



**UPPER UWCHLAN TOWNSHIP
PLANNING COMMISSION
AGENDA
December 13, 2018
7:30 p.m.**

I.	Call To Order	Packet Page #
II.	Preliminary/Final Land Development Plan – 125 Little Conestoga Road Introduction of a Plan proposing a 3,000 SF building addition and additional parking for the existing Profound Technologies building at 125 Little Conestoga Road. Accept Plan for Consultant review.	2
III.	Windsor Baptist Church – Building Addition – Site Plan Introduction of a Plan proposing a building addition to the existing Church building at 213 Little Conestoga Road.	18
IV.	Approval of Minutes: November 8, 2018 Meeting	20
V.	Open Session	
VI.	Next Meeting Date: January 10, 2019 7:30 p.m.	
VII.	Adjournment	

GENERAL NOTES

1. RECORD OWNER:
RIP HOLDINGS, LLC
64 EAST UWCHLAN AVENUE
EXTON, PA 19341
ATTN: KEVIN BUSZA
2. SOURCE OF TITLE: RECORD BOOK 9598, PAGE 1324
3. TAX PARCEL #: 32-4-38.3
4. LOT AREA: 1.184 ACRES
5. BOUNDARY, TOPOGRAPHIC AND PHYSICAL IMPROVEMENTS INFORMATION SHOWN ARE FROM FIELD SURVEY BY HOWELL KLINE SURVEYING, LLC. PERFORMED ON 2/20/2018, 2/23/2018 & 2/28/2018.
6. CONTOURS PLOTTED FROM FIELD RUN TOPOGRAPHIC SURVEY BY HOWELL KLINE SURVEYING, LLC., DATUM: NAVD 88 (COMPUTED USING GED0124) & NAD 83 (2011) (EPOCH=2010.0000) (AS DETERMINED BY GPS OBSERVATION), SITE BENCH U.S.G.S. MONUMENT ON NORTHEAST SIDE OF LITTLE CONESTOGA ROAD, ELEVATION= 469.28, CONTOUR INTERVAL: 2 FEET.
7. UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF SURVEY AND INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON.
8. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC... OF RECORD.
9. THE EXISTING LEGAL RIGHT-OF-WAY OF S.R. 4016 WAS TAKEN FROM REFERENCE PLAN #2.
10. THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE X, AN AREA OF MINIMAL FLOOD PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR CHESTER COUNTY, PA. MAP NO. 42029C00906, PANEL 90 OF 380, DATED SEPTEMBER 29, 2017.
11. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE CONTENTS CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE. ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING FROM IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATIONS AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
12. D.L. HOWELL & ASSOCIATES, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS OF THE EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS. NOR DOES D.L. HOWELL & ASSOCIATES, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF WORK.
13. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE. SCALED DIMENSIONS SHALL NOT BE USED WITHOUT FIRST CONTACTING THE ENGINEER OR ARCHITECT.
14. UPPER UWCHLAN TOWNSHIP SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, THROUGH A BLANKET EASEMENT TO ENTER THE PROPERTY FOR ACCESS TO THE PROPOSED BMP'S FOR INSPECTION AND/OR MENTIONED PURPOSES.
15. A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE AVAILABLE ON SITE AT ALL TIMES.
16. SITE SHALL CONTINUE TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
17. ALL BUILDING MATERIALS AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 280.1 ET SEQ., 271.1 ET SEQ. AND 287.1 ET SEQ. NO BUILDING MATERIAL SHALL BE BURIED, DUMPED, OR DISCHARGED FROM THE SITE.
18. AN AS-BUILT SURVEY OF ALL STORMWATER BMP'S AND EXPLANATION OF ANY DISCREPANCIES WITH THE OPERATION AND MAINTENANCE PLAN SHALL BE PROVIDED TO UPPER UWCHLAN TOWNSHIP.

REFERENCE PLANS

1. PLAN ENTITLED "FINAL SUBDIVISION PLAN - LAND DEVELOPMENT PLAN FOR EAGLEPOINTE", PREPARED FOR J. LOEW ASSOCIATES, INC., PREPARED BY EDWARD B. WALSH & ASSOCIATES, INC., EXTON, PA, DATED 2-17-99, LAST REVISED 1-31-01, RECORD PLAN BOOK #9015764.
2. PLAN ENTITLED "PLAN OF PROPERTY FOR PORTER AND PAINTER REAL ESTATE", PREPARED BY W. RICHARD CRAIG R.S., UWCHLAND, PA, DATED JAN. 30, 1973, RECORD PLAN BOOK #49, PAGE 7, SUBSEQUENTLY RE-RECORDED AS PLAN #1401.
3. PLAN ENTITLED "SUBDIVISION OF LAND FOR EDWARD SEABOLDT", PREPARED BY GERGER & HAYES, INC., COATESVILLE, DATED JULY 16, 1970, LAST REVISED MARCH 25, 1971, RECORD PLAN BOOK #37, PAGE 36.
4. PLAN ENTITLED "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION DRAWINGS FOR CONSTRUCTION OF STATE ROUTE 0100 SECTION S35 IN CHESTER COUNTY FROM STA. 16+800.000 TO STA. 17+410.000 LENGTH 610.00 M 0.610 KM FROM SEG. 0330 OFFSET 0888 TO SEG. 0350 OFFSET 0192 - TOWNSHIP ROUTE PARK ROAD FROM STA. 9+805.859 TO STA. 10+202.455", PREPARED BY PICKERING, CORTIS & SUMMERSON, INC., APPROVED 10-29-2004.



CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE-STOP CALL

Pennsylvania One Call System, Inc



1-800-242-1776

ONE CALL NOTE
SCALE: NO SCALE

PA ONE CALL

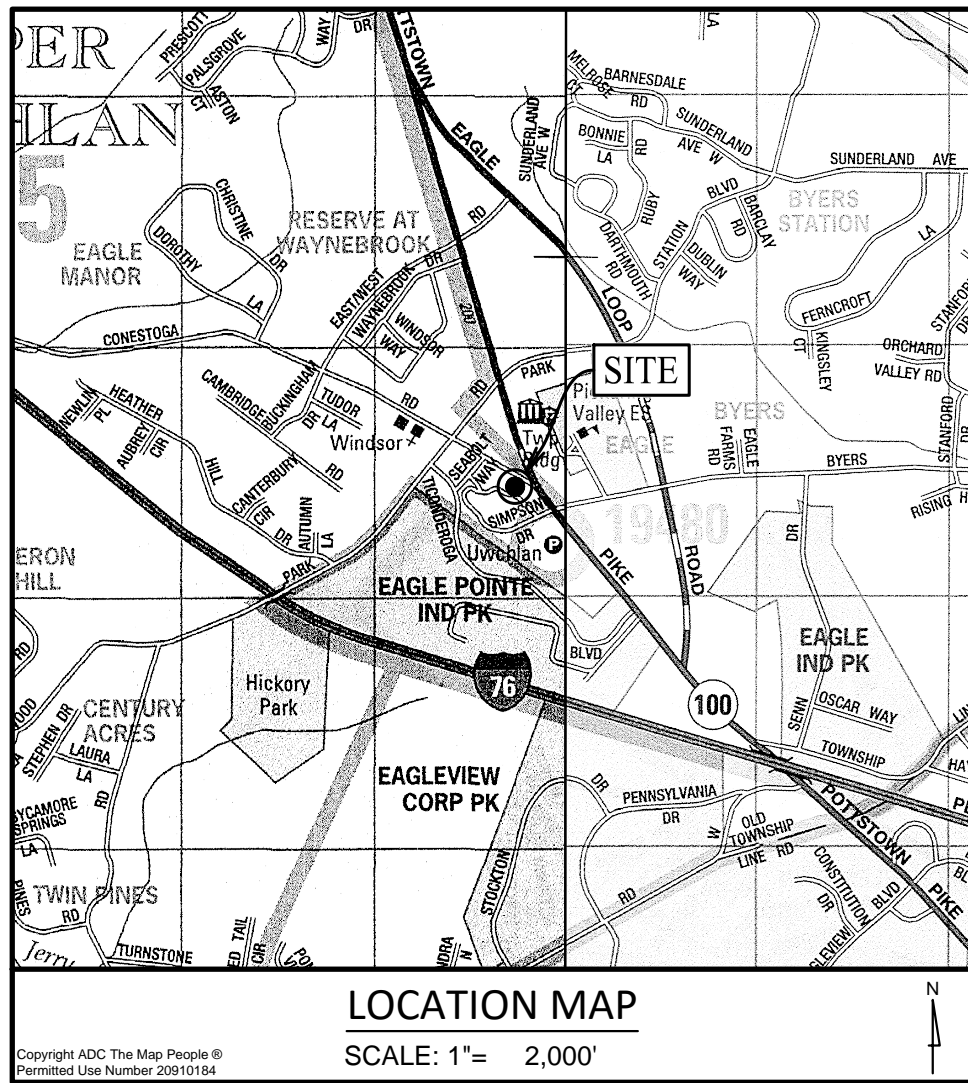
ACT 287 SERIAL NUMBER: 20180430360
D.L. HOWELL & ASSOCIATES, INC. DOES NOT GUARANTEE
THE ACCURACY OF THE LOCATIONS FOR EXISTING
SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON
THE PLANS. NOR DOES D.L. HOWELL & ASSOCIATES, INC.
GUARANTEE THAT ALL SUBSURFACE UTILITY LINES,
STRUCTURES, ETC. ARE SHOWN.
CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS
OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC.
BEFORE THE START OF WORK, BY CALLING THE
PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776.

UTILITIES NOTIFIED

- | | |
|--|--|
| COMPANY: COLUMBIA GAS TRANSMISSION LLC
ADDRESS: 1700 MACCORLE AVE SE 8TH FLOOR
CHARLESTON, WV 25314
CONTACT: MONITORING CENTER PERSONNEL | COMPANY: NEON TRANSCOM
ADDRESS: 196 VAN BUREN ST
HERNDON, VA 20170
CONTACT: MIKE BRODAR
EMAIL: MGRDOPARKLIGHTTOWER.COM |
| COMPANY: LIGHTTOWER FIBER NETWORKS LLC
ADDRESS: N/A
CONTACT: DESIGN PERSONNEL
EMAIL: mappingrequests@bertech.com | COMPANY: UPPER UWCHLAN TOWNSHIP/UPPER
UWCHLAN MUNICIPAL AUTHORITY
ADDRESS: 140 POTTSVILLE PIKE
CHESTER SPRINGS, PA. 19425
CONTACT: MIKE HECKMAN
EMAIL: mheckman@upperuwchlan-pa.gov |
| COMPANY: AQUA PENNSYLVANIA INC
ADDRESS: 762 W LANCASTER AVE
BRYN MAWR, PA 19010
CONTACT: STEVE PIZZ
EMAIL: sbpizz@aquaamerica.com | COMPANY: VERIZON PENNSYLVANIA LLC
ADDRESS: 1050 VIRGINIA DR
FORT WASHINGTON, PA 19034
CONTACT: LAURA LIPPINCOTT
EMAIL: LAURAM.LIPPINCOTT@ONE.VERIZON.COM |
| COMPANY: COMCAST CABLE
ADDRESS: 1004 CORNERSTONE BLVD
DOWNTOWNTOWN, PA 19335
CONTACT: TOM RUSSO
EMAIL: tom_russo@comcast.com | |
| COMPANY: PECO ENERGY C/O USIC
ADDRESS: 450 S HENDERSON RD SUITE B
KING OF PRUSSIA, PA 19406
CONTACT: NIKKIA SIMPKINS
EMAIL: NIKKIASIMPKINS@USICLLC.COM | |

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN OF 125 LITTLE CONESTOGA ROAD SITUATED IN UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY PENNSYLVANIA

DRAWING LIST		
SHEET NUMBER	DRAWING NUMBER	SHEET TITLE
01	C01.1	COVER SHEET
02	C01.2	LAND DEVELOPMENT PLAN
03	C02.1	EXISTING CONDITIONS PLAN
04	C02.2	SITE AERIAL PLAN
05	C03.1	GRADING & UTILITIES PLAN
06	C03.2	PCSWM PLAN
07	C03.3	PCSWM DETAILS
08	C04.1	CONSERVATION PLAN
09	C04.2	CONSERVATION DETAILS
10	C05.1	CONSTRUCTION DETAILS
11	C06.1	LIGHTING PLAN
12	C07.1	LANDSCAPE PLAN



EXISTING IMPERVIOUS

BUILDING 5,227 S.F.
PRIMARY DRIVE 14,418 S.F.
SECONDARY DRIVE 1,828 S.F.
CONC. PADS 849 S.F.

TOTAL = 22,322 S.F.

EXISTING IMPERVIOUS TO BE REMOVED

PRIMARY DRIVEWAY 11,708 S.F.
SECONDARY DRIVEWAY 1,591 S.F.
CONC. PAD 37 S.F.

TOTAL = 13,336 S.F.
EXISTING TO REMAIN = 8,986 S.F.

PROPOSED IMPERVIOUS

BUILDING 3,080 S.F.
PAVING 18,557 S.F.
CONC. WALL 166 S.F.
CONC. WALK & PORCH 136 S.F.

TOTAL = 21,939 S.F.

TOTAL SITE 30,925 S.F.

PARKING TABULATION

PROPOSED # OF EMPLOYEES = 35-44
PROPOSED # OF PARKING SPACES = 44

ZONING DATA TABULATION
UPPER UWCHLAN TOWNSHIP
ZONING ORDINANCE

ZONING DISTRICT: C-1 VILLAGE DISTRICT
SECT. 200-34 AREA AND BULK REGULATIONS

	REQUIRED	EXISTING	PROPOSED
MIN. NET LOT SIZE	10,000 S.F.	51,560 S.F.	51,560 S.F.
MIN. LOT WIDTH	100 FT.	275 FT.	275 FT.
BUILDING SETBACKS			
MIN. FRONT YARD	20 FT.	49.7 FT.	21.3 FT.
MIN. SIDE YARD	10 FT. EA.	68.1 FT./138.5 FT.	31.7 FT./102.1 FT.
MIN. REAR YARD	40'	49.5 FT.	49.5 FT.
MAX. BUILDING COVERAGE	30%	10.14% (5,227 S.F.)	16.11% (8,307 S.F.)
MAX. LOT COVERAGE	60%	43.93% (22,322 S.F.)	60.00% (30,925 S.F.)
MAX. BUILDING HEIGHT	35'	N/A	<35'

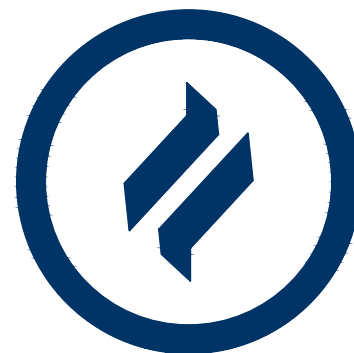
APPLICANT/EQUITABLE OWNER

RIP HOLDINGS, LLC
64 EAST UWCHLAN AVENUE
EXTON, PA 19341
ATTN: KEVIN BUSZA
PHONE NUMBER: 484-876-1229

8		
7		
6		
5		
4		
3		
2		
1		
REV.	DATE	DESCRIPTION



PREPARED BY:



DLHowell
Civil Engineering
Land Planning
Environmental

D.L. Howell & Assoc., Inc.
1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003
www.DLHowell.com

DATE:	11/09/18
SCALE:	1"=50'
DRAWN BY:	ADM
CHECKED BY:	CMD
PROJECT NO.:	3155
CAD FILE:	11/09/18
PLOTTER:	11/09/18
DRAWING NO.:	C01.1
SHEET	01 of 12



DLHowell

Civil Engineering
Land Planning
Environmental
www.DLHowell.com

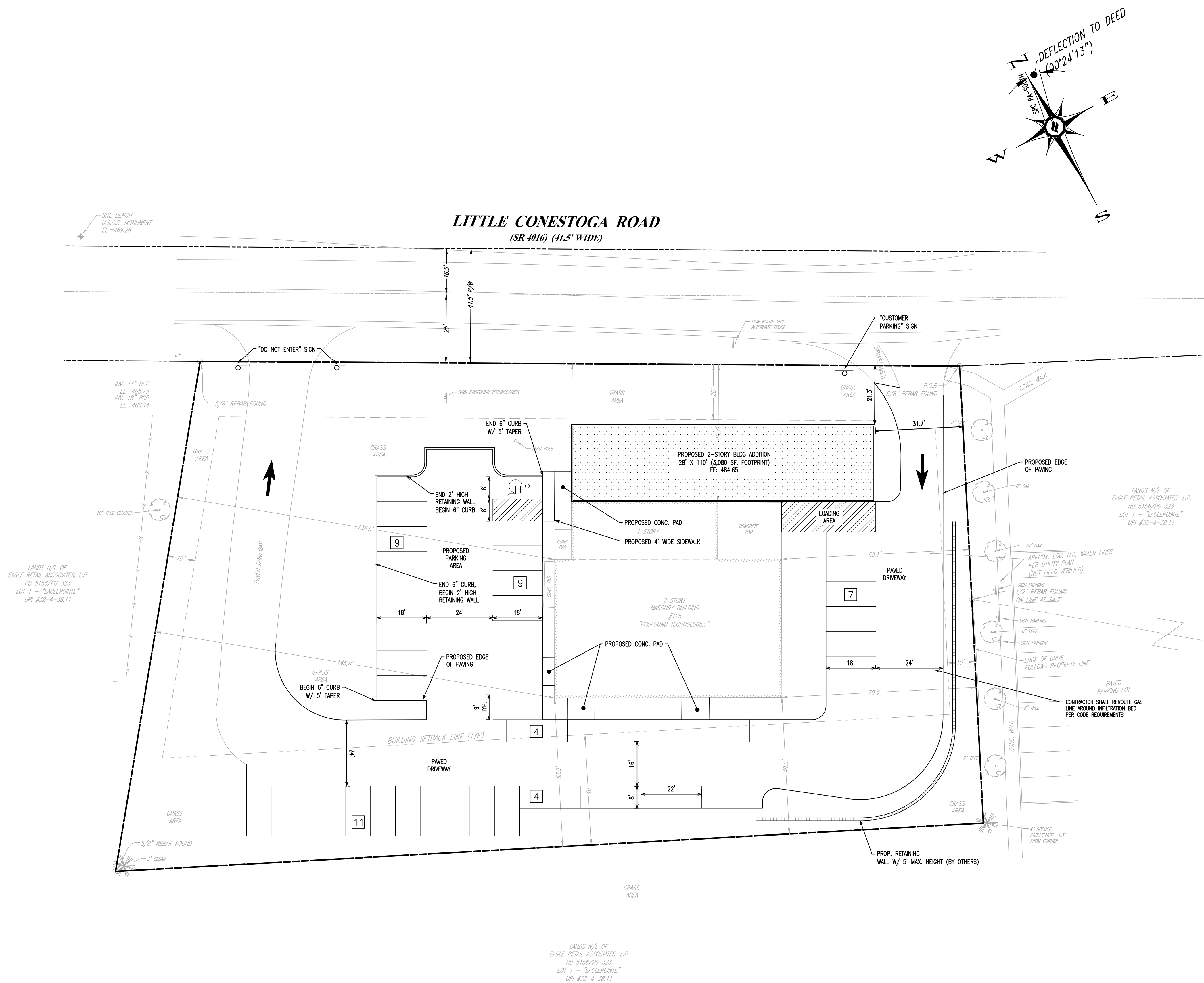
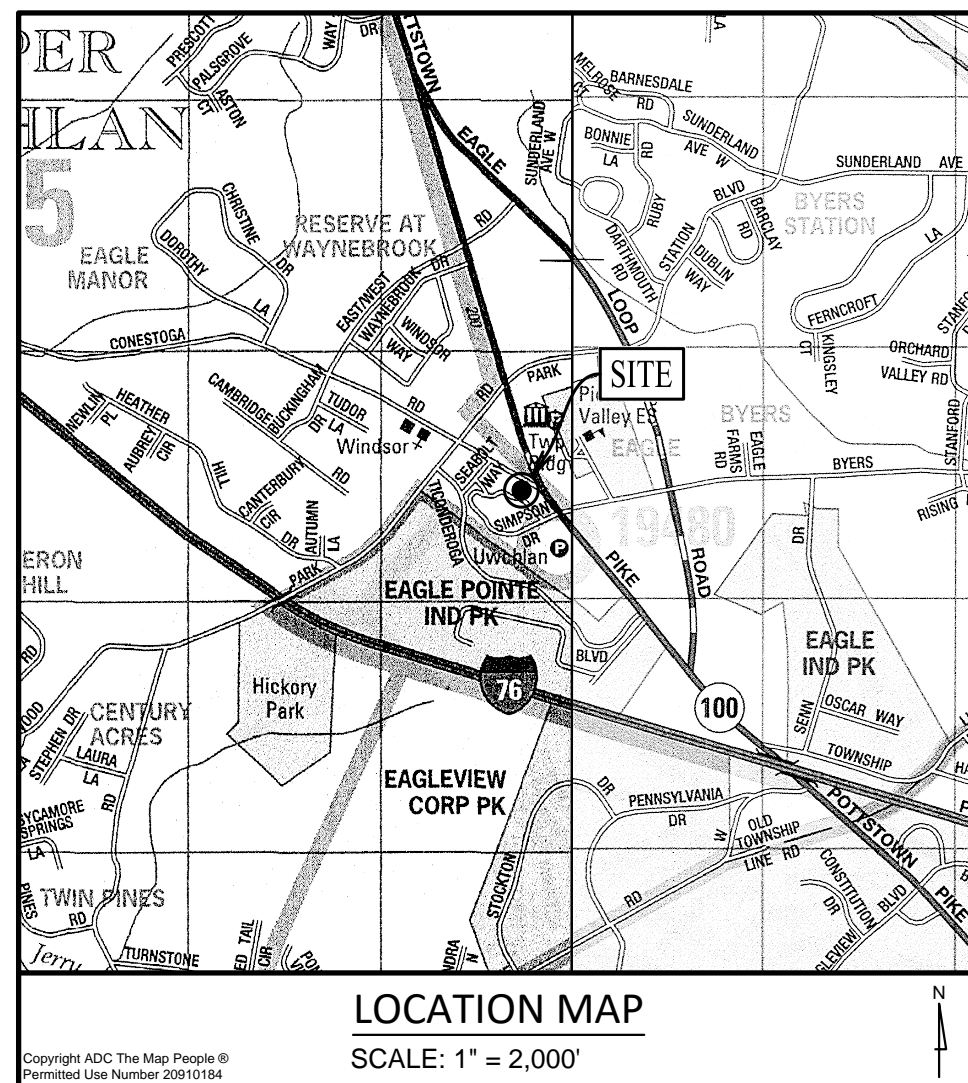
1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003



REV.	DATE	DESCRIPTION
8		
7		
6		
5		
4		
3		
2		
1		

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN	CLIENT: PROFUND TECHNOLOGIES PROJECT: BUILDING & PARKING ADDITION LOCATION: 125 LITTLE CONESTOGA ROAD UPPER UWCHLAN TOWNSHIP, CHESTER CO., PA
--	--

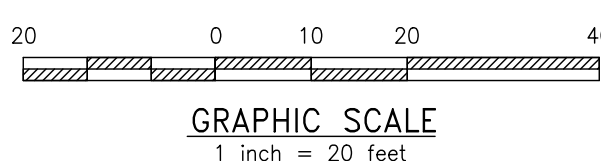
DATE:	11/09/18
SCALE:	1"=20'
DRAWN BY:	ADM
CHECKED BY:	CMD
PROJECT NO.:	3155
CAD FILE:	02 LAND DEVELOPMENT PLAN.dwg
PLOTTER:	11/09/18
DRAWING NO.:	C01.2
SHEET	02 of 12



LEGEND			
EX. PROPERTY LINE	EXISTING CONTOUR	EX. LIGHT POLE	EX. FENCE
PROP. PROPERTY LINE	PROPOSED CONTOUR	EX. MAIL BOX	EX. UTILITY POLE
EX. RIGHT-OF-WAY	EXISTING SPOT ELEV.	EX. SIGN	EX. UTILITY POLE
EX. MONUMENT	NEW SPOT ELEV.	EX. SIGN	EX. GAS LINE
EX. IRON PIPE	SOILS TYPE	EX. SIGN	EX. GAS VALVE
PROP. IRON PIPE	EX. CONC. CURB	EX. SIGN	EX. GAS VALVE
EX. EASEMENT	PROP. CONC. CURB	EX. SIGN	EX. STORM SEWER LINE
PROP. EASEMENT	EX. EDGE OF PAVING	EX. SIGN	EX. STORM SEWER LINE
EX. WETLANDS	PROP. EDGE OF PAVING	EX. SIGN	EX. STORM INLET
	EX. LIGHT POLE	EX. SIGN	

LAND DEVELOPMENT PLAN

SCALE: 1"=20'



EXISTING IMPERVIOUS

BUILDING	5,227 S.F.
PRIMARY DRIVE	14,418 S.F.
SECONDARY DRIVE	1,828 S.F.
CONC. PADS	849 S.F.
TOTAL	22,322 S.F.

