Board on December 7, 2015, as identified in the March 9, 2016 Wisler Pearlstine review letter.

c. Clarify which existing fencing is to remain and the proposed fencing to be installed and revise the Plan legends accordingly. In addition, revise Sheet C-19 with regard to fencing around the storm water basins to (i) provide fence gates for access, (ii) depict the height of the fence rails, which shall be forty-two inches (42"), and (iii) mount screen fencing on the outside of the posts rather than the inside.

d. Restate General Note 19 on Sheet C-2 as follows: "The Township is granted a blanket easement and right of access to enter upon any portion of the Property from time to time to inspect all storm water BMPs, to confirm that the Applicant is in compliance with its obligations to maintain, repair and replace the same in accordance with the Operation & Maintenance Plan and the BMP Agreement, and to enforce the terms thereof."

e. Revise Sanitary Sewer Note 4 on Sheet C-20 to add "by the Township Engineer" after the word "approval".

f. Revise Sanitary Sewer Note 5 on Sheet C-20 to add "to East Coventry Township" after the word "provided".

g. Update the Plans and General Note 11 on Sheet C-2 to reflect the updated Flood Insurance Rate Maps recently issued by FEMA.

h. Add a construction detail for the proposed six-foot (6') wide asphalt walkway.

i. Revise General Note 46 on Sheet C-2 to add a second sentence as follows: "Plans for all playground areas, equipment and components shall be approved by East Coventry Township prior to installation to ensure ADA compliance."

j. Add a note that all walkways, paths and crosswalks shall be constructed in compliance with the Americans with Disabilities Act and all applicable regulations and guidelines relating thereto.

k. Revise the Plans to provide for depressed curb where the emergency access drive connects to the new school driveway as required by Section 13.1.A of the East Coventry Township Standard Public Improvement Specifications ("SPIS").

l. Revise the Plans to provide for a minimum width of five (5) feet for all proposed sidewalks, paths and trails on the Property, as depicted on the Plans, as required by SALDO §418.7, excepting, however, that the paved walkway along the East Cedarville Road site frontage shall be revised to a minimum width of six (6) feet in consideration for the granting of the waivers described in subparagraphs 2(c) and 2(d) above by the Board of Supervisors.

m. Revise the Plans to provide for a legally described easement area for each storm water management facility identified on the Plans that includes a twenty foot (20') wide perimeter around each storm water basin that constitutes a BMP or conveyance in accordance with East Coventry Township Storm Water Management Ordinance ("SWMO") §§142.B(18)(c), 172.A(10)(a) and 174.1.

n. Clarify Note 16 on Sheet C-4, which states that wetlands do not exist on the Property.

- o. Extend the asphalt walkway along the site driveway to the sidewalk along the front of the school building and provide a pedestrian crossing with ADA-compliant curb ramps and a painted crosswalk.
- p. Clarify whether the handicap parking spaces in the rear of the building are intended for the primary use of the athletic fields, the school, or both.
- q. Provide ADA-compliant curb ramps at the crosswalk and the parking spaces at the rear of the school building.
- r. Revise the Plans to provide continuous sidewalk around the school building. Eliminate the sidewalk gap near the loading area and provide ADA-compliant curb ramps for crossing the loading area driveway.
- s. Provide a stop sign at the end of the loading area.
- t. Provide clarification as to the need for a curb ramp just south of the smaller kindergarten play area.
- u. Provide a stop sign and stop bar at the southern end of the eastern parking/drive aisle.
- v. Provide stop signs and stop bars at the end of each rear circulating drive aisle on both sides of the school building.
- w. Provide a double yellow centerline along the main driveway in the vicinity of the access.
- x. Unless opposed by PennDOT, revise the Plans to show the ultimate right-of-way line on East Cedarville Road along the entire frontage of the Property as being parallel to the roadway centerline with perpendicular offsets at right-of-way width changes, as needed, provided that minimum Township and PennDOT roadway requirements are satisfied.

y. Add a note that the Applicant shall be responsible for the maintenance of all constructed pedestrian accommodations, including without limitation, sidewalks, walkways and trails, on the Property and along the site frontage, whether inside or outside of the legal right-of-way.

z. Add a note that all areas to be developed as meadow, as identified on the Plans, shall be maintained in this condition by the Applicant.

aa. Add the following note pertaining to storm water management facilities:

"The Applicant grants to the Township, its successors and assigns, an access easement and the full right and uninterrupted authority, right, right-of-way and privilege to enter upon all of the Property for the purpose of inspection of the surface and subsurface storm water drainage facilities and BMPs on the Property, including but not limited to, the storm water and bio-retention basins, permanent channels, vegetated swales and related storm water facilities as shown on the Plans. The Property shall be subject to a recorded Operation and Maintenance Agreement, which shall include provisions for a blanket access easement upon all of the Property for the purpose of inspection, maintenance and repair."

bb. Add a note that the Applicant shall, at its expense, install sidewalk improvements along the site frontage of Old Schuylkill Road at such time as sidewalk improvements are installed on one (1) adjacent side to the Property.

20. The Applicant's final plan submission shall address each of the following requirements to the satisfaction of the Township upon recommendation of the Township Engineer in accordance with SWMO §121.12:

a. A core of impervious material shall be provided for all three basin embankments. This impervious material shall not be limited to the core trench, but shall compose the core of the basic embankment as well, in accordance with the Bureau of Reclamation's The Design of Small Dams.

b. The end of the concrete on the level spreaders shall be a minimum of twelve inches (12") higher than the crest elevation in order to prevent washout of the existing soil; the elevated portion of the level spreader shall extend to the soil slope.

c. The PADEP BMP manual requires that for adequate cleansing of storm water, infiltration through two (2) feet of soil at required infiltration rates is required. The proposed amended soils for water quality improvements shall be a minimum depth of two feet and shall have infiltration rates between 0.1 and 10 inches per hour.

d. The gate valves on the outlets of the basins shall be eliminated, and the amended soils or sub-drain, whichever controls, shall be modeled as a basin outlet for the calculation of peak flows.

e. The following discrepancy shall be rectified: on Sheet C-42, the entrance invert of the 15" discharge pipe from basin 3 is currently shown as 221.3, but the downstream invert is shown as 229.8.

f. Horizontal dimensions shall be provided for the amended soils portion of the basins.

g. Inlet protection shall be provided for the one inch (1") drain pipe entrance from basin 1.

h. The following discrepancy shall be rectified: Basin 1 shows an outlet pipe of 42" diameter on Calculation Sheet F-2, but shows as 36" on drawing C-42.

i. The following discrepancy shall be rectified: Sheet C-42 shows a top of amended soil at elevation 223.3 on the basin 2B detail, but shows as 223.5 on the basin 2B outlet detail.

j. The following discrepancy shall be rectified: Sheet C-42 shows a top of outlet structure elevation 224 on the basin 3 detail, but shows as 232.1 on the basin 3 outlet detail.

k. The following discrepancy shall be rectified: Sheet R-2 of the calculations shows a pipe slope of 0.87% for the 15" pipe, but drawing C-42 shows 0.67%. In addition, sheet R-2 shows an n-value of 0.01, which is only applicable for smooth-lined pipe.

l. For the areas of basin 4 to be considered meadow as shown on page R-1-C-1 of the calculations, the drawings must identify the area to remain as meadow.

m. The time of concentration path for the pre-development and post-uncontrolled area 4 shall extend to the junction point with the controlled area 4 outlet.

21. The Applicant's final plan submission shall address each of the following requirements to the satisfaction of the Township upon recommendation of the Township Engineer:

a. Unless opposed by PADEP or CCCD acting on PADEP's behalf, water quality improvements similar to bio-retention basins 1 and 2 shall be provided for all flow which enters storm water management basin 1 in accordance with SWMO §125.F.

b. Averaging of runoff coefficients shall not be done for calculation of runoff volumes, including those determined for infiltration facilities or basin routings, per SWMO §129.7.

22. As a condition of final plan approval, the Applicant shall guarantee the replacement of any dead or diseased trees, shrubs and other plantings installed by the Applicant

for a period of eighteen (18) months following the date of final installation and shall post financial security with the Township to assure performance of its replacement obligations in accordance with SALDO §309.

23. As part of the final plan submission, the Applicant's engineer shall include the following additional plan sheets: (i) an easement plan that depicts all easement areas to be located on the Property, which shall be recorded as part of the Record Plans, and (ii) a truck turning plan that provides truck turning templates for school buses, the largest anticipated delivery truck, and emergency vehicles. The truck turning plans shall be included with the HOP plan and shall be satisfactory to PennDOT and the Township upon advice of the Township Traffic Engineer and the Township Fire Marshal.

24. As a condition of final plan approval, a Trail Easement Agreement in form and substance satisfactory to the Township shall be provided by the Applicant, which provides for public use of the proposed future trail that may be constructed and maintained by the Township (but for which the Township has no obligation to do so), as shown on the Plans. The Trail Easement Agreement shall be executed by the Applicant before the Board of Supervisors signs the Record Plans and releases same for recording and shall be recorded by the Township at the Township's expense.

25. As a condition of final plan approval, an easement and maintenance agreement in form and substance acceptable to the Township shall be provided by the Applicant, which provides for the continued use and maintenance of the emergency access easement area located on the existing elementary school site adjacent to the Property and the emergency access drive improvements constructed thereon, at no cost to the Township. The easement and maintenance agreement shall be a covenant running with the land and shall be binding upon the Applicant, its successors-in-title, successors and assigns in perpetuity.

26. As a condition of final plan approval, an easement for the emergency access area shall be offered for dedication to the Township in accordance with SALDO §304.3.E.(16) and SPIS §13.1.

27. As a condition of final plan approval, a Trail Easement and Maintenance Agreement in form and substance acceptable to the Township shall be provided by the Applicant, which provides for public use of the gravel path leading to the Coventry Glen development, to be constructed and maintained by the Applicant, as shown on the Plans. The Trail Easement and Maintenance Agreement shall be executed by the Applicant before the Board of Supervisors signs the Record Plans and releases same for recording and shall be recorded at the Applicant's expense. As a further condition of final plan approval, the Applicant shall post financial security with the Township in an amount satisfactory to the Township to ensure completion of construction by the Applicant of said gravel path. Construction shall be completed at such time as the athletic fields identified on the Plans are installed. All work associated with the path and its connection to the path installed on the Coventry Glen property shall comply with all applicable ADA requirements.

28. The boundary survey shall be signed and sealed by the Professional Land Surveyor registered in the Commonwealth of Pennsylvania responsible for its preparation to satisfy the requirements of SALDO §§304.3.A(3), 304.3.A(26) and 305.3.B(1)(n) prior to recording the final plans at the Office of the Chester County Recorder of Deeds (the "Recorder's Office").

29. The certification of accuracy on the final plans shall be signed prior to recording the final plans in accordance with SALDO §304.3.A(26).

