



**UPPER UWCHLAN TOWNSHIP  
PLANNING COMMISSION  
AGENDA  
May 9, 2019**

*REVISED*

**LOCATION:** Temporary Township Administration Office  
415 Eagleview Boulevard, Suite 116  
Exton, PA 19341

Packet Page #

**6:00 p.m. Work Session**

Ordinance Amendments – Discussion

Review and discuss amendments to update or correct various ordinances, such as signs, lighting, alternative energy systems.

**7:00 p.m. Meeting**

I.	Call To Order	
II.	Conditional Use Application: Vail	3
	Review and discuss a conditional use application seeking approval to Construct a residential sanitary sewer drain field within precautionary slopes. Make a recommendation to the Board of Supervisors. The Public Hearing is scheduled for May 20, 2019, 7:00 PM.	
III.	Conditional Use Application: Eagle Retail Associates	5
	Review and discuss a conditional use application seeking approval for a Starbucks Coffee Shop with drive-through service in the Village Commercial District. Consider making a recommendation to the Board of Supervisors. The Public Hearing is tentatively scheduled for June 11, 2019, 6:30 PM.	
IV.	Conditional Use Application: Gunner Properties, Ltd.	25
	Review and discuss a conditional use application seeking approval for an Eating and drinking establishment, and also to provide off-site parking on two other properties for overflow parking, as needed. Consider making a recommendation to the Board of Supervisors. The Public Hearing may be scheduled for June 11, 2019.	
V.	Conditional Use Application, Land Development Plan: Chester County Facilities & Parks	29
	Accept the conditional use application and land development plan for Consultants' review. The conditional use application seeks approval to extend the existing governmental use -- the Struble Trail -- from its terminus on the south side of Dorlan Mill Road at the Trailhead and parking lot to the west to the lands of the Commonwealth of Pennsylvania.	

VI. Phoenixville Regional Comprehensive Plan – Updated  
The Phoenixville Regional Comprehensive Plan is being updated. Upper Uwchlan Township, an adjacent Municipality, is requested to review and provide comments by early June.

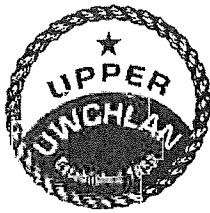
VII. Approval of Minutes: April 11, 2019 Work Session and Meeting 64

VIII. Open Session

IX. Next Meeting Date: June 13, 2019

Location: 415 Eagleview Boulevard, Suite 116, Exton, PA 19341

X. Adjournment



UPPER UWCHLAN TOWNSHIP  
140 Pottstown Pike  
Chester Springs, PA 19425  
610-458-9400 Fax 610-458-0307

RECEIVED

APR 26 2019

Packet Page 3

CONDITIONAL USE APPLICATION

Tax Parcel Number: 32-3-77.1A Date: April 26, 2019

Name of Applicant: Christopher Judd Vail and Erica Vail

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Owner of Parcel: Christopher Judd Vail and Erica Vail

Address / Location of Parcel: 250 Moore Road, Downingtown, PA 19335 (Lot #1 McHugh Subdivision)

Zoning District: R-2 Existing Use: Vacant land

Article / Section Authorizing Conditional Use: Article XVIII §200-107.D(3)(b)[4]

Description of Proposed Conditional Use: Sanitary sewer (drain field) within precautionary slopes where approved by all applicable regulatory agencies.

This Application shall be accompanied by:

1. A fee of \$500.00 for Non-Commercial or \$1,000.00 for Commercial/Industrial;
2. Twenty (20) copies of:
  - parcel plot plans (half of which can be of reduced size, i.e. 11 x 17),
  - impact statements (if applicable pursuant to the Township's Zoning Ordinance §200-83),
  - and any other information pursuant to Zoning Ordinance §200-116, §200-117 (Conditional Uses, Conditional Use Standards).

▪ The Applicant will be responsible for reimbursing the Township for Consultants' Fees and Legal Fees, and if additional Hearings are necessary, a Fee will be charged for each Additional Hearing:  
Non-Commercial \$250.00/Hearing; Commercial/Industrial \$500.00/Hearing

I hereby depose and say that all of the above statements, and the statements contained in any papers submitted herewith, are true to the best of my knowledge and belief.

Christopher Judd Vail and Erica Vail  
Printed Name of Applicant

  
Signature of Applicant  
On behalf of Applicants, John A. Jaros, Esquire

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF CHESTER

Sworn to and subscribed before me this  
26 day of April, 2019.

Kathleen M Reinhardt  
Notary Public

Commonwealth of Pennsylvania

Notarial Seal  
KATHLEEN M REINHARDT - Notary Public  
Upper Uwchlan TWP, Chester County  
My Commission Expires Jul 9, 2021





## UPPER UWCHLAN TOWNSHIP

140 Pottstown Pike

Chester Springs, PA 19425

610-458-9400 Fax 610-458-0207

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APR 23 2019

Packet Page 5

UPPER UWCHLAN TWP  
ADMINISTRATIVE OFFICESCONDITIONAL USE APPLICATIONTax Parcel Number: 32-4-38.11 Date: 4/22/19Name of Applicant: Eagle Retail Associates, LPAddress: 120 Pennsylvania Ave. Malvern, PA 19355Telephone: 610873 5585 Email: townes@jlocw.com  
ext. 222Owner of Parcel: Same as applicant

Address / Location of Parcel: \_\_\_\_\_

Zoning District: C-1 Existing Use: Bank Branch facility (vacant)Article / Section Authorizing Conditional Use: Section 200-33. B(5) - Drive Thru SalesDescription of Proposed Conditional Use: Starbucks Coffee Shopconditional use is required for a drive thru use.

This Application shall be accompanied by:

1. A fee of \$500.00 for Non-Commercial or \$1,000.00 for Commercial/Industrial;
2. Twenty (20) copies of:
  - parcel plot plans (half of which can be of reduced size, i.e. 11 x 17),
  - impact statements (if applicable pursuant to the Township's Zoning Ordinance §200-83),
  - and any other information pursuant to Zoning Ordinance §200-116, §200-117 (Conditional Uses, Conditional Use Standards).

▪ The Applicant will be responsible for reimbursing the Township for Consultants' Fees and Legal Fees, and if additional Hearings are necessary, a Fee will be charged for each Additional Hearing:  
Non-Commercial \$250.00/Hearing; Commercial/Industrial \$500.00/Hearing

I hereby depose and say that all of the above statements, and the statements contained in any papers submitted herewith, are true to the best of my knowledge and belief.

Timberlake M. Townes  
Printed Name of Applicant  
Eagle Retail Associates, LPCOMMONWEALTH OF PENNSYLVANIA  
COUNTY OF CHESTER  
Sworn to and subscribed before me this  
23rd day of April, 2019.Heather C. Rogers  
Notary PublicTimberlake M. Townes  
Signature of Applicant  
Eagle Retail Associates, LPCOMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Heather C. Rogers, Notary Public  
West Pikeland Twp., Chester County  
My Commission Expires Oct. 24, 2020  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

# Eagle Retail Associates, LP

April 23, 2019

Board of Supervisors  
Upper Uwchlan Township  
140 Pottstown Pike  
Chester Springs, Pa 19425

## **RE: CONDITIONAL USE APPLICATION- STARBUCKS COFFEE- EAGLEPOINTE VILLAGE SHOPPING CENTER**

Dear Board Members:

Attached is our application for a conditional use to allow a drive thru facility within a proposed Starbucks Coffee Shop, which is proposed to occupy the former Key Bank branch facility. We have enclosed the following materials as a part of this application and request to appear before the Planning Commission and Board for the Conditional Use hearing as soon as possible:

- Upper Uwchlan Township Application for Conditional Use
- Check in the amount of \$1,000.00 representing the application fee
- Twenty (20) plot plans of the proposed Starbucks Coffee Shop site plan.
- Twenty (20) copies of the Comparative Trip Generation Analysis and Drive-thru Queue Study Starbuck's, prepared by Heinrich and Klein Associates, Inc. dated 2/27/19
- Twenty (20) copies of Supplemental Fiscal Impact Statement – Eaglepointe Mixed Use Development.
- Twenty (20) copies of Memorandum of Support – Various Conditional Use Standards- Starbucks Coffee Shop, Eaglepointe Village Shopping Center

I believe this should be everything that the Board and Planning Commission will need to review and approve our request for Conditional Use approval. If we have failed to include any required information, please let me know and I will gather that for you.

I look forward to getting this matter underway.

Sincerely,



Timberlake M. Townes

Eagle Retail Associates, LP

# Memorandum in Support of Conditional Use Application for Starbucks Coffee Shop, Eaglepointe Village Shopping Center, Upper Uwchlan Township, Pa

Date: April 15, 2019

To: Upper Uwchlan Township

From: Timberlake M. Townes

Starbucks Coffee Shops has entered into a lease agreement with Eagle Retail Associates, LP (owners of Eaglepointe Village Shopping Center) to lease the former Key Bank facility. The bank pad is located along the eastern side of the Eaglepointe Village Shopping Center, immediately adjacent to Simpson Drive and Route 100. The pad site has an address of 300 Simpson Drive. The bank pad has an existing three thousand five hundred (3,500 SF) square foot building with a three (3) lane drive-thru facility on the back of the building out of view from Rte. 100. The bank pad also has thirty-four (34) existing parking stalls associated with it. The entire shopping center is within the C-1 zoning district.



The application for Conditional Use is to allow a drive-thru facility. The pad site is accessed via Simpson Drive and has no direct vehicular access to Rte. 100. The pad site has pedestrian access from Rte. 100 and the sidewalk system along it as well as sidewalk access from within the shopping center. There are connections to the west (into the Acme parking field) and to the south over to the Liberty Union parking field.

The pad site is currently served by both public water and public sewer. Water is provided by Aqua, Pa and sanitary sewer is provided from the Upper Uwchlan Township Municipal Authority. The effluent from this pad site is currently treated at the Eaglepointe Wastewater Treatment Plant. There have been preliminary discussions with the Municipal Authority engineer to re-direct the shopping flows into the Authority's Regional Plant. Thus far none of those discussions have gone any further than discussions.

The existing Key Bank branch building is three thousand five hundred square feet in area and a single story. It currently has three (3) drive-thru lanes on the west side of the building, away from the view of vehicles traveling along Rte. 100. It is proposed to eliminate two (2) of those drive-thru lanes and a portion of the overhead canopy so that only one lane will remain. This single lane will be up against the wall of the existing building. This lane is also the least visible from anywhere along Rte. 100.

There were Impact Statements submitted as a part of the original Eaglepointe Mixed Use development, and these statements addressed all the requirements contained in section 200-117 I. and K. of the Upper Uwchlan Township Zoning Ordinance. We intend to submit prior to the presentation of this project to the Planning Commission, updates to that Impact Study which incorporate the Starbucks Coffee Shop use in lieu of the branch bank facility. While this proposed change is relatively minor in nature compared to the entire Eaglepointe project, we can provide the data to update the approved Impact Study.

# EAGLE, PA

MIDATLANTIC

SCHEMATIC DESIGN - DATE 03/25/2018

**Northeast RVP 4.1.19**

**Attendees:**

Don Diehl (Proxy for  
Shannon Garcia)

Dominic Alessandri

John Bell

Rahel Fikre

Mark Goepfert

Andrew Coffman

Julian Melo

Megan Laezza

Ana Weinstein

**APPROVED W COMMENTS**

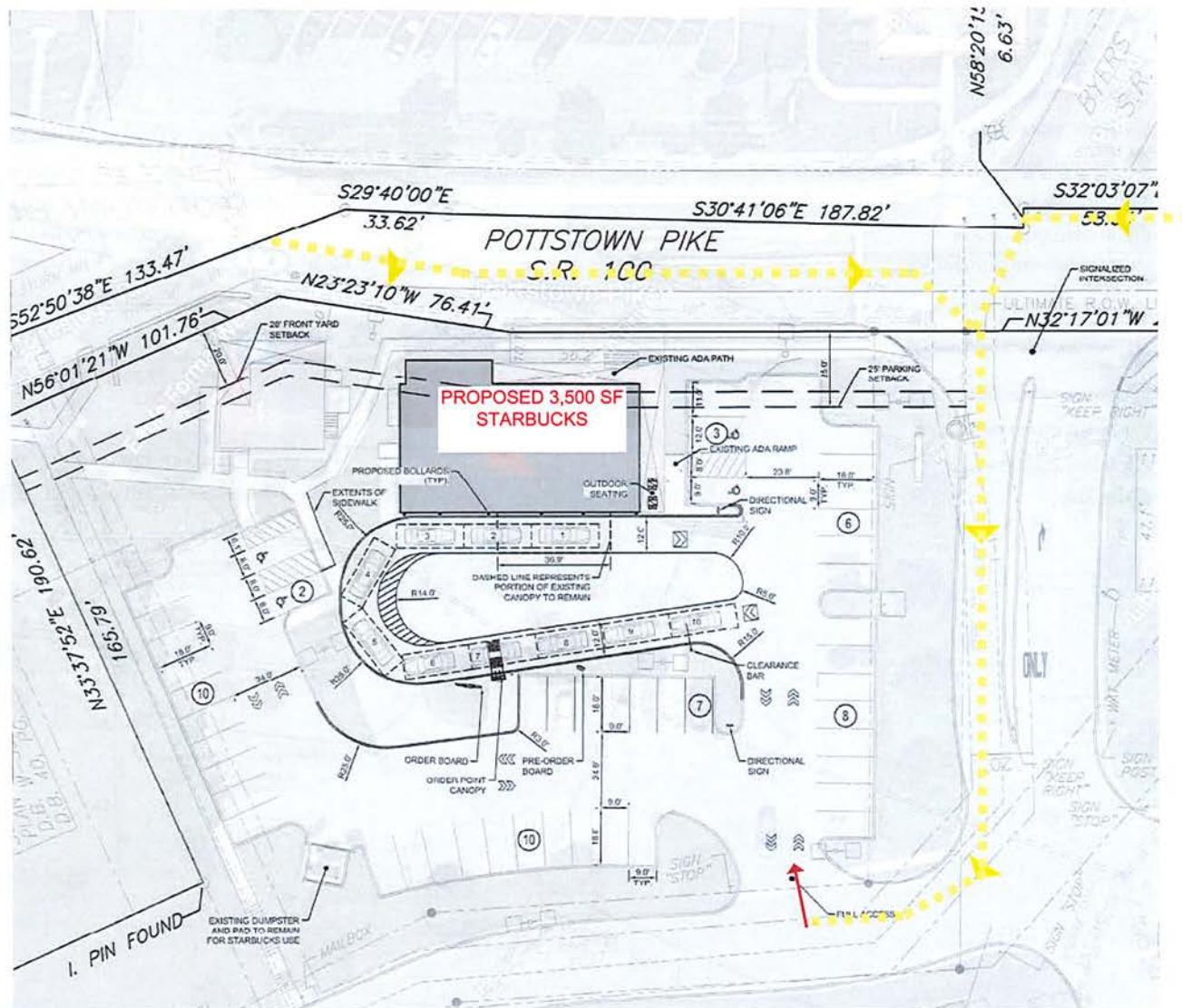


ACME MARKETS

► DIRECTION OF MAIN TRAFFIC

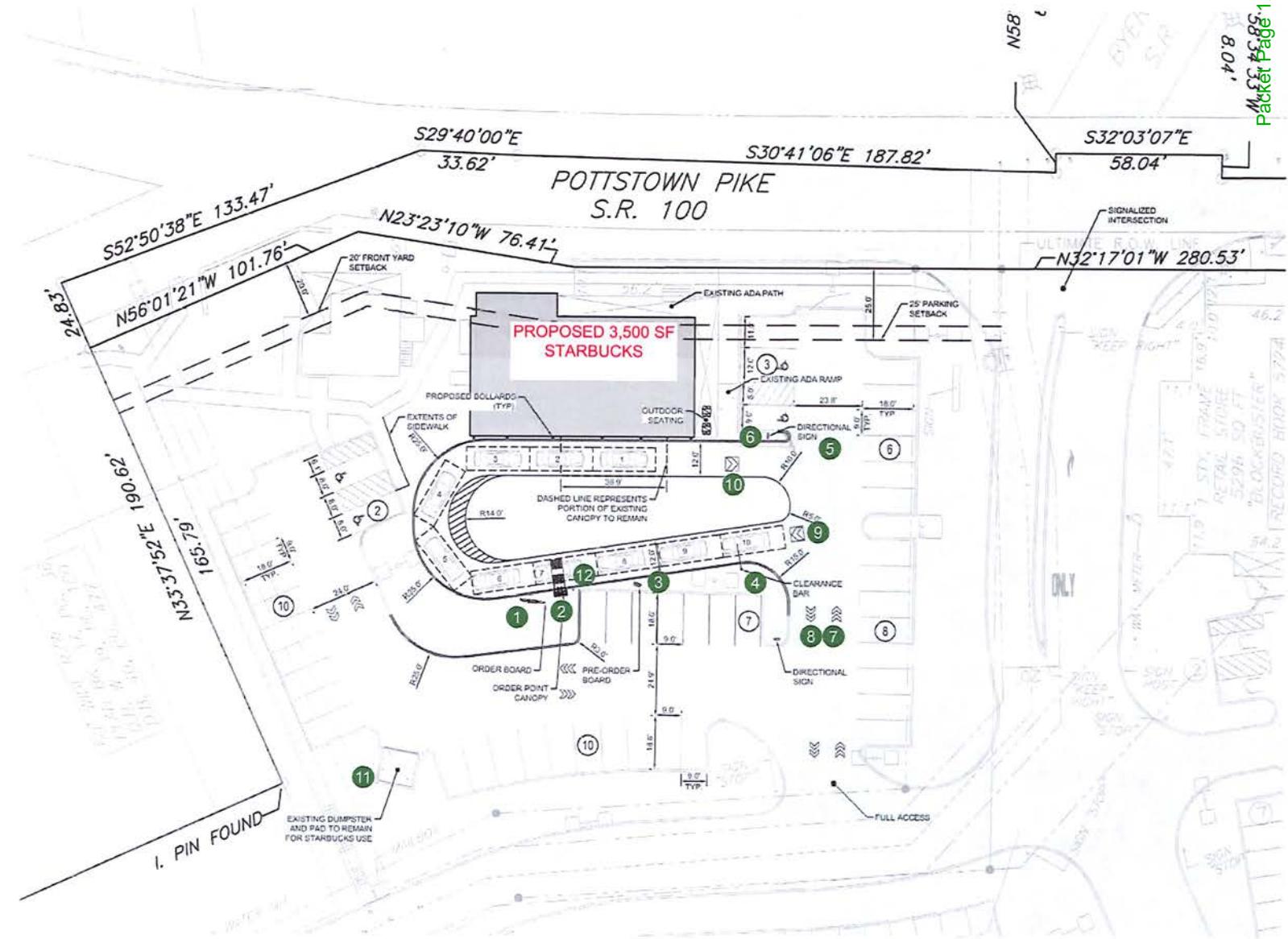
→ ENTRANCE TO SITE

■ SITE ADJACENCIES  
SITE ADJACENCIES 3



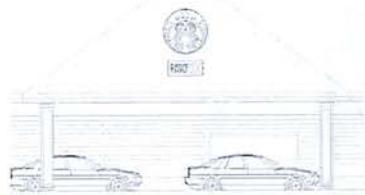
## SCOPE OF WORK

- 1 5 PANEL MENU BOARD
- 2 DIGITAL ORDER SCREEN + CANOPY
- 3 PRE-MENU BOARD
- 4 CLEARANCE BAR
- 5 DT DIRECTIONAL SIGNAGE
- 6 DT ILLUMINATED EXIT/THANK YOU SIGN
- 7 PAVEMENT GREEN DIRECTIONAL ARROW
- 8 PAVEMENT WHITE DIRECTIONAL ARROW
- 9 PAVEMENT ENTRY ARROW - GREEN
- 10 PAVEMENT EXIT ARROW - WHITE
- 11 TRASH ENCLOSURE
- 12 BOLLARD



## SCOPE OF WORK

- 1 20" WORDMARK
- 2 60" LOGO DISK
- 3 48" DT CABINET



## DT WINDOW ELEVATION

### SIGNAGE REQUIREMENTS

For permitted commercial and professional uses in the C-1 District, as shown on the Zoning Map, only freestanding signs, wall-mounted signs and projecting signs will be permitted, provided that the signs comply with Subsection C (freestanding signs), Sub-section D (wall-mounted signs) or Subsection E (projecting signs) of this section, and to the requirements of this Subsection H. No outdoor advertising using billboard signs shall be permitted within the C-1 District. The Township reserves the right to require review of all sign permit applications within the C-1 District by its planning consultant in order to ensure compliance with the following requirements:

(1) Signs affixed to the exterior of a building shall be architecturally compatible with the style, composition, materials, colors, and details of the building, as well as with other signs used on the building or its vicinity. In particular, artisan-crafted signs and high-quality materials are strongly encouraged.

(2) Signs shall fit within the existing facade features, shall be confined to signable areas, and shall not interfere with door or window openings, conceal architectural details, or obscure the composition of the facade where they are located. Signs shall be placed on a facade only in a manner historically appropriate to the style of the building.

(3) Whenever possible, signs located on buildings within the same blockface shall be placed at the same height, in order to create a unified sign band.

(4) Wood and painted metal are the preferred materials for signs. Flat signs should be framed with raised edges. Signs using wood shall use only high-quality exterior grade wood with suitable grade finishes.

(5) Sign colors should be compatible with the colors of the building facade. A dull or matte finish is recommended, as it reduces glare and enhances legibility.

(6) Signs shall be either spot-lit or back-lit with a diffuse light source. Spot-lit signs are recommended. Signs shall be in accordance with § 200-99 of this chapter, § 180-50, Chapter 180, Subdivision and Land Development, and all other applicable ordinances. Light shall be contained within the sign frame and shall not significantly spill over to other portions of the building or site. Back-lit signs shall illuminate the letters, characters, or graphics on the sign but not its background. Warm fluorescent bulbs may be used to illuminate the interior of display cases. Neon signs placed inside the display case shall insure low intensity colors.

(7) Signs shall be mounted so that the method of installation is concealed to the maximum extent practicable. Signs applied to masonry surfaces should be mechanically fastened to mortar joints only, and not directly into brick or stone. Drilling to provide electrical service (i.e., lighting), only as allowed by this chapter, shall also meet these installation and drilling requirements.

(8) Any signs proposed in the Bayes Station Historic District shall be subject to review by the Upper Uwharrie Township Historic Commission prior to the issuance of any permit by the Township pursuant to § 200-99 of this article. The Township reserves the right to require changes to a proposed sign design, based on the Historic Commission's input.

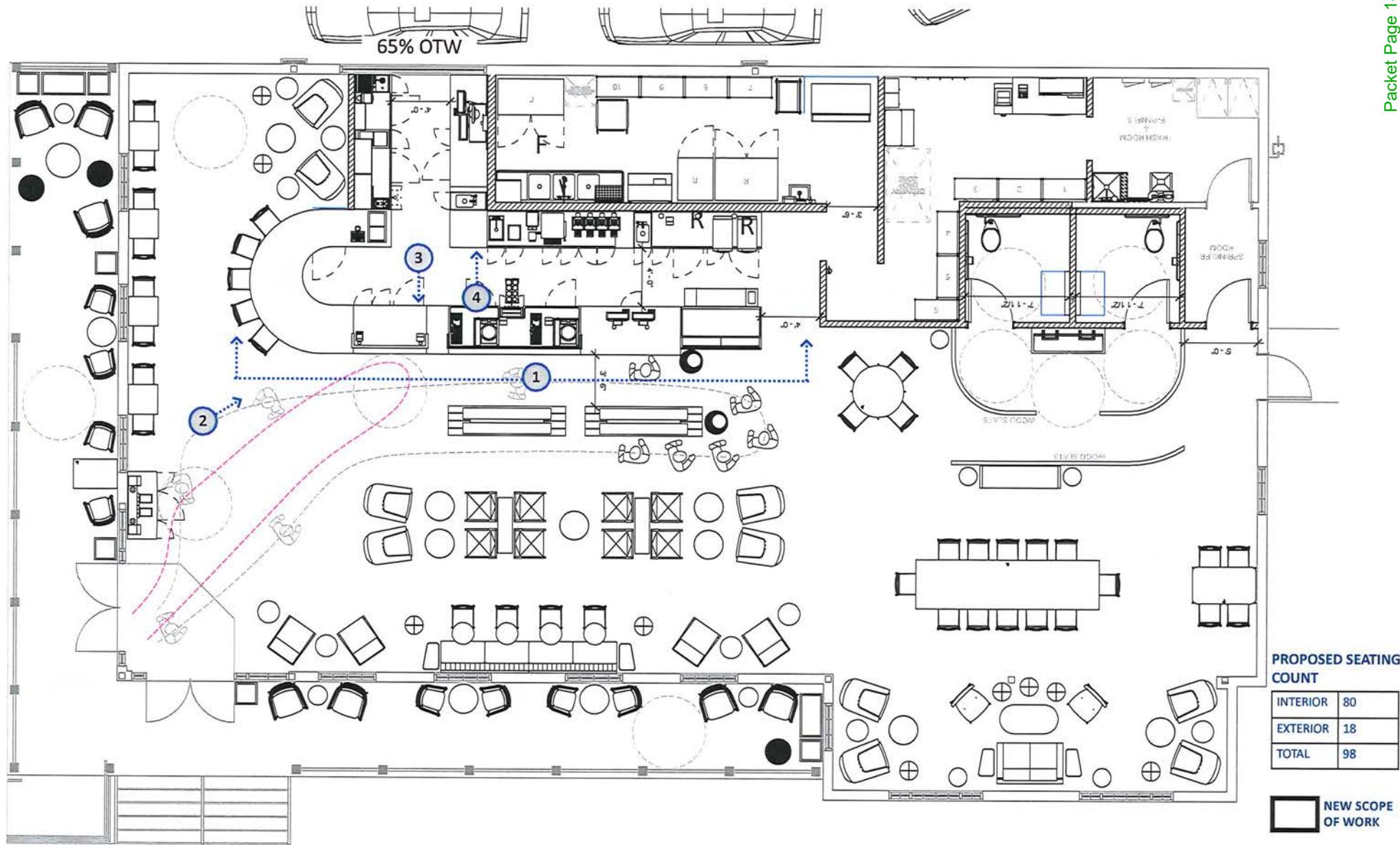
(9) Freestanding signs are permitted for a single use, and the gross area of a freestanding sign in the C-1 District shall in no case exceed 50 square feet for a single use.