EXISTING IMPERVIOUS TO BE REMOVED

PRIMARY DRIVEWAY	11,708 S.F.
SECONDARY DRIVEWAY	1,591 S.F.
CONC. PAD	37 S.F.

PROPOSED IMPERVIOUS

BUILDING	3,080 S.F.
PAVING	18,557 S.F.
CONC. WALL	106 S.F.
CONC. WALK & PORCH	136 S.F.

TOTAL

TOTAL	21,939 S.F.
TOTAL SITE	30,925 S.F.

PARKING TABULATION

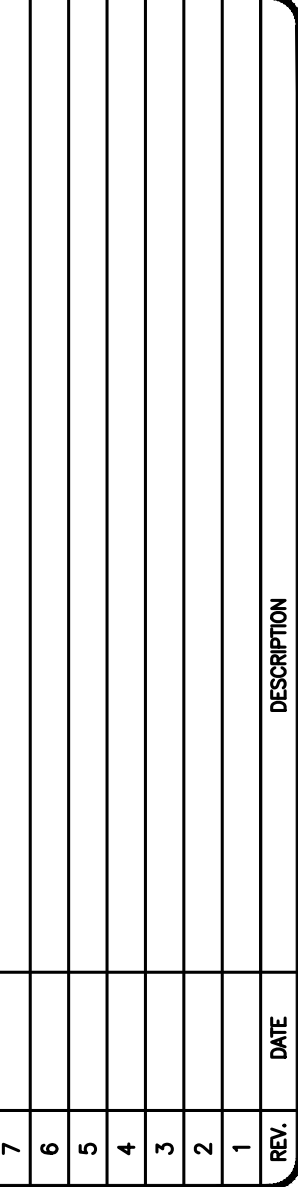
PROPOSED # OF EMPLOYEES = 35-44
PROPOSED # OF PARKING SPACES = 44

ZONING DATA TABULATION

UPPER UWCHLAN TOWNSHIP
ZONING ORDINANCE
ZONING DISTRICT: C-1 VILLAGE DISTRICT
SECT. 200-34 AREA AND BULK REGULATIONS

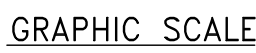
	REQUIRED	EXISTING	PROPOSED
MIN. NET LOT SIZE	10,000 S.F.	51,560 S.F.	51,560 S.F.
MIN. LOT WIDTH	100 FT.	275 FT.	275 FT.
BUILDING SETBACKS			
MIN. FRONT YARD	20 FT.	49.7 FT.	21.3 FT.
MIN. SIDE YARD	10 FT. EA.	68.1 FT./138.5 FT.	31.7 FT./102.1 FT.
MIN. REAR YARD	40'	49.5 FT.	49.5 FT.
MAX. BUILDING COVERAGE	30%	10.14% (5,227 S.F.)	16.11% (8,307 S.F.)
MAX. LOT COVERAGE	60%	43.93% (22,322 S.F.)	60.00% (30,925 S.F.)
MAX. BUILDING HEIGHT	35'	N/A	<35'

Civil Engineering
Land Planning
Environmental
www.DLHowell.com



E:	11/09/18
FILE:	1"=20'
OWN BY:	ADM
CKED BY:	CMD
JECT NO.:	3155
FILE:	AS EXISTING CONDITIONS PLAN.dwg
TTED:	11/09/18
OWING NO.:	C02.1
ET	03 OF 12

1. PLAIN ENTITLED "LAND SUBDIVISION PLAN - LAND DEVELOPMENT PLAN FOR EAGLEPOINT", PREPARED FOR A LOW ASSOCIATES, INC., PREPARED BY EDWARD B. WALSH & ASSOCIATES, INC., ETON, PA, DATED 2-17-79, LAST REVISED 1-31-81, RECORD PLAN #9015764.
2. PLAIN ENTITLED "PLAN OF PROPERTY FOR PORTER AND PANTER REAL ESTATE", PREPARED BY W. MICHAEL GRACE R.S., UNCLINARD, PA, DATED JULY 26, 1973, RECORD PLAN #48, PAGE 7, SUBSEQUENTLY RE-RECORDED AS PLAN #1401.
3. PLAIN ENTITLED "SUBDIVISION OF LAND FOR EDWARD SEABOLD", PREPARED BY BERGER & HAYES, INC., CONTESSVILLE, DATED JULY 16, 1970, LAST REVISED MARCH 25, 1971, RECORD PLAN BOOK #37, PAGE 36.
4. PLAIN ENTITLED "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION DRAWINGS FOR CONSTRUCTION OF STATE ROUTE 0100 SECTION 35 IN CHESTER COUNTY, PA. 16+00.00 TO STA. 17+41.00 LENGTH 610.00 M 0.610 KM FROM SC. 0330 OFFSET 08.50 TO SC. 0330 OFFSET 01.92 - ONE-SIDE TWO-LANE PARK ROAD FROM STA. 16+80.859 TO STA. 16+80.859 TO STA. 16+80.859, PREPARED BY PICKERING, CURTIS & SUMMERS, INC., APPROVED 10-29-2004.



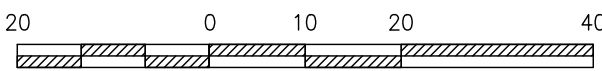
Q:\CIVIL 3D JOBS\3155\3155 PRODUCTION PLANS\SHEET SET\SUBMISSION & LO\03 EXISTING CONDITIONS PLAN.DWG

COPYRIGHT 2016 D.L. HOWELL & ASSOCIATES, INC. - ALL RIGHTS RESERVED. THESE PLANS ARE THE PROPERTY OF D.L. HOWELL & ASSOCIATES, INC. ANY USE OR REPRODUCTION OF THESE PLANS IN WHOLE OR PART, WITHOUT THE WRITTEN PERMISSION OF D.L. HOWELL & ASSOCIATES, INC. IS FORBIDDEN.



SITE AERIAL PLAN

SCALE: 1"=20'



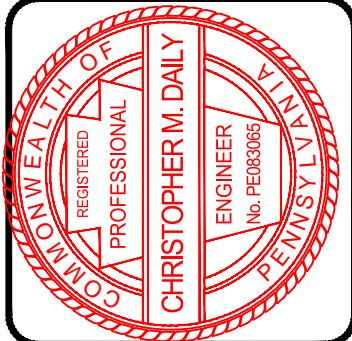
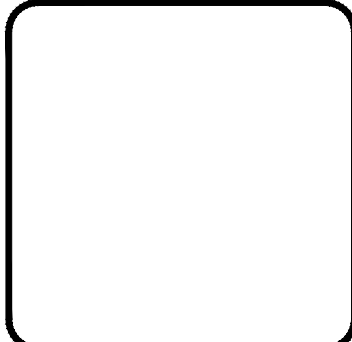
GRAPHIC SCALE
1 inch = 20 feet



DLHowell

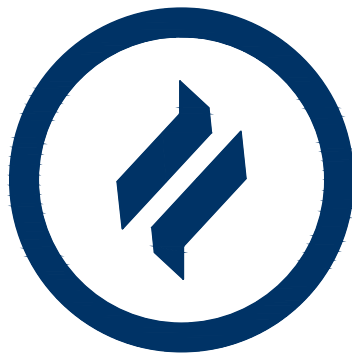
Civil Engineering
Land Planning
Environmental
www.DLHowell.com

1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003



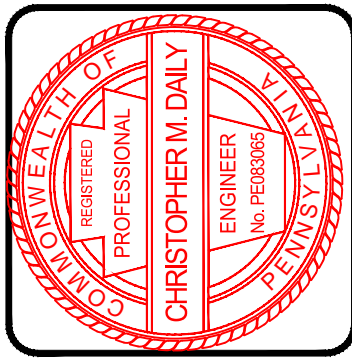
REV.	DATE	DESCRIPTION
8		
7		
6		
5		
4		
3		
2		
1		

PRELIMINARY/FINAL	DATE: 11/09/18
SITE AERIAL PLAN	SCALE: 1"=20'
CLIENT: PROFOUND TECHNOLOGIES	DRAWN BY: ADM
PROJECT: BUILDING & PARKING ADDITION	CHECKED BY: CMD
LOCATION: 125 LITTLE CONESTOGA ROAD	PROJECT NO.: 3155
UPPER UWCHLAN TOWNSHIP, CHESTER CO., PA	CAD FILE: 03 EXISTING CONDITIONS PLAN.dwg
	PLOTTED: 11/09/18
	DRAWING NO.: C02.2
	SHEET 04 of 12



DLHowell
Civil Engineering
Land Planning
Environmental
www.DLHowell.com

1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003



REV.	DATE	DESCRIPTION
8		
7		
6		
5		
4		
3		
2		
1		

PRELIMINARY/FINAL GRADING & UTILITIES PLAN	CLIENT: PROFOUND TECHNOLOGIES PROJECT: BUILDING & PARKING ADDITION LOCATION: 125 LITTLE CONESTOGA ROAD UPPER UNICHLAN TOWNSHIP, CHESTER CO., PA

DATE:	11/09/18
SCALE:	1"=20'
DRAWN BY:	ADM
CHECKED BY:	CMD
PROJECT NO.:	3155
CAD FILE:	04 GRADING & UTILITIES PLAN.dwg
PLOTTER:	11/09/18
DRAWING NO.:	C03.1
SHEET	05 of 12

GRADING & UTILITY GENERAL NOTES:

- PRIOR TO STARTING CONSTRUCTION, ALL UTILITY SERVICES IN THE AREA SHALL BE LOCATED AND MEASURES TAKEN TO PROTECT THE EXISTING FACILITIES. ANY DAMAGE TO EXISTING FACILITIES SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES IF NECESSARY.
- LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM FIELD SURVEY AND EXISTING RECORDS. COMPLETENESS AND ACCURACY OF EXISTING UTILITY INFORMATION IS NOT GUARANTEED. PRIOR TO THE START OF ANY CONSTRUCTION, THE CONTRACTOR SHALL ACCURATELY FIELD MEASURE LOCATION AND ELEVATION OF EXISTING UTILITIES AT POINTS OF CONNECTION AND POTENTIAL CONFLICT. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER IN WRITING OF ANY DEVIATION FROM INFORMATION SHOWN ON THESE PLANS. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONSTRUCTION SHALL BE LOCATED, AND MEASURES TAKEN TO PROTECT THE EXISTING FACILITIES IN ACCORDANCE WITH PENNSYLVANIA ACT 187. ANY DAMAGE TO EXISTING FACILITIES RESULTING FROM THE NEGLIGENCE OF THE CONTRACTOR SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL PERSONS, VEHICLES AND BUILDINGS WITHIN THE CONSTRUCTION AREAS FROM INJURY AND DAMAGE DURING THE COURSE OF WORK.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 1.0% MIN. SLOPE ON ASPHALT AND 2.0% MIN. ON GRASS, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY, PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
- ALL SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL STATUTES AND REGULATIONS.
- ALL TRENCHING, SHORING AND EXCAVATING OPERATIONS SHALL BE PERFORMED IN COMPLIANCE WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
- SCALED DIMENSIONS FROM THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFIRMATION FROM D.L. HOWELL & ASSOC., INC.
- SUBBASE MATERIAL FOR WALKS AND ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. IF ANY UNSUITABLE SOIL IS ENCOUNTERED DURING EXCAVATION, THE CONTRACTOR SHALL REMOVE IT AND REPLACE TO THE RECOMMENDATIONS OUTLINED IN A GEOTECHNICAL EVALUATION PREPARED SPECIFICALLY FOR THIS SITE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE LOCAL AUTHORITY OR GOVERNING AGENCY OF THE BEGINNING DATE OF CONSTRUCTION AND TO ENSURE THAT NO WORK IS PERFORMED WITHOUT THE REQUIRED PERMITS AND INSPECTIONS BY THE LOCAL AUTHORITY OR GOVERNING AGENCY.
- IF CONDITIONS ON THE GROUND DIFFER FROM THOSE SHOWN ON THE PLAN, THE CONTRACTOR SHALL NOTIFY IMMEDIATELY IN WRITING THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TRAFFIC CONTROL, SHEETING, SHORING AND BARRICADEING OF OPEN EXCAVATIONS.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, SAFETY PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK AND FOR COORDINATION OF ALL PORTIONS OF THE WORK UNDER CONTRACT.
- CONTRACTOR SHALL REVIEW VARIOUS PHASES OF WORK WITH THE OWNER TO DETERMINE WHETHER ANY PHASE WILL CONFLICT WITH THE OWNERS DAILY OPERATIONS. WHERE CONFLICT IS APPARENT THE CONTRACTOR SHALL COORDINATE WITH THE OWNER THE WORK TO BE PERFORMED SO AS TO BE THE LEAST DISRUPTIVE.
- ANY PAVING DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REMOVED TO SUBGRADE AND REPLACED WITH THE PAVING SECTION AT THE CONTRACTOR'S EXPENSE, AND SHALL MATCH THE EXISTING PAVING SECTION.
- IN ANY AREA SUBJECT TO VEHICULAR ACTIVITY DURING CONSTRUCTION, A MINIMUM OF 12 INCHES OF COVER SHALL BE MAINTAINED FOR ALL UNDERGROUND UTILITIES (STORMWATER, SANITARY SEWER, WATER, ELECTRIC, GAS, ETC.).
- ALL FILL SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT UNDESIRABLE SETTLEMENTS. THE FILL SHALL BE SPREAD IN A SERIES OF LAYERS, NOT EXCEEDING EIGHT INCHES IN THICKNESS, AND BE COMPACTED BY A SHEEPSFOOT ROLLER OR OTHER APPROVED METHOD AFTER EACH LAYER IS SPREAD. THE TOWNSHIP ENGINEER MAY REQUIRE COMPACTION TESTS AND REPORTS.
- ALL STORM SEWER SHALL BE INSTALLED IN ACCORDANCE WITH UPPER UNICHLAN TOWNSHIP STANDARDS AND PENNDOT PUBLICATION 408 SPECIFICATIONS.
- ALL OTHER UTILITY LINES, INCLUDING, BUT NOT LIMITED TO, ELECTRIC, GAS, STREETLIGHT SUPPLY, CABLE TELEVISION, AND TELEPHONE, SHALL BE PLACED UNDERGROUND. INSTALLATION OF UTILITIES SHALL BE IN STRICT ACCORDANCE WITH THE ENGINEERING STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP OR PUBLIC UTILITY CONCERNED. UTILITIES SHALL BE PUT IN PLACE, CONNECTED, AND APPROVED BEFORE THE STREETS ARE CONSTRUCTED WHERE SUCH UTILITIES LIE UNDER THE PROPOSED CARTRAY AND BEFORE ANY PERSON IS PERMITTED TO OCCUPY ANY BUILDING SERVED BY SUCH FACILITIES.
- THE STORMWATER MANAGEMENT SYSTEMS HAVE BEEN DESIGNED ASSUMING THE IMPERVIOUS COVER DEPICTED ON THIS PLAN. IF FUTURE IMPERVIOUS IS ADDED, SEPARATE STORMWATER MANAGEMENT MUST BE DESIGNED AT THAT TIME, AS REQUIRED BY THE TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

PA ONE CALL

ACT 287 SERIAL NUMBER: 20180430360
D.L. HOWELL & ASSOCIATES, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS, NOR DOES D.L. HOWELL & ASSOCIATES, INC. GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. ARE SHOWN.
CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START OF WORK, BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776.

UTILITIES NOTIFIED

COMPANY:	COLUMBIA GAS TRANSMISSION LLC	COMPANY:	NEON TRANSCOM
ADDRESS:	1700 MACCORKLE AVE SE 8TH FLOOR CHARLESTON, WV 25314	ADDRESS:	196 VAN BUREN ST HERNDON, VA 20170
CONTACT:	MONITORING CENTER PERSONNEL	CONTACT:	MIKE BRODAR
EMAIL:	mbrodar@lighttower.com	EMAIL:	mbrodar@lighttower.com
COMPANY:	LIGHTTOWER FIBER NETWORKS LLC	COMPANY:	UPPER UNICHLAN TOWNSHIP/UPPER UNICHLAN MUNICIPAL AUTHORITY
ADDRESS:	N/A	ADDRESS:	140 POTTSTOWN PIKE CHESTER SPRINGS, PA 19425
CONTACT:	DESIGN PERSONNEL	CONTACT:	MIKE HECKMAN
EMAIL:	mappingrequests@fiber-tech.com	EMAIL:	mheckman@upperuniclan-pa.gov
COMPANY:	AQUA PENNSYLVANIA INC	COMPANY:	VERIZON PENNSYLVANIA LLC
ADDRESS:	762 W LANCASTER AVE BRYN MAWR, PA 19010	ADDRESS:	1050 VIRGINIA DR FORT WASHINGTON, PA 19034
CONTACT:	STEVE PIZZU	CONTACT:	LAURA LUPINOTT
EMAIL:	slpizzu@aquapenn.com	EMAIL:	LAURAM.LUPINOTT@ONE.VERIZON.COM
COMPANY:	COMCAST CABLE	COMPANY:	PECO ENERGY C/O USIC
ADDRESS:	1004 CORNERSTONE BLVD DOWNTOWN, PA 19335	ADDRESS:	450 S HENDERSON RD SUITE B KNOX OF PROSSA, PA 19406
CONTACT:	TOM RUSSO	CONTACT:	NIKKIA SIMPKINS
EMAIL:	tom_russo@comcast.com	EMAIL:	NIKKIASIMP@USISCLLC.COM

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE-STOP CALL

Pennsylvania One Call System, Inc

1-800-242-1776

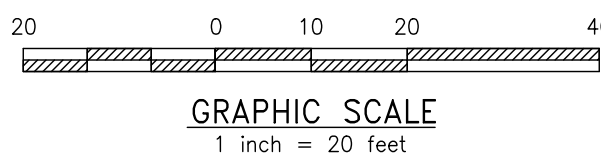
ONE CALL NOTE

SCALE: NO SCALE



GRADING & UTILITIES PLAN

SCALE: 1"=20'



LEGEND

EX. PROPERTY LINE	EXISTING CONTOUR	PROP. LIGHT POLE	PROP. ELEC. LINE
PROP. PROPERTY LINE	PROPOSED CONTOUR	EX. FENCE	PROP. FIRE WATER LINE
EX. DRIVE/DRIVEWAY	EXISTING SPOT ELEV.	EX. MAIL BOX	PROP. WATER LATERAL
NEW SPOT ELEV.	NEW SPOT ELEV.	EX. SIGN	PROP. FIRE WATER LINE
EX. MONUMENT	EX. CONC. CURB	PROP. SIGN	EX. WATER VALVE
EX. MONUMENT	PROP. CONC. CURB	EX. GUY ANCHOR	PROP. WATER VALVE
EX. IRON PIPE	EX. EDGE OF PAVING	PROP. PARKING SPACES	EX. HYDRANT
EX. IRON PIPE	PROP. EDGE OF PAVING	PROP. PARKING SPACES TO BE REMOVED	PROP. HYDRANT
EX. EASEMENT	EX. WETLANDS	EX. TELE. LINE	EX. MANHOLE
PROP. EASEMENT		PROP. TELE. LINE	EX. PERC TEST
		EX. ELEC. LINE	EX. TEST PIT

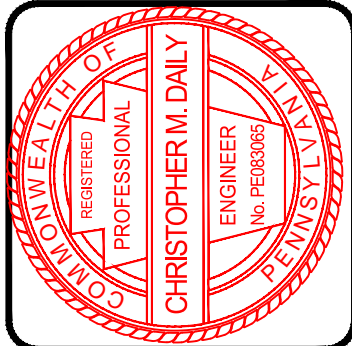
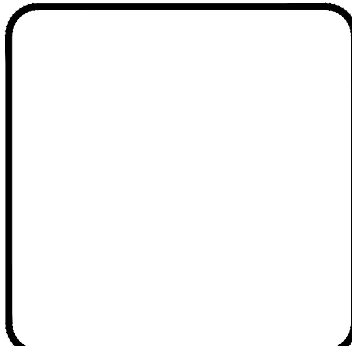
PROP. STORM INLET	PROP. WATER LINE
PROP. STORM INLET ID	PROP. WATER LATERAL
PROP. SEEPAGE BED	EX. WATER VALVE
EX. SANITARY SEWER LINE	EX. HYDRANT
PROP. SAN. SEWER LINE	PROP. HYDRANT
PROP. SAN. SEWER LATERAL	EX. MANHOLE
PROP. SANITARY MH. ID	PROP. MANHOLE
EX. WATER LINE	EX. PERC TEST
	EX. TEST PIT



DLHowell

Civil Engineering
Land Planning
Environmental
www.DLHowell.com

1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003



REV.	DATE	DESCRIPTION
8		
7		
6		
5		
4		
3		
2		
1		

PRELIMINARY/FINAL	PCSWM PLAN
CLIENT: PROFOUND TECHNOLOGIES	BUILDING & PARKING ADDITION
PROJECT: 125 LITTLE CONESTOGA ROAD	UPPER UWCHLAN TOWNSHIP, CHESTER CO., PA

DATE:	11/09/18
SCALE:	1"=20'
DRAWN BY:	ADM
CHECKED BY:	CMD
PROJECT NO.:	3155
CAD FILE:	04 GRADING & UTILITIES PLAN.dwg
PLOTTER:	11/09/18
DRAWING NO.:	C03.2
SHEET	06 of 12

RECEIVING SURFACE WATERS - 102.8(f)(5)

*THE PENNSYLVANIA TITLE 25, CHAPTER 93 CLASSIFICATION FOR THE RECEIVING WATERS OF THE COMMONWEALTH

UNNAMED TRIBUTARY (UNT) TO MARSH CREEK IN THE EAST BRANCH BRANNOWNE CREEK WATERSHED: A HIGH QUALITY-TRIBUTY STANDING FISHERY (HQ-TS) WATER COURSE

BMP GENERAL NOTE

UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION BMP'S MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION BMP'S AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL SITE INSPECTIONS WILL BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE. THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION. THE INSPECTION LOG WILL BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REPAIRING, REMEDIATING, RESEEDING AND REINSTITUTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENTATION BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S OR MODIFICATIONS OF THOSE INSTALLED WILL BE NEEDED. WHERE BMP'S ARE FOUND TO FAIL TO ALLEVATE EROSION OR SEDIMENTATION POLLUTION THE PERMITTEE OR CO-PERMITTEE SHALL INCLUDE THE FOLLOWING INFORMATION:

THE LOCATION AND SEVERITY OF THE BMP'S FAILURE AND ANY POLLUTION EVENTS.
ALL STEPS TAKEN TO REDUCE, ELIMINATE AND PREVENT THE REOCCURENCE OF THE NON-COMPLIANCE.
THE TIME FRAME TO CORRECT THE NON-COMPLIANCE, INCLUDING THE EXACT DATES WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE.