30. All signature blocks on the final plans shall be fully executed prior to the recording of the Plans at the Applicant's expense at the Recorder's Office.

31. As a condition of final plan approval, the Applicant shall obtain Sewage Facilities Planning Module approval, or an exemption therefrom, from PADEP as required by SALDO §421.1 and shall reserve an initial sewer capacity allocation of sixteen (16) EDUs in accordance with the procedures established by the Township under SALDO §306.2.B.(2) and §421.1 and East Coventry Township Public Sanitary Sewer Ordinance §309.2. The Applicant shall install a flow meter and collect water consumption records for the first twenty-four (24) month period after the school is open to students. The aforesaid EDU requirement shall be subject to adjustment upon completion of the 24-month monitoring period.

32. The Applicant's final plan submission shall include an updated letter from Pennsylvania American Water stating that all comments contained in its letter dated December 4, 2015 have been satisfactorily addressed. The Applicant shall provide a certification and supporting calculations from a licensed Professional Engineer certifying that the flow rates and pressures identified in SALDO §422.5 and SALDO §422.6 for public water available to the site will be met at the highest useable floor. The Applicant shall install a booster pump with a back-up generator in the building to be constructed and a note to that effect shall be set forth on the Plans. Prior to the issuance of a certificate of occupancy for the building, the Applicant shall submit documentation satisfactory to the Township evidencing the installation of said booster pump and back-up generator. Finally, the Applicant shall satisfactorily address any other concerns identified in comment No. 20 of the ARRO review letter dated March 1, 2016.

33. A copy of the NPDES storm water permit issued by the Pennsylvania Department of Environmental Protection or the Chester County Conservation District shall be furnished to the Township before the Township releases the Record Plans for recording in accordance with SALDO §306.1 and SWMO §121.3.B.

34. A Land Development Agreement, including financial security provisions, and a Memorandum of Land Development Agreement, each in form and substance acceptable to the Township, shall be prepared by the Township Solicitor and executed by the Applicant before the Board of Supervisors signs the Record Plans and releases same for recording in accordance with SALDO §309.

35. The Applicant shall submit an improvements cost estimate to the Township for review and approval by the Township Engineer in accordance with SALDO §310.6. The Applicant shall post financial security, as described in the Land Development Agreement, with the Township to cover the cost of construction of all improvements in accordance with SALDO §310 and §601.3.

36. A Letter of Adequacy or evidence of approval of an Erosion and Sediment Control Plan from the Chester County Conservation District shall be furnished to the Township before the Township releases the Record Plans for recording in accordance with Section 121.3.B of the East Coventry Township Stormwater Management Ordinance (hereinafter, the "SWMO").

37. The Applicant shall design, construct and install a flashing school zone device and any other traffic control devices and/or roadway modifications required by PennDOT in the vicinity of the entrance to the Property on East Cedarville Road at its expense, in accordance with Zoning Ordinance §1305.H. As a condition of final plan approval and prior to recording the Record Plans, the Applicant shall enter into a maintenance agreement with the Township in form and substance acceptable to the Township to provide for the ongoing maintenance by the Applicant of the flashing school zone device and all pedestrian improvements installed by the Applicant to service the site.

38. As part of the final plan submission, the Applicant's engineer shall revise the Plans to provide separate grading details and all dimensions for construction, including without

limitation, widths, lengths and slopes, for each curb ramp located within a public right-of-way, along a public use trail within the boundaries of the Property, and along the frontages of the Property in accordance with Zoning Ordinance §1306.D(1)(e). All proposed curb ramps shall provide labels for the ramp types. Detectable Warning Surface (DWS) shall be provided for all curb ramps.

39. As a condition of final plan approval, all proposed pedestrian facilities, including without limitation, curb ramps and pedestrian access routes, shall be constructed in accordance with the requirements of the U.S. Access Board, Public Right-Of-Way Accessibility Guidelines (PROWAG) of the Accessibility Guidelines of Buildings and Facilities (ADAAG), PennDOT Design Manual Part 2, Chapter 6, and PennDOT Standards for Roadway Construction (Publication 72M, RC-67M) in accordance with Zoning Ordinance §1306.D(1)(e).

40. As part of the final plan submission, the Applicant shall re-design the interior circulation, drives and parking areas on the Property and shall implement traffic control measures to improve pedestrian safety and the ability of vehicles to execute parking maneuvers by providing greater separation of pedestrians, parking facilities and vehicular traffic, substantially, as shown on the marked site plan attached hereto as Exhibit "B" and incorporated herein by reference, in accordance with Zoning Ordinance §§1306.C(1) and 1306.D(1)(a). The re-design based on the revisions to the site plan to be prepared by G.D. Houtman and Sons, Inc., shall improve the site circulation compared to the plan, as initially proposed. Specifically, changes shall be made to eliminate the row of 20 parking spaces on the outside drive aisle, and relocate them to the middle drive aisle. The remaining row of 18 spaces in the outer drive aisle will be listed as staff parking and shifted northwest on the site as much as possible and the drive aisle will be widened to thirty feet (30'). A pedestrian crosswalk will be included in the area of the relocated parking to link to the existing sidewalk on the northwest end of the building.

Parents dropping off and picking up children will be directed to the outside (curbline) of the outer drive aisle and will turn left just west of the bus drop-off/pick-up point and proceed west down the main drive aisle in front of the school building, as this will increase queuing storage area on site. Intersection control (all way stop signage) will be installed at the easternmost intersection where buses and cars cross, and staff should assist during peak times to ensure safe passage of the buses.

The foregoing plan changes are intended to alleviate concerns of parents dropping off and picking up students who need to park and escort their child into the building that could be parked in (blocked) by queuing cars extending back from the drop-off point, will greatly reduce the potential vehicle conflicts with pedestrians within the parking aisles during the main drop-off and pick-up times, and will improve traffic operations.

41. A Stormwater Best Management Practices (BMPs) and Conveyances Operation and Maintenance Agreement (the "BMP Agreement"), in form and substance acceptable to the Township, shall be executed and delivered by the Applicant, as Grantor, to the Township, as Grantee, and shall be recorded by the Township at the Applicant's expense in the Recorder's Office on the same date as and immediately following the recording of the Record Plans in accordance with SWMO §142.F(2) and §173. In addition:

a. The BMP Agreement shall grant and convey to the Township, its contractors, agents, successors and assigns, an easement in perpetuity to those areas on which the stormwater basins and other stormwater management facilities are located, as shown on the Plans, stormwater basin access easements, and a blanket access and maintenance easement to enter upon any portion of the Property for purposes of inspecting, maintaining, repairing and replacing the stormwater basins and other stormwater management facilities, as identified on the Plans, in the event that the Applicant fails to do so.

b. Legal descriptions for all easements shall be submitted to the Township for review and approval by the Township Engineer in accordance with SALDO §305.3.B(1)(g) and shall be attached to the appropriate legal documentation prior to recording such documents.

c. A copy of the recording receipt shall be provided to the Township before any work associated with the Property may commence. The existence and applicability of the BMP Agreement shall be identified on the final plans. Appendix A of the BMP Agreement shall be completed prior to final plan approval.

42. A Drainage Permit Application shall be submitted by the Applicant to and must be approved by the Township. A copy of the recording receipt shall be provided to the Township, before any work associated with the SWM Site Plan and Drainage Permit may commence. The Township shall be provided with a copy of the fully recorded BMP Agreement before the Drainage Permit will be closed out, and the Drainage Permit must be closed out before a Certificate of Occupancy can be issued. Appendix A of the BMP Agreement shall be completed as a condition of final plan approval.

43. A Deed of Consolidation, acceptable in form and substance to the Township Solicitor, shall be prepared by counsel for the Applicant, and executed by Owen J. Roberts School District consolidating UPI #18-4-44 and UPI #18-4-54, with the consolidated lot identified as Parcel No. 18-4-54 (the "Consolidated Lot"), as shown on the Preliminary Plans. The Deed of Consolidation shall be recorded either prior to or immediately following the recording of the Record Plans.

44. All sanitary sewer mains and other improvements to be constructed within the ultimate right-of-way along the eastern boundary of East Cedarville Road shall be contained within dedicated roadways or legally described easement areas and offered for dedication to the Township. Acceptance of dedication shall require the execution by the Applicant of appropriate

deeds of dedication and a bill of sale for the improvements being constructed and conveyed to the Township. All water mains and related improvements to be constructed within the ultimate right-of-way along the eastern boundary of East Cedarville Road shall be conveyed to Pennsylvania American Water Company.

45. All storm water conveyance systems and improvements to be constructed within the ultimate right-of-way along the eastern boundary of East Cedarville Road shall be offered for dedication to the Township. Acceptance of dedication shall require the execution by the Applicant of appropriate deeds of dedication and a bill of sale for the improvements being constructed and conveyed to the Township.

46. As a condition of final plan approval and prior to releasing the Record Plans for recording, the Applicant and the Township shall execute an operations, maintenance and reimbursement agreement pursuant to which the Applicant shall be financially responsible for the maintenance of any storm water management facilities installed within the ultimate right-of-way of East Cedarville Road adjacent to the Property if and to the extent PennDOT discontinues the maintenance thereof.

47. As part of its final plan submission, the Applicant's engineer shall prepare and provide legal descriptions in form and substance satisfactory to the Township Engineer for all easement areas and areas to be offered for dedication to the Township, as depicted on the Plans, including, without limitation, the following: (i) storm water management facility easement areas; (ii) access, trail and emergency access easement areas; (iii) the ultimate right-of-way along Old Schuylkill Road to be offered for dedication to the Township; (iv) the ultimate right-of-way along East Cedarville Road (as modified per Paragraph No. 46 below) to be offered for dedication to the Township; and (v) sanitary sewer easement areas. All legal descriptions, once

approved by the Township Engineer, shall be provided to the Township Solicitor for attachment to the appropriate legal documentation prior to recording.

48. As a condition of final plan approval and prior to the Township releasing the Record Plans for recording, a Deed of Dedication in form and substance satisfactory to the Township shall be executed and delivered by the Applicant, as grantor, to the Township, as grantee, granting and conveying fee simple title in perpetuity to the lands and road widening and other improvements constructed thereon or therein constituting the ultimate right-of-way along the frontage of the Property on the northeasterly side of East Cedarville Road, as depicted on the Plans, in accordance with SALDO §§406.6 and 406.7. The legal description for the ultimate right-of-way width along the entire Property frontage shall reflect an ultimate right-of-way line that is parallel to the roadway centerline with perpendicular offsets at right-of-way width changes, as needed, provided that minimum Township and PennDOT roadway requirements are satisfied. The Deed of Dedication shall be recorded by the Township at the Applicant's expense after all road widening improvements have been satisfactorily completed, as determined upon inspection by the Township Engineer, and the issuance of a certificate of completion for the improvements.