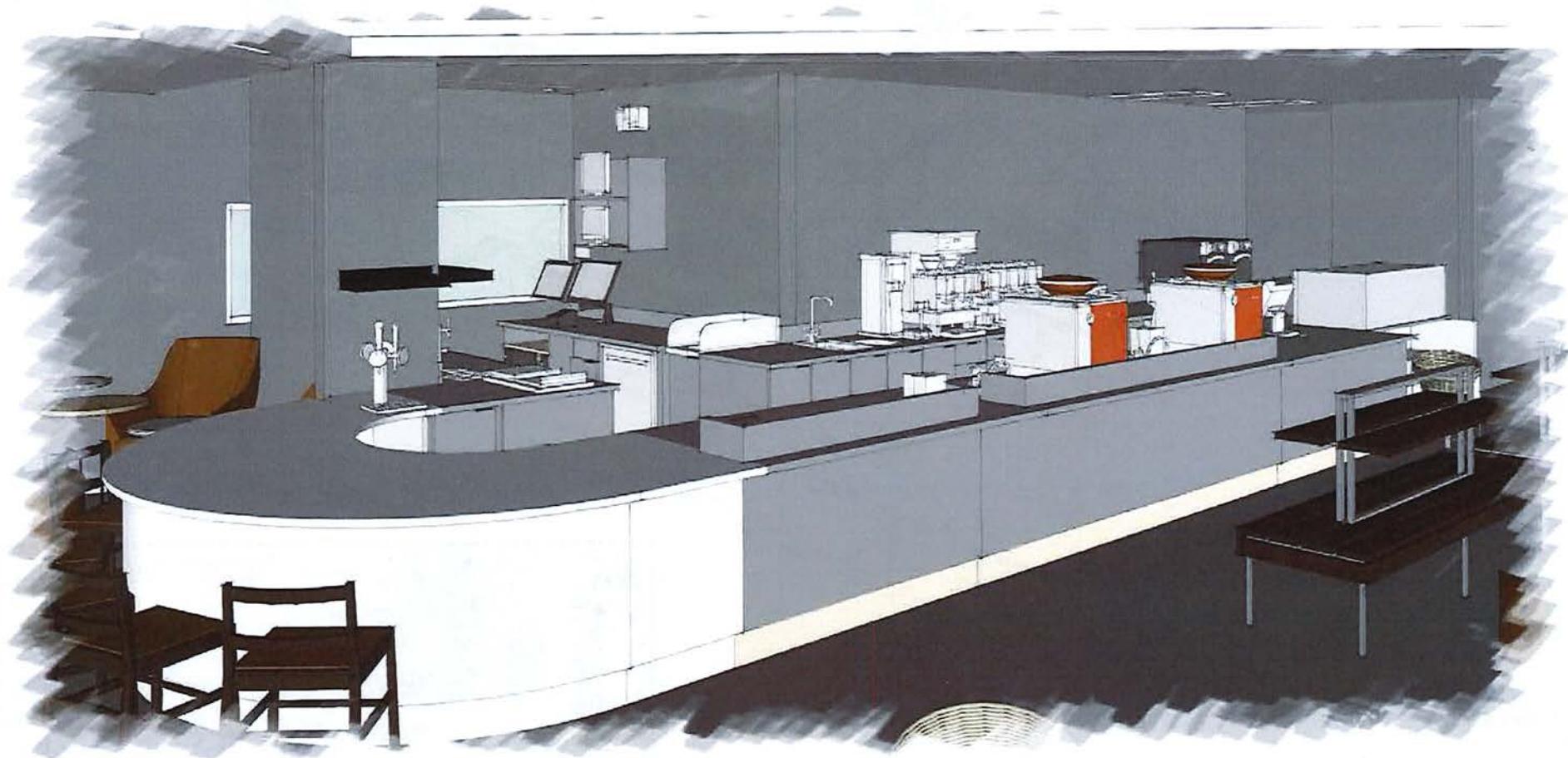


SOUTHEAST PERSPECTIVE

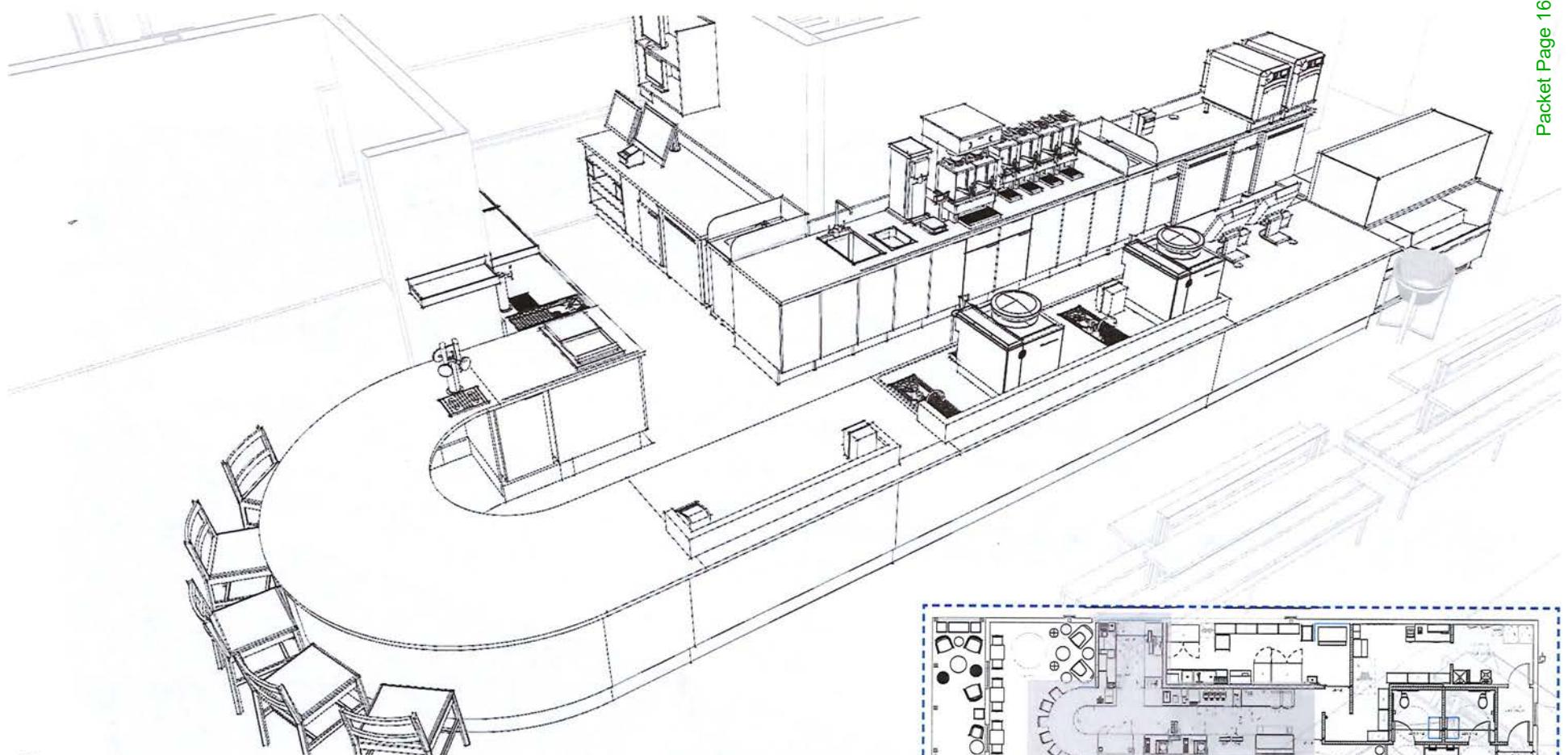


NORTHEAST PERSPECTIVE

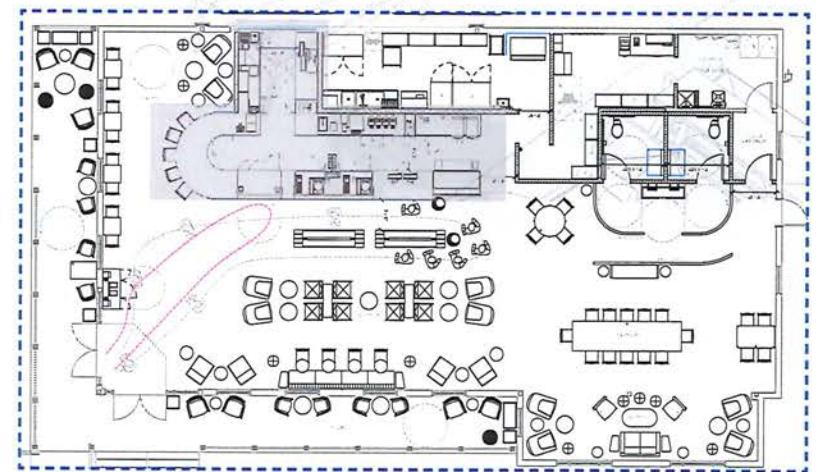




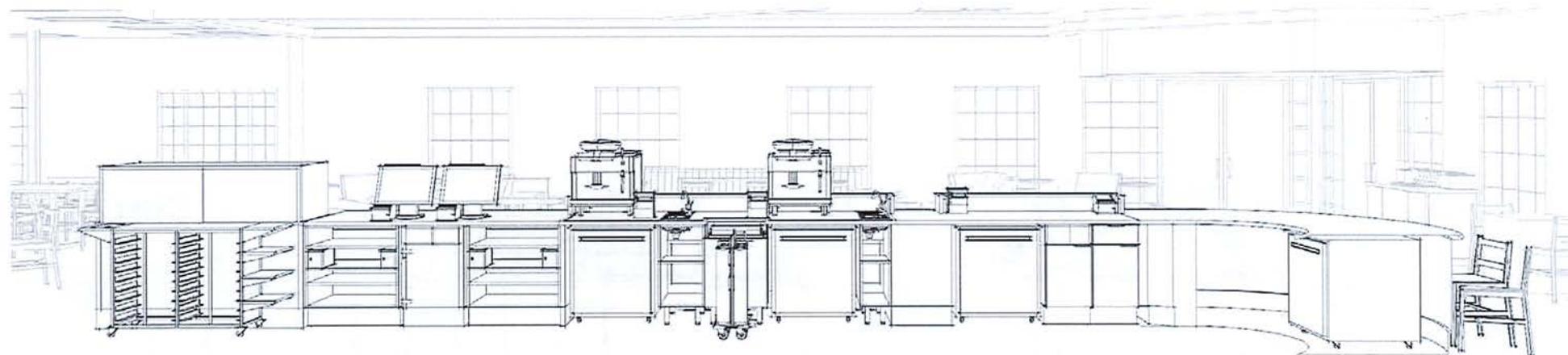
1 CROSS PERSPECTIVE VIEW OF BAR



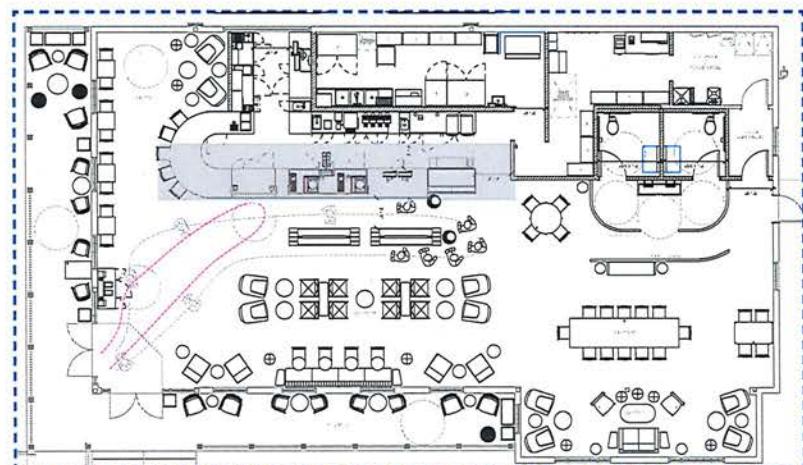
2 TOP VIEW



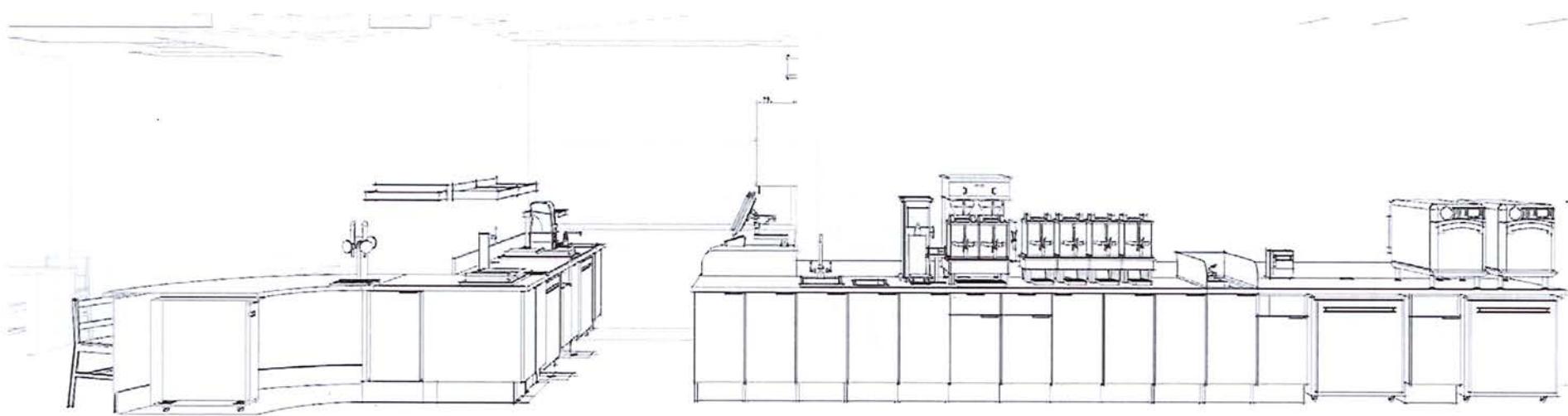
ENGINE VIEWS 10



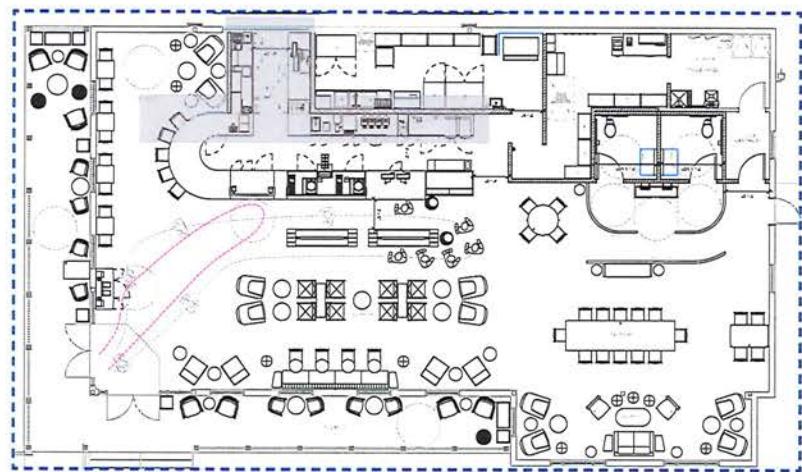
3 FRONTLINE

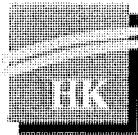


ENGINE VIEWS 11



3 BACKLINE





## HEINRICH & KLEIN ASSOCIATES, INC.

TRAFFIC ENGINEERING & PLANNING  
1134 Heinrich Lane • Ambler, Pennsylvania 19002  
215-793-4177 • FAX 215-793-4179

### MEMORANDUM

TO: Timberlake M. Townes  
J. Loew & Associates, Inc.

FROM: Andreas Heinrich, P.E., P.T.O.E.

DATE: February 27, 2019

RE: Comparative Trip Generation Analysis and Drive-thru Queue Study  
Starbuck's  
Pottstown Pike (PA Route 100) and Byers Road  
Upper Uwchlan Township, Chester County, PA

As requested, please accept the results of this Comparative Trip Generation Analysis and Drive-thru Queue Study for a Starbuck's Restaurant proposed for redevelopment of the property located at the intersection of Pottstown Pike (PA Route 100) and Byers Road in Upper Uwchlan Township, Chester County, Pennsylvania. It is my understanding that the existing structure on the site is comprised of 3,500 square feet of floor space and was originally occupied by a Key Bank with Drive-thru lanes. It is proposed to renovate the building for a Starbuck's (3,500 square feet). This analysis compares the potential trip generation for the former use as a drive-in bank versus the potential trip generation for the proposed Starbuck's. In addition, the analysis considers queue lengths for the drive-thru lane proposed to be maintained for the building.

Based on the amount of floor space, an estimate of the potential traffic demand can be calculated. The anticipated traffic generation of the existing and proposed land uses is estimated from trip generation data compiled by the Institute of Transportation Engineers and documented in the publication entitled Trip Generation Manual<sup>(1)</sup>. The Trip Generation Manual is a commonly accepted resource to establish traffic generation of various land uses. The attached Table 1 presents the estimated trip generation for the former use as a drive-in bank versus the proposed use as a Starbuck's.

As shown in Table 1, it is estimated that the former use as a drive-in bank could generate a total of 250 trips per day (total inbound and outbound after deducting pass-by trips) with peak hour trip generation of 23 trips per hour during the weekday morning peak hour and 47 trips per hour during the weekday afternoon peak hour (after deducting pass-by trips). Conversely, the proposed use as a Starbuck's could generate a total of 1,450 trips per day (total inbound and outbound after deducting for pass-by trips) with peak hour trip generation of 159 trips per hour during the weekday morning peak hour and 76 trips per hour during the

(1) Trip Generation Manual, 10<sup>th</sup> Edition, Institute of Transportation Engineers, Wash. DC, 2017.

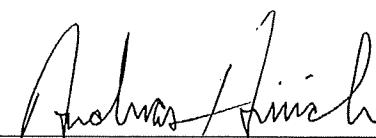
weekday afternoon peak hour (after deducting pass-by trips). The change in use can be expected to generate an additional 1,200 new trips per day (total inbound and outbound) with 136 additional trips per hour generated during the weekday morning peak hour and 29 additional trips generated during the weekday afternoon peak hour.

To corroborate the data obtained from the Trip Generation Manual, a trip generation count was taken at the existing Starbuck's situated along Lincoln Highway in West Whiteland Township, Chester County. It is my understanding that this existing Starbuck's occupies a building of approximately 3,000 square feet, which also happened to be a drive-in bank before occupancy by the Starbuck's. As shown in Table 2, the existing Starbuck's is generating a total of 236 trips per hour during the weekday morning peak hour and 144 trips per hour during the weekday afternoon peak hour (without deducting pass-by trips). Comparison of the trip rates based on building floor area reveals the existing Starbuck's exhibits a trip generation rate of 78.67 trips per 1,000 square feet of floor area during the morning peak hour and 48.00 trips per 1,000 square feet of floor area during the afternoon peak hour; versus the ITE trip generation rate of 88.99 trips per 1,000 square feet of floor area during the morning peak hour and 43.38 trips per 1,000 square feet of floor area during the afternoon peak hour. The existing Starbuck's generates slightly fewer trips per 1,000 square feet of floor area during the morning peak hour and slightly greater trips per 1,000 square feet of floor area during the afternoon peak hour in comparison with the published ITE trip generation rates.

The Starbuck's is proposed to provide a drive-thru lane that will accommodate up to about 10 or 11 vehicles. A few additional vehicles could be accommodated on-site in the queue; however, this would potentially lead to blockages of access to the drive-thru lane as well as access to 17 parking spaces. To evaluate the adequacy of the drive-thru queue lane, observations were taken at the existing Starbuck's situated along Lincoln Highway in West Whiteland Township, Chester County. The existing Starbuck's provides queuing for about 10 or 11 vehicles before the circulation aisle to the rear parking area and exit from the site are blocked.

Our observations taken on Thursday September 20, 2018 during the morning and afternoon peak periods (Table 2 and data sheets attached) revealed that, during the morning hours, queues at the drive-thru lane reached a peak queue length of 10 or 11 vehicles briefly on two occasions; and similarly, during the afternoon hours, queues at the drive-thru lane reached a peak queue length of 10 vehicles briefly on two occasions. Observations confirmed that when the queue reached the maximum of 10 or 11 vehicles, follow-up vehicles continued to the rear parking area to avoid a lengthy wait in the drive-thru queue. Based on these observations, provision of a drive-thru lane that will accommodate up to 10 or 11 vehicles, as proposed, will be adequate to accommodate customer activity.

If you should have any questions, or wish to discuss these calculations and observations in greater detail, please call me at your convenience.



Andreas Heinrich, P.E., P.T.O.E.  
Principal

**TABLE 1**  
**COMPARATIVE TRAFFIC GENERATION CHARACTERISTICS**  
**STARBUCK'S**  
**UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA**

TRIP RATES<sup>(1)</sup>

<u>Description</u>	<u>Daily</u>	<u>Morning Peak Hour</u>			<u>Afternoon Peak Hour</u>		
		<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Starbuck's (3,500 SF) <sup>(2)</sup>	820.38	45.38	43.61	88.99	21.69	21.69	43.38
Drive-in Bank (3,500 SF) <sup>(2)</sup>	100.03	4.75	4.75	9.50	10.84	9.61	20.45

TRAFFIC VOLUMES<sup>(1)</sup>

<u>Description</u>	<u>Daily</u>	<u>Morning Peak Hour</u>			<u>Afternoon Peak Hour</u>		
		<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Starbuck's (3,500 SF)	2870	159	152	311	76	76	152
Pass-by Trips	1420	76	76	152	38	38	76
Total External New Trips	1450	83	76	159	38	38	76
Drive-in Bank (3,500 SF)	350	17	16	33	38	34	72
Pass-by Trips	100	5	5	10	13	12	25
Total External Trips	250	12	11	23	25	22	47
Change in Trips	+1200	---	---	+136	---	---	+29

(1) *Trip Generation, 10th Edition, Institute of Transportation Engineers, Washington, D.C., 2017 (ITE Land Use Codes 937 and 912).*

(2) *Trips per 1,000 square feet (SF) of floor space.*

**TABLE 2**  
**TRAFFIC AND QUEUING CHARACTERISTICS**  
**STARBUCK'S**  
**WEST WHITELAND TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA**  
**THURSDAY, SEPTEMBER 20, 2018**

<u>Time Period</u>	<u>Parking</u>	<u>Drive-thru</u>	<u>Total Inbound</u>	<u>Parking</u>	<u>Drive-thru</u>	<u>Total Outbound</u>	<u>TOTAL</u>	<u>Drive-Thru Queue</u>	<u>Total Vehicle Accumulation</u>
7:00 AM	--	--	--	--	--	--	--	3	9
7:00 to 7:05 AM	1	4	5	0	6	6	11	1	8
7:05 to 7:10 AM	3	10	13	2	5	7	20	6	14
7:10 to 7:15 AM	1	5	6	1	7	8	14	4	12
7:15 to 7:20 AM	2	6	8	2	5	7	15	5	13
7:20 to 7:25 AM	5	7	12	3	6	9	21	6	16
7:25 to 7:30 AM	3	6	9	4	7	11	20	5	14
7:30 to 7:35 AM	4	7	11	2	7	9	20	5	16
7:35 to 7:40 AM	7	4	11	4	6	10	21	3	17
7:40 to 7:45 AM	5	3	8	4	5	9	17	1	16
7:45 to 7:50 AM	2	11	13	1	6	7	20	6	22
7:50 to 7:55 AM	5	4	9	5	5	10	19	5	21
7:55 to 8:00 AM	2	4	6	2	6	8	14	3	19
8:00 to 8:05 AM	5	10	15	3	6	9	24	7	25
8:05 to 8:10 AM	1	2	3	5	7	12	15	2	16
8:10 to 8:15 AM	2	5	7	2	4	6	13	3	17
8:15 to 8:20 AM	4	10	14	3	7	10	24	6	21
8:20 to 8:25 AM	3	7	10	5	6	11	21	7	20
8:25 to 8:30 AM	6	5	11	3	6	9	20	6	22
8:30 to 8:35 AM	5	3	8	6	3	9	17	6	21
8:35 to 8:40 AM	5	4	9	7	7	14	23	3	16
8:40 to 8:45 AM	4	13	17	2	6	8	25	10	25
8:45 to 8:50 AM	4	5	9	5	7	12	21	8	22
8:50 to 8:55 AM	3	4	7	4	6	10	17	6	19
8:55 to 9:00 AM	1	6	7	2	5	7	14	7	19
9:00 to 9:05 AM	2	8	10	1	6	7	17	9	22
9:05 to 9:10 AM	5	9	14	1	7	8	22	11	28
9:10 to 9:15 AM	5	4	9	2	6	8	17	9	29
9:15 to 9:20 AM	5	4	9	1	7	8	17	6	30
9:20 to 9:25 AM	2	2	4	5	5	10	14	3	24
9:25 to 9:30 AM	2	3	5	5	6	11	16	0	18

**TABLE 2 (continued)**  
**TRAFFIC AND QUEUING CHARACTERISTICS**  
**STARBUCK'S**  
**WEST WHITELAND TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA**  
**THURSDAY, SEPTEMBER 20, 2018**

Time Period	Parking	Drive-thru	Total Inbound	Parking	Drive-thru	Total Outbound	TOTAL	Drive-Thru Queue	Total Vehicle Accumulation
4:00 PM	--	--	--	--	--	--	--	1	24
4:00 to 4:05 PM	3	2	5	3	1	4	9	2	25
4:05 to 4:10 PM	3	4	7	3	2	5	12	4	27
4:10 to 4:15 PM	3	5	8	2	3	5	13	6	30
4:15 to 4:20 PM	2	6	8	1	5	6	14	7	32
4:20 to 4:25 PM	0	2	2	0	2	2	4	7	32
4:25 to 4:30 PM	2	4	6	3	4	7	13	7	31
4:30 to 4:35 PM	2	6	8	4	4	8	16	9	31
4:35 to 4:40 PM	4	4	8	3	3	6	14	10	33
4:40 to 4:45 PM	5	2	7	4	2	6	13	10	34
4:45 to 4:50 PM	1	1	2	4	5	9	11	6	27
4:50 to 4:55 PM	2	4	6	5	5	10	16	5	23
4:55 to 5:00 PM	2	2	4	2	3	5	9	4	22
5:00 to 5:05 PM	1	2	3	0	5	5	8	1	20
5:05 to 5:10 PM	0	5	5	3	5	8	13	1	17
5:10 to 5:15 PM	0	3	3	1	4	5	8	0	15
5:15 to 5:20 PM	3	1	4	2	1	3	7	0	16
5:20 to 5:25 PM	0	1	1	3	1	4	5	0	13
5:25 to 5:30 PM	1	1	2	1	1	2	4	0	13
5:30 to 5:35 PM	1	4	5	1	3	4	9	1	14
5:35 to 5:40 PM	0	2	2	0	2	2	4	1	14
5:40 to 5:45 PM	1	1	2	1	2	3	5	0	13
5:45 to 5:50 PM	3	1	4	1	1	2	6	0	15
5:50 to 5:55 PM	0	3	3	0	3	3	6	0	15
5:55 to 6:00 PM	0	3	3	3	3	6	9	0	12

# Fiscal Impact Analysis Update Starbucks Coffee Shop

The proposed Starbucks Coffee Shop at Eaglepointe Village Shopping Center will function very much like the rest of the 7,559 stores operated throughout the US. The hours of operation will be from 4:30 am until 10pm (adjusted after store stabilization, based upon customer demand). The real estate taxes for the property may increase slightly due to renovations that Starbucks will undertake, however, the Township County and School District should not anticipate anything different from this pad site. The real estate tax base will remain the same and may increase slightly.

This store will employ approximately 20 employees on up to 3 shifts. The average hourly wage for a Starbucks barista is \$10 per hour with shift supervisors making on average \$12 per hour. This equates to a weekly payroll of \$7,616 or an annual payroll of \$396,032.

Starbucks		Payroll
		Weekly
17 Barista	\$ 10.00	\$ 6,272.00
3 Shift Supervisor	\$ 12.00	\$ 1,344.00
		<u>\$ 7,616.00</u> Total

## Assumptions

Store Hrs per Week	112
Supervisor per Shift	1
Barista per Shift	5.6

This salary projection is probably slightly higher than the prior branch bank use, but the increase in earned income taxes is relatively small.

The demand upon Township, County and School District services is very similar to the branch bank facility. The pad site is located within the shopping center and is a complimentary use that is customary throughout many shopping centers in the area and country.

In summary there should be no additional demand for services from the Township, County or School District for the Starbucks Coffee Shop use, which are over and above the prior use which was the Key Bank facility.

ALYSON M. ZARRO  
alyson@rrhc.com  
Extension: 202



April 26, 2019

Via hand delivery

Cary Vargo, Township Manager  
Upper Uwchlan Township  
415 Eagleview Blvd., Suite 116  
Exton, PA 19341

RECEIVED

APR 26 2019

Re: Gunner Property/160 Park Road  
Conditional Use Application

UPPER UWCHLAN TWP.

Dear Cary:

As you know, this firm represents Gunner Properties, Ltd. ("Gunner") in connection with its property located at 160 Park Road, which is further identified as UPI Nos. 32-4-86 and 32-3-21 ("Property"). The property is currently improved with five buildings containing a variety of commercial uses permitted in the C-1 Village Commercial District. A portion of the building labeled as Building 1 on the enclosed Conditional Use Plan and a portion of the outdoor area of the Property was previously utilized for an eating and drinking establishment from June through October, 2017. Subsequently, the Board of Supervisors approved a new conditional use application for a seasonal eating and drinking establishment together with the construction of a new parking lot fronting on Park Road. Gunner chose not to proceed with the construction of the parking area and operation of the seasonal eating and drinking establishment in 2018.

Gunner is now proposing to operate an eating and drinking establishment on the Property in Building 1 and in the outdoor area where the seasonal eating and drinking establishment was previously operated. After further analysis of the configuration for the parking area, Gunner is now also proposing to expand the existing parking area located to the rear of the five existing buildings on the Property rather than constructing a parking lot on Park Road. This parking area would contain additional parking that would serve the existing buildings on the Property. An eating and drinking establishment is permitted in the C-1 District pursuant to Section 200-33.B(8) by conditional use. Accordingly, Gunner is filing this Conditional Use Application for an eating and drinking establishment ("Application").

In the event that additional overflow parking would be needed for the Property, Applicant is also seeking approval from the Board as part of this Application to allow for off-site parking on two other properties in the Township pursuant to Section 200-73.K(2). Parking agreements will be provided to the Board at the hearing on the Application.

The proposed eating and drinking establishment would be served by public sewer which has already been connected to Building 1 on the Property. Food trucks would visit the Property to provide a variety of food to patrons and would not be connected to public sewer or water.

1013279.1

rrhc.com

PO Box 1265 717 Constitution Drive, Suite 201 Exton, PA 19341 Phone 610.458.4400 Fax 610.458.4441

Cary B. Vargo, Township Manager  
Upper Uwchlan Township  
April 26, 2018  
Page 2

Enclosed for filing in connection with the Conditional Use Application are the following materials:

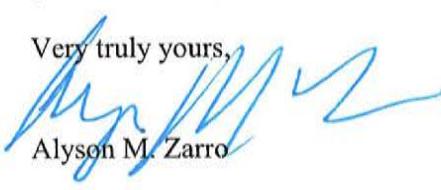
1. One (1) copy of the Conditional Use Application;
2. Twenty (20) copies of a Conditional Use Plan, half of which are 11" x 17", prepared by D.L. Howell & Associates, Inc. dated April 25, 2019; and
3. A check in the amount of \$1,000 made payable to Upper Uwchlan Township, the Conditional Use Application fee.

Section 200-117.I of the Zoning Ordinance requires submission of certain impact statements in connection with Conditional Use Applications. Section 200-117.I incorporates Section 162-9.H of the SALDO, which in subsection (1)(c) allows the Board of Supervisors to waive the requirements of impact statements if they are determined not to be applicable. Accordingly, Gunner hereby requests a waiver not to submit recreation, historic resources or fiscal impact statements in connection with this Application. Additionally, Applicant previously submitted a Traffic Analysis prepared by F. Tavani Associates, Inc. dated November 30, 2017 for use on the Property, which addresses the operation of various uses on the Property. There is no new access proposed. Access through the Property will be controlled during the operation of "The Stables" such that cars would exit onto Park Road. As noted above, the proposed use is similar to the use previously operated on the Property.

To the extent that the fiscal impact statement is not waivable pursuant to Section 200-117.K of the Zoning Ordinance, Gunner's fiscal impact statement can be succinctly provided. It is our understanding that Gunner is not currently seeking any change to its property tax assessment and therefore there should be no impact on property taxes. Additionally, there should be no impact to the School District as no school aged children would be attending school as a result of the proposed use. Since no new development is proposed on the Property as part of this Application, we do not believe there will be a substantive fiscal impact on services already provided by the Township to the Property. To the extent that a fiscal impact statement is required, please allow this statement to serve as Gunner's fulfillment of the fiscal impact statement requirement.

We request that this Application be forwarded to the Planning Commission for review at its meeting on May 9, 2019 and to the Board of Supervisors for the scheduling of a conditional use hearing on the Application.

As always, please feel free to contact me with questions or if you need additional information. Thank you.

Very truly yours,  
  
Alyson M. Zarro

AMZ/kmr  
Enclosures

cc: Kristin Camp, Esquire, Township Solicitor (w/encls. – via email)  
Fred Gunther, Gunner Properties (w/encls. – via email)  
Chase Gunther, Gunner Properties (w/encls. – via email)  
Joe Russella, DL Howell (w/encls. – via email)  
Gwen Jonik, Township Secretary (w/encls. – via email)



UPPER UWCHLAN TOWNSHIP  
140 Pottstown Pike  
Chester Springs, PA 19425  
610-458-9400 Fax 610-458-0307

CONDITIONAL USE APPLICATION

Tax Parcel Number: 32-4-86; 32-3-21 Date: 4/26/19

Name of Applicant: Gunner Properties, Ltd.

Address: 160 Park Road, Chester Springs, PA 19425

Telephone: 610-506-5052 Email: fred@fredgunther.com; chase@zmcre.com

Owner of Parcel: Same as applicant

Address / Location of Parcel: Same as above address

Zoning District: C-1 Existing Use: Retail, personal service, office, apartments

Article / Section Authorizing Conditional Use: 200-33.B(8) and 200-73.K (2)

Description of Proposed Conditional Use: Eating and drinking establishment.

Applicant is also seeking approval to provide off-site parking on two other properties in the Township in the event overflow parking would be needed from time to time to serve the uses on the property.

This Application shall be accompanied by:

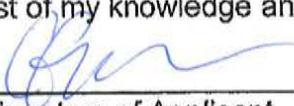
1. A fee of \$500.00 for Non-Commercial or \$1,000.00 for Commercial/Industrial;
2. Twenty (20) copies of:
  - parcel plot plans (half of which can be of reduced size, i.e. 11 x 17),
  - impact statements (if applicable pursuant to the Township's Zoning Ordinance §200-83),
  - and any other information pursuant to Zoning Ordinance §200-116, §200-117 (Conditional Uses, Conditional Use Standards).

▪ The Applicant will be responsible for reimbursing the Township for Consultants' Fees and Legal Fees, and if additional Hearings are necessary, a Fee will be charged for each Additional Hearing:  
Non-Commercial \$250.00/Hearing; Commercial/Industrial \$500.00/Hearing

I hereby depose and say that all of the above statements, and the statements contained in any papers submitted herewith, are true to the best of my knowledge and belief.

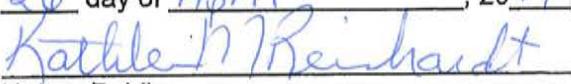
Chase Gunther on behalf of Gunner Properties, Ltd.

Printed Name of Applicant

  
Signature of Applicant

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF CHESTER

Sworn to and subscribed before me this  
26 day of April, 2019.

  
Notary Public

Commonwealth of Pennsylvania

Notarial Seal  
KATHLEEN M REINHARDT - Notary Public  
Upper Uwchlan TWP, Chester County  
My Commission Expires Jul 9, 2021





UPPER UWCHLAN TOWNSHIP  
140 Pottstown Pike  
Chester Springs, PA 19425  
610-458-9400 Fax 610-458-0307

CONDITIONAL USE APPLICATION

32-6-65.1 & 32-6-66

Tax Parcel Number: 32-6-48.1, 32-6-49 & 32-6-49.2 Date: April 30, 2019

Name of Applicant: County of Chester, c/o County of Chester Department of Facilities & Parks

Address: 313 West Market Street, Suite 5402, P.O. Box 2748, West Chester, PA 19380

Telephone: 610.344.6445 Email: dstauffer@chesco.org

32-6-65.1 & 32-6-66 - County of Chester

32-6-48.1 & 32-6-49.2 - Commonwealth of Pennsylvania (County has easement rights)

Owner of Parcel: p/o 32-6-49 - County of Chester by Eminent Domain Action (Shryock Brothers, Inc.)

Address / Location of Parcel: Dorlan Mill Road

Zoning District: LI Limited Industrial Existing Use: Governmental Use (Public Trail)

Article / Section Authorizing Conditional Use: 200-44.1 (10)

Description of Proposed Conditional Use: Applicant proposes to extend its existing governmental use of the property, being the Struble Trail, from its terminus on the south side of Dorlan Mill Road at the Trailhead parking lot to the west to the lands of the Commonwealth of Pennsylvania, as depicted on the attached plans and incorporated herein by reference.

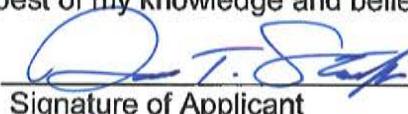
This Application shall be accompanied by:

1. A fee of \$500.00 for Non-Commercial or \$1,000.00 for Commercial/Industrial;
2. Twenty (20) copies of:
  - parcel plot plans (half of which can be of reduced size, i.e. 11 x 17),
  - impact statements (if applicable pursuant to the Township's Zoning Ordinance §200-83),
  - and any other information pursuant to Zoning Ordinance §200-116, §200-117 (Conditional Uses, Conditional Use Standards).

• The Applicant will be responsible for reimbursing the Township for Consultants' Fees and Legal Fees, and if additional Hearings are necessary, a Fee will be charged for each Additional Hearing:  
Non-Commercial \$250.00/Hearing; Commercial/Industrial \$500.00/Hearing

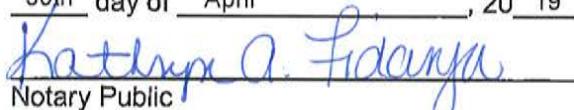
I hereby depose and say that all of the above statements, and the statements contained in any papers submitted herewith, are true to the best of my knowledge and belief.

David T. Stauffer, RLA, ASLA  
Capital Projects Coordinator/County of Chester  
Printed Name of Applicant



Signature of Applicant

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF CHESTER  
Sworn to and subscribed before me this  
30th day of April, 20 19.



Notary Public

Commonwealth of Pennsylvania - Notary Seal  
KATHRYN A. FIDANZA, Notary Public  
Chester County  
My Commission Expires April 23, 2022  
Commission Number 1189437



Engineers | Planners | Surveyors | Landscape Architects

May 1, 2019

Upper Uwchlan Township  
415 Eagleview Blvd., Suite 116  
Exton, PA 19341

Attn: Mr. Cary B. Vargo, Township Manager

RE: Struble Trail – Extension II  
Conditional Use Application  
Bursich Job No.: CHE-22/B137340.01

Dear Mr. Vargo:

Enclosed please find the following documents for a conditional use application for the above referenced project submitted on behalf of the County of Chester (County):

- Twenty (20) copies of Plan Sheets 1 and 3 through 10, prepared by Bursich Associates, Inc., dated May 1, 2019 (10 copies are in 11x17 format);
- Twenty (20) copies of Fiscal Impact Statement, prepared by Bursich Associates, Inc., dated May, 2019;
- A completed Township Conditional Use Application and \$500.00 check for application fee;
- CD containing PDFs of plans and Fiscal Impact Statement.

The County requests a conditional use pursuant to Section 200-44.I(10) to allow a governmental use including improvements associated with the extension of the Struble Trail. The proposed work includes the installation of the remainder of the trail previously installed at the County's Trailhead parking lot on the east side of Dorlan Mill, the crossing of Dorlan Mill Road, and the extension of the trail through the County's existing easement through the lands of Shryock Brothers to the lands of the Commonwealth of Pennsylvania. A conditional use is required pursuant to Section 200-44.I(10) to allow a governmental use and an application is being submitted under separate cover by the County.

A preliminary/final land development application is being submitted concurrently with this conditional use application under separate cover. If you have any questions or require further information please do not hesitate to contact me at 484-941-0427 or [nick.feola@bursich.com](mailto:nick.feola@bursich.com).

Sincerely,



Nicholas E. Feola, P.E.  
Senior Project Manager  
Bursich Associates, Inc., Pottstown Office

Enclosures

Cc: David T. Stauffer, RLA, Chester Co. Dept. of Facilities & Parks  
Joseph E. Brion, Esq., Buckley Brion McGuire & Morris, LLP

# PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

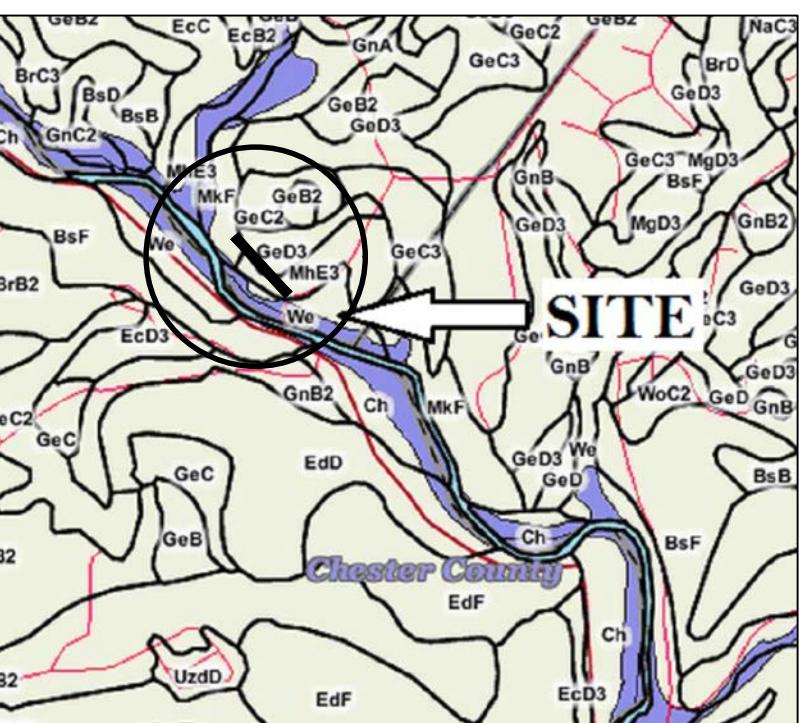
## STRUBLE TRAIL - EXTENSION II

### UPPER UWCHLAN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

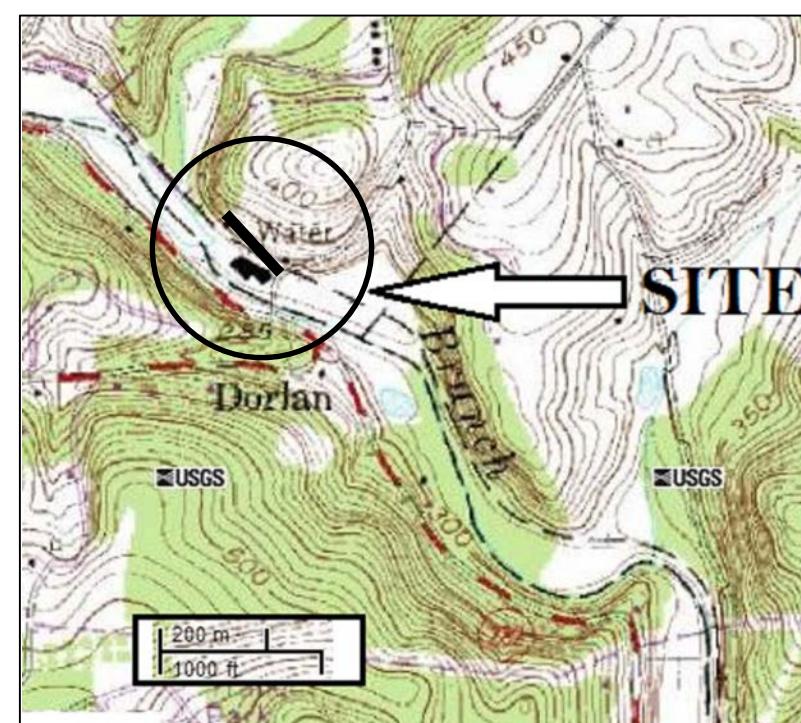
PREPARED FOR: CHESTER COUNTY DEPARTMENT OF FACILITIES AND PARKS  
 313 WEST MARKET STREET, SUITE 5402  
 P.O. BOX 2748  
 WEST CHESTER, PA 19380-0991

PREPARED BY: BURSICH ASSOCIATES, INC.  
 2129 EAST HIGH STREET  
 POTTSTOWN, PENNSYLVANIA 19464

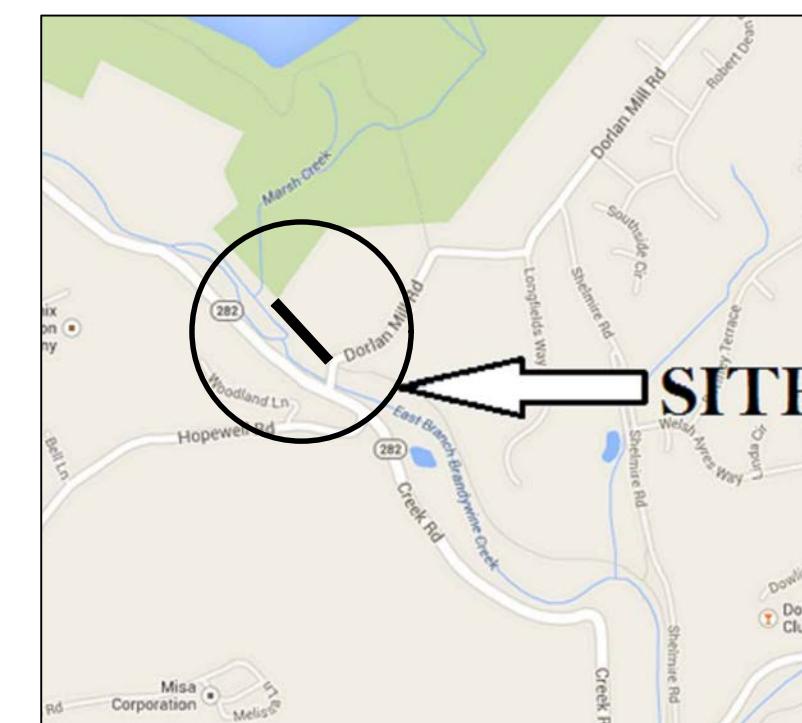
MAY 1, 2019



SOILS MAP  
1"=1000'



USGS TOPO  
1"=1000'



LOCATION MAP  
1"=1000'

COMMONWEALTH OF PENNSYLVANIA  
 COUNTY OF CHESTER

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC FOR THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN \_\_\_\_\_, PERSONALLY APPEARED TO ME, STEPHEN M. FROSTICK, WHO ACKNOWLEDGES TO DO SO BY THE COUNTY OF CHESTER, EXECUTED THE FOREGOING PLAN, AND THAT AS SUCH, BEING AUTHORIZED TO DO SO BY THE COUNTY OF CHESTER, AND THAT THEY DESIRE THAT THIS PLAN BE DULY RECORDED ACCORDING TO LAW.

AUTHORIZED SIGNATURE \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

UPPER UWCHLAN TOWNSHIP PLANNING COMMISSION

REVIEWED BY THE PLANNING COMMISSION OF UPPER UWCHLAN TWP., CHESTER CO., PA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_\_. \_\_\_\_\_

UPPER UWCHLAN TOWNSHIP BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS OF UPPER UWCHLAN TWP., CHESTER CO., PA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_\_. \_\_\_\_\_

TOWNSHIP ENGINEER REVIEW

REVIEWED BY THE TOWNSHIP ENGINEER FOR UPPER UWCHLAN TOWNSHIP THIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_\_. \_\_\_\_\_

CHESTER COUNTY PLANNING COMMISSION

REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_\_. \_\_\_\_\_

RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY AT WEST CHESTER, PENNSYLVANIA IN PLAN BOOK \_\_\_\_\_

\_\_\_\_\_ PAGE\_\_\_\_\_, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_\_. \_\_\_\_\_

RECORDER OF DEEDS



Stop - Call Before You Dig!  
 Pennsylvania Act 181 (2007) requires notification by excavators, designers, or any person preparing to disturb the earth's surface anywhere in the commonwealth  
 Pennsylvania One Call System, Inc.  
 811 or 1-800-242-1776  
 SERIAL # 20132890184

#### ZONING DATA:

ZONING DISTRICT: LIMITED INDUSTRIAL (L-1)  
 FLOOD HAZARD OVERLAY DISTRICT

PROPOSED USE: GOVERNMENT USE (EXTENSION OF STRUBLE TRAIL)

#### SITE DATA:

UPI 32-06-48.1, COMMONWEALTH OF PENNSYLVANIA, 1.22 ACRES.  
 EASEMENT IN FAVOR OF COUNTY FOR STRUBLE TRAIL DEVELOPMENT.

20' WIDE TRAIL EASEMENT THROUGH UPI 32-06-0049, SHYROCK BROTHERS, INC. 6.15 AC.

UPI 32-06-49.2, COMMONWEALTH OF PENNSYLVANIA, 1.22 ACRES.  
 EASEMENT IN FAVOR OF COUNTY FOR STRUBLE TRAIL DEVELOPMENT.

UPI 32-06-55.1, COUNTY OF CHESTER, 2.3 ACRES

UPI 32-06-66, COUNTY OF CHESTER, 0.55 ACRES

#### FLOODPLAIN NOTE:

100 YEAR FLOODPLAIN PER FIRM FLOOD RATE INSURANCE MAP, CHESTER COUNTY, PENNSYLVANIA DOWNLOADED FROM FEMA ON AUGUST 28, 2018.

#### LIST OF UTILITIES

THE FOLLOWING COMPANIES WERE NOTIFIED BY THE PENNSYLVANIA ONE CALL SYSTEM (1-800-242-1776) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICES THE SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSES TO THIS REQUEST. SERIAL NO.: 20132890184

#### AQUA PENNSYLVANIA INC (HS)

CLEAR - NO FACILITIES.

#### BUCKEYE PARTNERS (IA)

CLEAR - NO FACILITIES.

#### COMCAST CABER COMMUNICATIONS INC (JZ)

CLEAR - NO FACILITIES.

#### PECO ENERGY (K)

CLEAR - NO FACILITIES.

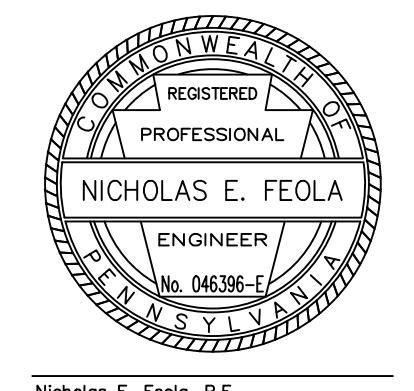
UPPER UWCHLAN TWP/UPPER UWCHLAN MUNICIPAL AUTHORITY (UUT)  
 DID NOT RESPOND THROUGH PA ONE CALL.

#### VERIZON PENNSYLVANIA LLC (Y)

CLEAR - NO FACILITIES.

#### SHYROCK BROTHERS, INC

PRIVATE



NICHOLAS E. FEOLA, P.E.

**BURSICH**  
 Sharing your Vision

Corporate Headquarters  
 2129 East High Street  
 Pottstown, PA 19464  
 610-323-4040

Southampton Office  
 706 Lakeside Drive  
 Southampton, PA 18966

[www.bursich.com](http://www.bursich.com)

SHEET LIST		
SHEET NUMBER	DRAWING NUMBER	SHEET TITLE
1	CO137340-1A	COVER SHEET
2	GN137340-1A	GENERAL NOTES
3	LO137340-1A	SITE PLAN
4	LO237340-1A	SITE PLAN
5	EF137340-1A	EXISTING FEATURES/SITE ANALYSIS & IMPACT PLAN
6	EF237340-1A	EXISTING FEATURES/SITE ANALYSIS & IMPACT PLAN
7	GR137340-1A	GRADING PLAN
8	GR237340-1A	GRADING PLAN
9	UT137340-1A	UTILITY DRAINAGE PLAN
10	UT237340-1A	UTILITY DRAINAGE PLAN
11	CD137340-1A	CONSTRUCTION DETAILS
12	CD237340-1A	CONSTRUCTION DETAILS AND DRAINAGE PROFILES
13	ES137340-1A	EROSION AND SEDIMENT CONTROL PLAN
14	ES237340-1A	EROSION AND SEDIMENT CONTROL PLAN
15	ES337340-1A	EROSION AND SEDIMENT CONTROL DETAILS

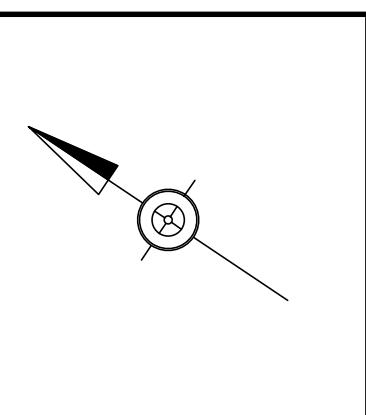
TO BE RECORDED  
 TO BE RECORDED  
 TO BE RECORDED  
 TO BE RECORDED

RECORD PLAN 1 OF 4

DWG. NO. CO137340-1A SHEET 1 OF 15



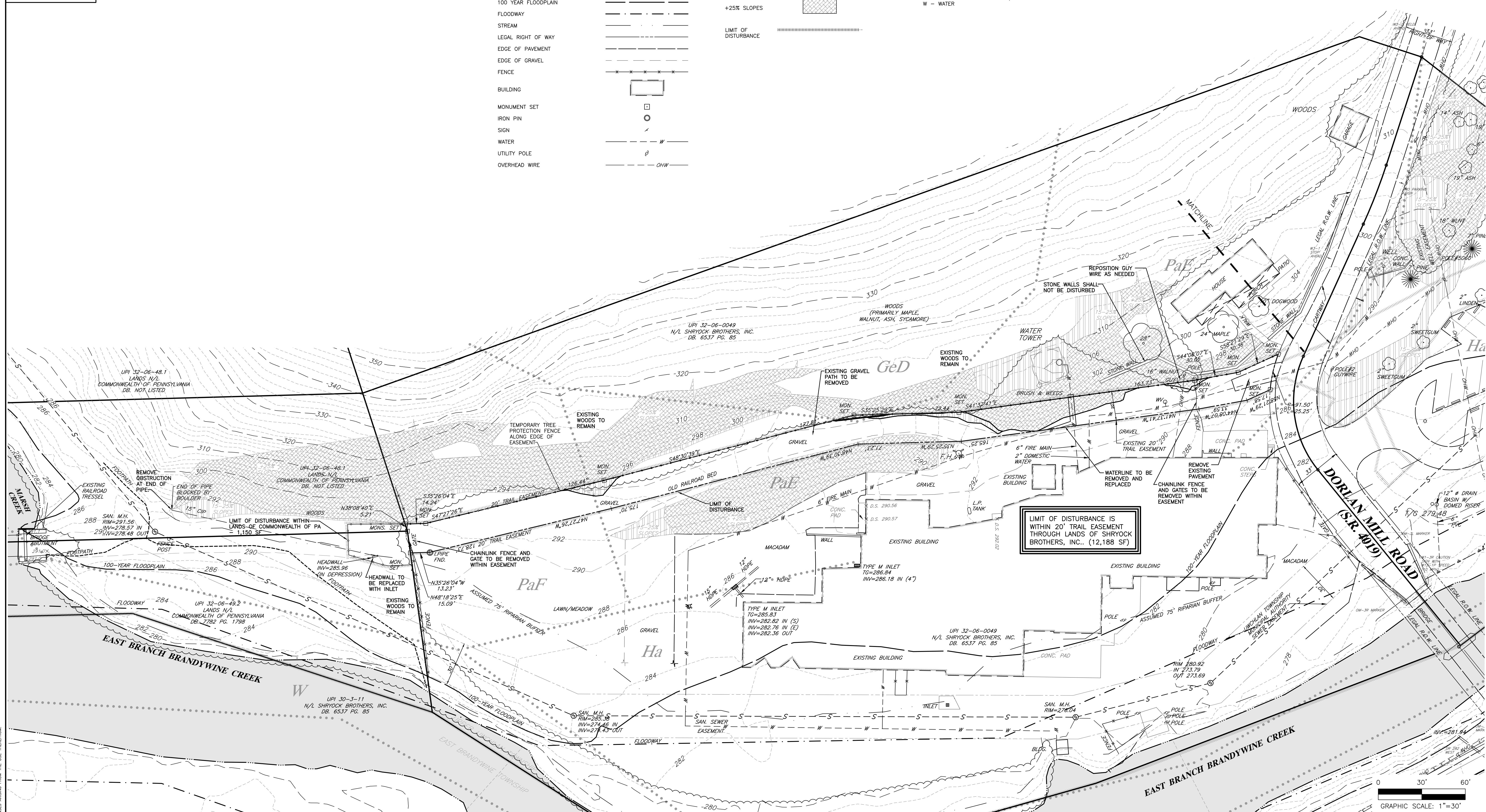




## EXISTING FEATURES LEGEND

PROPERTY LINES	
EASEMENT LINE	
CENTERLINE OF ROAD	
100 YEAR FLOODPLAIN	
FLOODWAY	
STREAM	
LEGAL RIGHT OF WAY	
EDGE OF PAVEMENT	
EDGE OF GRAVEL	
FENCE	
BUILDING	
MONUMENT SET	
IRON PIN	
SIGN	
WATER	
UTILITY POLE	
OVERHEAD WIRE	

GdB - GLADSTONE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES  
GdC - GLADSTONE GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES  
GeD - GLADSTONE-PARKER GRAVELLY LOAMS, 15 TO 25 PERCENT SLOPES  
Ha - HATBORO SILT LOAM  
PaE - PARKER GRAVELLY LOAM, 25 TO 35 PERCENT SLOPES  
PaF - PARKER GRAVELLY LOAM, 35 TO 60 PERCENT SLOPES  
W - WATER



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ALL REPORTS, DOCUMENTS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND OTHER DOCUMENTS AND  
INSTRUMENTS PREPARED BY BURSICH ASSOCIATES, INC. AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY  
OF BURSICH ASSOCIATES, INC. AND THEREFORE SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED  
RIGHTS, INCLUDING THE COPYRIGHT THERETO. ANY USE, REUSE OR MODIFICATION/ALTERATION AND REPRODUCTION  
WITHOUT THE EXPRESS WRITTEN CONSENT OF BURSICH ASSOCIATES, INC. IS STRICTLY PROHIBITED. ANY USE, REUSE  
OR MODIFICATION/ALTERATION BY ANYONE WITHOUT WRITTEN CONSENT SHALL BE DEEMED AN AGREEMENT BETWEEN  
THE USER AND BURSICH ASSOCIATES, INC. WHICH SHALL INDEMNIFY AND SAVE HARMLESS BURSICH ASSOCIATES, INC.

REVISION		DATE	BY
NO.	REVISION	DATE	BY

APP.

SEAL

S

111

MANAGER
DESIGN
DRAFT
FILE
NOTES

NEF	_____
KK	CH
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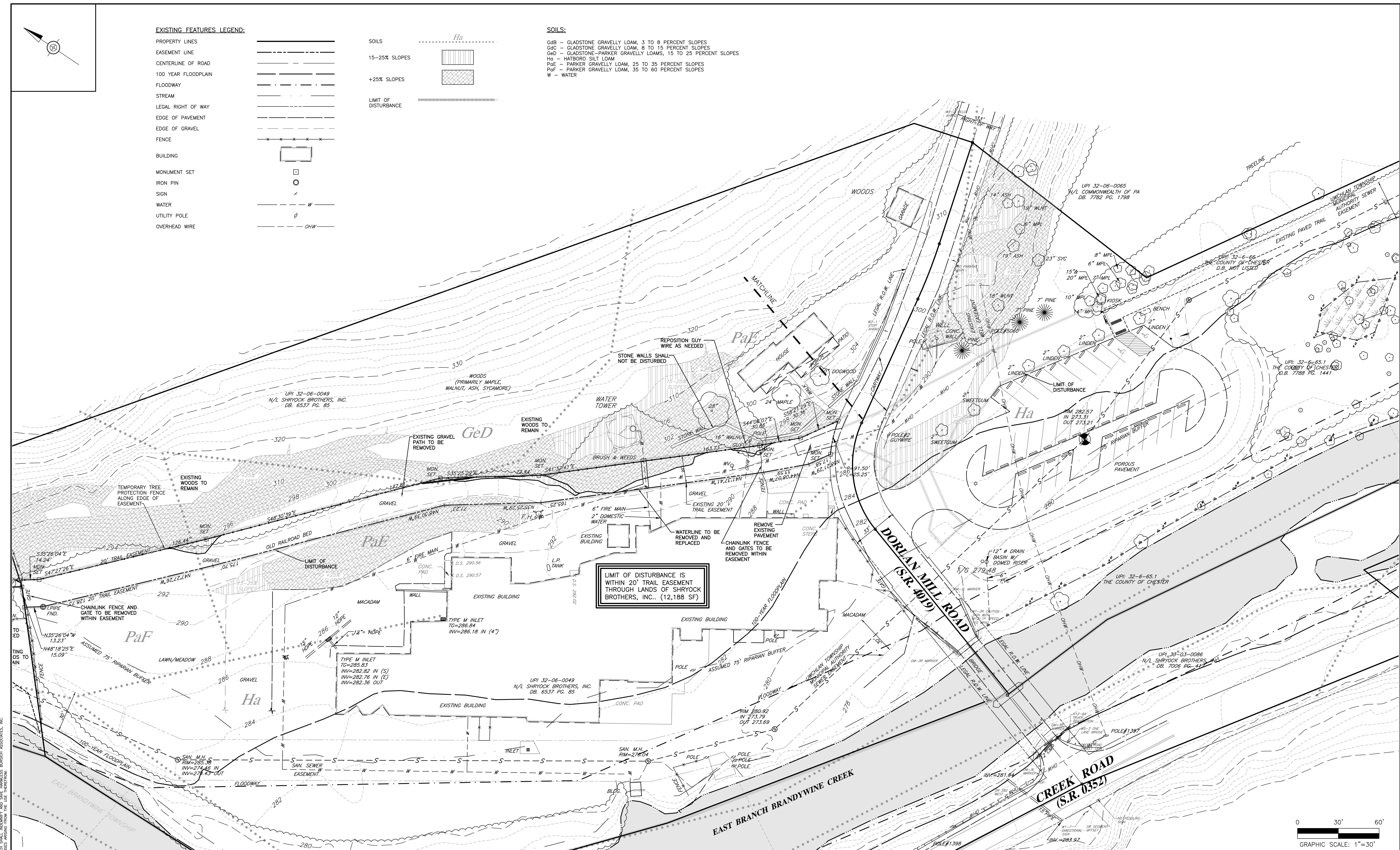
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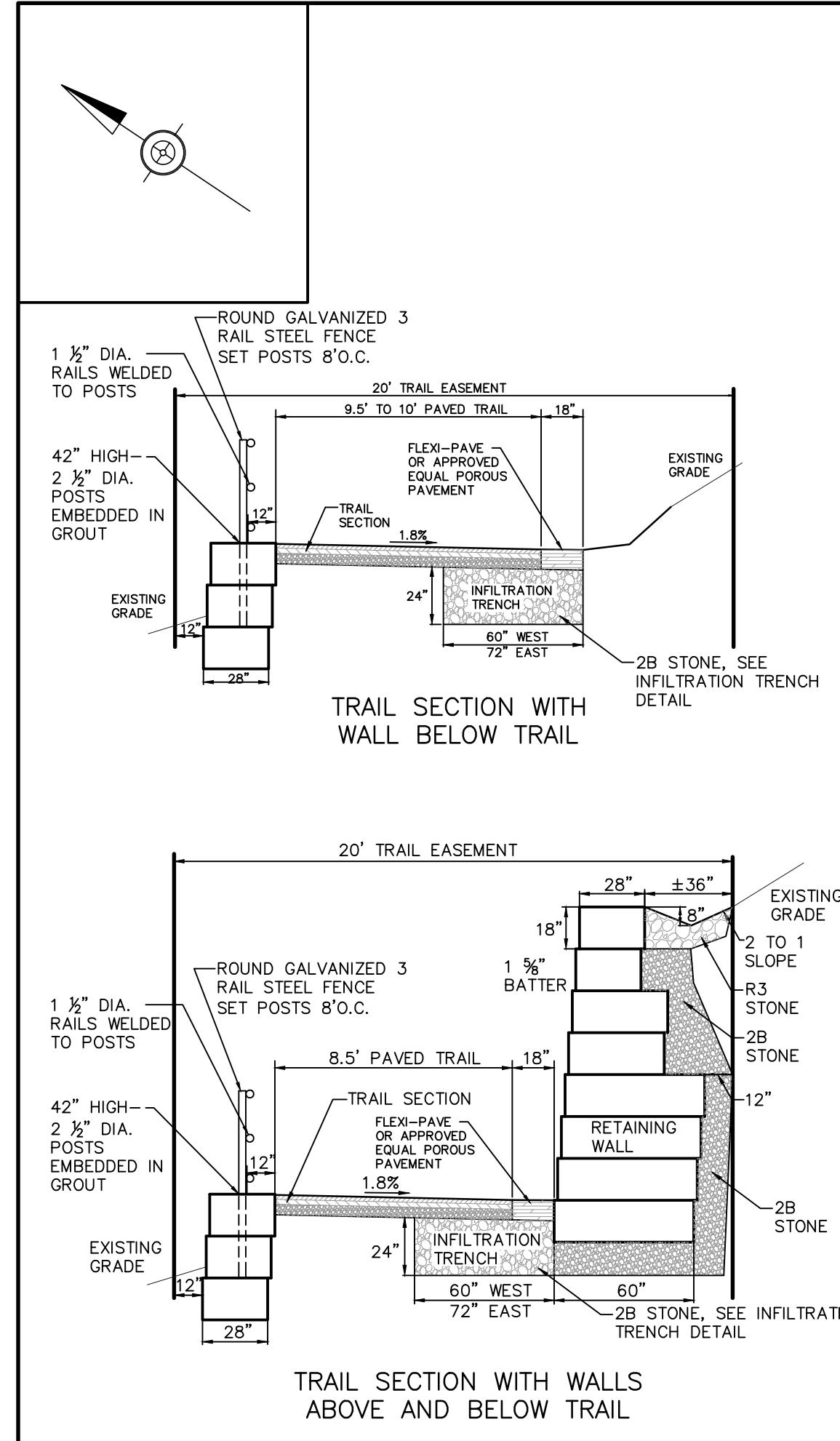
CLIENT  
**CHESTER COUNTY DEPARTMENT OF FACILITIES & PARKS**  
313 W. MARKET STREET  
SUITE 5402

SUBJECT  
EXISTING FEATURES/SITE ANALYSIS AND IMPACT PLAN

STRUBLE TRAIL  
EXTENSION II

JOB NO.	137340.01A
SHEET NO.	5 OF 15
DWG. NO.	EF137340-1A





SUBSURFACE INFILTRATION TRENCH

CONSTRUCTION SEQUENCE

\*\*CRITICAL STAGE - A DESIGNATED REPRESENTATIVE SHALL BE PRESENT TO ENSURE THAT THE AREA FOR THE PLACEMENT OF THE SUBSURFACE INFILTRATION TRENCH IS PREPARED PROPERLY AND THE OUTLET STRUCTURE IS INSTALLED AS SPECIFIED.

1. PROTECT INFILTRATION TRENCH AREA FROM COMPACTION PRIOR TO INSTALLATION.
2. IF POSSIBLE, INSTALL INFILTRATION TRENCH DURING LATER PHASES OF SITE CONSTRUCTION TO PREVENT SEDIMENTATION AND/OR DAMAGE FROM CONSTRUCTION ACTIVITY. AFTER INSTALLATION, PREVENT SEDIMENT LADEN WATER FROM ENTERING INLETS AND PIPES.
3. INSTALL AND MAINTAIN PROPER EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION.
4. EXCAVATE INFILTRATION TRENCH BOTTOM TO A UNIFORM, LEVEL UNCOMPACTED SUBGRADE FREE FROM ROCKS AND DEBRIS. DO NOT COMPACT SUBGRADE.
5. PLACE NONWOVEN GEOTEXTILE ALONG BOTTOM AND SIDES OF TRENCH\*. NONWOVEN GEOTEXTILE ROLLS SHOULD OVERLAP BY A MINIMUM OF 16 INCHES WITHIN THE TRENCH. FOLD BACK AND SECURE EXCESS GEOTEXTILE DURING STONE PLACEMENT.
6. INSTALL UPSTREAM AND DOWNSTREAM CONTROL STRUCTURES, CLEANOUTS, ETC.
7. PLACE UNIFORMLY GRADED, CLEAN-WASHED AGGREGATE IN 8-INCH LIFTS, LIGHTLY COMPACTING BETWEEN LIFTS.
8. INSTALL CONTINUOUSLY PERFORATED PIPE AS INDICATED ON PLANS, BACKFILL WITH UNIFORMLY GRADED, CLEAN-WASHED AGGREGATE IN 8-INCH LIFTS, LIGHTLY COMPACTING BETWEEN LIFTS.
9. FOLD AND SECURE NONWOVEN GEOTEXTILE OVER INFILTRATION TRENCH, WITH MINIMUM OVERLAP OF 16- INCHES.
10. PLACE 6-INCH LIFT OF APPROVED TOPSOIL OR STONE OVER INFILTRATION TRENCH, AS INDICATED ON PLANS.
11. CONSTRUCT PAVEMENT SECTION OR SEED AND STABILIZE TOPSOIL ABOVE TRENCH AS SPECIFIED ON PLANS.
12. DO NOT REMOVE INLET PROTECTION OR OTHER EROSION AND SEDIMENT CONTROL MEASURES UNTIL SITE IS FULLY STABILIZED.
13. ANY SEDIMENT THAT ENTERS INLETS DURING CONSTRUCTION IS TO BE REMOVED WITHIN 24 HOURS.

MAINTENANCE AND INSPECTION ISSUES

1. CATCH BASINS AND INLETS (UP GRADIENT OF INFILTRATION BASIN) SHOULD BE INSPECTED AND CLEANED AT LEAST TWO TIMES PER YEAR AND AFTER RUNOFF EVENTS.
2. VEGETATION ALONG THE SURFACE OF THE INFILTRATION TRENCH SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS RE-VEGETATED AS SOON AS POSSIBLE.
3. VEHICLES SHOULD NOT BE PARKED OR DRIVEN ON A VEGETATED INFILTRATION TRENCH, AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS.

SPECIFICATIONS.

1. STONE FOR INFILTRATION TRENCHES SHALL BE 2-INCH TO 1-INCH UNIFORMLY GRADED COARSE AGGREGATE, WITH A WASH LOSS OF NO MORE THAN 0.5%, AASHTO SIZE NUMBER 3 PER AASHTO SPECIFICATIONS, PART I, 19TH ED., 1998, OR LATER AND SHALL HAVE VOIDS 40% AS MEASURED BY ASTM-C29.
2. NON-WOVEN GEOTEXTILE SHALL CONSIST OF NEEDLED NONWOVEN POLYPROPYLENE FIBERS AND MEET THE FOLLOWING PROPERTIES:
  - a. GRAB TENSILE STRENGTH (ASTM-D4632)
  - b. WASH LOSS (ASTM-D3786)
  - c. FLOW RATE (ASTM-D4491)
  - d. UV RESISTANCE AFTER 500 HRS (ASTM-D4355) 70%
  - e. HEAT-SET OR HEAT-CALENDARED FABRICS ARE NOT PERMITTED

ACCEPTABLE TYPES INCLUDE MIRAFI 140N, AMCO 4547, AND GEOTEX 451.

3. PIPE SHALL BE CONTINUOUSLY PERFORATED, SMOOTH INTERIOR, WITH A MINIMUM INSIDE DIAMETER OF 8- INCHES. HIGH DENSITY POLYETHYLENE (HDPE) PIPE SHALL MEET AASHTO M252, TYPE S OR AASHTO M294, TYPE S.

LONG-TERM OPERATION AND MAINTENANCE SCHEDULE 8 102.6(f) (10)

Maintenance & Protection of the Stormwater BMP's listed below shall be the responsibility of the property owner. The Township shall have the right of access and control of the Stormwater BMP's and the right to require the Association to perform maintenance which will ensure the proper functioning of the storm drainage and stormwater management facilities. Should the property owner fail to fix a problem or maintain a facility for which they are responsible, the Township shall fix or contract at the expense of the property owner.

VEGETATIVE AREAS (GRASS)

INSPECT ALL SEDED AREAS TO ENSURE THE AREA IS COVERED BY AT LEAST 70 PERCENT COVER PER SQUARE FOOT. IF THE AREA IS DOES NOT MEET 70 PERCENT COVERAGE, THE CHOICE OF PLANT MATERIAL AND QUANTITIES OF LIME AND FERTILIZER SHOULD BE REDUCED. THE SEEDING AND PLANTING SHOULD BE REPEATED UNTIL THE PLANTING AND APPLICATION OF LIME OR FERTILIZERS. IF THE SEASON PREVENTS RESEEDING, MULCH OR EROSION NETTING IS AN EFFECTIVE TEMPORARY COVER. ALL THE GRASS AREAS SHOULD BE INSPECTED YEARLY.

INLETS

INSPECT ALL INLETS AND REMOVE ALL TRASH AND DEBRIS FROM THE GRATE AND THE INLETS. THE INLETS SHOULD BE CLEANED ONCE A YEAR AND THE GRATES AS NEEDED.

SUBSURFACE TRENCH

GENERAL OBJECTIVES OF MAINTENANCE ARE TO PREVENT CLOGGING OF THE OUTLETS, AND PREVENT THE GROWTH OF WEEDS AND NOXIOUS PLANTS. THE FACILITY SHALL BE INSPECTED QUARTERLY AND AFTER MAJOR STORMS. DETAILED INSPECTIONS BY A QUALIFIED INSPECTOR SHALL OCCUR AT LEAST ANNUALLY TO ENSURE THAT THE FACILITY IS OPERATING AS DESIGNED AND THAT NO MAJOR CONCERN EXIST. THE INSPECTOR SHALL MAKE SIGHT INSPECTIONS SHALL BE MADE DURING WINTER WEATHER TO ENSURE THAT THE FACILITY IS MAINTAINING DESIRABLE RETENTION TIMES. IN ADDITION TO REGULARLY SCHEDULED INSPECTIONS, DEFICIENCIES SHOULD BE NOTED DURING ANY VISIT BY MAINTENANCE PERSONNEL. AN IMPORTANT PURPOSE OF INSPECTIONS IS TO ASCERTAIN THE OPERATIONAL CONDITION AND SAFETY OF THE FACILITY, PARTICULARLY THE CONDITION OF MULCH, BASKET GRATE CLOGGING, SEEPAGE BED CLOGGING, AND OTHER SAFETY-RELATED ASPECTS.

INSPECTION ISSUES

- CATCH BASINS AND INLETS (UP GRADIENT OF INFILTRATION BASIN) SHOULD BE INSPECTED AND CLEANED AT LEAST TWO TIMES PER YEAR AND AFTER RUNOFF EVENTS.
- THE VEGETATION ALONG THE SURFACE OF THE INFILTRATION TRENCH SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS RE-VEGETATED AS SOON AS POSSIBLE.
- VEHICLES SHOULD NOT BE PARKED OR DRIVEN ON AN INFILTRATION TRENCH, AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS.
- INSPECT INFILTRATION TRENCH AFTER RUNOFF EVENTS AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN 24 HOURS.
- INSPECT FOR ACCUMULATION OF SEDIMENT, DAMAGE TO OUTLET STRUCTURES, EROSION CONTROL MEASURES, SIGNS OF WATER CONTAMINATION/SPILLS, AND SLOPE STABILITY IN THE BERMS.
- NOW AS APPROPRIATE FOR VEGETATIVE COVER SPECIES AND DEBRIS SHOULD BE REMOVED.
- REMOVE ACCUMULATED SEDIMENT FROM BASIN AS REQUIRED. RESTORE ORIGINAL CROSS SECTION AND INFILTRATION RATE. PROPERLY DISPOSE OF SEDIMENT.

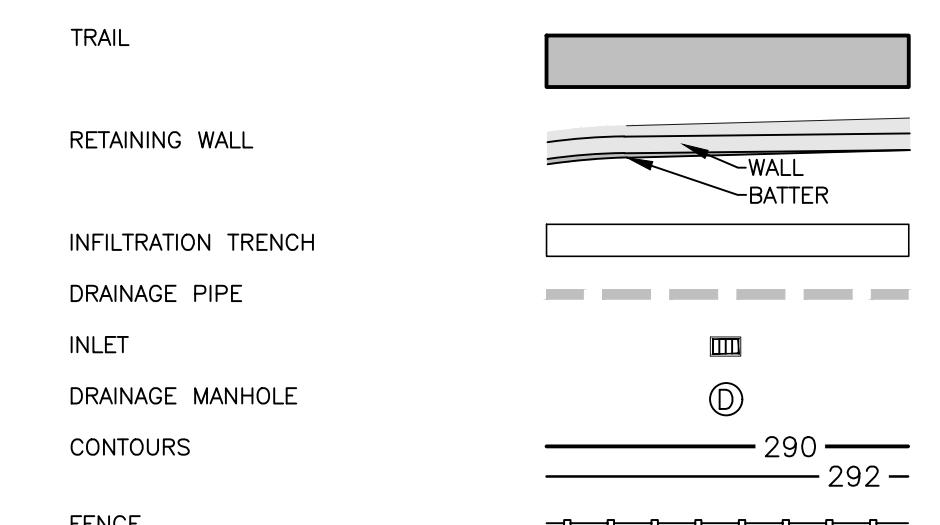
NATURAL AREA CONSERVATION

AREAS TO REMAIN IN THEIR NATURAL STATE SHALL NOT BE DISTURBED.

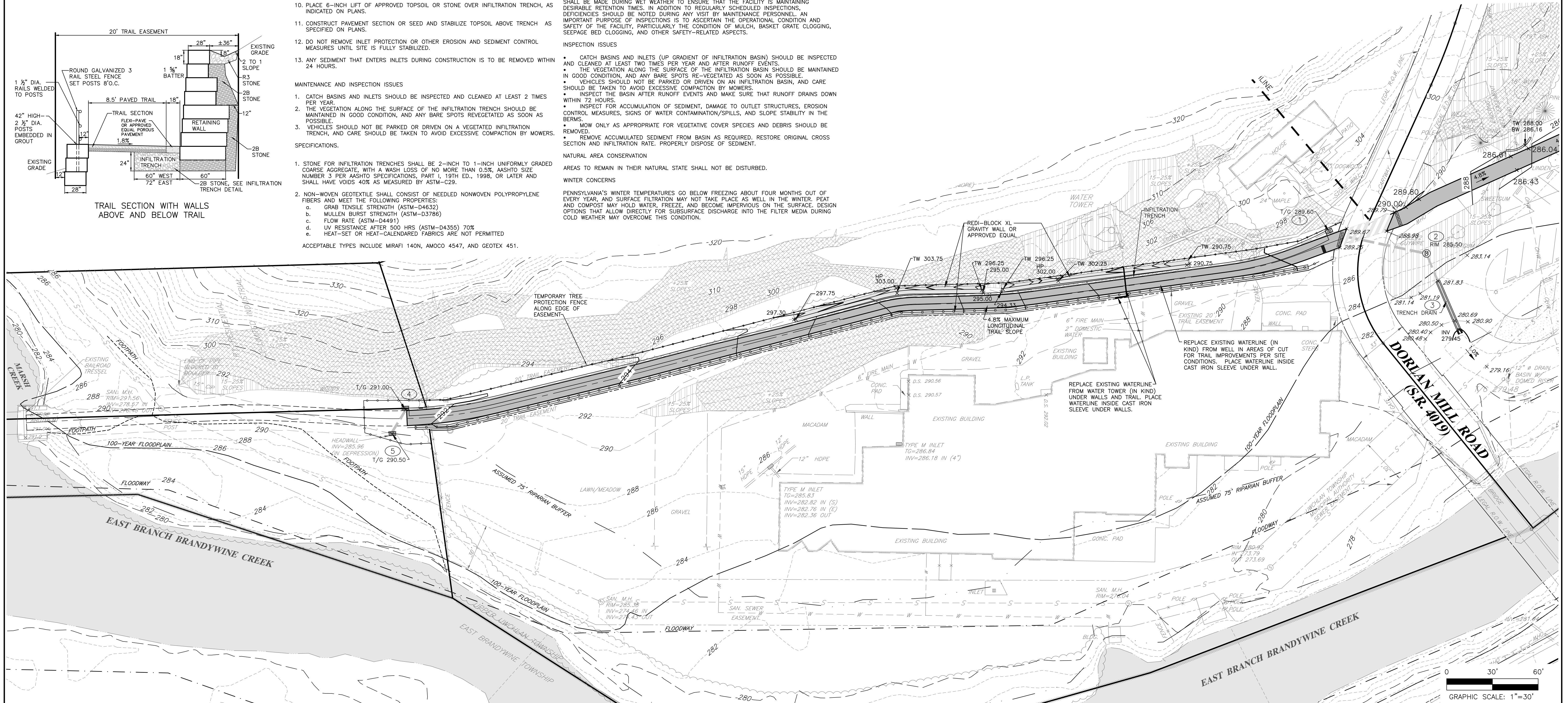
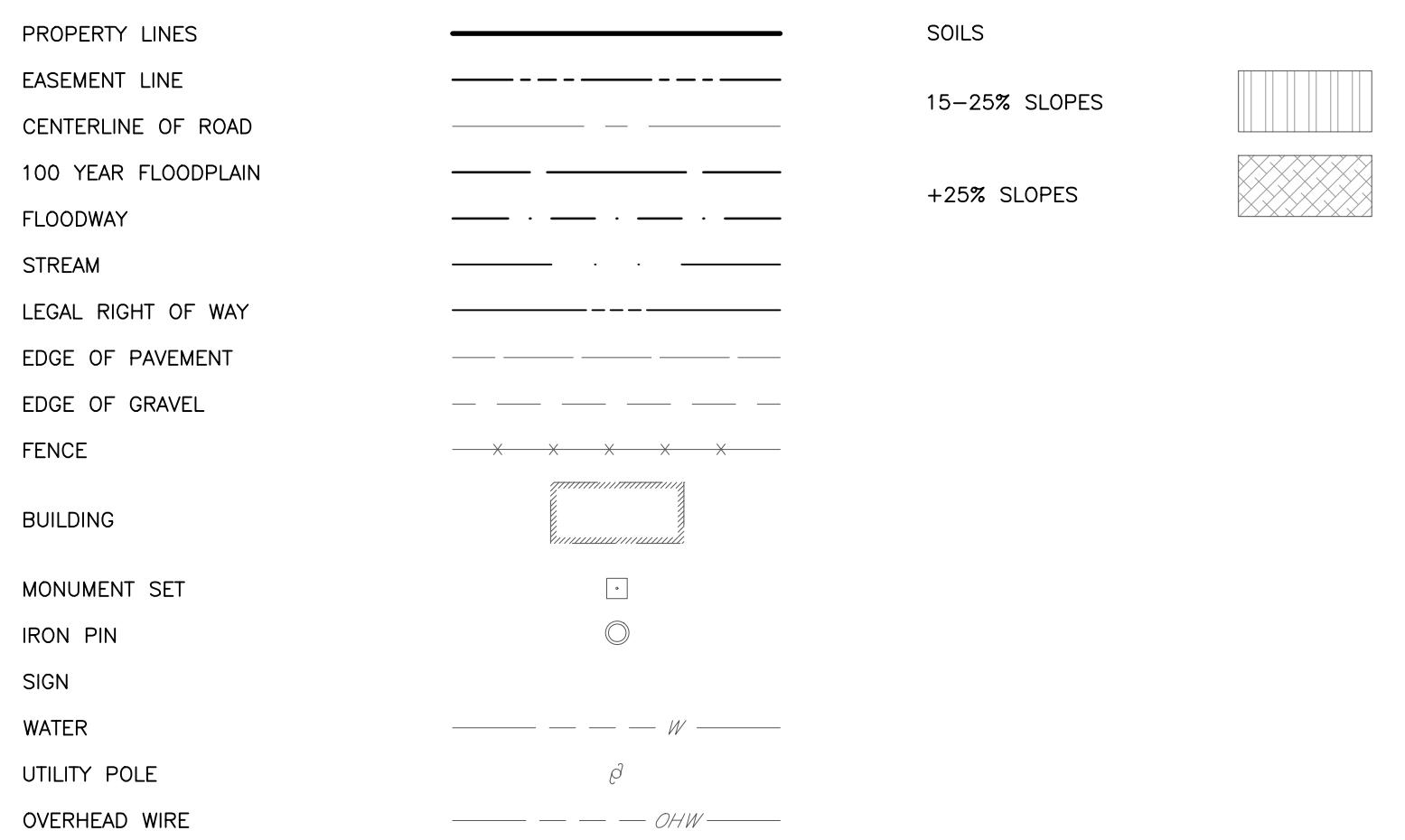
WINTER CONCERN

PENNSYLVANIA'S WINTER TEMPERATURES GO BELOW FREEZING ABOUT FOUR MONTHS OUT OF EVERY YEAR, AND SURFACE FILTRATION MAY NOT TAKE PLACE AS WELL IN THE WINTER. PEAT AND COMPOST MAY HOLD WATER, FREEZE, AND BECOME IMPERVIOUS ON THE SURFACE. DESIGN OPTIONS THAT ALLOW DIRECTLY FOR SUBSURFACE DISCHARGE INTO THE FILTER MEDIA DURING COLD WEATHER MAY OVERCOME THIS CONDITION.

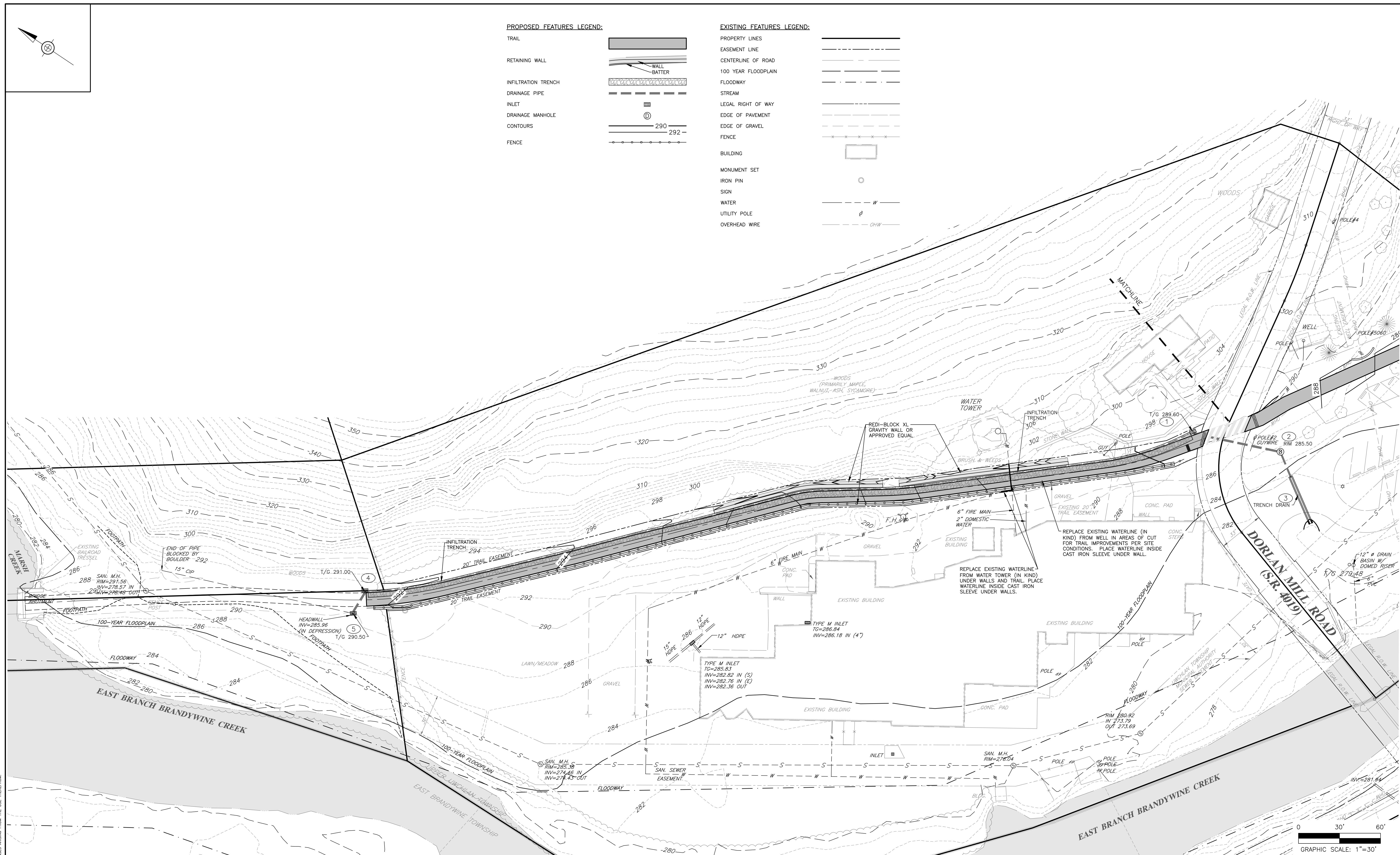
PROPOSED FEATURES LEGEND:

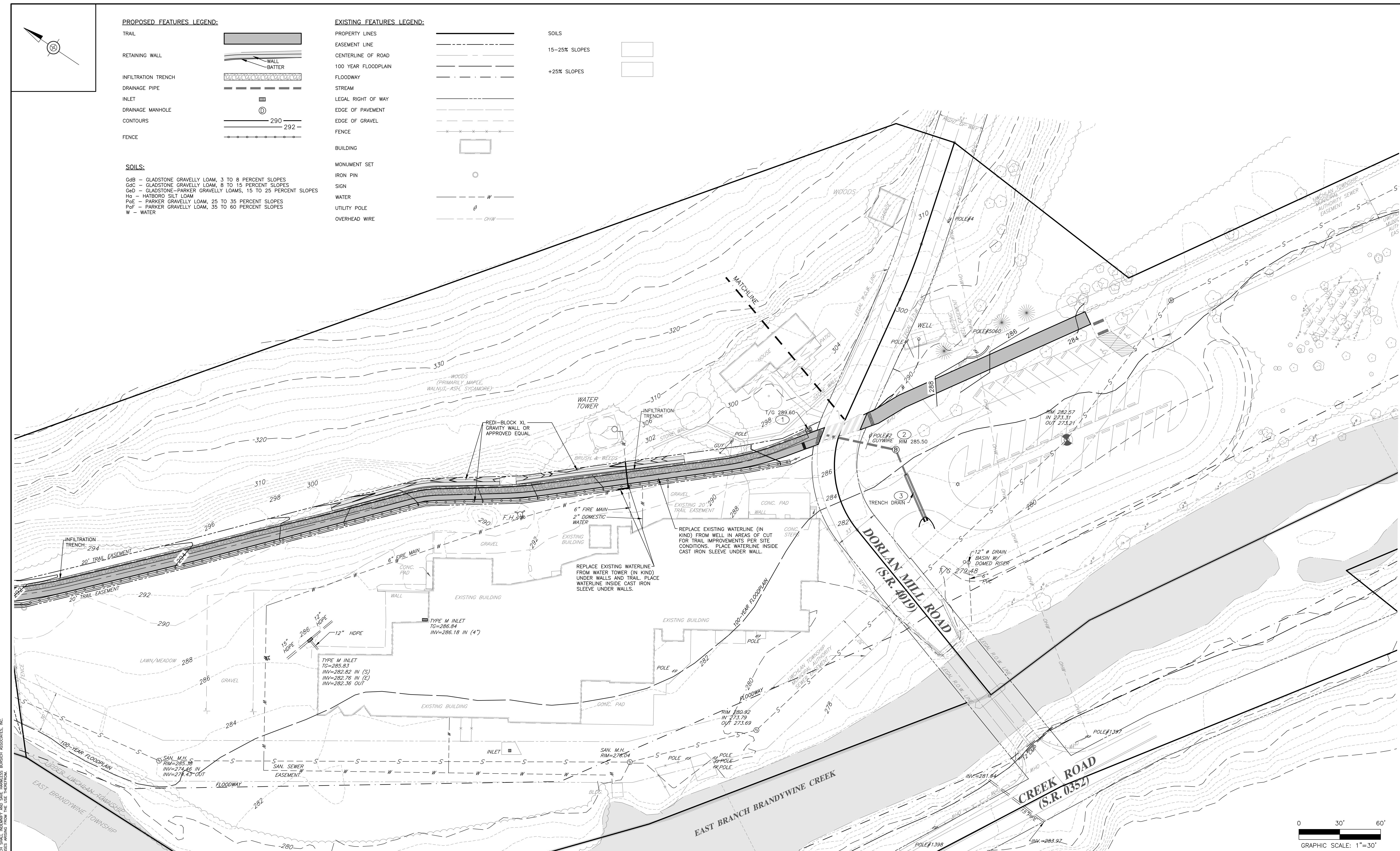


EXISTING FEATURES LEGEND:









NO.	REVISION	DATE	BY	APP.
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SEAL	SEAL
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MANAGER NEF	DESIGN KK	CHKD. BY
DRAFT BG	CHKD. BY	
FILE CHE-22	DATE	MAY 1, 2019
NOTES	SCALE	1"=30'

Corporate Headquarters  
2129 East High Street  
Pottstown, PA 19464  
610-323-4040

Southampton Office  
708 Lakeside Drive  
Southampton, PA 18966

[www.bursich.com](http://www.bursich.com)

**BURSICH**  
Sharing your Vision

CLIENT  
CHESTER COUNTY DEPARTMENT OF FACILITIES & PARKS  
313 W. MARKET STREET  
SUITE 5402  
WEST CHESTER, PA 19380

SUBJECT  
UTILITY PLAN  
STRUBLE TRAIL  
EXTENSION II  
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA  
JOB NO.  
137340.01A  
SHEET NO.  
10 OF 15  
DWG. NO.  
UT237340-1A

0 30' 60'  
GRAPHIC SCALE: 1"=30'



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Engineers | Planners | Surveyors | Landscape Architects

## **FISCAL IMPACT STATEMENT**

*For*

### ***STRUBLE TRAIL – EXTENSION II***

*Located in*

**UPPER UWCHLAN TOWNSHIP  
CHESTER COUNTY, PA**

***PREPARED FOR:***

**CHESTER COUNTY DEPARTMENT OF PARKS & FACILITIES  
313 W. MARKET STREET  
P.O. BOX 2748  
WEST CHESTER, PA 19380-0991**

***PREPARED BY:***

**BURSICH ASSOCIATES, INC.  
2129 E. HIGH STREET  
POTTSTOWN, PA 19464**

**MAY, 2019**

The Chester County Department of Facilities and Parks proposes to continue with the extension of the Struble Trail in Upper Uwchlan Township, Chester County, PA. These improvements are crucial to the County in order to provide adequate, safe accessibility to the Struble Trail, which provides access to the Marsh Creek State Park. The project area is located in the Limited Industrial (LI) District. The existing and continued use is defined as a "governmental use" per the Township's zoning ordinance and a conditional use is being sought by the County pursuant to Section 200-44.I(10). This statement has been prepared pursuant to Section 200-117.K. of the township zoning ordinance.

The proposed work includes extending the paved trail from where it was previously installed adjacent to ADA parking spaces in the Trailhead Parking Lot on the eastern side of Dorlan Mill Road, cross Dorlan Mill Road at a pedestrian crossing with a flashing beacon signal, and extend approximately 650 feet through an existing easement to lands of the Commonwealth of Pennsylvania to the west.

The proposed trail improvements will be made to County-owned, tax exempt parcels (32-6-65.1 & 32-6-66) on the east side of Dorlan Mill Road and within easements through tax parcels 32-6-49, 32-6-48.1, and 32-6-49.2 on the west side of Dorlan Mill Road, and should have no impact on the Township's tax revenue and expenditure patterns. The use will not create municipal tax revenues or burdens, or require the delivery of services by the township. The proposed improvements will not generate any new residents, persons entering the public school system, or increase in use of township or governmental services, including libraries, parks, etc.

As the facilities are located on County owned lands and/or within an easement the county has rights to, and the County will be responsible for all administrative and maintenance services, the project will not require any services from any Township departments or staff, including but not limited to administrative, public works, or utilities. No new public roads are needed as access is taken from Dorlan Mill Road, which is a PennDOT owned road. Electric service for the facility will be provided by PECO. The project does not propose any sanitary sewer or water facilities. Fire, police, and emergency services may be needed on occasion just as with the existing parking lot, but it is anticipated that the facility can be serviced by the current capacity of the fire, police, and emergency service departments. The County does not anticipate that the project will require any additional staff, facilities, or equipment to provide emergency services and will not negatively impact response times. The improved parking area and trail will be patrolled by Chester County Park Rangers. Full-time Rangers have Emergency Medical Responder or Emergency Medical Technician credentials in addition to having authority to enforce the County Real Estate Rules and Regulations. The County's part-time Rangers are required to have basic first-aid and CPR training.

#### Historic Resource Impact Study:

It is the County's understanding that the Upper Uwchlan Township Historical Commission had previously submitted a National Register of Historic Places nomination for the Dorlan Mill area which was not accepted by the Pennsylvania Historic and Museum Commission or the National Park Service. This prior nomination fully classified, described and determined the significance of the three Class II Resources located within 250' of the proposed project improvements.

It is the County's opinion that the proposed improvements for the trail do not have an impact on the historic integrity of existing resources that would warrant mitigation or the preparation of a full Historic Resource Impact Study.

It is the County's intent to review Historic Resource Impact Study requirement modifications with the Township Board of Supervisors pursuant to Subdivision and Land Development Ordinance Section 162-9.H(5)(a).



## SUBDIVISION / LAND DEVELOPMENT APPLICATION

 Preliminary Submittal

Final Submittal

The undersigned hereby applies for review of the Plan submitted herewith and described below:

1. Name of Subdivision / Development: Struble Trail - Extension II

2. Plan Dated: May 1, 2019 County Deed Book/Page No. \_\_\_\_\_

3. Name of property owner(s): 32-6-65.1 & 32-6-66 - County of Chester  
32-6-48.1 & 32-6-49.2 - Commonwealth of PA (County has easement rights)  
32-6-49 - County of Chester by Eminent Domain Action (Shryock Brothers, Inc.)

Address: 313 W. Market Street, Suite 5402, P.O. Box 2748, West Chester

State/Zip: PA 19380-0991 Phone No.: 610-344-6445

Email: dstauffer@chesco.org

4. Name of Applicant (If other than owner):  
County of Chester, c/o County of Chester Department of Facilities & Parks

Address: 313 W. Market Street, Suite 5402, P.O. Box 2748, West Chester

State/Zip: PA 19380-0991 Phone No.: 610-344-6445

Email: dstauffer@chesco.org

5. Applicant's interest (If other than owner): See Item 3 above.

6. Engineer, Architect, Surveyor, or Landscape Architect responsible for Plan.  
Nicholas E. Feola, P.E., c/o Bursich Associates, Inc.

Address: 2129 E. High Street, Pottstown

State/Zip: PA 19464 Phone No.: 610-941-0427

Email: nick.feola@bursich.com

7. Total acreage: N/A Number of Lots: N/A

8. Acreage of adjoining land in same ownership: (If any) N/A

9. Describe Type of Development Planned: Extension of Struble Trail from its terminus on the south side of Dorlan Mill Road at the Trailhead parking lot, extending west to the lands of the Commonwealth of PA

10. This Application shall be accompanied by: the Application Fee as listed below, an aerial image of the property, and the quantity of plans/supporting information as detailed in the Township Code §162-8.B.(1)(b) and/or §162-8.C.(1)(d). [One-half of the required plan submissions may be of a reduced size, i.e. 11 x 17]

11. List all subdivision and zoning standards or requirements which have not been met and for which a waiver or change is requested.

See attached letter

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12. The Applicant or his/her agent shall enter into a Subdivision / Land Development Review Escrow Agreement (attached) and place into escrow with the Township at the time of application an amount estimated by the Township to cover all costs of engineering and professional planning reviews (not including County application fee), legal services and other professional services used by the Township in connection with the application.

Signature of Property Owner or Applicant: COUNTY OF CHESTER

By: David T. Stauffer, RLA, ASLA  
 Date: Capital Projects Coordinator  
April 30, 2019

\*Development subject to ACT 209 Impact Fee.

\*Park & Recreation Fee per residence is levied. Contact Township Offices to determine amount.

### SUBDIVISION / LAND DEVELOPMENT APPLICATION FEE

1-2 Lots ..... \$250

3-5 Lots ..... \$500

Plus \$25 for each Lot over 3

Over 5 Lots ..... \$1000

Plus \$50 for each Lot over 5

Form revised January 2015



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Engineers | Planners | Surveyors | Landscape Architects

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May 1, 2019

Upper Uwchlan Township  
415 Eagleview Blvd, Suite 116  
Exton, PA 19341

Attn: Mr. Cary B. Vargo, Township Manager

RE: Struble Trail – Extension II  
Preliminary/Final Land Development Plan  
Bursich Job No.: CHE-22/B137340.01

Dear Mr. Vargo:

Enclosed please find the following documents for a preliminary/final land development plan application for the above referenced project submitted on behalf of Chester County (County):

- Three (3) full size sets and three (3) sets in 11"x17" format of the Preliminary/Final Land Development Plans, prepared by Bursich Associates, Inc., sheets 1 - 15 of 15, dated May 1, 2019;
- Two (2) copies of Stormwater Management Report, prepared by Bursich Associates, Inc., dated May, 2019;
- Six (6) copies of a waiver request letter prepared by Bursich Associates, Inc. dated May 1, 2019, summarizing the waivers being requested from the Township's Subdivision and Land Development Ordinance;
- A completed and signed Township Subdivision and Land Development Application and \$250.00 check for the application fee;
- A completed Township Subdivision/Land Development Review Escrow Agreement. The Township is waiving the fees.
- County Act 247 Referral (fee waived – see attached email from County Planning).
- CD containing PDFS of plan set, SWM report, and waiver request letter.

The project includes the installation of the remainder of the trail previously installed at the Trailhead parking lot to Dorlan's Mill Road, the crossing of Dorlan's Mill Road, and the extension of the trail through the County's existing easement to the lands of the Commonwealth of PA to the west. A conditional use is required pursuant to Section 200-44.1(10) to allow a governmental use and an application is being submitted under separate cover by the County.

If you have any questions or require further information please do not hesitate to contact me at 484-941-0427 or [nick.feola@bursich.com](mailto:nick.feola@bursich.com).

Sincerely,



Nicholas E. Feola, P.E.  
Senior Project Manager  
Bursich Associates, Inc., Pottstown Office

Enclosures

Cc: David T. Stauffer, RLA, Chester Co. Dept. of Facilities & Parks  
Skip Brion, Esq., Buckley Brion McGuire & Morris, LLP



Engineers | Planners | Surveyors | Landscape Architects

May 1, 2019

Upper Uwchlan Township  
140 Pottstown Pike  
Chester Springs, PA 19425

Attn: Mr. Cary B. Vargo, Township Manager

RE: Stuble Trail – Extension II  
Preliminary/Final Land Development Plan  
Bursich Job No.: CHE-22/B137340.01

Dear Mr. Vargo:

On behalf of the County of Chester in coordination with the preliminary/final land development plans for the above referenced project, the following waivers are being requested from the Upper Uwchlan Township Subdivision and Land Development and Ordinance:

- Section 162-8.b. – a waiver to allow a combined preliminary/final plan, as the proposed project is minor in nature and does not involve any improvements to be dedicated to the township, or new streets utility main extensions, etc.

Feel free to contact me should you have any questions or need further information

Very truly yours,

Nicholas E. Feola, P.E.  
Senior Project Manager  
Bursich Associates, Inc., Pottstown Office

Cc: David T. Stauffer, RLA, Chester Co. Dept. of Facilities & Parks  
Joseph E. Brion, Esq., Buckley Brion McGuire & Morris, LLP



PURPOSE OF PLAN NOTE:

THE PURPOSE OF THIS PLAN IS TO EXTEND THE STRUBLE TRAIL TO THE LANDS OF THE COMMONWEALTH OF PENNSYLVANIA. THE CHESTER COUNTY DEPARTMENT OF FACILITIES AND PARKS PROPOSES TO EXTEND THE TRAIL FROM DORLAN MILL ROAD APPROXIMATELY 650 FEET TO THE NORTH. THIS SECTION OF THE TRAIL IS NOT LOCATED IN THE 100 YEAR FLOODPLAIN FOR EAST BRANCH OF THE BRANDYWINE CREEK OR MARSH CREEK.

GENERAL NOTES:

1. SITE AREA: THE PROJECT AREA CONSISTS OF A 20' TRAIL EASEMENT THROUGH PARCEL 32-6-49 OWNED BY SHRYOCK BROTHERS, INC. AND EXTENDING INTO LANDS OF THE COMMONWEALTH OF PENNSYLVANIA. PARCELS 32-6-48.1 AND 32-6-49.2, PARCEL 32-6-49.2 HAS AN EASEMENT IN FAVOR OF CHESTER COUNTY FOR THE EXTENSION OF STRUBLE TRAIL.
2. ANYONE USING THIS DRAWING FOR CONSTRUCTION IS ADVISED TO CALL 1-800-242-1776 FOR UNDERGROUND UTILITIES PRIOR TO EXCAVATION IN ACCORDANCE WITH PENNSYLVANIA ACT NO. 37.
3. ALL UTILITIES ARE SHOWN AS PER VISIBLE SURFACE INVESTIGATIONS, PLANS BY OTHERS AND PLANS FROM UTILITY COMPANIES ACCRUED THROUGH A PA ONE CALL DESIGN NOTIFICATION. PA ONE CALL SERIAL NUMBER 20132890184.
4. SOILS ARE TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE SOILS SURVEY WEBSITE.
5. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 420) KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED. PERMIT W-6256-03 FROM THE PA DEPARTMENT OF TRANSPORTATION FOR THE INSTALLATION OF THE TRAIL CROSSING OF DORLAN MILL ROAD WITH FLASHING WARNING DEVICES WAS ISSUED ON AUGUST 3, 2017.

CONSTRUCTION AND DETAIL NOTES:

1. ALL STORM SEWER, PAVEMENT, GRADING AND OTHER RELATED SITE CONSTRUCTION TO BE COMPLETED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP OF UPPER UWCHLAN AND THE COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION, PUBLICATION 408, LATEST REVISION.
2. CONTRACTOR IS SOLELY RESPONSIBLE FOR DISPOSAL OF ALL EXCESS AND WASTE MATERIALS IN ACCORDANCE WITH STATE, LOCAL AND FEDERAL REGULATIONS.
3. CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF ALL STATE AND/OR LOCAL REGULATIONS RELATING TO EXCAVATION AND DEMOLITION WORK IN THE VICINITY OF UNDERGROUND UTILITIES.
4. WORK SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408, APRIL 2011, LATEST REVISION.
5. TRAFFIC CONTROL PAVEMENT MARKINGS AND SIGNING STANDARDS (TC-8600 AND TC-8700 SERIES), PUB 11M, MAY 2007, LATEST REVISION.
6. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, US DEPARTMENT OF TRANSPORTATION, FHWA, 2009.
7. WORK ZONE TRAFFIC CONTROL GUIDELINES, PUBLICATION 213, APRIL 2010 (67 PA CODE, CHAPTER 212).
8. STANDARDS FOR ROADWAY CONSTRUCTION (SERIES RC 1M TO 100M), PENNDOT PUBLICATION 72M, JUNE 2010, OR AS AMENDED.
9. OFFICIAL TRAFFIC CONTROL DEVICES, PUBLICATION 212, MARCH 2006.
10. DETAILS OTHER THAN THOSE INDICATED HEREIN, ARE SHOWN ON THE FOLLOWING STANDARD PENNDOT DRAWINGS (PUBLICATION 72M):
 

CONTRACTOR'S CERTIFICATE OF EARTHWORK PAY LIMIT OF SUBBASE	RC-10M
PIPE EXCAVATION, BEDDING & BACKFILL	RC-13M
CURBS AND GUTTERS	RC-30M
CURB RAMPS AND SIDEWALKS	RC-64M
PERIMETER DRAINAGE DEVICES	RC-67M
INLET AND OUTLET PROTECTION	RC-70M
CHANNEL AND SLOPE PROTECTION	RC-72M
DEWATERING DEVICES	RC-73M
ROCK CONSTRUCTION ENTRANCE	RC-75M
PAVEMENT MARKINGS	TC-8600
POST MOUNTED SIGNS, TYPE B	TC-8702B
11. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE CAUSED BY CONSTRUCTION TO THE EXISTING PAVED PORTION OF THE STRUBLE TRAIL. REPAIR TO BE COMPLETED AT NO ADDITIONAL COST TO THE COUNTY.
12. ALL PROPOSED PEDESTRIAN FACILITIES REFLECTED ON THESE PLANS SHALL BE CONSTRUCTED TO COMPLY WITH THE FOLLOWING STANDARDS:
  - 12.1. PENNDOT DESIGN MANUAL 2, CHAPTER 6.
  - 12.2. PENNDOT STANDARDS FOR ROADWAY CONSTRUCTION, PUBLICATION 72M, RC-67M.
  - 12.3. U.S. ACCESS BOARD, ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG) AND ALL APPLICABLE US ACCESS BOARD STANDARDS AND GUIDELINES IN PLACE AT THE TIME OF CONSTRUCTION.

CONSTRUCTION NOTES:

1. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATION, INCLUDING THE NOTES 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 THEREFROM AND 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, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
2. FEATURES TO BE REMOVED ARE NOTED ON THE EXISTING FEATURES PLAN, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
3. THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR ANY/ALL CERTIFICATIONS, INSPECTIONS, ETC. REQUIRED BY ALL GOVERNING JURISDICTIONAL AGENCIES DURING AND AFTER CONSTRUCTION FOR SIGN-OFF AND CERTIFICATE OF OCCUPANCY ISSUANCE, INCLUDING BUT NOT LIMITED TO PROCUREMENT OF SERVICES, SCHEDULING OF FIELD OBSERVATIONS, AND COORDINATION WITH REPORTING ACTIVITIES OF THE APPROPRIATE GOVERNING JURISDICTIONAL AGENCIES RESPONSIBLE TO OBTAIN THESE CERTIFICATIONS, SIGN-OFFS, ETC. NECESSARY FOR JOB CLOSE-OUT AND ISSUANCE OF CERTIFICATE OF OCCUPANCY. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, REFERENCED DOCUMENTS, AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
4. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED PERMITTING CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN SOILS REPORT AND PLANS, ETC. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THE TOWNSHIP ENGINEER IF ACTUAL SITE CONDITIONS DIFFER FROM, THAT SHOWN ON THE PLAN, OR IF THE PROPOSED WORK WOULD BE INHIBITED BY ANY OTHER SITE FEATURES.
5. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE TOWNSHIP ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST. PRIOR TO COMMENCEMENT OF CONSTRUCTION, EXCESS COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATIONS HAVE NOT BEEN PROVIDED.

6. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHILE PERFORMING ANY WORK ACTIVITIES ADJACENT TO PROPERTY OWNED BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT TO REMAIN AND PROVIDE A SAFE WORK AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ANY SIGNAL INTERCONNECT CABLE, CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION.
7. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION SUCH AS BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIR SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS. THE CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING ALL EXISTING DAMAGES OF THE SITE PRIOR TO CONSTRUCTION.
8. ALL CONCRETE SHALL HAVE THE MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS INDICATED IN SPECIFICATIONS AND REFERENCED DOCUMENTS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS.
9. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS FOR COMPLETION OF THE WORK DEPICTED ON THESE PLANS NOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND NOTIFICATION OF OWNER AND ENGINEER OR RECORD WHEN A CONFLICT IS IDENTIFIED.
10. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SAFETY NOR HAS HE OR SHE BEEN RETAINED FOR SUCH PURPOSES.
11. SIGNAGE AND STRIPING FOR THIS PROJECT SHALL BE INSTALLED IN ACCORDANCE WITH PENNDOT AND THE TOWNSHIP'S REQUIREMENTS.
12. ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE, AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (COL). ALL CONTRACTORS MUST HAVE THEIR OWN POLICY OF ENDORSED CHESTER COUNTY AUTOMOBILE INSURANCE(S) AND COMMERCIAL INSURANCE AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO ENSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH CHESTER COUNTY WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE COUNTY FOR ANY DAMAGES, COSTS AND EXPENSES, INCLUDING ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
13. ALL STORM SEWER, PAVEMENT, GRADING AND OTHER RELATED SITE CONSTRUCTION TO BE COMPLETED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP OF UPPER UWCHLAN AND THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408, LATEST VERSION.
14. ALL SHEETING AND SHORING FOR EXCAVATION SHALL MEET OSHA SAFETY STANDARDS. CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO ADEQUATELY BRACE, SUPPORT, PROTECT ANY AND ALL EXCAVATION STRUCTURES OR CONSTRUCTION THEREABOUT DURING CONSTRUCTION UNTIL IT IS COMPLETE IN ITS FINISHED STATE. COSTS FOR DAMAGES TO ANY STRUCTURE OR EXCAVATION DUE TO IMPROPER BRACING OR PROTECTION SHALL BE SOLELY BORNE BY THE CONTRACTOR.
15. CONTRACTOR SHALL SECURE HIS WORK (BEFORE HE LEAVES THE SITE UNATTENDED) ON A DAILY BASIS AND SHALL FILL OR PLATE ALL EXCAVATION AND PROVIDE BARRICADES AND WARNING SIGNS AROUND ALL STRUCTURES BEING ERECTED.
16. ALL BUILDING STRUCTURES SHALL MEET LOCAL BUILDING CODE REQUIREMENTS. ALL STRUCTURAL ELEMENTS OF BUILDING STRUCTURES SHALL BE DESIGNED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF PENNSYLVANIA. SEALED STRUCTURAL DRAWINGS SHALL BE SUBMITTED WITH ALL OTHER SHOP DRAWINGS REQUIRED.
17. CONTRACTOR IS SOLELY RESPONSIBLE FOR DISPOSAL OF ALL EXCESS AND WASTE MATERIALS IN ACCORDANCE WITH STATE, LOCAL AND FEDERAL REGULATIONS.
18. CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF ALL STATE AND/OR LOCAL ONE CALL REGULATIONS RELATING TO EXCAVATION AND DEMOLITION WORK IN THE VICINITY OF UNDERGROUND UTILITIES.
19. UPON FINAL APPROVAL, THE CERTIFICATE OF COMPLIANCE AND CERTIFICATE OF OWNERSHIP WILL BE COMPLETED.

DEDICATION NOTE:

NO IMPROVEMENTS AT THE SITE ARE BEING OFFERED FOR DEDICATION TO THE TOWNSHIP.

BRANDYWINE CREEK HQ-TSF, MF WATERSHED NOTE

BRANDYWINE CREEK IS HIGH QUALITY TROUT STOCKING, MIGRATORY FISHES (HQ-TSF, MF) AS LISTED BY THE PADEP CHAPTER 93 STREAM DESIGNATION LIST.

EXISTING SOIL TYPES:

GD—GLADSTONE—PARKER GRAVELLY LOAM, 15-25% SLOPES, WELL DRAINED, 80" TO WATER TABLE  
HO—HATBROD SILT LOAM, POORLY DRAINED, 0-6" TO WATER TABLE  
Poe—PARKER GRAVELLY LOAM, 25-35% SLOPES, EXCESSIVELY DRAINED, +80" TO WATER TABLE

WETLANDS:

WETLANDS WERE NOT EVALUATED SINCE THE SOILS IN THE AREA OF THE TRAIL CONSTRUCTION ARE WELL DRAINED WITH A WATER TABLE AT 80 INCHES.

STEEP SLOPES:

450 SF OF 15-25% PRECAUTIONARY STEEP SLOPES ARE WITHIN THE TRAIL EASEMENT AND WILL BE DISTURBED NORTH OF DORLAN MILL ROAD AND 2,800 SF OF 15-25% PRECAUTIONARY STEEP SLOPES WILL BE DISTURBED SOUTH OF DORLAN MILL ROAD.

1,510 SF OF +25% PROHIBITIVE STEEP SLOPES ARE WITHIN THE TRAIL EASEMENT AND WILL BE DISTURBED NORTH OF DORLAN MILL ROAD. NO PROHIBITIVE STEEP SLOPES WILL BE DISTURBED SOUTH OF DORLAN MILL ROAD.

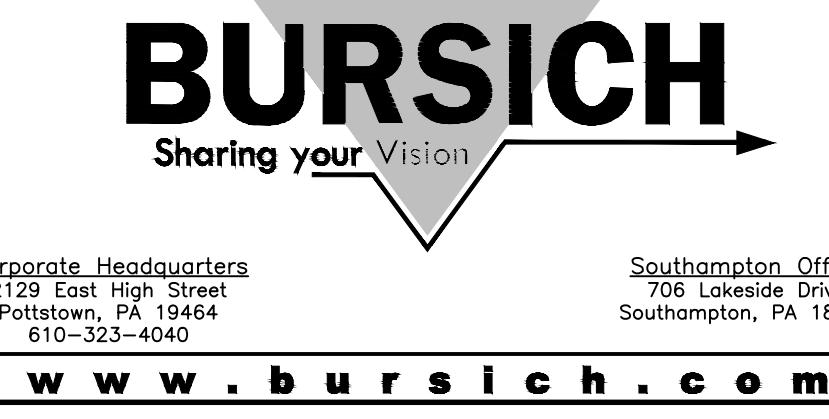
ZONING ORDINANCE SECTION 200-107.D(2)(g) LISTS PASSIVE RECREATION (DEFINED TO INCLUDE HIKING AND BIKING) AS A PERMITTED USE IN PROHIBITIVE SLOPES AND SECTION 200-107.D(3)(g)[1] LISTS PASSIVE RECREATION AS A PERMITTED USE IN PRECAUTIONARY SLOPES.

SURVEY NOTES:

1. SITE INFORMATION:  
ZONING: LI - LIMITED INDUSTRIAL DISTRICT  
TAX PARCELS: #32-6-48.1, #32-6-49, #32-6-65.1, AND #32-6-66
2. THIS DRAWING REFERENCES THE FOLLOWING PLANS BY:  
LAKE ROEDER HILLARD & BEERS  
ENTITLED: STRUBLE TRAIL, BOUNDARY SURVEY, CHESTER COUNTY PARKS & RECREATION DEPARTMENT.  
DATED: SEPTEMBER 2, 2013  
TRACT BOUNDARY INFORMATION TAKEN FROM "FINAL MINOR SUBDIVISION PLAN OF LANDS N/L SHRYOCK BROTHERS, INC, DORLAN MILL ROAD" PREPARED BY JAMES W. MACCOMBIE, JUNE 20, 2008.
3. BOUNDARY, PHYSICAL FEATURES, TOPOGRAPHY, AND UTILITY INFORMATION TAKEN FROM FIELD SURVEY

BENCH MARK LOCATION:

PROJECT BENCH MARK: EXISTING SANITARY MANHOLE RIM 147' EAST OF DORLAN MILL ROAD 4' SOUTH OF EXISTING GRAVEL TRAIL. RIM ELEVATION = 282.57' DATUM SHIFT TO NGVD 29 -0.66'. NGVD 29 ELEVATION OF MANHOLE = 281.91' PER GPS OBSERVATION AND OPUS SOLUTION. CONVERTED TO NGVD 29 USING VERTCON.



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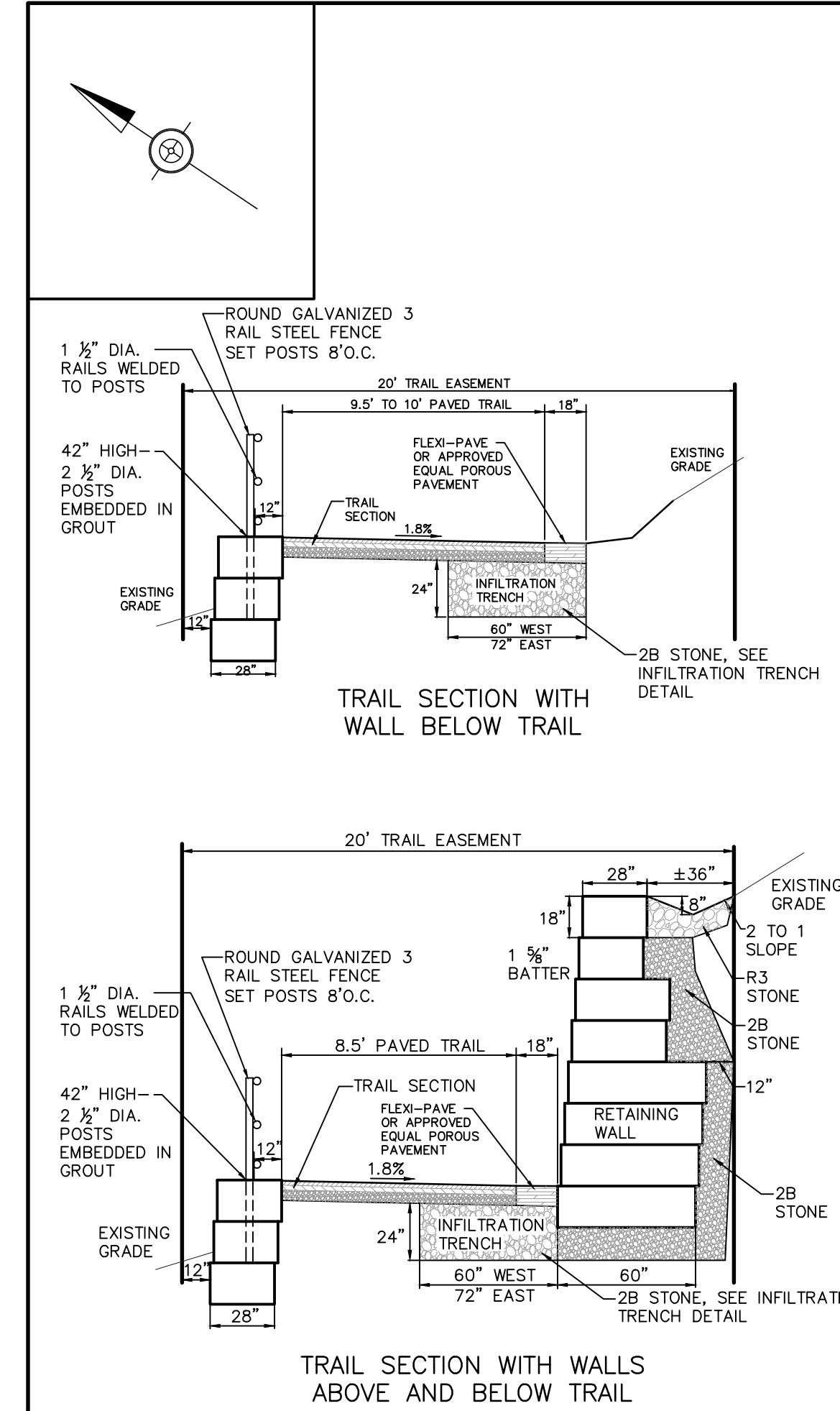
SUBJECT  
GENERAL NOTES  
STRUBLE TRAIL  
EXTENSION II  
JOB NO.  
137340.01A  
SHEET NO.  
2 OF 15  
DWG. NO.  
GN137340-1A  
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA











SUBSURFACE INFILTRATION TRENCH

CONSTRUCTION SEQUENCE

\*\*CRITICAL STAGE - A DESIGNATED REPRESENTATIVE SHALL BE PRESENT TO ENSURE THAT THE AREA FOR THE PLACEMENT OF THE SUBSURFACE INFILTRATION TRENCH IS PREPARED PROPERLY AND THE OUTLET STRUCTURE IS INSTALLED AS SPECIFIED.

1. PROTECT INFILTRATION TRENCH AREA FROM COMPACTION PRIOR TO INSTALLATION.
2. IF POSSIBLE, INSTALL INFILTRATION TRENCH DURING LATER PHASES OF SITE CONSTRUCTION TO PREVENT SEDIMENTATION AND/OR DAMAGE FROM CONSTRUCTION ACTIVITY. AFTER INSTALLATION, PREVENT SEDIMENT LADEN WATER FROM ENTERING INLETS AND PIPES.
3. INSTALL AND MAINTAIN PROPER EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION.
4. EXCAVATE INFILTRATION TRENCH BOTTOM TO A UNIFORM, LEVEL UNCOMPACTED SUBGRADE FREE FROM ROCKS AND DEBRIS. DO NOT COMPACT SUBGRADE.
5. PLACE NONWOVEN GEOTEXTILE ALONG BOTTOM AND SIDES OF TRENCH\*. NONWOVEN GEOTEXTILE ROLLS SHOULD OVERLAP BY A MINIMUM OF 16 INCHES WITHIN THE TRENCH. FOLD BACK AND SECURE EXCESS GEOTEXTILE DURING STONE PLACEMENT.
6. INSTALL UPSTREAM AND DOWNSTREAM CONTROL STRUCTURES, CLEANOUTS, ETC.
7. PLACE UNIFORMLY GRADED, CLEAN-WASHED AGGREGATE IN 8-INCH LIFTS, LIGHTLY COMPACTING BETWEEN LIFTS.
8. INSTALL CONTINUOUSLY PERFORATED PIPE AS INDICATED ON PLANS, BACKFILL WITH UNIFORMLY GRADED, CLEAN-WASHED AGGREGATE IN 8-INCH LIFTS, LIGHTLY COMPACTING BETWEEN LIFTS.
9. FOLD AND SECURE NONWOVEN GEOTEXTILE OVER INFILTRATION TRENCH, WITH MINIMUM OVERLAP OF 16- INCHES.
10. PLACE 6-INCH LIFT OF APPROVED TOPSOIL OR STONE OVER INFILTRATION TRENCH, AS INDICATED ON PLANS.
11. CONSTRUCT PAVEMENT SECTION OR SEED AND STABILIZE TOPSOIL ABOVE TRENCH AS SPECIFIED ON PLANS.
12. DO NOT REMOVE INLET PROTECTION OR OTHER EROSION AND SEDIMENT CONTROL MEASURES UNTIL SITE IS FULLY STABILIZED.
13. ANY SEDIMENT THAT ENTERS INLETS DURING CONSTRUCTION IS TO BE REMOVED WITHIN 24 HOURS.

MAINTENANCE AND INSPECTION ISSUES

1. CATCH BASINS AND INLETS (UP GRADIENT OF INFILTRATION BASIN) SHOULD BE INSPECTED AND CLEANED AT LEAST TWO TIMES PER YEAR AND AFTER RUNOFF EVENTS.
2. VEGETATION ALONG THE SURFACE OF THE INFILTRATION TRENCH SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS RE-VEGETATED AS SOON AS POSSIBLE.
3. VEHICLES SHOULD NOT BE PARKED OR DRIVEN ON A VEGETATED INFILTRATION TRENCH, AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS.

SPECIFICATIONS.

1. STONE FOR INFILTRATION TRENCHES SHALL BE 2-INCH TO 1-INCH UNIFORMLY GRADED COARSE AGGREGATE, WITH A WASH LOSS OF NO MORE THAN 0.5%, AASHTO SIZE NUMBER 3 PER AASHTO SPECIFICATIONS, PART I, 19TH ED., 1998, OR LATER AND SHALL HAVE VOIDS 40% AS MEASURED BY ASTM-C29.
2. NON-WOVEN GEOTEXTILE SHALL CONSIST OF NEEDLED NONWOVEN POLYPROPYLENE FIBERS AND MEET THE FOLLOWING PROPERTIES:
  - a. GRAB TENSILE STRENGTH (ASTM-D4632)
  - b. WASH LOSS (ASTM-D3786)
  - c. FLOW RATE (ASTM-D4491)
  - d. UV RESISTANCE AFTER 500 HRS (ASTM-D4355) 70%
  - e. HEAT-SET OR HEAT-CALENDARED FABRICS ARE NOT PERMITTED

ACCEPTABLE TYPES INCLUDE MIRAFI 140N, AMCO 4547, AND GEOTEX 451.

3. PIPE SHALL BE CONTINUOUSLY PERFORATED, SMOOTH INTERIOR, WITH A MINIMUM INSIDE DIAMETER OF 8- INCHES. HIGH DENSITY POLYETHYLENE (HDPE) PIPE SHALL MEET AASHTO M252, TYPE S OR AASHTO M294, TYPE S.

LONG-TERM OPERATION AND MAINTENANCE SCHEDULE 8 102.6(F) (10)

Maintenance & Protection of the Stormwater BMP's listed below shall be the responsibility of the property owner. The Township shall have the right of access and control of the Stormwater BMP's and the right to require the Association to perform maintenance which will ensure the proper functioning of the storm drainage and stormwater management facilities. Should the property owner fail to fix a problem or maintain a facility for which they are responsible, the Township shall fix or contract at the expense of the property owner.

VEGETATIVE AREAS (GRASS)

INSPECT ALL SEDED AREAS TO ENSURE THE AREA IS COVERED BY AT LEAST 70 PERCENT COVER PER SQUARE FOOT. IF THE AREA IS DOES NOT MEET 70 PERCENT COVERAGE, THE CHOICE OF PLANT MATERIAL AND QUANTITIES OF LIME AND FERTILIZER SHOULD BE REDUCED. THE SEEDING AND PLANTING SHOULD BE REPEATED UNTIL THE PLANTING AND APPLICATION OF LIME OR FERTILIZERS. IF THE SEASON PREVENTS RESEEDING, MULCH OR EROSION NETTING IS AN EFFECTIVE TEMPORARY COVER. ALL THE GRASS AREAS SHOULD BE INSPECTED YEARLY.

INLETS

INSPECT ALL INLETS AND REMOVE ALL TRASH AND DEBRIS FROM THE GRATE AND THE INLETS. THE INLETS SHOULD BE CLEANED ONCE A YEAR AND THE GRATES AS NEEDED.

SUBSURFACE TRENCH

GENERAL OBJECTIVES OF MAINTENANCE ARE TO PREVENT CLOGGING OF THE OUTLETS, AND PREVENT THE GROWTH OF WEEDS AND NOXIOUS PLANTS. THE FACILITY SHALL BE INSPECTED QUARTERLY AND AFTER MAJOR STORMS. DETAILED INSPECTIONS BY A QUALIFIED INSPECTOR SHALL OCCUR AT LEAST ANNUALLY TO ENSURE THAT THE FACILITY IS OPERATING AS DESIGNED AND MAINTAINING DESIRABLE RETENTION TIMES. IN ADDITION TO REGULARLY SCHEDULED INSPECTIONS, DEFICIENCIES SHOULD BE NOTED DURING ANY VISIT BY MAINTENANCE PERSONNEL. AN IMPORTANT PURPOSE OF INSPECTIONS IS TO ASCERTAIN THE OPERATIONAL CONDITION AND SAFETY OF THE FACILITY, PARTICULARLY THE CONDITION OF MULCH, BASKET GRATE CLOGGING, SEEPAGE BED CLOGGING, AND OTHER SAFETY-RELATED ASPECTS.

INSPECTION ISSUES

- CATCH BASINS AND INLETS (UP GRADIENT OF INFILTRATION BASIN) SHOULD BE INSPECTED AND CLEANED AT LEAST TWO TIMES PER YEAR AND AFTER RUNOFF EVENTS.
- THE VEGETATION ALONG THE SURFACE OF THE INFILTRATION TRENCH SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS RE-VEGETATED AS SOON AS POSSIBLE.
- VEHICLES SHOULD NOT BE PARKED OR DRIVEN ON AN INFILTRATION TRENCH, AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS.
- INSPECT THE INLET AFTER RUNOFF EVENTS AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN 24 HOURS.
- INSPECT FOR ACCUMULATION OF SEDIMENT, DAMAGE TO OUTLET STRUCTURES, EROSION CONTROL MEASURES, SIGNS OF WATER CONTAMINATION/SPILLS, AND SLOPE STABILITY IN THE BERMS.
- NOW AS APPROPRIATE FOR VEGETATIVE COVER SPECIES AND DEBRIS SHOULD BE REMOVED.
- REMOVE ACCUMULATED SEDIMENT FROM BASIN AS REQUIRED. RESTORE ORIGINAL CROSS SECTION AND INFILTRATION RATE. PROPERLY DISPOSE OF SEDIMENT.

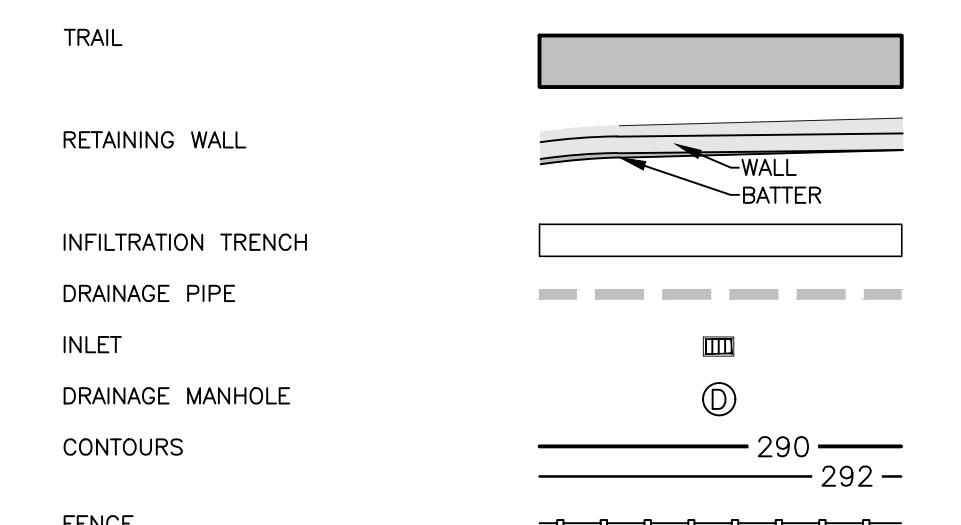
NATURAL AREA CONSERVATION

AREAS TO REMAIN IN THEIR NATURAL STATE SHALL NOT BE DISTURBED.

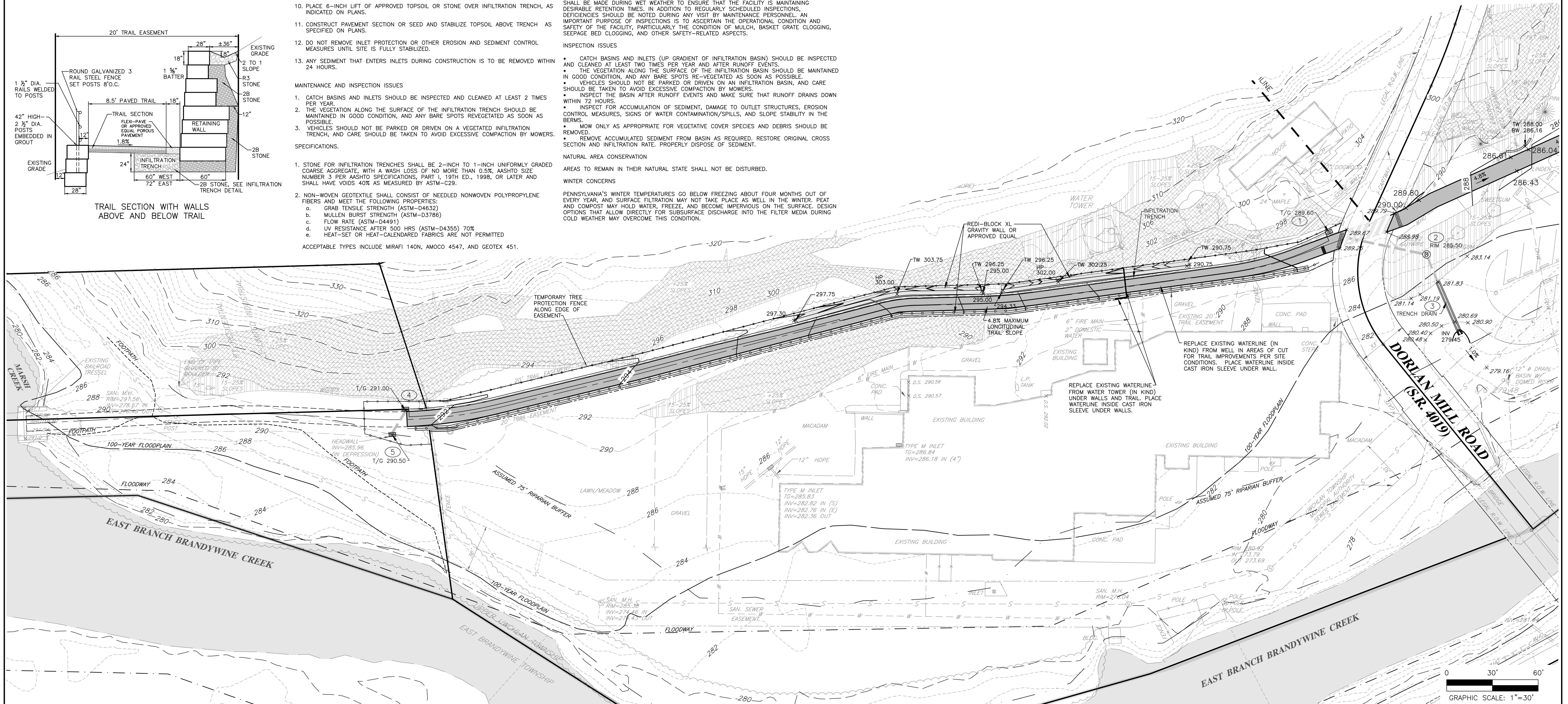
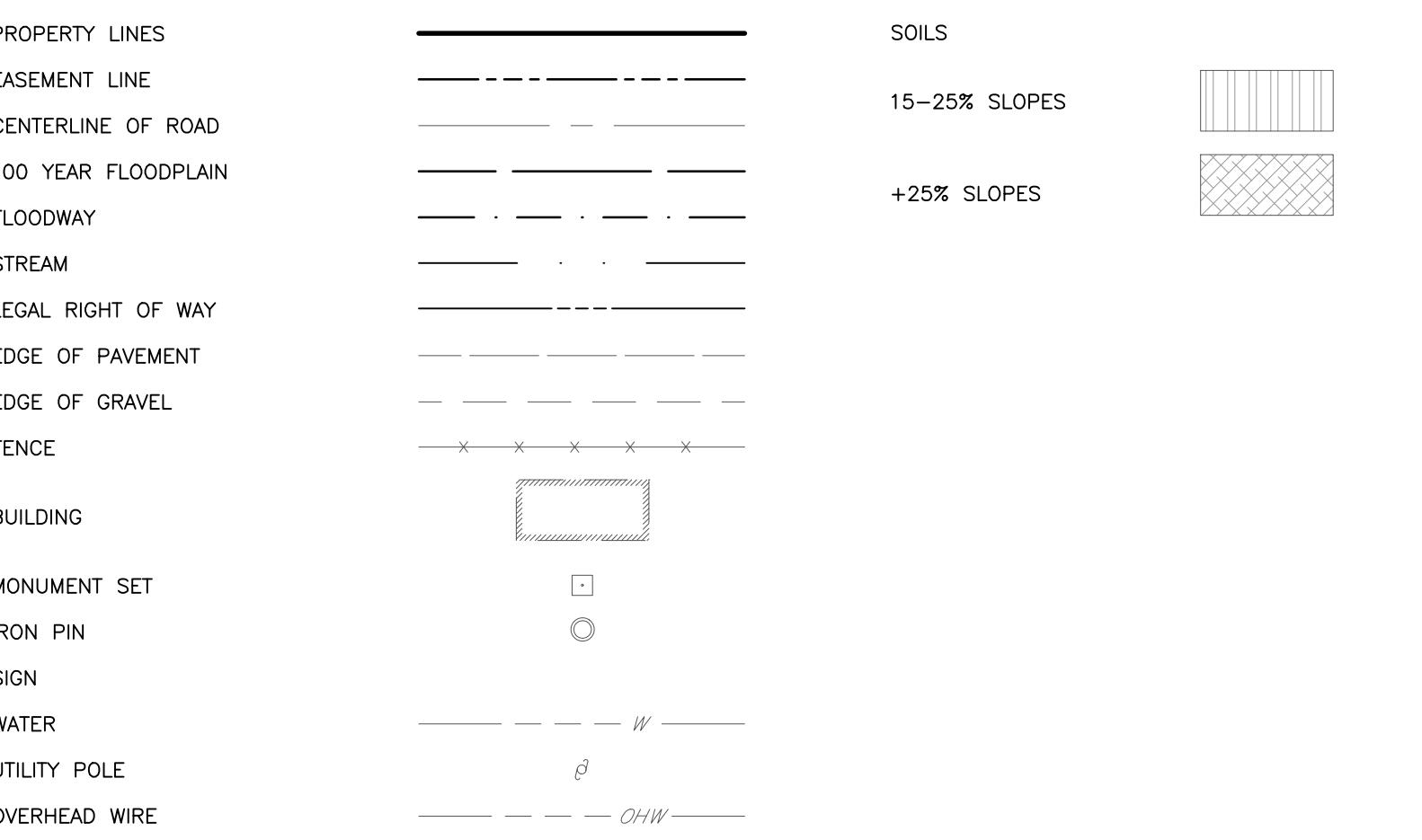
WINTER CONCERN

PENNSYLVANIA'S WINTER TEMPERATURES GO BELOW FREEZING ABOUT FOUR MONTHS OUT OF EVERY YEAR, AND SURFACE FILTRATION MAY NOT TAKE PLACE AS WELL IN THE WINTER. PEAT AND COMPOST MAY HOLD WATER, FREEZE, AND BECOME IMPERVIOUS ON THE SURFACE. DESIGN OPTIONS THAT ALLOW DIRECTLY FOR SUBSURFACE DISCHARGE INTO THE FILTER MEDIA DURING COLD WEATHER MAY OVERCOME THIS CONDITION.

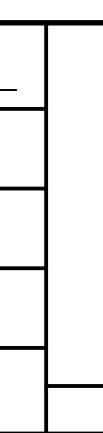
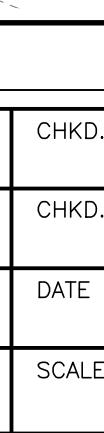
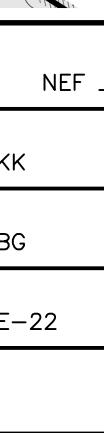
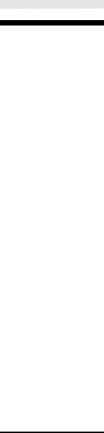
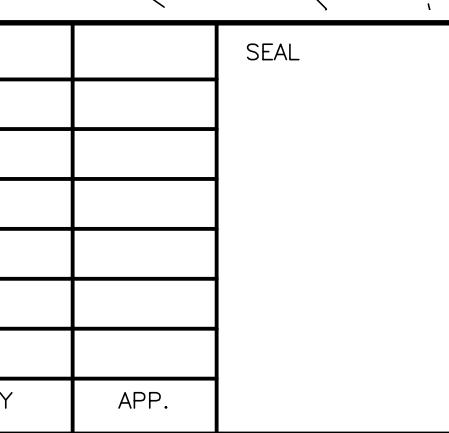
PROPOSED FEATURES LEGEND:



EXISTING FEATURES LEGEND:



NO.	REVISION	DATE	BY	APP.
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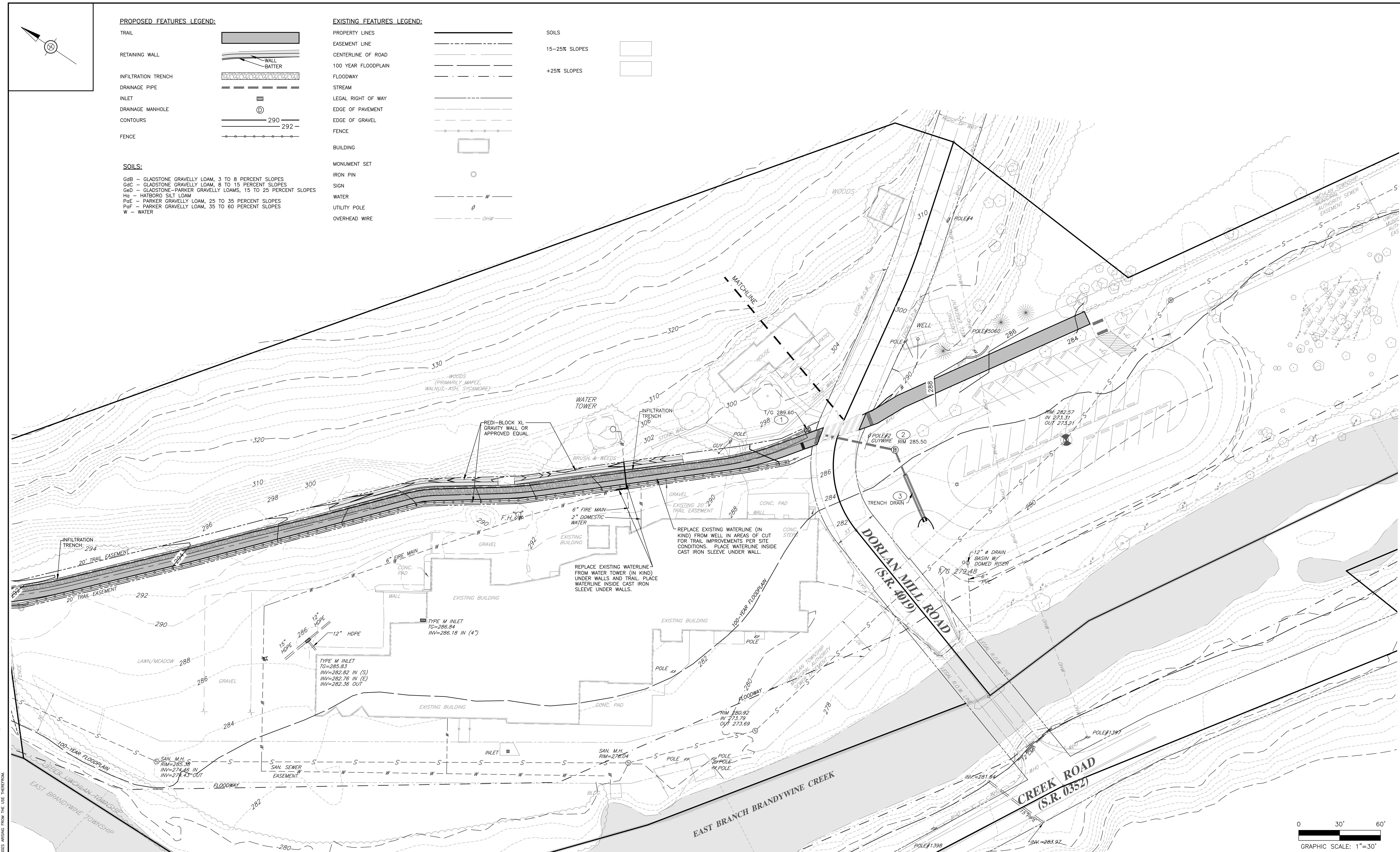
CLIENT  
CHESTER COUNTY DEPARTMENT OF FACILITIES & PARKS  
313 W. MARKET STREET  
SUITE 5402  
WEST CHESTER, PA 19380

SUBJECT  
GRADING PLAN  
STRUBLE TRAIL  
EXTENSION II  
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

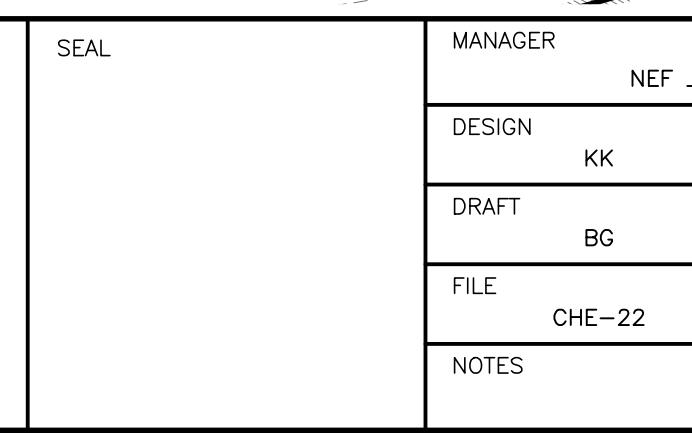
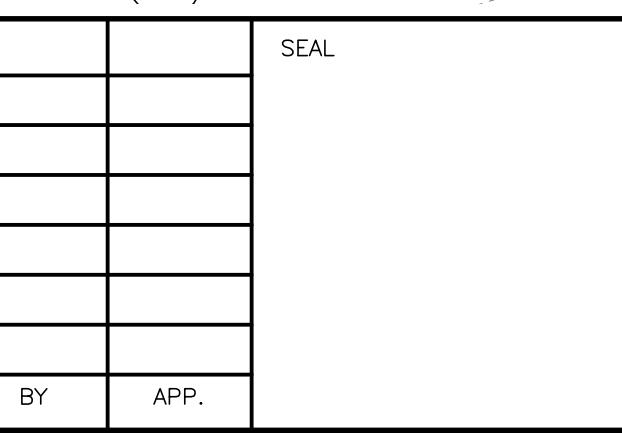
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137340.01A  
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7 OF 15  
DWG. NO.  
GR137340-1A



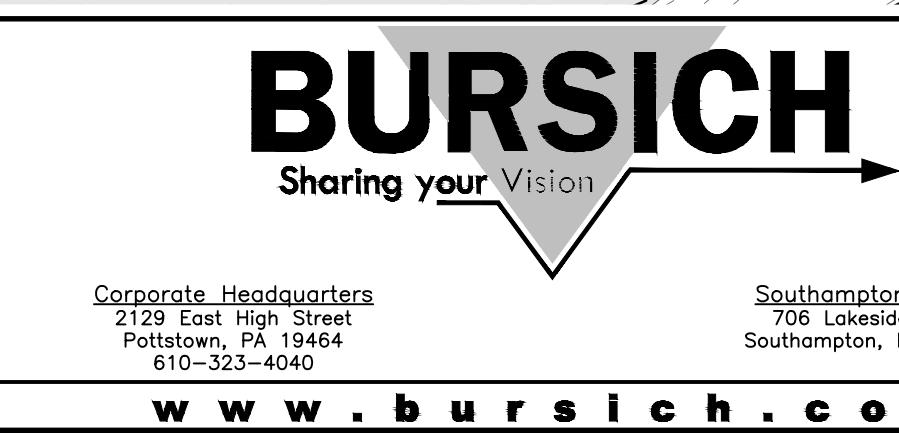




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DESIGN	CHKD. BY
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DRAFT	CHKD. BY
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FILE	DATE
CHE-22	MAY 1, 2019
NOTES	SCALE
	1"=30'



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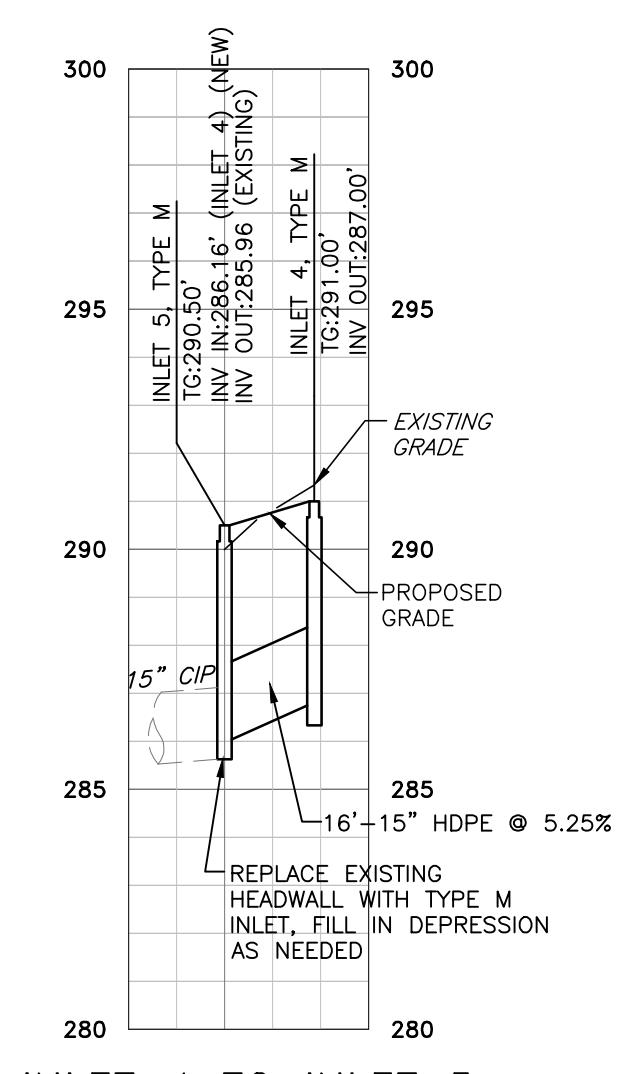
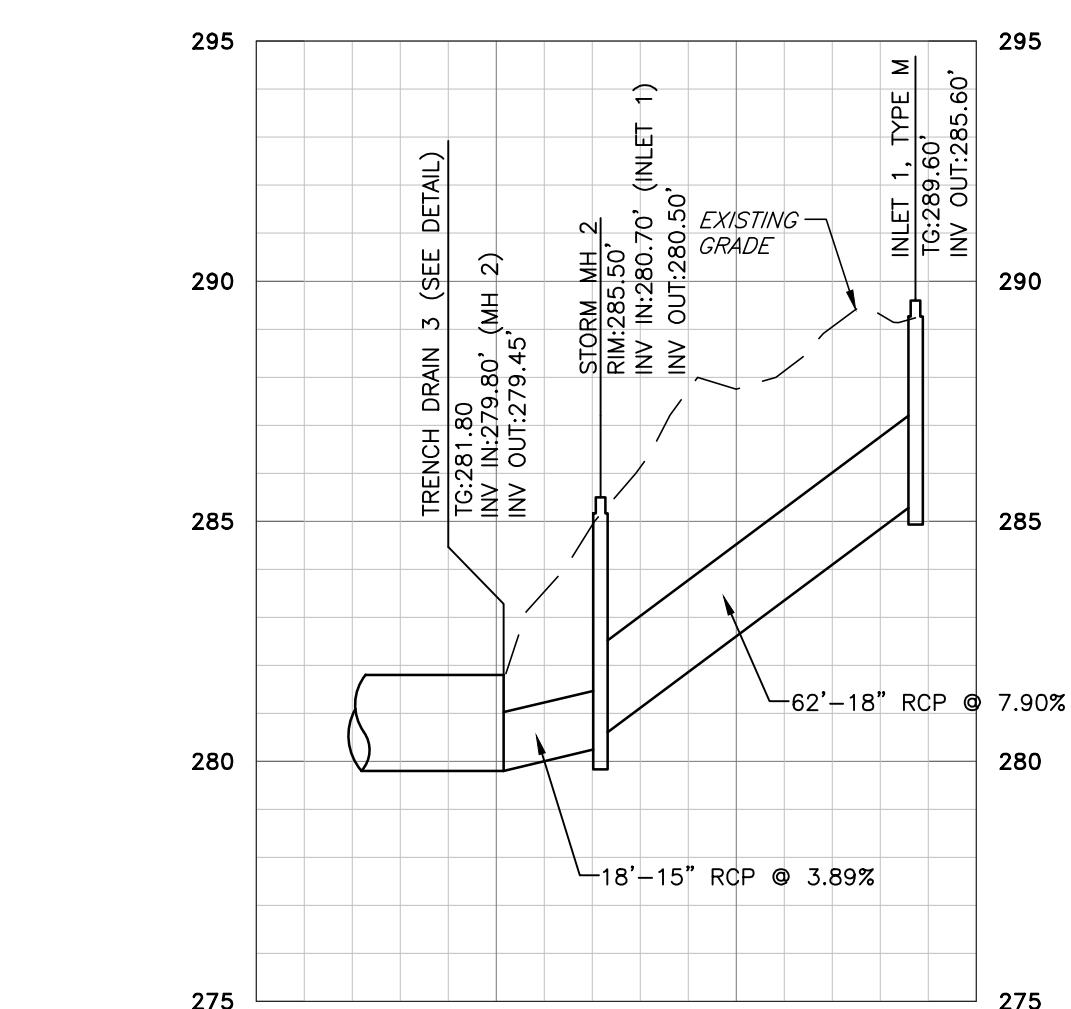
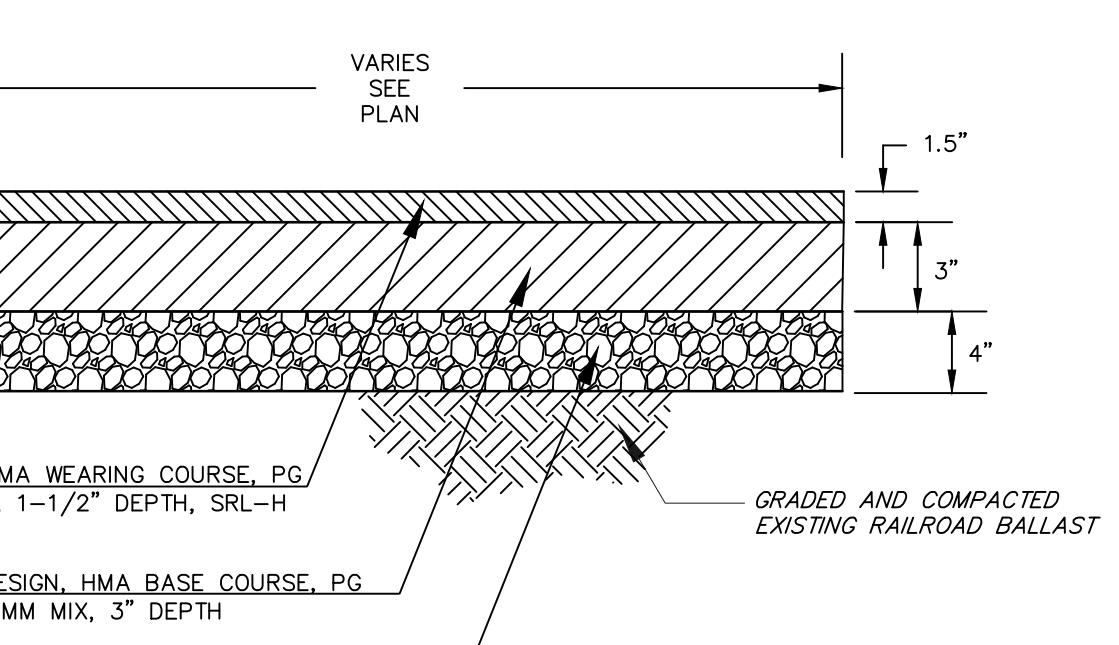
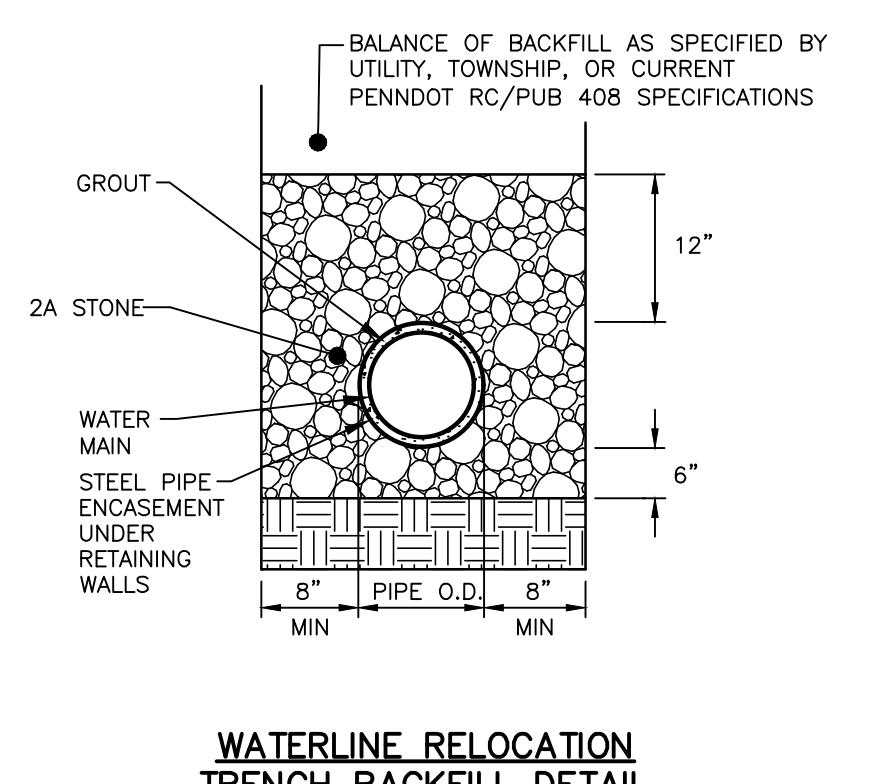
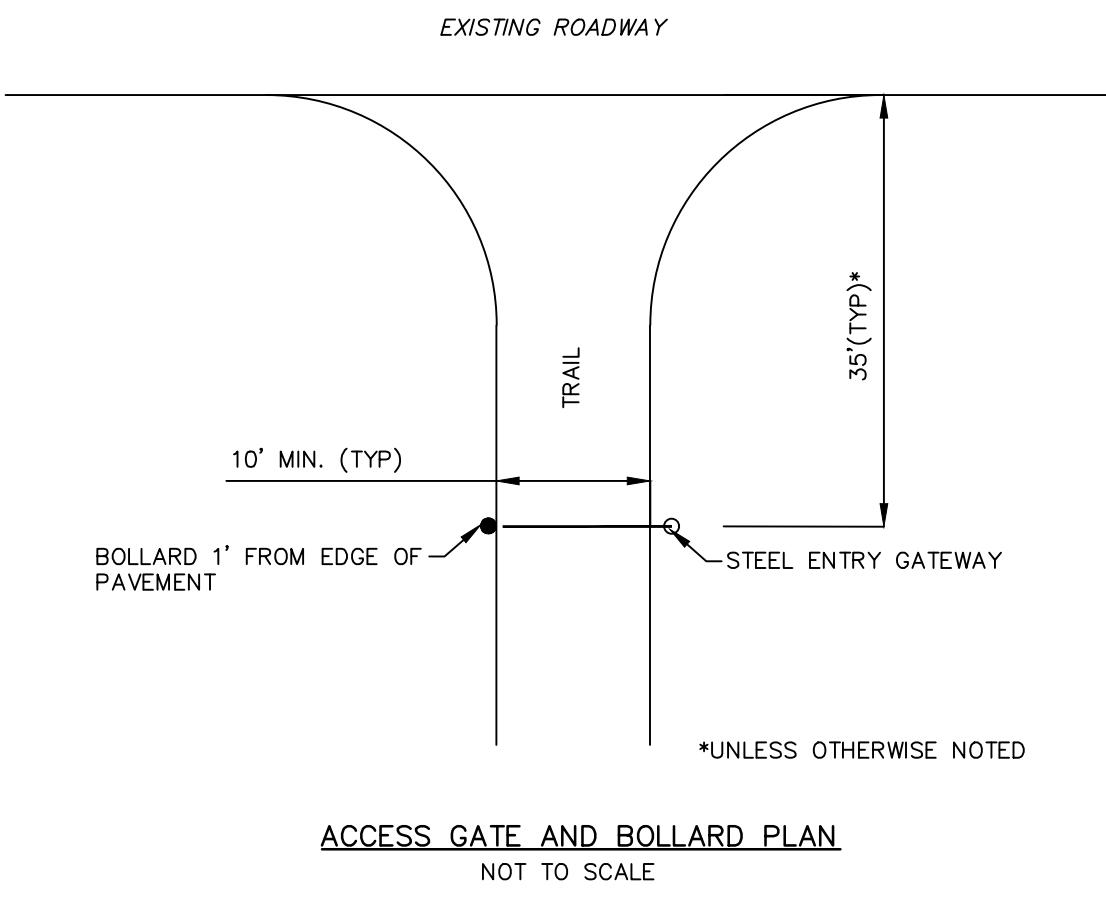
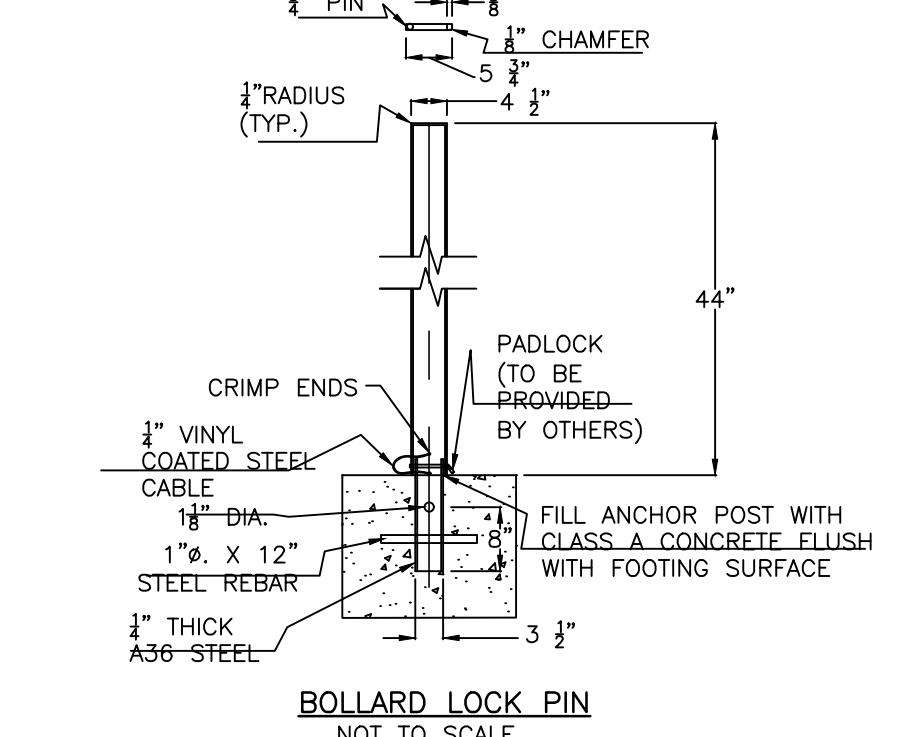
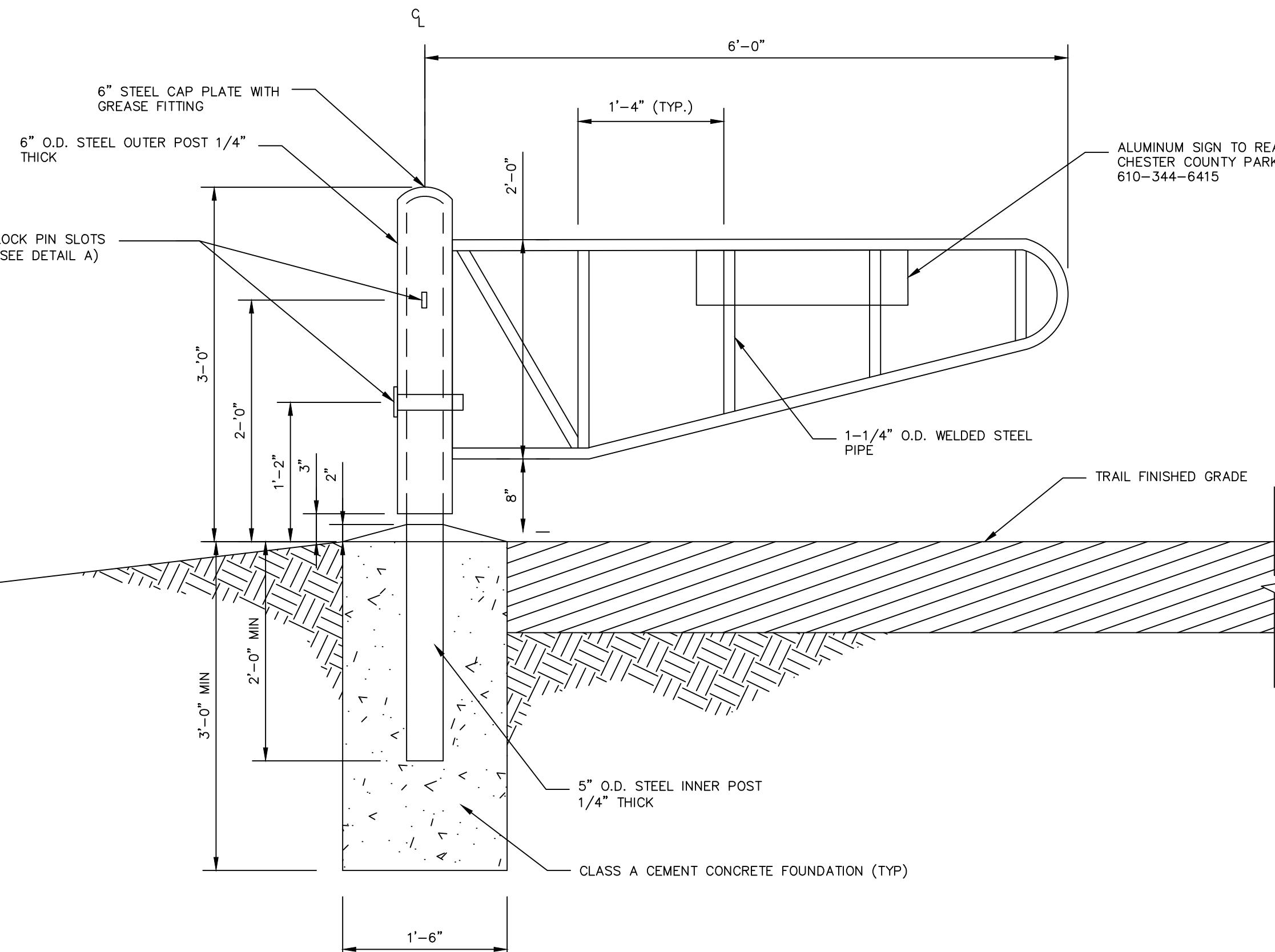
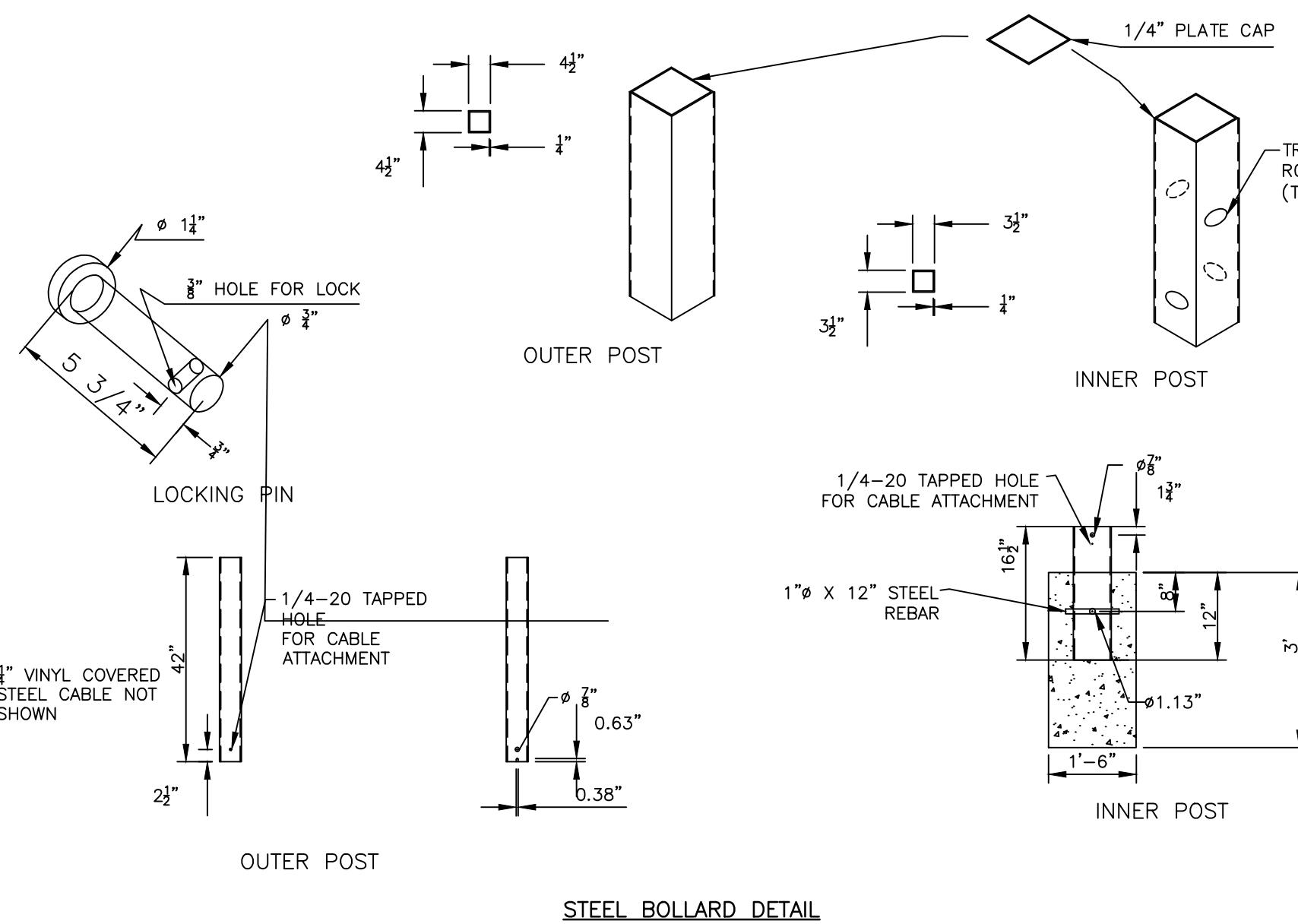
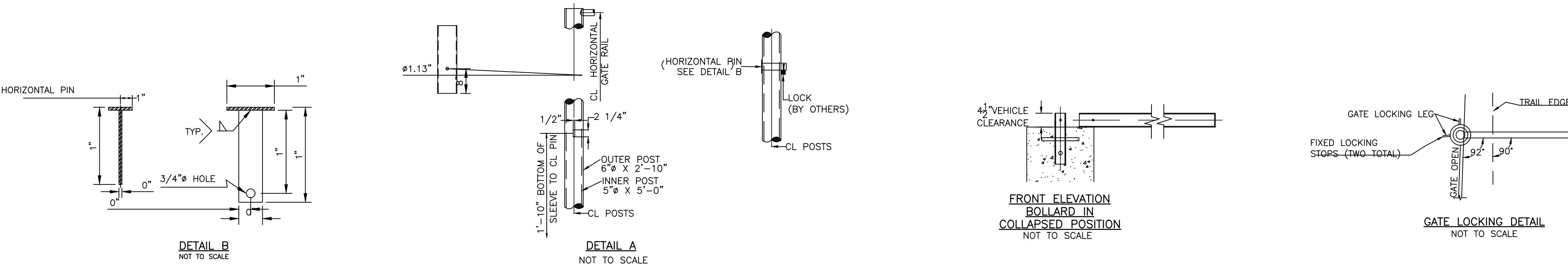
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SUBJECT  
STRUBLE TRAIL  
EXTENSION II  
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA  
JOB NO. 137340.01A  
SHEET NO. 10 OF 15  
DWG. NO. UT237340-1A





PROFILE SCALE:  
HORIZ: 1"=40'  
VERT: 1"=4'

NOTE:  
THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS / SUBMITTALS  
OF ALL MATERIALS TO BE USED ON THE PROJECT.

**BURSICH**  
Sharing your Vision

Corporate Headquarters

2129 East High Street

Pottstown, PA 19464

610-323-4040

Southampton Office

708 Lakeside Drive

Southampton, PA 18966

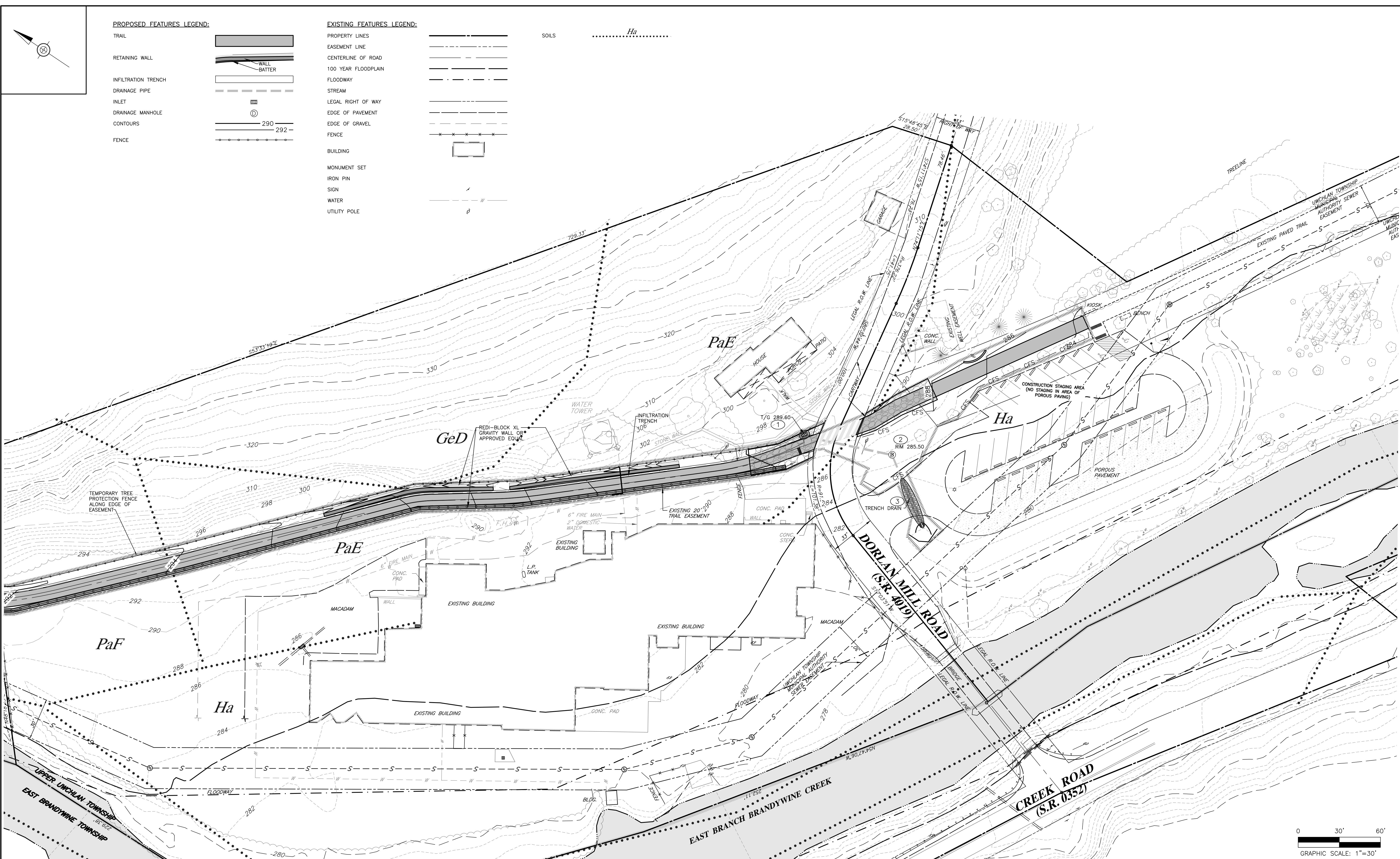
610-323-4040

CLIENT  
CHESTER COUNTY DEPARTMENT OF FACILITIES & PARKS  
313 W. MARKET STREET  
SUITE 5402  
WEST CHESTER, PA 19380

SUBJECT  
CONSTRUCTION DETAILS AND DRAINAGE PROFILES  
**STRUBLE TRAIL  
EXTENSION II**

JOB NO.  
**137340.01A**  
SHEET NO.  
**12 OF 15**  
DWG. NO.  
**CD237340-1A**





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MANAGER	
NEF _____	
DESIGN	CHKD. BY KK
DRAFT	CHKD. BY BG
FILE	DATE CHE-22
NOTES	SCALE 1" =

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610-323-4040

www.burke.com

CLIENT

SUBJECT

EROSION AND SEDIMENT CONTROL PLAN

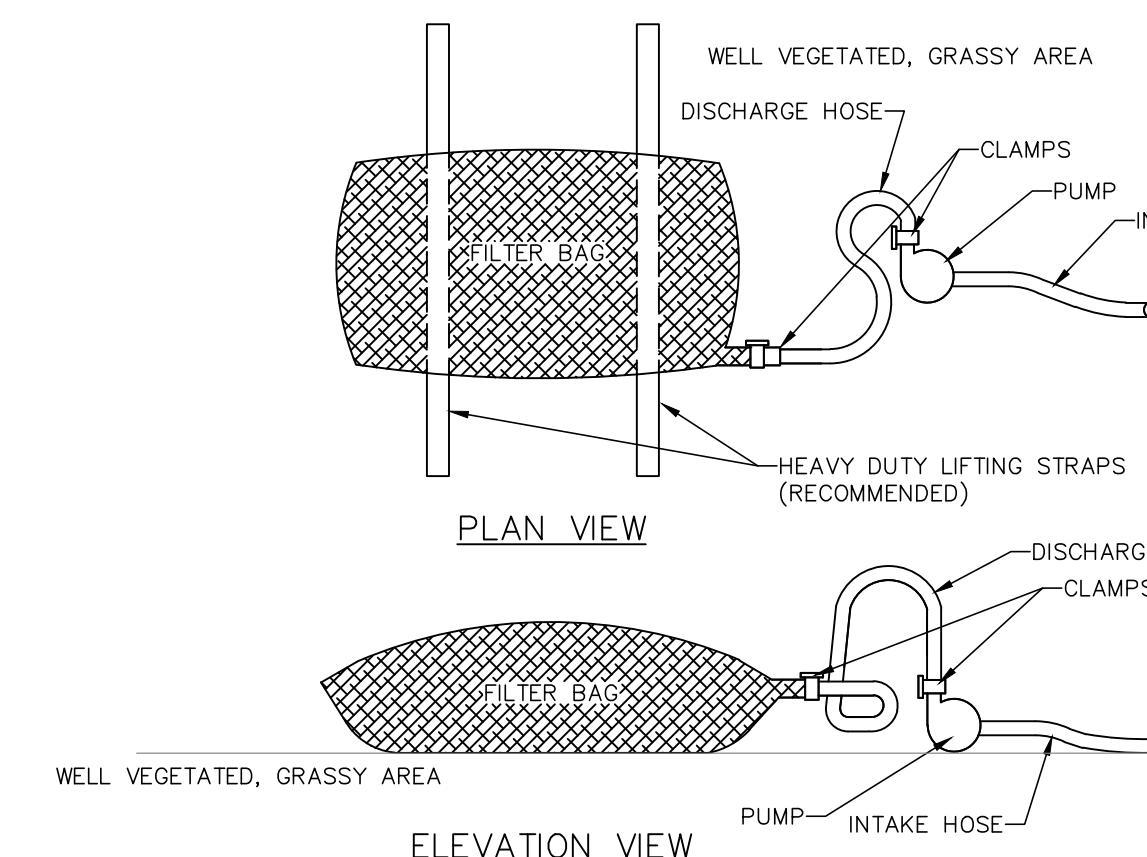
**STRUBLE TRAIL  
EXTENSION II**

UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

JOB NO.	137340.01A
SHEET NO.	14 OF 15
DWG. NO.	ES137340-1A

### SEQUENCE OF CONSTRUCTION

- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.
- AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OWNER SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES INCLUDING BUT NOT LIMITED TO: THE LANDOWNER AND ALL APPROPRIATE MUNICIPAL OFFICIALS FOR AN ON SITE PRE-CONSTRUCTION MEETING.
- DELINEATE "LIMITS OF DISTURBANCE" IN THE FIELD AND INSTALL TREE PROTECTION MEASURES PRIOR TO ANY EARTH DISTURBANCE.
- INSTALL ROCK CONSTRUCTION ENTRANCE(S).
- INSTALL COMPOST FILTER SOCKS AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH THE DETAILS AND NOTES PROVIDED.
- REMOVE ALL EXISTING SITE FEATURES THAT ARE TO BE RELOCATED AND STORE IN A SAFE PLACE.
- REMOVE TREES AND BRUSH AS NECESSARY. MINIMIZE DISTURBANCE WHERE POSSIBLE. REMOVED TREES ARE THE PROPERTY OF THE CONTRACTOR.
- PLACE EROSION AND SEDIMENT CONTROL MEASURES ABOVE AND BELOW THE AREA OF THE TRENCH DRAIN INSTALLATION ON THE SOUTH SIDE OF DORLAN MILL ROAD AS SHOWN.
- CONSTRUCT TRENCH DRAIN WITHIN THE EXISTING DRIVEWAY AS SHOWN ON THE PLANS. IMMEDIATELY PLACE PERMANENT STABILIZATION ON ALL DISTURBED AREAS. PLACE INLET PROTECTION ON TRENCH DRAIN UNTIL ALL AREAS TRIBUTARY TO THE DRAIN HAVE BEEN COMPLETELY STABILIZED.
- EXCAVATE AND ROUGH GRADE FOR TRAIL CONSTRUCTION ON BOTH NORTH AND SOUTH SIDE OF DORLAN MILL ROAD AS SHOWN ON PLANS.
- INSTALL PROPOSED RETAINING WALLS ON THE NORTH SIDE OF DORLAN MILL ROAD AT THE LOCATIONS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE DETAILS PROVIDED.
- INSTALL PROPOSED STONE TRENCH INCLUDING INLETS AND DISCHARGE PIPES IN ACCORDANCE WITH THE PLANS AND PROVIDED DETAILS. WEAR STONE TRENCH AND EXTEND GEOTEXTILE FABRIC OVER TOP OF 18" WIDE OPEN RIVER ROCK BED UNTIL THE TRAIL HAS BEEN PAVED AND ALL AREAS TRIBUTARY TO THE BED HAVE PERMANENTLY STABILIZED.
- CONSTRUCT TRAIL IN ACCORDANCE WITH THE DETAILS PROVIDED ON THE PLANS.
- INSTALL ALL OTHER SITE FEATURES INCLUDING BENCH, STEEL GATES, BOLLARDS SIGNING AND PAVEMENT MARKINGS ALONG TRAIL AND TRAILHEAD.
- UPON COMPLETION OR TEMPORARY CESSION OF THE EARTH DISTURBANCE ACTIVITY THAT WILL EXCEED 4 DAYS, OR AS STATED THEREIN, THE PROGRESSIVE STABILIZATION SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION. HYDROSEED IS NOT CONSIDERED STABILIZATION UNTIL IT GERMINATES.
- PRIOR TO REMOVING ANY EROSION AND SEDIMENTATION CONTROLS THE CONTRACTOR SHALL CONSULT WITH THE MUNICIPALITY.
- REMOVES EROSION AND SEDIMENT CONTROL MEASURES ONCE THE DISTURBED AREA IS STABILIZED.
- PLACE TOPSOIL, SEED, AND MULCH AS NECESSARY.
- CLEAN SITE SO THAT NO MATERIALS ARE LEFT BEHIND.



NOTES:

LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 15 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE onto STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5% FOR SLOPES EXCEEDING 5% CLEAN ROCK OR OTHER NON-ERODABLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

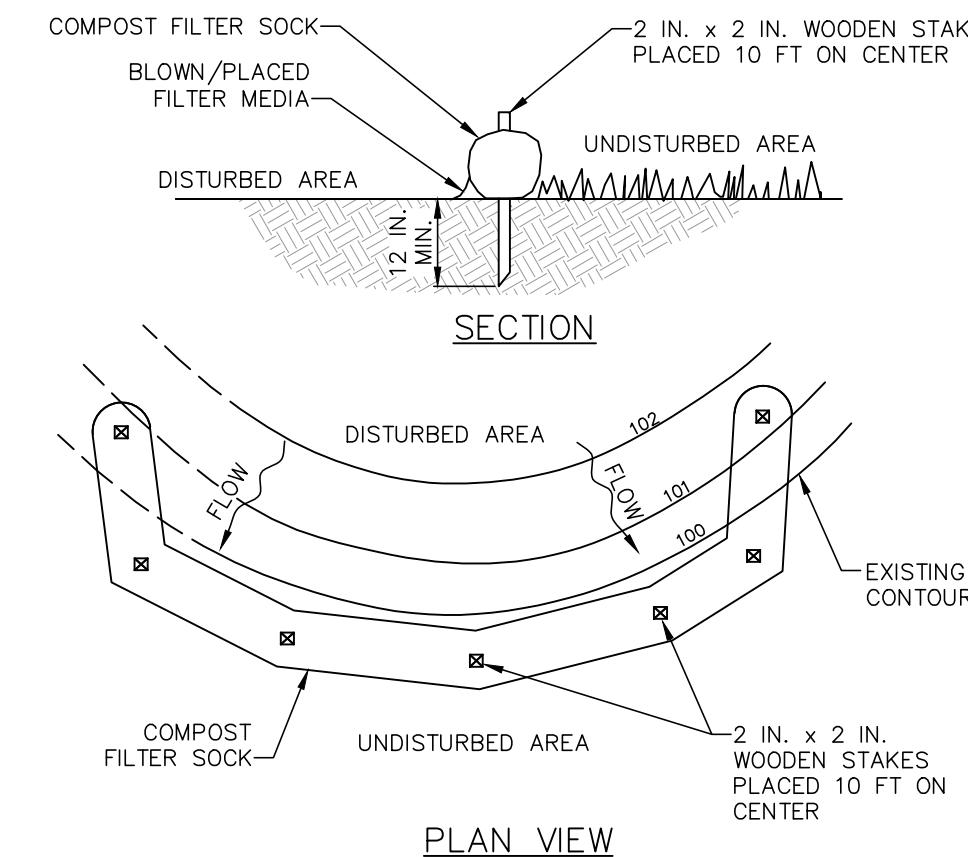
THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

### STANDARD CONSTRUCTION DETAIL #3-16 PUMPED WATER FILTER BAG

NOT TO SCALE



NOTES:

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTO-DEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

### STANDARD CONSTRUCTION DETAIL #4-1 COMPOST FILTER SOCK

NOT TO SCALE

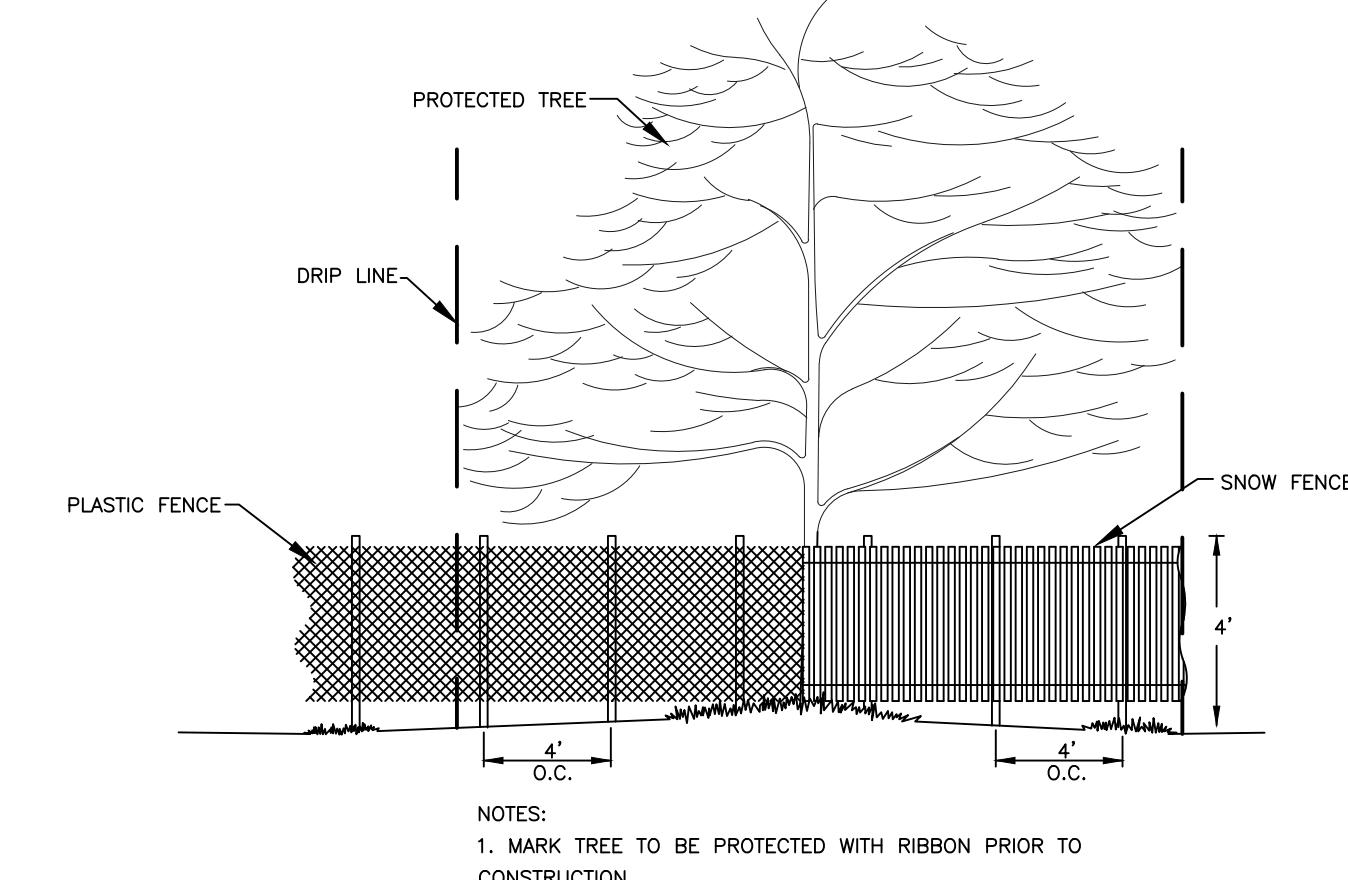
TABLE 4.1 - COMPOST SOCK FABRIC MINIMUM SPECIFICATIONS					
MATERIAL TYPE	3 MIL HDPE	5 MIL HDPE	5 MIL HDPE	MULTI-FILAMENT POLYPROPYLENE (MFPP)	HEAVY DUTY MULTI-FILAMENT POLYPROPYLENE (HDMFPP)
MATERIAL CHARACTERISTICS	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE	BIO-DEGRADABLE	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE
SOCK DIAMETERS	12"	12"	12"	12"	12"
	18"	18"	18"	18"	18"
	24"	24"	24"	24"	24"
	32"	32"	32"	32"	32"
MESH OPENING	3/8"	3/8"	3/8"	3/8"	1/8"
TENSILE STRENGTH	26 PSI	26 PSI	44 PSI	202 PSI	
ULTRAVIOLET STABILITY % ORIGINAL STRENGTH (ASTM G-155)	% AT 1000 HR	23% AT 1000 HR		100% AT 1000 HR	100% AT 1000 HR
MINIMUM FUNCTIONAL LONGEVITY	6 MONTHS	9 MONTHS	6 MONTHS	1 YEAR	2 YEARS

TWO-PLY SYSTEMS					
INNER CONTAINMENT NETTING			OUTER FILTRATION MESH		
HDPE BIAXIAL NET CONTINUOUSLY WOUND			COMPOSITE POLYPROPYLENE FABRIC (WOVEN LAYER & NON-WOVEN FLEECE, MECHANICALLY FUSED VIA NEEDLE PUNCH)		3/16" MAX. APERTURE SIZE
FUSION-WELDED JUNCTURES					
3/4" X 3/4" MAX. APERTURE SIZE					

SOCK FABRICS COMPOSED OF BURLAP MAY BE USED ON PROJECTS LASTING 6 MONTHS OR LESS
--



NOTES:

1. MARK TREE TO BE PROTECTED WITH RIBBON PRIOR TO CONSTRUCTION.

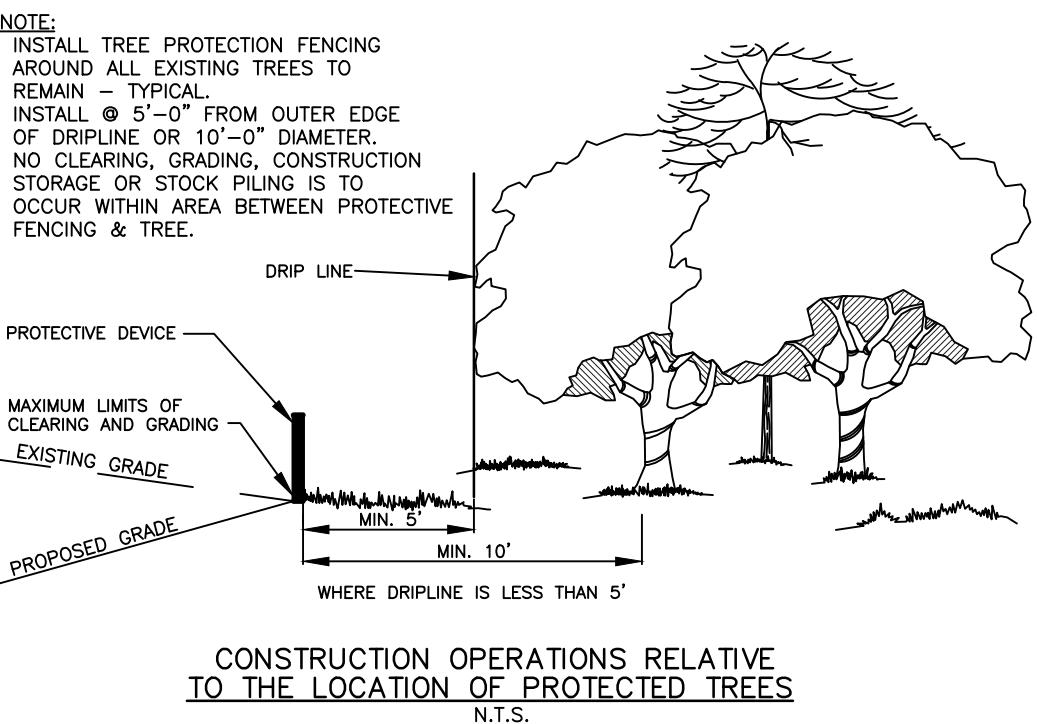
2. INSTALL CONSTRUCTION FENCE 1 FT OUTSIDE THE PERIMETER OF THE DRIP LINE OF THE MARKED TREES.(FOR TREE CLUSTERS INSTALL ALONG COMB PERIMETER.)

3. WHEN CONSTRUCTION IS COMPLETED, REMOVE FENCING.

4. ANY DAMAGE, DESTRUCTION OR FALLING OF A TREE, SLATED FOR PROTECTION SHALL REQUIRE REPLACEMENT WITH A TREE OF SIMILAR CALIPER OR SUCH NUMBER OF TREES AS ARE REQUIRED TO EQUAL THE CIRCUMFERENCE OF THE AFFECTED TREE.

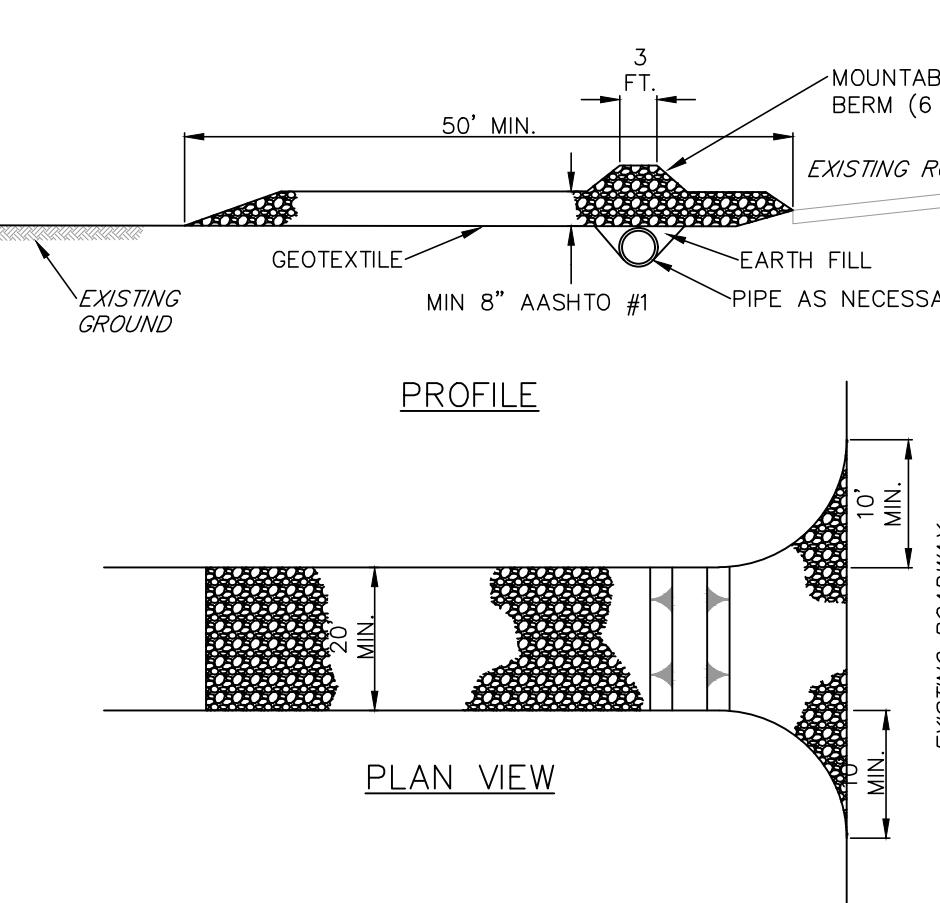
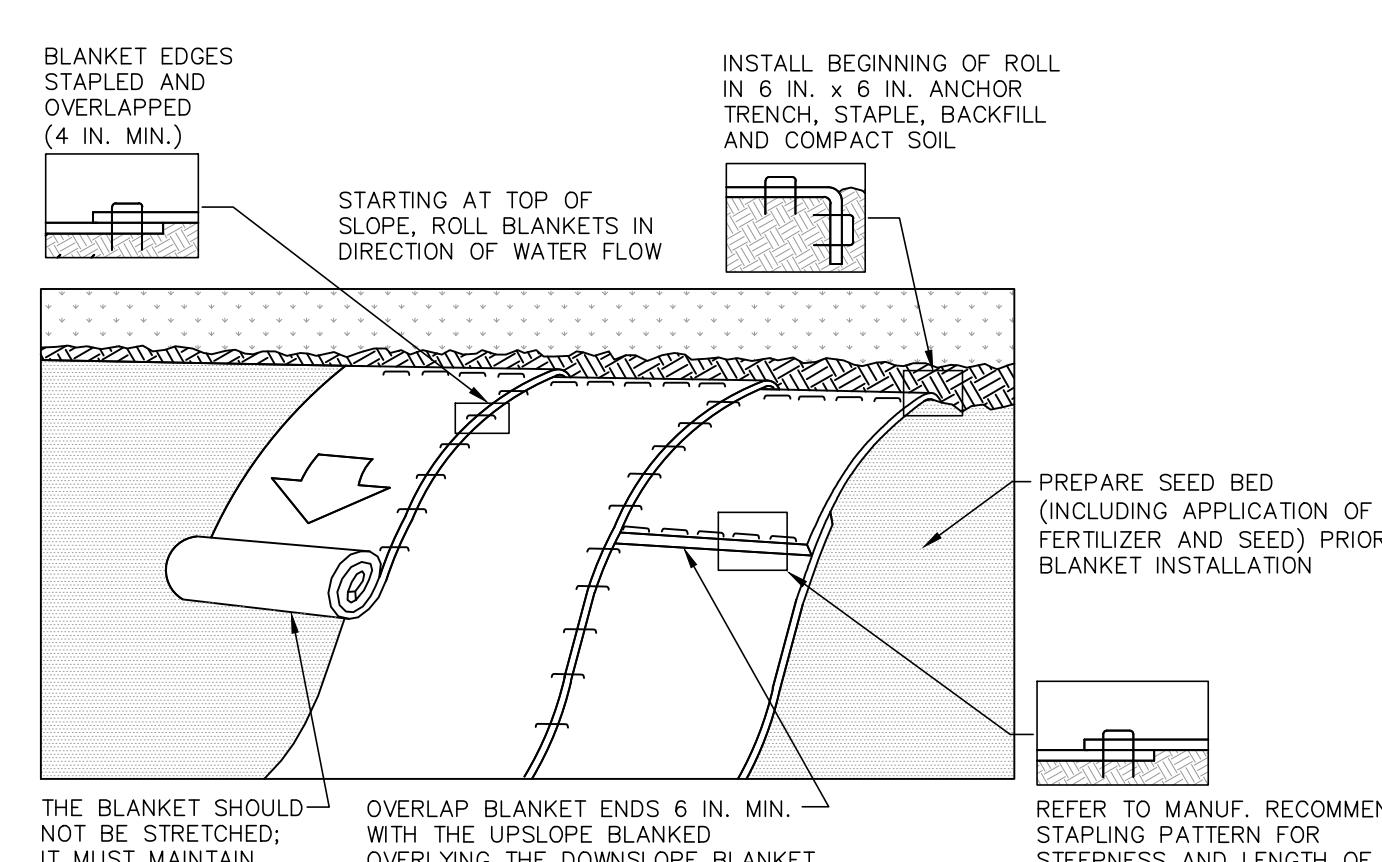
### TREE PROTECTION FENCING

N.T.S.



### CONSTRUCTION OPERATIONS RELATIVE TO THE LOCATION OF PROTECTED TREES

N.T.S.



\* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

NOTES:

REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

Maintenance: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY, IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS AVERAGED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITION INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

### STANDARD CONSTRUCTION DETAIL #11-1 EROSION CONTROL BLANKET INSTALLATION

NOT TO SCALE

NOT TO SCALE

NOTES:

SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.

PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.

SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.

BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAPLE OR STAPLE SECURELY.

THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

NOTES:

SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.

PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.

SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.

BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAPLE OR STAPLE SECURELY.

THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.



## UPPER UWCHLAN TOWNSHIP

Planning Commission

April 11, 2019

6:00 p.m. – Work Session

7:00 p.m. – Meeting

Minutes

**DRAFT**

### In Attendance:

Bob Schoenberger, Chair, Sally Winterton, Vice-Chair, Joe Stoyack, Chad Adams, Jeff Smith, Stephanie Armpriester - Brandywine Conservancy, Mary Lou Lowrie – Gilmore & Associates (7:00 PM), Gwen Jonik, Planning Commission Secretary

Bob Schoenberger called the Work Session to order at 6:08 p.m. as a quorum was present.

### Ordinance Amendments - Discussion

Stephanie Armpriester has been assisting the Commission with the Adaptive Reuse of Historic Resources ordinance and will provide a budget and options for her analysis of the Township's historic resource inventory, to determine the number and types of structures, what is the primary structure on the parcel, update with new parcel information and identify in what zoning district the structure is located.

It was discussed that there should be 2 layers of review for adaptive reuses – the Historical Commission should review and make a recommendation and then the Planning Commission should review, focusing on the land use.

It was agreed that the edits over the past few months should be retained, and add as a condition of Adaptive Reuse Conditional Use process that they have to appear before the Historical Commission for review and comments.

Adaptive Reuse by-right in C1, C2,C3, LI, PI – multi-family, low impact home occupation, day care, etc.;

Adaptive Reuse in R1, R2, R3, R4, -- struck multi-family but allowed home based business;

The samples of other Township Ordinances that Stephanie previously distributed were of interest and it was agreed that the Historic Commission should review these and provide comments to the Planning Commission.

The Planning Commission is concerned with building additions to historic resources. It's believed that additions would be restricted by impervious coverage regulations, parking, etc.

Amendments to the Adaptive Reuse Ordinance should also include:

1. The Historic Commission's role needs to be defined;
2. Any adaptive reuse that's not a by-right should be reviewed by the Historical Commission before it goes to the Planning Commission.

It was suggested that perhaps a Planning Commission member should be a liaison to the Historical Commission.

A final draft of the Historical Commission's Mission Statement had been distributed for the Planning Commission's review and comments.

Stephanie advised she'll meet with the Historical Commission at their April 15 meeting at which time she'll advise them of the Commission's adaptive reuse ordinance amendment work and see if they

agree she should analyze the historic resource inventory to determine what types of structures are in what locations and how that will fit into revising the reuse ordinance.

#### Alternative Energy Systems

Brief discussion included that in the few years since the Alternative Energy System ordinance was adopted, technology has changed to decrease the glare to the extent that some roof-top solar arrays could be mounted on the front roofs of residences; windmills and towers are of concern, for aesthetics -- equipment cluttering the properties.

It was agreed by those present that the existing Alternative Energy System Ordinance doesn't need to be amended. There are options for residents to go through conditional use or through the Zoning Board if they have a proposal not allowed by-right.

Next meeting, May 9, should include discussion on signs and lighting. Gwen Jonik will see if Al Gaspari can attend the May meeting regarding these topics. If there are questions about the lighting regulations following the May meeting, Gwen Jonik will ask the Township's lighting consultant, Stan Stubbe, to attend the June meeting.

Bob Schoenberger called the regular meeting of the Planning Commission to order at 7:05 p.m. Gwen Jonik advised that Windsor Baptist Church withdrew from tonight's agenda to address Consultants' comments before returning to the Commission.

#### Byers Station parcel 5C Commercial Lot (#2) – Alternate PRD Plan

Alyson Zarro, Esq., was representing Bob Dwyer/Equus for this Application. She explained that Equus is seeking commercial/retailers for their original Plan as they don't want to build pads without securing tenants. The daycare and a coffee shop remain interested in the site so they're submitting this alternate plan to include 15,000 SF of commercial space and 67 residential units. Parcel 5C was initially approved for a mix of uses, including 176 residential units.

Brief discussion included that the 67 units have more square footage than the units on Lot #1, Equus owns the Parcel (purchased from Toll) and Toll isn't involved at this time; it is unknown if decks are going to be offered.

The consensus this evening was that there should be no more residential units on Byers Station Parcel 5C; the Commission favors the previous PRD Plan for the Commercial Lot that included all commercial and no residential development. They did not accept the Plan for Consultants' review.

#### Approval of Minutes

Joe Stoyack moved, seconded by Sally Winterton, to approve as presented the minutes of the March 14, 2019 Planning Commission meeting. The Motion carried unanimously.

#### Open Session

Chad Adams commented on the Turnpike Bridge replacements and asked if there was any further news for a Starbucks. There are no details regarding a Starbucks.

Joe Stoyack asked for updates regarding the Jankowski Tract and the Fetter Tract. Both projects are currently working on outside Agency approvals and permits. Plans haven't been recorded.

Bob Schoenberger announced the May 9, 2019 Planning Commission meeting would be held at 415 Eagleview Boulevard, Suite 116, Exton 19341 – the temporary Township Administration Office.

#### Adjournment

Joe Stoyack moved to adjourn the meeting at 7:36 p.m. All were in favor.

Respectfully submitted

Gwen A. Jonik,

Planning Commission Secretary