

#### 4. TREDYFFRIN EASTTOWN MIDDLE SCHOOL

##### 4.1. OVERALL ORDINANCE REVIEW

Tredyffrin Easttown Middle School is in Tredyffrin Township. The middle school is situated on numerous parcels within various zoning districts. The majority of the parcels are zoned R2-Residential. Further analysis of the properties and consideration to consolidate and rezone the lots is recommended to streamline future permitting. For the purposes of this feasibility study, it is assumed that the parcels have been consolidated and rezoned R2-Residential. The parcel has frontage along Howellville Road, state route 1007, and Conestoga Road, state route 1006, and Old Lancaster Road, a local road. Uses owned and operated by a public agency, public school district, are permitted by right within the zoning district. The parcels of land are subject to the bulk area requirements as defined in §208-27 and Attachment 3 of the zoning ordinance for nondwelling use. Attachment 3 has been included as Figure 1. The zoning summary for the parcel, Figure 5, has been prepared for the existing conditions of the site and the proposed improvements.

The existing conditions were found to have, but not limited to, eight nonconformities. The maximum building coverage exceeds the permitted coverage by approximately 4.4%, the maximum impervious coverage exceeds the permitted coverage by approximately 21.83%, a building is located in the front and side yards, a buffer is not provided along Conestoga Road, Howellville Road, and Old Lancaster Road, sidewalk exists within the buffer area, more than the permitted number of accessways are in the buffers, and the accessways are not separated by 300 FT.

##### 4.2. VEHICLE QUEUING LANE PARALLEL TO CONESTOGA ROAD

###### 4.2.1. ORDINANCE REVIEW

The proposed improvement includes the construction of a right turn and queuing lane into the Tredyffrin Easttown Middle School parking from Conestoga Road.

The majority of the construction of the turning lane will occur within the public right-of-way of Conestoga Road. Conestoga Road is a state road and will require a PennDOT Highway Occupancy Permit. Additional Right-of-Way may be required and is not part of the cost estimate. The construction and schedule will be subject to the requirements of PennDOT and further coordination with Tredyffrin Township.

A site wall exists along the back of sidewalk and will have to be demolished and reconstructed. The site wall allows for the grading of the adjacent athletic fields. The athletic fields will be impacted by the construction of new retaining wall when the additional turning lane is constructed. Numerous utilities are known to exist within the area of the improvement and will need to be relocated as required.

#### 4.2.2. ESTIMATED CONSTRUCTION BUDGET AND SCHEDULE

ITEM	EST. COST
<b>TREDYFFRIN EASTTOWN MIDDLE SCHOOL</b>	
<b>VEHICLE QUEUEING LANE PARALLEL TO CONESTOGA ROAD</b>	
REMOVE - TREES	\$ 1,000
REMOVE - CONCRETE CURB	\$ 2,100
REMOVE - CONCRETE SIDEWALK	\$ 4,500
REMOVE - RETAINING WALL	\$ 14,000
EARTHWORK/GRADING/FINE GRADING	\$ 40,000
STORMWATER MANAGEMENT	\$ 60,000
REMOVE AND RELOCATION – SITE UTILITIES	\$ 50,000
NEW ASPHALT - FULL DEPTH	\$ 19,000
CONCRETE SIDEWALK PAVING	\$ 12,750
NEW CONCRETE CURB	\$ 20,750
PAVEMENT STRIPING	\$ 4,500
RETAINING WALL	\$ 108,000
EROSION & SEDIMENTATION CONTROLS	\$ 20,000
GENERAL CONDITIONS (15%)	\$ 53,490
CONTINGENCY (20%)	\$ 71,320
<b>Subtotal</b>	<b>\$ 481,410</b>

\* Cost estimate does not include property/Right-of-Way acquisition

Preparation of construction documentation will take approximately 3-4 months. The permitting process will take approximately 6-8 months to receive PennDOT, Township, and conservation district approvals. Additional permitting time may be needed depending on the PennDOT Highway Occupancy Permit requirements. Construction of the proposed improvements will take approximately 4-6 months. A revised budget and schedule is recommended to be prepared as additional details of the improvement are developed.

#### 4.3. EASTBOUND CONESTOGA ROAD LEFT TURN LANE

##### 4.3.1. ORDINANCE REVIEW

The proposed improvement includes the construction of a left turn lane from Conestoga Road to Cassatt Road at the existing intersection.

The majority of the construction of the turning lane will occur within the public right-of-way of Conestoga Road. Conestoga Road is a state road and will require a PennDOT Highway Occupancy Permit. Additional right-of-way may be required and is not part of the cost estimate. The construction will be subject to the requirements of PennDOT.