49. As a condition of final plan approval and prior to the Township releasing the Record Plans for recording, a Deed of Dedication in form and substance satisfactory to the Township shall be executed and delivered by the Applicant, as grantor, to the Township, as grantee, granting and conveying fee simple title in perpetuity to the lands and any road widening or other improvements constructed thereon or therein constituting the ultimate right-of-way along the frontage of the Property on the southwesterly side of Old Schuylkill Road, as depicted on the Plans, in accordance with SALDO §§406.6 and 406.7. The Deed of Dedication shall be recorded by the Township at the Applicant's expense after all road widening and other

improvements, if any, have been satisfactorily completed, as determined upon inspection by the Township Engineer, and the issuance of a certificate of completion for the improvements.

50. The Record Plans, following final plan approval, shall be fully executed and delivered to the Township and shall be recorded at the expense of the Applicant.

51. The Applicant shall pay to the Township a transportation impact fee in an amount to be agreed upon by the Applicant and the Township, which shall be payable to East Coventry Township for deposit into the Township Traffic Impact Fee Fund, pursuant to the East Coventry Township Transportation Impact Fee Ordinance §§305 and 403. Provided that there is no incremental increase in traffic impacts generated by the new school, as compared to the existing school, payment of the transportation impact fee shall be deferred until such time as the use of the existing school building is determined. The Applicant (or future owner of the existing school building property) shall be responsible for all applicable transportation impact fees associated with the re-occupancy/redevelopment of the existing school building once its use is determined.

52. All recording costs and applicable taxes and fees, if any, shall be paid by the Applicant.

53. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended), the completion of all conditions, the payment of all applicable fees and the funding of all escrows must be accomplished within ninety (90) days of the date of the resolution approving the final plans unless a written extension is granted by the Township. Until the conditions have been satisfied, the applicable fees have been paid and the escrows fully funded, the final plat or record plan shall not be signed nor recorded. In the event that the conditions have not been satisfied, the fees have not been paid and the escrows have not been funded within ninety (90) days of the date of said resolution, or any written extension thereof, the contingent approval shall expire and be deemed to have been revoked.

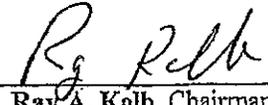
54. Under the provisions of the Pennsylvania Municipalities Planning Code, the Applicant has the right to accept or reject conditions imposed by the Board of Supervisors upon preliminary approval. The Applicant shall signify its acceptance of the conditions contained herein by signing a copy of this Resolution and returning it to the Township within thirty (30) days of the date of this Resolution. In the event execution of this Resolution is not delivered to the Township office by 12:00 p.m. on _____, 2016, or if the Township receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this Resolution, this approval and the waivers granted in Section B, Paragraphs 4, 5, 6 and 7 hereof (which waivers are granted contingent upon the acceptance of the conditions set forth herein) shall be deemed to be automatically rescinded and revoked and the application shall be considered denied based upon the failure to fully comply with all of the sections set forth in Section B, Paragraphs 4 and 5, all as authorized by Section 508 of the Pennsylvania Municipalities Planning Code.

SECTION D. EFFECTIVE DATE. This Resolution shall be effective immediately upon the adoption hereof.

APPROVED at the public meeting of the East Coventry Township Board of Supervisors held on April 11th, 2016.

EAST COVENTRY TOWNSHIP


Bernard A. Rodgers, Secretary

By: 
Ray A. Kolb, Chairman

By signing below, the Applicant accepts and consents to all of the terms and conditions of approval contained in the foregoing Resolution Granting Preliminary Reverse Subdivision and Land Development Approval.

APPLICANT:

OWEN J. ROBERTS SCHOOL DISTRICT

Date: May 17, 2016

By: *Pamela C. Wolf*
President, Board of School Directors

EXHIBIT "A"

ENUMERATION OF THE APPROVED PRELIMINARY REVERSE
SUBDIVISION AND LAND DEVELOPMENT PLANS FOR
THE NEW CONSTRUCTION OF
EAST COVENTRY ELEMENTARY SCHOOL

Sheet Nos.	Drawing Title	Original and Last Revision Dates
1	TITLE SHEET	08/26/15; 02/23/16
2 - 3	REVERSE SUBDIVISION & LAND DEVELOPMENT PLAN	08/26/15; 02/23/16
4 - 7	EXISTING CONDITIONS PLANS	08/26/15; 02/23/16
8 - 11	GRADING PLANS	08/26/15; 02/23/16
12 - 15	PROFILE PLANS	08/26/15; 02/23/16
16 - 21	CONSTRUCTION DETAILS PLANS	08/26/15; 02/23/16
22 - 25	UTILITY PLANS	08/26/15; 02/23/16
26 - 29	EROSION AND SEDIMENT CONTROL PLANS (CONSERVATION PLANS)	08/26/15; 02/23/16
30	CONSTRUCTION NOTES PLAN	08/26/15; 02/23/16
31 - 32	LANDSCAPE PLAN	08/26/15; 02/23/16
33 - 34	LIGHTING PLANS	08/26/15; 02/23/16
35	SITE ANALYSIS PLAN	08/26/15; 02/23/16
36	SITE CONTEXT PLAN	08/26/15; 02/23/16
37	RESOURCE IMPACT PLAN	08/26/15; 02/23/16
38 - 44	POST CONSTRUCTION STORM WATER MANAGEMENT PLANS	08/26/15; 02/23/16

EXHIBIT "B"

EXHIBIT "C"

TOWNSHIP ENGINEER REVIEW LETTER



Limerick Office
649 N. Lewis Road
Limerick, PA 19468
T 610.495.0303
F 610.495.5855

VIA ELECTRONIC MAIL

July 5, 2016 (Revised)

Mr. Bernard A. Rodgers
Township Manager
East Coventry Township
855 Ellis Woods Road
Pottstown, PA 19465

RE: East Coventry Elementary School
Final Plan Application
Township Engineer Review
Township File No. 15-1077
ARRO #5223.86

Dear Mr. Rodgers:

ARRO has reviewed the following documents for the above-referenced project:

- a) Letter dated June 29, 2016 prepared by G. D. Houtman & Son, Inc. in response to our office's May 31, 2016 review letter, which in turn was reviewed against the conditions of Preliminary Plan approval identified in Resolution No. 2016-05.
- b) Resolution No. 2016-05 adopted by the East Coventry Township Board of Supervisors on April 11, 2016.
- c) Various legal descriptions, each last revised June 29, 2016.
- d) Copy of June 8, 2016 email from Daniel Hartlaub, P.E. with Alban Engineering, Inc. to the applicant's engineer regarding water pressure.
- e) Alternative Basin Routing Analysis prepared by G. D. Houtman & Son, Inc. dated April 28, 2016.
- f) Final Reverse Subdivision and Land Development Plans for East Coventry Elementary School consisting of fifty-six (56) sheets prepared by G. D. Houtman & Son, Inc. dated May 25, 2016 and last revised June 29, 2016 (the "Plan").

The following comments are offered for your consideration in regard to Section B of Resolution 2016-05 pertaining to approved waivers:

1. Item 4: We defer to the Township Traffic Engineer as to whether or not the condition pertaining to the waiver request regarding SALDO §406.1 has been satisfied.
2. Item 5.a: The conditions regarding required crosswalk locations pertaining to the approved waiver of SALDO §403.5 appear to be satisfied.
3. Regarding Item 5.b, there were no conditions attached to the approved waiver of SALDO §405.9.
4. **Item 5.c: Regarding the approved waiver of SALDO §416.1, we previously stated that the first part of the condition pertaining to the 6' asphalt walkway had been satisfied. However, we now note text that is somewhat hidden and difficult to read appears to specify a 5' wide asphalt walkway along the E. Cedarville Road frontage between the entrance drive and Buckwalter Road. The asphalt walkway width along the E. Cedarville Road frontage between the access drive and Buckwalter Road should be revised on all appropriate Plan sheets from 5' to 6'. We defer to the Township Traffic Engineer as to the second part of the condition pertaining to the 4' wide paved shoulder along E. Cedarville Road.**
5. **Item 5.d: Regarding the approved waiver of SALDO §418.2, we previously stated that the first part of the condition, that a 6' asphalt sidewalk be provided in lieu of a 5' concrete sidewalk, had been satisfied. However, we now note text that is somewhat hidden and difficult to read appears to specify a 5' wide asphalt walkway along the E. Cedarville Road frontage between the entrance drive and Buckwalter Road. The asphalt walkway width along the E. Cedarville Road frontage between the access drive and Buckwalter Road should be revised on all appropriate Plan sheets from 5' to 6'. We defer to the Township Traffic Engineer as to whether the second part of the condition pertaining to ADA accessibility for the 6' asphalt sidewalk has been satisfied.**
6. Item 5.e: The condition that the location of the curbing for the interior parking areas shall be as shown on the Plans regarding the approved waiver of SALDO §419.2 appears to be satisfied.
7. We defer to the Township Planner as to whether or not the conditions associated with Items 5.f through 5.n have been satisfied.

8. Item 6.a: Comment 5 of the June 13, 2016 Chester County Planning Commission review letter inquires about the need for the proposed gravel trail to be ADA-compliant. We defer to the Township Planner as to this issue. If it is ultimately determined that an impervious surface is needed for the trail, the stormwater management plan must be revised accordingly to provide stormwater management for the impervious area associated with the trail.
9. Item 7.a: This condition will not be satisfied until such time as the Township receives a copy of PADEP and/or CCCD approval of the requested waiver of SWMO §121.17, and also receives a copy of the NPDES stormwater permit.
10. Item 7.b: This condition will not be satisfied until such time as the Township receives a copy of PADEP and/or CCCD approval of the requested waiver of SWMO §125, and also receives a copy of the NPDES stormwater permit.
11. Item 7.c: This condition will not be satisfied until such time as the Township receives a copy of PADEP and/or CCCD approval of the requested waiver of SWMO §126.E, and also receives a copy of the NPDES stormwater permit.

The following comments are offered for your consideration in regard to Section C of Resolution 2016-05:

12. We defer to the Township Solicitor as to whether or not Condition 8 has been satisfied.
13. Condition 9:
 - a. The entrance sign was previously shown on Sheet C-41 (landscaping), and we stated that the entrance sign should be added to Sheet C-15 (grading plan). The Applicant has responded that the entrance sign has been added to Sheets C-13 and C-15. We were not able to locate the entrance sign on either sheet, and the entrance sign appears to have been removed from Sheet C-41. The entrance sign should be added to Sheets C-13, C-15 and C-41.
 - b. It appears that the required note has been added to the Plan (Note 50 on Sheet C-2).
 - c. We defer adequacy of the landscaping around the sign to the Township Planner.
14. We defer to the Township Planner as to whether or not Condition 10 has been satisfied.
15. We defer to the Township Planner as to whether or not Condition 11 has been satisfied.
16. Condition 12: It appears that this condition has been satisfied.