INFILTRATION TESTING NOTE:

INFILTRATION TESTING PERFORMED BY D.L. HOWELL AND ASSOCIATES, INC. (DL HOWELL). D.L. HOWELL MAKES NO GUARANTEES, REPRESENTATIONS OR WARRANTY ON INFILTRATION CAPABILITY OF THE SOILS OTHER THAN IN THE IMMEDIATE AREAS THAT HAVE BEEN TESTED AT THE TIME OF TESTING. FURTHER, D.L. HOWELL CANNOT GUARANTEE THAT TESTED INFILTRATION RESULTS WILL NOT CHANGE (BETTER OR WORSE) DURING DIFFERENT SEASONS, TEMPERATURE AND SOIL MOISTURE CONDITIONS. SOIL INFILTRATION IS DIRECTLY AFFECTED BY GRIP AND LAND MANAGEMENT PRACTICES, COMPACTION, TEMPERATURE AND PROTECTIVE VEGETATIVE COVER. A MEASURED SOIL INFILTRATION TEST DOES NOT NECESSARILY INDICATE THE SOIL'S INFILTRATION CAPABILITY IN ANY AREAS OUTSIDE THE AREA TESTED. A SOIL'S INFILTRATION RATE IS HIGHLY DYNAMIC AND THEREFORE RECOMMENDED SAFETY FACTORS HAVE BEEN TAKEN INTO ACCOUNT PER PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S GUIDELINES LOCATED IN THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S BEST MANAGEMENT PRACTICES MANUAL. DL HOWELL DOES NOT GUARANTEE OR WARRANT THE BEST MANAGEMENT PRACTICES INCLUDED IN THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION BEST MANAGEMENT PRACTICES MANUAL.

GENERAL PCSM NOTES:

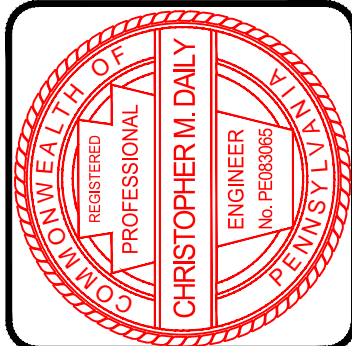
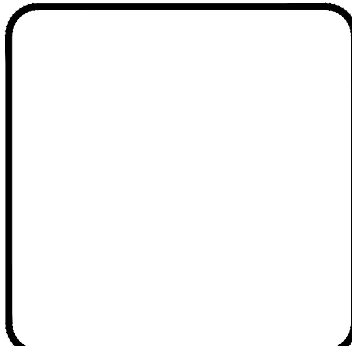
- AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
- IF THE CONTRACTOR ENCOUNTERS HIGH WATER TABLE, SHALLOW BEDROCK, SINKHOLES OR SOIL INSTABILITY DURING SITE CONSTRUCTION, THE DESIGN ENGINEER OR THE ON-SITE GEOTECHNICAL ENGINEER MUST BE CONTACTED IMMEDIATELY FOR CORRECTIVE MEASURES.
- IF GROUNDWATER OR BEDROCK IS ENCOUNTERED DURING THE INSTALLATION OF THE INFILTRATION BMP'S STOP WORK AND CONTACT THE TOWNSHIP AND DESIGN ENGINEER FOR AN ALTERNATE STORMWATER BMP LOCATION OR NEW DESIGN.
- THE EROSION AND SEDIMENTATION CONTROL PLAN HAS BEEN DESIGNED IN AN EFFORT TO MINIMIZE THE EXTENT AND DURATION OF EARTH DISTURBANCE, WHILE PROTECTING THE EXISTING DRAINAGE FEATURES AND VEGETATION. THE E&S PLAN AND CONSTRUCTION SEQUENCE HAS BEEN DEVELOPED AS TO MINIMIZE SOIL COMPACTION, LAND CLEARING, AND IMPERVIOUS AREAS.
- THE DESIGN WILL PRESERVE THE INTEGRITY OF STREAM CHANNELS AND MAINTAIN AND PROTECT THE PHYSICAL, BIOLOGICAL AND CHEMICAL QUALITIES OF THE DOWNSTREAM WATERSHED.
- THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIAL AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 101.01, 101.02, 101.03, 101.04, 101.05, 101.06, 101.07, 101.08, 101.09, 101.10, 101.11, 101.12, 101.13, 101.14, 101.15, 101.16, 101.17, 101.18, 101.19, 101.20, 101.21, 101.22, 101.23, 101.24, 101.25, 101.26, 101.27, 101.28, 101.29, 101.30, 101.31, 101.32, 101.33, 101.34, 101.35, 101.36, 101.37, 101.38, 101.39, 101.40, 101.41, 101.42, 101.43, 101.44, 101.45, 101.46, 101.47, 101.48, 101.49, 101.50, 101.51, 101.52, 101.53, 101.54, 101.55, 101.56, 101.57, 101.58, 101.59, 101.60, 101.61, 101.62, 101.63, 101.64, 101.65, 101.66, 101.67, 101.68, 101.69, 101.70, 101.71, 101.72, 101.73, 101.74, 101.75, 101.76, 101.77, 101.78, 101.79, 101.80, 101.81, 101.82, 101.83, 101.84, 101.85, 101.86, 101.87, 101.88, 101.89, 101.90, 101.91, 101.92, 101.93, 101.94, 101.95, 101.96, 101.97, 101.98, 101.99, 101.100, 101.101, 101.102, 101.103, 101.104, 101.105, 101.106, 101.107, 101.108, 101.109, 101.110, 101.111, 101.112, 101.113, 101.114, 101.115, 101.116, 101.117, 101.118, 101.119, 101.120, 101.121, 101.122, 101.123, 101.124, 101.125, 101.126, 101.127, 101.128, 101.129, 101.130, 101.131, 101.132, 101.133, 101.134, 101.135, 101.136, 101.137, 101.138, 101.139, 101.140, 101.141, 101.142, 101.143, 101.144, 101.145, 101.146, 101.147, 101.148, 101.149, 101.150, 101.151, 101.152, 101.153, 101.154, 101.155, 101.156, 101.157, 101.158, 101.159, 101.160, 101.161, 101.162, 101.163, 101.164, 101.165, 101.166, 101.167, 101.168, 101.169, 101.170, 101.171, 101.172, 101.173, 101.174, 101.175, 101.176, 101.177, 101.178, 101.179, 101.180, 101.181, 101.182, 101.183, 101.184, 101.185, 101.186, 101.187, 101.188, 101.189, 101.190, 101.191, 101.192, 101.193, 101.194, 101.195, 101.196, 101.197, 101.198, 101.199, 101.200, 101.201, 101.202, 101.203, 101.204, 101.205, 101.206, 101.207, 101.208, 101.209, 101.210, 101.211, 101.212, 101.213, 101.214, 101.215, 101.216, 101.217, 101.218, 101.219, 101.220, 101.221, 101.222, 101.223, 101.224, 101.225, 101.226, 101.227, 101.228, 101.229, 101.230, 101.231, 101.232, 101.233, 101.234, 101.235, 101.236, 101.237, 101.238, 101.239, 101.240, 101.241, 101.242, 101.243, 101.244, 101.245, 101.246, 101.247, 101.248, 101.249, 101.250, 101.251, 101.252, 101.253, 101.254, 101.255, 101.256, 101.257, 101.258, 101.259, 101.260, 101.261, 101.262, 101.263, 101.264, 101.265, 101.266, 101.267, 101.268, 101.269, 101.270, 101.271, 101.272, 101.273, 101.274, 101.275, 101.276, 101.277, 101.278, 101.279, 101.280, 101.281, 101.282, 101.283, 101.284, 101.285, 101.286, 101.287, 101.288, 101.289, 101.290, 101.291, 101.292, 101.293, 101.294, 101.295, 101.296, 101.297, 101.298, 101.299, 101.300, 101.301, 101.302, 101.303, 101.304, 101.305, 101.306, 101.307, 101.308, 101.309, 101.310, 101.311, 101.312, 101.313, 101.314, 101.315, 101.316, 101.317, 101.318, 101.319, 101.320, 101.321, 101.322, 101.323, 101.324, 101.325, 101.326, 101.327, 101.328, 101.329, 101.330, 101.331, 101.332, 101.333, 101.334, 101.335, 101.336, 101.337, 101.338, 101.339, 101.340, 101.341, 101.342, 101.343, 101.344, 101.345, 101.346, 101.347, 101.348, 101.349, 101.350, 101.351, 101.352, 101.353, 101.354, 101.355, 101.356, 101.357, 101.358, 101.359, 101.360, 101.361, 101.362, 101.363, 101.364, 101.365, 101.366, 101.367, 101.368, 101.369, 101.370, 101.371, 101.372, 101.373, 101.374, 101.375, 101.376, 101.377, 101.378, 101.379, 101.380, 101.381, 101.382, 101.383, 101.384, 101.385, 101.386, 101.387, 101.388, 101.389, 101.390, 101.391, 101.392, 101.393, 101.394, 101.395, 101.396, 101.397, 101.398, 101.399, 101.400, 101.401, 101.402, 101.403, 101.404, 101.405, 101.406, 101.407, 101.408, 101.409, 101.410, 101.411, 101.412, 101.413, 101.414, 101.415, 101.416, 101.417, 101.418, 101.419, 101.420, 101.421, 101.422, 101.423, 101.424, 101.425, 101.426, 101.427, 101.428, 101.429, 101.430, 101.431, 101.432, 101.433, 101.434, 101.435, 101.436, 101.437, 101.438, 101.439, 101.440, 101.441, 101.442, 101.443, 101.444, 101.445, 101.446, 101.447, 101.448, 101.449, 101.450, 101.451, 101.452, 101.453, 101.454, 101.455, 101.456, 101.457, 101.458, 101.459, 101.460, 101.461, 101.462, 101.463, 101.464, 101.465, 101.466, 101.467, 101.468, 101.469, 101.470, 101.471, 101.472, 101.473, 101.474, 101.475, 101.476, 101.477, 101.478, 101.479, 101.480, 101.481, 101.482, 101.483, 101.484, 101.485, 101.486, 101.487, 101.488, 101.489, 101.490, 101.491, 101.492, 101.493, 101.494, 101.495, 101.496, 101.497, 101.498, 101.499, 101.500, 101.501, 101.502, 101.503, 101.504, 101.505, 101.506, 101.507, 101.508, 101.509, 101.510, 101.511, 101.512, 101.513, 101.514, 101.515, 101.516, 101.517, 101.518, 101.519, 101.520, 101.521, 101.522, 101.523, 101.524, 101.525, 101.526, 101.527, 101.528, 101.529, 101.530, 101.531, 101.532, 101.533, 101.534, 101.535, 101.536, 101.537, 101.538, 101.539, 101.540, 101.541, 101.542, 101.543, 101.544, 101.545, 101.546, 101.547, 101.548, 101.549, 101.550, 101.551, 101.552, 101.553, 101.554, 101.555, 101.556, 101.557, 101.558, 101.559, 101.560, 101.561, 101.562, 101.563, 101.564, 101.565, 101.566, 101.567, 101.568, 101.569, 101.570, 101.571, 101.572, 101.573, 101.574, 101.575, 101.576, 101.577, 101.578, 101.579, 101.580, 101.581, 101.582, 101.583, 101.584, 101.585, 101.586, 101.587, 101.588, 101.589, 101.590, 101.591, 101.592, 101.593, 101.594, 101.595, 101.596, 101.597, 101.598, 101.599, 101.600, 101.601, 101.602, 101.603, 101.604, 101.605, 101.606, 101.607, 101.608, 101.609, 101.610, 101.611, 101.612, 101.613, 101.614, 101.615, 101.616, 101.617, 101.618, 101.619, 101.620, 101.621, 101.622, 101.623, 101.624, 101.625, 101.626, 101.627, 101.628, 101.629, 101.630, 101.631, 101.632, 101.633, 101.634, 101.635, 101.636, 101.637, 101.638, 101.639, 101.640, 101.641, 101.642, 101.643, 101.644, 101.645, 101.646, 101.647, 101.648, 101.649, 101.650, 101.651, 101.652, 101.653, 101.654, 101.655, 101.656, 101.657, 101.658, 101.659, 101.660, 101.661, 101.662, 101.663, 101.664, 101.665, 101.666, 101.667, 101.668, 101.669, 101.670, 101.671, 101.672, 101.673, 101.674, 101.675, 101.676, 101.677, 101.678, 101.679, 101.680, 101.681, 101.682, 101.683, 101.684, 101.685, 101.686, 101.687, 101.688, 101.689, 101.690, 101.691, 101.692, 101.693, 101.694, 101.695, 101.696, 101.697, 101.698, 101.699, 101.700, 101.701, 101.702, 101.703, 101.704, 101.705, 101.706, 101.707, 101.708, 101.709, 101.710, 101.711, 101.712, 101.713, 101.714, 101.715, 101.716, 101.717, 101.718, 101.719, 101.720, 101.721, 101.722, 101.723, 101.724, 101.725, 101.726, 101.727, 101.728, 101.729, 101.730, 101.731, 101.732, 101.733, 101.734, 101.735, 101.736, 101.737, 101.738, 101.739, 101.740, 101.741, 101.742, 101.743, 101.744, 101.745, 101.746, 101.747, 101.748, 101.749, 101.750, 101.751, 101.752, 101.753, 101.754, 101.755, 101.756, 101.757, 101.758, 101.759, 101.760, 101.761, 101.762, 101.763, 101.764, 101.765, 101.766, 101.767, 101.768, 101.769, 101.770, 101.771, 101.772, 101.773, 101.774, 101.775, 101.776, 101.777, 101.778, 101.779, 101.780, 101.781, 101.782, 101.783, 101.784, 101.785, 101.786, 101.787, 101.788, 101.789, 101.790, 101.791, 101.792, 101.793, 101.794, 101.795, 101.796, 101.797, 101.798, 101.799, 101.800, 101.801, 101.802, 101.803, 101.804, 101.805, 101.806, 101.807, 101.808, 101.809, 101.810, 101.811, 101.812, 101.813, 101.814, 101.815, 101.816, 101.817, 101.818, 101.819, 101.820, 101.821, 101.822, 101.823, 101.824, 101.825, 101.826, 101.827, 101.828, 101.829, 101.830, 101.831, 101.832, 101.833, 101.834, 101.835, 101.836, 101.837, 101.838, 101.839, 101.840, 101.841, 101.842, 101.843, 101.844, 101.845, 101.846, 101.847, 101.848, 101.849, 101.850, 101.851, 101.852, 101.853, 101.854, 101.855, 101.856, 101.857, 101.858, 101.859, 101.860, 101.861, 101.862, 101.863, 101.864, 101.865, 101.866, 101.867, 101.868, 101.869, 101.870, 101.871, 101.872, 101.873, 101.874, 101.875, 101.876, 101.877, 101.878, 101.879, 101.880, 101.881, 101.882, 101.883, 101.884, 101.885, 101.886, 101.887, 101.888, 101.889, 101.890, 101.891, 101.892, 101.893, 101.894, 101.895, 101.896, 101.897, 101.898, 101.899, 101.900, 101.901, 101.902, 101.903, 101.904, 101.905, 101.906, 101.907, 101.908, 101.909, 101.910, 101.911, 101.912, 101.913, 101.914, 101.915, 101.916, 101.917, 101.918, 101.919, 101.920, 101.921, 101.922, 101.923, 101.924, 101.925, 101.926, 101.927, 101.928, 101.929, 101.930, 101.931, 101.932, 101.933, 101.934, 101.935, 101.936, 101.937, 101.938, 101.939, 101.940, 101.941, 101.942, 101.943, 101.944, 101.945, 101.946, 101.947, 101.948, 101.949, 101.950, 101.951, 101.952, 101.953, 101.954, 101.955, 101.956, 101.957, 101.958, 101.959, 101.960, 101.961, 101.962, 101.963, 101.964, 101.965, 101.966, 101.967, 101.968, 101.969, 101.970, 101.971, 101.972, 101.973, 101.974, 101.975, 101.976, 101.977, 101.978, 101.979, 101.980, 101.981, 101.982, 101.983, 101.984, 101.985, 101.986, 101.987, 101.988, 101.989, 101.990, 101.991, 101.992, 101.993, 101.994, 101.995, 101.996, 101.997, 101.998, 101.999, 102.000, 102.001, 102.002, 102.003, 102.004, 102.005, 102.006, 102.007, 102.008, 102.009, 102.010, 102.011, 102.012, 102.013, 102.014, 102.015, 102.016, 102.017, 102.018, 102.019, 102.020, 102.021, 102.022, 102.023, 102.024, 102.025, 102.026, 102.027, 102.028, 102.029, 102.030, 102.031, 102.032, 102.033, 102.034, 102.035, 102.036, 102.037, 102.038, 102.039, 102.040, 102.041, 102.042, 102.043, 102.044, 102.045, 102.046, 102.047, 102.048, 102.049, 102.050, 102.051, 102.052, 102.053, 102.054, 102.055, 102.056, 102.057, 102.058, 102.059, 102.060, 102.061, 102.062, 102.063, 102.064, 102.065, 102.066, 102.067, 102.068, 102.069, 102.070, 102.071, 102.072, 102.073, 102.074, 102.075, 102.076, 102.077, 102.078, 102.079, 102.080, 102.081, 102.082, 102.083, 102.084, 102.085, 102.086, 102.087, 102.088, 102.089, 102.090, 102.091, 102.092, 102.093, 102.094, 102.095, 102.096, 102.097, 102.098, 102.099, 102.100, 102.101, 102.102, 102.103, 102.104, 102.105, 102.106, 102.107, 102.108, 102.109, 102.110, 102.111,