The intersection of Cassatt Road, Conestoga Road, and Howellville Road is a signalized intersection. There are utility poles, traffic light poles, and an island within the limits of proposed work and will likely need to be relocated. Steep grades along the school parking lot and Conestoga Road will be disturbed and may require the construction of a retaining wall to accommodate the widened intersection. Existing shoulders along Conestoga Road will need to be eliminated to allow for the additional turning lane. Alignments of existing lanes may need to be adjusted for the proposed improvements. Existing traffic signals and equipment may be required to be upgraded. Additional study and coordination with PennDOT will be required to determine the extents of the proposed work required to add the additional turning lane.

#### **4.3.2. ESTIMATED CONSTRUCTION BUDGET AND SCHEDULE**

Additional study and coordination is required with PennDOT due to existing conditions to determine a budget and schedule for the proposed work. Alternative improvements for the intersection, such as signalization timing for additional left turn movements, are recommended to be reviewed to determine their feasibility. The budget and schedule significantly vary depending on the extent of the improvements and if grants are pursued to assist in the cost of the improvement.

Adjusting the signal timing of the existing equipment for additional left turns is estimated to take 2-3 months for design, permitting, and construction and cost approximately \$50,000. Adding a turning lane, improving the intersection, and relocating the existing utilities is estimated to take 12-18 months for the design and permitting, 12-18 months for construction, and cost approximately \$1,500,000.

#### **4.4. ADDITIONAL PARKING, QUEUING AREA; COVERED DROP-OFF ALONG OLD LANCASTER ROAD**

##### **4.4.1. ORDINANCE REVIEW**

The proposed improvement includes the construction of a two-lane driveway and access drive, parking lot, and canopy along Old Lancaster Road.

Impervious coverage on the parcel is permitted up to 25%. Additional parking and a queuing area and covered drop-offs off Old Lancaster Road will result in the need for a variance from §208-27(C) of the zoning ordinance for the maximum permitted impervious cover. The additional impervious surface from the proposed queuing area will result in coverage of 51.78%, approximately 40,865 SF of additional on-site impervious surface. Accessways are required to be constructed at least 300 FT from the existing accessway per §208-102(C)(1). A variance from this section of the ordinance will

be required due to the proximity of the proposed accessways and the existing accessways along Old Lancaster Road.

Covered drop-off areas will require a determination from the Township as to whether they will be considered an increase in building coverage. Building coverage on the parcel is permitted up to 10%. The proposed covered drop-offs are approximately 8,135 SF in area and will increase the overall site building coverage to 15.36%. A variance from §208-27(B) of the zoning ordinance will be required for the increased coverage. An impervious surface increase of approximately 536 SF will result from the proposed covered drop-offs. Impervious coverage on the parcel is permitted up to 25%. A variance from §208-27(C) of the zoning ordinance will be required for the maximum permitted impervious cover.

The parcel abuts residential districts on all sides, with the exception of the two commercial properties at the intersection of Howellville Road and Old Lancaster Road, and a buffer area of 25 FT is required per §208-23(H) when a nondwelling use abuts a residential district. No more than two accessways are permitted in a buffer. A variance will be required from §208-102(B)(4) for the number of accessways permitted in a buffer.

The "2017 Parking Study Update" prepared by Daley and Jalboot Architects identified that 345 parking spaces were required by code and there were 118 existing parking spaces. The proposed design will increase the total onsite parking to 145 spaces.

The construction of the driveway and covered drop-offs will create land disturbance and will be subject to requirements of the Township's Subdivision and Land Development Ordinance and Planning Commission's approval. Land development projects proposing more than 500 SF of impervious surface are subject to the requirements of the Township's Stormwater Management Ordinance. Figure 2 summarizes the stormwater management requirements per the total proposed impervious surface. The total area of the proposed improvements is approximately one acre. PADEP NDPES permit is required for projects that disturb more than one acre. Storm sewer infrastructure and an infiltrating stormwater management facility of approximately 8,173 SF in area, sized per the 5:1 impervious coverage loading ratio, will be necessary to manage the stormwater runoff from the proposed driveway. The stormwater management facility will be designed to meet the requirements specified in the state's regulations and Township's ordinance.