17. Condition 13: For each resubmission, each sheet of the Plan shall be signed and sealed prior to final plan approval to satisfy the accuracy certification requirements of SALDO §305.3.B(1)(g).
18. Condition 14: The Applicant has agreed that it will provide the Township with a copy of the PennDOT Driveway and/or Highway Occupancy Permit as a condition of final plan approval.
19. Condition 15: This condition, as written in the Resolution for Preliminary Plan Approval, should remain as written in the final plan approval resolution.
20. Condition 16: The Applicant has added approved waivers to Sheet C-5. We defer to the Township Solicitor as to formatting compliance with SALDO Appendix 22-A and content, comprehensiveness and accuracy of the approved waivers as listed.
21. Condition 17: We defer to the Township Solicitor as to whether or not the information provided pursuant to SALDO §305.3.B(2) satisfies the subpart (e) requirement concerning easement documentation.
22. Condition 18: The Applicant has agreed that all signature blocks and certifications shall be signed, and notarized as appropriate, as part of the final plan approval and recording process in accordance with SALDO §307.2.
23. Condition 19.a: We defer to the Township Solicitor as to whether or not this condition has been satisfied.
24. Condition 19.b: We defer to the Township Solicitor as to whether or not this condition has been satisfied.
25. Condition 19.c: This condition appears to be satisfied.
26. Condition 19.d: We defer to the Township Solicitor as to whether or not this condition has been satisfied.
27. Condition 19.e: This condition appears to be satisfied.
28. Condition 19.f: This condition appears to be satisfied.
29. Condition 19.g: This condition appears to be satisfied.
30. Condition 19.h: This condition appears to be satisfied.

31. Condition 19.i: We defer to the Township Solicitor, Township Traffic Engineer and/or Township Planner as to whether or not this condition has been satisfied.
32. Condition 19.j: We defer to the Township Solicitor, Township Traffic Engineer and/or Township Planner as to whether or not this condition has been satisfied.
33. Condition 19.k: This condition appears to be satisfied.
34. Condition 19.l: **We previously stated that this condition had been satisfied. However, we now note text that is somewhat hidden and difficult to read appears to specify a 5' wide asphalt walkway along the E. Cedarville Road frontage between the entrance drive and Buckwalter Road. The asphalt walkway width along the E. Cedarville Road frontage between the access drive and Buckwalter Road should be revised on all appropriate Plan sheets from 5' to 6'.**
35. Condition 19.m: Please refer to comment(s) regarding Condition 47.
36. Condition 19.n: This condition appears to be satisfied.
37. Condition 19.o: We defer to the Township Traffic Engineer as to ADA compliance. The rest of this condition appears to have been satisfied.
38. Condition 19.p: This condition appears to be satisfied.
39. We defer to the Township Traffic Engineer as to whether or not Conditions 19.q – 19.y have been satisfied.
40. Condition 19.z: This condition appears to be satisfied.
41. Condition 19.aa: This condition appears to be satisfied.
42. Condition 19.bb: This condition appears to be satisfied.
43. Condition 20.a: This condition has been satisfied.
44. Condition 20.b: This condition has been satisfied.
45. Condition 20.c: This condition has been satisfied.
46. Condition 20.d: This condition has been satisfied.

47. Condition 20.e: This condition has been satisfied.
48. Condition 20.f: This condition has been satisfied.
49. Condition 20.g: This condition has been satisfied.
50. Condition 20.h: This condition has been satisfied.
51. Condition 20.i: This condition has been satisfied.
52. Condition 20.j: This condition has been satisfied.
53. Condition 20.k: This condition has been satisfied.
54. Condition 20.l: This condition has been satisfied.
55. Condition 20.m: This condition has been satisfied.
56. Condition 21.a: Unless opposed by PADEP or CCCD acting on PADEP's behalf, water quality improvements similar to bio-retention basins 1 and 2 shall be provided for all flow which enters storm water management basin 1 in accordance with SWMO §125.F. The current design proposes an unacceptable undrained low area. The water quality improvement should be made through infiltration facilities or some other water quality treatment system, not a system which provides only sediment settling capabilities. **There is significant space available northeast of the proposed forebay which could provide additional infiltration area as required to lower the loading ratio to potentially acceptable levels. If infiltration is not considered viable by DEP, provisions must be provided to assure the forebay drains within 72 hours; a berm constructed of non-permeable materials and soils which have been shown to have zero percolation will cause a non-draining mosquito hazard.**
57. Condition 21.b: This condition has been satisfied.
58. Condition 22: We defer to the Township Planner and/or Township Solicitor as to whether or not this condition has been satisfied.
59. Condition 23: This first part of this condition regarding provision of easement plans, has been satisfied. We defer to the Township Traffic Engineer as to whether or not the second part of this condition, regarding truck turning templates, has been satisfied.

60. Condition 24: We defer to the Township Solicitor as to whether or not this condition has been satisfied.
61. Condition 25: We defer to the Township Solicitor as to whether or not this condition has been satisfied.
62. Condition 26: We defer to the Township Solicitor as to whether or not this condition has been satisfied.
63. Condition 27: We defer to the Township Solicitor as to whether or not this condition has been satisfied.
64. Condition 28: This condition appears to be satisfied.
65. Condition 29: The Applicant has agreed to sign the certification of accuracy prior to recording.
66. Condition 30: All signature blocks on the final plans shall be fully executed prior to the recording of the Plans at the Applicant's expense at the Recorder's Office.
67. Condition 31: This condition appears to be satisfied.
68. Condition 32: This condition appears to be satisfied.
69. Condition 33: This condition will be satisfied when the Township receives a copy of the NPDES stormwater permit.
70. Condition 34: We defer to the Township Solicitor as to whether or not this condition has been satisfied.
71. Condition 35: This condition will be satisfied when the Applicant obtains improvement cost estimate approval from the Township Engineer, and posts financial security for same.
72. Condition 36: This condition will be satisfied when the Township receives a copy of the E&S Letter of Adequacy from CCCD.
73. Condition 37: We defer to the Township Traffic Engineer and Township Solicitor as to whether or not this condition has been satisfied.
74. Conditions 38 - 40: We defer to the Township Traffic Engineer as to whether or not these conditions have been satisfied.

75. Condition 41: We defer to the Township Solicitor as to whether or not this condition has been satisfied.
76. Condition 41.a: We defer to the Township Solicitor as to whether or not this condition has been satisfied.
77. Condition 41.b: Please refer to comment(s) regarding Condition 47.
78. Condition 41.c: We defer to the Township Solicitor as to whether or not this condition has been satisfied.
79. Condition 42: We defer to the Township Solicitor as to whether or not this condition has been satisfied.
80. Condition 43: We defer to the Township Solicitor as to whether or not this condition has been satisfied.
81. Condition 44: It appears that all sanitary sewer mains and other improvements to be constructed along the eastern boundary of East Cedarville Road are now located within the existing road right-of-way, which satisfies the initial part of the condition. We defer to the Township Solicitor as to whether or not the remainder of the condition has been satisfied.
82. Condition 45: We defer to the Township Solicitor as to whether or not this condition has been satisfied.
83. Condition 46: We defer to the Township Solicitor as to whether or not this condition has been satisfied.
84. Condition 47: Following are our comments with respect to the package of legal descriptions submitted, each last revised June 29, 2016.
 - a. It is extremely difficult to identify the easements on Sheets C-6 and C-7 without hatching or shading. The applicant has requested that hatching not be required. We therefore request that shading, which does not interfere with lines and text, be provided to facilitate identification of the easement areas.
 - b. The package of legal descriptions submitted, each last revised June 29, 2016, appears to be a comprehensive list of legal descriptions required.
 - c. Old Schuylkill Road Ultimate Right-of-way description:

- 1) Described distances for both ends of the ultimate right-of-way (South 37 degrees 27 minutes 45 seconds West 190.90 feet and North 37 degrees 28 minutes 43 seconds East 20.22 feet) are not shown on either plan Sheet C-6 or C-7, and should be added to Sheet C-6 or C-7.
 - 2) The calculated area of 3,925 S.F./ 0.0901 Ac. should be added to the legal description.
- d. East Cedarville Road Ultimate Right-of-way description:
- 1) Described distances for both ends of the ultimate right-of-way (North 37 degrees 06 minutes 10 seconds East 16.84 feet and South 37 degrees 40 minutes 06 seconds West 13.56 feet) are not shown on either plan Sheet C-6 or C-7, and should be added to Sheet C-6 or C-7.
 - 2) The calculated area of 17,324 S.F./ 0.398 Ac. should be added to the legal description.
- e. Bio-Retention Areas #1A and #1B Easements, SWM Basin #1 and 20' Wide Drain Easement description: The calculated area of 153,957 S.F./ 3.534 Ac. should be added to the legal description.
- f. Stormwater Basin #2A, SWM Basin #3 Easement and 20' Wide Drainage Easements description:
- 1) Regarding SWM basin #3 easement (middle of page 2 of 2), the distances for two of four described bearings are missing from, and should be added to, Sheet C-6. Also, the Line 2 distance of "323.66" is missing from the East side easement line, and Line 4 distance of "18.04" is missing from the South side easement line, both of which should be added to Sheet C-6.
 - 2) The calculated area of 116,505 S.F./ 2.674 Ac. should be added to the legal description.
- g. SWM Basin #2B description: The calculated area of 27,928 S.F./ 0.641 Ac. should be added to the legal description.
- h. SWM Basin #4 Easement description: The calculated area of 33,111 S.F./ 0.760 Ac. should be added to the legal description.
- i. Emergency Access Easement description: The calculated area of 69,746 S.F./ 1.601 Ac. should be added to the legal description.

85. Condition 48: We defer to the Township Solicitor as to whether or not this condition has been satisfied.
86. Condition 49: We defer to the Township Solicitor as to whether or not this condition has been satisfied.
87. Condition 50: We defer to the Township Solicitor as to whether or not this condition has been satisfied.
88. Condition 51: We defer to the Township Solicitor and/or Township Traffic Engineer as to whether or not this condition has been satisfied.
89. Condition 52: We defer to the Township Solicitor as to whether or not this condition has been satisfied.
90. Condition 53: We defer to the Township Solicitor as to whether or not this condition has been satisfied.

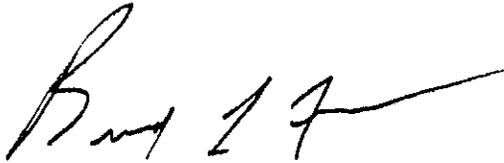
GENERAL COMMENTS

91. Additional comments may be forthcoming based upon review of revised plans.
92. All comments prepared by the Township Solicitor, Township Planner, Township Traffic Engineer and Township Building Code Official should be successfully addressed, as well as all comments prepared by the Township Planning Commission, Township Parks, Recreation and Conservation Committee, Township Historical Commission and any other Township advisory body.

