

PHOENIXVILLE AREA SCHOOL

DISTRICT

NEW BUILDING COMMITTEE Update Presentation For Hares Hill Road Elementary School

16 February 2023

PROJECT SCHEDULE

- SUBMIT FOR LAND DEVELOPMENT February 3, 2023
 - NPDES/CCCD SUBMISSION February 6, 2023
-
- SCHEMATIC DESIGN COMPLETE February 7, 2023
 - DESIGN DEVELOPMENT COMPLETE May 16, 2023
 - CONSTRUCTION DOCUMENTS COMPLETE August 08, 2023
-
- OUT TO BID August 21, 2023
 - RECEIVE BIDS September 19, 2023
-
- START CONSTRUCTION October 2023
 - BUILDING SUBSTANTIALLY COMPLETE June 15, 2025
 - MOVE-IN August 2025

DISCUSSION

- 01 SITE PLAN UPDATES
- 02 LD SUBMISSION
- 03 TRAFFIC STUDY UPDATE
- 04 BUILDING UPDATES



01 SITE PLAN

HARES HILL ROAD SITE

UPDATES

01

02

03

04

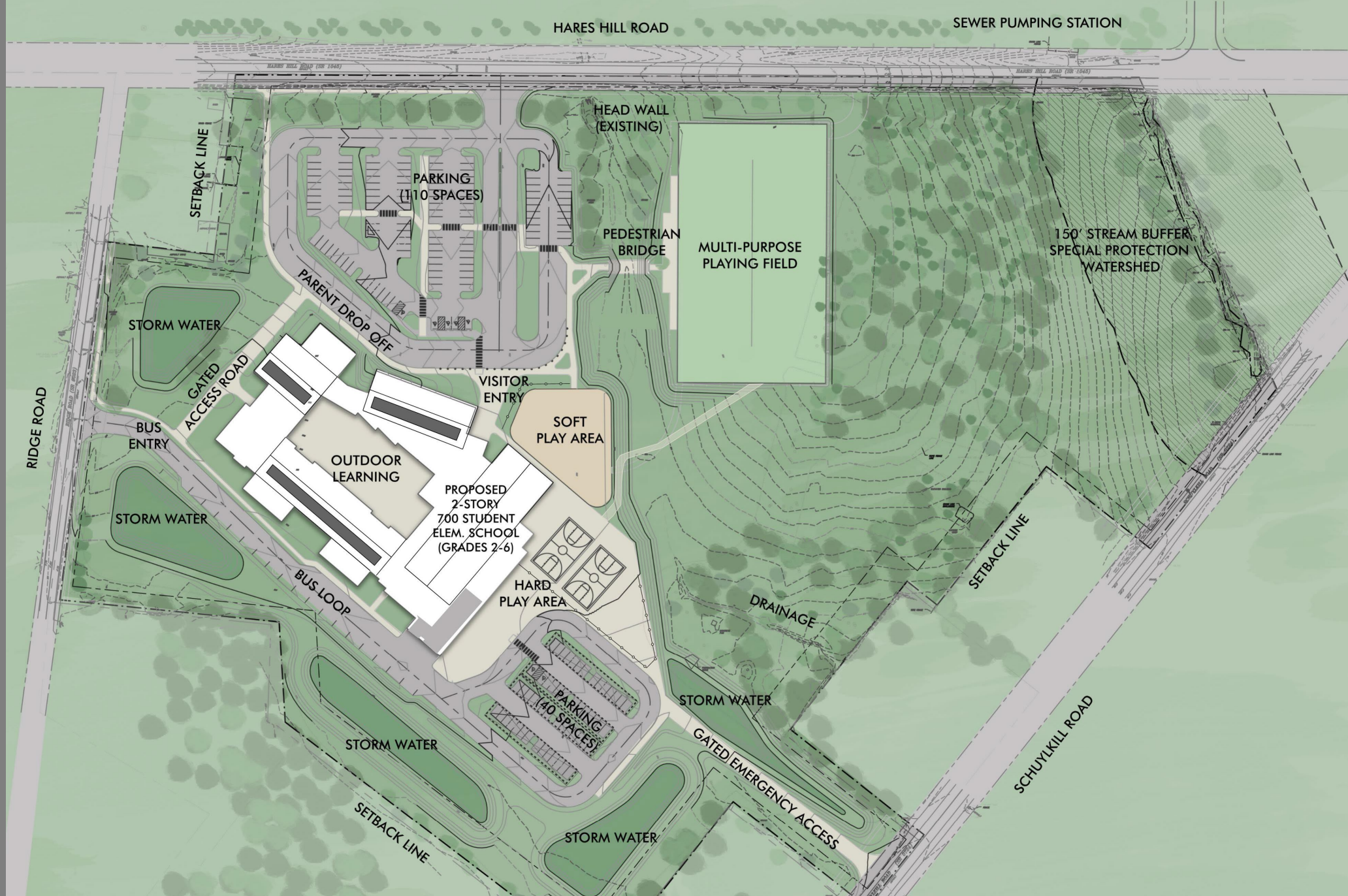
PHOENIXVILLE AREA SCHOOL DISTRICT

PROPOSED NEW ELEMENTARY SCHOOL

Hares Hill Road
East Pikeland
Township , PA

SITE PLAN

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02LD SUBMISSION

HARES HILL ROAD SITE

STORMWATER MANAGEMENT SOLUTION

01

02

03

04

STORM WATER MANAGEMENT

PHOENIXVILLE AREA SCHOOL
DISTRICT

- We coordinated geotechnical testing (test pits) across the entirety of the site to determine the ability of the soils to infiltrate.
- There were mixed infiltration testing results, with limited areas suitable for infiltration based on the test rates or limiting zones. We specifically identified in each test pit the best suited soil layer for infiltration and tested at that depth.
- It was understood based on conversations with Ed Latshaw that we would do everything possible to maximize the infiltration volume on the site despite the soil limitations.
- We designed the site for infiltration in maximum accordance with the Township ordinance based on direction from Ed. Despite this, there would have been a need for partial waivers from the Township's

APPROACH TO MERGE DEP & EPT

- We subsequently held a meeting with PADEP's stormwater and remediation groups. We were told that we must demonstrate that infiltration of stormwater would not come into contact with arsenic impacted soils on the site through lateral interflow. It was also discussed that there is no way to prove that lateral interflow would not result in the release of arsenic without actually constructing the stormwater basins with groundwater and surface water monitoring over at least a 10-year period. Therefore it was agreed that infiltration could not be approved on the site due to the liability this would present to PADEP, the Township and the School District.
- Managed Release Concept or MRC was recommended by PADEP as the approach to manage stormwater volume for the site. MRC is a new technology that slowly releases stormwater over an extended period to provide for stream base flow replication.