#### 4.4.2. ESTIMATED CONSTRUCTION BUDGET AND SCHEDULE

ITEM	EST. COST
<b>TREDYFFRIN EASTTOWN MIDDLE SCHOOL</b>	
<b>ADDITIONAL PARKING AND QUEUING AREA ALONG OLD LANCASTER ROAD</b>	
REMOVE - TREES	\$ 5,600
REMOVE - CONCRETE CURB	\$ 1,700
REMOVE - CONCRETE SIDEWALK	\$ 600
REMOVE ASPHALT PAVING	\$ 7,500
EARTHWORK/GRADING/FINE GRADING	\$ 125,000
STORMWATER MANAGEMENT	\$ 400,000
NEW ASPHALT - FULL DEPTH	\$ 150,000
ASPHALT PAVING – MILL AND OVERLAY	\$ 25,000
CONCRETE SIDEWALK PAVING	\$ 55,000
NEW CONCRETE CURB	\$ 40,000
PAVEMENT STRIPING	\$ 10,000
NEW LIGHTING	\$ 75,000
EROSION & SEDIMENTATION CONTROLS	\$ 40,000
GENERAL CONDITIONS (15%)	\$ 140,310
CONTINGENCY (20%)	\$ 187,080
<b>Subtotal</b>	<b>\$ 1,262,790</b>

\* Cost estimate does not include property/Right-of-Way acquisition

Preparation of construction documentation will take approximately 3-4 months. The permitting process will take approximately 6-8 months to receive Township, conservation district, and PADEP (if necessary) approvals. Construction of the proposed improvements will take approximately 4-6 months. The fabrication schedule and cost of the structure should be reviewed with the contractor and fabricator. A revised budget and schedule is recommended to be prepared as additional details of the improvement are developed.



## 5. CONESTOGA HIGH SCHOOL

### 5.1. OVERALL ORDINANCE REVIEW

Conestoga High School is in Tredyffrin Township within the R1-Residential zoning district. The parcels have frontage along Irish Road and Old State Road, local roads, and Conestoga Road, state route 1006. Uses owned and operated by a public agency, public school district, are permitted by right within the zoning district. The parcels of land are subject to the bulk area requirements as defined in §208-23 and Attachment 3 of the zoning ordinance for nondwelling use. Attachment 3 has been included as Figure 1. The zoning summary for the parcel, Figure 6 and Figure 6A, have been prepared for the existing conditions of the site and the proposed improvements.

The existing conditions were found to have, but not limited to, eight nonconformities. The maximum building coverage exceeds the permitted coverage by approximately 15.37%, the maximum impervious coverage exceeds the permitted coverage by approximately 21.27%, a building is located in the front and rear yard, a buffer is not provided along Irish Road, Conestoga Road, and Old State Road, sidewalk exists within the buffer area, Irish Road contains too many access points, and the accessways are not separated by 300 FT.

### 5.2. SPORTS BUS QUEUE

#### 5.2.1. ORDINANCE REVIEW

The proposed improvement includes the construction of a layby lane for buses along Irish Road.

The parcel abuts residential districts on all sides and a buffer area of 25 FT is required per §208-23(H) when a nondwelling use abuts a residential district. The sports bus queue will require the adjacent sidewalk along Irish Road to be reconstructed within the buffer. A small retaining wall may also be required for the sidewalk reconstruction. Sidewalk is not permitted in the buffer and a variance from §208-102(B)(2) of the zoning ordinance will be required and additional Right-of-Way may be required and is not part of the cost estimate. The additional impervious surface from the proposed queuing area will result in approximately 2,230 SF of additional off-site impervious surface.

The construction of the sports bus queue will create land disturbance and will be subject to requirements of the Township's Subdivision and Land Development Ordinance and Planning Commission's approval. Land development projects proposing more than 500 SF of impervious surface are subject to the requirements of the Township's Stormwater Management Ordinance. Figure 2 summarizes the stormwater management requirements per the total proposed impervious surface. Storm sewer infrastructure and an infiltrating stormwater management facility of approximately 446 SF in area, sized per the 5:1 impervious coverage loading ratio, will be necessary to manage the

stormwater runoff from the proposed impervious surfaces. The stormwater management facility will be designed to meet the requirements specified in the Township's ordinance.

### 5.2.2. ESTIMATED CONSTRUCTION BUDGET AND SCHEDULE

ITEM	EST. COST
<b>CONESTOGA HIGH SCHOOL</b>	
<b>SPORTS BUS QUEUE</b>	
REMOVE - TREES	\$ 4,000
REMOVE - CONCRETE CURB	\$ 1,200
REMOVE - CONCRETE SIDEWALK	\$ 2,400
REMOVE AND RELOCATION - SITE UTILITIES	\$ 15,000
EARTHWORK/GRADING/FINE GRADING	\$ 25,000
STORMWATER MANAGEMENT	\$ 40,000
NEW ASPHALT - FULL DEPTH	\$ 16,500
ASPHALT PAVING - MILL and OVERLAY	\$ 9,500
CONCRETE SIDEWALK PAVING	\$ 15,000
NEW CONCRETE CURB	\$ 12,000
RETAINING WALL	\$ 40,000
NEW LIGHTING	\$ 25,000
EROSION & SEDIMENTATION CONTROLS	\$ 15,000
GENERAL CONDITIONS (15%)	\$ 33,090
CONTINGENCY (20%)	\$ 44,120
<b>Subtotal</b>	<b>\$ 297,810</b>