Bernard A. Rodgers
East Coventry Township
July 5, 2016 (Revised)
Page 11

We trust that these comments will be of assistance to the Township. If you have any questions, please feel free to contact me via email at brady.flaharty@thearrogroup.com or by mobile phone at 484-995-7137.

Sincerely,



Brady L. Flaharty, P.E.
ARRO Consulting, Inc. – Township Engineer

BLF: blf

c: Shana Stephens, Resource Conservationist - Chester County Conservation District
Jaclin Krumrine, CFO – Owen J. Roberts School District – Owner/Applicant
David L. Allebach, Jr., Esq., Applicant's Solicitor – Yerger · Daylor · Allebach · Scheffey · Picardi
Maryann Marotta, Principal Architect – Marotta/Main Architects – Applicant's Architect
Gustave N. Houtmann, P.E. – G. D. Houtman & Son, Inc. – Applicant's Engineer
Frank Montgomery, P.E., PTOE - Applicant's Traffic Engineer - Traffic Planning & Design
Mark A. Hosterman, Esq., Township Solicitor – Wisler Pearlstine, LLP
Marjorie A. Brown, Esq., Township Solicitor – Wisler Pearlstine, LLP
Ann Hutchinson, AICP, – Township Planner – Natural Lands Trust
Richard M. Tralies, R.L.A. – Township Planner – Natural lands Trust
John Yurick, P.E., PTOE – Township Traffic Engineer – McMahon Associates, Inc.
Kevin McAghon, P.E. – ARRO Consulting, Inc.

EXHIBIT "D"

TOWNSHIP PLANNER REVIEW LETTER



Hildacy Farm
1031 Palmers Mill Road
Media, PA 19063
tel: 610-353-5587
fax: 610-353-0517
info@natlands.org
www.natlands.org

MEMO

TO: Bernard Rodgers, Manager
East Coventry Township

FROM: Richard M. Tralies, RLA
Director of Municipal Planning

CC: Cheryl Imes, East Coventry Township
Mark A. Hosterman, Esq., Township Solicitor
Marjorie A. Brown, Esq., Township Solicitor
Kevin McAghon, ARRO Consulting
Brady Flaherty, ARRO Consulting
Jaclin Krumrine, CFO - Owen J. Roberts School District
Maryann Marotta, Principal Architect - Marotta/Main Architects
Gustave N. Houtmann, P.E. - G. D. Houtman & Son, Inc.

DATE: July 8th, 2016

RE: East Coventry Elementary School Land Development

I have reviewed the East Coventry Elementary School Land Development Plan, prepared by G.D. Houtman and Son, Inc and Marotta/Main Architects, dated August 26, 2015, last revised May 25th, 2016. I have also reviewed response letters prepared by G.D. Houtman & Son, Inc., dated June 29th, 2016. Minutes from the Planning Commission Meeting held on November 18, 2015, the signed order issued by the Zoning Hearing Board on December 7th, 2015, the waiver request letter dated March 15, 2016, the draft resolution and the results of a meeting held between Township staff, the applicant and various consultants were also considered while preparing this review.

Zoning Review

1. ZO Section 1309.1.A states that landscape screens or buffer plantings are required (in accordance with SLDO Section 428) where any non-residential use abuts any residential use or abuts any land in any residential zoning district. The site is abutted almost entirely by residential uses. Therefore, landscape screens are required around most of the property perimeter. A partial waiver has been granted from the planting quantity and size requirements described in the SLDO. The ZHB Order states that the ordinance requirements will have been met, provided that said proposed landscape screens and buffer plantings are acceptable to the Board of Supervisors, pursuant to SLDO Section 428. We support the use of the reduced quantity and size of landscape material. **No further action is required by the applicant, but the Board of Supervisors must rule on the acceptability of the proposed landscaping.**
2. ZO Section 1310.2.C states that a required landscape plan...shall be based on and reflect... an effective proposal for screening the proposed use or activity from the adjoining properties. The ZHB Order states that the ordinance requirements will have been met provided that the landscape plan is acceptable to the Board of Supervisors. We support the

proposal for screening as submitted. **No further action is required by the applicant, but the Board of Supervisors must rule on the acceptability of the proposed landscaping.**

3. ZO Section 1310.2.E states that a required landscape plan...shall be based on and reflect...a design that promotes effective management of stormwater to minimize soil erosion and sedimentation and creates opportunities for infiltration to the groundwater system. The plan has been revised to propose use of many different seed mixes for meadows, stormwater management and athletic fields. All mixes proposed are produced by Ernst Conservation Seed Company, a reputable seed mix manufacturer. The ZHB order states that the ordinance requirements will have been met provided that the landscape plan is acceptable to the Board of Supervisors. **No further action is required by the applicant, but the Board of Supervisors must rule on the acceptability of the proposed landscaping.**

SLDO Review

1. The requirements of Section 428.9 and the proposed plantings as described in the waiver matrix on sheet C-5 are not consistent with what is shown on the landscape plan sheet C-41, previous review letters or the waiver request letter prepared by G.D. Houtmann, dated March 15, 2016. The description of the required and proposed plantings in accordance with Section 428.9 should be revised to reflect the quantities noted in the landscape plan and the waiver request letter, as follows:

Ordinance Requirements:

- 82 required deciduous trees of 2.5" minimum caliper
- 82 required evergreen trees of 8' minimum height
- 244 required deciduous shrubs of 24 - 30" minimum height
- 407 required evergreen shrubs of 24 - 30" minimum height

Waiver Request:

- 99 deciduous trees of 2" caliper
 - 202 evergreen trees of 6' height
 - 0 deciduous shrubs
 - 0 evergreen shrubs
2. Section 428.10.A states that where the applicant proposes landscaping and/or structural entranceway features (such as gates, walls or fences), such landscaping and features shall be included on the required landscape plan and shall be subject to approval of the Board of Supervisors. **The plans submitted previously showed a wall sign near the intersection of the entrance driveway and Cedarville Road. However, the sign has been removed from this plan set. If a sign is proposed, the sign and any associated landscaping should be shown on the landscape plan as well as other sheets per consultants review letters.**

If you have any questions, please don't hesitate to contact me at the phone number above (ext. 262) or at rtrialies@natlands.org. Thank you for the opportunity to review this plan.

EXHIBIT "E"

TOWNSHIP SOLICITOR REVIEW LETTER

Blue Bell Executive Campus
460 Norristown Road, Suite 110
Blue Bell, Pennsylvania 19422-2323
610.825.8400 + Fax 610.828.4887
www.wislerpearlstine.com

Marjorie A. Brown, Esq.
mabrown@wispearl.com

July 8, 2016

SENT VIA EMAIL AND FIRST CLASS MAIL

Bernard A. Rodgers, Township Manager
East Coventry Township
855 Ellis Woods Road
Pottstown, PA 19465

RE: Owen J. Roberts School District (the "Applicant") – Review of Second Submission of Final Reverse Subdivision and Land Development Plans Application for East Coventry Elementary School (the "Property") dated May 25, 2016 (the "Application")

Dear Mr. Rodgers:

We have performed a legal review of the documents identified below relating to the second reverse subdivision and land development final plan submission for the above-referenced Application.

- a. *Cover Letter* dated June 29, 2016, prepared by G. D. Houtman & Son, Inc. ("Houtman").
- b. *Resolution No. 2016-05* adopted by the East Coventry Township Board of Supervisors (the "Board of Supervisors") on April 11, 2016 (the "Resolution").
- c. *Legal Descriptions* for the following rights-of-way: (i) Old Schuylkill Road Right-of-Way; and (ii) East Cedarville Road Right-of-Way, prepared by Houtman, last revised June 29, 2016.
- d. *Legal Descriptions* for the following easements: (i) Storm Water Basins #1, #2A, #2B, #3, and #4; (ii) Bio-Retention Areas 1A & 1B; (iii) various connecting 20' Wide Drainage Easements; (iv) Emergency Access; and (v) Centerline 10' Wide Future Trail, prepared by Houtman, last revised June 29, 2016.
- e. *Legal Description* for the Consolidated East Coventry Elementary School Parcel, prepared by Houtman, last revised June 29, 2016.
- f. *Review Letter* dated June 13, 2016, prepared by the Chester County Planning Commission.

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ATTORNEYS AT LAW

Newtown Office:

Post Office Box 1186 + 301 North Sycamore Street + Newtown, Pennsylvania 18940 + 215.579.5995 + Fax 215.579.7909

- g. *Final Land Development Plans* for East Coventry Elementary School, consisting of fifty six (56) sheets, dated May 25, 2016, last revised June 29, 2016 (the "Final Plans"), prepared by Houtman.
- h. *Highway Occupancy Permit* ("HOP") Application #111543, Plan Sheets 1 through 15, dated May 1, 2016, and Supporting Materials, prepared by Houtman and submitted to the Pennsylvania Department of Transportation ("PennDOT") on June 16, 2016.
- i. *Email* dated June 8, 2016 from Daniel Hartlaub, P.E. with Alban Engineering, Inc. addressed to Houtman, pertaining to water pressure.
- j. *Alternative Basin Routing Analysis* for East Coventry Elementary, dated April 28, 2016, prepared by Houtman.
- k. *Response Letter* prepared by Houtman dated June 29, 2016, responding to Township Engineer review letter dated May 31, 2016.
- l. *Response Letter* prepared by Houtman dated June 29, 2016, responding to Township Traffic Engineer review letter dated June 6, 2016.
- m. *Response Letter* prepared by Houtman dated June 29, 2016, responding to Township Solicitor review letter dated June 8, 2016.
- n. *Township Engineer Review Letter* (revised) prepared by ARRO Consulting, Inc. ("Township Engineer") dated July 5, 2016.
- o. *Township Traffic Engineering Review Letter* prepared by McMahon Associates, Inc. ("Township Traffic Engineer") dated July 7, 2016.
- p. *Township Planner Review Memorandum* prepared by Natural Lands Trust ("Township Planner") dated July 7, 2016.

The following ordinances are hereinafter referenced in this review letter:

- East Coventry Township Zoning Ordinance of 2008, as amended through Ordinance No. 200 enacted April 14, 2014 (the "ZO").
- East Coventry Township Subdivision and Land Development Ordinance of 2011, as amended through Ordinance No. 196 enacted August 12, 2013 (the "SALDO").

We offer the below comments for your consideration with respect to the conditions set forth in the Resolution. We further recommend that all agreements and documents identified herein be subject to the review and approval of the Township Solicitor.

1. Waiver No. 4(a) – The conditions associated with this waiver remain outstanding to the extent noted in Comment No. 1 of the Township Traffic Engineer’s review letter and any additional comments to be provided by the Township Traffic Engineer in the HOP review letter to be submitted under separate cover.

