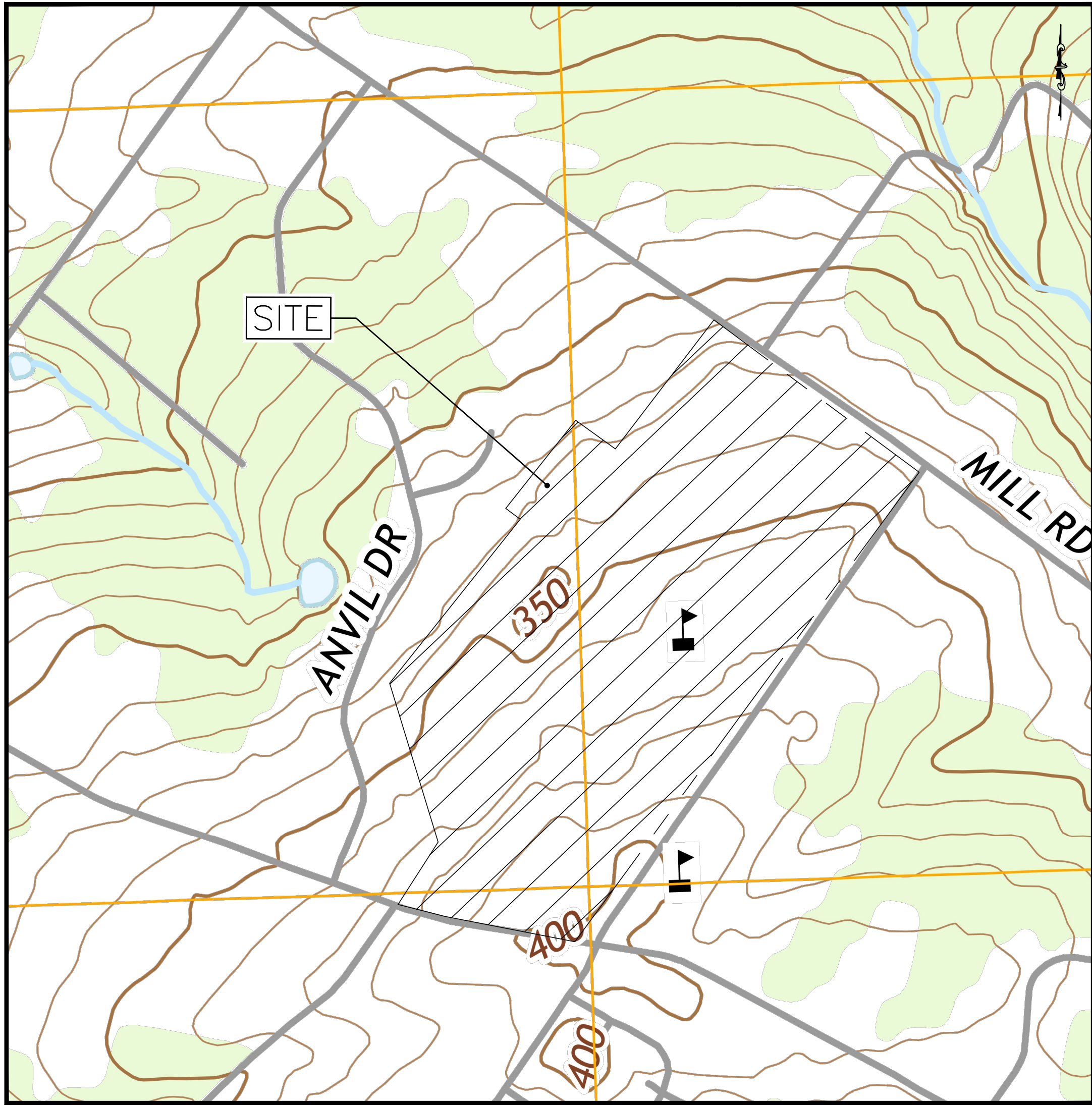


SKETCH PLAN
FOR
METHACTON HIGH SCHOOL

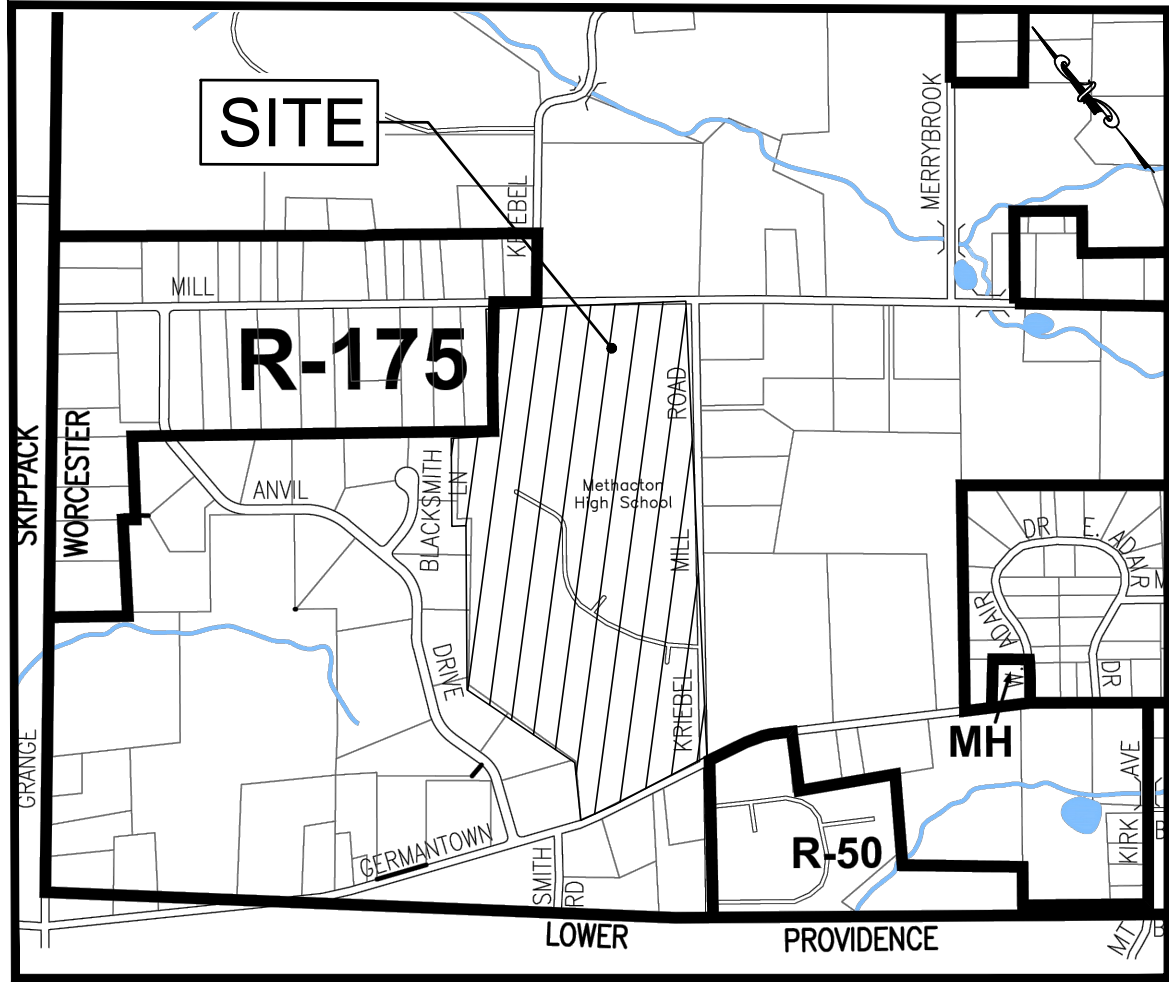
WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA



CONTEXT MAP
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LOCATION MAP
SCALE: 1"=1,000'



ZONING MAP
SCALE: 1"=1,000'

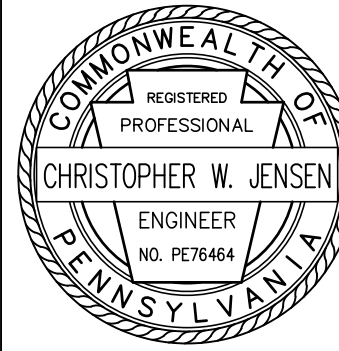
SITE & ADJACENT ZONING DISTRICT		
	DESIGNATION	ZONING CLASSIFICATION
SITE	AGR	AGRICULTURAL
	R-175	RESIDENTIAL
	R-50	RESIDENTIAL

OWNER/APPLICANT:

METHACTON SCHOOL DISTRICT
1001 KRIEBEL MILL ROAD
NORRISTOWN, PA 19408-1047

SITE ADDRESS:

METHACTON HIGH SCHOOL
PARID: 670001393007
1005 KRIEBEL MILL ROAD
NORRISTOWN, PA 19408-1047



CHRISTOPHER W. JENSEN, PE

LICENSED PROFESSIONAL ENGINEER

LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE No. PE076464

METHACTON SCHOOL DISTRICT
METHACTON HIGH SCHOOL CAMPUS
REDEVELOPMENT
1005 KRIEBEL MILL ROAD, EAGLEVILLE, PA 19403
WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

COVER SHEET

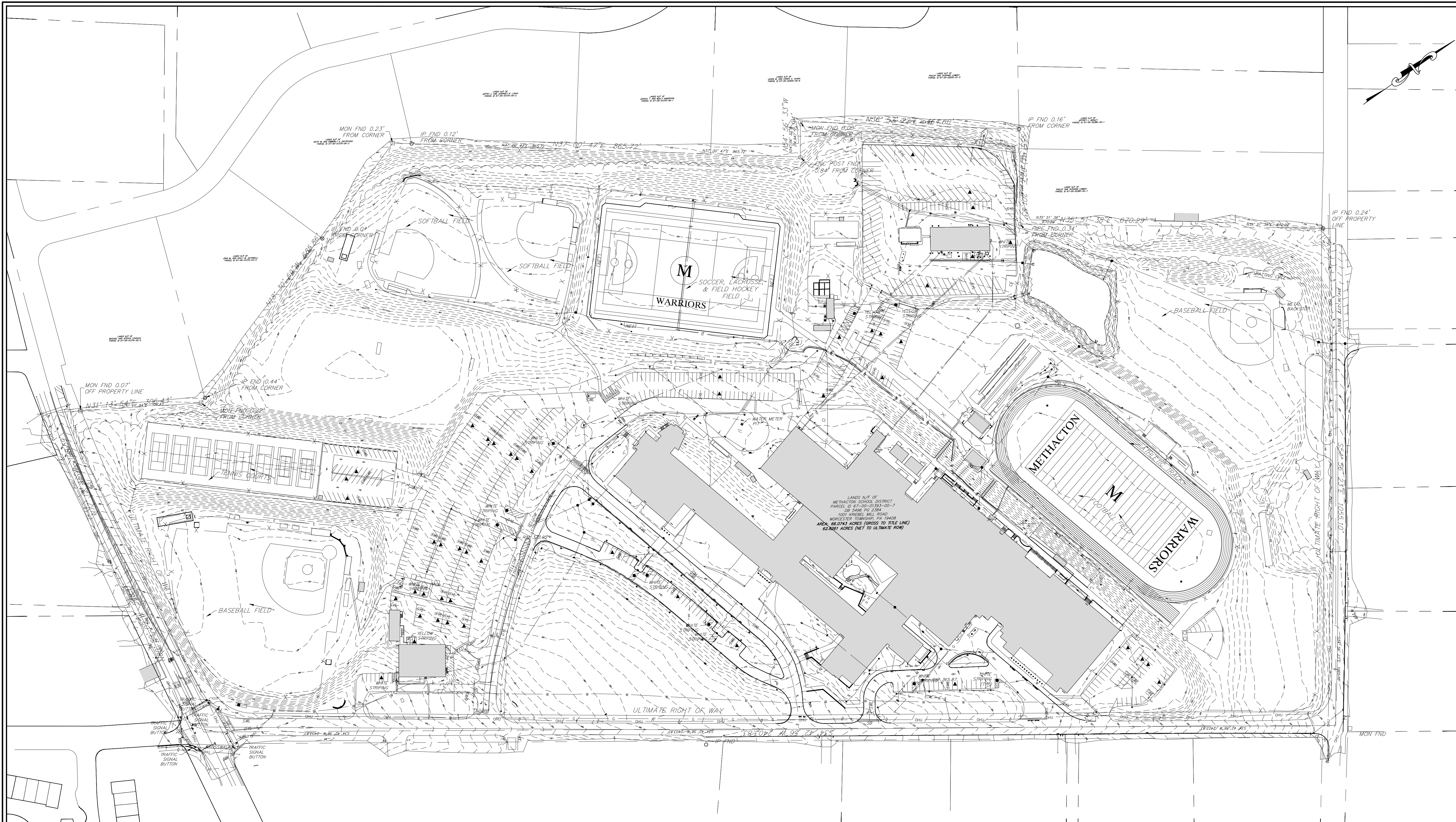


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DATE 12/23/2025	
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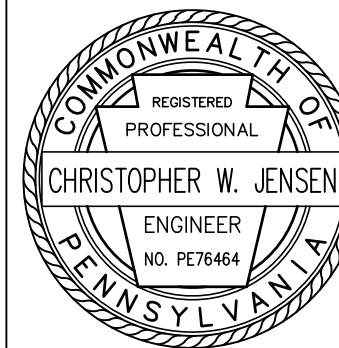
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STATE OF PA LICENSE No. PE-076464

METHACTON SCHOOL DISTRICT

**METHACTON HIGH SCHOOL CAMPUS
REDEVELOPMENT**

1005 KRIEBEL MILL ROAD, EAGLEVILLE, PA 19403

EXISTING CONDITIONS MASTER PLAN



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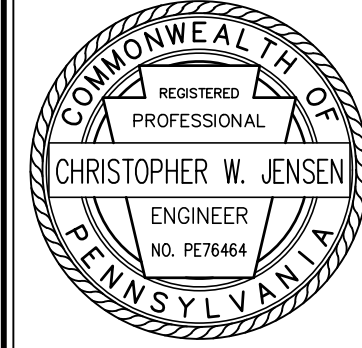
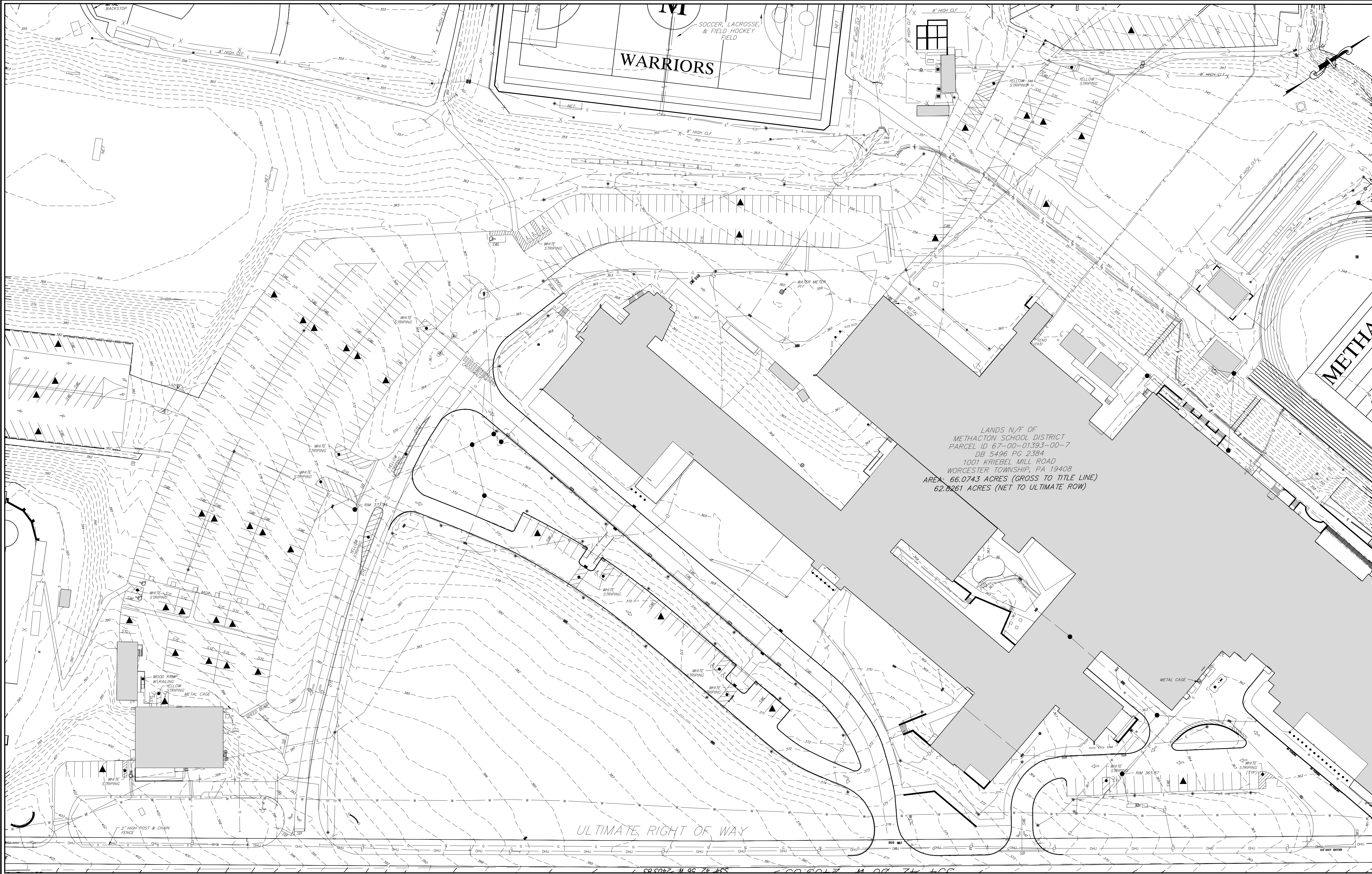
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OF **12**

REVISIONS	BY	CHKD
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LICENSED PROFESSIONAL ENGINEER

LICENSED PROFESSIONAL ENGINEER
STATE OF PA
LICENSE NO. PE07464

METHACTON SCHOOL DISTRICT
METHACTON HIGH SCHOOL CAMPUS
REDEVELOPMENT
1005 KRIEBEL MILL ROAD, EAGLEVILLE, PA 19403
WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

EXISTING CONDITIONS PHASE 1 PLAN



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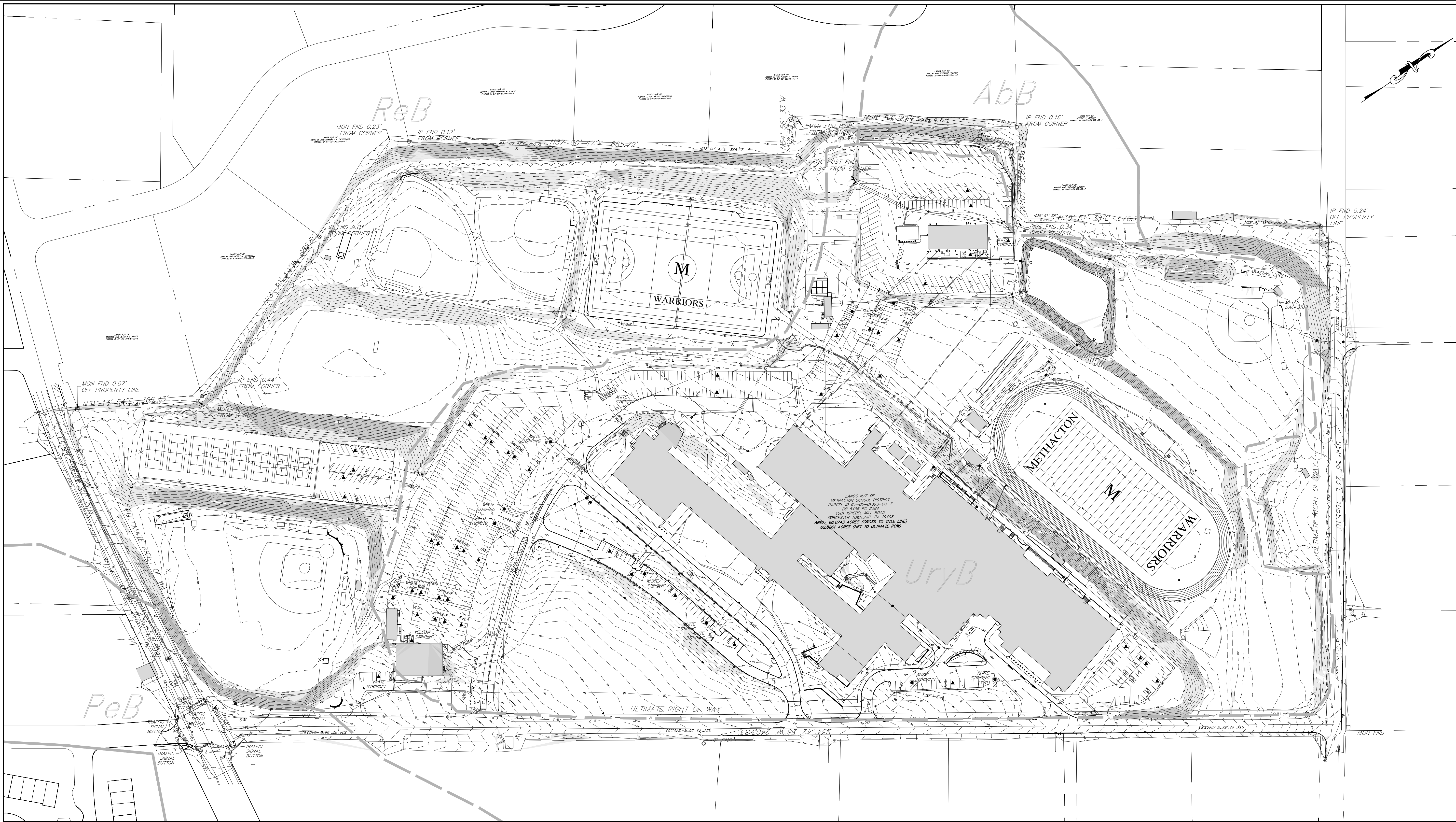
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PROPERTY INFORMATION

EQUITABLE OWNER: FIDELITY NATIONAL TITLE INSURANCE CO.
TAX PARCELS: 67-00-01393-00-7
AREA TO TITLE LINE: 66.0743 ACRES
AREA TO LEGAL R.O.W. LINE: 62.8261 ACRES
SITUATE: 1001 KRIEVEL MILL ROAD, WORCESTER, PA

EXISTING DATA SOURCE NOTES:

- EXISTING FEATURES SHOWN ARE BASED ON A SURVEY PLAN PREPARED BY CARROLL ENGINEERING CORP., DATED SEPTEMBER 13, 2024. BOUNDARY INFORMATION SHOWN IS FROM ACTUAL FIELD SURVEYS PERFORMED BY CARROLL ENGINEERING CORP.
- ELEVATIONS ARE BASED UPON (NAV 88) DATUM ESTABLISHED ONSITE UTILIZING GLOBAL POSITIONING SYSTEM DATA COLLECTION.