\* Cost estimate does not include property/Right-of-Way acquisition

Preparation of construction documentation will take approximately 3-4 months. The permitting process will take approximately 4-6 months to receive Township and conservation district approvals. Construction of the proposed improvements will take approximately 1-2 months. A revised budget and schedule is recommended to be prepared as additional details of the improvement are developed.

### 5.3. COVERED DROP-OFF AREAS

#### 5.3.1. ORDINANCE REVIEW

The proposed improvement includes the construction of canopies along the existing drive aisle in the area of the front door from Irish Road and Old State Road. Existing sidewalk and curb is also proposed to be replaced.

Covered drop-off areas will require a determination from the Township as to whether they will be considered an increase in building coverage. Building coverage on the parcel is permitted up to 10%. The proposed covered drop-offs are approximately 5,988 SF in area and will increase the overall site building coverage to 26.06%. A variance from §208-23(B) of the zoning ordinance will be required for the increased coverage. An impervious surface increase of approximately 606 SF will result from the proposed covered drop-offs. Impervious coverage on the parcel is permitted up to 25% and the proposed coverage is 46.34%. A variance from §208-23(C) of the zoning ordinance will be required for the maximum permitted impervious cover.

The construction of the covered drop-off areas will create land disturbance and will be subject to requirements of the Township's Subdivision and Land Development Ordinance and Planning Commission's approval. Land development projects proposing more than 500 SF of impervious surface are subject to the requirements of the Township's Stormwater Management Ordinance. Figure 2 summarizes the stormwater management requirements per the total proposed impervious surface. Storm sewer infrastructure and an infiltrating stormwater management facility of approximately 121 SF in area, sized per the 5:1 impervious coverage loading ratio, will be necessary to manage the stormwater runoff from the proposed impervious surfaces. The stormwater management facility will be designed to meet the requirements specified in the Township's ordinance.

### 5.3.2. ESTIMATED CONSTRUCTION BUDGET AND SCHEDULE

ITEM	EST. COST
<b>CONESTOGA HIGH SCHOOL</b>	
<b>COVERED DROP-OFF AREAS</b>	
REMOVE - CONCRETE CURB	\$ 2,400
REMOVE - CONCRETE SIDEWALK	\$ 18,525
STORMWATER MANAGEMENT	\$ 65,000
CONCRETE SIDEWALK PAVING	\$ 51,525
NEW CONCRETE CURB	\$ 24,000
EROSION & SEDIMENTATION CONTROLS	\$ 5,000
GENERAL CONDITIONS (15%)	\$ 24,968
CONTINGENCY (20%)	\$ 33,290
<b>Subtotal</b>	<b>\$ 224,708</b>

\* Cost estimate does not include property/Right-of-Way acquisition

Preparation of construction documentation will take approximately 2-3 months. The permitting process will take approximately 4-6 months to receive Township and conservation district approvals. The fabrication schedule and cost of the structure should be reviewed with the



contractor and fabricator. A revised schedule is recommended to be prepared as additional details of the improvement are developed.

#### **5.4. DROP-OFF LANE IN IRISH ROAD LOT**

##### **5.4.1. ORDINANCE REVIEW**

The proposed improvement includes the construction of a drop-off area for buses in the Irish Road parking lot.

The Irish Road parking lot is located on a separate parcel from Conestoga High School. The proposed lane will be constructed with the construction of the proposed Parking Area Adjacent to North Lot. Impervious coverage on the parcel is permitted up to 25%. A drop-off area in the Irish Road parking lot will result in the need for a variance from §208-23(C) of the zoning ordinance for the maximum permitted impervious cover. The additional impervious surface from the proposed queuing area will result in coverage of 35.77%, approximately 200 SF of additional on-site impervious surface.

The construction of the drop-off area will create land disturbance and will be subject to requirements of the Township's Subdivision and Land Development Ordinance and Planning Commission's approval. Land development projects proposing less than 500 SF of impervious surface are exempt from the requirements of the Township's Stormwater Management Ordinance.

Additional coordination with the Township will be required to determine the applicability of the stormwater requirements as they relate to the construction of the New Parking Area Adjacent to North Lot.