2. Waiver No. 5(a) – The conditions associated with this waiver have been satisfied.

3. Waiver No. 5(b) – The condition associated with this waiver has been satisfied.

4. Waiver No. 5(c) – Condition 5(c)(i) remains outstanding to the extent the Final Plans must be revised to provide for an asphalt walkway six feet (6’) wide extending from the school entrance to the intersection of Buckwalter Road and East Cedarville Road per Comment No. 4 of the Township Engineer’s review letter and Comment No. 4 of the Township Traffic Engineer’s review letter. Condition 5(c)(ii) has been satisfied.

5. Waiver No. 5(d) - Condition 5(d)(i) remains outstanding to the extent the Final Plans must be revised to provide for an asphalt walkway six feet (6’) wide extending from the school entrance to the intersection of Buckwalter Road and East Cedarville Road per Comment No. 5 of the Township Engineer’s review letter and Comment No. 4 of the Township Traffic Engineer’s review letter. Condition 5(d)(ii) has been satisfied. Condition 5(d)(iii) has been noted on the Final Plans.

6. Waiver No. 5(e) - The condition associated with this waiver has been satisfied.

7. Waiver No. 5(f) – The condition associated with this waiver has been satisfied.

8. Waiver No. 5(g) - The condition associated with this waiver has been satisfied.

9. Waiver No. 5(h) - The condition associated with this waiver has been satisfied.

10. Waiver No. 5(i) - The condition associated with this waiver has been satisfied.

11. Waiver No. 5(j) - The condition associated with this waiver has been satisfied.

12. Waiver No. 5(k) - The condition associated with this waiver has been satisfied.

13. Waiver No. 5(l) - The condition associated with this waiver has been satisfied.

14. Waiver No. 5(m) - The conditions associated with this waiver have been satisfied.

15. Waiver No. 5(n) - The conditions associated with this waiver have been satisfied.
16. Waiver No. 6(a) – In light of Comment No. 5 of the Chester County Planning Commission’s review letter, and in furtherance of Comment No. 8 of the Township Engineer’s review letter, we recommend the Board of Supervisors amend its prior approval granting a waiver of Chapter 21, Part 3, Exhibit 21-3-A of the Township Code of Ordinances to require, as a condition of said waiver, that the Applicant furnish documentation satisfactory to the Township demonstrating that either (i) the specifications and materials used to construct the path providing access to the athletic fields will comply with the Standards for State and Local Government Facilities pursuant to the Americans with Disabilities Act, or (ii) the Accessibility Board of the Pennsylvania Department of Labor and Industry has approved the use of un-compacted gravel. This is consistent with the condition in the Resolution that all paths and walkways installed by the Applicant be ADA-compliant. See also Comment No. 111 below.
17. Waiver No. 7(a) - The conditions associated with this waiver will remain outstanding until the events described in Comment No. 9 of the Township Engineer’s review letter have occurred.
18. Waiver No. 7(b) - The conditions associated with this waiver will remain outstanding until the events described in Comment No. 10 of the Township Engineer’s review letter have occurred.
19. Waiver No. 7(c) - The conditions associated with this waiver will remain outstanding until the events described in Comment No. 11 of the Township Engineer’s review letter have occurred.
20. Condition No. 8 - This condition will not be satisfied until such time as a certificate of occupancy is issued for the new school building and the old school building is vacated.
21. Condition No. 9 - This condition remains outstanding per Comment No. 13 of the Township Engineer’s review letter. In addition, landscaping associated with signage to be installed at entranceway features shall be shown on the Plans in accordance with SALDO §428.10 and SALDO Comment No. 2 of the Township Planner’s review letter.
22. Condition No. 10 - These conditions have been satisfied.
23. Condition No. 11 - This condition has been satisfied.
24. Condition No. 12 – We note that SALDO §304.3.A(3) and SALDO §305.3 require that all preliminary and final plans “be accompanied by a boundary survey signed and sealed by a registered surveyor.” A revised Survey Plan was not included with the Applicant’s final plan submission; therefore, we are unable to determine whether the Township Engineer’s recommended

changes to the Survey Plan have been made. We therefore reiterate our recommendation that the following changes be made to the Survey Plan and the Final Plans:

- The Survey Plan is shown as Sheet 01 of 05. It should be changed to 01 of 01 if not included in the overall final plan set.
- General Notes 3, 9 and 11 on the Survey Plan should be deleted, as well as the Zoning Regulations chart.
- The boundary for the Survey Plan should exclude the existing elementary school.
- The Applicant should make adjustments to the Final Plans and all legal descriptions, as appropriate, such that all bearings and distances, and chord bearings and distances, relative to the boundary area are as shown on the Survey Plan and should satisfy the error of closure requirement of the SALDO. Although the error of closure of the Survey Plan currently meets the SALDO requirement, exclusion of the existing elementary school from the Survey Plan may alter the error of closure.
- A note has been added to the Final Plans stating that all bearings and distances, and chord bearings and distances, as contained on the Final Plans, are consistent with those as shown on the Survey Plan. However, General Note 6 on Sheet C-2 will need to be updated with a new last revision date once the Survey Plan has been updated.
- The beginning of the title of the Survey Plan should be changed from "Site Plan for" to "Boundary Survey Plan for".
- We recommend the Survey Plan be cross-referenced on Sheet C-1.

25. Condition No. 13 – This condition remains outstanding per Comment No. 17 of the Township Engineer's review letter and Comment No. 24 above.

26. Condition No. 14 – This condition remains outstanding per Comment No. 1 of the Township Traffic Engineer's review letter. Any additional comments provided in the HOP review letter to be submitted by the Township Traffic Engineer should also be satisfactorily addressed.

27. Condition No. 15 – This condition will not be satisfied until after final plan approval occurs.

28. Condition No. 16 - We recommend the following corrections be made to the Waiver Matrix:

Bernard A. Rodgers, Township Manager

July 8, 2016

Page 6

a. The Board of Supervisors approval date for SALDO §406.1 should be changed from “March 11, 2016” to “December 14, 2015, and amended April 11, 2016.”

b. SALDO §428.9 – The Ordinance Requirements column and the Waiver Request column should be revised per SALDO Comment No. 1 of the Township Planner’s review letter.

c. SPIS §6.1.C – If approved by the Board of Supervisors, the revised conditions of approval described in Comment No. 16 above should be added to the Conditions of Approval column.

29. Condition No. 17 – The Applicant should provide a legal description for the proposed sidewalk easement relating to the pedestrian walkway to be constructed along East Cedarville Road between Sanatoga Road and the school entrance in accordance with SALDO §305.3.B(2)(e). All legal descriptions, once submitted to and approved by the Township Engineer, should be attached to the corresponding easement agreements identified in the Resolution to be prepared and executed as a condition of final plan approval. The following easement agreements are required to be provided by the Applicant in form and substance satisfactory to the Board of Supervisors after review and comment by the Township Solicitor:

a. Trail Easement Agreement for the proposed “future trail” as described in Condition No. 24 of the Resolution;

b. Easement and Maintenance Agreement relating to the emergency access easement area as described in Condition No. 25 of the Resolution;

c. Trail Easement and Maintenance Agreement for public use of the gravel/pervious path leading to the athletic fields and the Coventry Glen development as described in Condition No. 27 of the Resolution;

d. BMP Agreement as described in Condition No. 41 of the Resolution; and

e. Trail Easement and Maintenance Agreement for public use of the asphalt walkways as described in Condition No. 47(ii) of the Resolution.

We have provided proposed easement agreements to the Applicant’s Solicitor relating to items a, c, d and e above.

30. Condition No. 18 – We recommend that the text of the owner signature block on Sheets C-2 through C-7 be restated as follows:

“On this, the ____ day of _____, 20__, before me, the undersigned officer, personally appeared _____, and _____, who acknowledged themselves to be the President and Secretary, respectively, of the Board of School Directors of the Owen J. Roberts School District, a public school district of the Commonwealth of Pennsylvania, and that they, as such officers, being authorized to do so, certify that the school district is the owner of the property shown on these plans and further certify the school district’s acknowledgement and adoption of these plans by signing the name of the school district and affixing the seal of the school district by themselves as President and Secretary.”

31. Condition No. 19.a – This condition has been satisfied.
32. Condition No. 19.b – This condition has been satisfied.
33. Condition No. 19.c – This condition has been satisfied.
34. Condition No. 19.d - This condition has been satisfied.
35. Condition No. 19.e - This condition has been satisfied.
36. Condition No. 19.f - This condition has been satisfied.
37. Condition No. 19.g – This condition has been satisfied.
38. Condition No. 19.h - This condition has been satisfied.
39. Condition No. 19.i - This condition has been satisfied.
40. Condition No. 19.j – The note has been added to the Final Plans.
41. Condition No. 19.k - This condition has been satisfied.
42. Condition No. 19.l – This condition remains outstanding per Comment No. 34 of the Township Engineer’s review letter.
43. Condition No. 19.m - This condition remains outstanding per Comment Nos. 35 and 84 of the Township Engineer’s review letter. We recommend that all easement areas be shaded on the Final Plans for easier identification.
44. Condition No. 19.n - This condition has been satisfied.

45. Condition No. 19.o – This condition remains outstanding per Comment No. 2 of the Township Traffic Engineer’s review letter.

46. Condition No. 19.p – This condition has been satisfied.

47. Condition No. 19.q – This condition remains outstanding per Comment No. 2 of the Township Traffic Engineer’s review letter.

48. Condition No. 19.r – This condition has been satisfied.

49. Condition No. 19.s – This condition has been satisfied.

50. Condition No. 19.t – This condition has been satisfied.

51. Condition No. 19.u – This condition has been satisfied.

52. Condition No. 19.v – This condition has been satisfied.

53. Condition No. 19.w – This condition has been satisfied.

54. Condition No. 19.x – This condition has been satisfied.

55. Condition No. 19.y – This condition has been satisfied.

56. Condition No. 19.z - This condition has been satisfied.

57. Condition No. 19.aa.- This condition has been satisfied.

58. Condition No. 19.bb - This condition has been satisfied.

59. Condition No. 20.a - This condition has been satisfied.

60. Condition No. 20.b - This condition has been satisfied.

61. Condition No. 20.c - This condition has been satisfied.

62. Condition No. 20.d - This condition has been satisfied.

63. Condition No. 20.e - This condition has been satisfied.

64. Condition No. 20.f - This condition has been satisfied.

65. Condition No. 20.g - This condition has been satisfied.

66. Condition No. 20.h - This condition has been satisfied.
67. Condition No. 20.i - This condition has been satisfied.
68. Condition No. 20.j - This condition has been satisfied.
69. Condition No. 20.k - This condition has been satisfied.
70. Condition No. 20.l - This condition has been satisfied.
71. Condition No. 20.m - This condition has been satisfied.
72. Condition No. 21.a - This condition remains outstanding per Comment No. 56 of the Township Engineer's review letter.
73. Condition No. 21.b - This condition has been satisfied.
74. Condition No. 22 – This condition will not be satisfied until the Applicant completes construction of the improvements and enters into an 18-month maintenance agreement with the Township and posts financial security with the Township to assure performance of the Applicant's maintenance obligations.
75. Condition No. 23 – All easements shown on Sheets C-6 and C-7 should be shaded for easier identification. A legal description for the sidewalk easement should be provided. The remainder of this condition has been satisfied.
76. Condition No. 24 – This condition will be satisfied upon full execution and recording of a satisfactory Trail Easement Agreement.
77. Condition No. 25 – This condition will be satisfied upon full execution and recording of a satisfactory easement and maintenance agreement.
78. Condition No. 26 – This condition will be satisfied upon full execution and recording of a satisfactory emergency access easement agreement.
79. Condition No. 27 – This condition will be satisfied upon full execution and recording of a satisfactory Trail Easement and Maintenance Agreement.
80. Condition No. 28 – This condition remains outstanding. See Comment No. 24 above.
81. Condition No. 29 – This condition will be satisfied upon signing the certification of accuracy prior to recording the Final Plans.

82. Condition No. 30 – This condition will be satisfied upon execution of all signature blocks on the Final Plans.

83. Condition No. 31 – This condition will be satisfied upon the occurrence of the events described in the Resolution.

84. Condition No. 32 – This condition will be satisfied upon installation of the booster pump and furnishing of the documentation described in the Resolution.

85. Condition No. 33 - This condition will be satisfied when the Township receives a copy of the NPDES storm water permit.

86. Condition No. 34 – This condition will be satisfied upon full execution by the Applicant and the Township of a satisfactory Land Development Agreement and the recording of a Memorandum of Land Development Agreement.

87. Condition No. 35 - This condition will be satisfied when the Applicant obtains approval of an improvements cost estimate from the Township Engineer and posts financial security for same.

88. Condition No. 36 - This condition will be satisfied when the Township receives a copy of the E&S Letter of Adequacy from the Chester County Conservation District (“CCCD”).

89. Condition No. 37 – This condition remains outstanding per Comment No. 1 of the Township Traffic Engineer’s review letter.

90. Condition No. 38 – These conditions remain outstanding per Comment Nos. 1 and 2 of the Township Traffic Engineer’s review letter. Any additional comments provided in the HOP review letter to be submitted by the Township Traffic Engineer should also be satisfactorily addressed.

91. Condition No. 39 – These conditions remain outstanding per Comment Nos. 1 and 2 of the Township Traffic Engineer’s review letter. Any additional comments provided in the HOP review letter to be submitted by the Township Traffic Engineer should also be satisfactorily addressed.

92. Condition No. 40 – The condition that the Plans provide an all-way stop at the intersection of East Cedarville Road and Sanatoga Road remains outstanding per Comment No. 4 of the Township Traffic Engineer’s review letter.

93. Condition Nos. 41 and 41.a – These conditions will be satisfied upon full execution and recording of a satisfactory Stormwater Best Management Practices (BMPs) and Conveyances Operation and Maintenance Agreement.

Bernard A. Rodgers, Township Manager
July 8, 2016
Page 11

94. Condition No. 41.b – This condition remains outstanding per Comment Nos. 77 and 84 of the Township Engineer’s review letter.

95. Condition No. 41.c – This condition will be satisfied upon execution and recording of the BMP Agreement (including Appendix A) and the furnishing of a recording receipt to the Township.

96. Condition No. 42 - This condition will be satisfied after the recording of the Final Plans and the submission of a building permit application.

97. Condition No. 43 – This condition has been satisfied.

98. Condition No. 44 – This condition will be satisfied upon completion of construction of all sanitary sewer and road widening improvements and dedication of same to the Township by execution of a satisfactory bill of sale. All water mains and related improvements to be constructed within the ultimate right-of-way along the eastern boundary of East Cedarville Road shall be conveyed by the Applicant to Pennsylvania American Water Company.

99. Condition No. 45 – This condition will be satisfied upon completion of construction of all storm water conveyance systems and road widening improvements and dedication of same to the Township by execution of a satisfactory bill of sale.

100. Condition No. 46 – This condition will be satisfied upon the execution by the Applicant and the Township of an operation, maintenance and reimbursement agreement following satisfactory completion of all road widening improvements, which should be provided by the Applicant prior to the acceptance of dedication of the storm water management facilities by the Board of Supervisors.

101. Condition No. 47 – This condition remains outstanding per Comment No. 84 of the Township Engineer’s review letter. We recommend a legal description be provided for the sidewalk easement along East Cedarville Road.

102. Condition No. 48 -- This condition will be satisfied upon the execution by the Applicant of a Deed of Dedication as described in the Resolution.

103. Condition No. 49 – This condition will be satisfied upon the execution by the Applicant of a Deed of Dedication as described in the Resolution.

104. Condition No. 50 – This condition will be satisfied following final plan approval as described in the Resolution.

105. Condition No. 51 – This condition will be satisfied upon payment of the transportation impact fee as described in the Resolution. If a transportation impact fee is required by the resolution granting final plan approval, said fee must be paid prior to the issuance of a building permit for the project.

106. Condition No. 52 – This condition will be satisfied following final plan approval as described in the Resolution.

107. Condition No. 53 – This condition will be satisfied following final plan approval as described in the Resolution. The notation added to Sheet C-3 should be revised to add “and SALDO §307” after the reference to “Pennsylvania Municipalities Planning Code (as amended)” appearing in the first sentence.

Additional Comments

108. The Applicant is requesting a waiver of SALDO §305.2.E(5) to permit the Applicant to secure the following approvals required for the project after final plan approval: (i) a HOP from PennDOT, (ii) Sewage Facilities Planning Module approval or an exemption therefrom from the Pennsylvania Department of Environmental Protection, (iii) an NPDES permit from the CCCD, and (iv) a Letter of Adequacy or evidence of approval of an Erosion and Sediment Control Plan from the CCCD. We recommend the “Waiver Request” column in the Waiver Matrix on Sheet C-5 be revised to limit the scope of the waiver requested to the four (4) approvals/permits identified herein.

109. If the Board of Supervisors grants the Applicant’s request for a waiver of SALDO §305.2.E(5) as described in Comment No. 108 above, the NPDES permit plans and the HOP plans will remain separate submissions not included in the final plan set. In that event, we recommend a condition be imposed that notes be included on the final plan set in a prominent and conspicuous location referencing and incorporating by reference the approved NPDES permit plan set and the HOP plan set by (i) plan set name, (ii) number of sheets, (iii) name of preparer, (iv) date prepared, (v) permit application number (if applicable) and (vi) date last revised. If imposed, such condition should be added to the Waiver Matrix on Sheet C-5.

110. We note that the HOP plans provide for a five feet (5’) wide walkway along East Cedarville Road extending in a westerly direction from the school entrance to the intersection of East Cedarville Road and Buckwalter Road. As noted in the Township Engineer’s review letter, the Final Plans should be revised to provide for a walkway six feet (6’) in width in this area. We defer to the Township Traffic Engineer as to whether the HOP Plans should also be revised.

111. Per Comment No. 5 of the Chester County Planning Commission’s review letter, we recommend the Applicant furnish documentation satisfactory to the Township, upon advice of the Township’s consultants, that the proposed materials for the path to access each of the athletic fields will comply with the ADA Standards for Accessible Design applicable to State and Local

Bernard A. Rodgers, Township Manager

July 8, 2016

Page 13

Government Facilities under the Americans with Disabilities Act or, alternatively, that the Accessibility Board of the Pennsylvania Department of Labor and Industry has approved the use of un-compacted gravel for the proposed path to the athletic fields. If ADA compliance will require that the path be an impervious surface, the Applicant should revise its storm water management calculations/design for the site.

112. The Zoning Variance references on the bottom of Sheet C-2 and the middle of Sheet C-4 should be removed as duplicative of the zoning relief information provided on Sheet C-2; if they remain, the ordinance citation should be corrected to Section 703.C.1.

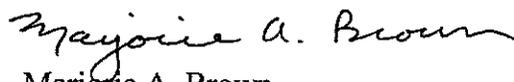
113. The Applicant should satisfy the comments contained in the Township Engineer's review letter, and any supplements or updates thereto.

114. The Applicant should satisfy the comments contained in the Township Planner's review memorandum, and any supplements or updates thereto.

115. The Applicant should satisfy the comments contained in the Township Traffic Engineer's review letter, and any supplements or updates thereto.

Our comments are limited to those documents reviewed by us as identified at the beginning of this letter. Please note that any future submissions or changes in documentation furnished by the Applicant or waiver requests granted by the Board of Supervisors may generate additional comments by our office.

Sincerely,



Marjorie A. Brown

MAB/slp

cc: Cheryl Imes (for distribution to Planning Commission members) – via email
Mark A. Hosterman, Esq., Township Solicitor – Wisler Pearlstine, LLP – via email
Brady L. Flaharty, P.E., Township Engineer – ARRO Consulting, Inc. – via email
John J. Yurick, P.E., PTOE, PTP, Township Traffic Engineer – McMahon Associates, Inc. – via email
Jeffrey Gehman, P.E., Township Traffic Engineer – McMahon Associates, Inc. – via email
Richard M. Tralies, R.L.A. – Township Planner – Natural Lands Trust – via email
David L. Allebach, Jr., Esq. - Yergey·Daylor·Allebach·Scheffey·Picardi – Applicant's Solicitor – via email
Jaclin Krumrine, CFO – Owen J. Roberts School District – Owner/Applicant – via email
Maryann Marotta, Principal Architect – Marotta/Main Architects – Applicant's Architect – via email
Gustave N. Houtmann, P.E. – G.D. Houtman & Son, Inc. – Applicant's Engineer – via email

EXHIBIT "F"
HOP REVIEW LETTER



McMAHON ASSOCIATES, INC.
840 Springdale Drive
Exton, PA 19341
p 610-594-9995 | f 610-594-9565

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July 21, 2016

Mr. Bernard A. Rodgers, Manager
East Coventry Township
855 Ellis Woods Road
Pottstown, PA 19465

RE: HOP Traffic Engineering Review #1
Highway Occupancy Permit Submission (PennDOT Application 111543)
East Coventry Elementary School
East Coventry Township, Chester County, PA
McMahon Project No. 815481.12

Dear Mr. Rodgers:

As requested, McMahon Associates, Inc. has prepared this letter, which summarizes our traffic engineering review of the Highway Occupancy Permit submission for the proposed 650-student East Coventry Elementary School. The proposed elementary school is located on the north side of Cedarville Road (S.R. 1034) just west of Sanatoga Road in East Coventry Township, Chester County. Access to the school is proposed via a new access along Cedarville Road. Accordingly, our review is based on the following items:

1. *Highway Occupancy Permit Plans Owen J. Roberts School District East Coventry Township* – prepared by G.D. Houtman & Son, Inc. dated May 1, 2016
2. *PADOT Stormwater Management Calculations for East Coventry Elementary* – prepared by G.D. Houtman & Son, Inc. dated June 15, 2016
3. *Response Letter – TIS Submission – HOP Application East Coventry Elementary School* – prepared by Traffic Planning & Design, Inc. dated August 4, 2015
4. *Flashing School Zone Beacon Permit Plan* prepared by Traffic Planning & Design, Inc. dated June 20, 2016.
5. *School Zone Speed Limit Engineering and Traffic Study (TE-112)* prepared by Owen J Roberts School District dated May 23, 2016.

The HOP plans and flashing school zone beacon permit plans were reviewed based on PennDOT policies/guidelines. Based on our review of the above documents, we offer the following comments for the information of the Township and action by the applicant.



HOP Plans & Stormwater Report

1. The storm water report must include a pre vs post analysis of the storm water runoff to a point of interest on the downstream end of the project adjacent to the neighboring property to ensure that no additional water volume to a neighboring property is being created by the construction of this project.
2. The sidewalk detail on Sheet 12 of 15 indicates concrete sidewalk. The plans indicate a 5' or 6' bituminous walk. For clarity, indicate on the plans where concrete sidewalk is proposed and where a bituminous walk is proposed. Also, please reference Comment# 4 of our prior Land Development Review letter dated July 7, 2016.
3. The applicant must add a detail to the plans indicating the bituminous paving section proposed for the 'bituminous walk' area.
4. General Note 4 on Sheet 3 of 15 should be updated to reference the correct PATA figures shown on plan Sheet 11 of 15. In addition, it appears that PATA 202 should be shown on the plans.
5. Ensure that all existing signs are tabulated on the table on Sheet 10 of 15 as it appears that some existing signs have not been included in the noted sign tabulation table.
6. Revise the inconsistencies within the plans (notes and signs) with regard to the posted speed limit along Cedarville Road. Some plans/notes indicate a posted speed limit of 35 mph and others note 40 mph.
7. The HOP plans should reflect the all-way stop control at the East Cedarville Road and Sanatoga Road intersection, as evaluated in the original Traffic Impact Study, including satisfaction of the warrant criteria (Neighborhood Residential Collector Streets). This traffic control modification is supported by our office due to the existing awkward stop control and the additional school traffic to be added through the intersection. Since Cedarville Road and Sanatoga Road are state roadways, installation of the all-way stop control will require PennDOT approval. If acceptable to PennDOT, additional signs and stop bars should be added to the plan.

School Flasher

8. Add an additional Sign "C" no less than 100 feet in advance of each School Speed Limit Assembly, as per MUTCD Section 7B.15.
9. Provide Sign "C", S1-1, as size 36"x36".

10. Sign "E", W13-1P Advisory Speed Plaque, located on Buckwalter Road shall not be used alone, as per PennDOT Publication 236. Please remove sign from the Flashing Warning Device Permit Plan; otherwise, replace the appropriate missing warning sign.
11. Remove Signs "D", "E" and "J" from the Sign Tabulation. These signs may be shown labeled in italics with a leader.
12. Sign "D", W1-4R Right Reverse Curb Sign, does not appear to be required at this location. If a horizontal alignment sign is required, utilize the W1-1R sign due to the recommended speed on the turn being less than 30 mph.
13. Specify on the plan that signs "F" and "G" are to consist of Fluorescent Yellow Green (Reflectorized) background color.
14. Provide copies of the documents checked in Section D – Attachments Listing of the TE-112 form.
15. Relocate the proposed pedestals closer to the shoulder in order to increase visibility, if feasible; otherwise, place the flasher units overhead utilizing mast arms.
16. The proposed ramp on the south side of East Cedarville Road should be located further to the east in order to improve the alignment with the receiving ramp. Additionally, locating the ramp further to the east would help to minimize the crossing distance for the pedestrians.

Additional Comments

17. PennDOT will complete a comprehensive review of the HOP submission, including the flashing school zone beacon permit plan, and will likely provide additional and more detailed technical comments that will be required to be addressed by the applicant. If PennDOT requires changes to the plans that are in conflict with prior review comments or conditions of approval, then the applicant should coordinate with the Township and consultants on these matters.
18. It is noted for the information of the Township that although the responsibility for the flashing school zone beacon and signage is noted as a Municipal Responsibility in various HOP submission materials, the maintenance agreement between the applicant and Township will ultimately require the school district to maintain these facilities.
19. The Township should continue to be copied on all submissions, reviews, and correspondence regarding the HOP submission, as well as be invited to PennDOT meetings for this project.

If you have any questions, or require clarification on any of the aforementioned comments, please contact Jeff Gehman, E.I.T., or me at your convenience.

Sincerely,



John J. Yurick, P.E., PTOE, PTP
Senior Project Manager

JJY/JDG/ab

cc: Brady Flaharty, P.E., Township Engineer, ARRO Consulting, Inc.
Richard M. Tralies, R.L.A., Township Planner, Natural Lands Trust
Mark Hosterman, Esq., Township Solicitor
Marjorie Brown, Esq., Township Solicitor
Jaclin Krumrine, CFO, Owen J. Roberts School District
Gustave Houtman, P.E., G.D. Houtman & Son, Inc.
Frank Montgomery, P.E., PTOE, Traffic Planning and Design, Inc.
Fran Hanney, PennDOT
John Otten, PennDOT

EXHIBIT "G"

TOWNSHIP TRAFFIC ENGINEER REVIEW LETTER



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Dean A. Carr, P.E.

July 7, 2016

Mr. Bernard A. Rodgers, Manager
East Coventry Township
855 Ellis Woods Road
Pottstown, PA 19465

RE: Traffic Engineering Review #5
Final Subdivision & Land Development Plan
East Coventry Elementary School
East Coventry Township, Chester County, PA
McMahon Project No. 815481.11

Dear Mr. Rodgers:

As requested, McMahon Associates, Inc. has prepared this letter, which summarizes our traffic engineering review of the proposed 650-student East Coventry Elementary School. The proposed elementary school is located on the north side of Cedarville Road (S.R. 1034) just west of Sanatoga Road in East Coventry Township, Chester County. Access to the school is proposed via a new access along Cedarville Road. Accordingly, our review is based on the following items:

1. *Final Reverse Subdivision & Land Development Plans for East Coventry Elementary School*, prepared by G.D. Houtman & Son, Inc., last revised June 29, 2016.
2. *Response Letter*, prepared by G.D. Houtman & Son, Inc., dated June 29, 2016.

In addition, the final plans were reviewed based on Township and PennDOT policies/guidelines as well as the Township's Preliminary Plan Approval (Resolution No. 2016-05) including waivers granted to date. Based on our review of the above documents, we offer the following comments for the information of the Township and action by the applicant.

HOP Plans

1. *Conditions #14 and 37 | Waiver 4a | SALDO Section 304.3.I and ZO Section 1305.H* – Access to Cedarville Road (S.R. 1034) will require a Highway Occupancy Permit (HOP) from PennDOT. In addition, the applicant has agreed to install any necessary school zone signal devices and traffic improvements required by the Township or PennDOT, and enter into a maintenance agreement with the Township for this device. The applicant has provided a copy of their HOP submission for review (including a school zone signal plan and supporting documentation), which our office is currently conducting. A separate review letter of the HOP submission will be prepared by our office and the final land development



approval will be subject to satisfaction of any remaining comments relative to the HOP review pursuant to the Conditions of Approval (Ordinance 2016-05).

In response to the Solicitor's Review Letter dated July 8, 2015 Comment# 92, is reminded that our HOP Review Letter will contain a recommendation that the HOP Submission contain a proposal to provide all-way stop for the off-site Sanatoga Road/Cedarville Road intersection, as previously recommended by our office and as described in the applicant's traffic study, which will be subject to PennDOT approval.

Accessibility

2. *Conditions 5.d and 19.o,q | ZO Section 1306.D(1)(e)* – The following comments pertain to the design of the proposed handicap curb ramps and ADA accessibility:
 - a. The detectable warning surfaces (DWS) for the curb ramps on the southeast corner of the Cedarville Road/Buckwalter Road intersection, and the northeast corner of the Cedarville Road/Site Access intersection should be revised to align with the crosswalk. Consider shifting the crosswalk eastward.
 - b. The curb ramp on the northwest corner of the Cedarville Road/Site Access intersection should be aligned with the crosswalk, or the deflection angle between the crosswalk and the curb ramp should there be no more than a 25-degrees. The applicant should coordinate with our office regarding the design of this curb ramp.
 - c. There are several locations where the cross slope of the ramps are over 2.0%. Specifically, the cross slopes for the curb ramps on southeast corner of the intersection of Cedarville Road/Buckwalter Road parallel to the roadway, should be verified and revised, if necessary.
3. Upon consideration of the County's review letter, it is recommended that the trail to the ball fields be ADA accessible.

Traffic Circulation

4. The following comments refer to minor plan revisions to improve the circulation and are based on the conditions of approval:

Condition 40 – Provide all-way stop at the easternmost intersection on-site where buses will be exiting the student drop-off/pick-up area along the side of the building and parents will be turning to the front of the building for student drop-off/pick-ups. Provide "all-way" stop placards at this intersection and provide a sign detail. Also, provide a stop bar on the northbound approach. *Please note that the Solicitor's Review Letter dated July 8, 2016 Comment 92 should have referenced this location for all-way stop control.*

Waiver 5.c,d | SALDO Section 416.1 – With respect to the proposed pedestrian facility width, it appears that a five-foot sidewalk is proposed along Cedarville Road west of the school driveway. All plans should be revised to provide a six-foot wide asphalt walkway in this area pursuant to the condition of approval.

Additional comments regarding the final land development plans may follow based on the response of the applicant's engineers as well as based upon our review of the Highway Occupancy Permit plan submission.

If you have any questions, or require clarification on any of the aforementioned comments, please contact Jeff Gehman, E.I.T., or me at your convenience.

Sincerely,



John J. Yurick, P.E., PTOE, PTP
Senior Project Manager

JJY/JDG/ab

cc: Brady Flaharty, P.E., Township Engineer, ARRO Consulting, Inc.
Richard M. Tralies, R.L.A., Township Planner, Natural Lands Trust
Mark Hosterman, Esq., Township Solicitor
Marjorie Brown, Esq., Township Solicitor
Jaclin Krumrine, CFO, Owen J. Roberts School District
Gustave Houtman, P.E., G.D. Houtman & Son, Inc.
Frank Montgomery, P.E., PTOE, Traffic Planning and Design, Inc.