



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

	Packet Page #
I. Call To Order	
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

RECORD OWNER: SITE ADDRESS:  
RIP HOLDINGS, LLC 125 LITTLE CONESTOGA ROAD  
64 EAST UWCHLAN AVENUE CHESTER SPRINGS, PA 19425  
EXTON, PA 19341

ESS:  
TLE CONESTOGA ROAD  
R SPRINGS, PA. 19425

SOURCE OF TITLE: RECORD BOOK 9598, PAGE 1324

TAX PARCEL #: 32-4-38.3

OT AREA: 1 184 ACRES

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.

CONTOURS PLOTTED FROM FIELD RUN TOPOGRAPHIC SURVEY BY HOWELL KLINE SURVEYING,  
L.L.C.. DATUM: NAVD 88 (COMPUTED USING GEOID12A) & 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.

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.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, WHICH  
WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC... OF RECORD.

THE EXISTING LEGAL RIGHT-OF-WAY OF S.R. 4016 WAS TAKEN FROM REFERENCE PLAN #2.  
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. 42029C0090G,  
PANEL 02, SHEET 500, DATED SEPTEMBER 20, 2017.

PANEL 90 OF 380, DATED SEPTEMBER 29, 2017.

PLAN ENTITLED "FINAL SUBDIVISION PLAN - LAND DEVELOPMENT PLAN FOR EAGLEPOINTE"

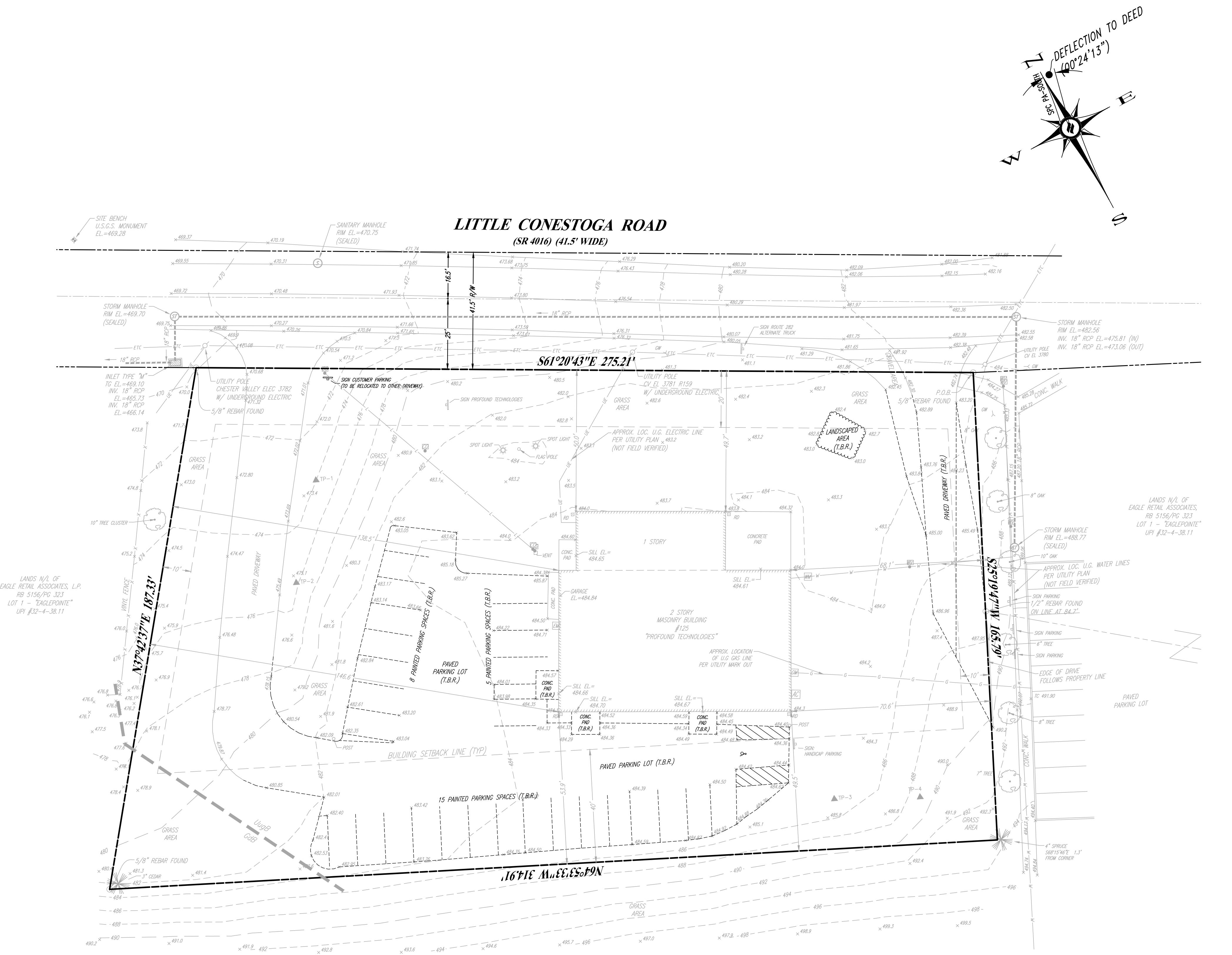
## REFERENCE PLANS

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.

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.

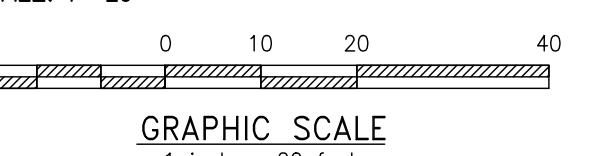
PLAN ENTITLED "SUBDIVISION OF LAND FOR EDWARD SEABOLDT", PREPARED BY BERGER & HAYES, INC., COATESVILLE, DATED JULY 16, 1970, LAST REVISED MARCH 25, 1971, RECORD PLAN BOOK #37, PAGE 36.

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 0868 TO SEG. 0350 OFFSET 0192 - TOWNSHIP ROUTE PARK ROAD FROM STA. 9+805.859 TO STA. 10+202.455", PREPARED BY PICKERING, CORTS & SUMMERSON, INC., APPROVED 10-29-2004.



## **EXISTING CONDITIONS PLAN**

ALE: 1"=20'



## LEGEND

The legend is organized into two columns. The left column lists symbols for property lines, right-of-way, monuments, iron pipes, easements, and wetlands, each with a corresponding line style and description. The right column lists symbols for contours, spot elevations, fence, mail box, sign, parking spaces, utility poles, gas lines, valves, and various types of lines and inlets, each with a corresponding symbol and description. A central section contains symbols for soils type, soils line, conc. curb, edge of paving, and light pole, each with a corresponding line style and description.

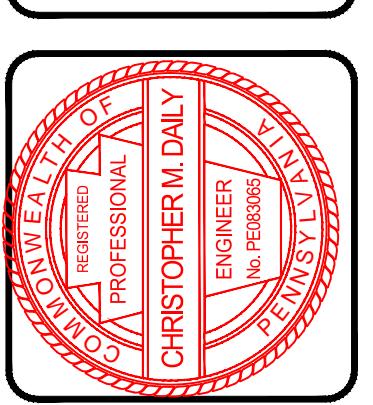
DATE:	11/09/18
SCALE:	1"=20'
DRAWN BY:	ADM
CHECKED BY:	CMD
PROJECT NO.:	3155
CAD FILE:	03 EXISTING CONDITIONS PLAN.dwg
PLOTTED:	11/09/18
DRAWING NO.:	C02.1
SHEET	03 OF 12



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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**

**SITE AERIAL PLAN**

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**CLIENT: PROFOUND TECHNOLOGIES**

**PROJECT: BUILDING & PARKING ADDITION**

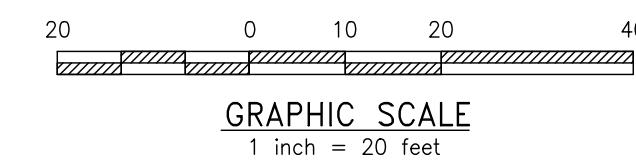
**LOCATION: 125 LITTLE CONESTOGA ROAD**

**UPPER UWCHLAN TOWNSHIP, CHESTER CO., PA**



## **SITE AERIAL PLAN**

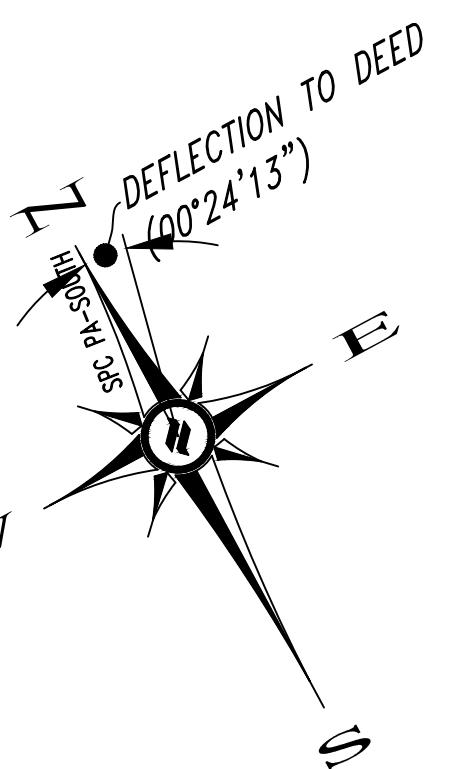
SCALE: 1"=20'





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Packet Page 6



### GRADING & UTILITY GENERAL NOTES:

1. PRIOR TO STARTING CONSTRUCTION, ALL UTILITY SERVICES IN THE AREA SHALL BE LOCATED AND MEASURES TAKEN TO PROTECT THE EXISTING FACILITIES. DAMAGE TO EXISTING FACILITIES SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES ON THE SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES IF NECESSARY.

3. LOCATIONS OF EXISTING UTILITIES SHOWN HERON 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 INLET 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.

4. CONSTRUCTION SHALL BE LOCATED, AND MEASURES TAKEN TO PROTECT THE EXISTING FACILITIES IN ACCORDANCE WITH PENNSYLVANIA ACT 187, TO DAMAGE TO EXISTING FACILITIES RESULTING FROM THE NEGLIGENCE OF THE CONTRACTOR SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE.

5. 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.

6. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS.

7. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHICAL INFORMATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 1.0% MIN. SLOPE ON ASPHALT AND 2.0% 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.

8. ALL SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL STATUTES AND REGULATIONS.

9. 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).

10. SCALED DIMENSIONS FROM THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFIRMATION FROM D.L. HOWELL & ASSOC., INC.

11. SUBGRADE 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.

12. 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 FROM THE LOCAL AUTHORITY OR GOVERNING AGENCY.

13. IF CONDITIONS ON THE GROUND DIFFER FROM THOSE SHOWN ON THE PLAN, THE CONTRACTOR SHALL NOTIFY IMMEDIATELY IN WRITING THE ENGINEER OF RECORD.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TRAFFIC CONTROL, SHEETING AND BARRICAADING OF OPEN EXCAVATIONS.

15. 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.

16. 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.

17. 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.