#### 5.4.2. ESTIMATED CONSTRUCTION BUDGET AND SCHEDULE

ITEM	EST. COST
<b>CONESTOGA HIGH SCHOOL</b>	
<b>DROP OFF LANE IN IRISH ROAD LOT</b>	
REMOVE - TREES	\$ 1,600
REMOVE - CONCRETE CURB	\$ 1,000
REMOVE - ASPHALT PAVING	\$ 1,000
EARTHWORK/GRADING/FINE GRADING	\$ 10,000
STORMWATER MANAGEMENT	\$ 35,000
NEW ASPHALT - FULL DEPTH	\$ 4,500
ASPHALT PAVING - MILL and OVERLAY	\$ 8,000
CONCRETE SIDEWALK PAVING	\$ 7,500
NEW CONCRETE CURB	\$ 5,000
PAVEMENT STRIPING	\$ 2,500
EROSION & SEDIMENTATION CONTROLS	\$ 5,000
GENERAL CONDITIONS (15%)	\$ 12,165
CONTINGENCY (20%)	\$ 16,220
<b>Subtotal</b>	<b>\$ 109,485</b>

\* Cost estimate does not include property/Right-of-Way acquisition

Preparation of construction documentation will take approximately 2-3 months. The permitting process will take approximately 4-6 months to receive Township and conservation district approvals. Construction of the proposed improvements will take approximately 1-2 months. A revised budget and schedule is recommended to be prepared as additional details of the improvement are developed.

#### 5.5. NEW PARKING AREA ADJACENT TO NORTH LOT

##### 5.5.1. ORDINANCE REVIEW

The proposed improvement includes the construction of a lower parking level and parking deck north of the existing North Parking Lot along Irish Road.

The new parking area will be constructed with the proposed Drop-off Lane in Irish Road Lot. The parking structure will be subject to the requirements in §208-103(F), "Parking Structure Design requirements", of the zoning ordinance. The proposed parking area will increase the building coverage. Building coverage on the parcel is permitted up to 10%. The proposed parking area is approximately 78,826 SF in area and will increase the overall site building coverage to 34.11%. A variance from §208-23(B) of the zoning ordinance will be required for the increased coverage. The proposed parking area will

result in the need for a variance from §208-23(C) of the zoning ordinance for the maximum permitted impervious cover. The additional impervious surface from the proposed parking area will result in coverage of 53.79%, approximately 65,180 SF of additional on-site impervious surface. The proposed lower level accessway to the parking structure is required to be constructed at least 300 FT from the existing accessway per §208-102(C)(1). The proposed lower level accessway will be the fifth entrance along Irish Road. No more than 2 accessways are permitted in the buffer and variance will be needed from §208-102(B)(4).

The “2017 Parking Study Update” prepared by Daley and Jalboot Architects identified that 1,280 parking spaces were required by code and there were 593 existing parking spaces. The proposed design will increase the total onsite parking to 941 spaces.

The construction of the parking area will create land disturbance and will be subject to requirements of the Township’s Subdivision and Land Development Ordinance and Planning Commission’s approval. Land development projects proposing more than 500 SF of impervious surface are subject to the requirements of the Township’s Stormwater Management Ordinance. Figure 2 summarizes the stormwater management requirements per the total proposed impervious surface. The total area of the proposed improvements are greater than one acre. PADEP NDPES permit is required for projects that disturb more than one acre. Storm sewer infrastructure and an infiltrating stormwater management facility of approximately 13,036 SF in area, sized per the 5:1 impervious coverage loading ratio, will be necessary to manage the stormwater runoff from the proposed impervious surfaces. The stormwater management facility will be designed to meet the requirements specified in the state’s regulations and township’s ordinance.



### 5.5.2. ESTIMATED CONSTRUCTION BUDGET AND SCHEDULE

ITEM	EST. COST
<b>CONESTOGA HIGH SCHOOL</b>	
<b>PARKING STRUCTURE NEAR EXISTING NORTH PARKING LOT</b>	
REMOVE - TREES	\$ 4,000
SITE CLEARING	\$ 15,000
REMOVE - CONCRETE CURB	\$ 6,000
REMOVE - ASPHALT PAVING	\$ 33,000
REMOVE AND RELOCATION - SITE UTILITIES	\$ 60,000
EARTHWORK/GRADING/FINE GRADING	\$ 150,000
STORMWATER MANAGEMENT	\$ 400,000
PARKING STRUCTURE	\$ 3,500,000
NEW ASPHALT - FULL DEPTH	\$ 95,000
NEW CONCRETE CURB	\$ 35,000
PAVEMENT STRIPING	\$ 12,000
NEW LIGHTING	\$ 150,000
EROSION & SEDIMENTATION CONTROLS	\$ 50,000
GENERAL CONDITIONS (15%)	\$ 676,500
CONTINGENCY (10%)	\$ 451,000
<b>Subtotal</b>	<b>\$ 5,637,500</b>

\* Cost estimate does not include property/Right-of-Way acquisition

Preparation of construction documentation will take approximately 4-6 months. The permitting process will take approximately 8-10 months to receive township, conservation district, and PADEP approvals. Construction of the proposed improvements will take approximately 10-14 months. A revised budget and schedule is recommended to be prepared as additional details of the improvement are developed.