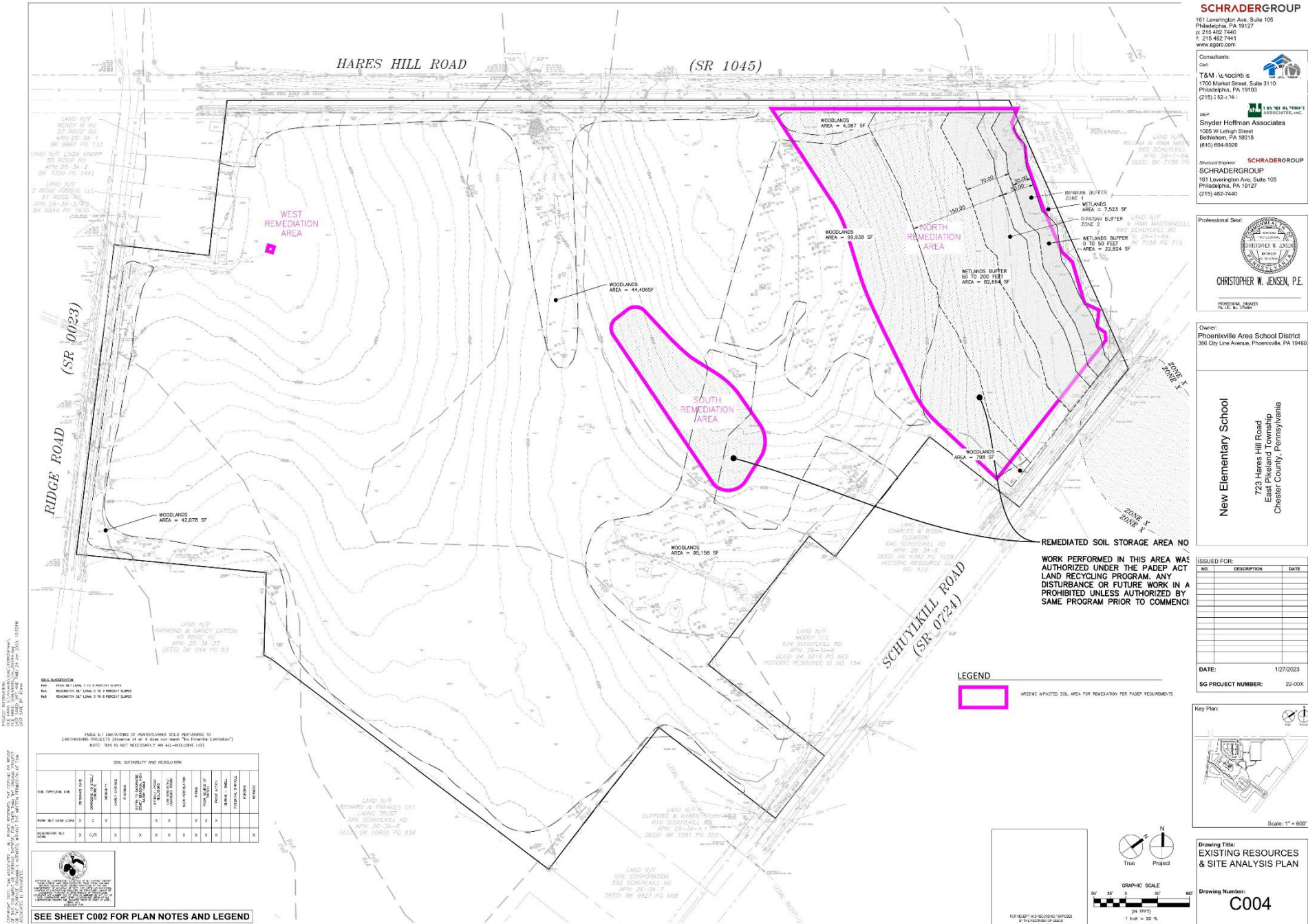
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Hares Hill Road
East Pikeland
Township , PA