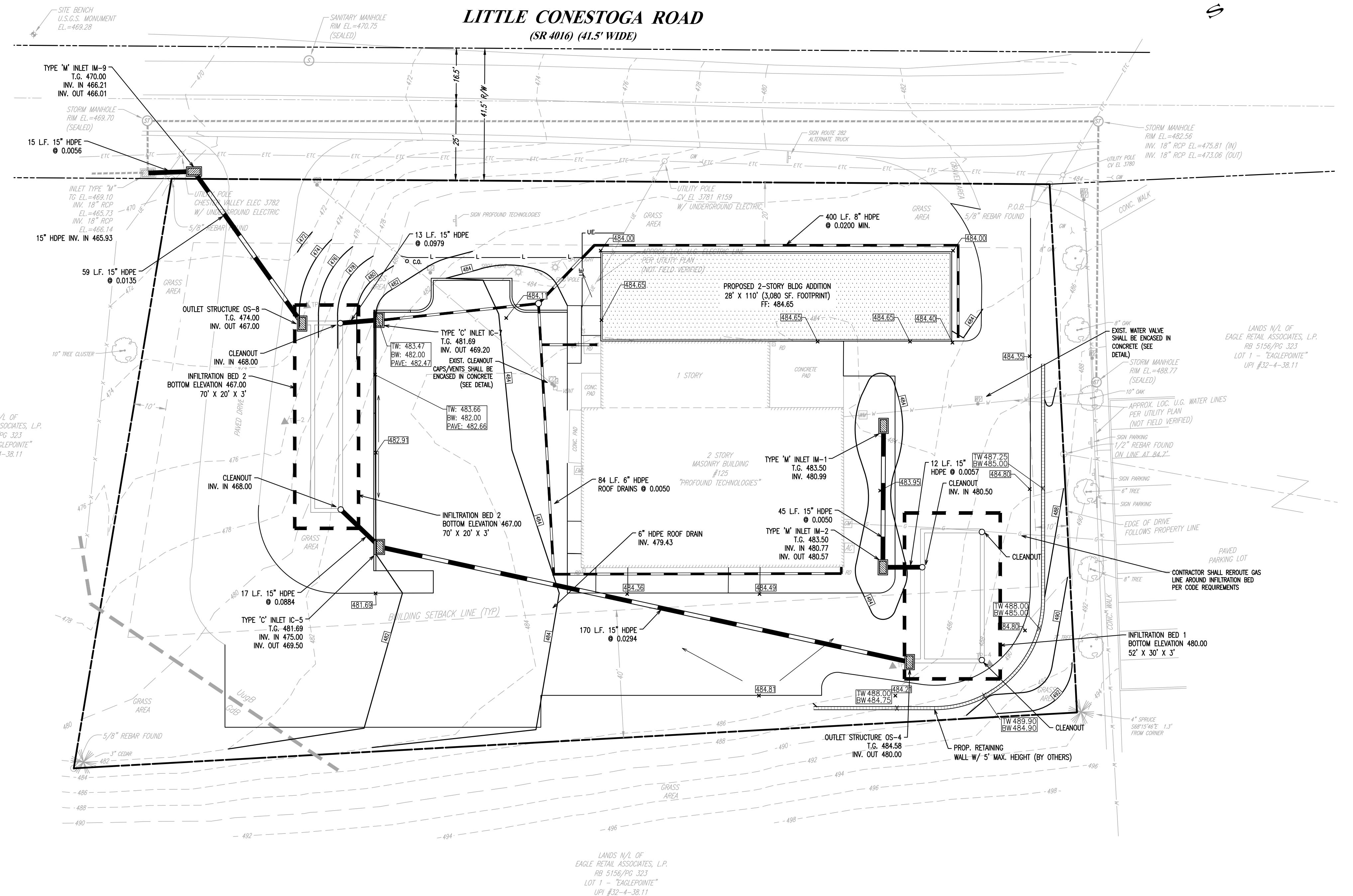
18. IN ANY AREA SUBJECT TO VEHICULAR ACTIVITY DURING CONSTRUCTION, A MINIMUM OF 12 INCHES OF COVER SHALL BE MAINTAINED FOR ALL UNDERGROUND UTILITIES (STORMWATER, SANITARY SEWER, WATER, ELECTRIC, GAS, ETC.)

19. ALL FILL SHALL BE COMPAKTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT UNDESIRABLE SETTLEMENTS. THE FILL SHALL BE SPREAD IN A SERIES OF LAYERS, NOT EXCEDING EIGHT INCHES IN THICKNESS, AND BE COMPAKTED BY A SHEEPFOOT ROLLER OR OTHER APPROVED METHOD AFTER EACH LAYER IS SPREAD. THE TOWNSHIP ENGINEER MAY REQUIRE COMPAKCTION TESTS AND REPORTS.

20. ALL STORM SEWER SHALL BE INSTALLED IN ACCORDANCE WITH UPPER UWCHELN TOWNSHIP STANDARDS AND PENNDOT PUBLICATION 408 SPECIFICATIONS.

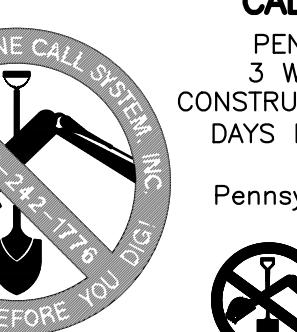
21. ALL OTHER UTILITY LINES, INCLUDING, BUT NOT LIMITED TO, ELECTRIC, GAS, STREETLIGHT, CABLE, TELEVISION, AND TELEPHONE, SHALL BE PLACED UNDERGROUND. INSTALLATION OF UTILITIES SHALL BE IN STRICT ACCORDANCE WITH THE ENGINEERING STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP OR PUBLIC UTILITY CONCERNED. UNDERGROUND UTILITIES SHALL BE PUT IN PLACE, CONNECTED, AND APPROVED BEFORE THE STREETS ARE CONSTRUCTED WHERE SUCH UTILITIES LIE UNDER THE PROPOSED CARTWAY AND BEFORE ANY PERSON IS PERMITTED TO OCCUPY ANY BUILDING SERVED BY SUCH FACILITIES.

22. 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.



### GRADING & UTILITIES PLAN

SCALE: 1=20'  
20 0 10 20 40  
GRAPHIC SCALE  
1 inch = 20 feet



**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

LEGEND	
EX. PROPERTY LINE	— 242
PROP. PROPERTY LINE	— P242
EX. RIGHT-OF-WAY	— X 123.00
PROP. RIGHT-OF-WAY	— P123.00
EX. MONUMENT	■ GEB2
PROP. MONUMENT	■ P.GEB2
EX. CEM.	○
PROP. CEM.	●
EX. EASEMENT	—
PROP. EASEMENT	—
EX. EDGE OF PAVING	—
PROP. EDGE OF PAVING	—
EX. WETLANDS	—
PROP. EASEMENT	—
EX. LIGHT POLE	○
PROP. LIGHT POLE	□
EX. FENCE	— E
PROP. ELEC. LINE	— E
EX. MAIL BOX	— Y
NEW SPOT ELEV.	— M
SOILS TYPE	— G
PROP. SIGN	— G
EX. PARKING SPACES	— G
TO BE REMOVED	— G
EX. EDGE LINE	— T
PROP. TELE. LINE	— T
EX. ELEC. LINE	— E
PROP. TELE. LINE	— E
EX. LIGHT POLE	○
PROPOSED CONTOUR	—
EXISTING SPOT LLEV.	—
NEW SPOT ELEV.	—
EX. CONC. CURB	—
PROP. CONC. CURB	—
EX. EDGE OF PAVING	—
PROP. EDGE OF PAVING	—
EX. EASEMENT	—
PROP. EASEMENT	—
EX. WETLANDS	—

PROPOSED CONTOUR	—	PROP. ELEC. LINE	— E
EXISTING SPOT LLEV.	—	PROP. UTILITY POLE	— O
NEW SPOT ELEV.	—	PROP. FIRE WATER LINE	— FW
EX. SIGN	—	PROP. GAS LINE	— G
PROP. SIGN	—	PROP. SAN. SEWER LINE	— S
EX. PARKING SPACES	—	PROP. SAN. SEWER LATERAL	— L
TO BE REMOVED	—	PROP. SAN. SEWER MH. ID	— MH
EX. EDGE LINE	—	PROP. WATER LINE	— W
PROP. TELE. LINE	—	PROP. WATER LATERAL	— WL
EX. ELEC. LINE	—	PROP. WATER VALVE	— WV
PROP. TELE. LINE	—	PROP. FIRE HYDRANT	— FH
EX. LIGHT POLE	○	PROP. MANHOLE	○
EX. PROPERTY LINE	—	EX. PERC TEST	▲

### UTILITIES NOTIFIED

COMPANY: COLUMBIA GAS TRANSMISSION LLC	COMPANY: NEON TRANSCOM
ADDRESS: 1700 MACCORMACK AVE SE 8TH FLOOR	ADDRESS: 196 VAN BUREN ST
CHARLESTON, WV 25314	HERNDON, VA 20170
CONTACT: MONITORING CENTER PERSONNEL	CONTACT: MIKE BRODR
COMPANY: LIGHTOWER FIBER NETWORKS LLC	COMPANY: UPPPER UWCHELN TOWNSHIP/UPPER
ADDRESS: N/A	UWCHELN MUNICIPAL AUTHORITY
CONTACT: DESIGN PERSONNEL	ADDRESS: 140 POTTSVILLE PIKE
EMAIL: mappingrequests@fiberworks.com	CHESTER SPRINGS, PA 19425
COMPANY: AQUA PENNSYLVANIA INC	CONTACT: MIKE HECKMAN
ADDRESS: 700 N. MARKET ST.	EMAIL: mheckman@upperuwclem-pa.gov
BRWN MNTN, PA 19010	
CONTACT: STEVE PIZZI	
EMAIL: spizz@aquapenn.com	
COMPANY: COMCAST CABLE	COMPANY: 1050 VIRGINIA DR
ADDRESS: 1000 BROAD ST.	FOOT WASHINGTON, PA 19034
DAWN, CONNELLSTOWN, PA 17335	CONTACT: LAURA UPPCOTT
CONTACT: TOM RUSSO	EMAIL: LAURA.UPPCOTT@COMCAST.COM
EMAIL: tom_russo@comcast.com	
COMPANY: PECO ENERGY C/O USIC	
ADDRESS: 450 S HENDERSON RD SUITE B	
KING OF PRUSSIA, PA 19406	
CONTACT: NIKKA SMINKS	
EMAIL: NIKKASMINKS@USICLLC.COM	

### PRELIMINARY/FINAL GRADING & UTILITIES PLAN

CLIENT: PROFOUND TECHNOLOGIES  
PROJECT: BUILDING & PARKING ADDITION  
LOCATION: 125 LITTLE CONESTOGA ROAD, 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	
PLOTTED: 11/09/18	
DRAWING NO.: C03.1	
05 OF 12	











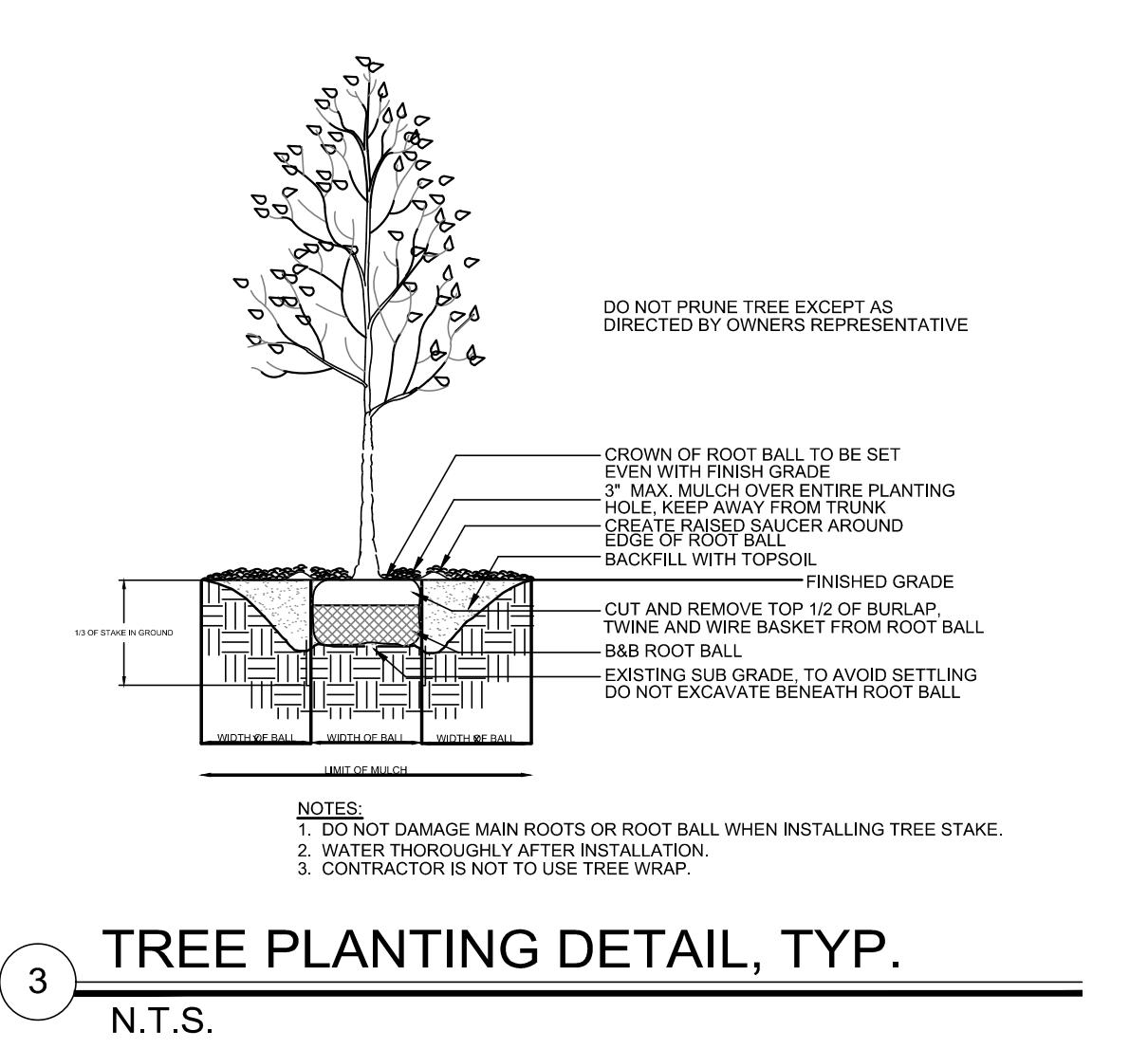


<u>UPPER UWCHLAN TOWNSHIP LANDSCAPE REQUIREMENTS</u>			
CODE LANGUAGE		REQUIRED	PROPOSED
C-1 VILLAGE DISTRICT			
<b>162-57. LANDSCAPE DESIGN, INSTALLATION, AND MAINTENANCE STANDARDS</b>			
D. (1) PER 1,000 SF GROSS BUILDING AREA, GROUND FLOOR ONLY (BUILDING "FOOTPRINT"; RESIDENTIAL SUBDIVISIONS EXEMPT. - 2 DECIDUOUS TREES, 1 EVERGREEN TREE, AND 8 SHRUBS PER 1,000 SF -			
3,080 GROSS BLDG SF / 1,000 SF = 3.08			
DECIDUOUS TREES : 3 X 2 = 6 TREES EVERGREEN TREES : 3 X 1 = 3 TREES SHRUBS : 3 X 8 = 24 SHRUBS		6 DECIDUOUS TREES 3 EVERGREEN TREES 24 SHRUBS	6 DECIDUOUS TREES 3 EVERGREEN TREES 24 SHRUBS
D. (1) PER 2,000 SF OFF-STREET PARKING OR LOADING AREA, EXCLUDING DRIVEWAYS LESS THAN 18 FEET WIDE, RESIDENTIAL SUBDIVISIONS EXEMPT. - 1 DECIDUOUS TREES, 1 EVERGREEN TREE, AND 4 SHRUBS PER 2,000 SF -			
18,485 OFF-STREET PARKING SF / 2,000 SF = 9.2 DECIDUOUS TREES : 9 X 1 = 9 TREES EVERGREEN TREES : 9 X 1 = 9 TREES SHRUBS : 9 X 4 = 36 SHRUBS		9 DECIDUOUS TREES 9 EVERGREEN TREES 36 SHRUBS	9 DECIDUOUS TREES 9 EVERGREEN TREES 39 SHRUBS
D. (1) PER 100 LINEAR FEET OF NEW AND EXISTING PUBLIC OR PRIVATE ROAD FRONTRAGE, MEASURED ON BOTH SIDES WHERE APPLICABLE. - 2 DECIDUOUS TREES, 1 EVERGREEN TREE, AND 5 SHRUBS PER 100 LF -			
<b>LITTLE CONESTOGA RD:</b> 275 ROAD FRONTRAGE LF / 100 LF = 2.75 DECIDUOUS TREES : 3 X 2 = 6 TREES EVERGREEN TREES : 3 X 1 = 3 TREES SHRUBS : 3 X 5 = 15 SHRUBS		6 DECIDUOUS TREES 3 EVERGREEN TREES 15 SHRUBS	6 DECIDUOUS TREES 3 EVERGREEN TREES 15 SHRUBS

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

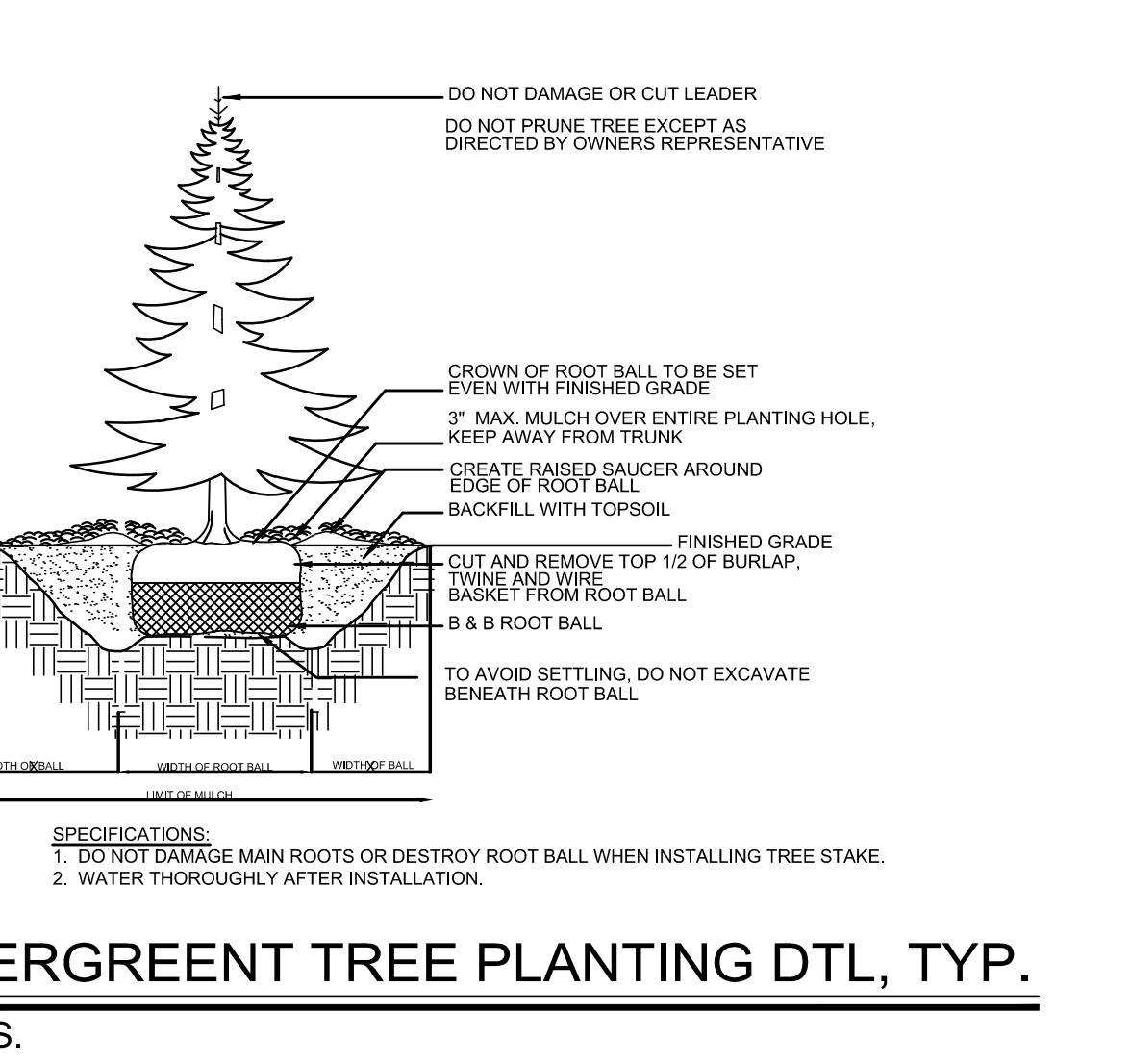
## PLANTING NOTES:

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 SHREDDED OAK BARK MULCH. ALL SHRUBS BEDS SHALL BE PROVIDED WITH A 3" DEEP LAYER OF SHREDDED 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. 36" DEPTH.
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.



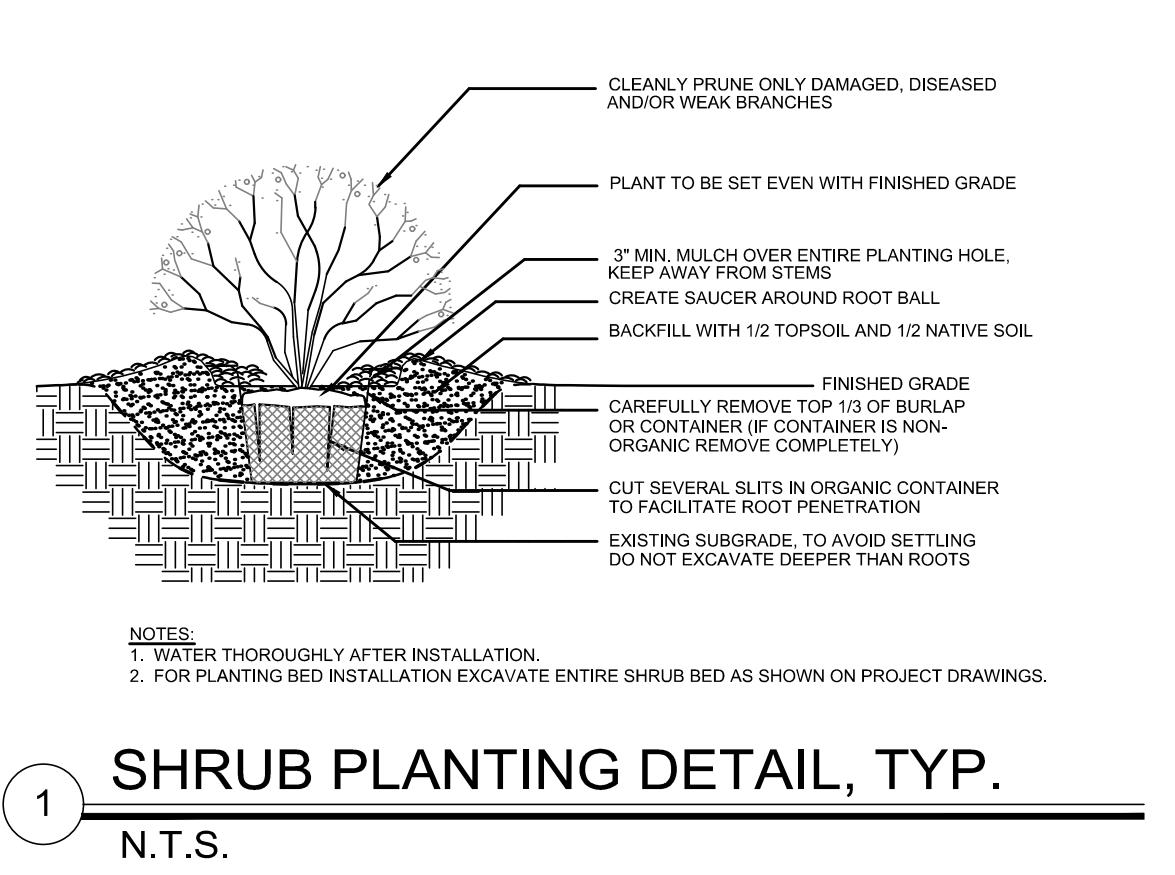
# TREE PLANTING DETAIL, TYP.

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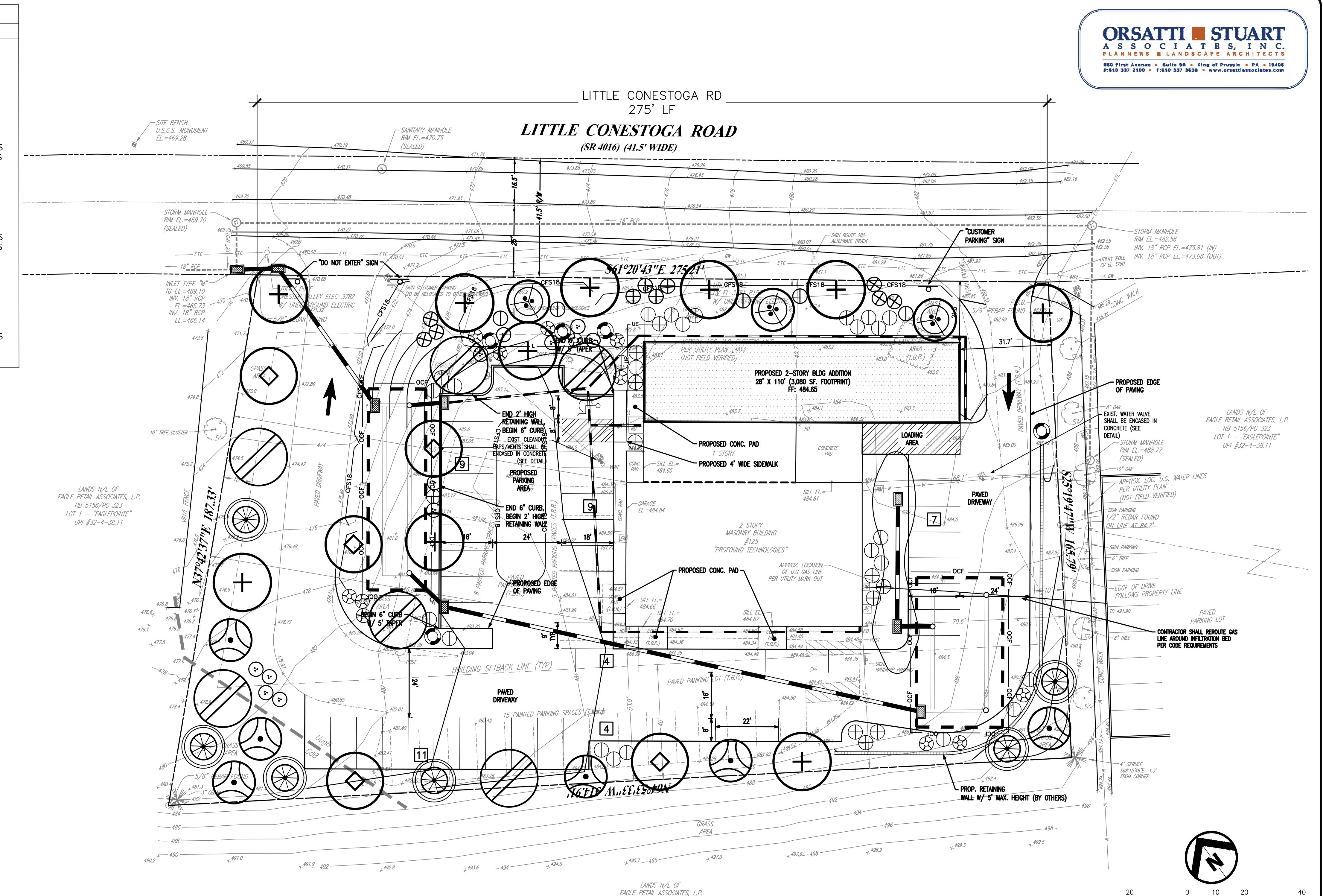


# EVERGREEN TREE PLANTING DTL, TYP.

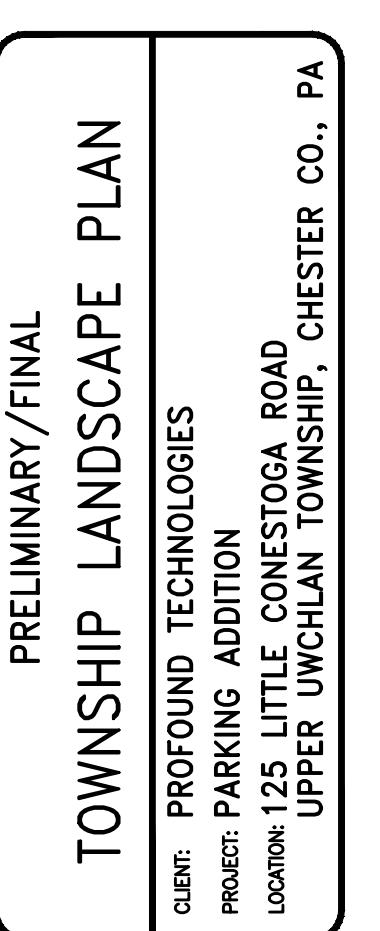
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1 SHRUB PLANTING DETAIL, TYP.  
N.T.S.



GRAPHIC SCALE  
1 inch = 20 feet



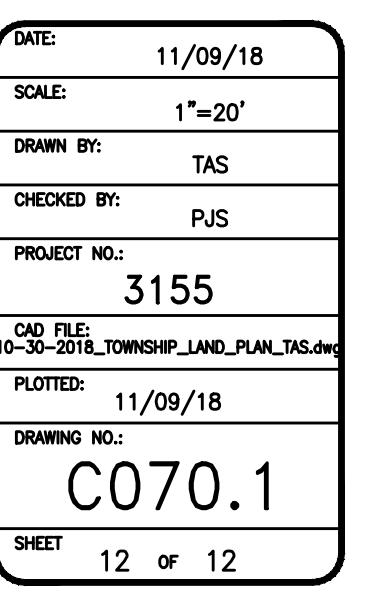
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# PRELIMINARY / FINAL OWNERSHIP LANDSCAPE PLAN

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## PROFOUND TECHNOLOGIES

: PARKING ADDITION  
N: 125 LITTLE CONESTOGA ROAD  
UPPER UWCHLAN TOWNSHIP, CHESTER CO., PA



PLOTTED: 11/09/18  
DRAWING NO.: C070.1  
SHEET 12 OF 12



# 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



Packet Page

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:**

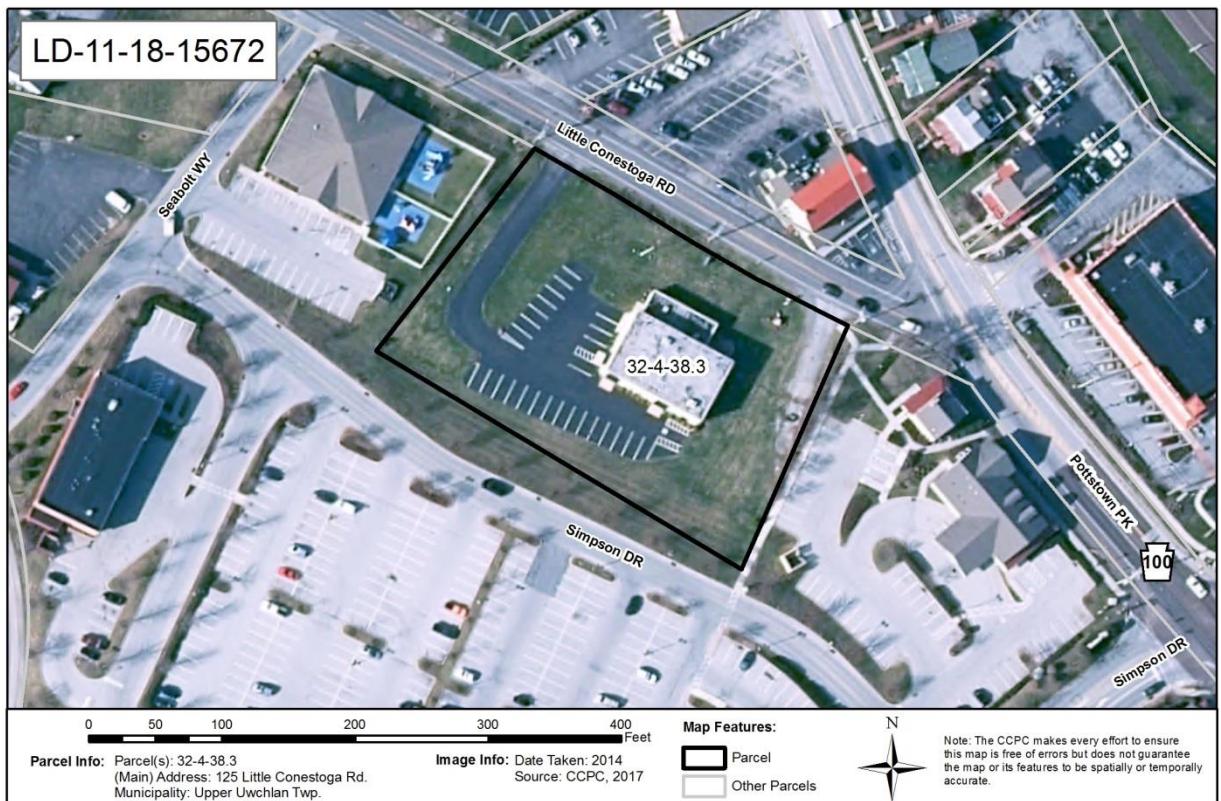
The applicant proposes the construction of a 3,080 square foot addition to a 5,227 square foot commercial building and 44 total parking spaces at an existing commercial facility. No changes to the site's access onto Little Conestoga Road are proposed. The site, which is served by public water and public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

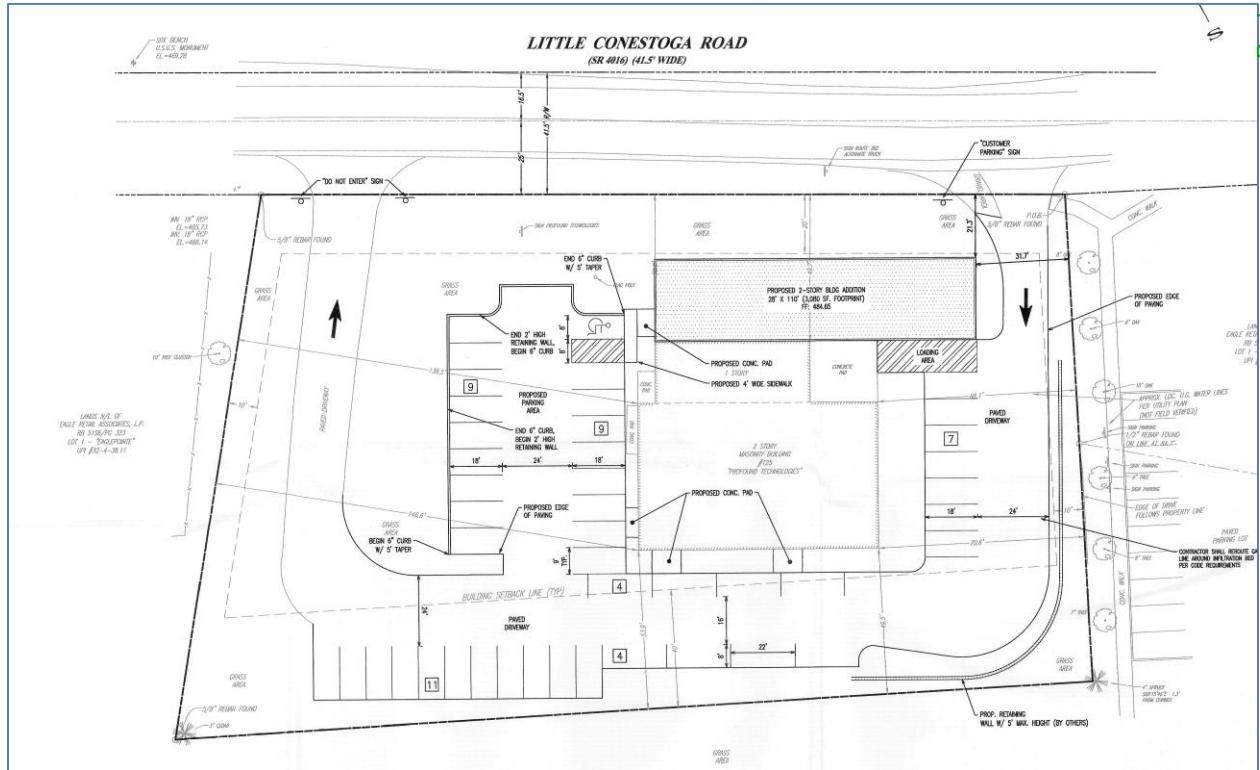
**RECOMMENDATION:** The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this land development plan.

**COUNTY POLICY:**

**LANDSCAPES:**

1. The site is located within the **Suburban Center Landscape** designation of *Landscape3*, 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**.





**Detail of 125 Little Conestoga Road  
Preliminary/Final Land Development**

### WATERSHEDS:

2. **Watersheds**, the water resources component of **Landscape3**, indicates the proposed development is located within the Pickering Creek watershed. **Watersheds**' highest priority land use objectives within this watershed are:
  - implement comprehensive stormwater management,
  - protect vegetated riparian corridors, and
  - protect first order streams.

**Watersheds** can be accessed at [www.chesco.org/water](http://www.chesco.org/water).

### PRIMARY ISSUES:

3. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at [www.chescoplanning.org/resources/PubsTransportation.cfm](http://www.chescoplanning.org/resources/PubsTransportation.cfm), classifies Little Conestoga Road (State Route 2016) as a major collector. The Handbook (page 183) recommends an 80 foot-wide right-of-way for major collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Little Conestoga Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.

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

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.

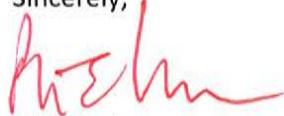
This work anticipates no changes to the existing Church building, main parking areas, frontage, etc. The existing preschool will remain in the existing Church building.

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**

**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