DLHowell

Civil Engineering
Land Planning
Environmental
www.DLHowell.com

1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003

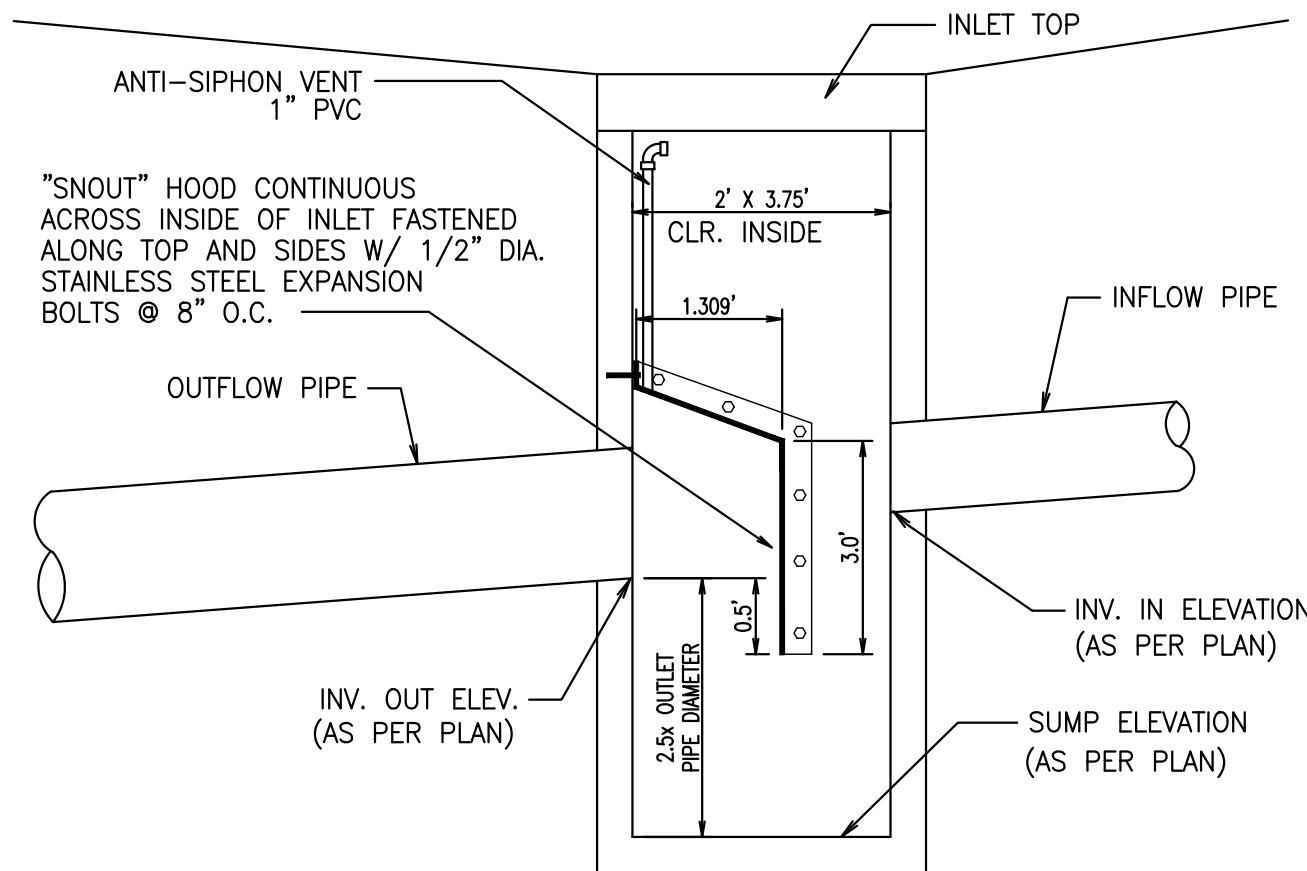


REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

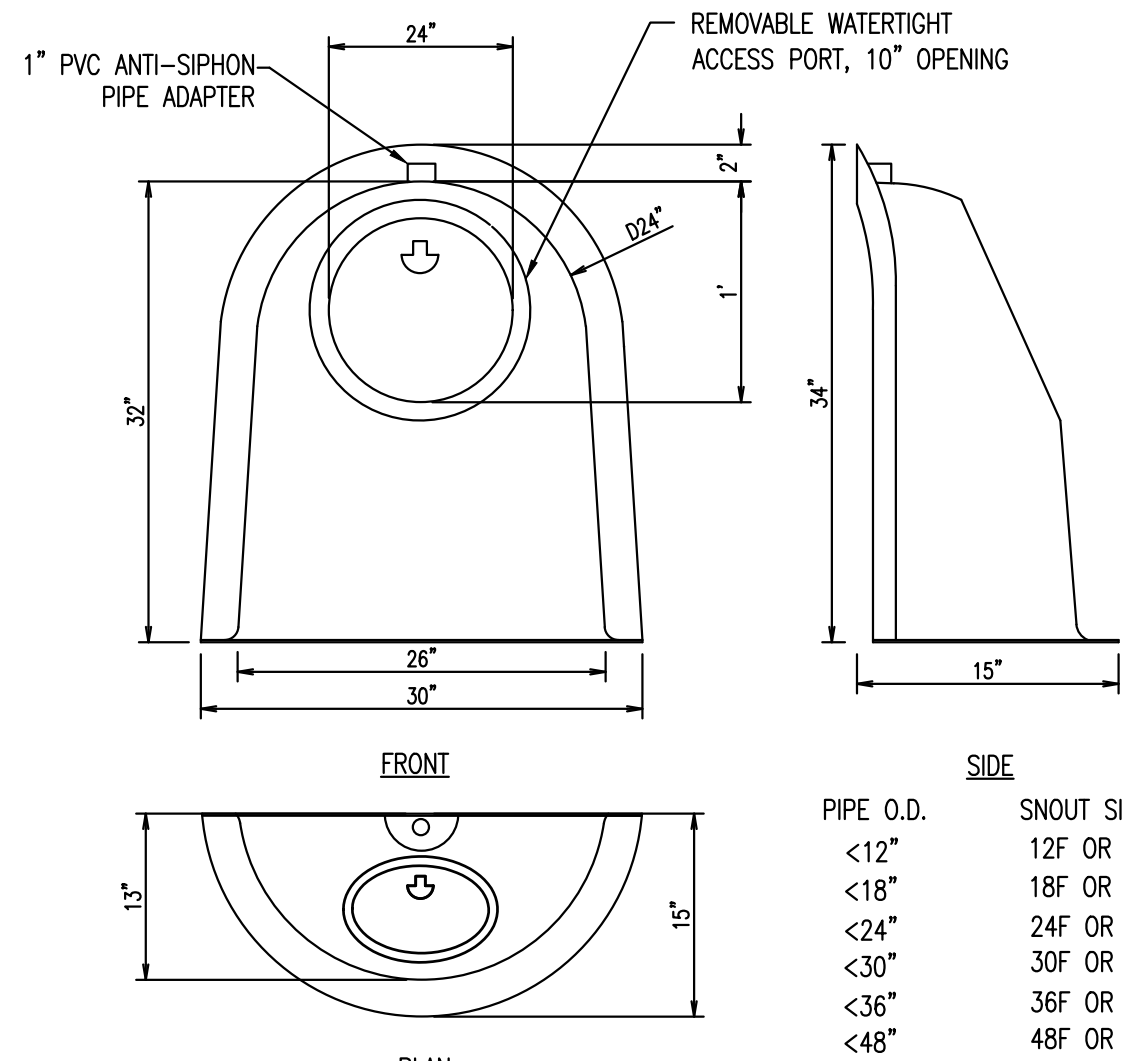
PRELIMINARY/FINAL	PCSWM DETAILS
CLIENT:	PROFOUND TECHNOLOGIES
PROJECT:	BUILDING & PARKING ADDITION
LOCATION:	125 LITTLE CONESTOGA ROAD UPPER UWCHLAN TOWNSHIP, CHESTER CO., PA

DATE:	11/09/18
SCALE:	AS SHOWN
DRAWN BY:	ADM
CHECKED BY:	CMD
PROJECT NO.:	3155
CAD FILE:	04 GRADING & UTILITIES PLAN.dwg
PLOTTER:	11/09/18
DRAWING NO.:	C03.3
SHEET	07 of 12

BMP 6.6.4: WATER QUALITY FILTERS



WATER QUALITY STRUCTURE DETAIL NOT TO SCALE

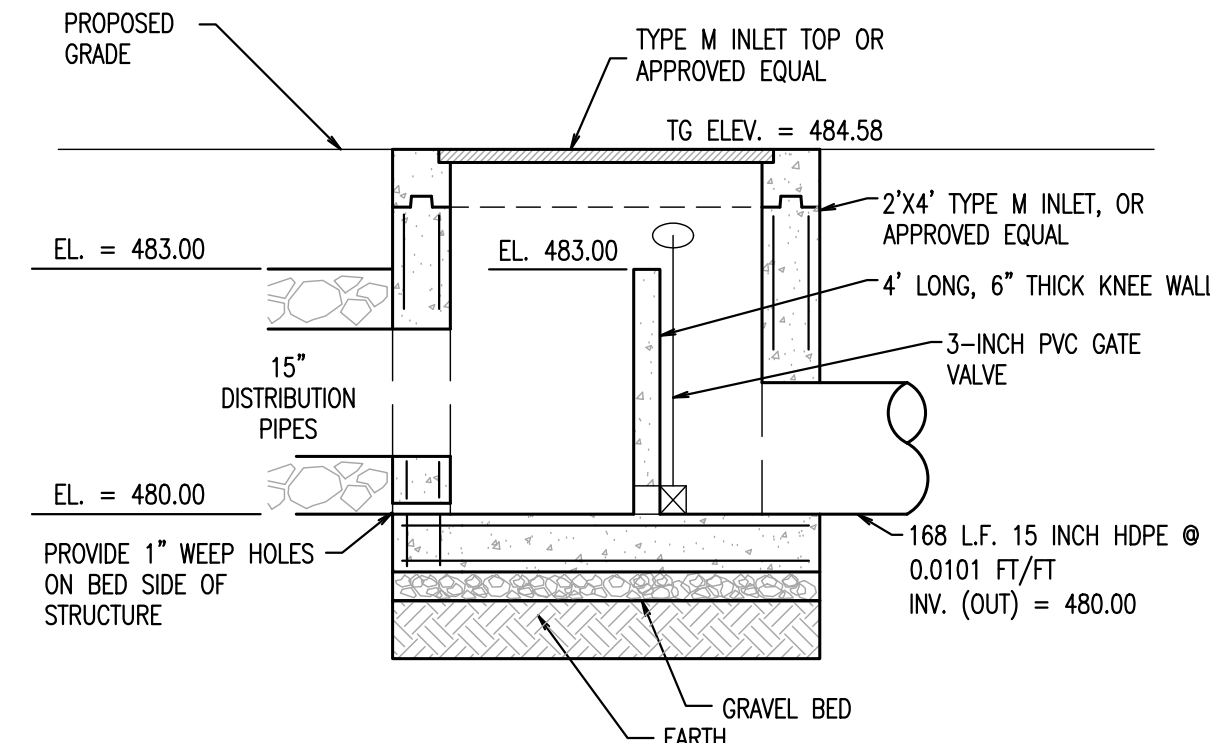


24F SNOUT OIL & DEBRIS STOP NOT TO SCALE

STORMWATER WATER QUALITY STRUCTURE OPERATION AND MAINTENANCE SPECIFICATIONS:

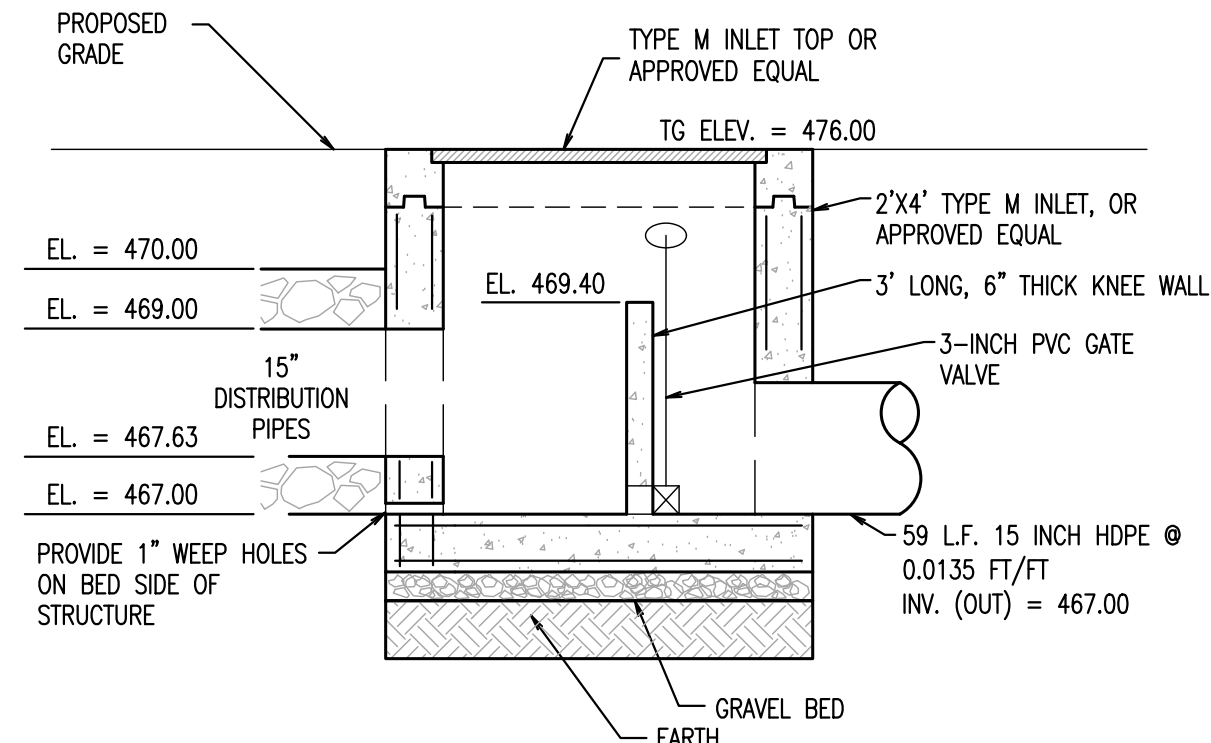
- THE PROPERTY OWNER SHALL AT ALL TIMES PROPERLY OPERATE AND MAINTAIN THE WATER QUALITY STRUCTURES PER MANUFACTURERS' SPECIFICATIONS. AN INSPECTION REPORT SHALL BE PROVIDED TO THE TOWNSHIP FOLLOWING EACH INSPECTION EVENT. INSPECTIONS OF THE WATER QUALITY UNITS SHALL BE PERFORMED QUARTERLY FOR THE FIRST YEAR OF OPERATION AND SEMIANNUALLY THEREAFTER.
- THE INSPECTION REPORT SHALL INCLUDE THE FOLLOWING INFORMATION FOR EACH INSPECTION EVENT:
 - THE DATE AND TIME OF INSPECTION;
 - THE NAME OF THE INDIVIDUAL(S) WHO PERFORMED THE INSPECTION;
 - THE TOTAL DEPTH OF SEDIMENT IN THE STRUCTURE;
 - THE TOTAL DEPTH OF OIL AND GREASE IN THE STRUCTURE; AND
 - TRANSPORT AND DISPOSAL RECORDS OF REMOVED PRODUCT(S).
- PER MANUFACTURER RECOMMENDATION, THE STRUCTURE SHALL BE CLEANED WHEN THE SUMP IS HALF FULL.
- MAINTENANCE IS BEST DONE WITH A VACUUM TRUCK. TRANSPORT AND DISPOSAL OF SEDIMENT AND OIL SHALL BE DONE IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL REGULATIONS.
- TO MAINTAIN THE SNOUT HOODS THEMSELVES, AN ANNUAL INSPECTION OF THE ANTI-SIPHON VENT AND ACCESS HATCH ARE RECOMMENDED. A SIMPLE FLUSHING OF THE VENT, OR A GENTLE RODDING WITH A FLEXIBLE WIRE ARE ALL THAT'S TYPICALLY NEEDED TO MAINTAIN THE ANTI-SIPHON PROPERTIES. OPENING AND CLOSING THE ACCESS HATCH ONCE A YEAR ENSURES A LIFETIME OF TROUBLE-FREE SERVICE.
- THE OWNER SHALL PERMIT THE TOWNSHIP OFFICIALS AND/OR THEIR AGENTS TO ENTER THE PROPERTY TO INSPECT THE STORMWATER WATER QUALITY STRUCTURE AND TO SAMPLE ANY DISCHARGE OF STORMWATER.

SNOUT INLET SCHEDULE	
INLET	SIZE
IC7	18F
IM2	18F



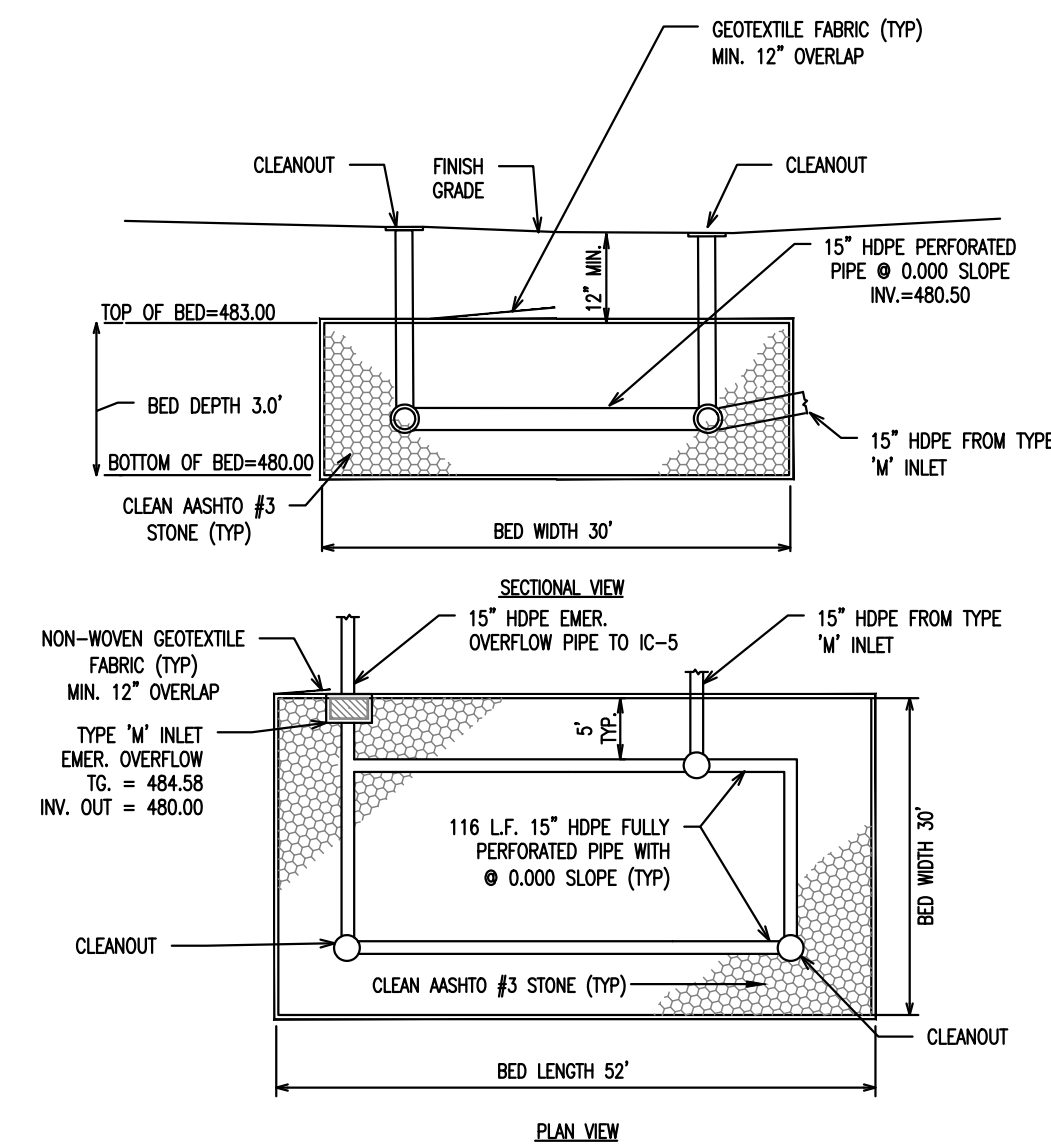
GENERAL NOTES:
1. THE VALVE IS TO BE REMAINED CLOSED DURING NORMAL FUNCTIONING CONDITIONS AND CROSS REFERENCE THE MORE DETAILED
O&M AS TO WHEN THE VALVE SHOULD BE OPENED.

SECTION OUTLET STRUCTURE BED 1 DETAIL NO SCALE

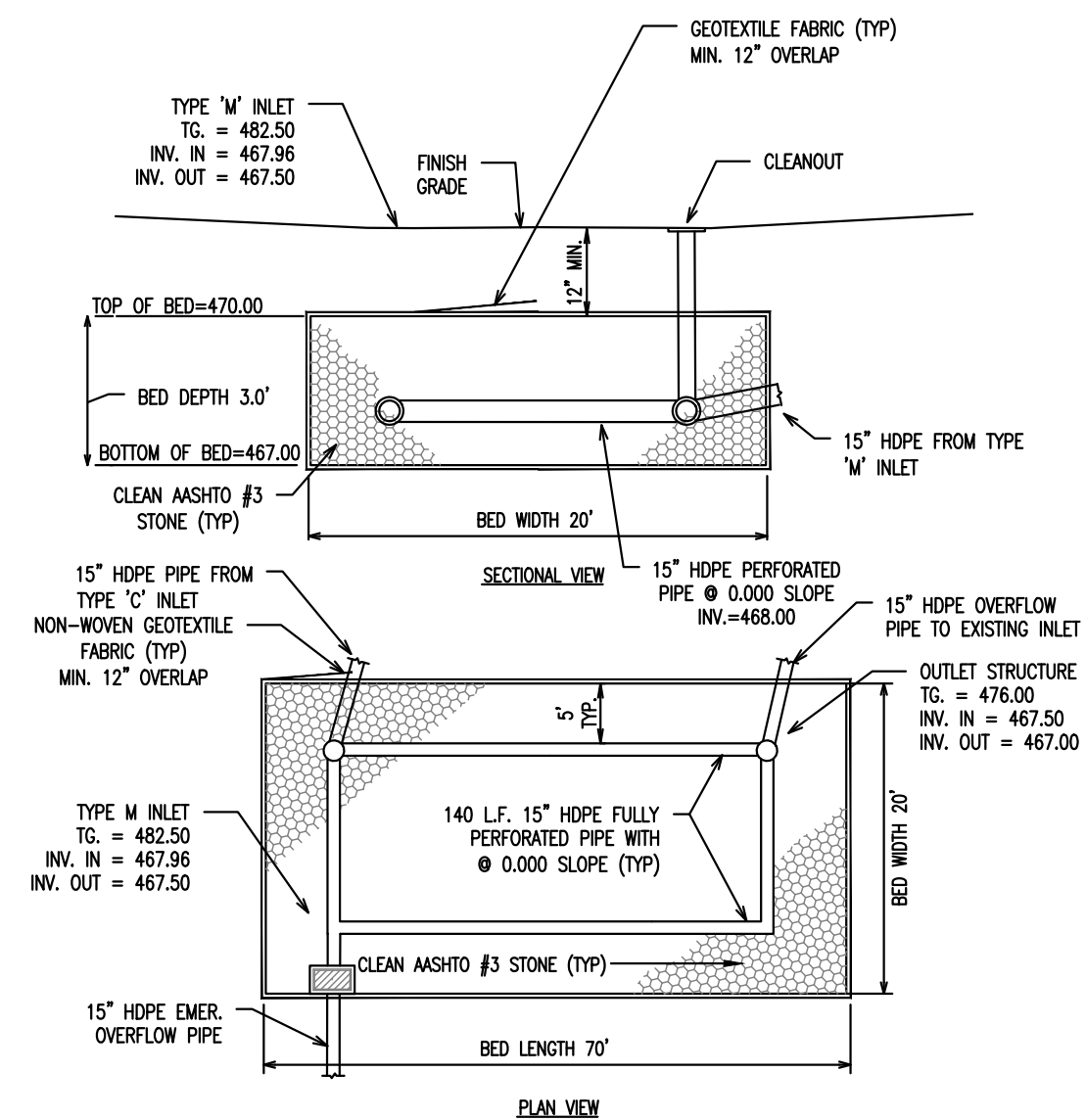


GENERAL NOTES:
1. THE VALVE IS TO BE REMAINED CLOSED DURING NORMAL FUNCTIONING CONDITIONS AND CROSS REFERENCE THE MORE DETAILED
O&M AS TO WHEN THE VALVE SHOULD BE OPENED.

SECTION OUTLET STRUCTURE BED 2 DETAIL NO SCALE



INFILTRATION BED 1 DETAIL SCALE: N.T.S.



INFILTRATION BED 2 DETAIL SCALE: N.T.S.

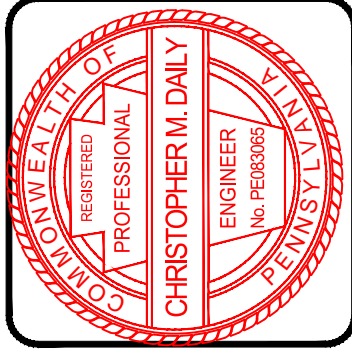
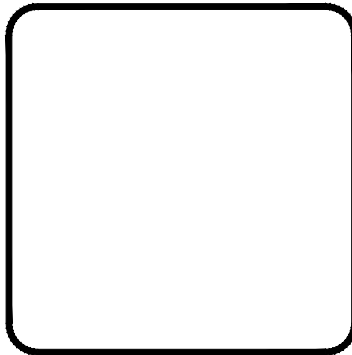
THIS SHEET TO BE RECORDED



DLHowell

Civil Engineering
Land Planning
Environmental
www.DLHowell.com

1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003



REV.	DATE	DESCRIPTION
8		
7		
6		
5		
4		
3		
2		
1		

PRELIMINARY/FINAL CONSERVATION PLAN	CLIENT: PROFUND TECHNOLOGIES PROJECT: BUILDING & PARKING ADDITION LOCATION: 125 LITTLE CONESTOGA ROAD UPPER UWCHLAN TOWNSHIP, CHESTER CO., PA
--	--

DATE:	11/09/18
SCALE:	1"=20'
DRAWN BY:	ADM
CHECKED BY:	CMD
PROJECT NO.:	3155
CAD FILE:	07 CONSERVATION PLAN.dwg
PLOTTER:	11/09/18
DRAWING NO.:	C04.1
SHEET	08 of 12

EROSION AND SEDIMENTATION CONTROL NARRATIVE

THE PURPOSE OF THIS NARRATIVE AND THE EROSION CONTROL ASPECTS OF THE PLANS ARE TO PREVENT THE ACCELERATED EROSION OF EXPOSED SITE SOILS DURING CONSTRUCTION AND TO RETAIN ON-SITE ALL SEDIMENT PRODUCED BY CONSTRUCTION ACTIVITIES. THIS WILL BE ACCOMPLISHED BY STRICT ADHERENCE TO THE FOLLOWING NOTES. SEQUENCE OF CONSTRUCTION AND EROSION AND SEDIMENT CONTROL DETAILS SHOWN ON THE PLAN.