EXISTING
RESOURCES
AND SITE
ANALYSIS
PLAN

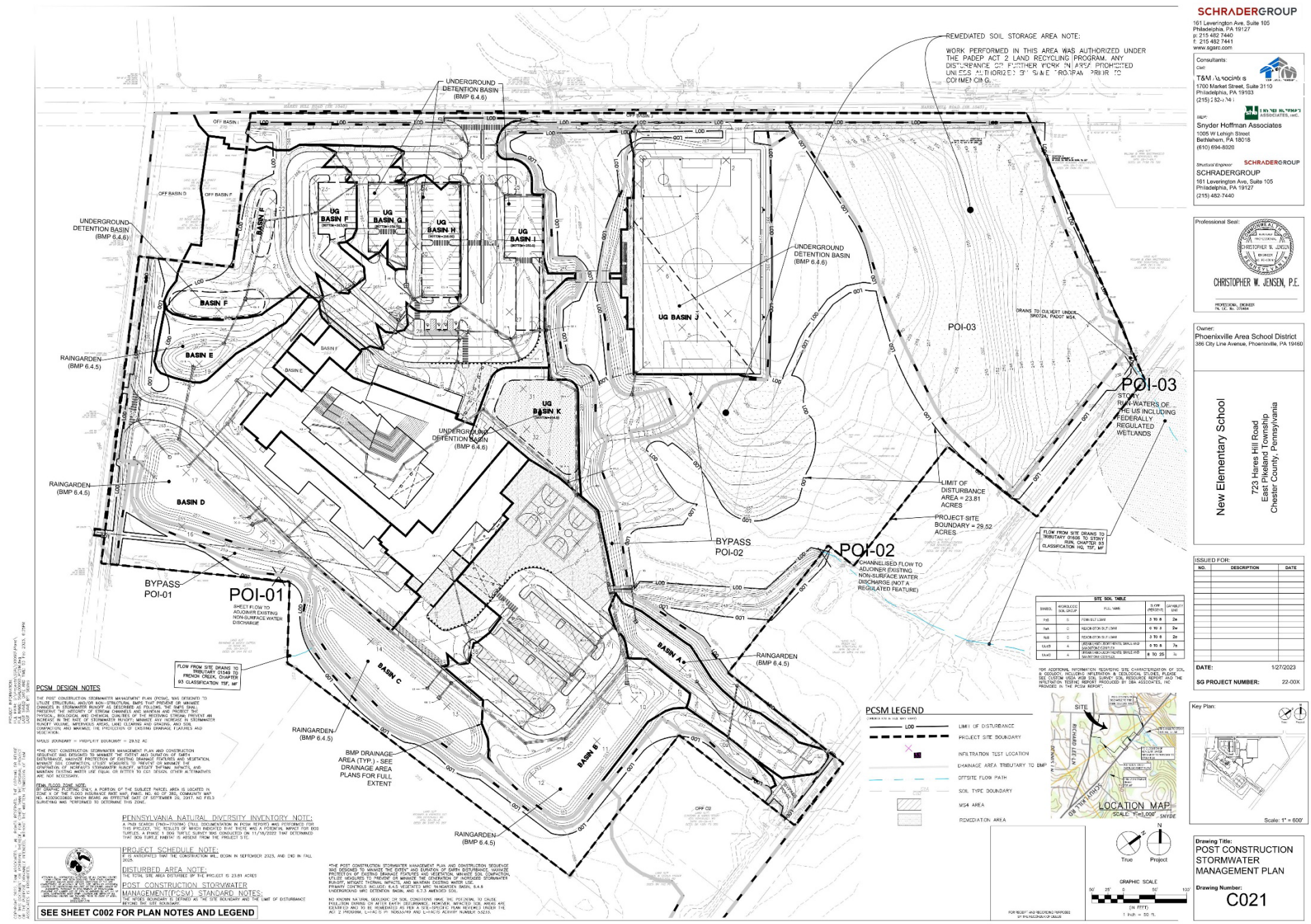
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POST
CONSTRUCTION
STORM
WATER
MANAGEMENT

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(610) 694-8000


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Professional Seal:

The seal is circular with a double-lined border. The outer ring contains the text "COMMONWEALTH OF PENNSYLVANIA". Inside this, there's another circle containing the words "REGISTERED PROFESSIONAL ENGINEER". In the center, the name "CHRISTOPHER W. JENSEN" is written above the license number "0006897".

CHRISTOPHER W. JENSEN, P.E.

PROFESSIONAL ENGINEER
P.E. Lic. No. 0006897

Owner:
Phoenixville Area School District
386 City Line Avenue, Phoenixville, PA 19380

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Key Plan:



Scale: 1" = 600'

Drawing Title:
POST CONSTRUCTION
STORMWATER
MANAGEMENT PLAN

Drawing Number:
C021

[illegible]