GENERAL ERSA NOTES

- THE PENNSYLVANIA NATURAL DIVERSITY INVENTORY DICTATE A TREE REMOVAL AVOIDANCE MEASURE BETWEEN MAY 15 TO AUGUST 15 TO PRESERVE THE NORTHERN LONG-EARED BAT.
- THE PROPOSED SITE DOES NOT INCLUDE ANY SCENIC OR VIEW SHED AREAS AS SHOWN IN THE TOWNSHIP MASTER PLAN.
- THE PROPOSED SITE DOES NOT HAVE VERIFIED WETLAND AREAS.
- THE PROPOSED SITE IS WITHIN THE FEMA FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, MAP NO. 42091C0245G.

TABLE E.1

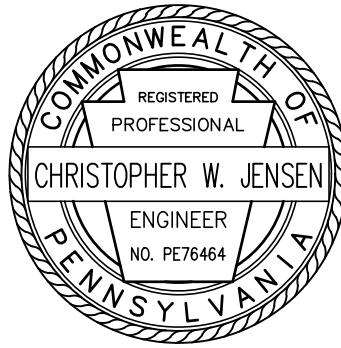
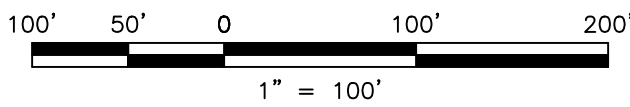
LIMITATIONS OF PENNSYLVANIA SOILS PERTAINING TO EARTHMOVING PROJECTS

SOIL NAME	OUTBANKS CAVE	CORROSIVE TO CONCRETE/STEEL	DROUGHTY	EASILY ERODIBLE	FLOODING	DEPTH TO SATURATED ZONE/ SEASONAL HIGH WATER TABLE	HYDRIC/ HYDRIC INCLUSIONS	LOW STRENGTH/ LANDSLIDE PRONE	SLOW PERCOLATION	PIPING	POOR SOURCE OF TOPSOIL	FROST ACTION	SHRINK - SWELL	POTENTIAL SINKHOLE	PONDING	WETNESS
ABBOTTSTOWN, 3% TO 8% SLOPES	X	C/S		X		X	X	X	X	X	X	X				X
PENN SILT LOAM, 3% TO 8% SLOPES	X	C	X			X	X		X	X	X	X				
READINGTON SILT LOAM, 3% TO 8% SLOPES	X	C/S		X		X	X	X	X	X	X	X				X
URBAN LAND-READINGTON COMPLEX 0%-8% SLOPES	X	C/S		X		X	X	X	X	X	X	X				X

LEGEND

15-25% SLOPE

>25% SLOPE



CHRISTOPHER W. JENSEN, PE

LICENSED PROFESSIONAL ENGINEER

LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE NO. PE-076464

METHACTON SCHOOL DISTRICT
METHACTON HIGH SCHOOL CAMPUS
REDEVELOPMENT
1005 KRIEVEL MILL ROAD, EAGLEVILLE, PA 19403
WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

EXISTING RESOURCES MASTER PLAN



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ZONING DATA

- ZONING DISTRICT CLASSIFICATION:
AGR AGRICULTURAL DISTRICT
- EXISTING USE: PUBLIC SCHOOL (PERMITTED BY CONDITIONAL USE)
PROPOSED USE: PUBLIC SCHOOL
- ZONING REQUIREMENTS TABLE:

TOTAL TRACT AREA = 62.9 ACRES

STANDARDS	ZONING SECTION	REQUIRED	EXISTING	PROPOSED PHASE 1	PROPOSED MASTER PLAN
MINIMUM LOT AREA (ACRES)	150-12.A	25	62.9	62.9	62.9
MAXIMUM BUILDING COVERAGE (% OF TRACT)	150-14.A	15	8.7	9.1	9.1
MAXIMUM IMPERVIOUS COVERAGE (% OF TRACT)	150-14.B	40	40	40.0	40.0
MAXIMUM HEIGHT, PRINCIPAL STRUCTURES (FT)	150-15	35	<35	<35	<35
MAXIMUM NUMBER OF STORIES	150-15	2.5	2	2	2
MINIMUM LOT WIDTH (FT)	150-12.B	250	752	752	752
MINIMUM SETBACKS FROM STREETS (FT):					
FRONT YARD SETBACK (FT)	150-13.B	250	41.9**	41.9**	41.9**
SIDE YARD SETBACK (FT)	150-13.B	125	793.9	1033.4	1033.4
REAR YARD SETBACK (FT)	150-13.B	125	575.5	536.6	536.6
PARKING SETBACK (FT)	150-16.B	100	12.3**	12.3**	12.3**

**EXISTING NON-CONFORMITY TO REMAIN

- SANITARY AND WATER
EXISTING SANITARY SEWER: PRIVATE
EXISTING WATER: PUBLIC

PROPOSED SANITARY SEWER: PUBLIC
PROPOSED WATER: PUBLIC

- STEEP SLOPES

MAN MADE STEEP SLOPES WILL BE DISTURBED BY THE PROPOSED IMPROVEMENTS SHOWN HEREON.

- PARKING REQUIREMENTS/TABULATION:

REQUIRED
ONE SPACE FOR EVERY THREE SEATS PROVIDED FOR ASSEMBLY. IN THE CASE OF A SCHOOL WITH INDOOR AND OUTDOOR ASSEMBLY, THE OUTDOOR AND INDOOR SPACES SHALL BE COUNTED SEPARATELY, AND THE GREATER OF THE TWO NUMBERS SHALL BE UTILIZED TO COMPUTE THE SCHOOL'S PARKING REQUIREMENT. IN ADDITION, THE INDOOR AND OUTDOOR ASSEMBLY AREAS SHALL NOT BE USED SIMULTANEOUSLY IN A MANNER WHICH RENDERS THE AVAILABLE PARKING ON THE PROPERTY INADEQUATE.

PARKING SHALL NOT OCCUPY ANY OF THE FRONT, SIDE OR REAR YARDS (EXISTING NON-CONFORMITY ON KRIEBEL MILL AND MILL ROADS)
NO PARKING AREA OR DRIVEWAY SHALL BE LOCATED WITHIN 100 FT OF ANY PROPERTY LINE FOR ANY USE EXCEPT AS REQUIRED FOR NORMAL INGRESS OR EGRESS.
DRIVEWAYS FOR ALL NONRESIDENTIAL USES SHALL BE LOCATED NOT LESS THAN 300 FT FROM A STREET INTERSECTION MEASURING FROM THE NEAR SIDE OF THE DRIVEWAY TO THE NEAR CURBLINE OF EACH STREET.

ANY NON-RESIDENTIAL USE SHALL BE PROVIDED WITH OFF-STREET LOADING AND UNLOADING SPACE WHICH SHALL BE COMPLETELY SEPARATE AND DISTINCT FROM THE REQUIRED OFF-STREET PARKING SPACES.

PARKING TABLES

EXISTING			
EXISTING PARKING LOT NO.	PROPOSED PARKING LOT NO.	PARKING SPACES PROVIDED	REVISIONS PROPOSED
1		50	N/A
2		21	N/A
3		31	N/A
4		8	N/A
5		302	N/A
6		45	N/A
7		154	N/A
	8	N/A	
	9	N/A	
	total	611	

PARKING COUNTS - PHASE 1			
EXISTING PARKING LOT NO.	PROPOSED PARKING LOT NO.	PARKING SPACES PROVIDED	REVISIONS PROPOSED
1		50	NO
2		17	NO
3		0	YES
4		0	YES
5		307	YES
6		45	NO
7		52	YES
	8	206	
	9	127	
	10	68	
	Total	872	

PARKING COUNTS - MASTERPLAN			
EXISTING PARKING LOT NO.	PROPOSED PARKING LOT NO.	PARKING SPACES PROVIDED	REVISIONS PROPOSED
1		50	NO
2		17	NO
3		0	YES
4		0	YES
5		315	YES
6		45	NO
7		52	YES
	8	206	
	9	127	
	10	75	
	Total	887	



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CHRISTOPHER W. JENSEN, PE

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METHACTON SCHOOL DISTRICT

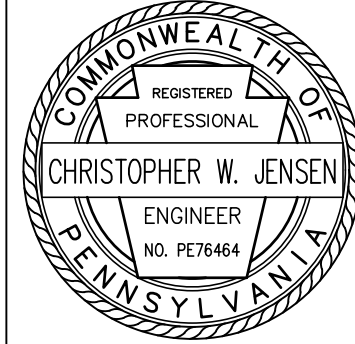
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REDEVELOPMENT

1005 KRIEBEL MILL ROAD, EAGLEVILLE, PA 19403

WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

SITE MASTER PLAN



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STATE OF PA LICENSE NO. PE-076464

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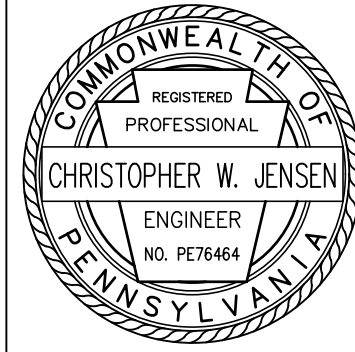
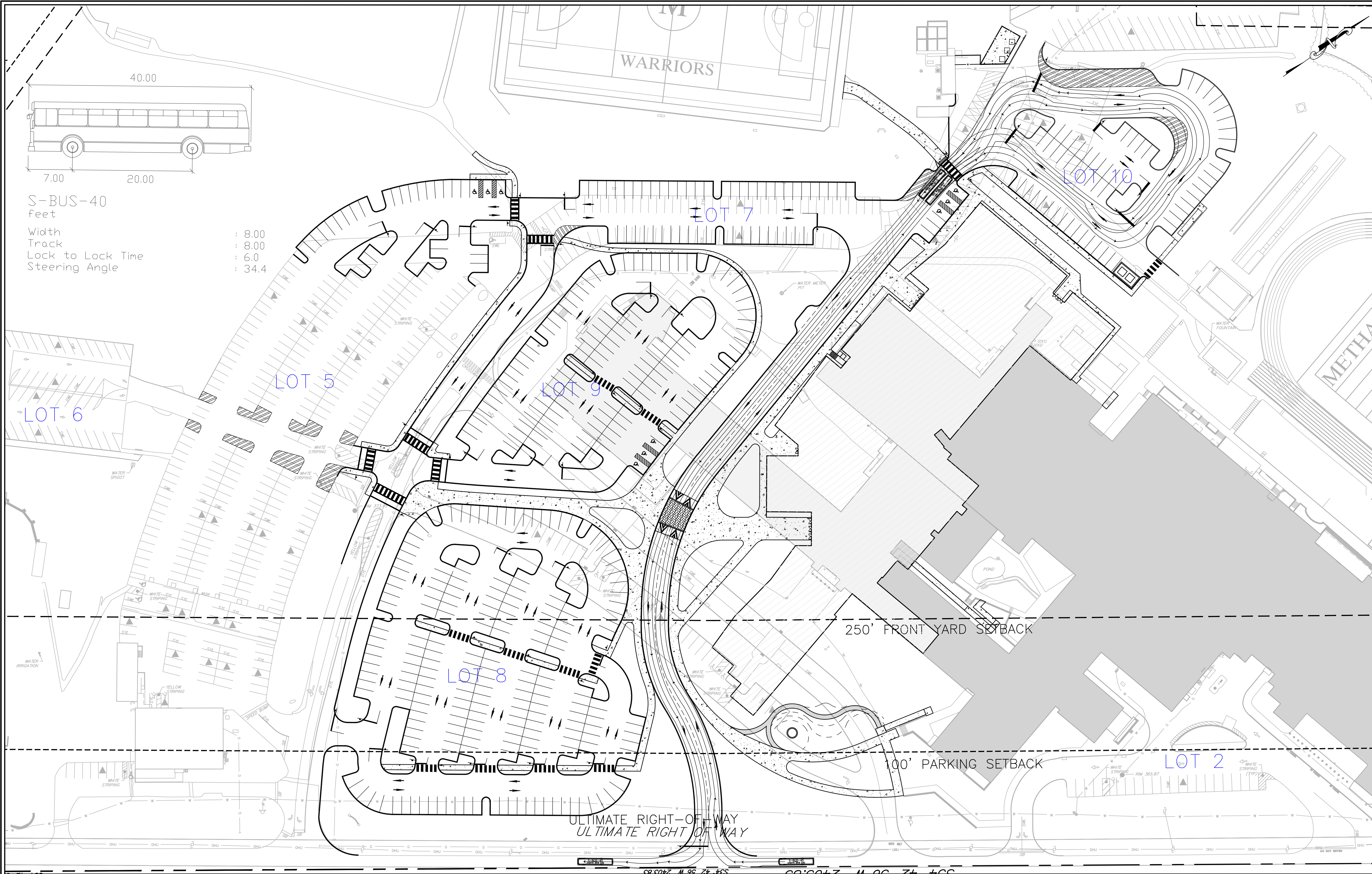
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METHACTON SCHOOL DISTRICT
METHACTON HIGH SCHOOL CAMPUS
REDEVELOPMENT

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AUTO TURNING PLAN - BUS



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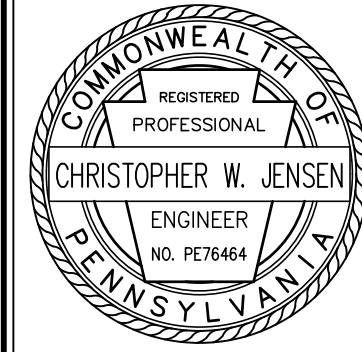
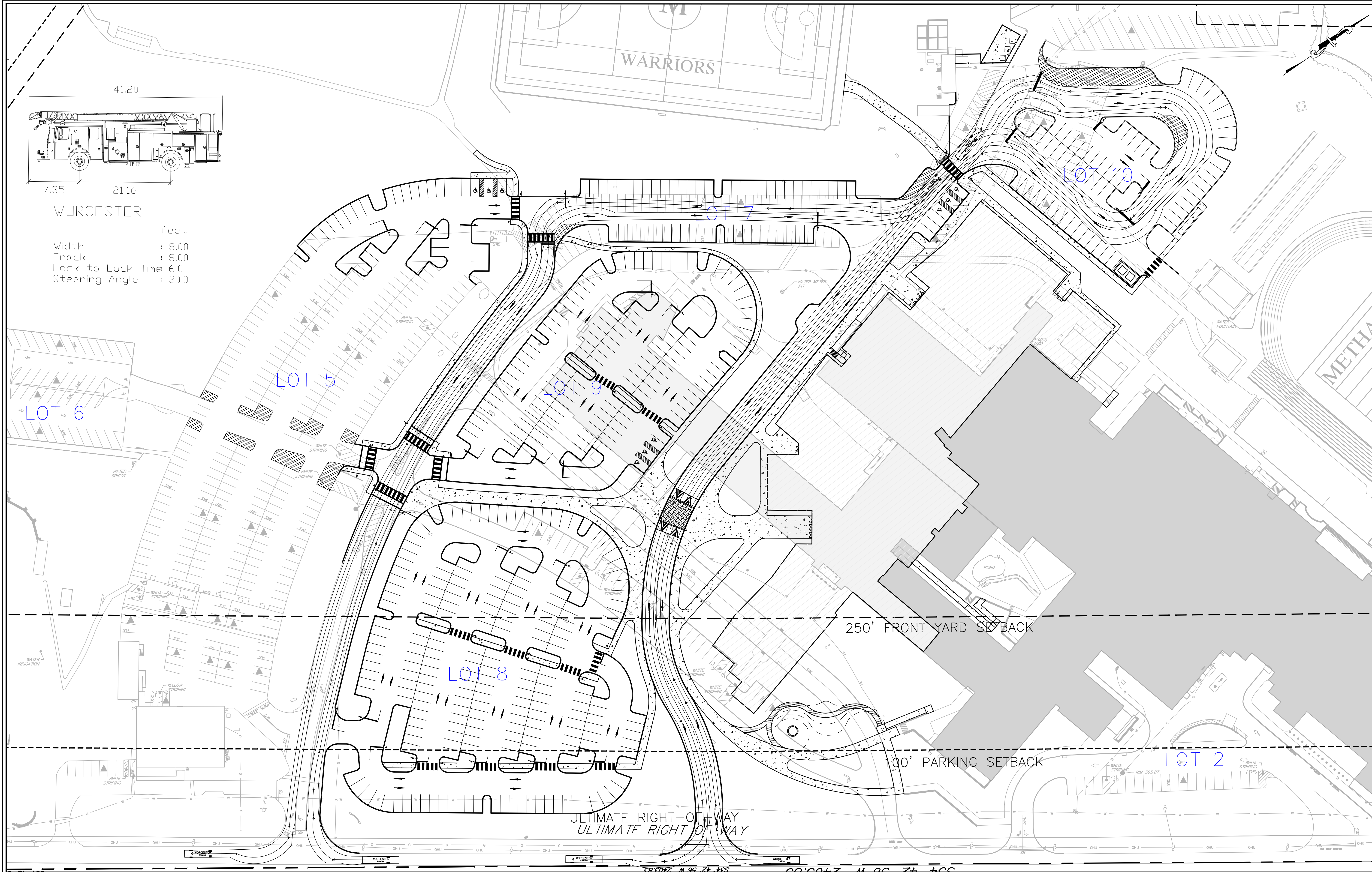
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50' 25' 0 50' 100'
1" = 50'

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STATE OF PA LICENSE NO. PE-076464

METHACTON SCHOOL DISTRICT
METHACTON HIGH SCHOOL CAMPUS
REDEVELOPMENT
1005 KREIBEL MILL ROAD, EAGLEVILLE, PA 19403
WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

AUTO TURNING PLAN - FIRE



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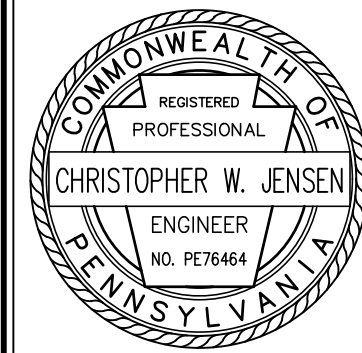
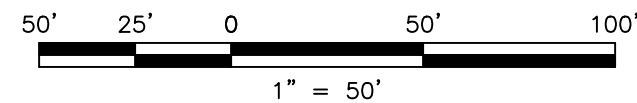
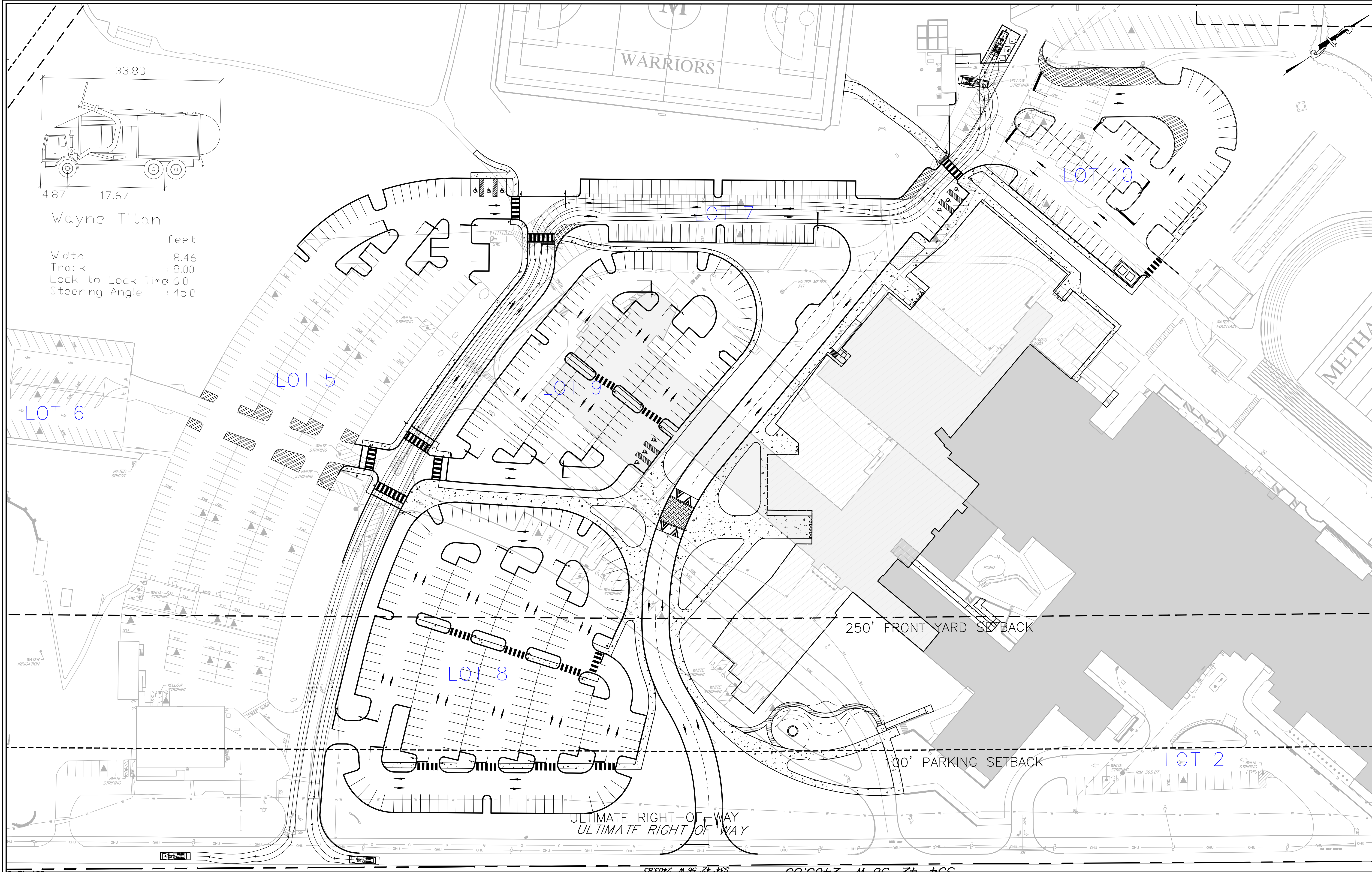
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LICENSED PROFESSIONAL ENGINEER
STATE OF PA. LICENSE NO. PE-076464

METHACTON SCHOOL DISTRICT
METHACTON HIGH SCHOOL CAMPUS
REDEVELOPMENT
1005 KREEBEL MILL ROAD, EAGLEVILLE, PA 19403
WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

AUTO TURNING PLAN - TRASH



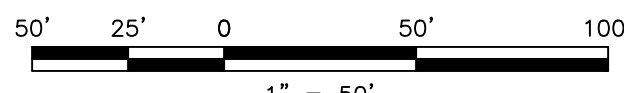
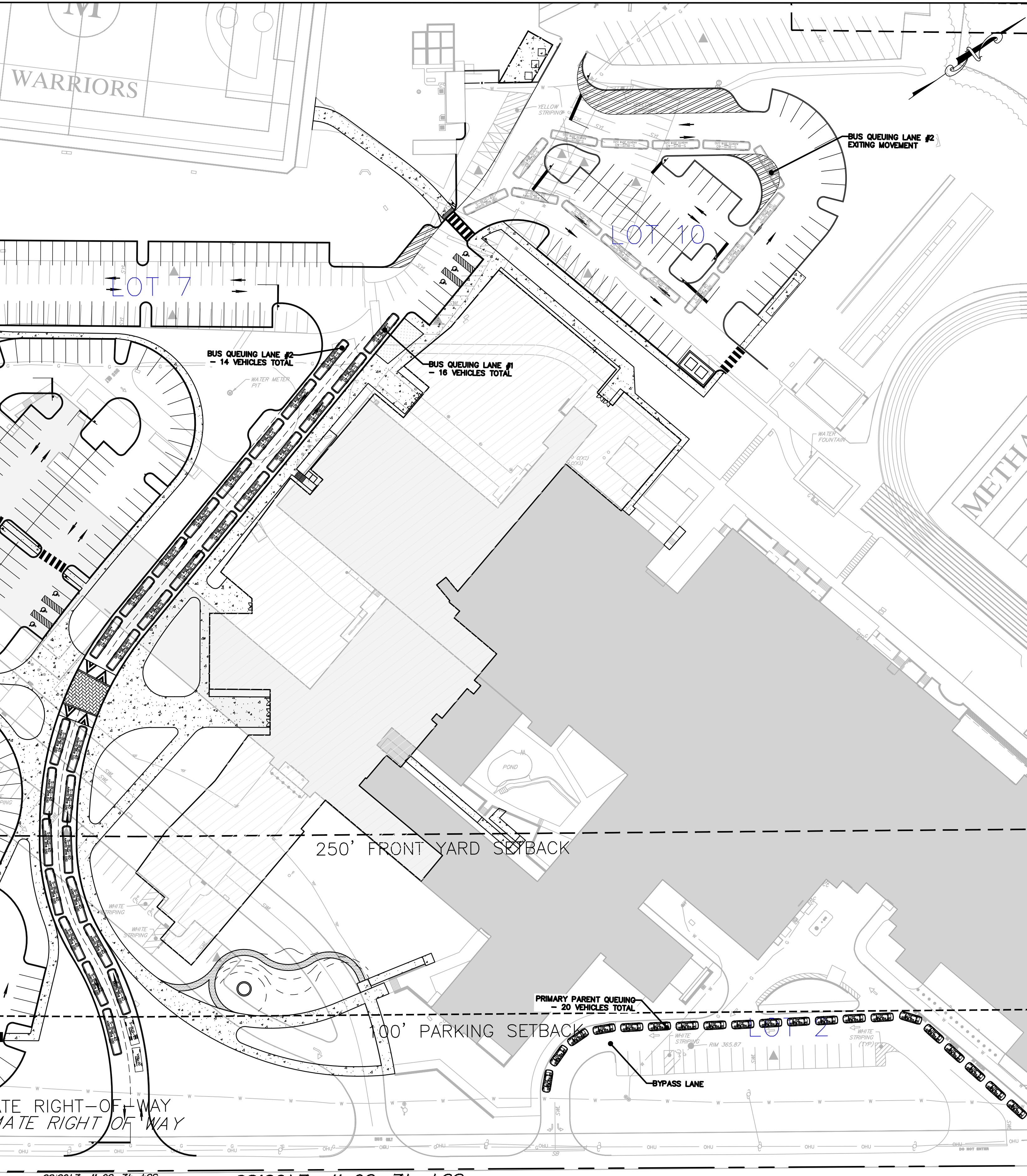
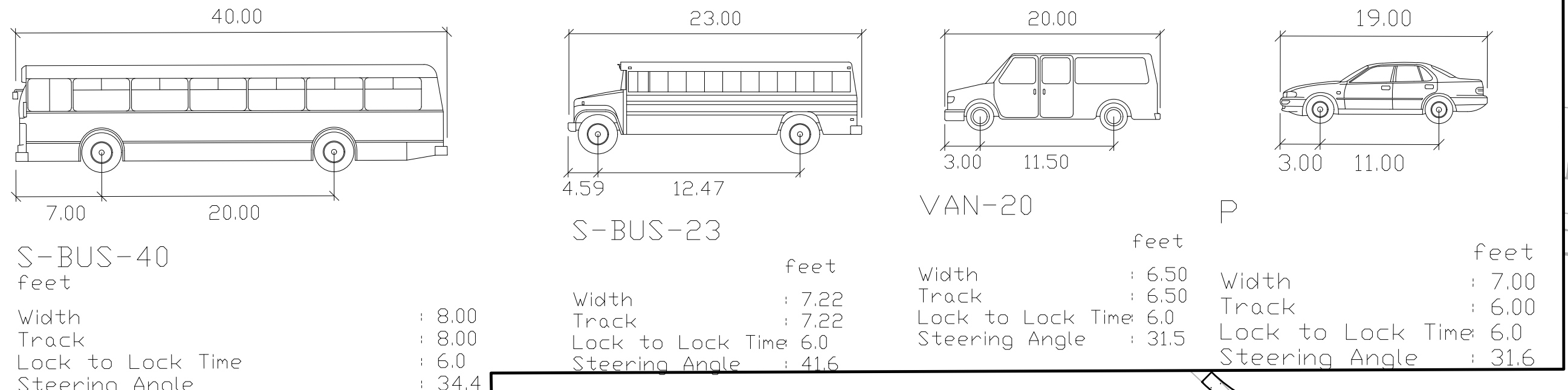
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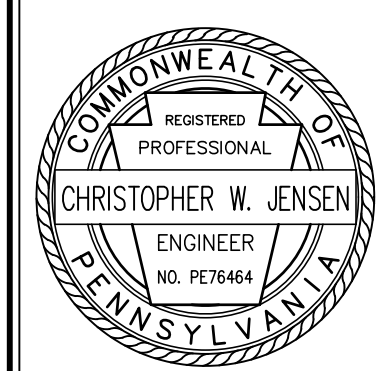
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REDEVELOPMENT
1005 KREEBEL MILL ROAD, EAGLEVILLE, PA 19403
WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

AUTO TURNING PLAN - STACKED



2000 MARKET STREET, SUITE 800
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TEL 215-282-7850
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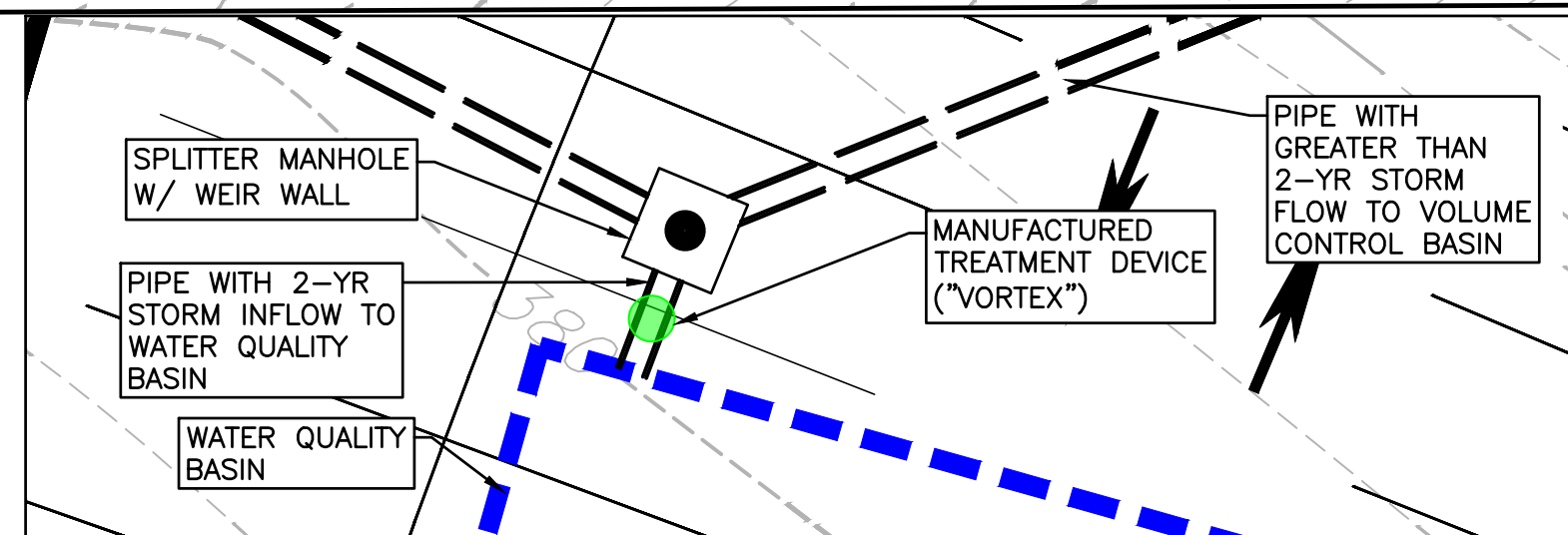
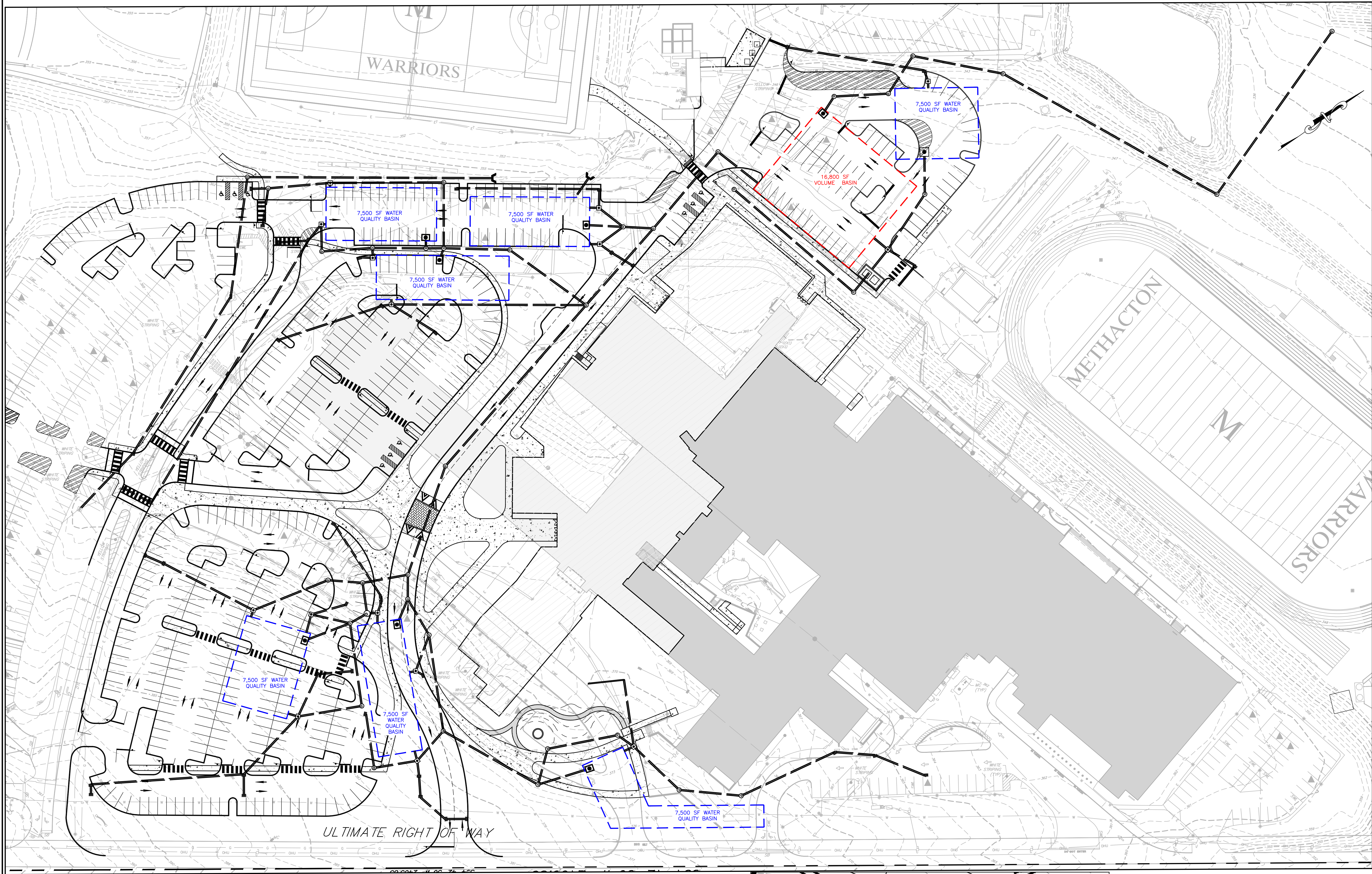
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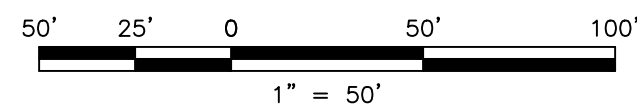
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11
OF 12

PROJECT INFORMATION:
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LAST SAVE DATE AND TIME: 19 Dec 2025, 5:14PM
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INSET 1: TYPICAL WATER QUALITY BASIN INFLOW STRUCTURES DETAIL (SCALE: 1"=10')



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DRAINAGE PHASE 1 PLAN



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