**FIGURES**

**FIGURE 1: Tredyffrin Township Zoning Ordinance – Chapter 208: Attachment 3**

**ZONING**

*208 Attachment 3*

**Township of Tredyffrin**

**Appendix II: Summary Table  
Residential District Bulk and Height Regulations for Nondwelling Uses  
[Amended 12-2-2013 by Ord. No. HR-399]**

	Minimum						Maximum		
	Lot		Yards (in feet)			Buffer			
Zoning District	Area (acres or SF)	Width at Building Line (feet)	Front	Side (each)	Rear		Buffer	Building Coverage (percent)	Impervious Coverage (percent)
Rural -Conservation	5 AC	300	100	45 / 100	50	N/A	5%	10%	35
R-1/2	80,000 SF	200	50	40	50	25	10	25	35
R-1	80,000 SF	200	50	40	50	25	10	25	35
R-2	80,000 SF	200	50	40	50	25	10%	25%	35
R-3	50,000 SF	200	50	40	50	25	10	25	35
R-4 Single (1 bldg per lot)	50,000 SF/DU	200	50	40	50	25	10	40	40



FIGURE 2: Tredyffrin Township Stormwater Applicability Requirements – Chapter 174: Table 7.1

TABLE 7.1							
APPLICABILITY							
	Type of Project	Proposed Impervious Surface				Earth Disturbance	
		0 - 499 square feet	500 - 1,000 square feet	>1,000 square feet	>1 acre	5,000 square feet to 1 acre	>1 acre
Article IV, Drainage Plan Requirements	Development	Exempt	Modified	Yes	Yes	Yes	Yes
	Redevelopment	Exempt	Modified	Yes	Yes	Yes	Yes
§ 174-19, Nonstructural project design	Development	Exempt	Yes	Yes	Yes	Yes	Yes
	Redevelopment	Exempt	Yes	Yes	Yes	Yes	Yes
§ 174-20, Groundwater recharge	Development	Exempt	Yes	Yes	Yes	Yes	Yes
	Redevelopment	Exempt	Yes	Yes	Yes	Yes	Yes
§ 174-21, Water quality requirements	Development	Exempt	Exempt	Yes	Yes	n/a	Yes
	Redevelopment	Exempt	Exempt	Yes	Yes	n/a	Yes
§ 174-22, Stream bank erosion requirements	Development	Exempt	Exempt	Yes	Yes	n/a	Yes
	Redevelopment	Exempt	Exempt	Yes	Yes	n/a	Yes
§ 174-23, Stormwater peak rate control and management standards	Development	Exempt	Exempt	Yes	Yes	Yes	Yes
	Redevelopment	Exempt	Exempt	Yes	Yes	Yes	Yes
Erosion and sediment pollution control (E&SC) plan	Earth disturbance	See earth disturbance requirements	See earth disturbance requirements	See earth disturbance requirements	See earth disturbance requirements and NPDES permit requirements	Yes	Yes
		0 - 5,000 square feet: No SWG permit required from Township, but E&SC BMPs required to be implemented on site 0 - 1,000 square feet: SWG permit required from Township, with E&SC plan and BMPs if impacts slopes >15% 5,000 square feet: 1 acre — SWG permit required from Township, with E&SC plan and BMPs Greater than 1 acre: SWG permit required from Township, and NPDES permit required from CCCD and/or DEP (Refer to municipal earth disturbance requirements)					

FIGURE 3: Valley Forge Elementary School Zoning Summary

Valley Forge Elementary School Zoning Summary						
Tredyffrin Township						
Zoning District: R1 - Residential						
Site Area						
	Acres	Square Feet				
Lot Area	16.80	731808				
Description	Current Ordinance Section	Ordinance Required	Existing	Second Driveway Off of Walker Road	Widened Driveway, Eastbound Left Turn, Westbound Right Turn	Covered Drop-off Areas
Use Regulations	208-21(B)	Public Agency (School)	School	School	School	School
Min. Lot Area	208-23(A)	80,000 SF	>80000 SF	-	-	-
Min. Lot Width	208-23(A)	200 FT	> 200 FT	-	-	-
Max. Building Coverage	208-23(B)	10%	10.1%	-	-	11.76%
Max Impervious Coverage	208-23(C)	25%	24.30%	26.80%	24.58%	24.41%
Min. Front Yard	208-23(D)	50 FT	> 50 FT	-	-	-
Min. Side Yard, 2 Req.	208-23(E)	40 FT	> 40 FT	-	-	-
Min. Rear Yard	208-23(F)	50 FT	> 50 FT	-	-	-
Max. Height	208-23(G)	35 FT	-	-	-	-
Min. Buffer to Residential	208-23(H)	25 FT	> 25 FT	-	-	-
Buffer Use	208-102(B)(2)	No Sidewalk	Non-Conf.	-	Sidewalk	-
One Entrance/ Exit in Buffer	208-102(B)(4)	More than one *	-	2*	-	-
No More Than Two Accesses	208-102(C)(1)	300 FT Separation Req'd	-	300'	-	-
Driveway Width	208-102(C)(1)	20'-30'	24'	-	32'	-
Off-Street Parking	208-103	76 Spaces	100	-	-	117
Off-Street Loading Space	208-104	Provided on the Lot	Yes	-	-	-
Add'l On-Site Impervious				18325 SF	2100 SF	850 SF
Add'l Off-Site Impervious					1350 SF	
Basin Footprint (5:1)				3665 SF	690 SF	170 SF

Variance Required

\* Special Exception Required

FIGURE 4: Valley Forge Middle School Zoning Summary

Valley Forge Middle School Zoning Summary							
Tredyffrin Township							
Zoning District: R1/R2 - Residential							
Site Area							
	Acres	Square Feet					
Lot Area	25.00	1089000					
Description	Current Ordinance Section	Ordinance Required	Existing	Eastbound West Walker Road Right Turn Lane	Southbound Valley Forge Road Right Turn Lane	Secondary Driveway	Covered Drop-offs
Use Regulations	208-17	Non-Conf.	School	School	School	School	School
Min. Lot Area	208-19(A)	80,000 SF	>80000 SF	-	-	-	-
Min. Lot Width	208-19(A)	200 FT	> 200 FT	-	-	-	-
Max. Building Coverage	208-19(B)	10%	12.8%	-	-	-	13.38%
Max Impervious Coverage	208-19(C)	25%	30.86%	-	-	-	31.16%
Min. Front Yard	208-19(D)	50 FT	> 50 FT	-	-	-	-
Min. Side Yard, 2 Req.	208-19(E)	40 FT	-	-	-	-	-
Min. Rear Yard	208-19(F)	50 FT	Non-Conf.	-	-	-	-
Max. Height	208-19(G)	35 FT	-	-	-	-	-
Min. Buffer to Residential	208-19(H)	25 FT	< 25 FT	-	-	-	-
Buffer Use	208-102(B)(2)	No Sidewalk	Non-Conf.	-	-	-	-
One Entrance/ Exit in Buffer	208-102(B)(4)	More than one *	6	-	-	-	-
No More Than Two Accesses	208-102(C)(1)	300 FT Separation Req'd	< 300 FT	-	-	-	-
Off-Street Loading Space	208-104	Provided on the Lot	Yes	-	-	-	-
Add'l On-Site Impervious						1817 SF	3278 SF
Add'l Off-Site Impervious					2150 SF	1817 SF	
Basin Footprint (5:1)					430 SF	727 SF	656 SF

Variance Required

\* Special Exception Required



FIGURE 5: Tredyffrin Easttown Middle School Zoning Summary

Tredyffrin Easttown Middle School Zoning Summary						
Tredyffrin Township						
Zoning District: R2 - Residential (Assumed)						
Site Area						
	Acres	Square Feet				
Lot Area	18.93	824442				
Description	Current Ordinance Section	Ordinance Required	<div>Existing</div> <div>Vehicle Queuing Lane Parallel to Conestoga Road</div> <div>Eastbound Conestoga Road Left Turn Lane</div> <div>Additional Parking and Queuing Along Old Lancaster Road and Covered Drop-offs</div>			
Use Regulations	208-25(B)	Public Agency (School)	School	School	School	School
Min. Lot Area	208-27(A)	80,000 SF	>80000 SF	-	-	-
Min. Lot Width	208-27(A)	200 FT	> 200 FT	-	-	-
Max. Building Coverage	208-27(B)	10%	14.4%	-	-	15.36%
Max Impervious Coverage	208-27(C)	25%	46.83%	-	-	51.78%
Min. Front Yard	208-27(D)	50 FT	Non-Conf.	-	-	-
Min. Side Yard, 2 Req.	208-27(E)	40 FT	Non-Conf.	-	-	-
Min. Rear Yard	208-27(F)	50 FT	> 50 FT	-	-	-
Max. Height	208-27(G)	35 FT	-	-	-	-
Min. Buffer to Residential	208-27(H)	25 FT	Non-Conf.	-	-	-
Buffer Use	208-102(B)(2)	No Sidewalk	Non-Conf.	-	-	-
One Entrance/ Exit in Buffer	208-102(B)(4)	More than one *	Non-Conf.	-	-	> 2 *
No More Than Two Accesses	208-102(C)(1)	300 FT Separation Req'd	Non-Conf.	-	-	< 300 FT
Off-Street Parking	208-103	345 Spaces	118	-	-	145
Off-Street Loading Space	208-104	Provided on the Lot	Yes	-	-	-
Add'l On-Site Impervious						40865 SF
Add'l Off-Site Impervious				3857 SF		
Basin Footprint (5:1)				771 SF		8173 SF