Drawing Title:
OVERALL LANDSCAPE
AND PCSM PLAN

Drawing Number:
C023



03 TRAFFIC STUDY

HARES HILL ROAD SITE

TRAFFIC STUDY UPDATE

01

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04

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Township , PA

TRAFFIC STUDY



FIGURE 1

Site Location Map

PASD HARES HILL ROAD SITE
EAST PIKELAND TOWNSHIP, CHESTER COUNTY, PA

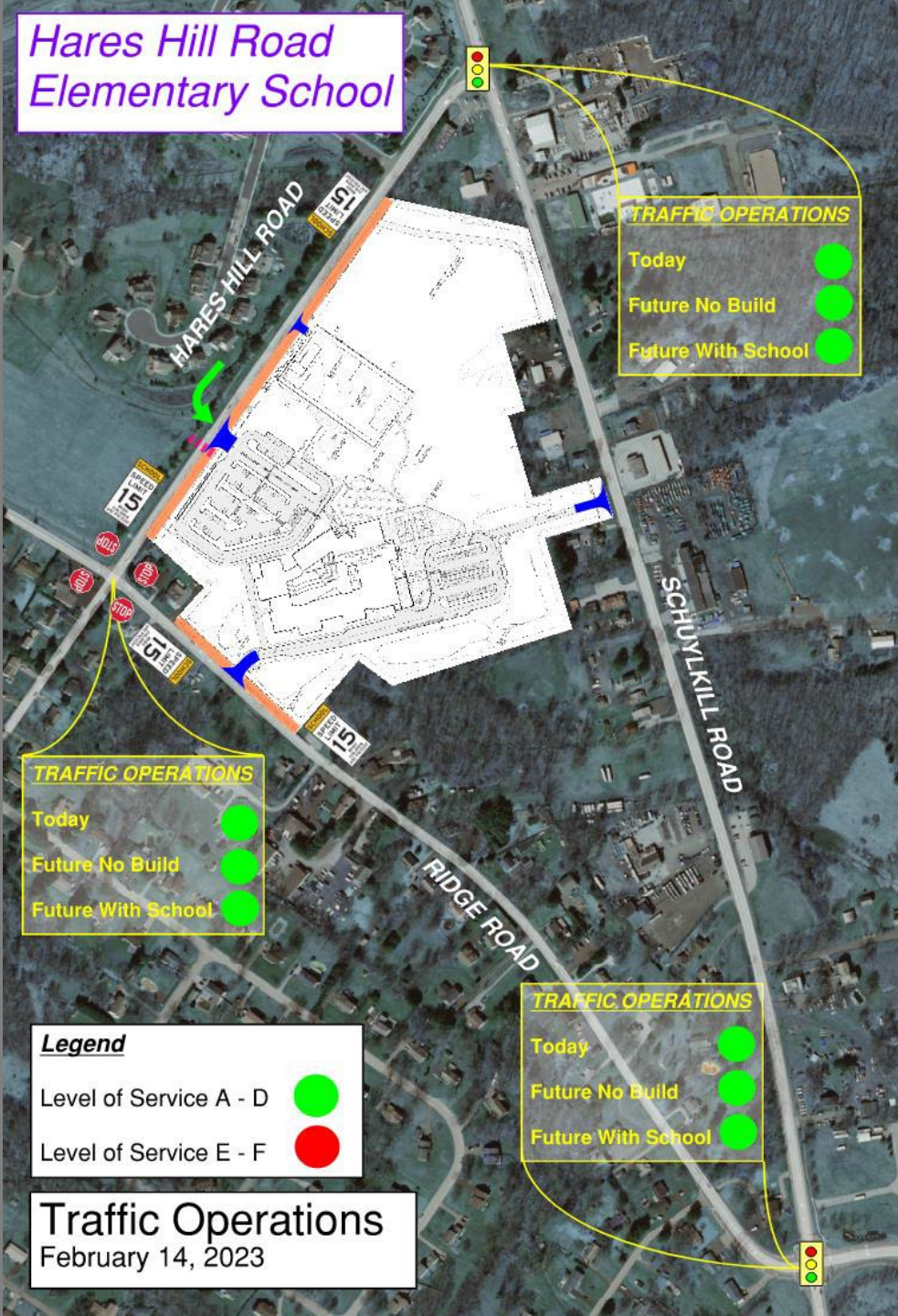
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Hares Hill Road
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Township , PA

TRAFFIC STUDY
RESULTS

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04 BUILDING UPDATES

HARES HILL ROAD SITE

UPDATED BUILDING & SITE CONCEPT

01

02

03

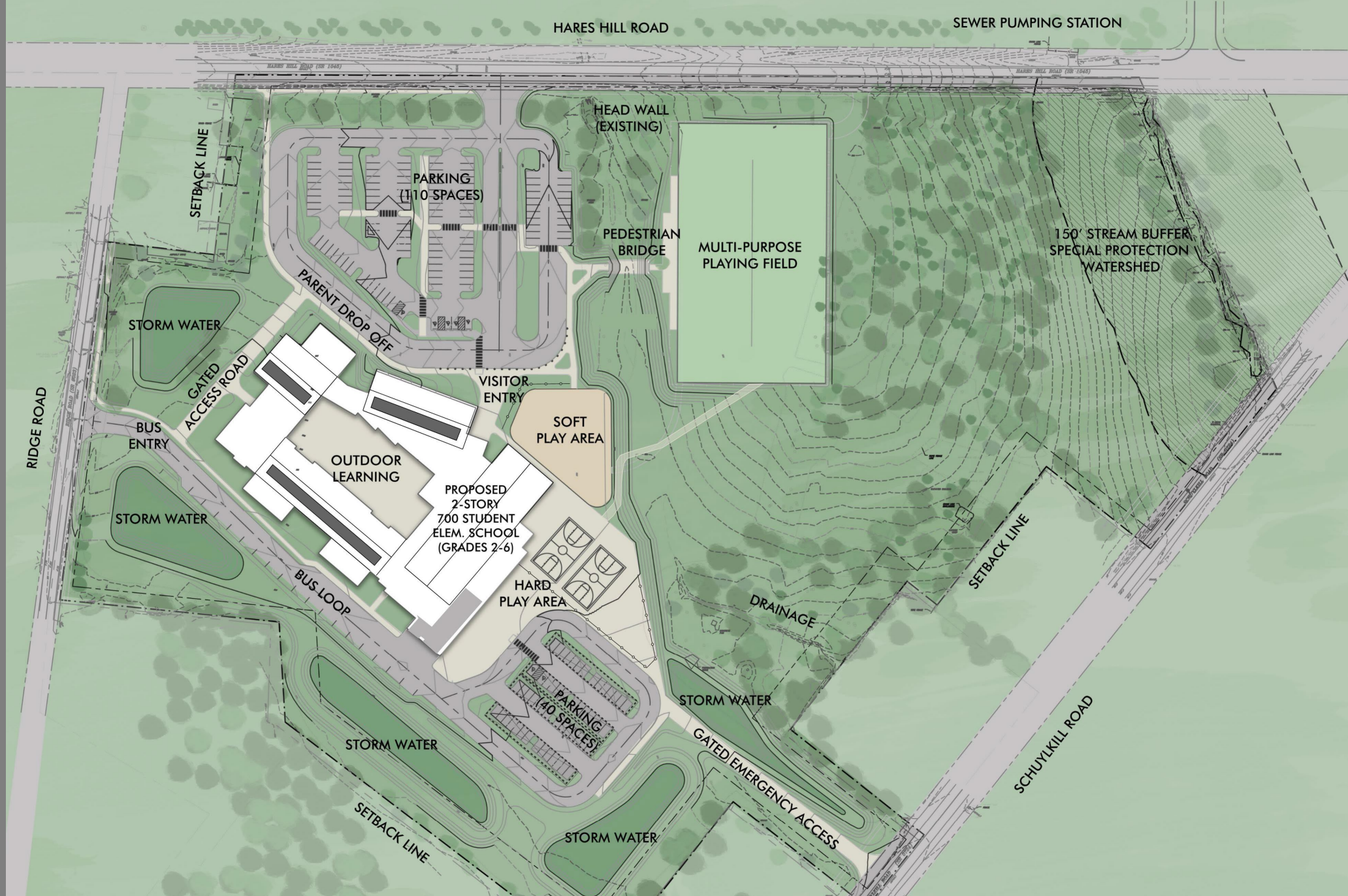
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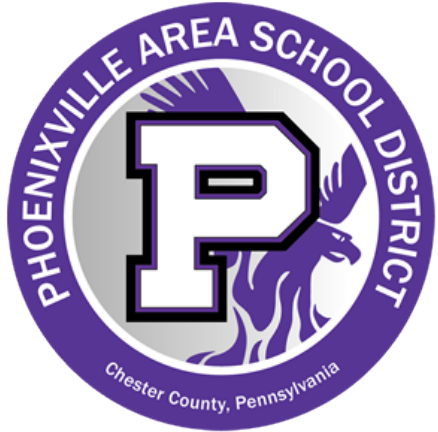
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SITE PLAN





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THANK YOU!!!

McMAHON
a Bowman company



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