



BOARD OF SUPERVISORS

WORKSHOP

AGENDA

July 10, 2018

4:00 p.m.

Packet Page #

- I. Executive Session – Legal
- II. Call to Order
 - A. Pledge of Allegiance
 - B. Moment of Silence
 - C. Inquire If Any Attendee Plans to Audio or Video Record the Meeting
- III. Jankowski Tract Land Development Plan
Project update; discuss lighting and cul-de-sac elements.
- IV. Open Session
- V. Next scheduled Workshop: August 14, 2018
- VI. Adjournment

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UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: BOARD OF SUPERVISORS
Cary Vargo, Township Manager

FROM: Gwen Jonik, Township Secretary

RE: Zoning Hearing Board Vacancy -- Candidate

DATE: July 6, 2018

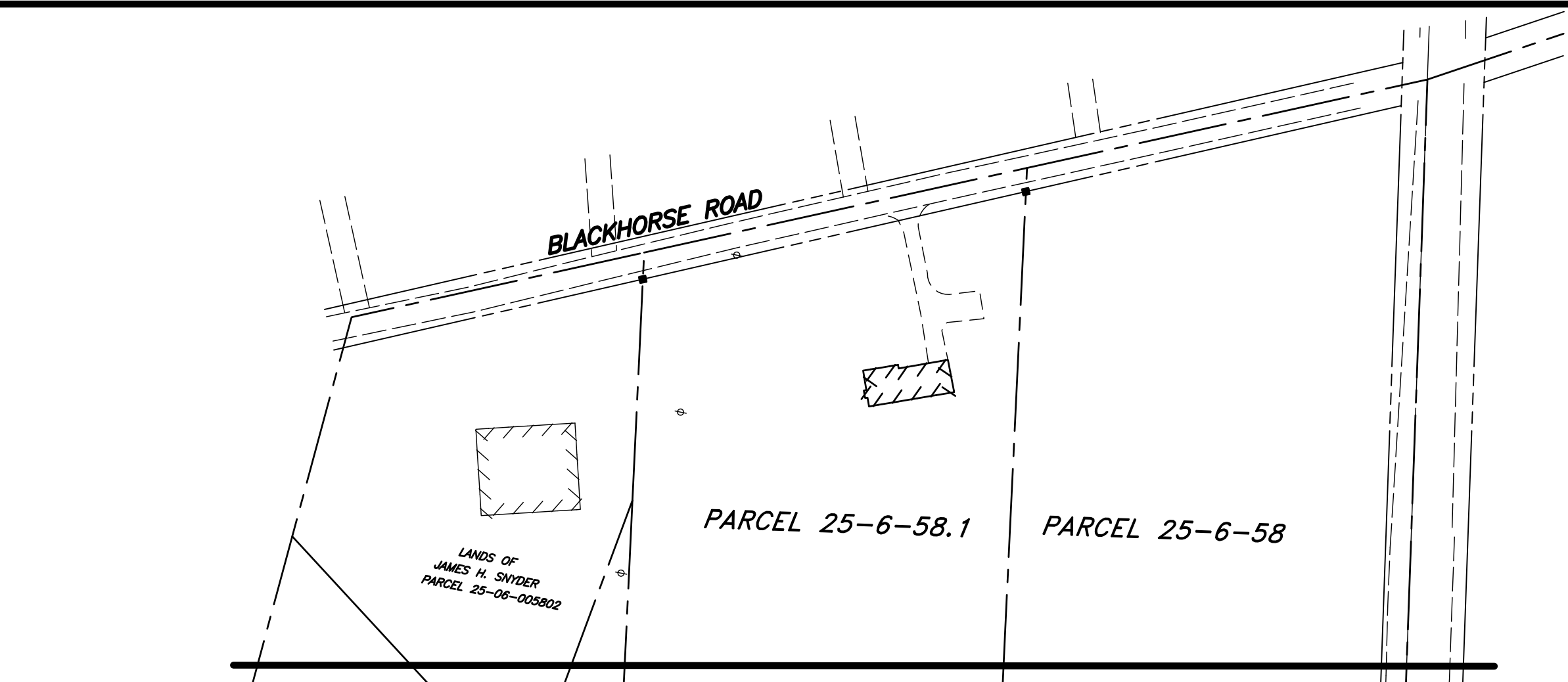
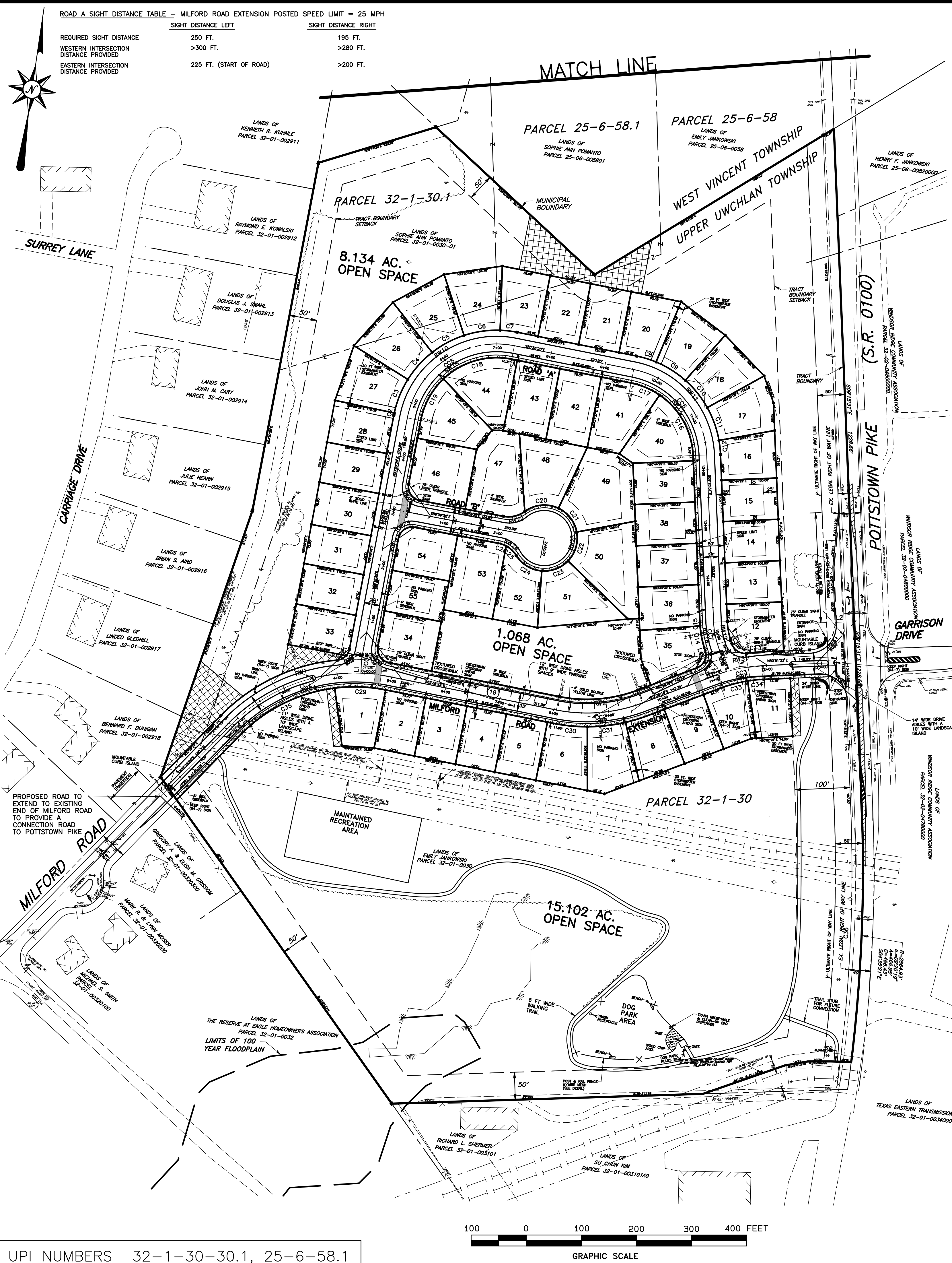
The Township Zoning Hearing Board (ZHB) currently has 1 vacancy.

Two residents expressed interest in filling the vacancy. Cliff Schultz, ZHB Chair, and members Ray Stubbs and Jim Greaney, met with both candidates and have recommended Lauren Cortesi for appointment.

Ms. Cortesi and Cliff Schultz are available and scheduled to meet with the Board at 4:00 PM Tuesday, July 10, 2018, to discuss her interest in serving as Alternate Member of the ZHB.

If all are in agreement that Ms. Cortesi should be appointed, the Board may announce her appointment during your July 16, 2018, 7:00 pm Meeting.

A term on the Zoning Hearing Board is 3 years. Ms. Cortesi would be filling a mid-term vacancy, and the term would expire December 31, 2019.



OPEN SPACE SUMMARY

F-1 FLEXIBLE DEVELOPMENT OVERLAY DISTRICT

OPEN SPACE REQUIREMENTS:

| | |
|---|-------------------------|
| MINIMUM REQUIRED OPEN SPACE = PER Z.O. SECTION 200-72.D.(1).(c) | 40% OF GROSS TRACT AREA |
| GROSS TRACT AREA | 40.655 AC |
| MINIMUM REQUIRED OPEN SPACE (40%) | 16.262 AC |

TOTAL PROPOSED OPEN SPACE

| | |
|---------------------------|-----------|
| TOTAL OPEN SPACE PROVIDED | 24.321 AC |
|---------------------------|-----------|

NET OPEN SPACE DETERMINATION

| | |
|----------------------------|------------------------|
| TOTAL OPEN SPACE AREA | = 24.321 ACRES |
| AREA LESS THAN 100 FT WIDE | = 0.677 ACRES |
| TOTAL AREA TO BE DEDUCTED | = 0.677 ACRES |
| NET OPEN SPACE AREA | = 23.644 ACRES, 58.16% |

RESTRICTED OPEN SPACE

| | |
|---|--|
| REQUIRED = 15% MIN. OF GROSS TRACT AREA | |
| = 15% X 40.655 ACRES | |
| = 6.098 ACRES | |

AREAS TO BE DEDUCTED FROM COUNTING TOWARDS RESTRICTED OPEN SPACE

| | |
|-----------------------|-------------------------------------|
| IMPERVIOUS SURFACE | 0.29 ACRES |
| FLOOD HAZARD AREA | 0.39 ACRES (NOT INCLUDING WETLANDS) |
| WETLANDS | 0.69 ACRES |
| >25% SLOPES | 0 |
| SEWAGE TREATMENT AREA | 0 |
| TOTAL AREA DEDUCTED | 1.37 ACRES |
| TOTAL QUALIFYING AREA | 22.15 ACRES |

ZONING DATA

ZONING DISTRICT: R-2, F-1 FLEXIBLE DEVELOPMENT OVERLAY

| | REQUIRED | PROPOSED |
|---|-------------------|---------------------------|
| REQUIREMENTS | | |
| MINIMUM LOT SIZE | | 7,500 SF |
| MINIMUM LOT WIDTH | | 75 FT TYPICAL |
| MINIMUM LOT DEPTH | | 100 FT |
| MINIMUM BUILDING SEPARATIONS | 20 FT | >20 FT |
| MINIMUM FRONT YARD (TO CARTWAY) (TO SIDEWALK) | 25 FT | 25/30.67 FT |
| MINIMUM SIDE YARD (MIN/ACCR) | 5 FT/20 FT | 10 FT/20 FT |
| BUILDING SEPARATION | | 50 FT |
| MINIMUM REAR TO REAR OR REAR TO SIDE | | 50 FT |
| MAXIMUM IMPERVIOUS COVERAGE | 45% | <45% |
| LOTS >7,000 SF | | |
| TRACT PERIMETER SETBACK | 50 FT | 50 FT |
| TRACT BOUNDARY (MIN) | 100 FT | 100 FT |
| MINIMUM PARKING RATIO | 3 SPACES PER D.U. | 3 MINIMUM SPACES PER D.U. |

DENSITY CALCULATIONS

F-1 FLEXIBLE DEVELOPMENT OVERLAY DISTRICT

| | |
|---|------------------------------------|
| GROSS TRACT AREA | 40.655 AC (UPPER UWCHLAN TOWNSHIP) |
| CALCULATION OF NET TRACT AREA | |
| GROSS TRACT AREA LESS EXISTING ROAD RIGHTS OF WAY, 75% OF WETLAND AREAS, FLOODPLAINS, AREA IN WEST VINCENT AND EXISTING EASEMENTS AND RIGHTS OF WAY | |
| GROSS TRACT AREA | 40.655 AC |
| EXISTING ROAD RIGHT OF WAY | (-)30.776 AC |
| BASE TRACT AREA | 39.879 AC |
| 75% OF WETLAND & FLOODPLAIN | (-)30.810 AC |
| EXISTING EASEMENTS | (-)32.694 AC |
| PROHIBITIVE SLOPES | 0 AC |
| NET TRACT AREA | 36.175 AC |
| REQUIRED OPEN SPACE | 16.262 AC |
| + 40% x GROSS TRACT AREA | |
| PROVIDED OPEN SPACE (NET) | 23.644 AC |
| % NET OPEN SPACE PROVIDED | 58.16% |

DENSITY CALCULATION:

| | |
|--------------|---------------------------------------|
| BASE DENSITY | 1.1 D.U. x NTA (1.1 D.U. x 36.175 AC) |
| | 40 D.U. |

BONUS DENSITY:

+BONUS FOR O.S. (18.16% ADDITIONAL O.S.x2 = 36.32% x 40 DU = 15 DU)

| | |
|-----------------------------|---------|
| 15 D.U. | |
| TOTAL NUMBER D.U. PERMITTED | 55 D.U. |
| TOTAL NUMBER D.U. PROPOSED | 55 D.U. |

- GENERAL NOTES**
- IT IS PROPOSED TO DEVELOP THE 40.655 ACRE TRACT TO PROVIDE 55 SINGLE FAMILY HOMES.
 - THE LOTS WILL BE SERVED WITH THE PUBLIC WATER AND SANITARY SEWER SYSTEMS.
 - THE PROPOSED INTERNAL ROADS ARE PROVIDED WITH A 28 FOOT WIDE CARTWAY. A WAIVER OF THE SLOD CODE WILL BE REQUESTED FOR CONSIDERATION.
 - THE ELECTRIC TRANSMISSION LINE ALONG THE WESTERN PORTION OF THE TRACT DOES NOT HAVE AN EASEMENT ASSOCIATED WITH IT. IT IS PROPOSED TO BE RELOCATED.
 - THE PROPOSED OPEN SPACE AREA WILL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION THAT WILL BE CREATED FOR THE PROPOSED COMMUNITY. OPEN SPACE MANAGEMENT IS NOTED ON THE OPEN SPACE PLAN. THE OPEN SPACE WILL NOT BE OPEN TO THE GENERAL PUBLIC WITH THE EXCEPTION OF PUBLIC USE OF THE WALKING PATH.
 - THE PROPOSED ROADS WILL BE OFFERED FOR DEDICATION TO UPPER UWCHLAN TOWNSHIP. THE LANDSCAPE ISLANDS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE ULTIMATE RIGHT OF WAY ALONG POTSTOWN PIKE IS OFFERED FOR DEDICATION TO PADOT AND/OR THE TOWNSHIP IN PERPETUITY AT NO COST.
 - A BOUNDARY SURVEY WAS PERFORMED BY EDWARD B. WALSH & ASSOCIATES IN JULY 2016. A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY WAS REVIEWED FOR ANY ENCROACHMENTS OR EASEMENTS LOCATED IN THE PARCELS PROPOSED FOR DEVELOPMENT. SURVEY DATUM = NAD83, BENCHMARK = SAN SEWER MH IN MILFORD RD. ELEV. 516.56.
 - THE EXISTING FEATURES AND TOPOGRAPHY WERE SURVEYED BY HORIZON ENGINEERING IN 2004 AND SUPPLEMENTED WITH ADDITIONAL SURVEYING PERFORMED BY EDWARD B. WALSH & ASSOCIATES IN OCTOBER 2017.
 - THE SOILS BOUNDARIES AND CLASSIFICATIONS NOTED ARE TAKEN FROM THE USDA SOIL SURVEY MAPPING.
 - A WETLAND DELINEATION WAS PERFORMED BY EDWARD B. WALSH & ASSOCIATES IN JUNE 2017.
 - THE SITE CONTAINS AN AREA CONTAINED IN THE 100 YEAR FLOODPLAIN AS SHOWN ON FIRM 42029C0090G, EFFECTIVE 9/29/17.
 - A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (PL 1242, No. 428) KNOWN AS THE "STATE HIGHWAY LAW", FOR THE INTERSECTION WITH POTSTOWN PIKE.
 - CONCRETE MONUMENTS TO BE SET AT TRACT CORNERS AND ALONG PROPOSED RIGHTS OF WAY AT LOCATIONS WITH THE "S" SYMBOL. IRON PINS TO BE SET AT ALL PROPOSED LOT CORNERS AT THE LOCATIONS WITH THE "C" SYMBOL.
 - AN AS-BUILT SURVEY OF ALL STORMWATER MANAGEMENT FACILITIES MUST BE PERFORMED AND PROVIDED TO THE TOWNSHIP. ANY DISCREPANCIES BETWEEN THE AS-BUILT AND DESIGN MUST BE ADDRESSED.
 - STORM WATER MANAGEMENT INFORMATION:
THE STORM WATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN HAVE BEEN DESIGNED ASSUMING AN IMPERVIOUS SURFACE OF 3,375 SQ. FT. OF IMPERVIOUS COVER. COVER FOR EACH LOT OVER THE EXISTING COVER. EXCESSIVE ADDITIONAL STORMWATER MANAGEMENT PROVISIONS AND CALCULATIONS WILL BE REQUIRED AND WILL BE SUBMITTED AND APPROVED BY THE TOWNSHIP ENGINEER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 - ANY/ALL STORM WATER CONVEYANCE SYSTEM(S) AND DETENTION FACILITIES SHOWN ON THESE PLANS ARE A BASIC AND PERPETUAL PART OF THE STORM WATER MANAGEMENT SYSTEM FOR THIS TOWNSHIP, AND, AS SUCH, ARE TO BE PROTECTED, MAINTAINED AND PRESERVED IN ACCORDANCE WITH THE APPROVED FINAL PLAN. THE TOWNSHIP AND/OR ITS AGENTS MAY RESERVE THE PRIVILEGE TO ENTER UPON SUCH LANDS FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF SAID STORM WATER MANAGEMENT FACILITIES IN ORDER TO DETERMINE THAT THE STRUCTURAL DESIGN AND INTEGRITY ARE BEING MAINTAINED PROPERLY.
 - NOTHING SHALL BE PERMITTED TO BE SET ON, PLACED OR PLANTED WITHIN, THE AREA OF ANY UTILITY OR STORMWATER EASEMENT EXCEPT LAWNS OR SUITABLE LOW GROUND COVER.
 - THE FEATURES TO BE PROVIDED IN THE PROPOSED DOG PARK ARE NOTED ON THE DETAILS SHEETS.
 - UPON COMPLETION OF OTHER CONSTRUCTION, THE ENTIRE AMOUNT OF TOPSOIL STRIPPED SHALL BE REPLACED ON THE SITE, NO TOPSOIL SHALL BE DISPOSED OF, BY SALE OR OTHERWISE, OFF THE SITE OF THE CONSTRUCTION.
 - NO COMMERCIAL VEHICLES MAY BE PARKED FOR EXTENDED PERIODS ALONG THE PROPOSED ROADS.
 - ALL ROAD MARKINGS MUST BE HOT THERMOPLASTIC.
 - THE PROPOSED SANITARY SEWER IMPROVEMENTS ARE TO BE OFFERED FOR DEDICATION TO UPPER UWCHLAN TOWNSHIP MUNICIPAL AUTHORITY.
 - THE PROPOSED ROADS WILL HAVE SPEED LIMITS SIGNS INSTALLED NOTED AT 25 MPH SPEED LIMIT.
 - ALL SIGHT DISTANCE OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO EMBANKMENTS AND VEGETATION) SHALL BE REMOVED BY THE PERMITTEE TO PROVIDE A MINIMUM OF 250 FEET OF CONTINUOUS SIGHT DISTANCE TO THE LEFT AND 195 FEET OF CONTINUOUS SIGHT DISTANCE TO THE RIGHT FOR A DRIVER EXITING THE PROPOSED ROAD A, ONTO THE MILFORD ROAD EXTENSION. THE DRIVER MUST BE CONSIDERED TO BE POSITIONED 10' FROM THE NEAR EDGE OF THE CLOSEST THROUGH TRAVEL LANE (FROM THE CURBLINE IF CURBING IS PRESENT) AT AN EYE HEIGHT OF THREE FEET-SIX INCHES (3'-6") ABOVE THE PAVEMENT SURFACE. THE POINT SIGHTED BY THE EXITING DRIVER SHALL BE THREE FEET-SIX INCHES (3'-6") ABOVE THE PAVEMENT SURFACE LOCATED IN THE CENTER OF THE CLOSEST HIGHWAY OR ROAD DESIGNATED FOR USE BY APPROACHING TRAFFIC. THIS SIGHT DISTANCE SHALL BE MAINTAINED BY THE HOA.

CERTIFICATE OF CONFORMANCE

I hereby certify that to the best of my knowledge, these plans are in conformity with engineering, zoning, building, sanitation and other applicable township ordinances and regulations.

Adam J. Brower, P.E.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE WAIVER REQUESTS

- SECTION 162-33.J: A WAIVER IS REQUESTED TO ALLOW THE DRIVEWAYS FOR FIVE LOTS ACCESS THE CUL-DE-SAC VERSUS THE MAXIMUM OF FOUR PERMITTED BY CODE.

SHEET INDEX

| | |
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LOCATION MAP
SCALE: 1"=2000'

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER

SS: _____

On the _____ day of _____ A.D. 20____ before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____ who personally appeared _____ who acknowledges himself to be the _____ and that as such to do so, he executed the foregoing plan by signing his name by himself as _____ that he is the owner of the designated land, that necessary approval of the plan has been obtained and is endorsed thereon and that he desires that the foregoing plan may be duly recorded.

Notary Public _____

My Commission Expires _____

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER

SS: _____

On the _____ day of _____ A.D. 20____ before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____ who personally appeared _____ who acknowledges himself to be the _____ and that as such to do so, he executed the foregoing plan by signing his name by himself as _____ that he is the owner of the designated land, that necessary approval of the plan has been obtained and is endorsed thereon and that he desires that the foregoing plan may be duly recorded.

Notary Public _____

My Commission Expires _____

REVIEWED by the Planning Commission of Upper Uwchlan Township, Chester County, Pa., this _____ day of _____, 20____.

APPROVED by the Board of Supervisors of Upper Uwchlan Township, Chester County, Pa., this _____ day of _____, 20____.

REVIEWED by the Chester County Planning Commission this _____ day of _____, 20____.

Secretary _____

APPROVED by the Upper Uwchlan Township Engineer; _____

Date _____

Recorded in the Office of the Recorder of Deeds of Chester County at West Chester, Pennsylvania in the Plan book _____ Page _____ on the _____ day of _____, 20____.

(Deputy) Recorder of Deeds _____

RECORD OWNER
PARCEL 32-1-30
HENRY JANKOWSKI
R.D. 2 BOX 217
CHESTER SPRINGS, PA 19425

PARCELS 32-1-30.1 & 25-6-58.1
SOPHIE ANN & DAVID POMANTO
289 BLACK HORSE ROAD
CHESTER SPRINGS, PA 19425

EQUITABLE OWNER/APPLICANT
BLACK HORSE ELU, LLC
485 DEVON PARK DRIVE
WAYNE, PA 19087
484-588-5035

PRELIMINARY/FINAL PLAN OVERALL TITLE PLAN

3. 5-18-18 REVISED PER TWP. ENGINEER LETTER DATED 3-2-18.

2. 9-8-17 REVISED PER TWP. ENGINEER LETTER DATED 9-8-17.

1. 8-18-17 REVISED ROADWAY IMPROVEMENTS.

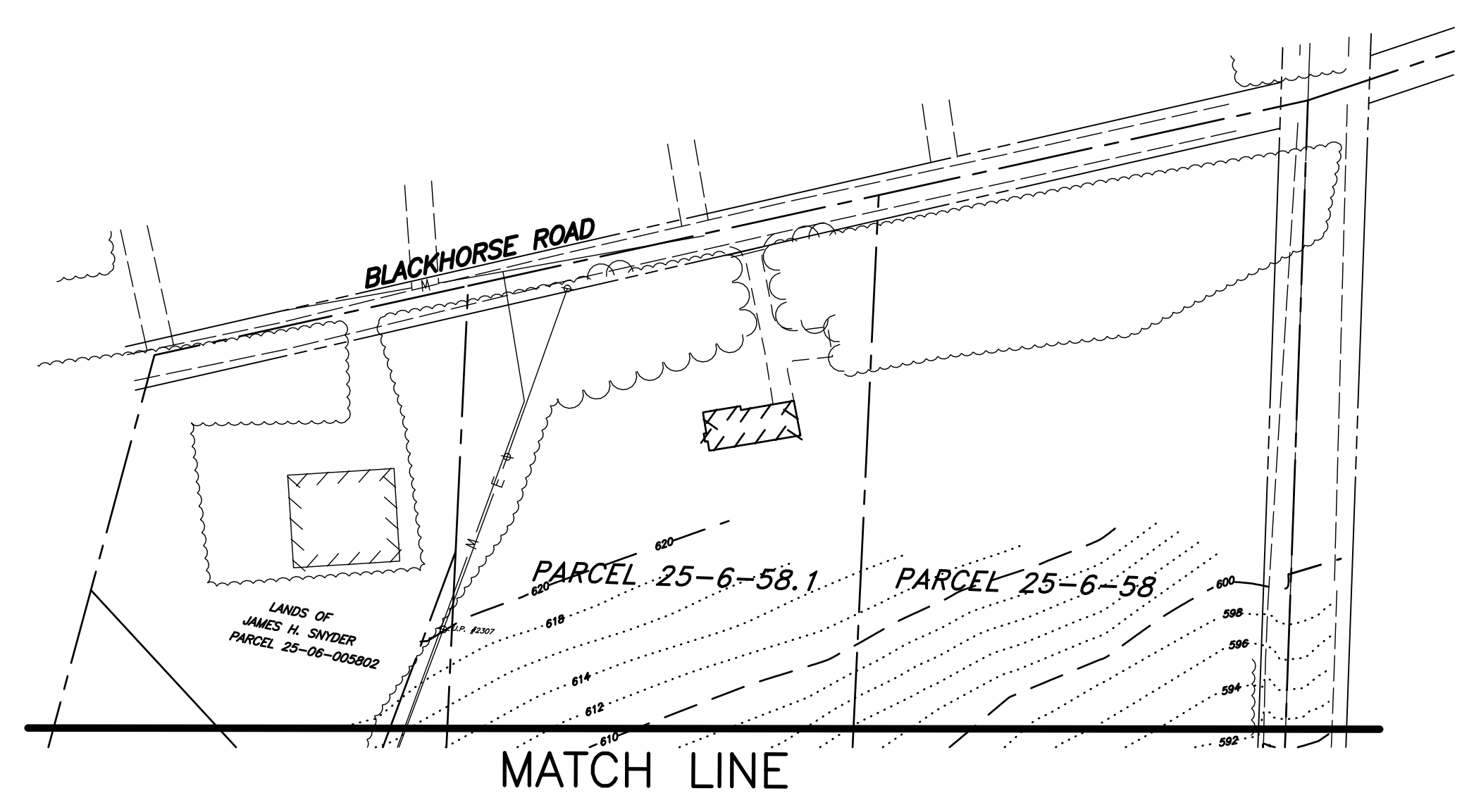
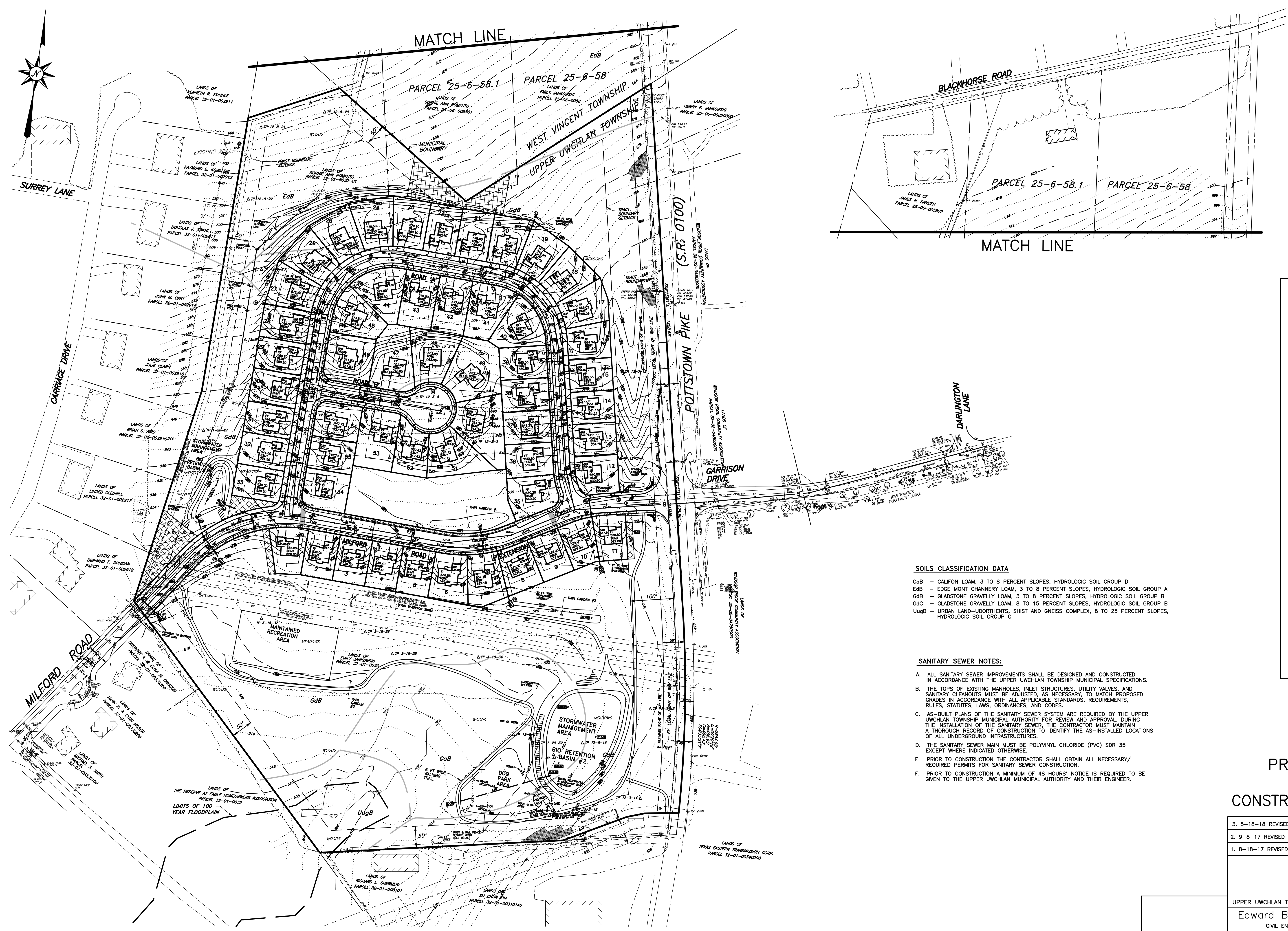
SUBDIVISION PLAN FOR JANKOWSKI TRACT

UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
LIONVILLE PROFESSIONAL CENTER
125 Dowlan Forge Rd.
Exton, Pennsylvania 19341
Phone: 610-903-0060
Fax: 610-903-0080

Project- 4272
Date- 8-8-17
Scale- 1"= 100'
Drawn- SLM
Checked- AJB
Sheet- 1 OF 28

Plotted: 5/18/2018 File: F:\JB\4272\4272-B4.pro



| LEGEND | |
|--------|-----------------------------------|
| --- | EXISTING INDEX CONTOUR |
| --- | EXISTING INTERIOR CONTOUR |
| --- | PROPOSED CONTOUR |
| --- | PROPOSED SPOT ELEVATION |
| --- | EXISTING INLET |
| --- | PROPOSED INLET |
| --- | EXISTING STORM SEWER PIPE |
| --- | PROPOSED STORM SEWER PIPE |
| --- | EXISTING STORM MANHOLE |
| --- | PROPOSED STORM MANHOLE |
| --- | EXISTING SANITARY MANHOLE |
| --- | PROPOSED SANITARY MANHOLE |
| --- | EXISTING SANITARY SEWER PIPE |
| --- | PROPOSED SANITARY SEWER PIPE |
| --- | EXISTING GAS LINE |
| --- | EXISTING ELECTRIC LINE |
| --- | PROPOSED MONUMENT |
| --- | EXISTING WATER LINE |
| --- | PROPOSED WATER LINE |
| --- | PIPELINE |
| --- | EASEMENT BOUNDARY |
| --- | SOILS LINE |
| --- | EXISTING EDGE PAVEMENT |
| --- | EXISTING CURB |
| --- | PROPOSED CURB |
| --- | EXISTING SIGN |
| --- | PROPOSED SIGN |
| --- | PROPOSED D-W ENDWALL |
| --- | WETLANDS BOUNDARY LINE |
| --- | LIMITS OF 100 YEAR FLOODPLAIN |
| --- | EXISTING EDGE OF WOODLANDS |
| --- | PRECAUTIONARY SLOPES 15% - 25% |
| --- | EXISTING STRUCTURE |
| --- | PROPOSED BUILDING |

SOILS CLASSIFICATION DATA

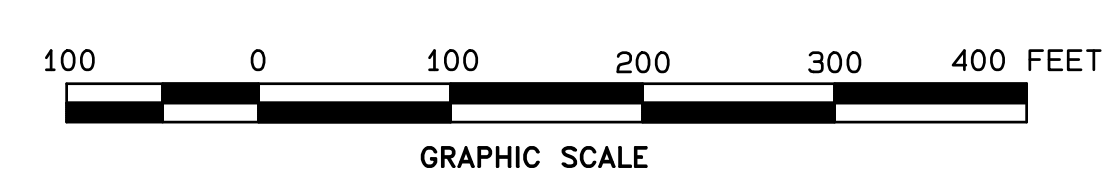
CaB - CALIFON LOAM, 3 TO 8 PERCENT SLOPES, HYDROLOGIC SOIL GROUP D
EdB - EDGE MONT CHANNERY LOAM, 3 TO 8 PERCENT SLOPES, HYDROLOGIC SOIL GROUP A
GdB - GLADSTONE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES, HYDROLOGIC SOIL GROUP B
GdC - GLADSTONE GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, HYDROLOGIC SOIL GROUP B
UuGB - URBAN LAND-UDORTHERENTS, SHIST AND GNEISS COMPLEX, 8 TO 25 PERCENT SLOPES, HYDROLOGIC SOIL GROUP C

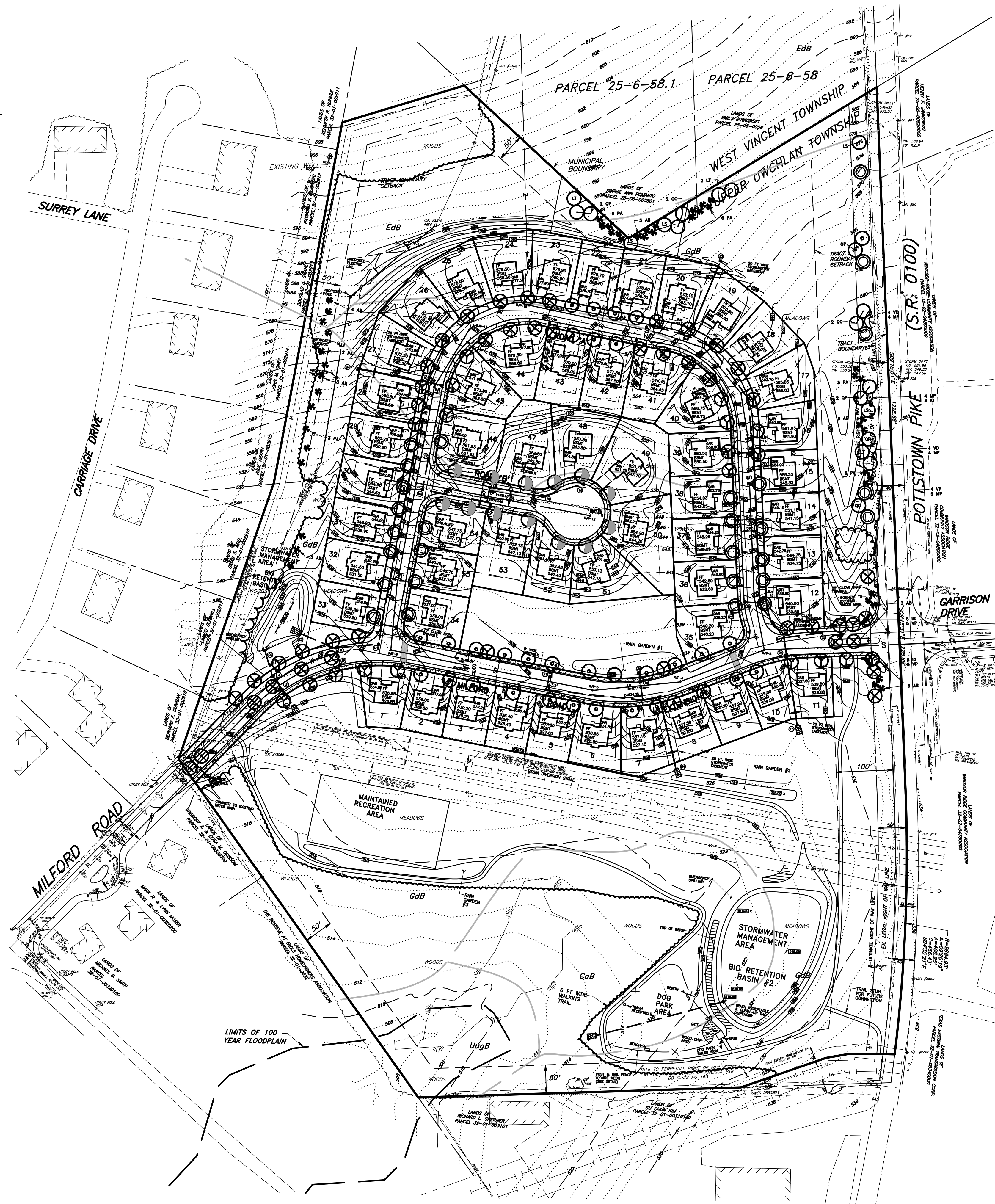
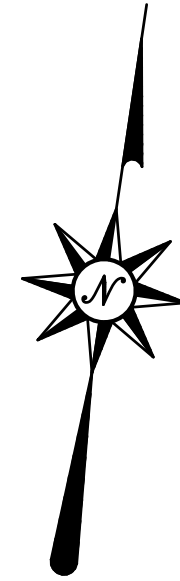
- SANITARY SEWER NOTES:**
- A. ALL SANITARY SEWER IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE UPPER UWCHLAN TOWNSHIP MUNICIPAL SPECIFICATIONS.
 - B. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, UTILITY VALVES, AND SANITARY CLEANOUTS MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES, AND CODES.
 - C. AS-BUILT PLANS OF THE SANITARY SEWER SYSTEM ARE REQUIRED BY THE UPPER UWCHLAN TOWNSHIP MUNICIPAL AUTHORITY FOR REVIEW AND APPROVAL. DURING THE INSTALLATION OF THE SANITARY SEWER, THE CONTRACTOR MUST MAINTAIN A THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURES.
 - D. THE SANITARY SEWER MAIN MUST BE POLYVINYL CHLORIDE (PVC) SDR 35 EXCEPT WHERE INDICATED OTHERWISE.
 - E. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN ALL NECESSARY/REQUIRED PERMITS FOR SANITARY SEWER CONSTRUCTION.
 - F. PRIOR TO CONSTRUCTION A MINIMUM OF 48 HOURS' NOTICE IS REQUIRED TO BE GIVEN TO THE UPPER UWCHLAN MUNICIPAL AUTHORITY AND THEIR ENGINEER.

PRELIMINARY/FINAL PLAN
OVERALL
CONSTRUCTION IMPROVEMENT PLAN

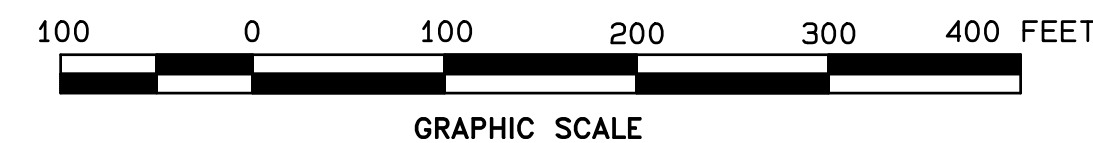
| | |
|--|-----------------|
| 3. 5-18-18 REVISED PER TWP. ENGINEER LETTER DATED 3-2-18. | |
| 2. 9-8-17 REVISED PER TWP. ENGINEER LETTER DATED 9-8-17. | |
| 1. 8-18-17 REVISED ROADWAY IMPROVEMENTS. | |
| SUBDIVISION PLAN FOR JANKOWSKI TRACT | |
| UPPER UWCHLAN TOWNSHIP CHESTER COUNTY, PA. | |
| Edward B. Walsh & Associates, Inc. CIVIL ENGINEERS & SURVEYORS | |
| LIONVILLE PROFESSIONAL CENTER 125 Dowlan Forge Rd. Eaton, Pennsylvania 19341 Phone: 610-903-0060 Fax: 610-903-0080 | |
| Plotted: 5/21/2018 File: F:\J\4272\4272-B4.pro | |
| Project-- 4272 | Date-- 8-8-17 |
| Scale-- 1"= 100' | Drawn-- SLM |
| Checked-- AIB | Sheet-- 6 OF 28 |

UPI NUMBERS 32-1-30-30.1, 25-6-58.1





UPI NUMBERS 32-1-30-30.1, 25-6-58.1



PRELIMINARY/FINAL PLAN
OVERALL
LANDSCAPE PLAN

- 3. 5-18-18 REVISED PER TWP. ENGINEER LETTER DATED 3-2-18.
- 2. 9-8-17 REVISED PER TWP. ENGINEER LETTER DATED 9-8-17.
- 1. 8-18-17 REVISED ROADWAY IMPROVEMENTS.

| | |
|---|------------------------------|
| SUBDIVISION PLAN FOR JANKOWSKI TRACT | |
| UPPER UWCHLAN TOWNSHIP | CHESTER COUNTY, PA. |
| Edward B. Walsh & Associates, Inc. | |
| CIVIL ENGINEERS & SURVEYORS | |
| LIONVILLE PROFESSIONAL CENTER | |
| 125 Dowlan Forge Rd. | |
| Eaton, Pennsylvania 19341 | |
| Phone: 610-903-0060 | |
| Fax: 610-903-0080 | |
| | |
| Plotted: 5/21/2018 | File: F:\JB\4272\4272-B4.pro |
| Project- 4272 | Date- 8-8-17 |
| Scale- 1"= 100' | Drawn- SLM |
| Checked- AJB | Sheet- 18 OF 28 |



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
March 8, 2018
Minutes
Approved

In Attendance:

Sally Winterton, Vice-Chair, Jim Shrimp, Brett Hand, Chad Adams, Jeff Smith, Bob Phillips, Jim Dewees, Mary Lou Lowrie, P.E. – Gilmore & Associates, Gwen Jonik, Planning Commission Secretary

Sally Winterton called the meeting to order at 7:31 p.m. as a quorum was present.

Sally Winterton introduced Jeff Smith, newly appointed Commission member, and made comment regarding how the Commission has evolved, with members having all types of careers, interests, length of Township residency and length of serving on the Commission.

Village at Byers Station (Parcel 5C) Commercial Lot 2 Amended Final PRD Plan. No representative was present at this time so Ms. Winterton advised we'll proceed with the agenda and return to this topic later.

Jankowski Property Preliminary/Final Subdivision-Land Development Plan

Adam Brower of E.B. Walsh and Bob Rosenthal of Envision Land Use were present to discuss the Township Consultants' March 2, 2018 review letter of the Preliminary/Final Subdivision-Land Development Plans dated August 8, 2017 and last revised September 8, 2017. Mr. Brower advised the Applicant will be able to address the majority of items in the review letter; however they'd like to discuss the following items that were of concern:

1. Requesting a waiver for more than 4 Lots on a cul de sac bulb. There are 5 Lots on the cul de sac, which has a total radius of 60' and they'll try to keep most of the driveways on the straightaway rather than the bulb. The Commission members were generally in favor of the waiver.
2. Mr. Brower clarified the sidewalk widths – they'll be 5' wide on the Milford Road extension (connector road) and 4' wide within the development.
3. Mr. Brower asked for input regarding lighting within the development. The Commission members recommended lighting at the sign for the community along Route 100, and at the entrances into the development but not within the houses or at the recreation area.
4. The Applicant will address with Gilmore the storm water management comments. There will be basins at the lower end of the parcel which will be dry most of the time, and a raingarden.
5. They are seeking both Preliminary and Final Plan Approval.
6. Parking is proposed on one side of the street, the outer edge. The Commission members suggested and Mr. Brower agreed that the Homeowners Association documents should state that no commercial vehicles shall be parked on the street.
7. The ultimate right-of-way for Route 100 will be added to the Plan.
8. The trail along Route 100 will run south from the Milford Road extension (connector road) and end at the southern boundary of the parcel. The Commission members agreed that the trail should not run to the north of the connector road.
9. The Commission members noted the consultants' review letter was lengthy, but the items weren't substantive. Mr. Brower advised the Plans would be easily revised to address all of the comments.

Jim Dewees moved, seconded by Jeff Smith, to recommend Preliminary and Final Approval with the Consultants' comments addressed. The Motion carried unanimously.

Approval of Minutes

Jeff Smith moved, seconded by Chad Adams, to approve as presented the minutes of the February 8, 2018 Planning Commission meeting. The Motion carried unanimously.

Village at Byers Station (Parcel 5C) Commercial Lot 2 Amended Final PRD Plan

No representative was present. Chad Adams moved, seconded by Jim Dewees, to accept the Plans for consultants' review. The Motion carried unanimously. Brief discussion noted there are several buildings proposed, which some members would favor being located closer to the existing roadway, and it appears there's a drive-through lane at the coffee shop, which they don't believe is allowed in the Village District.

Open Session

Gwen Jonik noted that the Commission meeting agendas posted on the website will include supporting documents, in the same manner as the Board of Supervisors' agendas. Commission members noted that some documents could be misinterpreted without the proper context.

Jim Dewees congratulated the Staff for receiving an award for the Township Newsletter.

Gwen Jonik advised the Struble Trail conditional use hearing scheduled for March 13, 2018 might not be held and may be continued.

Sally Winterton announced the next Planning Commission meeting is scheduled for April 12, 2018.

A neighbor of Eagleview Lot 1C asked about the next steps for that Plan. Chad Adams replied that a sketch plan was presented at the February meeting. A Land Development Plan has to be submitted and go through the land development approval process. If approved, they might be able to break ground by the end of the year.

Adjournment

Jeff Smith moved, seconded by Chad Adams, to adjourn the meeting at 8:31 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Township Secretary