

RESOLUTION 25-37
FINAL PLAN
NORTH PENN SCHOOL DISTRICT
Proposed Land Development – SLD No. 837
1340 South Valley Forge Road (S.R. 0363)
TMP Nos. 53-00-07964-00-2 and 53-00-07396-10-2

WHEREAS, an application was made to Towamencin Township for review and approval of land development plans from North Penn School District for improvements to North Penn High School located on the western side of South Valley Forge Road (S.R. 0363) between Sumneytown Pike and Snyder Road;

WHEREAS, the proposed land development proposes to consolidate the two parcels and make modifications to the high school building, construct new athletic fields, make renovations to existing fields/courts, provide additional parking areas, demolish the existing bus garage and parking, construct a new bus garage with associated parking, and provide other site improvements on the subject property within the “IN - Institutional” Zoning District;

WHEREAS, said final land development plan has been reviewed by the appropriate Township officials;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of Towamencin Township on this 8th day of October, 2025 that the final land development plans prepared by T&M Associates and Shrader Group, including 104 sheets, as titled:

1. Cover Sheet, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 1 of 104.
2. Legend Sheet, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 2 of 104.
3. Overall Existing Conditions Plan, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 3 of 104.
4. Existing Conditions Plan-1, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 4 of 104.
5. Existing Conditions Plan-2, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 5 of 104.
6. Existing Conditions Plan-3, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 6 of 104.
7. Existing Conditions Plan-4, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 7 of 104.
8. Existing Conditions Plan-5, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 8 of 104.
9. Existing Conditions Plan-6, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 9 of 104.

10. Overall Demolition Plan, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 10 of 104.
11. Demolition Plan-1, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 11 of 104.
12. Demolition Plan-2, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 12 of 104.
13. Demolition Plan-3, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 13 of 104.
14. Demolition Plan-4, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 14 of 104.
15. Demolition Plan-5, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 15 of 104.
16. Demolition Plan-6, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 16 of 104.
17. Parcel Conveyance Plan, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 17 of 104.
18. Overall Site Plan, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 18 of 104.
19. Site Plan-1, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 19 of 104.
20. Site Plan-2, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 20 of 104.
21. Site Plan-3, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 21 of 104.
22. Site Plan-4, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 22 of 104.
23. Site Plan-5, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 23 of 104.
24. Site Plan-6, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 24 of 104.
25. Paving Plan, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 25 of 104.
26. Overall Grading Plan, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 26 of 104.
27. Grading Plan-1, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 27 of 104.
28. Grading Plan-2, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 28 of 104.
29. Grading Plan-3, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 29 of 104.
30. Grading Plan-4, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 30 of 104.
31. Grading Plan-5, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 31 of 104.

32. Grading Plan-6, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 32 of 104.
33. Drainage Plan-OA, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 33 of 104.
34. Drainage Plan-1, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 34 of 104.
35. Drainage Plan-2, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 35 of 104.
36. Drainage Plan-3, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 36 of 104.
37. Drainage Plan-4, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 37 of 104.
38. Drainage Plan-5, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 38 of 104.
39. Drainage Plan-6, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 39 of 104.
40. Overall Utility Plan, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 40 of 104.
41. Utility Plan-1, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 41 of 104.
42. Utility Plan-2, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 42 of 104.
43. Utility Plan-3, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 43 of 104.
44. Utility Plan-4, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 44 of 104.
45. Utility Plan-5, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 45 of 104.
46. Utility Plan-6, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 46 of 104.
47. Overall Landscape & PCSM Plan, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 47 of 104.
48. Landscape Plan & PCSM-1, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 48 of 104.
49. Landscape Plan & PCSM-2, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 49 of 104.
50. Landscape & PCSM Plan-3, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 50 of 104.
51. Landscape & PCSM Plan-4, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 51 of 104.
52. Landscape & PCSM Plan-5, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 52 of 104.
53. Landscape & PCSM Plan-6, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 53 of 104.

54. Overall Lighting Plan, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 54 of 104.
55. Lighting Plan-1, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 55 of 104.
56. Lighting Plan-2, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 56 of 104.
57. Lighting Plan-3, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 57 of 104.
58. Lighting Plan-4, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 58 of 104.
59. Lighting Plan-5, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 59 of 104.
60. Lighting Plan-6, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 60 of 104.
61. Overall Post Construction Stormwater Management Plan, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 61 of 104.
62. Post Construction Stormwater Management Plan-1, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 62 of 104.
63. Post Construction Stormwater Management Plan-2, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 63 of 104.
64. Post Construction Stormwater Management Plan-3, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 64 of 104.
65. Post Construction Stormwater Management Plan-4, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 65 of 104.
66. Post Construction Stormwater Management Plan-5, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 66 of 104.
67. Post Construction Stormwater Management Plan-6, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 67 of 104.
68. Overall Erosion and Sediment Control Plan, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 68 of 104.
69. Erosion and Sediment Control Plan-1, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 69 of 104.
70. Erosion and Sediment Control Plan-2, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 70 of 104.
71. Erosion and Sediment Control Plan-3, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 71 of 104.
72. Erosion and Sediment Control Plan-4, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 72 of 104.
73. Erosion and Sediment Control Plan-5, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 73 of 104.
74. Erosion and Sediment Control Plan-6, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 74 of 104.
75. Profile Plan - 1, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 75 of 104.

76. Profile Plan - 2, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 76 of 104.
77. Profile Plan - 3, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 77 of 104.
78. Profile Plan - 4, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 78 of 104.
79. Profile Plan - 5, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 79 of 104.
80. Profile Plan - 6, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 80 of 104.
81. Profile Plan - 7, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 81 of 104.
82. Profile Plan - 8, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 82 of 104.
83. Profile Plan - 9, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 83 of 104.
84. Profile Plan - 10, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 84 of 104.
85. Profile Plan - 10, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 85 of 104.
86. Site Details-1, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 86 of 104.
87. Site Details-2, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 87 of 104.
88. Utility Details-1, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 88 of 104.
89. Utility Details-2, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 89 of 104.
90. Utility Details-3, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 90 of 104.
91. Utility Details-4, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 91 of 104.
92. Landscape Details, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 92 of 104.
93. Lighting Details, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 93 of 104.
94. Erosion and Sediment Control Details-1, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 94 of 104.
95. Erosion and Sediment Control Details-2, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 95 of 104.
96. Erosion and Sediment Control Details-3, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 96 of 104.
97. Erosion and Sediment Control Notes, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 97 of 104.

98. Post Construction Stormwater Management Details-1, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 98 of 104.
99. Post Construction Stormwater Management Details-2, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 99 of 104.
100. Post Construction Stormwater Management Details-3, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 100 of 104.
101. Post Construction Stormwater Management Notes, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 101 of 104.
102. ADA Ramp Details-1, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 102 of 104.
103. ADA Ramp Details-2, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 103 of 104.
104. Overall Truck Turning Template, dated June 17, 2025 with latest revisions dated August 8, 2025, as sheet 104 of 104.

is approved as a final land development plan ("Final Plan") consistent with the Towamencin Township Subdivision and Land Development Ordinance conditioned upon completion/satisfaction of all of the provisions and conditions set forth in the following:

1. CKS Engineers, Inc. second final plan review letter dated September 4, 2025;
2. Bowman review letter dated September 5, 2025;

BE IT FURTHER RESOLVED, that the Final Plan approval is conditioned upon the following:

1. Compliance with all conditions and requirements set forth in the preliminary plan approval resolution (Resolution No. 25-28) pertaining to the land development.
2. All public/site improvements associated with the land development shall be constructed in conjunction with the Project.
3. Providing an extended school zone along Snyder Road to include the additional property on the eastern side of the site provided that the extension is approved by the Pennsylvania Department of Transportation,
4. Providing a crosswalk with appropriate warning signs/devices at the intersection of Bridle Path Drive and Sumneytown Pike in accordance with the recommendations in the letter from Bowman dated August 13, 2025, subject to specific location and configuration approval by the Pennsylvania Department of Transportation and the Montgomery County Department of Roads and Bridges.
5. Entering into a land development agreement in a form satisfactory to the Township Solicitor.

6. Entering into a written agreement addressing the perpetual maintenance responsibilities for the stormwater management facilities in a form satisfactory to the Township Solicitor.
7. Entering into a Landscape Covenant in a form satisfactory to the Township Solicitor, providing for the proper maintenance and, if needed, replacement of required landscaping.
8. Providing the following easements in a form satisfactory to the Township Solicitor:
 - a. Proposed sidewalk/trail easement along Sumneytown Pike,
 - b. Proposed grading and landscape easement on the adjacent property for the North Montco Technical Career Center, and
 - c. Proposed drainage easement for the watercourse within the property.
9. Submission of a copy of the approval from the Montgomery County Conservation District for the proposed Erosion & Sediment Control Plan and an NPDES Permit for Discharges Associated with Construction Activities from the Pennsylvania Department of Environmental Protection.
10. Submission of appropriate permits for the culvert extension at Sumneytown Pike from the Pennsylvania Department of Environmental Protection and the Montgomery County Department of Roads and Bridges.
11. Submission of a copy of the approval from the Pennsylvania Department of Transportation for the proposed improvements along Valley Forge Road (S.R. 0363)
12. Submission of a copy of the approval from the Montgomery County Department of Roads and Bridges for the improvements along Sumneytown Pike.
13. Submission of a copy of the approval from North Penn Water Authority for proposed modifications to the water system.
14. Submission of the Final Record Plans to the Township for recording at the Montgomery County Recorder of Deeds office.
15. Submission of an electronic copy of the Final Record Plans to the Township.
16. Provisions for all necessary as-built drawings for the Project.

BE IT FURTHER RESOLVED, the following provision of the Towamencin Township Stormwater Management Ordinance is being waived as follows:

1. Section 132-13.C.6 with regard to the requirement that the stormwater collection systems be designed to produce a maximum velocity shall be 15 feet per second is hereby waived for the pipe run connecting to the storm sewer in Sumneytown Pike subject to approval from the Montgomery County Department of Roads and Bridges.

WHEREAS, the above-noted waiver is granted contingent upon compliance with the information presented on the above-noted final land development plans;

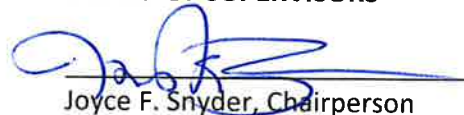
No waiver from any applicable provisions of the Towamencin Township Subdivision and Land Development Ordinance, the Towamencin Township Engineering Standards, the Towamencin Township Stormwater Management Ordinance, the Township Driveway Ordinance, the Towamencin Township Grading and Excavating Ordinance and the Township Streets, Curbs, and Sidewalks Ordinance are intended to be granted by virtue of this final plan approval unless such waiver requests are specifically granted herein. Any proposed design or construction on the plans which would otherwise require a waiver by the Board of Supervisors, and which has not been specifically granted hereby must be addressed for approval to the Board of Supervisors.

This approval is further conditioned upon the acceptance of the conditions contained herein by the applicant and his/her signifying his/her acceptance of these conditions by signing a copy of this Resolution and returning it to the Township.

In the event that said execution of the resolution is not delivered to the Township office by noon, October 22, 2025, it shall be deemed that the applicant does not accept these conditions and any approvals conditioned upon their acceptance of the conditions are revoked and the application shall be considered denied for the reasons set forth above and as authorized in Section 508 of the Municipalities Planning Code.

Adopted by the Towamencin Township Board of Supervisors on this 8th day of October 2025.

**TOWAMENCIN TOWNSHIP
BOARD OF SUPERVISORS**



Joyce F. Snyder, Chairperson

ATTEST:



Kofi Osei, Secretary

EXPRESS ACCEPTANCE OF THE TERMS AND CONDITIONS ABOVE:

North Penn School District

Date