Variance Required

\* Special Exception Required

FIGURE 6: Conestoga High School Zoning Summary

Conestoga High School Zoning Summary						
Tredyffrin Township						
Zoning District: R1 - Residential						
Site Area						
	Acres	Square Feet				
Lot Area	19.90	866844				
Description	Current Ordinance Section	Ordinance Required				
			Existing	Sports Bus Queue	Covered Drop-offs	New Parking Area Adjacent to North Lot
Use Regulations	208-21(B)	Public Agency (School)	School	School	School	School
Min. Lot Area	208-23(A)	80,000 SF	>80000 SF	-	-	-
Min. Lot Width	208-23(A)	200 FT	> 200 FT	-	-	-
Max. Building Coverage	208-23(B)	10%	25.37%	-	26.06%	34.11%
Max Impervious Coverage	208-23(C)	25%	46.27%	-	46.34%	53.79%
Min. Front Yard	208-23(D)	50 FT	Non-Conf.	-	-	-
Min. Side Yard, 2 Req.	208-23(E)	40 FT	> 40 FT	-	-	-
Min. Rear Yard	208-23(F)	50 FT	Non-Conf.	-	-	-
Max. Height	208-23(G)	35 FT	-	-	-	-
Min. Buffer to Residential	208-23(H)	25 FT	Non-Conf.	-	-	-
Buffer Use	208-102(B)(2)	No Sidewalk	Non-Conf.	-	-	-
One Entrance/ Exit in Buffer	208-102(B)(4)	More than one *	Non-Conf.	-	-	>2*
No More Than Two Accesses	208-102(C)(1)	300 FT Separation Req'd	-	-	-	Yes
Off-Street Parking	208-103	1,280 Spaces	593	-	-	941
Off-Street Loading Space	208-104	Provided on the Lot	Yes	-	-	-
Add'l On-Site Impervious					606 SF	65180 SF
Add'l Off-Site Impervious				2230 SF		
Basin Footprint (5:1)				446 SF	121 SF	13036 SF

Variance Required

\* Special Exception Required

FIGURE 6A: Irish Road Parking Lot Zoning Summary

Irish Road Parking Lot Zoning Summary				
Tredyffrin Township				
Zoning District: R1 - Residential				
Site Area				
	Acres	Square Feet		
Lot Area	9.50	413820		
Description	Current Ordinance Section	Ordinance Required	Existing	Drop-off Lane in Irish Road Lot
Use Regulations	208-21(B)	Public Agency (School)	School	School
Min. Lot Area	208-23(A)	80,000 SF	>80000 SF	-
Min. Lot Width	208-23(A)	200 FT	> 200 FT	-
Max. Building Coverage	208-23(B)	10%	-	-
Max Impervious Coverage	208-23(C)	25%	35.73%	35.77%
Min. Front Yard	208-23(D)	50 FT	Non-Conf.	-
Min. Side Yard, 2 Req.	208-23(E)	40 FT	> 40 FT	-
Min. Rear Yard	208-23(F)	50 FT	> 50 FT	-
Max. Height	208-23(G)	35 FT	-	-
Min. Buffer to Residential	208-23(H)	25 FT	Non-Conf.	-
Buffer Use	208-102(B)(2)	No Sidewalk	Non-Conf.	-
One Entrance/ Exit in Buffer	208-102(B)(4)	More than one *	Non-Conf.	-
No More Than Two Accesses	208-102(C)(1)	300 FT Separation Req'd	-	-
Off-Street Loading Space	208-104	Provided on the Lot	-	Yes
Add'l On-Site Impervious				200 SF
Add'l Off-Site Impervious				
Basin Footprint (5:1)				

Variance Required

\* Special Exception Required