EROSION AND SEDIMENTATION CONTROL NOTES:

- THE PERMITTEE(S) SHALL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROLS AND RELATED ITEMS INCLUDED WITHIN THESE PLANS UNTIL THE SITE IS PERMANENTLY STABILIZED.
- AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERMANENT VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS. IMMEDIATELY AFTER CONSTRUCTION ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
- STORMWATER RUNOFF FROM UNSTABILIZED AREAS DURING THE CONSTRUCTION PROCESS IS TO BE RESTRICTED FROM ENTERING THE ON-LOT INFILTRATION BED.
- MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SLOPES AND DISTURBED SLOPES 3:1 OR GREATER.
- TEMPORARY AND PERMANENT GRASSES OR OTHER SUITABLE STABILIZATION MEASURES SHALL BE ESTABLISHED ON THE SIDES OF ALL EARTHEN BASINS WITHIN 15 DAYS OF CONSTRUCTION.
- LIMIT OF DISTURBANCE TOTAL EXCLUDES EXISTING BUILDING AREA AND DRIVEWAY TO REMAIN.

MAINTENANCE DURING CONSTRUCTION:

- AREAS THAT CONTAIN SOD SHALL BE CHECKED VERY CAREFULLY TO ENSURE THAT JOINT BETWEEN THE SOD STRIPS ARE TIGHT AND SECURE. WHERE JOINT SEPARATION IS IN EVIDENCE, A CAREFUL INSPECTION OF EACH JOINT SHALL BE MADE TO DETERMINE WHETHER UNDOING OF THE STRIPS IS OCCURRING. IF IT IS, THE STRIPS SHALL BE ROLLED UP, THE SUBSURFACE SHALL BE FILLED AND GRADED AS REQUIRED, AND THE SOD STRIPS SHALL BE RE-LAND WITH TIGHT JOINTS AND PEGGING.
- SEEDS AREAS THAT HAVE WASHED AWAY SHALL BE FILLED AND GRADED AS NECESSARY AND THEN RESEED. A BURLAP OR STRAW COVER WILL BE APPLIED TO RETAIN THE SEED UNTIL IT HAS HAD A CHANCE TO ROOT PROPERLY.
- THE ABOVE PROCEDURE SHALL BE REPEATED AFTER EACH SIZEABLE STORM UNTIL NO MORE SIGNS OF EROSION ARE EVIDENT. AT MONTHLY INTERVALS THEREAFTER, INSPECTIONS AND NECESSARY CLEANING WILL BE DONE.
- AFTER SLOPES AND SWALES ARE ESTABLISHED, WEEKLY INSPECTIONS SHALL BE MADE TO DETERMINE THE DURABILITY OF STABILIZATION MEASURES. AN INSPECTION OF ALL FACILITIES WILL BE MADE AFTER EVERY STORM TO DETERMINE THEIR RESISTANCE TO DRIVING RAIN.
- SHOULD UNFORESEEN SOIL EROSION TAKE PLACE DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ADEQUATE STEPS TO RESOLVE THE SITUATION IN ORDER TO PROTECT THE ADJACENT ROADWAY AND PROPERTIES.

SEED MIX SPECIFICATIONS

GRASS SEED:

ALL SEED SHALL BE FRESH, NEW CROP SEED SHALL BE LABELED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE'S RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT IN EFFECT ON THE DATE OF INVITATION FOR BIDS. ALL SEED SHALL BE FURNISHED IN SEALED STANDARD CONTAINERS, BEARING THE WARRANTY OF THE SUPPLIER AND CERTIFYING AS TO THE KIND, PERCENT BY WEIGHT, PURITY AND GERMINATION. THE GRASS SEED SHALL CONTAIN THE WARRANTY OF THE SUPPLIER AND CERTIFYING AS TO THE KIND, PERCENT BY WEIGHT, PURITY AND GERMINATION. THE GRASS SEED SHALL BE OF THE QUALITY INDICATED BY THE PERCENTAGES OF PURITY AND GERMINATION INDICATED ON THE PLAN FURNISHED WITH THE APPLICABLE PLAN. SEED MIX SHALL BE AS SPECIFIED. SPREAD AT THE RATE OF 4 LBS. PER 1000 SQ. FT. MINIMUM FOR SLOPES 3:1, IF GREATER, USE 5 LBS. PER 1000 SQ. FT.

PERMANENT SEEDING DATES MARCH 1 TO JUNE 1, AND AUGUST 1 TO OCTOBER

NAME	PARTS BY WEIGHT	% PURITY	GERMINATION
KENTUCKY BLUE GRASS	35%	95%	85%
VARIETIES			
PENNSYLVANIAN PERENNIAL	35%	95%	90%
PENNSYLVANIAN PERENNIAL	15%	95%	85%
ANNUAL RYEGRASS	15%	90%	80%

MULCH: SHALL BE HAY WHICH IS FREE OF WEEDS AND SEEDS, NOT MOLDY OR ROTTEN, AND SHALL BE APPLIED AT ALL CRITICAL SLOPE AREAS AT A RATE OF 3 TONS PER ACRE.

KENTUCKY BLUEGRASS SOD (IF CALLED FOR): SOD SHALL BE GROWN UNDER SUPERVISION OF THE BUREAU OF PLANT INDUSTRY PENNSYLVANIA DEPARTMENT OF AGRICULTURE OR SHALL BE COMPOSED OF ONLY GLUE TAG CERTIFIED SEED.

TEMPORARY SEEDING DATE: ANYTIME.

TEMPORARY SEEDING: SHALL BE ANNUAL RYEGRASS AT 40 LBS. PER ACRE. SITE PREPARATION - APPLY 1 TON OF AGRICULTURAL-GRADE LIMESTONE PER ACRE PLUS FERTILIZER AT THE RATE OF 50-50-50 PER ACRE OF WORK IN WHERE POSSIBLE. AFTER SEEDING, MULCH WITH HAY OR STRAW AT A RATE OF 3 TONS PER ACRE.

HYDROSEEDING:

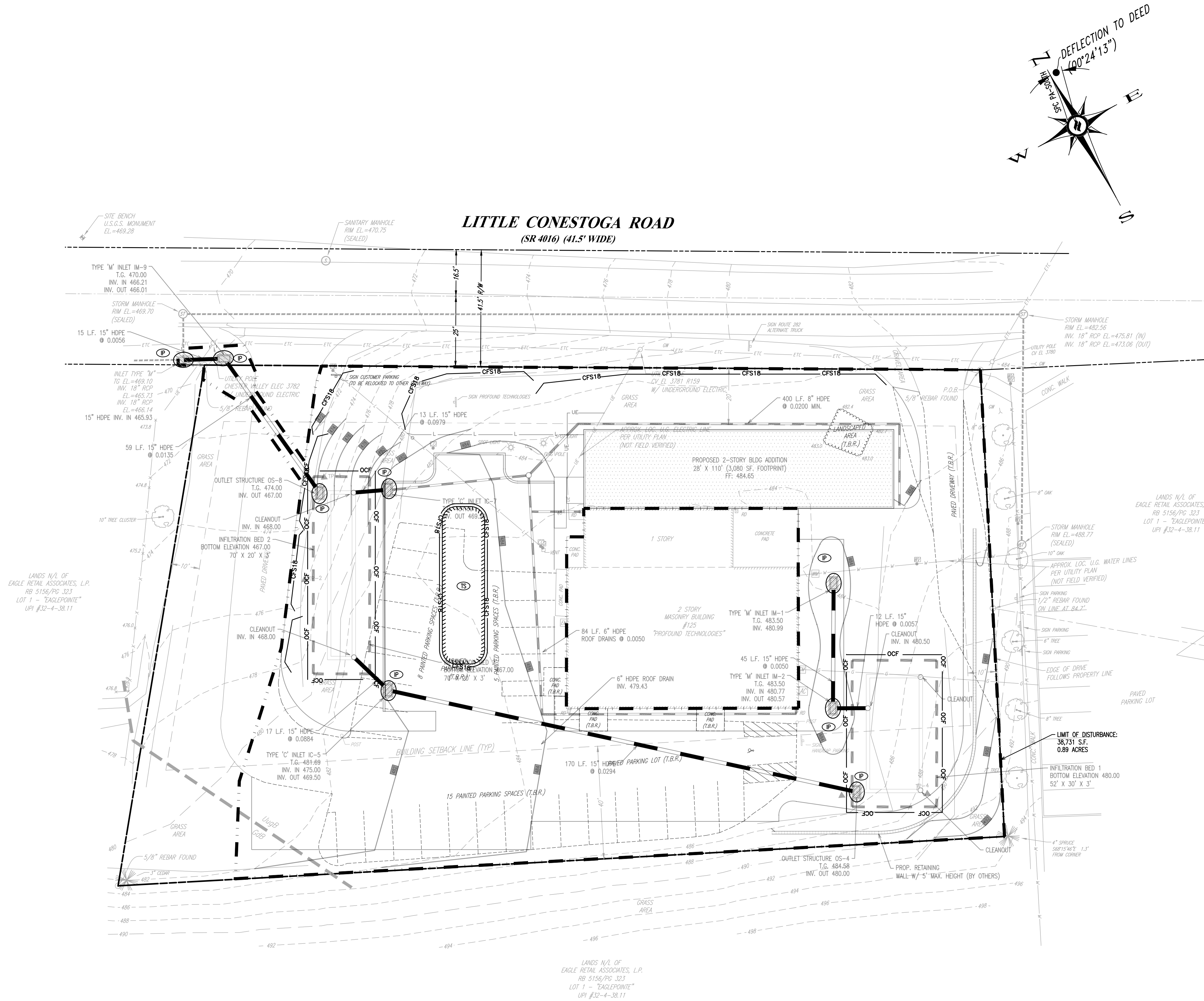
- SHALL BE LIME, FERTILIZER, GRASS SEEDS, LEGUME SEEDS AND INOCULANT MIXED WITH WATER AND APPLIED AS SLURRY, AT A RATE OF 1000 GALLONS PER ACRE.
- LIME: UP TO 4000 LBS. LIMESTONE PER ACRE MIXED WITH 1000 GALLONS OF WATER PER ACRE.
- FERTILIZER: AT RATE OF 50-100-100 PER ACRE.
- INOCULANT: USE 5 TIMES RATE RECOMMENDED ON THE PACKAGE WHEN SEEDING WITH A HYDROSEEDER.

SEEDING AND MULCHING NOTES

- ANY UNDISTURBED AREA ON WHICH ACTIVITY HAS CEASED AND WHICH WILL REMAIN EXPOSED FOR MORE THAN 20 DAYS MUST BE SEEDING AND MULCHED IMMEDIATELY. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN 1 YEAR MAY BE SEEDING AND MULCHED WITH A QUICK GROWING TEMPORARY SEEDING MIXTURE AND MULCH. DISTURBED AREAS WHICH ARE OTHER AT FINISHED GRADE OR WILL NOT BE RE-DISTURBED WITHIN 1 YEAR MUST BE SEEDING AND MULCHED WITH A PERMANENT SEED MIXTURE AND MULCH.
- DIVERSIONS, CHANNELS, SEDIMENTATION BASINS, SEDIMENT TRAPS, AND STOCKPILES MUST BE SEEDING AND MULCHED IMMEDIATELY.
- HAY OR STRAW MULCH MUST BE APPLIED AT A RATE OF AT LEAST 3.0 TONS PER ACRE.
- GRADED AREAS TO TEMPORARILY SEEDING AND MULCHED IMMEDIATELY FOLLOWING EARTH MOVING PROCEDURES. SEED SHALL BE ANNUAL RYE GRASS APPLIED AT A RATE OF 3 LBS. PER 1000 SQ. FT.
- ESTABLISH PERMANENT SEEDING AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETE. PERMANENT SEEDING SHALL BE 30% PENNSYLVANIAN RED FESCUE, 10% PERENNIAL RYEGRASS AND 60% KENTUCKY BLUEGRASS APPLIED AT THE RATE OF 3.5 LBS. PER 1000 SQ. FT.

CONSTRUCTION SEQUENCE:

- STAKE LIMITS OF DISTURBANCE. LIMITS OF CONSTRUCTION MUST BE STAKED PRIOR TO THE START OF ANY EARTH DISTURBANCE.
- SINCE THERE IS AN EXISTING DRIVEWAY, A ROCK CONSTRUCTION ENTRANCE IS NOT WARRANTED. HOWEVER IF DEEMED NECESSARY AFTER THE START OF CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO INSTALL ONE PER THE DETAIL ON THE PLAN.
- INSTALL COMPOST FILTER SOCK DOWNSLOPE OF ALL DISTURBED AREAS ON THE LOT. INSTALL ORANGE CONSTRUCTION FENCING AROUND THE PROPOSED INFILTRATION BED AREAS AS INDICATED ON THE PLAN.
- DEMO ALL EXISTING PAVEMENT AS NOTED ON THE PLANS.
- REMOVE TOPSOIL FOR SUBSURFACE INFILTRATION BEDS, BUILDING AND PAVING. TOPSOIL WILL BE PLACED AT THE TEMPORARY STOCKPILE LOCATION AS SHOWN. UPON COMPLETION OF THE TOPSOIL REMOVAL, THE STOCKPILE WILL BE SEEDING AND MULCHED WITH TEMPORARY SEED MIX. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET, AND SLOPES MUST BE 3:1 OR FLATTER.
- CONSTRUCT INFILTRATION BEDS AND CONVEYANCE SYSTEM. ALL INLETS CONVEYING STORMWATER TO THE SUBSURFACE INFILTRATION BEDS MUST HAVE INLET PROTECTION INSTALLED AND ALL PIPING DIRECTED TO THE FACILITIES MUST REMAIN SEALED UNTIL THE DRAINAGE AREAS CONTRIBUTORY TO THEM ARE FULLY STABILIZED TO ENSURE SEDIMENT DOES NOT ENTER THE SYSTEMS.
- CONSTRUCT RETAINING WALL.
- INSTALL ALL UTILITIES WHICH WILL SERVICE THE PROPOSED BUILDING.
- CONSTRUCT BUILDING.
- FINE GRADE DRIVEWAY AND INSTALL PAVING SUBBASE.
- RESURFACED TOPSOIL AND FINE GRADE.
- SEED AND MULCH ALL DISTURBED AREAS WITH PERMANENT SEED MIX.
- REMOVE THE TEMPORARY CHANNEL BETWEEN IM-1 AND THE EASTERN DRIVEWAY AND IMMEDIATELY FINE GRADE AND INSTALL PAVING SUBBASE. INSTALL SEDIMENTATION BATTLES WITHIN IM-1 AND IM-2. UPON APPROVAL BY UPPER UWCHLAN TOWNSHIP, REMOVE PIPE SEALS ASSOCIATED WITH IM-1 AND IM-2.
- AFTER DRAINAGE AREAS TO STORMWATER BMP'S ARE 70% STABILIZED AND UPON FINAL APPROVAL BY UPPER UWCHLAN TOWNSHIP, REMOVE SEALS FROM THE REMAINING BMP'S AND INSTALL WATER QUALITY SNOUTS IN PROPOSED INLETS.
- PAVE THE DRIVEWAY WITH WEARING COURSE.



EROSION CONTROL LEGEND

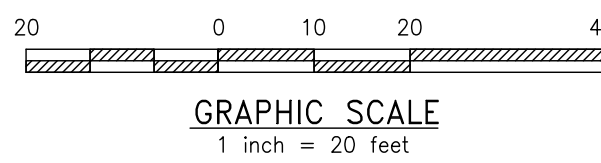
---	DRAINAGE AREA
---	LIMIT OF DISTURBANCE
CFS18	18" COMPOST FILTER SOCK
OCF	ORANGE CONSTRUCTION FENCE
TS	TOPSOIL STOCKPILE
IP	INLET PROTECTION
EROSION CONTROL BLANKET	

LEGEND

---	EX. PROPERTY LINE	---	EXISTING CONTOUR	---	PROP. LIGHT POLE
---	PROP. PROPERTY LINE	---	PROPOSED CONTOUR	---	EX. FENCE
---	PROP. RIGHT-OF-WAY	---	EXISTING SPOT ELEV.	---	EX. MAIL BOX
---	EX. MONUMENT	---	NEW SPOT ELEV.	---	EX. SIGN
---	PROP. MONUMENT	---	SOILS TYPE	---	PROP. SIGN
---	EX. IRON PIPE	---	EX. CONC. CURB	---	EXST. PARKING SPACES
---	PROP. IRON PIPE	---	EX. CONC. CURB	---	PROP. PARKING SPACES
---	EX. EASEMENT	---	EX. EDGE OF PAVING	---	TO BE REMOVED
---	PROP. EASEMENT	---	EX. LIGHT POLE	---	EX. TELE. LINE
---	EX. WETLANDS	---		---	PROP. TELE. LINE
---		---		---	EX. ELEC. LINE

CONSERVATION PLAN

SCALE: 1"=20'

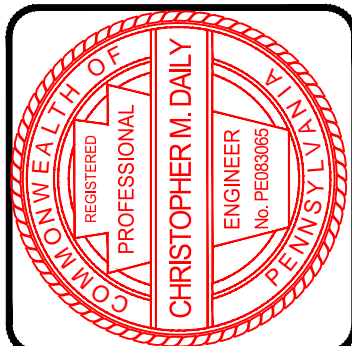
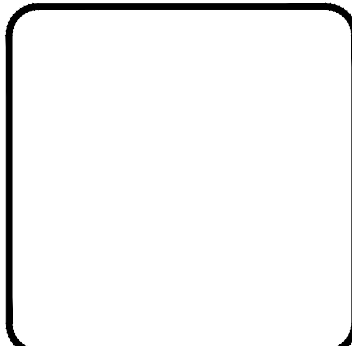


---	PROP. STORM INLET	---	PROP. WATER LINE
---	PROP. STORM INLET ID	---	PROP. WATER LATERAL
---	PROP. SEEPAGE BED	---	PROP. FIRE WATER LINE
---	EX. SANITARY SEWER LINE	---	EX. WATER VALVE
---	PROP. SAN. SEWER LINE	---	PROP. WATER VALVE
---	PROP. SAN. SEWER LATERAL	---	EX. HYDRANT
---	PROP. SANITARY MH. ID	---	PROP. HYDRANT
---	EX. WATER LINE	---	EX. MANHOLE
---		---	PROP. MANHOLE
---		---	EX. PERC TEST
---		---	EX. TEST PIT



DLHowell
Civil Engineering
Land Planning
Environmental
www.DLHowell.com

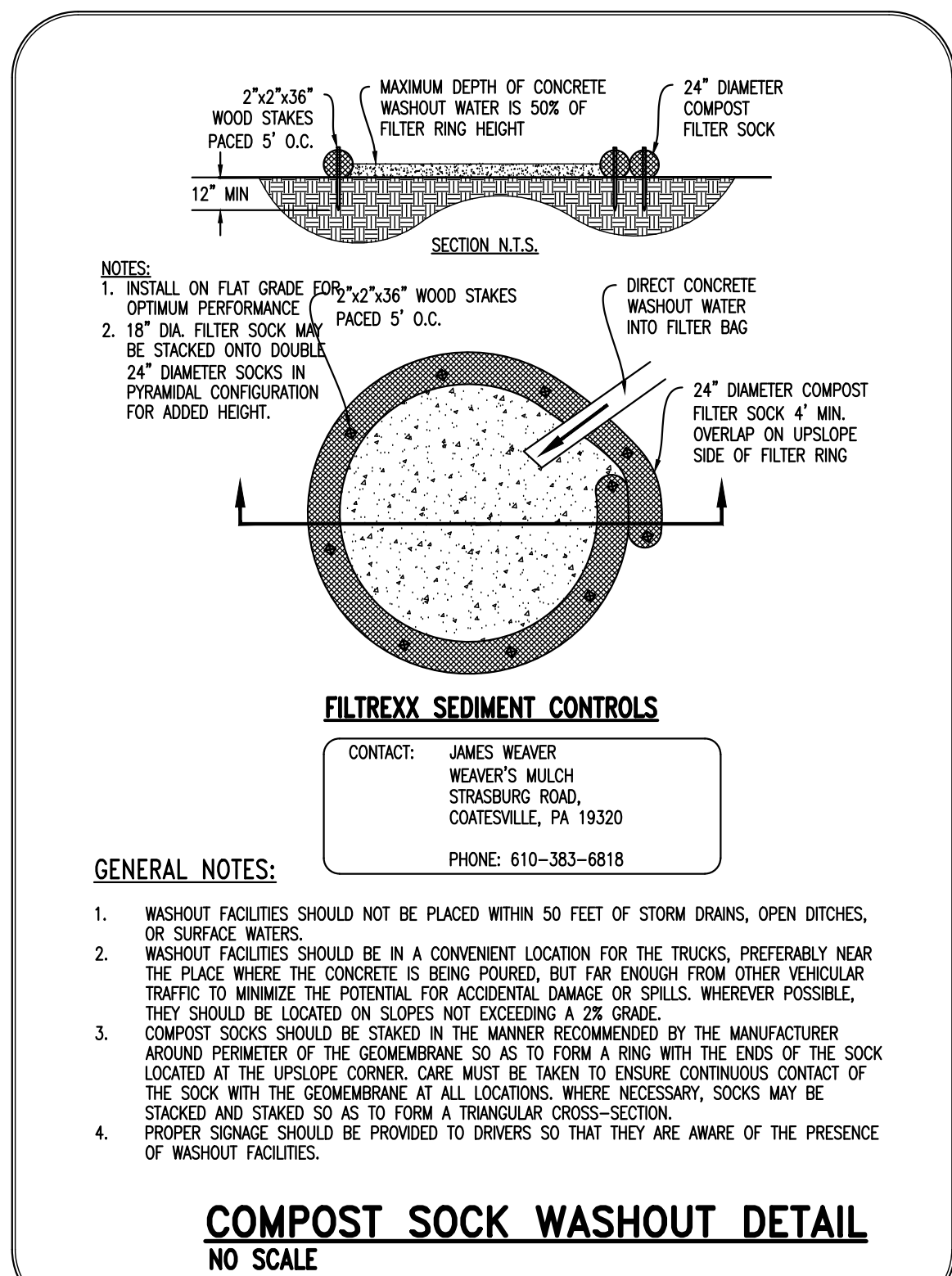
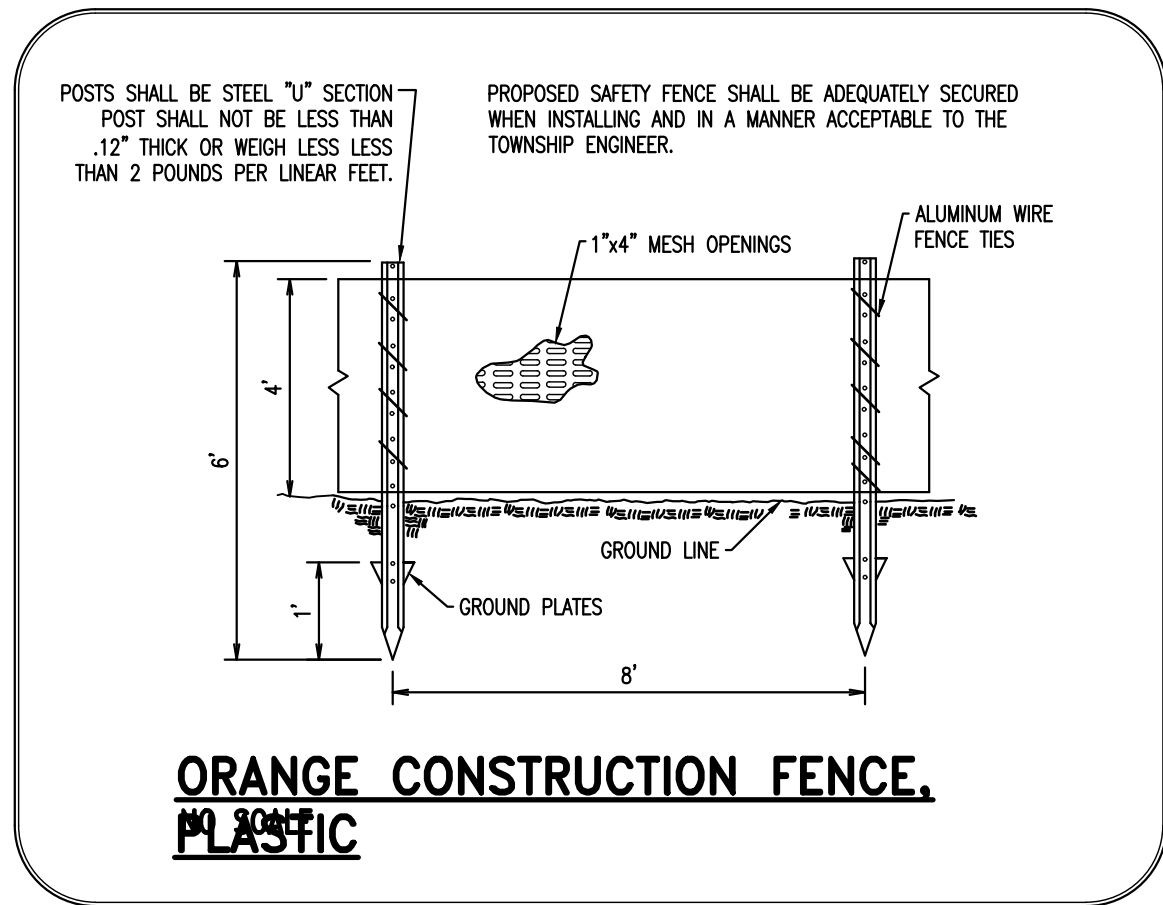
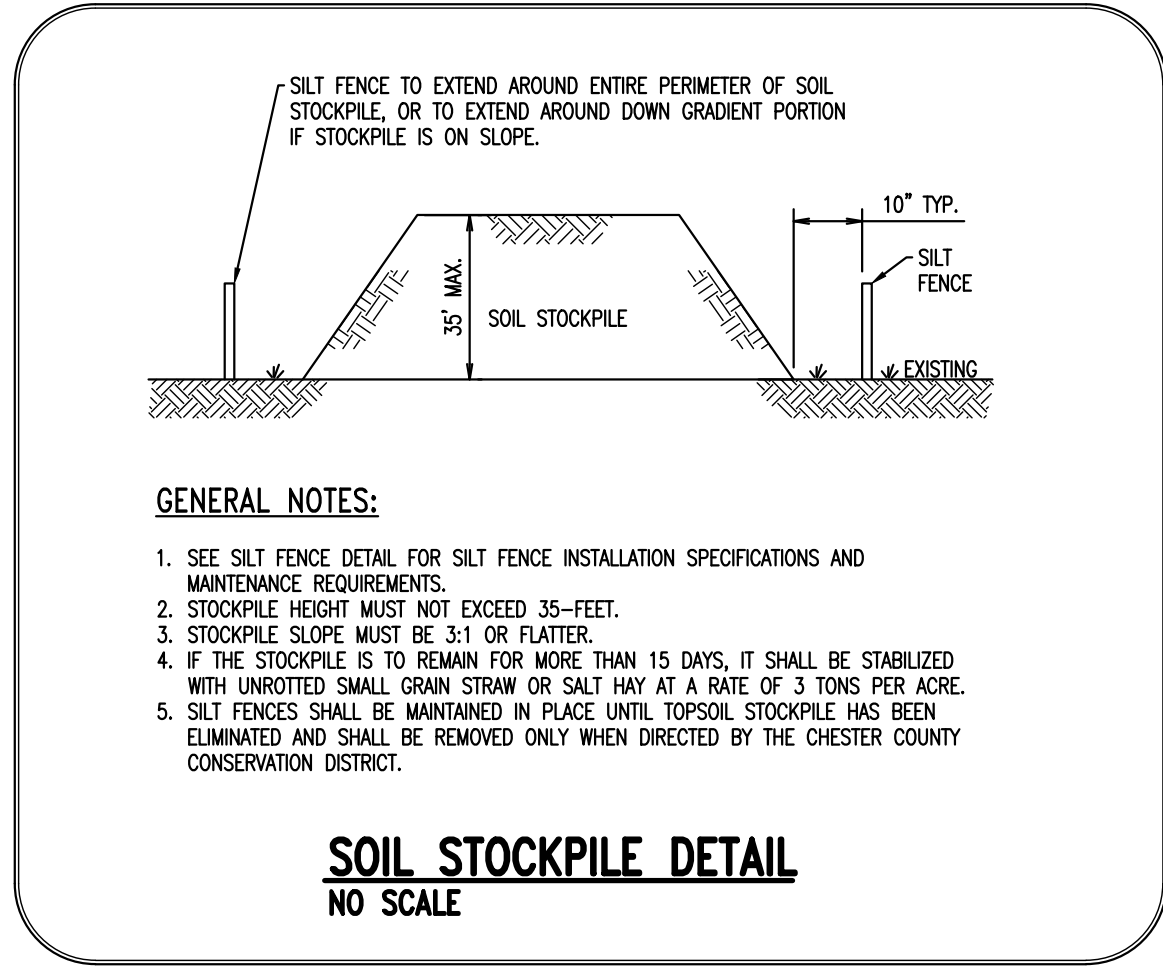
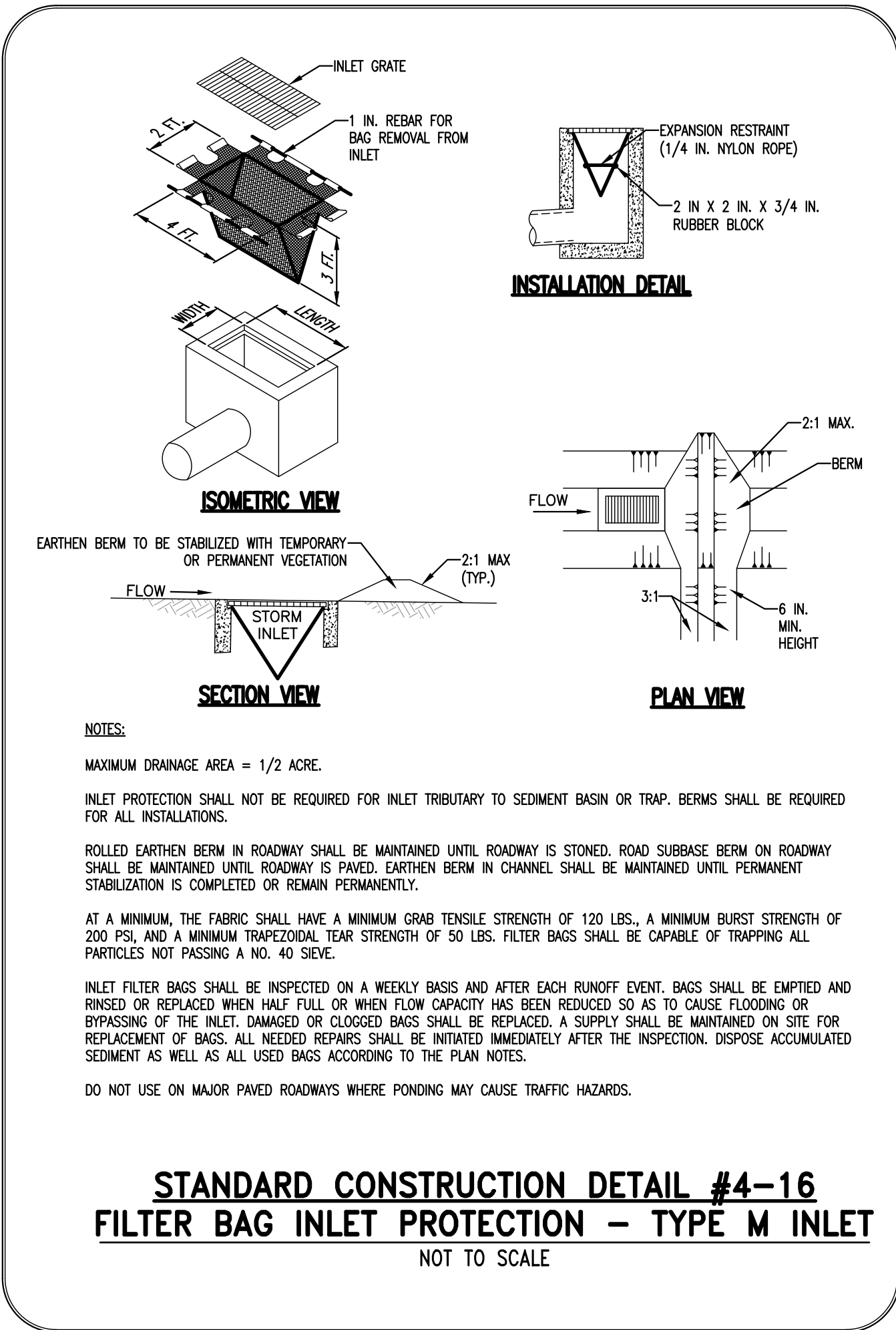
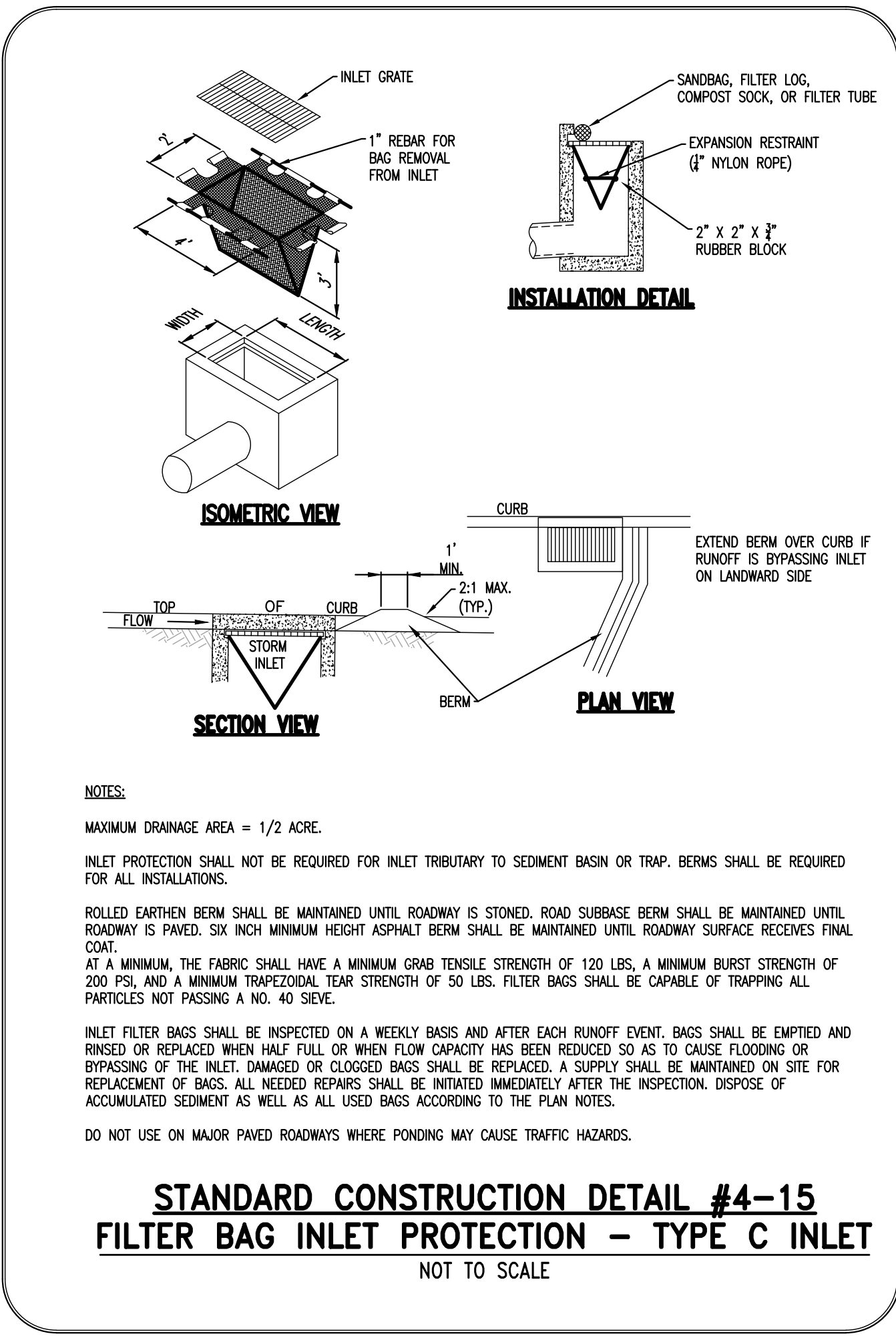
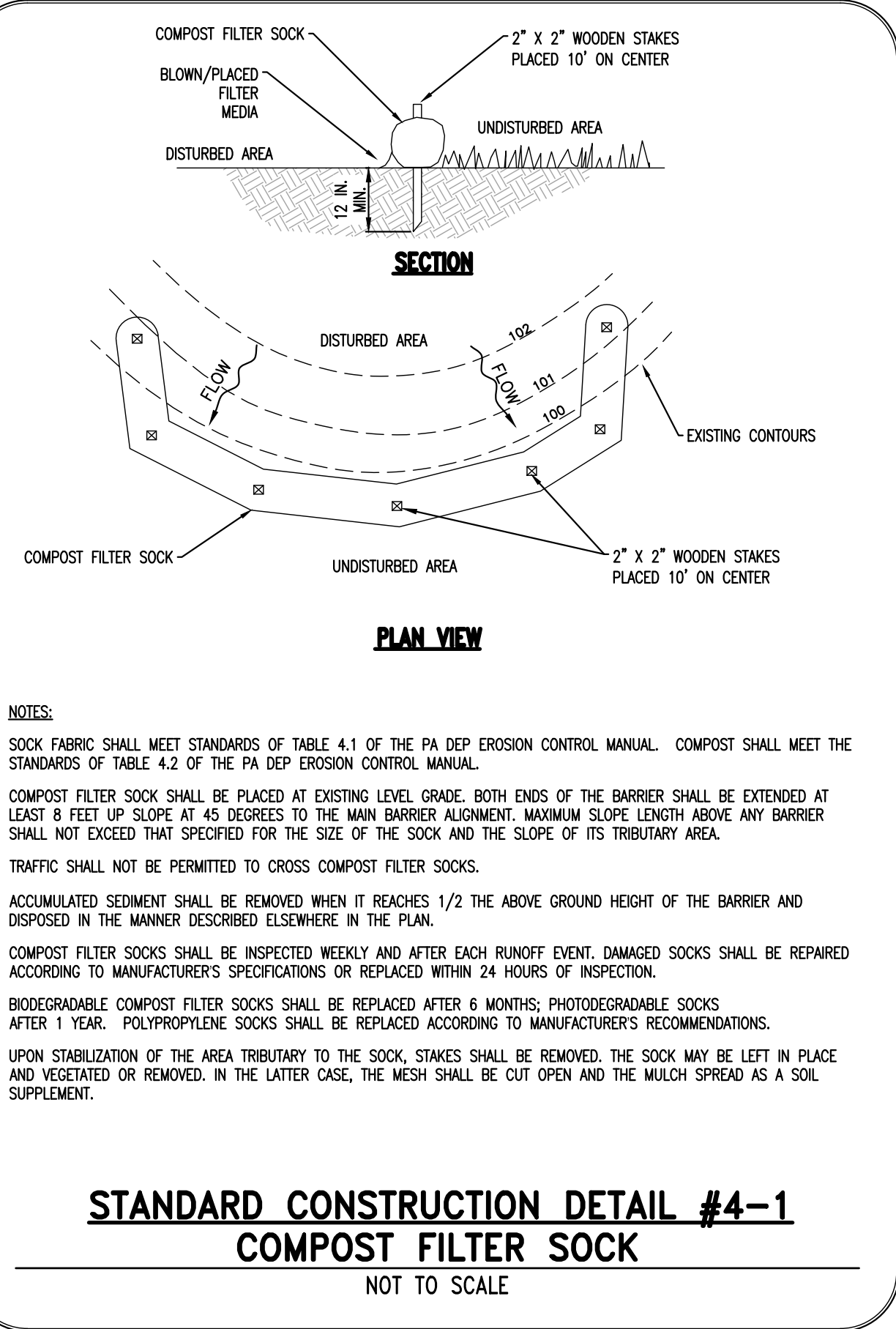
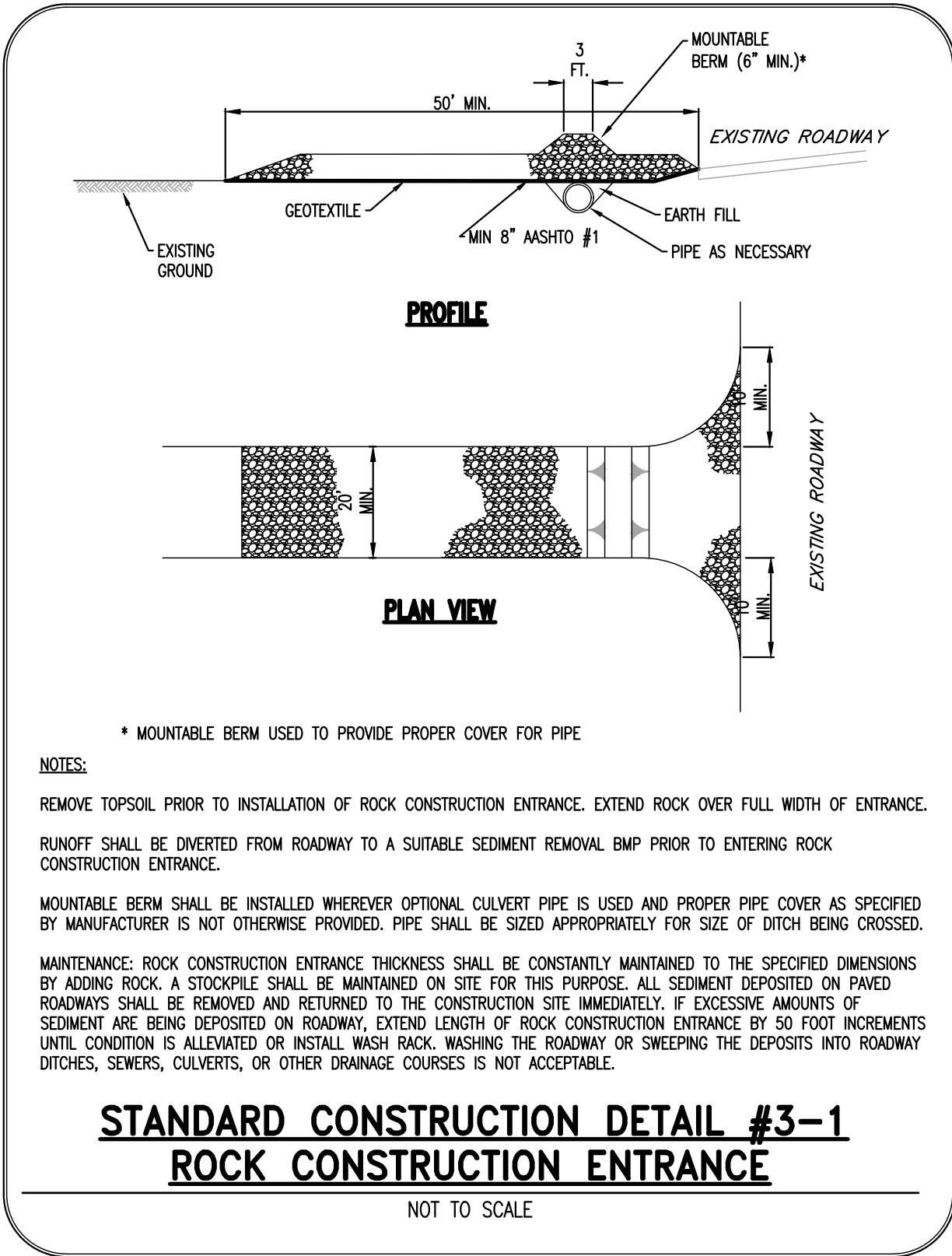
1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003



REVISIONS		DESCRIPTION
NO.	DATE	REV.
8		
7		
6		
5		
4		
3		
2		
1		

PRELIMINARY/FINAL	
CONSERVATION DETAILS	
CLIENT:	PROFOUND TECHNOLOGIES
PROJECT:	BUILDING & PARKING ADDITION
LOCATION:	125 LITTLE CONESTOGA ROAD UPPER UWCHLAN TOWNSHIP, CHESTER CO., PA

DATE:	11/09/18
SCALE:	AS SHOWN
DRAWN BY:	ADM
CHECKED BY:	CMD
PROJECT NO.:	3155
CAD FILE:	07 CONSERVATION PLAN.dwg
PLOTTER:	11/09/18
DRAWING NO.:	C04.2
SHEET	09 of 12

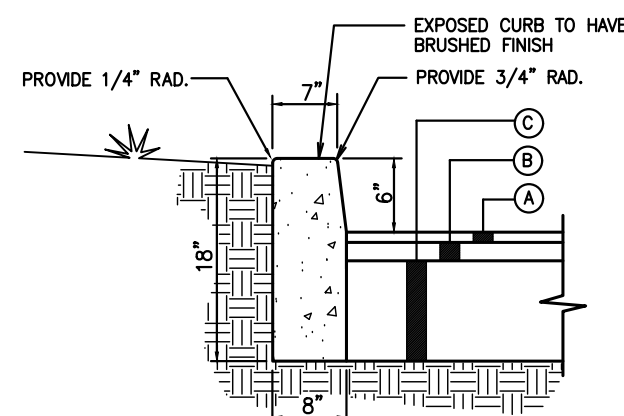




DLHowell

Civil Engineering
Land Planning
Environmental
www.DLHowell.com

1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003

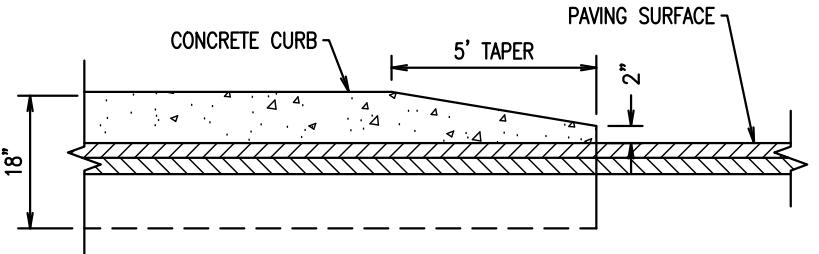


REGULAR DUTY PAVING SECTION
A. 1.0" D-2 BITUMINOUS WEARING COURSE
B. 1.5" D-2 BITUMINOUS BINDER COURSE
C. 8" 3A MODIFIED STONE

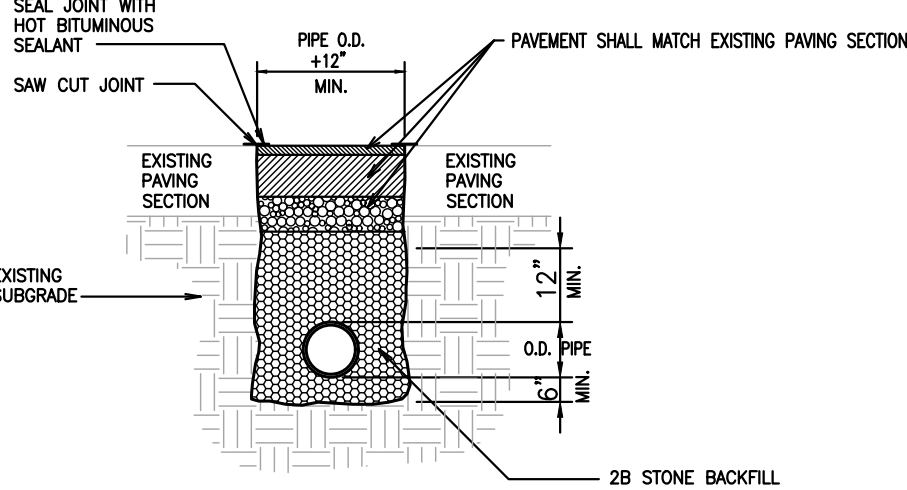
HEAVY DUTY PAVING SECTION
A. 1.5" D-2 BITUMINOUS WEARING COURSE
B. 2" D-2 BITUMINOUS BINDER COURSE
C. 8" 3A MODIFIED STONE

- NOTES:**
- ALL MATERIALS & WORK TO CONFORM TO PennDot FORM 408 SPECIFICATIONS, LATEST EDITION, AND RC-64M OF PENNDOT'S STANDARDS FOR ROADWAY CONSTRUCTION.
 - CONCRETE TO BE 3,000 PSI 28-DAY STRENGTH AIR ENTRAINED.
 - CURBS SHALL BE BUILT IN TEN (10) FOOT LENGTHS; CONSTRUCTION JOINTS OF TWO LAYERS OF SINGLE-PLY BITUMINOUS PAPER INCH SHALL BE PROVIDED AT TEN (10) FOOT INTERVALS, AND EXPANSION JOINTS OF ONE-QUARTER (1/4) INCH PREMOLDED FILLER SHALL BE PLACED AT INTERVALS OF THIRTY (30) FEET.
 - SLOPE TOP SURFACE OF CURB BACK TO FRONT AT 1/4" PER FOOT.

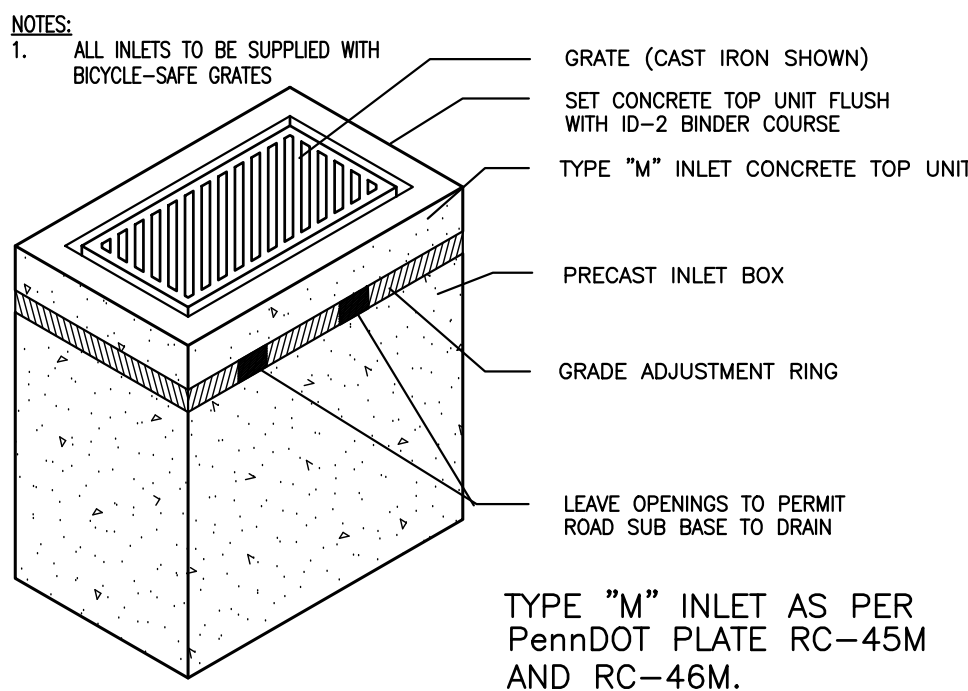
6" CURBING & PAVING SECTION NOT TO SCALE



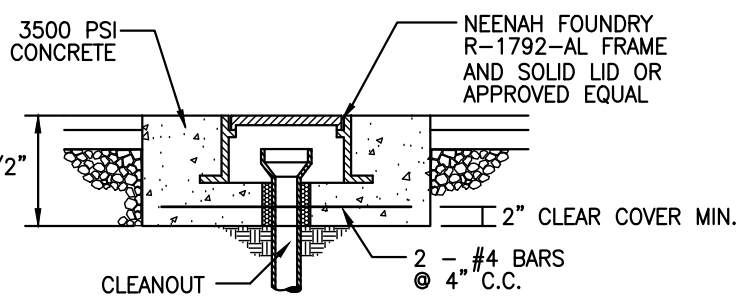
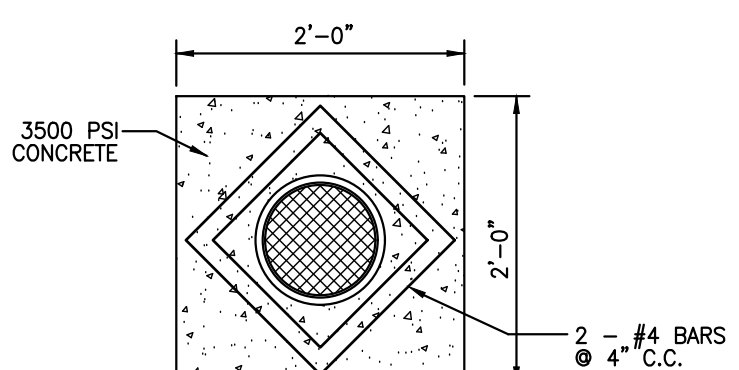
CURB TAPER DETAIL SCALE: NO SCALE



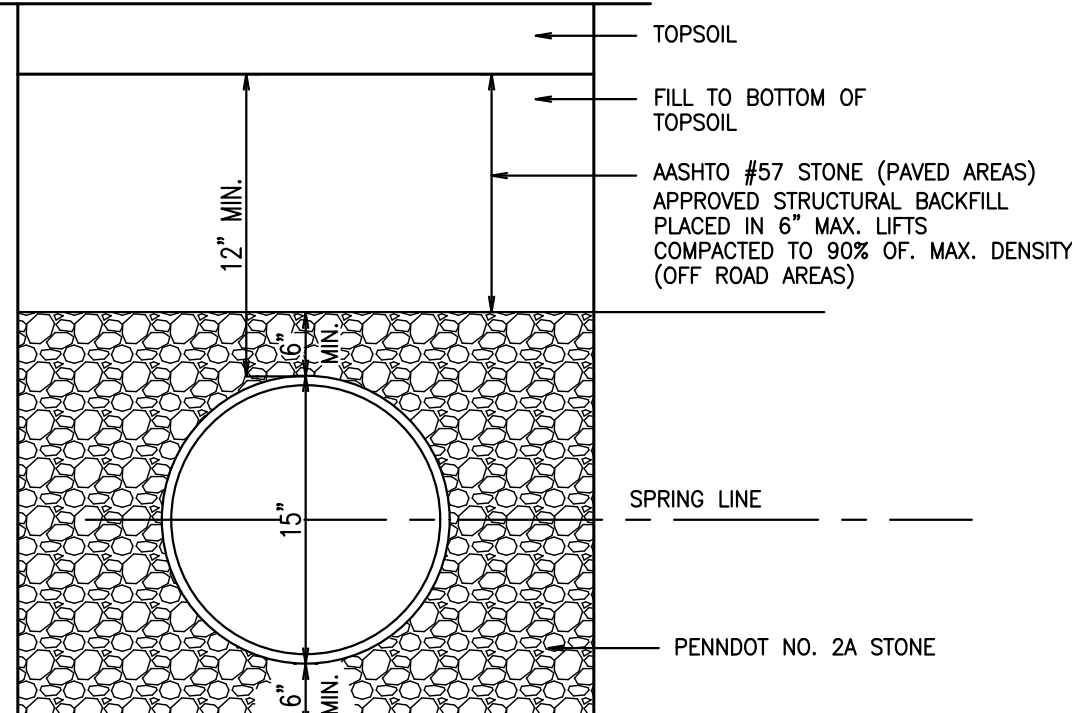
TRENCH RESTORATION DETAIL NOT TO SCALE



TYPE 'M' INLET NO SCALE

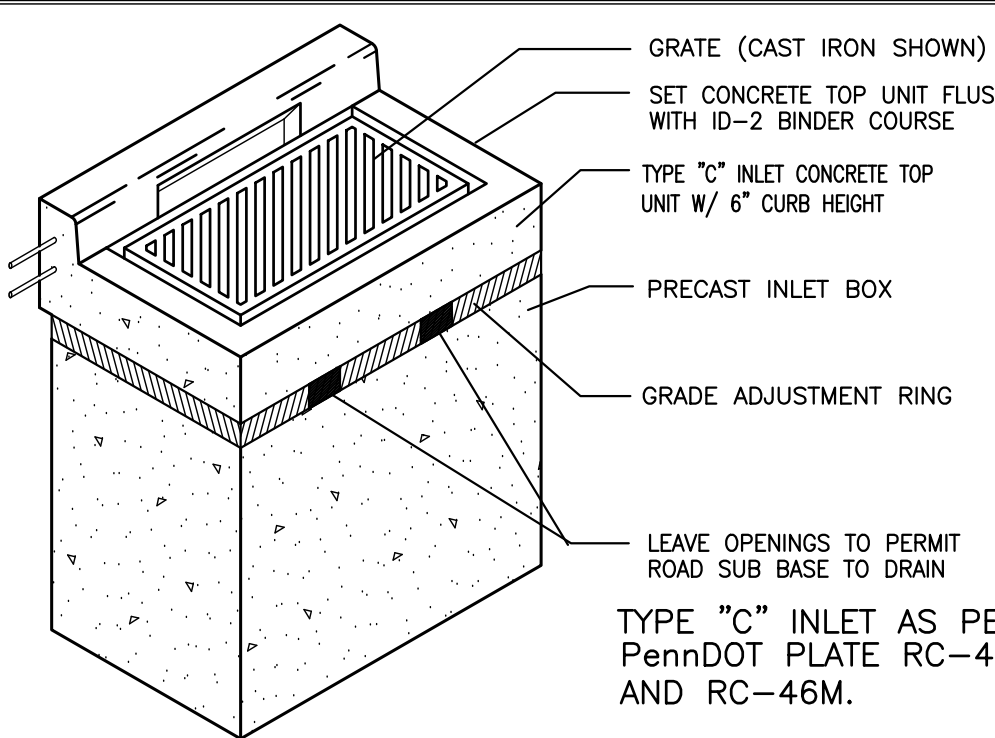


CLEANOUT IN PAVED AREA NO SCALE



- NOTES:**
- ALL STORM SEWER FACILITIES BENEATH A PAVED SURFACE SHALL BE BEDDED AND BACKFILLED, UP TO THE SUBGRADE, WITH PENNDOT NO. 2A STONE.
 - ALL PIPE CONNECTIONS SHALL BE WATERTIGHT IN CARBONATE AREAS.

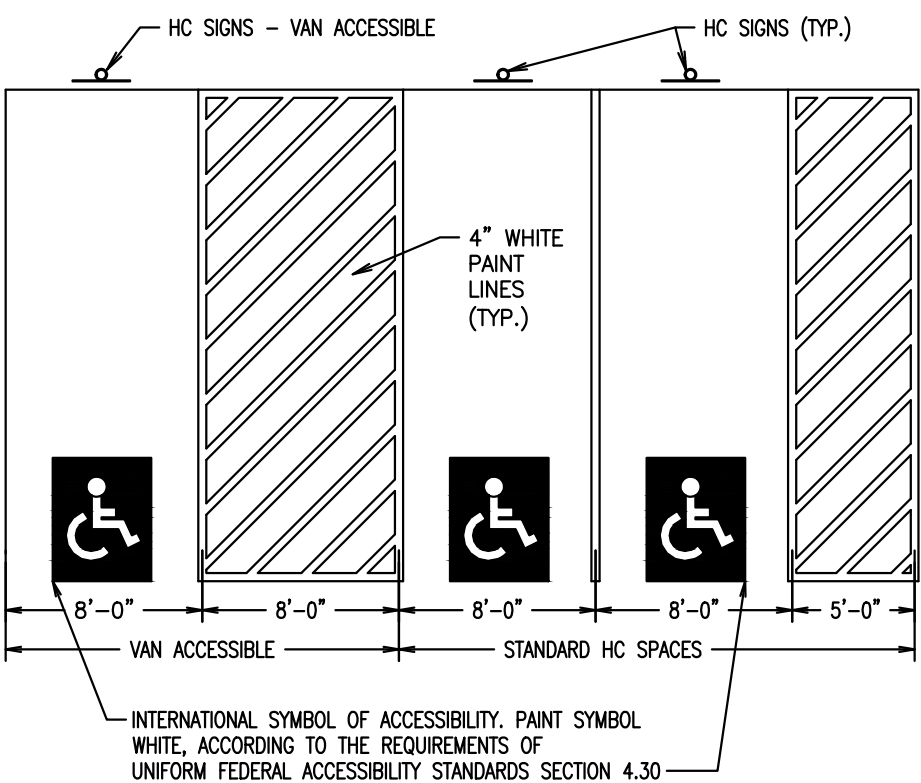
HDPE STORM PIPE TRENCH DETAIL NO SCALE



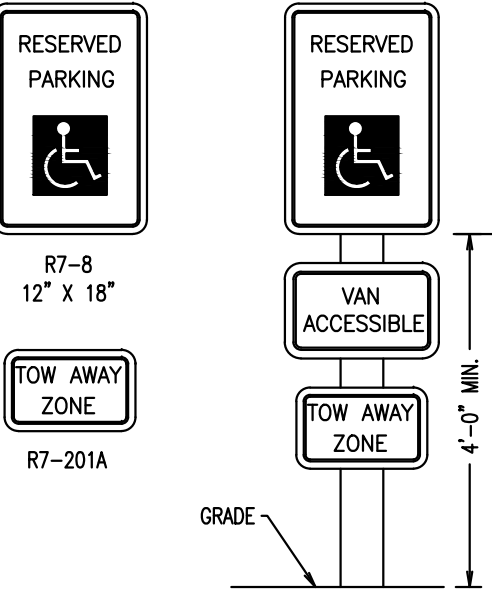
TYPE "C" INLET AS PER PennDOT PLATE RC-45M AND RC-46M.

- NOTES:**
- ALL INLETS TO BE SUPPLIED WITH BICYCLE-SAFE GRATES

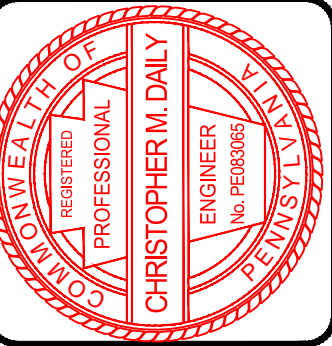
TYPE 'C' INLET NO SCALE



HANDICAP ACCESSIBILITY FACILITIES SCALE: NO SCALE



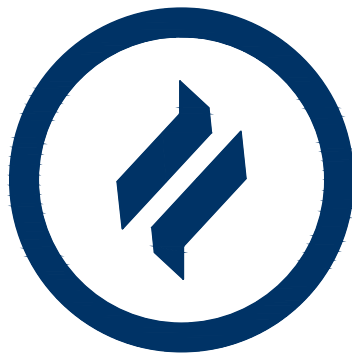
SIGNAGE



REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

PRELIMINARY/FINAL	CONSTRUCTION DETAILS
CLIENT: PROFOUND TECHNOLOGIES	PROJECT: BUILDING & PARKING ADDITION
LOCATION: 125 LITTLE CONESTOGA ROAD	UPPER UWCHLAN TOWNSHIP, CHESTER CO., PA

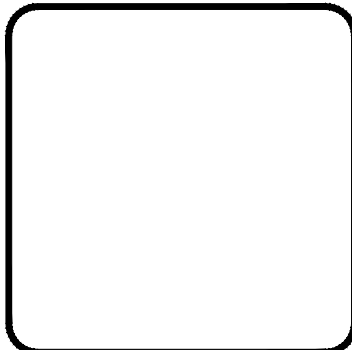
DATE:	11/09/18
SCALE:	AS SHOWN
DRAWN BY:	ADM
CHECKED BY:	CMD
PROJECT NO.:	3155
CAD FILE:	09 CONSTRUCTION DETAILS.dwg
PLOTTER:	11/09/18
DRAWING NO.:	C05.1
SHEET	10 of 12



DLHowell

Civil Engineering
Land Planning
Environmental
www.DLHowell.com

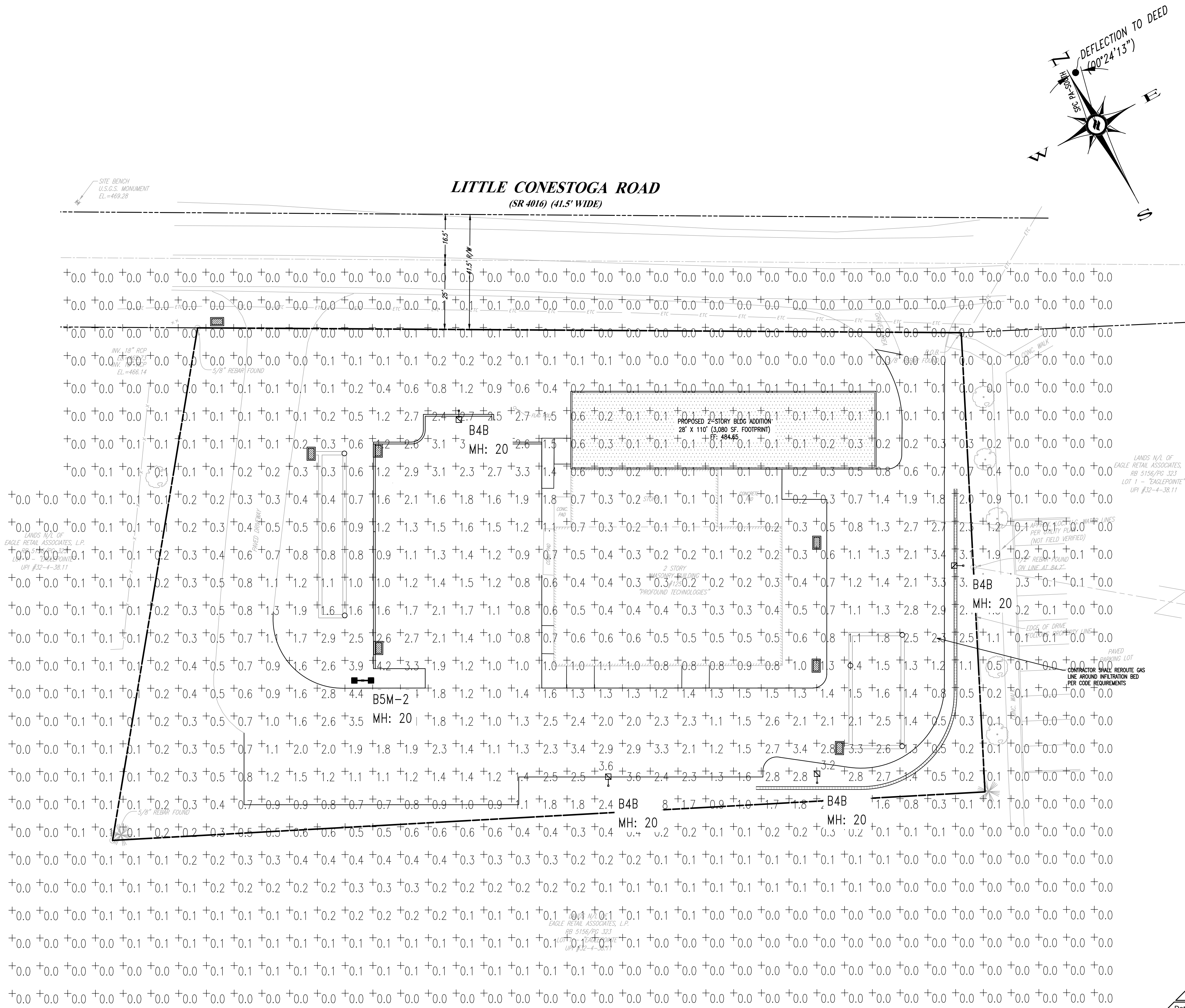
1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003



REV.	DATE	DESCRIPTION
8		
7		
6		
5		
4		
3		
2		
1		

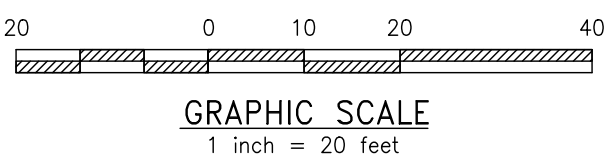
PRELIMINARY/FINAL LIGHTING PLAN	CLIENT: PROFOUND TECHNOLOGIES PROJECT: BUILDING & PARKING ADDITION LOCATION: 125 LITTLE CONESTOGA ROAD UPPER UWCHLAN TOWNSHIP, CHESTER CO., PA
------------------------------------	---

DATE:	11/09/18
SCALE:	1"=20'
DRAWN BY:	ADM
CHECKED BY:	CMD
PROJECT NO.:	3155
CAD FILE:	10 LIGHTING PLAN.dwg
PLOTTER:	11/09/18
DRAWING NO.:	C06.1
SHEET	11 of 12



- LEGEND**
- EX. PROPERTY LINE
 - PROP. PROPERTY LINE
 - EX. RIGHT-OF-WAY
 - PROP. RIGHT-OF-WAY
 - EX. MONUMENT
 - PROP. MONUMENT
 - EX. IRON PIPE
 - PROP. IRON PIPE
 - EX. EASEMENT
 - PROP. EASEMENT
 - EX. WETLANDS
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING SPOT ELEV.
 - NEW SPOT ELEV.
 - SOILS TYPE
 - SOILS LINE
 - EX. CONC. CURB
 - PROP. CONC. CURB
 - EX. EDGE OF PAVING
 - PROP. EDGE OF PAVING
 - EX. LIGHT POLE
 - PROP. LIGHT POLE
 - EX. FENCE
 - EX. MAIL BOX
 - EX. SIGN
 - PROP. SIGN
 - EXIST. PARKING SPACES
 - PROP. PARKING SPACES
 - TO BE REMOVED
 - EX. TELE. LINE
 - PROP. TELE. LINE
 - EX. ELEC. LINE
 - PROP. ELEC. LINE
 - EX. UTILITY POLE
 - PROP. UTILITY POLE
 - EX. GUY ANCHOR
 - EX. GAS LINE
 - PROP. GAS LINE
 - EX. GAS VALVE
 - PROP. GAS VALVE
 - EX. STORM SEWER LINE
 - PROP. STORM SEWER LINE
 - EX. STORM INLET
 - PROP. STORM INLET
 - PROP. STORM INLET ID
 - PROP. SEEPAGE BED
 - EX. SANITARY SEWER LINE
 - PROP. SAN. SEWER LINE
 - PROP. SAN. SEWER LATERAL
 - PROP. SANITARY MH. ID
 - EX. WATER LINE
 - PROP. WATER LINE
 - PROP. WATER LATERAL
 - PROP. FIRE WATER LINE
 - EX. WATER VALVE
 - PROP. WATER VALVE
 - EX. HYDRANT
 - PROP. HYDRANT
 - EX. MANHOLE
 - PROP. MANHOLE

LIGHTING PLAN
SCALE: 1"=20'

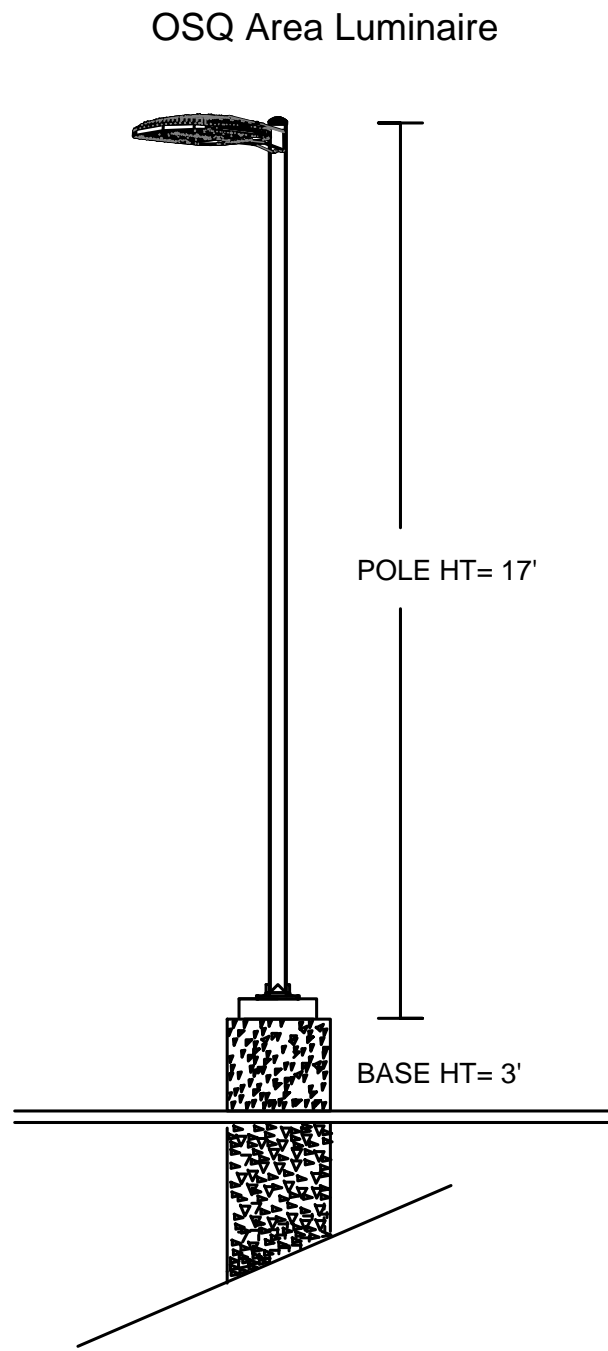


Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Total Watts	Description
	4	B4B	SINGLE	8950	1.000	344	OSQ-A-NM-4ME-B-57K-xx-xx + OSQ-DAXx + OSQ-BLSMF
	1	B5M-2	BACK-BACK	11056	1.020	172	OSQ-A-NM-5ME-B-57K-xx-xx + OSQ-DAXx

Pole Schedule
(4) PS4S17C1XX (17' X 4" X .125" STEEL SQUARE POLE)
Proposed poles meet 140 MPH sustained winds.
(1) PS4S17C2XX (17' X 4" X .125" STEEL SQUARE POLE)
Proposed poles meet 140 MPH sustained winds.

Additional Equipment
(5) OSQ-DAXX

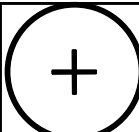
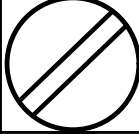
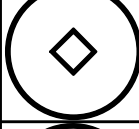

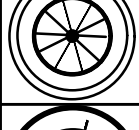
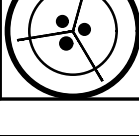





Footcandles calculated using predicted lumen values after 50K hours of operation				
Label	Avg	Max	Min	Avg/Min
CalcPts_1	0.53	5.1	0.0	N.A.
Parking 1	1.73	3.6	0.6	2.88



CREE

Project Name: Profound Technologies - Uwchlan Township, Chester County, PA		No: SR-32251	
Date: 8/22/2018	Scale: 1"=16'	Footcandles calculated at grade	
Filename: 180817AM1BAF.AGI		Layout by: Ben Foster	

Illumination results shown on this lighting design are based on project parameters provided to Cree, Inc. used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.

PLANT SCHEDULE				
Quantity	Symbol	Scientific Name	Common Name	Size
162-57. LANDSCAPE DESIGN, INSTALLATION, AND MAINTENANCE STANDARDS				
TREES				
9		<i>QUERCUS PHELLOS</i>	WILLOW OAK	3-3.5" CAL., B&B
6		<i>PLATANUS X ACERIFOLIA</i>	LONDON PLANE TREE	3-3.5" CAL., B&B
5		<i>NYSSA SYLVAICA</i>	BLACK GUM	3-3.5" CAL., B&B
6		<i>PICEA OMORIKA</i>	SERBIAN SPRUCE	7-8" HT., B&B
6		<i>PICEA ABIES</i>	NORWAY SPRUCE	7-8" HT., B&B
3		<i>PICEA GLAUCA</i>	WHITE SPRUCE	7-8" HT., B&B
SHRUBS				
26		<i>VIBURNUM RHYTIDOPHYLLUM</i>	LEATHERLEAF VIBURNUM	24-30" HT., 36-48" SPACING
11		<i>MYRICA PENSYLVANICA</i>	BAYBERRY	24-30" HT., 36-48" SPACING
12		<i>ILEX VERTICILLATA 'RED SPRITE'</i>	'RED SPRITE' WINTERBERRY	24-30" HT., 36-48" SPACING
20		<i>CORNUS SERICEA 'FLAVIRAMEA'</i>	YELLOW TWIG DOGWOOD	24-30" HT., 36-48" SPACING
5		<i>LINDERA BENZOIN</i>	SPICEBUSH	24-30" HT., 36-48" SPACING

1. ALL PLANTS SHALL BE OF SPECIMEN QUALITY.
2. ALL PLANTS SHALL CONFORM WITH THE MOST CURRENT VERSION OF THE "AMERICAN STANDARD FOR NURSERY STOCK" OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
3. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF (24) TWENTY-FOUR MONTHS.
4. THIS PLAN TO BE USED FOR LANDSCAPING AND SITE IMPROVEMENT PURPOSED ONLY.
5. ALL TREES SHALL BE PROVIDED WITH A 3" DEEP SAUCER, CONSISTING OF SHREDED OAK BARK MULCH. ALL SHRUBS BEDS SHALL BE PROVIDED WITH A 3" DEEP LAYER OF SHREDED OAK BARK MULCH.
6. ALL PLANTS SHALL BE THOROUGHLY WATERED BY THE CONTRACTOR AT LEAST (3) THREE TIMES (IN THE ABSENCE OF NATURAL RAINFALL), PRIOR TO ACCEPTANCE OF PLANTING BY THE OWNER.
7. ALL TREES AND SHRUBS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT, PRIOR TO PLANTING. ALL PLANT MATERIAL SHALL BE LAID OUT IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. LANDSCAPING PLANS CREATED FROM DRAWINGS BY D.L. HOWELL ASSOCIATES, INC. DATED, 06/22/2018.
9. LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXISTING TREES AND PLANT MATERIAL WITHIN THE AREA OF PROPOSED IMPROVEMENTS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS OFF-SITE, CLEAN-UP OF ALL PAVED AREAS (ROADWAYS, SIDEWALKS, ETC.); AND RESTORATION OF ALL DISTURBED LAWN AREAS.
12. LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS.
13. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO UNDERGROUND UTILITIES DAMAGED.
14. CONTRACTOR SHALL PROVIDED SCREENED PLANTING SOIL WHERE PLANTING IS TO OCCUR.
15. FOLLOWING COMPLETION OF ALL PLANTING INSTALLATION WORK, THE CONTRACTOR SHALL BE REQUIRED TO RESTORE ALL DISTURBED LAWN AREAS WITH SOD.
16. ALL LINES ARE PARALLEL OR PERPENDICULAR UNLESS SHOWN OTHERWISE.
17. VERIFY LAYOUT OF ALL PROPOSED WORK TO EXISTING CONDITIONS. REPORT DISCREPANCIES BEFORE ANY CLEARING OR EXCAVATION IS DONE.
18. PROVIDE STAKED LAYOUT ON SITE FOR OWNER AND LANDSCAPE ARCHITECT'S REVIEW PRIOR TO COMMENCING WORK.





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

December 6, 2018

Gwen A. Jonik, Secretary
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, 19425

Re: Preliminary/Final Land Development - 125 Little Conestoga Road
Upper Uwchlan Township - LD-11-18-15672

Dear Ms. Jonik:

A preliminary/final land development plan entitled "125 Little Conestoga Road", prepared by DL Howell and dated November 9, 2018, was received by this office on November 19, 2018. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	South side of Little Conestoga Road (State Route 2016), west side of Park Road
Site Acreage:	1.18 acres
Lots/Units:	1 lot; one structure (addition to existing building)
Non-Res. Square Footage:	3,080 square feet (addition)
Proposed Land Use:	Commercial building
New Parking Spaces:	44 spaces
Municipal Land Use Plan Designation:	Village
UPI#:	32-4-38.3

PROPOSAL:

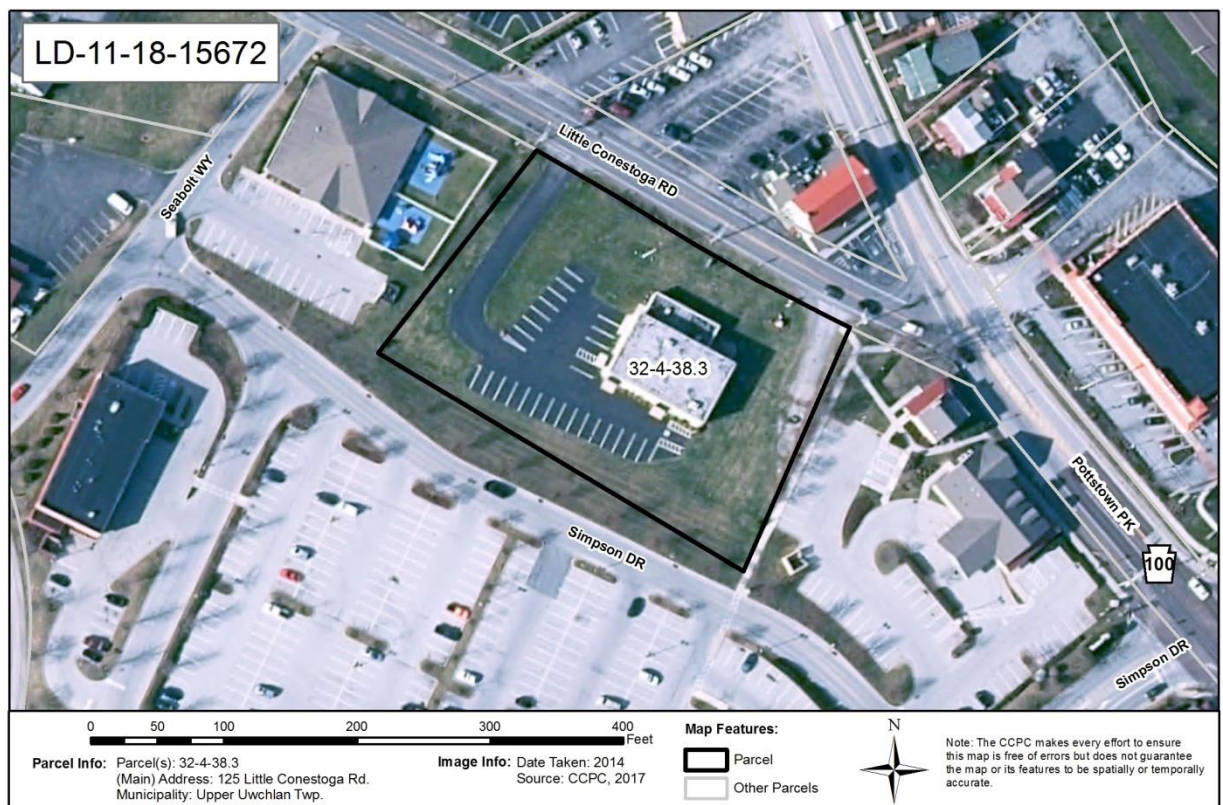
The applicant proposes the construction of a 3,080 square foot addition to a 5,227 square foot commercial building and 44 total parking spaces at an existing commercial facility. No changes to the site's access onto Little Conestoga Road are proposed. The site, which is served by public water and public sewer facilities, is located in the Upper Uwchlan Township C-1 Village District zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this land development plan.

COUNTY POLICY:

LANDSCAPES:

1. The site is located within the **Suburban Center Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. The proposed land development is consistent with the objectives of the **Suburban Center Landscape**.



Page: 4
Re: Preliminary/Final Land Development - 125 Little Conestoga Road
Upper Uwchlan Township - LD-11-18-15672

4. We recommend the installation of sidewalks into the plan. Sidewalks are an essential design element for new construction in the **Suburban Center**, and should be provided to facilitate access to the retail areas near the site.
5. The Township's emergency service providers should be requested to review the plan to ensure that safe access and egress is provided for this site. Also, the Township Fire Marshal should verify the design and location of all proposed fire-protection facilities.
6. The Township should verify that the proposed landscaping plan conforms to the Township's landscape and screening requirements.
7. The Township should verify that the design and location of any proposed outdoor lighting conforms to the Township's requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.

ADMINISTRATIVE ISSUES:

8. The applicant should contact the office of the Chester County Conservation District for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
9. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Upper Uwchlan Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: DL Howell
RIP Holdings, LLC
Profound Technologies
Matthew Miele, District Permits Manager, PennDOT
Francis J. Hanney, P.E., PennDOT
Chester County Conservation District

WINDSOR BAPTIST CHURCH

213 LITTLE CONESTOGA ROAD • VILLAGE OF EAGLE • P.O. BOX 596
UWCHLAND, PENNSYLVANIA 19480 • (610) 458-5177

November 15, 2018

Planning Commission
Township Engineer
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

RECEIVED
NOV 21 2018
UPPER UWCHLAN TWP.

RE: For informational purposes: Windsor Baptist Church Site Plans

Attachments: Site Plans

Windsor Baptist Church desires to build an educational wing attached to the existing Church building at 213 Little Conestoga Road. These accompanying site plans are being submitted to the township for the following purposes:

1. To inform the Township of the concept and to share some pertinent site details.
2. To request comments and feedback from the Township engineer and planning commission prior to formal plan submission.

This new construction is anticipated by the Windsor Baptist Master Plan previously shown to Township supervisors and staff. Consistent with previous Conditional Use requirements (ref. July 14, 2016 memorandum from Township Manager Vargo,) the Church previously posted security for removal of the existing modular classrooms upon occupancy of the new wing. Removal of the modular classrooms remains a high priority for the Church.

The educational wing is not designed for a large increase in students, although it will allow for a modest enrollment increase. Rather, it is designed to improve the educational experience of the current students, improve campus security, improve campus visual appeal, and to optimize the use of the entire church facility. As such, there will be no great increase in car or bus traffic during student drop off and pick up.

The location of the educational wing will slightly alter the traffic configuration on the property. This will be outlined in the detailed plans.

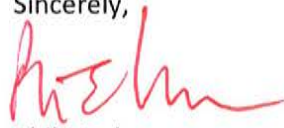
This work anticipates no changes to the existing Church building, main parking areas, frontage, etc. The existing preschool will remain in the existing Church building.

The educational wing will be served by separate (new) water and sewer lines.

Due to construction, the outside play area will be temporarily relocated during construction, then permanently relocated.

The Church respectfully requests and welcomes your comments and feedback.

Sincerely,



Phil Marks,
Elder and Building Committee Chairperson



UPPER UWCHLAN TOWNSHIP

Planning Commission Meeting

November 8, 2018

Minutes

DRAFT

Packet Page 20

In Attendance:

Sally Winterton, Vice-Chair; Bob Phillips, Jim Dewees, Jeff Smith, Brett Hand, Chad Adams, Joe Stoyack, Al Gaspari – Codes Administrator, and Gwen Jonik, Planning Commission Secretary

Sally Winterton called the meeting to order at 7:34 p.m. A quorum was present.

Subdivision / Land Development Ordinances (SALDO), Zoning Ordinances

Discussion included suggestions of ordinances that should be reviewed, revised, or updated in order to meet the goals of the Township's Comprehensive Plan.

Joe Stoyack suggested the general review of SALDO and Zoning Ordinances focus on areas of re-development, guidelines for re-development within the villages.

Al Gaspari noted that a variety of zoning ordinances are antiquated, and Uses are inconsistent. In one instance, a Use requires Conditional Use Approval; in another it's allowed by-right. He noted most Zoning Hearing Board applications involve relief for an accessory structure in the front yard. Another area being questioned is the prohibition of solar panels in view of a street. Initially, that may have been prohibited due to glare; however, newer technologies have addressed that issue.

Gwen Jonik advised, on Cary Vargo's behalf, that the Township will submit a Vision Partnership Program Grant application for the next round - early 2019 – to assist with funding the Ordinance amendments. Mr. Vargo suggests inviting an Economic Development Council member and a few of the local Developers to discuss the future of business in Chester County.

Jeff Smith noted that residential builders frequently request waivers for narrower roadways (28' vs. 32') and providing sidewalks on only one side of the street, rather than both sides.

Discussion included removing the Planned Residential Development ("PRD") Overlay as there are no properties large enough to develop as such. To assist with this discussion next time, Gwen Jonik will locate the map created years ago that displayed Township properties 25+ acres.

It was decided that tonight's attention would focus on the Adaptive Re-Use of Historic Resources Ordinance – Zoning Ordinance Section 200-72.1 – since Al Gaspari was in attendance.

Al Gaspari noted the Adaptive Re-Use Ordinance proves difficult to work with due to the inconsistencies between Zoning Districts and By-Right Use/improvements (just a building permit) vs. Conditional Use approval. He walked through various sections of the Ordinance using a sample case in the "R2" District within the "F1 Flexible Development Overlay". Applicants must comply with base zoning; can't increase footprint except for certain things; if it meets base zoning and is a by-right use, and a building permit is submitted with an increased footprint for an allowable item, does that trigger a land development plan? Example: turning a single family residence into several units means additional parking would be needed – does that trigger a land development plan?

Chad Adams commented the intent should be to keep the historic character and nature of the structure and additions should be compatible with the architectural context of the existing structure. Brett Hand would like the Ordinance modified to include review/recommendation by the Historic Commission since it involve an historic resource.

It was discussed that the Adaptive Re-Use ordinance should be amended to reflect that any change of Use for an historic structure, including from single-family to multi-family, should require review by the various boards and commission and approval by the Board of Supervisors. Building permits for improvements to historic structures should be reviewed by the Historic Commission who would provide a recommendation to the Building Department and/or the Board of Supervisors, and incorporate an accelerated review process for the Permit. Al Gaspari will work on revising the text for further review.

Mr. Gaspari suggested that the sign ordinance be amended. There are non-compliant signs in the Village, and several examples in the Village Design Guidelines that aren't compliant with existing sign ordinances.

Chad Adams suggested the same thing regarding the lighting ordinances, which need to be updated to address LED lights and fixtures.

Regarding alternative energy regulations, the Township wants to encourage alternate energy sources, and residents have to be cognizant of the impact on neighbors. It was suggested that Homeowners' Associations be asked to provide input, especially regarding aesthetically pleasing solar arrays.

Future Planning Commission meeting agendas should include discussion of the following Ordinances:

1. Signs
2. Lighting
3. Alternative Energy Systems
4. Re-development and village design guidelines references within zoning ordinances
5. Remove "PRD" Overlay
6. Review letters by Gilmore & Associates and Stan Stubbe containing suggested ordinance revisions.

Approval of Minutes

Joe Stoyack moved, seconded by Jim Dewees, to approve as presented the minutes of the September 13, 2018 Planning Commission meeting. The Motion carried unanimously.

Open Session

A resident commented this was a very informative meeting and asked if revising the ordinances would help address the changes that development and additional traffic have created over the years. Jeff Smith commented that the Township has to operate within a property-owner's rights and desires while complying with the ordinances.

Adjournment

Sally Winterton adjourned the meeting at 9:03 p.m.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary