



**UPPER UWCHLAN TOWNSHIP
PLANNING COMMISSION
AGENDA
July 12, 2018
7:30 p.m.**

Packet Page #

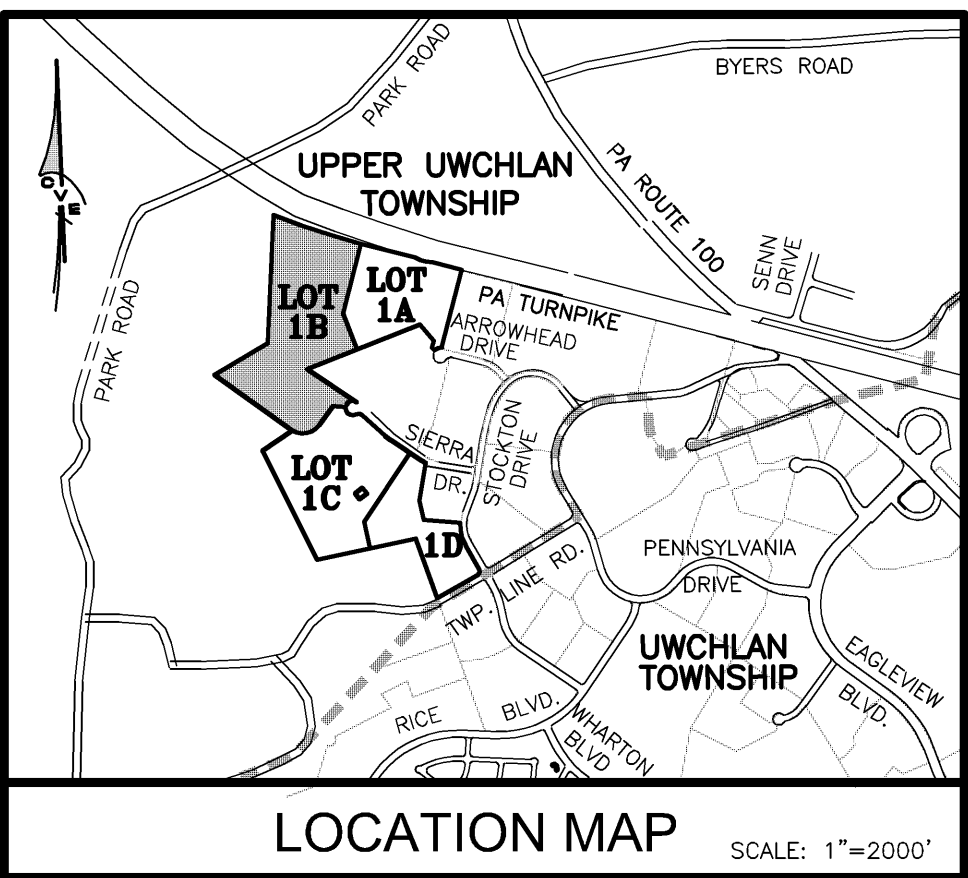
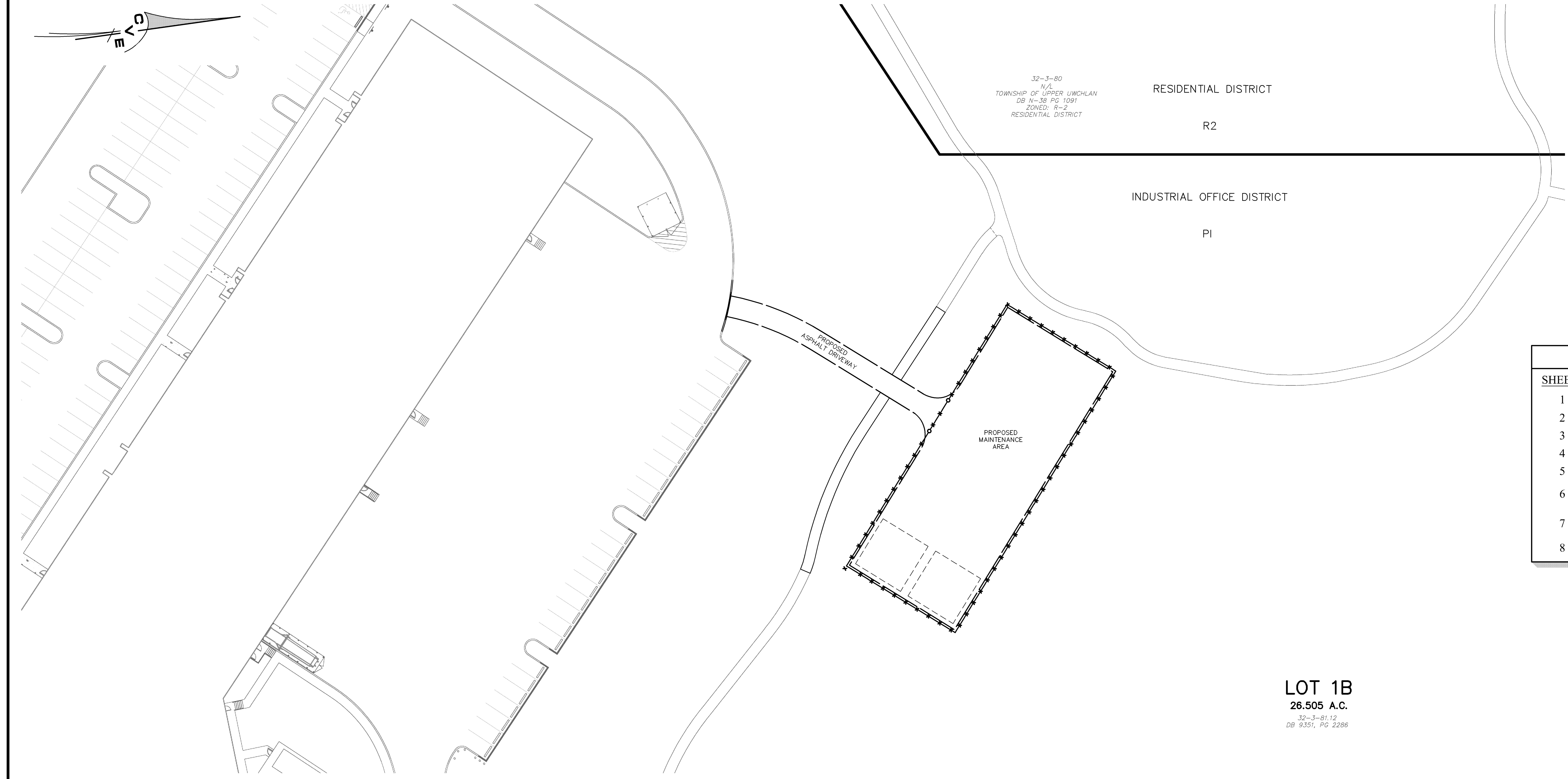
- I. Call To Order
- II. Eagleview Corporate Center Lot 1B Maintenance Area 2
Preliminary / Final Land Development Plan – Revised Plan
A Plan proposing construction of a paved area for two 900-SF storage enclosures and maintenance vehicle parking on Eagleview Corporate Center Lot 1B. Review Consultants' comments. Consider recommending Final Plan Approval to the Board of Supervisors.
- III. Subdivision, Land Development and Zoning Ordinances
Discuss the potential for a general review of ordinances.
- IV. Chester County Landscapes3 – draft Comprehensive Plan 16
Municipal Opportunity to Comment
- V. Approval of Minutes: June 14, 2018 Meeting 37
- VI. Open Session
- VII. Next Meeting Date: August 9, 2018 7:30 p.m.
- VIII. Adjournment

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

FOR

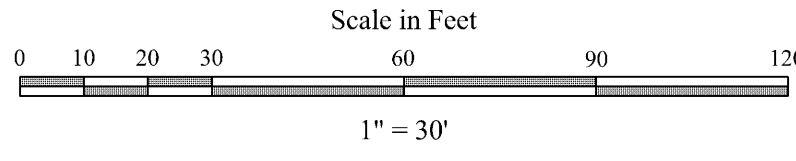
EAGLEVIEW LOT 1B - MAINTENANCE AREA

UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA



PLAN INDEX	
SHEETS	TITLE
1	COVER SHEET
2	OVERALL LOT PLAN
3	SITE LAYOUT PLAN
4	SITE ANALYSIS PLAN
5	CONSTRUCTION PLAN & DETAILS
6	EROSION & SEDIMENTATION CONTROL PLAN
7	EROSION & SEDIMENTATION CONTROL DETAILS
8	LANDSCAPING PLAN

LOT 1B
26.505 A.C.
32-3-81.12
DB 9351, PG 2286



COVER SHEET

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NOTE TO USER OF THESE PLANS:
UNIFORM PARCEL IDENTIFIER: 32 - 3 - 81.12

PENNSYLVANIA ACT 187 REQUIREMENTS
UNDERGROUND UTILITIES SERIAL NO. XXXXXXXXXXXX
CHESTER VALLEY ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES CHESTER VALLEY ENGINEERS, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.
EXCAVATIONS, TRENCHING, AND SHORING
ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PUBLICATIONS OR THE LATEST REVISIONS THEREOF:
(1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2207) SUBPART "F", PART 1926/1910 - "EXCAVATIONS, TRENCHING AND SHORING";
(2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

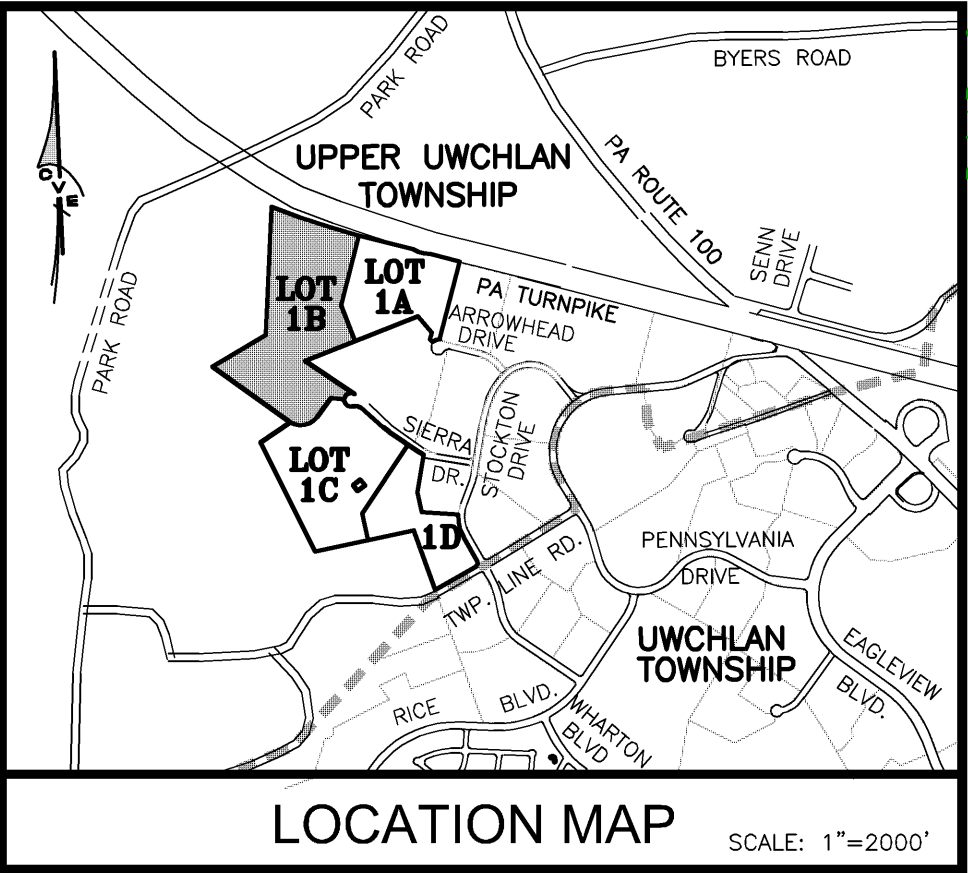
SEE SHEET 1 FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER: XXXXXXXX













PROJECT NO. 11960-1B	
F.B.	
SCALE 1" = 30'	DATE 03/26/18
DRAWN BY N.A.H.	CHECKED BY J.M.H.
DRAWING	

PROPOSED MAINTENANCE AREA	
FOR EAGLEVIEW LOT 1B	
THE HANKIN GROUP	
UPPER UWCHLAN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA	

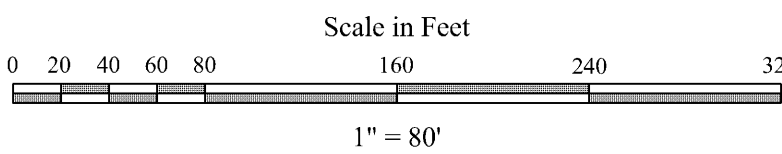
RELOCATED MAINTENANCE AREA ADJACENT TO SUNOCO PIPELINE EASEMENT	
1	6/14/18
NO.	DATE
REVISION	



LEGEND

	EXISTING BUILDINGS
	EXISTING CURB
	EXISTING WETLAND
	EXISTING STREAM
	EXISTING IRON PIN
	EXISTING MONUMENT
	EXISTING TRACT BOUNDARY
	EXISTING EASEMENT
	PROPOSED CURB
	PROPOSED DEPRESSED CURB
	PROPOSED EDGE OF PAVING
	PROPOSED FENCE

<u>CURVE TABLE</u>					
<u>CURVE</u>	<u>RADIUS, FT.</u>	<u>LENGTH, FT.</u>	<u>CHORD, FT.</u>	<u>BEARING</u>	<u>DELTA</u>
C4	60.00	260.41	99.09	S13°07'35"W	248°40'35"
C4A	60.00	8.85	8.84	N46°45'44"W	8°27'12"
C4B	60.00	251.56	103.81	S08°53'59"W	240°13'22"



OVERALL LOT PLAN

1	6/14/18	RELOCATED MAINTENANCE AREA ADJACENT TO SUNOCO PIPELINE EASEMENT
NO.	DATE	REVISION

PROPOSED MAINTENANCE AREA FOR EAGLEVIEW LOT 1B



ChesterValley
ENGINEERS, INC.

PROJECT NO.
11960-1B

SCALE 1" = 80'	DATE 03/26/18	DRAWN BY N.A.H.	CHECKED BY J.M.H.	DRAWING
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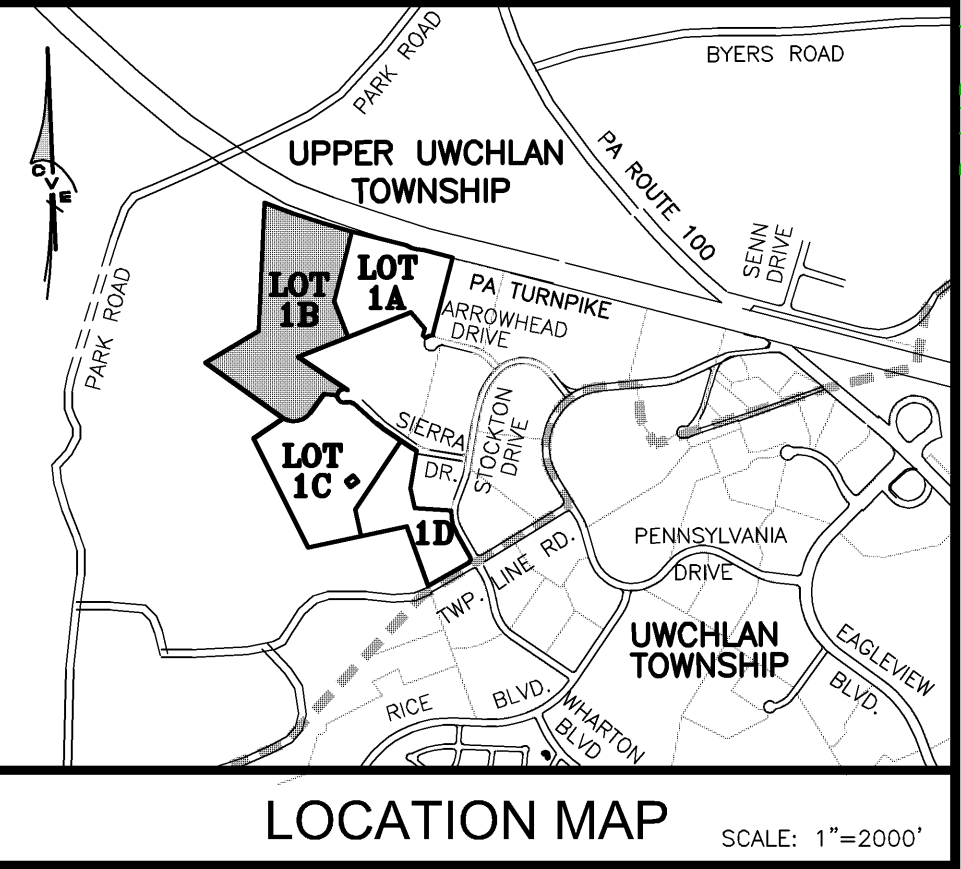
SHEET 2 OF 8

WMA LOT TRNGO 20 3RDYK-----WMA LOT TRNGO 20 1STERS V30GCMCMENWJ20114-(0951/0007-30)2

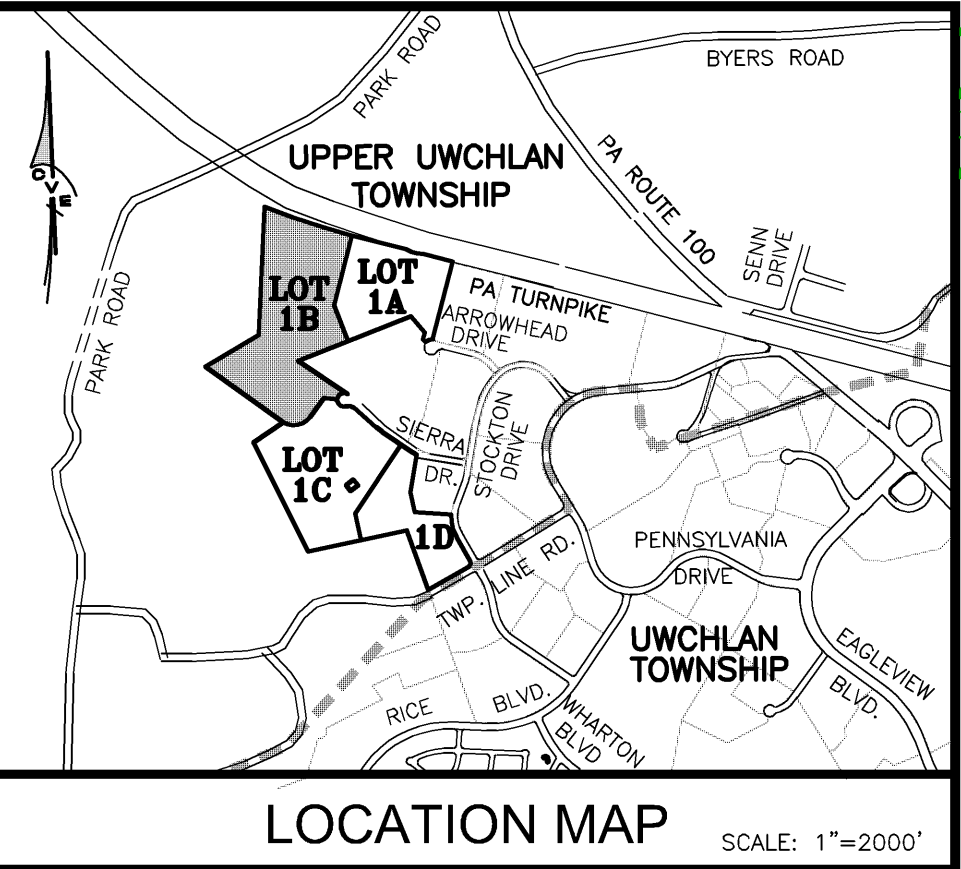
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UNIFORM PARCEL IDENTIFIER: 32 - 3 - 8112

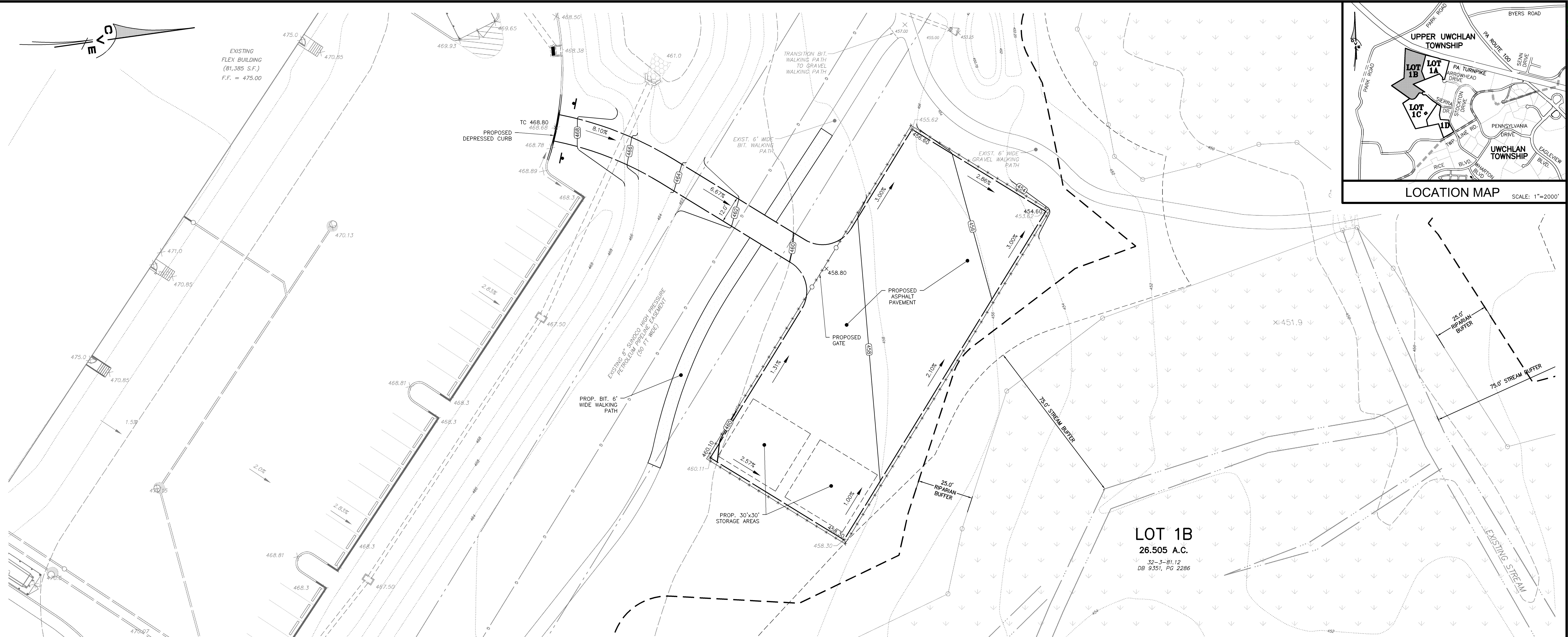


SHEET 3 OF 8

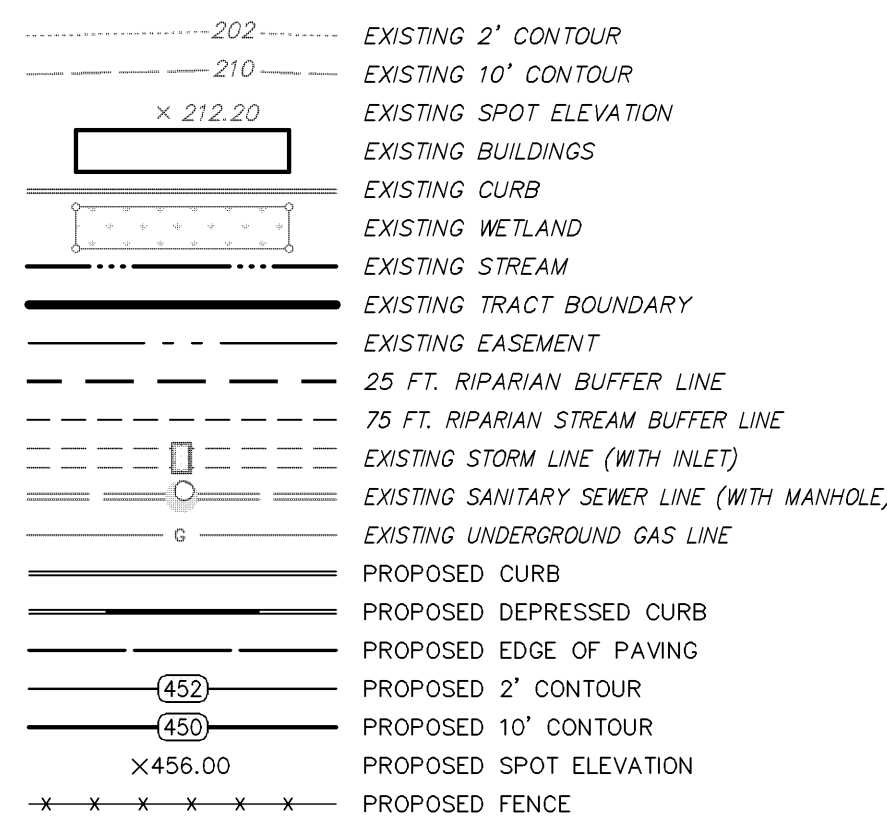


SHEET 4 OF 8

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THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF CONSTRUCTION.</p> <p>EXCAVATIONS, TRENCHING, AND SHORING</p> <p>ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION AND HIGHWAY ADMINISTRATION PUBLICATIONS OF THE LATEST REVISIONS THEREOF:</p> <p>(1) "EXCAVATIONS AND TRENCHING OPERATIONS" (PSHA 2209) DATED 1992, SUPPLEMENT "P", PAGES 1026-1031 - "EXCAVATIONS, TRENCHING AND SHORING";</p> <p>(2) "EXCAVATIONS AND TRENCHING OPERATIONS" (PSHA 2209) DATED 1992, SUPPLEMENT "P", PAGES 1026-1031 - "EXCAVATIONS, TRENCHING AND SHORING";</p> <p>(3) "EXCAVATIONS AND TRENCHING OPERATIONS" (PSHA 2209) DATED 1992, SUPPLEMENT "P", PAGES 1026-1031 - "EXCAVATIONS, TRENCHING AND SHORING";</p> <p>(4) "EXCAVATIONS AND TRENCHING OPERATIONS" (PSHA 2209) DATED 1992, SUPPLEMENT "P", PAGES 1026-1031 - "EXCAVATIONS, TRENCHING AND SHORING";</p> <p>(5) "EXCAVATIONS AND TRENCHING OPERATIONS" (PSHA 2209) DATED 1992, SUPPLEMENT "P", PAGES 1026-1031 - 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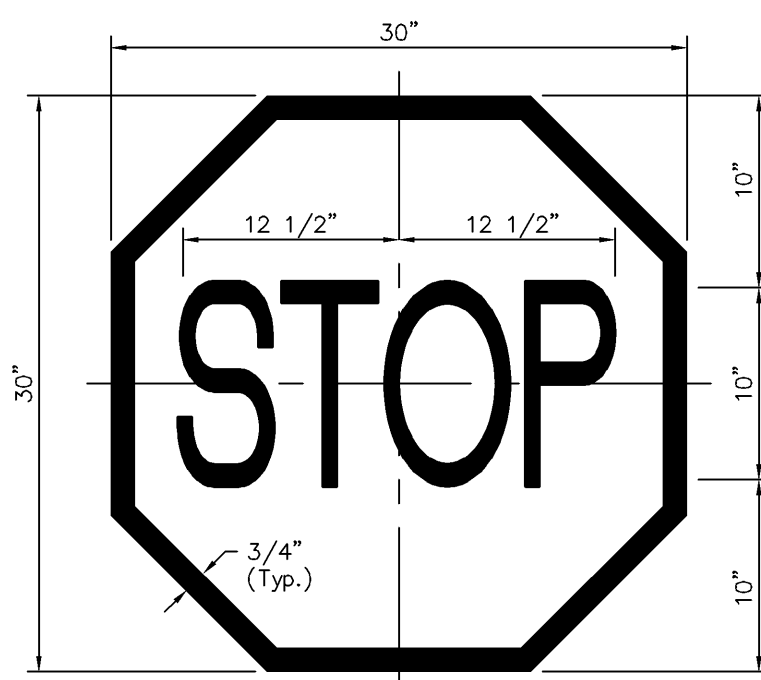
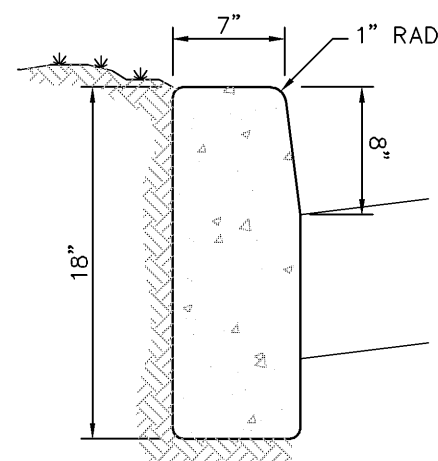
LEGEND



NOTES

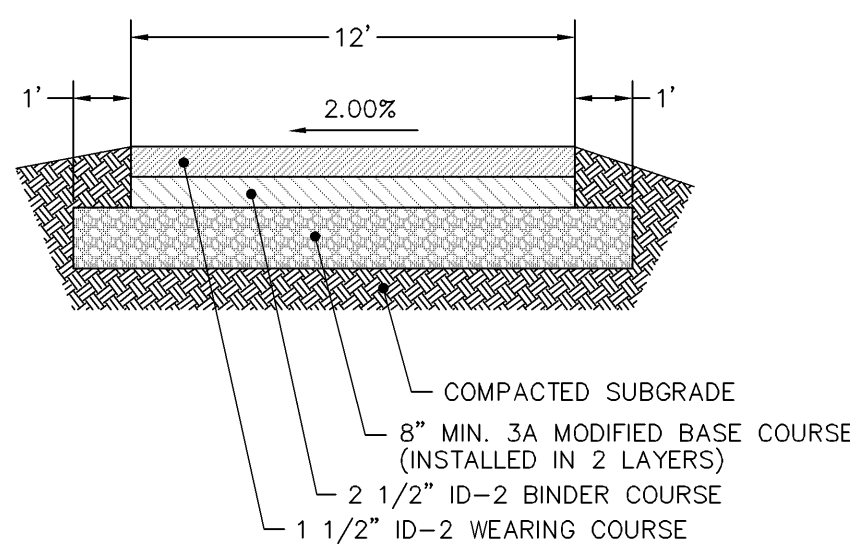
1. CONCRETE TO BE CLASS A 3500 PSI 28-DAY STRENGTH AIR ENTRAINED.
2. SLOPE TOP SURFACE OF CURB BACK TO FRONT AT 1/4" PER FOOT.
3. EXPANSION JOINTS OF 1/4" BITUMIN-IMPREGNATED FELT TO BE INSTALLED EVERY 30'.

STANDARD STRAIGHT
CONCRETE CURB DETAIL
N.T.S.



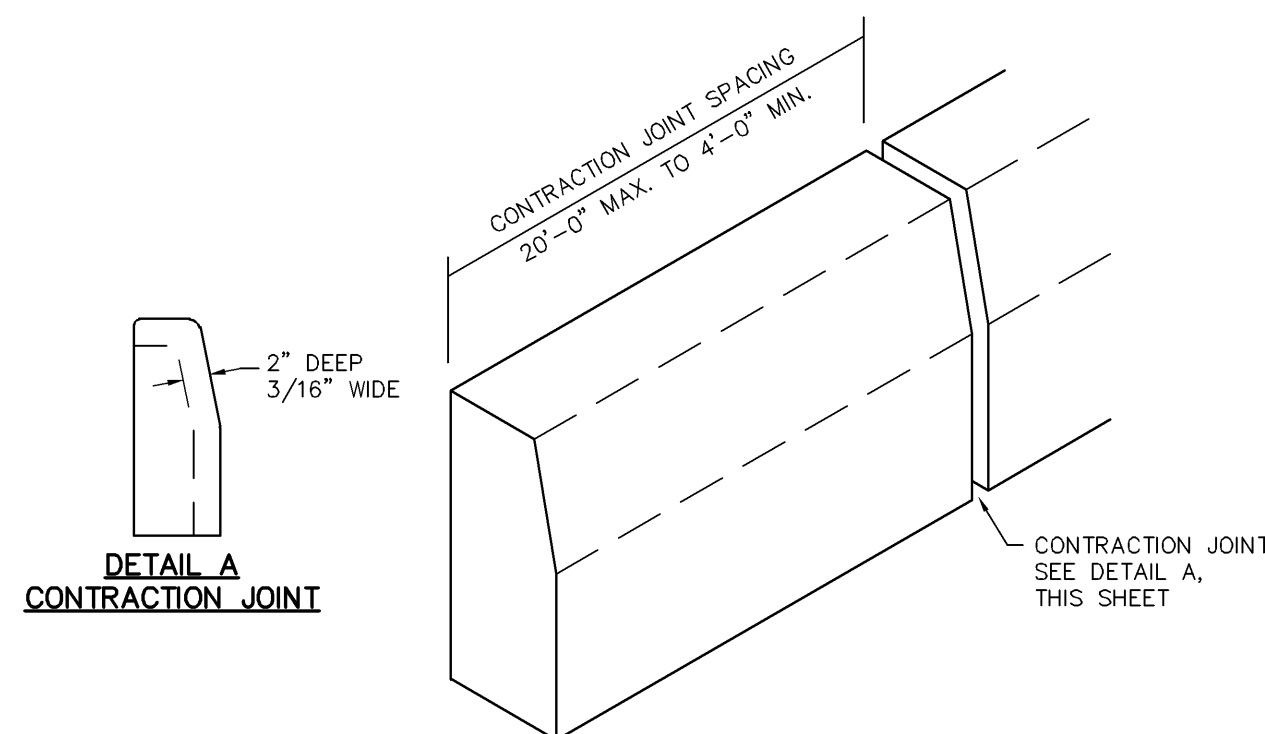
COLOR: LEGEND AND BORDER WHITE (REFLECTORIZED)
BACKGROUND RED (REFLECTORIZED)
SERIES: C
BLANK STD: B1-30

STOP SIGN R1-1
N.T.S.

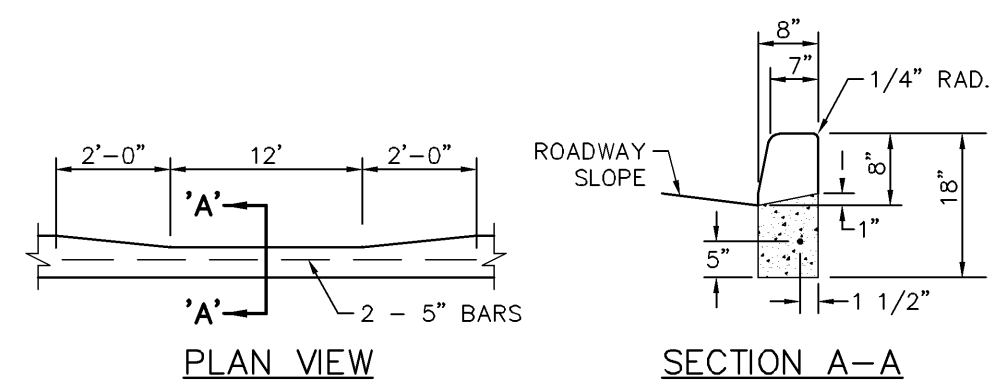


NOTE: BASE REPAIR SHALL BE COMPLETED IN THE AREAS AS DETERMINED IN THE FIELD BY THE TOWNSHIP ENGINEER BEFORE PLACEMENT OF THE WEARING COURSE

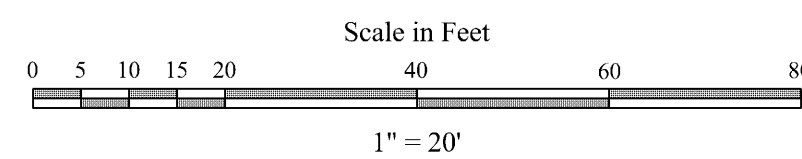
DRIVEWAY/PAVEMENT
SECTION DETAIL
N.T.S.




PLAIN CEMENT CONCRETE CURB
N.T.S.



DEPRESSED CURB DETAIL
N.T.S.



CONSTRUCTION PLAN & DETAILS

1	6/14/18	RELOCATED MAINTENANCE AREA ADJACENT TO SUNOCO PIPELINE EASEMENT			
NO.	DATE	REVISION			
PROPOSED MAINTENANCE AREA					
FOR					
EAGLEVIEW LOT 1B					
THE HANKIN GROUP					
UPPER UWCHLAN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA					
		ChesterValley		PROJECT NO.	
		ENGINEERS, INC.		11960-1B	
		83 Chestnut Road, P.O. Box 447, Paoli, PA 19301.		F.S.	
		610-644-6231 or 610-889-3143 Fax www.chestvalley.com			
SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING	
"SCALE" = 20'	03/26/18	N.A.H.	J.M.H.		

SHEET 5 OF 8

SHEET 6 OF 8



July 5, 2018

File No. 03-0987T6

Cary B. Vargo
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

Attention: Cary B. Vargo, Township Manager

Reference: Eagleview Lot 1B – Maintenance Area
Preliminary/Final Land Development Review
Upper Uwchlan Township, Chester County, PA

Dear Cary:

Gilmore & Associates, Inc. (G&A) is in receipt of the following information prepared and submitted by Chester Valley Engineers, Inc. (CVE) on behalf of The Hankin Group, the applicant:

- Plan titled, "Preliminary/Final Land Development Plan for Eagleview Lot 1B – Maintenance Area", prepared for The Hankin Group, by Chester Valley Engineers, Inc., dated March 26, 2018, last revised June 14, 2018.
- Report titled, "Stormwater Management Calculations for Eagleview Lot 1B – Maintenance Area", prepared by Chester Valley Engineers, Inc., dated March 26, 2018, last revised June 14, 2018.

The subject site is comprised of one (1) parcel (TMP 32-3-81.12) located south of the Pennsylvania Turnpike (I-76) with access from Sierra Drive. The property is located in the PI Planned Industrial/Office District.

G&A, as well as other Township Consultants, have completed our second review of the above referenced preliminary/final land development application for compliance with the applicable sections of the Township's Zoning Ordinance, Subdivision and Land Development Ordinance, and Stormwater Management Ordinance, and wish to submit the following comments for your consideration.

Cary B. Vargo, Upper Uwchlan Township Manager
 Reference: Eagleview Lot 1B – Maintenance Area
 Preliminary/Final Land Development Review
 Upper Uwchlan Township, Chester County, PA
 File No.: 03-0987T6
 July 5, 2018

Page - 2 -

Please note that comments in *italics* are from our previous review letter, and comments in **bold text** require resolution by the applicant. Comments that have been addressed are not repeated herein.

I. OVERVIEW

The Applicant is proposing to construct a new proposed maintenance area just north of the existing DSM facility. The maintenance area will consist of an asphalt pavement area with two 30'x30' storage areas. An area of existing trees is to be removed and a section of the existing bituminous walking path is to be relocated to accommodate the maintenance area. Stormwater management will be handled by the existing Lot 1B stormwater management facilities. Landscaping improvements are also proposed.

II. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REVIEW

1. *§162-52 – Add note to Erosion & Sedimentation Control Plan stating “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.”*

This note still does not appear on the plans.

2. *§162-55.B.(3) – Woodland disturbance exceeding the standards listed in the section shall require woodland replacement in accordance with Subsections B(6) through B(9) of this section of the Ordinance. It appears proposed development is disturbing approximately 37,000 square feet of woodland area. These required replacement plantings shall be in addition to any required landscape requirements stipulated by applicable provisions of this chapter or of Zoning. We defer to the Township’s Land Planner for this requirement.*

The proposed disturbance has now been reduced to approximately 16,450 square feet. However, woodland replacement will still be required in accordance with Subsection B(6) which requires one tree and two shrubs planted for each 300 square feet of woodland disturbance area, and tree replacement according to the table provided in Subsection B(7). This does not appear to be factored into the Required Landscape Plantings Table shown on Sheet 8, Landscaping Plan.

Cary B. Vargo, Upper Uwchlan Township Manager
 Reference: Eagleview Lot 1B – Maintenance Area
 Preliminary/Final Land Development Review
 Upper Uwchlan Township, Chester County, PA
 File No.: 03-0987T6
 July 5, 2018

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III. STORMWATER MANAGEMENT ORDINANCE REVIEW

1. *§152-306.J.(2) – Field testing reports shall be provided for the infiltration rates as used on the plans. A recommended design safety factor of 2 as suggested in Appendix C – Site Evaluation and Soil Testing of the Pennsylvania Stormwater BMP Manual does not appear to be factored into the infiltration design rate calculations.*

Please clarify where the design infiltration rate of 6.65 inches per hour was derived from.

2. *§152-308.A. – Provide stormwater calculations which show that the postconstruction peak flow rates from this project do not exceed the predevelopment peak flow rates as shown for each of the design storms specified in Table 308.1.*

The proposed 10 year post development runoff rate of 4.29 cfs is required to be less than the existing 2 year pre development runoff rate of 3.99 cfs. We recommend an infiltration trench be installed along the north and west sides of the proposed maintenance area to mitigate runoff.

IV. GENERAL COMMENTS

1. *There is a side yard setback dimension of 20 feet labeled on Plan Sheet 3. Side yard setback as listed in Table on Sheet 3 is 15 feet.*

20' Side Yard Setback dimension still remains on Plan Sheet 3.

2. *Plans as submitted do not have proposed lighting. Applicant shall indicate if lighting is needed. Lighting is mentioned in the note #9 on the Landscape Plan.*

Note #9 still remains on the Landscape Plan in regards to lighting plan. No lighting is proposed on the plans.

3. *The scale in the title block on Sheets 8 and 9 should be AS NOTED, not 1" = 40'.*

The scale in the title block on Sheet 7 should be AS NOTED, not 1" = 40'.

4. **Only 17 of the 22 listed Green Giant Arborvitae (TG) plantings are shown on the Landscaping Plan.**

5. **Construction Sequence Note #11 on the Erosion & Sedimentation Control Plan shall be removed as there are no new stormwater management facilities being proposed.**

184 West Main Street | Suite 300 | Trappe, PA 19426 | Phone: 610-489-4949 | Fax: 610-489-8447

Cary B. Vargo, Upper Uwchlan Township Manager
 Reference: Eagleview Lot 1B – Maintenance Area
 Preliminary/Final Land Development Review
 Upper Uwchlan Township, Chester County, PA
 File No.: 03-0987T6
 July 5, 2018

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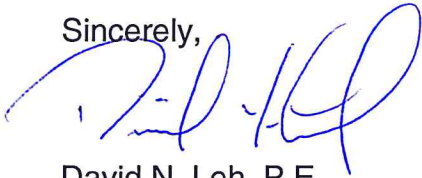
6. **Provide a detail for the proposed fence with gate around the maintenance area.**

V. TOWNSHIP PLANNING CONSULTANT COMMENTS
BRANDYWINE CONSERVANCY

Comments to be provided under separate cover.

This concludes our second review of the above referenced preliminary/final land development application. We would recommend the plans be revised to address the above referenced comments as well as any raised by the Planning Commission and the Board of Supervisors. If you have any questions, please do not hesitate to contact me.

Sincerely,



David N. Leh, P.E.
 Municipal Services Manager
 Gilmore & Associates, Inc.

cc: Upper Uwchlan Township Board of Supervisors (via email only)
 Upper Uwchlan Planning Commission (via email only)
 Kristin S. Camp, Esq., BBMM, LLP (via email only)
 Sheila Fleming, Brandywine Consulting (via email only)
 Neal Fisher, The Hankin Group (via email only)
 John M. Hako, P.E., Chester Valley Engineers, Inc. (via email only)



**BRANDYWINE
CONSERVANCY**

*Preserving Our
Land & Water*

M E M O R A N D U M

TO: Cary Vargo, Manager
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

FROM: Kathleen McCaig
Associate Planner

DATE: July 5, 2018

RE: Lot 1B – Eagleview Corporate Center
Proposed Maintenance Area

We received a Preliminary/Final Land Development Application for Eagleview Lot 1B as prepared by Chester Valley Engineers, dated June 14, 2018. The property owner is Sierra Drive L.P. The property is located in the Planned Industrial/Office (PI) Zoning District.

The property is approximately 26.5 acres in size and fronts on the new Sierra Drive cul-de-sac extension in the Eagleview Corporate Center. The property is improved with an 81,385 square foot “Flex” building and associated site improvements (parking, loading, landscaping, stormwater management, etc). The property borders Hickory Park to the west and the Pennsylvania Turnpike to the north. The applicant proposes to construct a paved access drive and maintenance area where wood mulch, salt, and maintenance vehicles would be stored. Our comments on the plan revisions follow below.

1. An asphalt trail and gravel trails cross the site just north of a Sunoco pipeline easement and link Eagleview to Hickory Park. The existing asphalt trail has

been adjusted to provide space for the maintenance area to be constructed outside a 25' riparian buffer and 75' stream buffer. We recommend that the Township encourage the Applicant to consider granting a public trail easement for trails, both existing and relocated, on the site.

2. The plant list indicates that 22 Thuja X 'Green Giant' trees are to be planted as part of the site's development. However, a total of 17 Thuja X 'Green Giant' trees are illustrated on the landscaping plan. We recommend that the Township require the Applicant to update the plan to illustrate the 22 Thuja X 'Green Giant' trees indicated on the plant list.

If the Township should have any questions, please call Kathleen McCaig (610-388-8396) or email kmccaig@brandywine.org.



THE COUNTY OF CHESTER

COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

Government Services Center, Suite 270
601 Westtown Road
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515




June 22, 2018

Mr. Cary Vargo, Manager
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

RECEIVED
JUN 28 2018
UPPER UWCHLAN TWP.

RE: Municipal opportunity to comment on Landscapes3


Dear Mr. Vargo:

I'm happy to report that progress on Chester County's next comprehensive plan, Landscapes3, is moving along very well. We've had great participation from many of the county's municipalities, and we are now reaching out to ask for more review and input.

Landscape3 Status

Over the past year, the Landscapes3 Steering Committee has prepared a draft vision, goals, objectives, landscapes map, and recommendations. The draft vision and goals continue Chester County's emphasis on preserving our wonderful quality of place while accommodating new growth effectively and appropriately. The plan is structured around six goal areas – Preserve, Protect, Appreciate, Live, Prosper, and Connect.

The draft materials are now online and can be accessed here:

<http://chescoplanning.org/CompPlan.cfm>.

Landscapes Map Review

We've also enclosed a packet of information we'd like your municipality to review, particularly the landscapes map for your community. Following what was done in Landscapes and Landscapes2, the county is divided into very broad landscape categories that reflect general community character and show where new growth should be permitted – the Urban Center, Suburban Center, Suburban, and Rural Center landscapes – and where it should be discouraged – the Rural and Agricultural landscapes.

If you have any changes to these broad landscape categories for your community or comments on the recommendations, you can mark up the enclosed paper copies, email us, or make comments on our website. **Please have any comments back to us by July 31.** This will allow us to consider

them for the full draft plan being prepared for release in the early fall; however, we will continue taking comments throughout the process.

Formal Act 247 Review Timeline

By the early fall, we'll have a full draft plan available for comment, and we'll send a copy of the final draft plan to you in October for your formal review and comment, as required by Act 247, the Municipalities Planning Code.

If you, your elected officials, or your planning commission are interested in having further discussions on Landscapes3, we'd be happy to come to your municipality for a meeting or public presentation. We'd also encourage you to share Landscapes3 materials with your residents.

We've been glad to work with all the county's municipalities over the past 20 years successfully implementing Landscapes and Landscapes2, and we're looking forward to working with you to implement Landscapes3 when it is adopted, making sure Chester County remains the great place it already is.

If you have any questions or would like to schedule a meeting, please feel free to contact me at boleary@chesco.org or Susan Elks, the project manager, at selks@chesco.org or 610-344-6285.

Sincerely,



Brian N. O'Leary, AICP
Executive Director

Enclosures

BNO/bac



Chester County Comprehensive Plan Update Municipal Review Materials

Please review this packet of materials and let the
Chester County Planning Commission know if you have any comments.

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Landscapes Map Overview	3
• Draft Landscapes Map (Updated June 15, 2018)	5
• Draft Landscapes Map Overlays (Significant Historic and Natural Landscapes)	6
• Draft Landscapes Map - For Municipality Review	9
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Vision Statement	11
Goals, Objectives, and Draft Recommendations	12
Municipal Outreach Schedule	19

Chester County

Landscapes Map Update

Overview of the purpose
and structure

June 15, 2018

A comprehensive plan establishes a framework for growth and resource protection. As part of the development of Landscapes3, the county's 73 municipalities are being asked to review the map that will guide county planning decisions over the coming years with the vision for 2045.

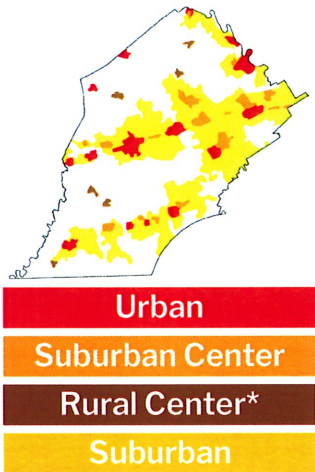
This document provides a brief overview of the Landscapes Map and the characteristics of the six landscapes depicted.

Chester County's current planning strategies are framed by the Landscapes Map. The map is a guide for anticipated growth and preservation strategies to ensure the county's unique characteristics and high quality of life are maintained.

The Landscapes Map is divided into **Growth Areas** and **Rural Resource Areas** as prescribed by the Pennsylvania Municipalities Code. The county encourages most future growth and development to be concentrated in the Growth Areas. Limited future growth is planned for the Rural Resource Areas.

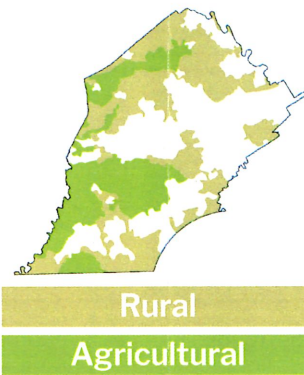
Within the Growth and Rural Resource Areas are distinctive landscapes. Each landscape has a unique character, and is appropriate for different intensities and varieties of development. The Landscapes Map is not a land use map. Any land use can be found in each of the landscapes, but the mix and intensity of land uses are different to preserve the character of each landscape.

Growth Areas



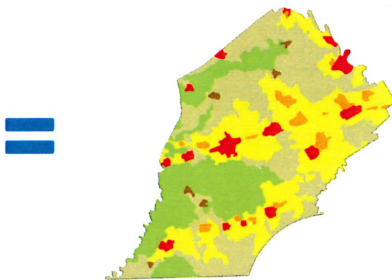
Landscapes where orderly and efficient development can accommodate projected growth.

Rural Resource Areas



Landscapes where rural resource uses are planned for.

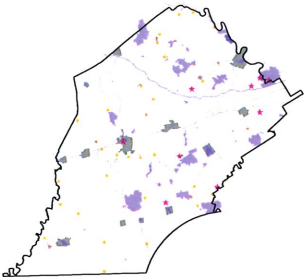
* Rural Centers were described as rural growth focus areas in Landscapes2.



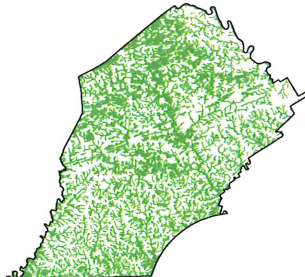
DRAFT
Landscapes Map Update

Overlay Maps

The Landscapes Map also recognizes, in an "overlay" format, important historic and natural resources located throughout the county. These overlay features are significant because they are areas where special protection exists or where development activity requires additional precaution.



Significant Historic
Landscapes Overlay Map



Natural
Landscapes Overlay Map

Growth Areas



- Primarily served by public sewer and water service.
- Near a concentration of community services and facilities.
- Near economic growth and employment centers.
- Accommodates most future growth and development.

Rural Resource Areas



- Primarily served by on-lot sewage and water systems.
- Contain significant open lands, woodlands and farmlands.
- Limited number of community facilities.
- Limited future growth.

		Growth Areas				Rural Resource Areas			
		Urban Center	Suburban Center	Rural Center*	Suburban	Rural	Agricultural		
Chester County Landscapes									
									
	Aspirational Characteristics		<ul style="list-style-type: none">■ Historic downtowns and established neighborhoods■ Regional economic, population, and transportation center■ Preservation of existing historic character and adaptive reuse of buildings■ Traditional town character for new development■ Mix of medium to high intensity uses, such as housing, retail, institutional, and cultural■ Walkable community integrated with public transportation and roadway system	<ul style="list-style-type: none">■ Regional economic, population, and transportation center■ Preservation of stream corridors and critical natural features■ Intensification of existing developed areas, including business parks, greyfields, and brownfields■ Mix of medium to high intensity uses, such as retail, housing, offices, and industrial■ Evolution from auto-orientation to multi-modal orientation and walkability	<ul style="list-style-type: none">■ Expansion of historic crossroads village■ Preservation and reuse of village buildings■ Village-style character to development■ Variety of housing types, commercial buildings, and institutions■ Walkable community■ Community gathering space	<ul style="list-style-type: none">■ Predominantly residential communities with supporting commercial and institutional facilities that complement residential areas■ Clustered development that preserves natural areas, greenways, and historic resources■ Variety of medium-intensity uses, including residential, retail, office, industrial, and institutional uses■ Interconnected street, sidewalk, and trail systems	<ul style="list-style-type: none">■ Open and wooded land with scattered villages, farms, and residences■ Preservation of significant open space, rural vistas, and historic resources■ Well-screened development with historic rural landscape character■ Primarily open space, agriculture, and limited residential uses■ Rural character to roads and bridges	<ul style="list-style-type: none">■ Large concentration of active and diverse farm operations with related support services■ Protection of agricultural land and prime agricultural soils■ Primarily agricultural uses and only very-low density residential■ Roads designed for agricultural needs and horses and buggies■ Preservation of historic landscape context and integrity	
		Growth Outlook		<ul style="list-style-type: none">■ Substantial future growth	<ul style="list-style-type: none">■ Substantial future growth	<ul style="list-style-type: none">■ Limited growth designated for meeting municipal fair share requirements	<ul style="list-style-type: none">■ Future growth as an extension of existing development	<ul style="list-style-type: none">■ Very limited development	<ul style="list-style-type: none">■ Very limited development at very low densities
			Example Areas		<ul style="list-style-type: none">■ Parkesburg■ West Chester	<ul style="list-style-type: none">■ Thorndale■ Exton	<ul style="list-style-type: none">■ Nottingham■ Ludwig's Corner	<ul style="list-style-type: none">■ New Garden■ Westtown	<ul style="list-style-type: none">■ Warwick■ Willistown

* Rural Centers were described as rural growth focus areas in Landscapes2.

See online interactive map for more detail:
www.chescoplanning.org/complan/map/

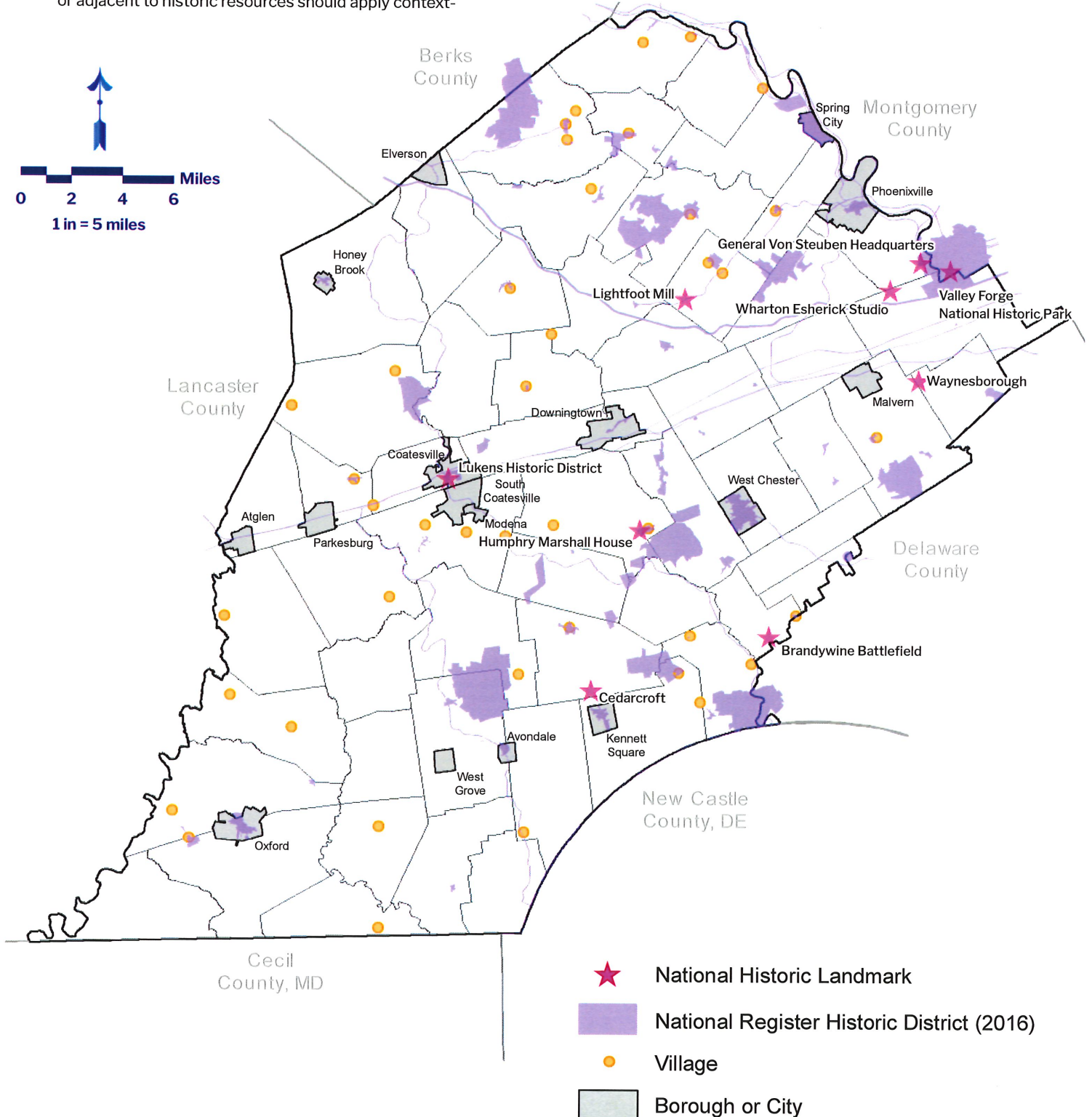
DRAFT



DRAFT Landscapes Map - Significant Historic Landscapes Overlay

The county's National Historic Landmark Districts, National Register properties, and our villages, boroughs and city are important historic landscapes. Continued preservation of these resources is a high priority. Development within or adjacent to historic resources should apply context-

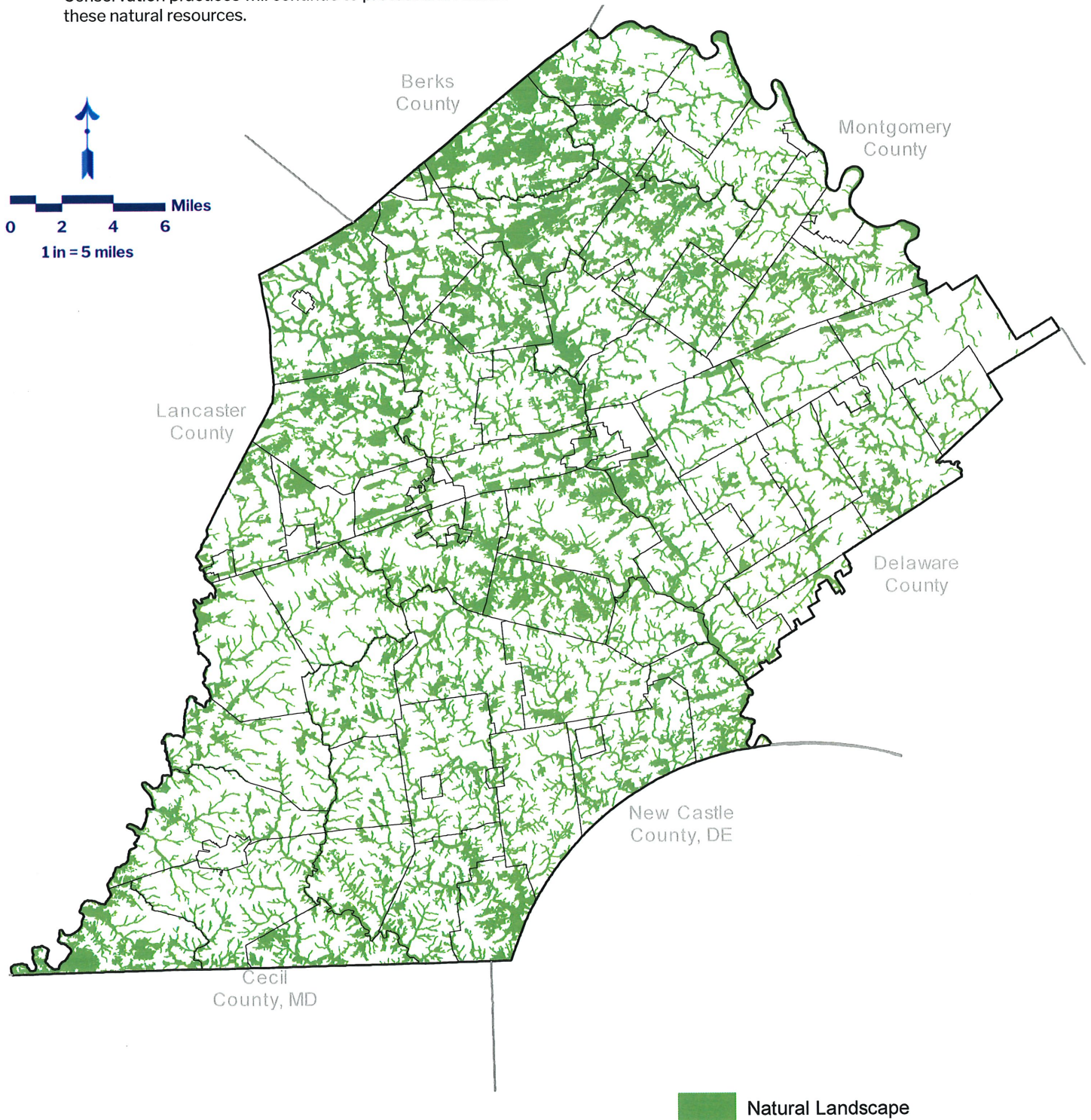
sensitive design to integrate with distinctive cultural features. The county will coordinate with non-profits, partners, municipalities, the state and the federal government to preserve and enhance these cherished resources.



See online interactive map for more detail:
www.chescoplanning.org/complan/map/

DRAFT Landscapes Map - Natural Landscape Overlay

The county's natural landscape is a network of streams, wetlands, floodplains, and forests. These environmental features overlay all other landscapes and are protected by regulations or should be subject to limited disturbance. Conservation practices will continue to protect and restore these natural resources.

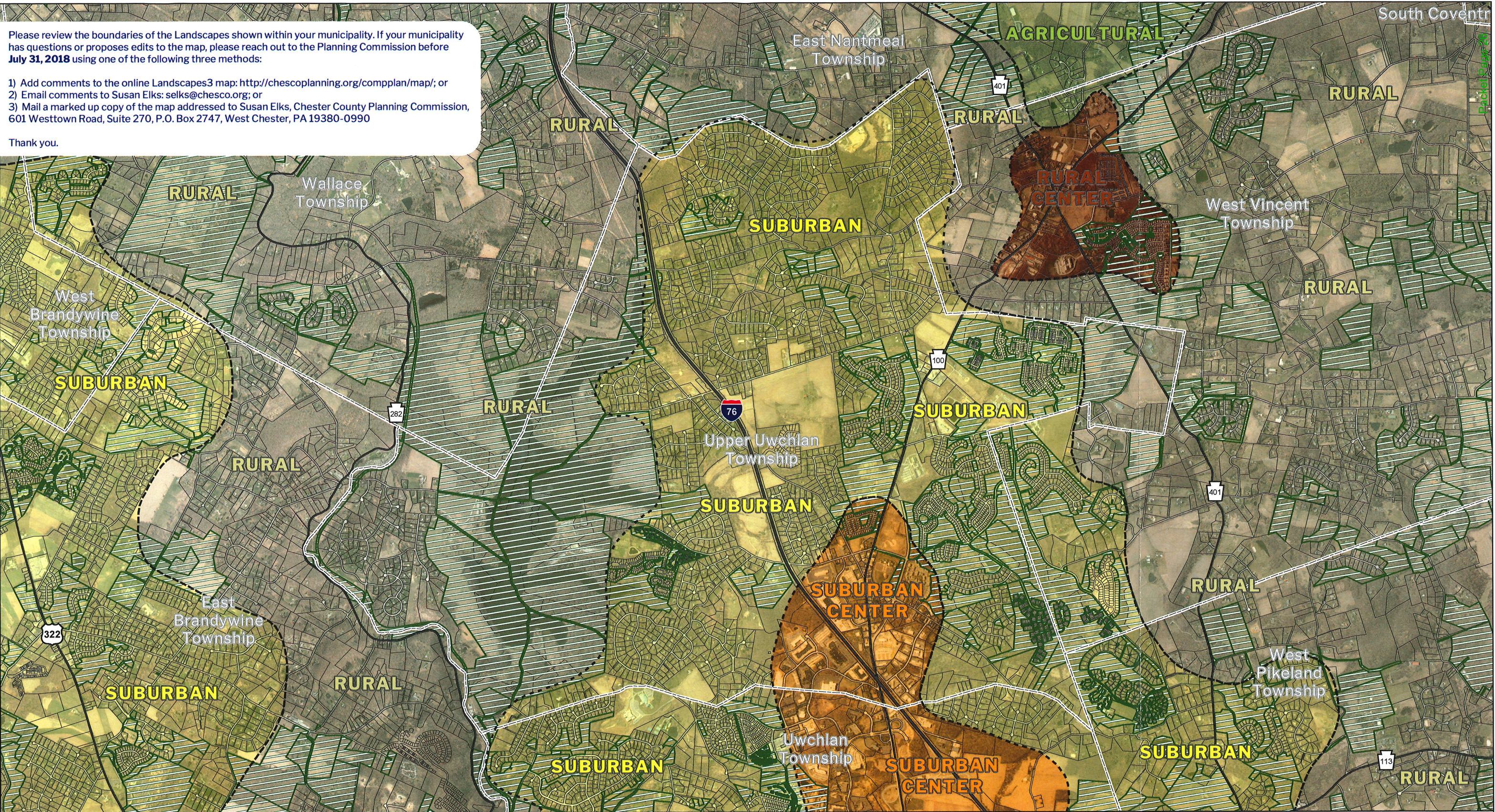


See online interactive map for more detail:
www.chescoplanning.org/complan/map/









Please review the boundaries of the Landscapes shown within your municipality. If your municipality has questions or proposes edits to the map, please reach out to the Planning Commission before **July 31, 2018** using one of the following three methods:

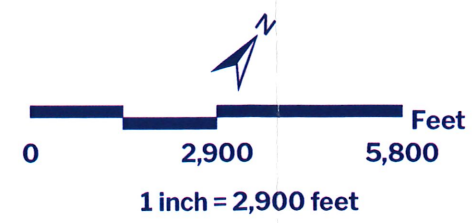
- 1) Add comments to the online Landscapes3 map: <http://chescoplanning.org/complan/map/>; or
- 2) Email comments to Susan Elks: selks@chesco.org; or
- 3) Mail a marked up copy of the map addressed to Susan Elks, Chester County Planning Commission, 601 Westtown Road, Suite 270, P.O. Box 2747, West Chester, PA 19380-0990

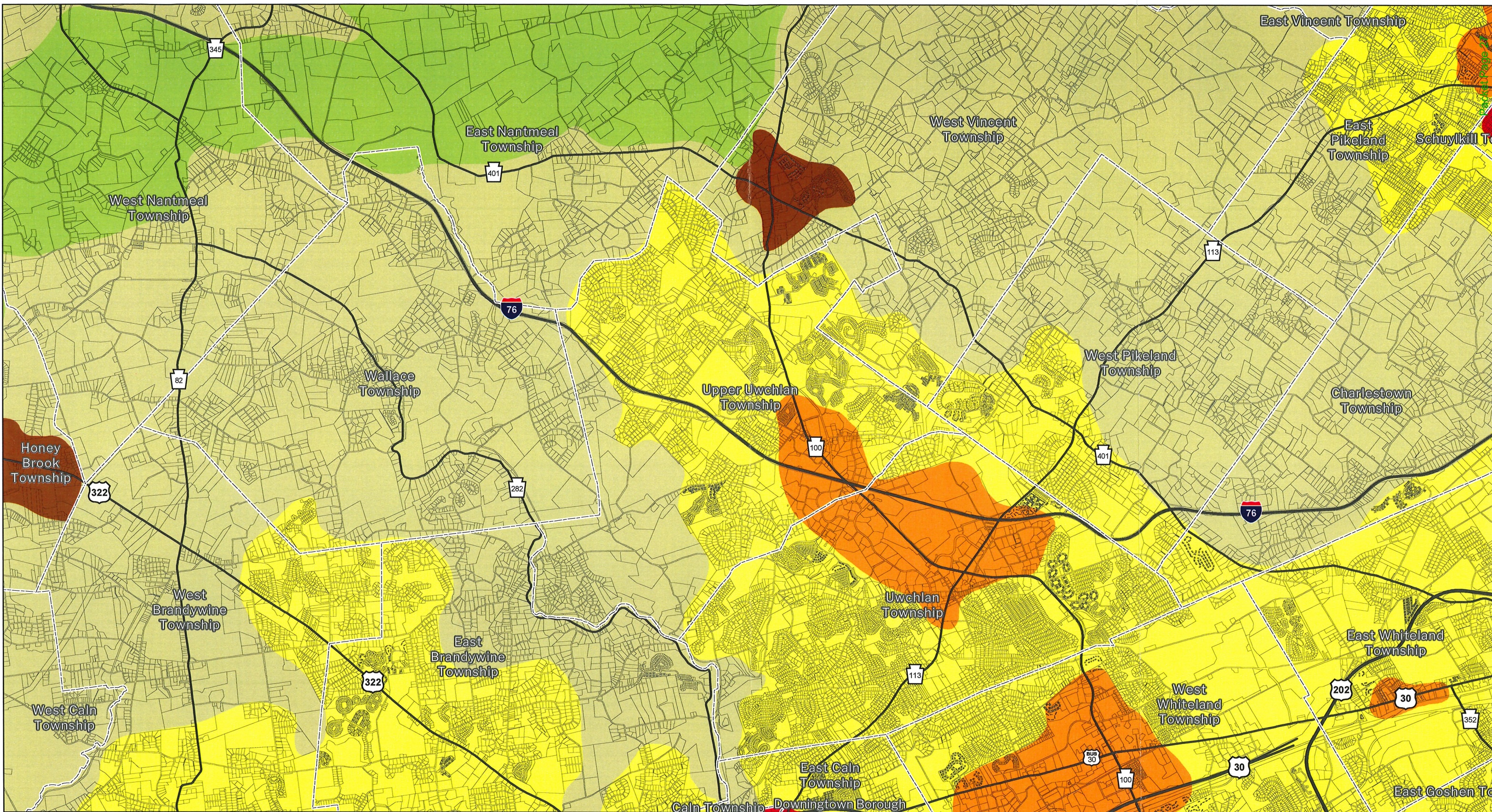
Thank you.



REVIEW
 COPY

Growth Areas	Resource Areas	Other Features
 Urban Center	 Rural	 Protected Open Space
 Suburban Center	 Agricultural	 Municipal Boundaries
 Rural Center		
 Suburban		





Landscapes
Landscapes Map
Upper Uwchlan Township

**UPDATED
DRAFT**

Growth Areas

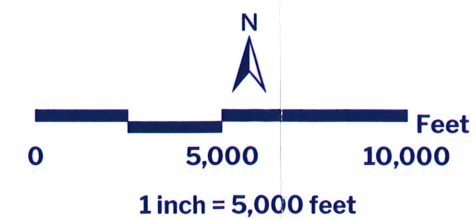
- Urban Center
- Suburban Center
- Rural Center
- Suburban

Resource Areas

- Rural
- Agricultural

Other Features

- Municipal Boundaries
- Parcels
- Major Roads



See online interactive map for more detail:
<http://chescoPlanning.org/complan/map/>

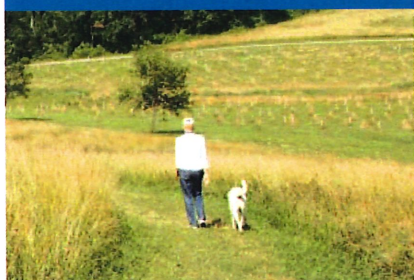
VISION STATEMENT [FINAL DRAFT]

In 2045...

Chester County abounds with healthy natural areas, robust farms, cherished historic sites, diverse housing, thriving businesses, quality education, accessible transportation, and vibrant communities for all.

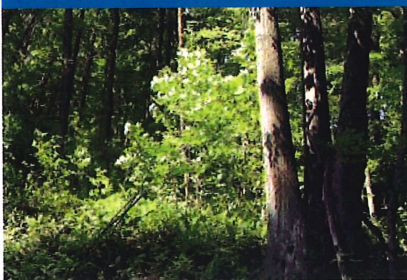
The vision for the county will be supported by the six goal areas identified below. The goal areas contain goals, objectives, and recommendations. Please review the draft recommendations.

Preserve



open space • farmland
nature preserves
parks • forests

Protect



woodlands • streams • wetlands
steep slopes
natural heritage areas

Appreciate



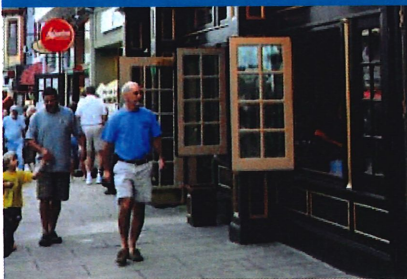
historic buildings
cultural landscapes
historic town centers • villages
scenic views • cultural heritage

Live



neighborhoods • housing
community facilities & services
parks and recreation
community health

Prosper



job centers • business parks
retail centers • agriculture
main streets • industrial areas
place & experience

Connect



roadways • sidewalks • trails
public transportation • airports
freight • communications
utilities • energy • pipelines

Goals, Objectives, and DRAFT Recommendations

Preserve

open space • farmland
nature preserves
parks • forests

GOAL [FINAL DRAFT]

Advance the protection and stewardship of open space, farmland, and natural and cultural features to realize economic, ecological, and quality of life benefits.

OBJECTIVES [FINAL DRAFT]

- a Protect a significant portion of Chester County as preserved farms, open space, forests, public parks or nature preserves.
- b Prioritize preservation efforts to reflect the critical resources of agricultural soils, wildlife habitat, water resources, and public recreation opportunities.
- c Support a regional approach to preservation that enhances the resiliency of ecosystems and provides the greatest return on investment.
- d Promote stewardship of water resources, natural habitats, woodlands, historic landscapes, scenic vistas, recreational resources, and farms on protected open spaces.
- e Promote the benefits of protecting and appropriately managing open space by pursuing initiatives that inform and educate.

RECOMMENDATIONS [DRAFT FOR REVIEW AND COMMENT]

- 1 Increase the acreage and clustering of protected economically viable and active farmland.
- 2 Expand protected natural habitats, with a priority of creating a network of riparian corridors, special protection waters, wetlands, forests, and unique habitats such as serpentine barrens and interior forests.
- 3 Create additional recreational properties such as parks, playgrounds, sports fields, trails, and water trails.
- 4 Enhance protection of historic resources, cultural resources, and scenic viewsheds through open space preservation techniques.
- 5 Expand the countywide network of protected opens spaces through conservation corridors that connect communities to recreational parks, historic resources, trails, and natural areas, while protecting stream and wildlife corridors.
- 6 Encourage the restoration and stewardship of land and resources on protected open spaces.
- 7 Expand educational programming to better inform the public and elected officials about the economic, environmental, and quality-of-life benefits of properly managed and protected open spaces.
- 8 Convene an open space summit on a regular basis with public and private open space protectors to coordinate activities beyond municipal boundaries.

For more detail about each recommendation see: www.chescoplanning.org/CompPlan.cfm

Protect

woodlands • streams • wetlands
steep slopes
natural heritage areas

GOAL [FINAL DRAFT]

Protect and restore critical natural resources to ensure a resilient environment that supports healthy communities.

OBJECTIVES [FINAL DRAFT]

- a Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth.
- b Support comprehensive protection and restoration of the county's ecosystems including woodlands, wetlands, surface waters, riparian corridors, groundwater, floodplains, soil health and steep slopes, aquatic and wildlife habitats and corridors, and natural heritage areas.
- c Support municipal and regional natural resource protection efforts, and promote a resource-based planning approach.
- d Promote the environmental, aesthetic, and economic value of protecting and restoring natural resources to residents and municipalities.
- e Promote groundwater recharge, stormwater runoff and pollution reduction, flood mitigation and resiliency, and water quality improvement and protection to support safe and healthy communities.
- f Ensure a safe, clean, long-term supply of water to meet the current and future needs of residents and businesses.

RECOMMENDATIONS [DRAFT FOR REVIEW AND COMMENT]

- 1 Encourage and assist municipalities to update and enhance natural resource protection policies and regulations.
- 2 Promote the many benefits of protecting natural resources to the public and municipalities through a variety of platforms.
- 3 Revise Chester County's water resources plan "Watersheds" to update the science-based integrated water resources planning and countywide stormwater plan to address future growth.
- 4 Utilize the countywide water resources monitoring network to assess and respond to changing resource conditions resulting from growth and land use change.
- 5 Enhance technical assistance to municipalities and partners to address stormwater and polluted runoff issues.
- 6 Promote innovative initiatives, practices, and technologies that protect and improve water quality as model projects.
- 7 Enhance flood resiliency through flood control infrastructure improvements and encouraging local actions for floodplain management and protection.
- 8 Expand technical assistance to municipalities implementing on-lot sewage management programs.

For more detail about each recommendation see: www.chescoplanning.org/CompPlan.cfm

Appreciate

historic buildings
cultural landscapes
historic town centers • villages
scenic views • cultural heritage

GOAL [FINAL DRAFT]

Preserve the historic resources and landscapes that define our cultural heritage to inspire the future through tangible connections to our shared past.

OBJECTIVES [FINAL DRAFT]

- a Preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character.
- b Protect historic town centers and villages for continued prominence in our future growth and sense of place.
- c Identify and foster historic and natural resource connections to advance their protection and maintain quality of life.
- d Preserve the stories of our cultural heritage and connect them to our residents and our future.
- e Protect historic viewsheds as a critical component of our sense of place and character.

RECOMMENDATIONS [DRAFT FOR REVIEW AND COMMENT]

- 1 Expand historic preservation interpretation and education opportunities that promote core themes of the county's history and sense of place, with an emphasis on linking past, present, and future.
- 2 Foster the creation of funding programs for protection of designated historic resources.
- 3 Promote adaptive reuse and compatible development in historic areas to retain their integrity and sense of place.
- 4 Update and maintain a countywide inventory of designated historic resources.
- 5 Enhance the historic record of the county by incorporating new information and making it more accessible to the public.
- 6 Expand high quality historic and heritage preservation training for municipal officials, volunteers, staff, and historic preservation partners.
- 7 Grow heritage tourism programs to strengthen cultural awareness and the beneficial economic impacts of historic and cultural resource preservation.

For more detail about each recommendation see: www.chescoplanning.org/CompPlan.cfm

Live

neighborhoods • housing
community facilities & services
parks and recreation
community health

GOAL [FINAL DRAFT]

Nurture diverse and well-rounded communities with a balance of residential opportunities and convenient access to community facilities, services, and amenities.

OBJECTIVES [FINAL DRAFT]

- a Provide opportunities for a diverse housing mix that complements community character and contributes to vibrant, safe, and inclusive neighborhoods.
- b Accommodate housing at costs accessible to all residents in locations close to job opportunities.
- c Support safe and accessible places for people of all ages, from children to seniors, through development of appropriate housing, community facilities, and amenities.
- d Maintain and support coordinated systems and organizations for emergency services, human services, and public health to protect and enhance individual and community well-being.
- e Foster healthy living by supporting walkability and access to quality recreation options and healthy and affordable food.
- f Support access to quality education opportunities and community facilities through development, maintenance, and promotion of appropriate facilities and programs.

RECOMMENDATIONS [DRAFT FOR REVIEW AND COMMENT]

- 1 Provide technical assistance to municipalities for updates to housing policies and regulations.
- 2 Identify new funding, regulatory, and organizational ways to facilitate construction of affordable housing.
- 3 Explore methods of encouraging public/private partnerships to develop workforce housing.
- 4 Continue to provide exemplary emergency services through regular assessment and updates to address evolving community needs.
- 5 Support effective fire and ambulance services through investigation of mechanisms to better recruit, retain, and train fire and ambulance volunteers in addition to ways to more equitably and effectively fund fire and ambulance organizations.
- 6 Promote impactful public health policy and services through regular evaluation of existing public health policies and services and update to address evolving needs.
- 7 Promote healthy lifestyle choices to the public and municipalities through a variety of platforms and technical assistance.
- 8 Promote universal design and multi-generational use of housing and public spaces.
- 9 Encourage convenient and centralized locations for citizens to access human and social services that most effectively serve diverse and evolving needs.
- 10 Enhance existing recreational options and explore opportunities for new recreational options in underserved areas of the county.
- 11 Promote increased access to fresh, healthy, and local food throughout the county.
- 12 Support access to and integration of high quality educational facilities with local communities.
- 13 Support implementation of the Chester County Municipal Solid Waste Plan and other programs to ensure that solid waste and recycling needs are met through the coming decades.

Prosper

job centers • business parks
retail centers • agriculture
main streets • industrial areas
place & experience

GOAL [FINAL DRAFT]

Grow our economic strength through developing and sustaining a skilled workforce, adaptable work areas, supportive infrastructure, a culture of innovation, and engaged communities.

OBJECTIVES [FINAL DRAFT]

- a Promote a diverse industry base and flexible workplaces that can adapt to rapidly evolving market, demographic, and technological trends.
- b Support communication and collaboration between the public and private sectors to further economic development initiatives and community health.
- c Support redevelopment and strategic infrastructure investment to maximize community assets, capitalize on existing infrastructure, and provide areas for residential and commercial growth.
- d Encourage the agricultural industry so that its diverse business models and workforce can adapt and thrive, continuing as a vital component of county industry and land use.
- e Coordinate and support workforce development across age ranges, skill sets, and business sectors to create a workforce prepared for current and future opportunities.
- f Support the redevelopment of traditional main streets while encouraging other commercial areas to incorporate the walkability, sense of place, and human-scale of these existing main streets.

RECOMMENDATIONS [DRAFT FOR REVIEW AND COMMENT]

- 1 Create a countywide redevelopment program to revitalize underutilized properties.
- 2 Support flexible and appropriate zoning regulations to accommodate a range of development opportunities.
- 3 Retain and expand existing businesses through greater coordination and outreach.
- 4 Create and grow businesses by promoting an innovation culture and technology advancements.
- 5 Market the county's location and amenities for business and employee attraction and retention.
- 6 Enhance revitalization efforts in the Urban Centers by promoting and supporting existing main streets and strategic infrastructure improvements.
- 7 Encourage Suburban Center investment by increasing transportation amenities and creating an enhanced sense of place.
- 8 Support agricultural economic development through the innovation and evolution of agricultural business operations.
- 9 Expand workforce development to grow and attract a skilled and varied workforce.
- 10 Ensure economic development strategies remain responsive to changing conditions through periodic re-assessments of and updates to VISTA 2025.

For more detail about each recommendation see: www.chescoplanning.org/CompPlan.cfm

Connect

roadways • sidewalks • trails
public transportation • airports
freight • communications
utilities • energy • pipelines

GOAL [FINAL DRAFT]

Advance efficient, reliable, and innovative transportation, utility, and communications infrastructure systems that responsibly serve thriving and growing communities.

OBJECTIVES [FINAL DRAFT]

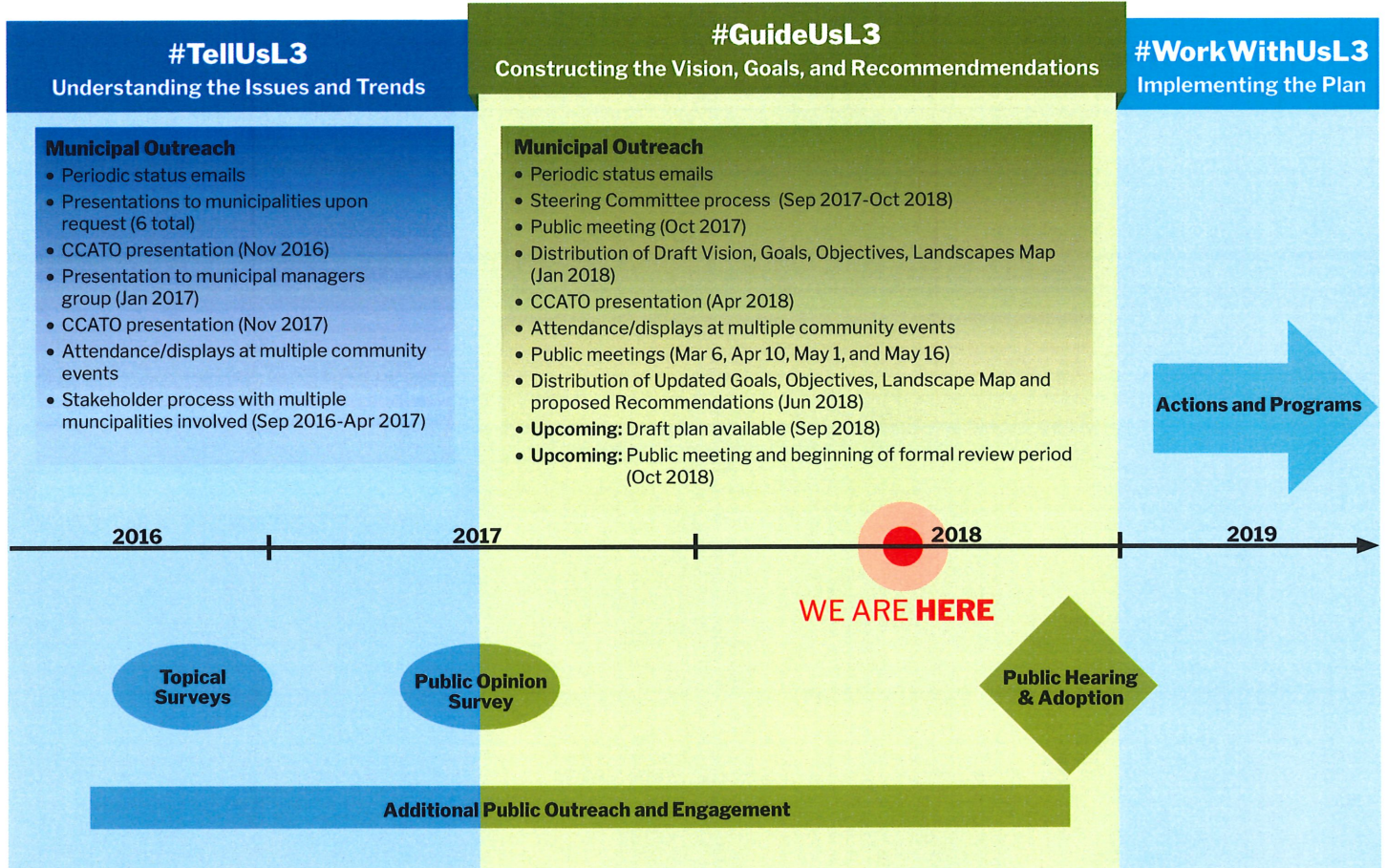
- a Meet travel needs and reduce congestion through transportation demand management, roadway improvements, and expanded public transportation.
- b Provide for the integrated development of transit-related, autonomous vehicle, automated traffic management, and other technologically driven transportation options into the overall transportation network and the land development process.
- c Provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas, and develop multi-use trails to interconnect all communities.
- d Ensure that rail, aviation and select highway facilities provide for a safe, efficient and competitive transport of freight, goods, and people through and within the county.
- e Promote safe, sustainable, and resilient energy and communications systems at the local, regional, and national level.
- f Coordinate water and sewage facilities planning with land use planning so that development is directed toward designated growth areas with adequate and well maintained infrastructure.

RECOMMENDATIONS [DRAFT FOR REVIEW AND COMMENT]

- 1 Advance the funding and implementation of transportation improvements with a prioritized inventory of projects and coordinated advocacy.
- 2 Provide technical assistance and guidance review to advance multimodal transportation options.
- 3 Develop and implement a countywide trail network that includes expansion of the Circuit, Greater Philadelphia's regional multiuse trail network, and connecting local trails.
- 4 Promote universally accessible bus service to employment centers and growth areas.
- 5 Educate and advocate for smart travel demand management strategies and new technologies to enhance roadway safety and reduce congestion.
- 6 Support the expansion of local regional rail service to our urban and suburban centers and adequate parking at all regional rail stations.
- 7 Conduct a study of freight service areas of concern to improve service while minimizing impacts.
- 8 Enhance pipeline safety through the provision of information, facilitation of communication, and encouragement of partnerships to reduce impacts on residents and the environment.
- 9 Provide technical assistance to municipalities for policies and regulations that will advance a resilient energy generation and distribution system.
- 10 Explore methods to improve coordination of long range planning goals for water and sewer infrastructure with land use planning.

Landscapes3

Municipal Outreach Schedule





UPPER UWCHLAN TOWNSHIP

Planning Commission Meeting

June 14, 2018

Minutes

DRAFT

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In Attendance:

Joe Stoyack, Chad Adams, Jim Dewees, Bob Phillips, Brett Hand, Jeff Smith, Jim Shrimp, Mary Lou Lowrie, P.E. – Gilmore & Associates, Tom Oeste, Esquire – Buckley, Brion, McGuire & Morris – Township Solicitor, Gwen Jonik, Planning Commission Secretary

Gwen Jonik called the meeting to order at 7:30 p.m. as the Chair and Vice-Chair were not going to attend.

Bob Phillips moved, seconded by Joe Stoyack, to nominate Chad Adams to serve as Chair Pro Tem this evening. Chad Adams accepted the nomination and was elected Chair Pro Tem by unanimous vote.

122 Oscar Way / S & T Realty Holdings – Final Land Development Plan

Dave Rentschler, P.E., of JMR Engineering and Jason Rohrer, JTech - General Manager, were in attendance seeking a recommendation for Final Plan Approval for a Plan proposing an 8,845 SF building addition, reconfiguration of existing parking/access drive, and minor grading on a parcel located on Oscar Way, in the LI District. Mr. Rentschler advised that the Applicant will address all items in Gilmore & Associates' review letter; however, they wanted to discuss the traffic impact fee and requested it be waived. The building addition is for storage of materials currently stored outside, vulnerable to the weather and theft. There won't be an increase in traffic as there are no additional employees, no additional deliveries, etc. They agreed to conduct a trip count pre- and post- building construction and will request a waiver of the Traffic Impact Fee from the Board of Supervisors. The building addition will be constructed over an area that is currently paved. The increase in impervious surface is under the 1,000 SF threshold so they're requesting a waiver from additional storm water management measures. The existing basin is adequate. The landscaping will be addressed with 12 new trees.

Jeff Smith moved, seconded by Jim Dewees, to recommend to the Board of Supervisors that Final Plan Approval be granted, along with the waiver from additional storm water measures. No recommendation was made regarding the waiving the traffic impact fee. The Motion carried by unanimous vote.

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

Bob Dwyer, representing Equus, and Alyson Zarro, Esq., were in attendance seeking a recommendation for Final Plan Approval of the first phase (@ 40,000 SF) of the commercial development on Parcel 5C, the parcel along Station Boulevard between Route 100 and Graphite Mine Road. Mr. Dwyer noted the drive through is the only outstanding issue as the Plan (last revised May 7, 2018) is consistent with the Zoning Ordinances at the time of the Planned Residential Development (PRD) Approval in 1999.

Joe Stoyack inquired what "Final Plan Approval" means in this situation. Tom Oeste, Esq., explained that it's a Final Plan Approval consistent with the 1999 Decision and the Applicant had agreed to use current subdivision/land development ordinances and storm water management which are more strict than those in 1999.

Mr. Dwyer noted the following requested waivers:

1. Use HDPE pipe in lieu of concrete pipe within the roadways;
2. Use of natural spillway lining material in lieu of concrete blocks or pavers;

3. Landscaped islands at least 15 feet wide and the number of required plantings; they will plant as many trees and shrubs as possible without conflicting with the PRD Approval or the utilities on site.

Mr. Dwyer advised that the number of parking spaces meets the PRD's parking requirements for a drive-through; any other parking will be shared and also used in Phase 2. Phase 1 includes the coffee shop, a grocer, and a daycare, infrastructure within - curbing, road access, storm water. Phase 2 will include several other shops, or dine-in restaurants, perhaps a bank or pharmacy, and access to Route 100 (Pottstown Pike). They are presently confirming Phase 2 tenants. No other drive-through – the only drive-through is for the coffee shop. Berms and landscaping behind the buildings will make provide some screening from the dumpsters and trash storage. The Applicant is reviewing the Historical Commission's comments of the architectural elevations and if they can address any of the elements, they will.

Several Planning Commission members do not approve of the drive through and expressed the following concerns for the Board of Supervisors' consideration:

- A. The original PRD approval required commercial lots to come back for approval at time of development so belief is the current codes should apply;
- B. food-related drive through brings different issues than at a bank or pharmacy;
- C. Community is promoted more by walking in to a store and meeting other people;
- D. it's in the Village where we're trying to keep a slower paced, walkable, quieter atmosphere;
- E. drawbacks, if drive-through is approved, are the traffic stacking, trash, noise, and additional traffic at a difficult intersection.

Jeff Smith moved to recommend approval of Phase 1 as presented and granting the (4) waivers as requested. Joe Stoyack seconded but wondered if they could follow up with a Motion regarding the drive through. The vote was taken and the Motion did not carry with 2 in favor (Shrimp, Smith) and 5 opposed (Deweese, Stoyack, Phillips, Hand, Adams).

Bob Phillips moved to recommend the Phase 1 Plan be approved conditioned upon the removal of the drive through, and granting the (4) waivers as requested. Jeff Smith seconded and the Motion carried with 5 in favor (Phillips, Stoyack, Hand, Dewees, Adams), 1 opposed (Shrimp) and 1 abstention (Smith).

Approval of Minutes

Jim Dewees moved, seconded by Bob Phillips, to approve as presented the minutes of the May 10, 2018 Planning Commission meeting. The Motion carried with 6 in favor and 1 abstention (Shrimp).

Open Session

There was brief discussion regarding development over the past 20 years, drive through service, PRDs, and changes to zoning and subdivision-land development ordinances.

Chad Adams announced the next scheduled Planning Commission meeting is July 12, 2018

Adjournment

Jeff Smith moved to adjourn the meeting at 8:18 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary