



**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
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. | 3 |
| III. | Conditional Use Application: Eagle Retail Associates
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. | 5 |
| IV. | Conditional Use Application: Gunner Properties, Ltd.
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. | 25 |
| V. | Conditional Use Application, Land Development Plan: Chester County Facilities & Parks
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. | 29 |

- 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

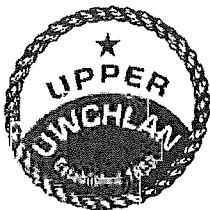
64

- 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
UPPER UWCHLAN TWP
ADMINISTRATIVE OFFICES

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

John A. Jaros
Signature of Applicant

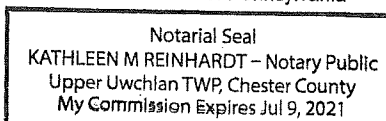
On behalf of Applicants, John A. Jaros, Esquire

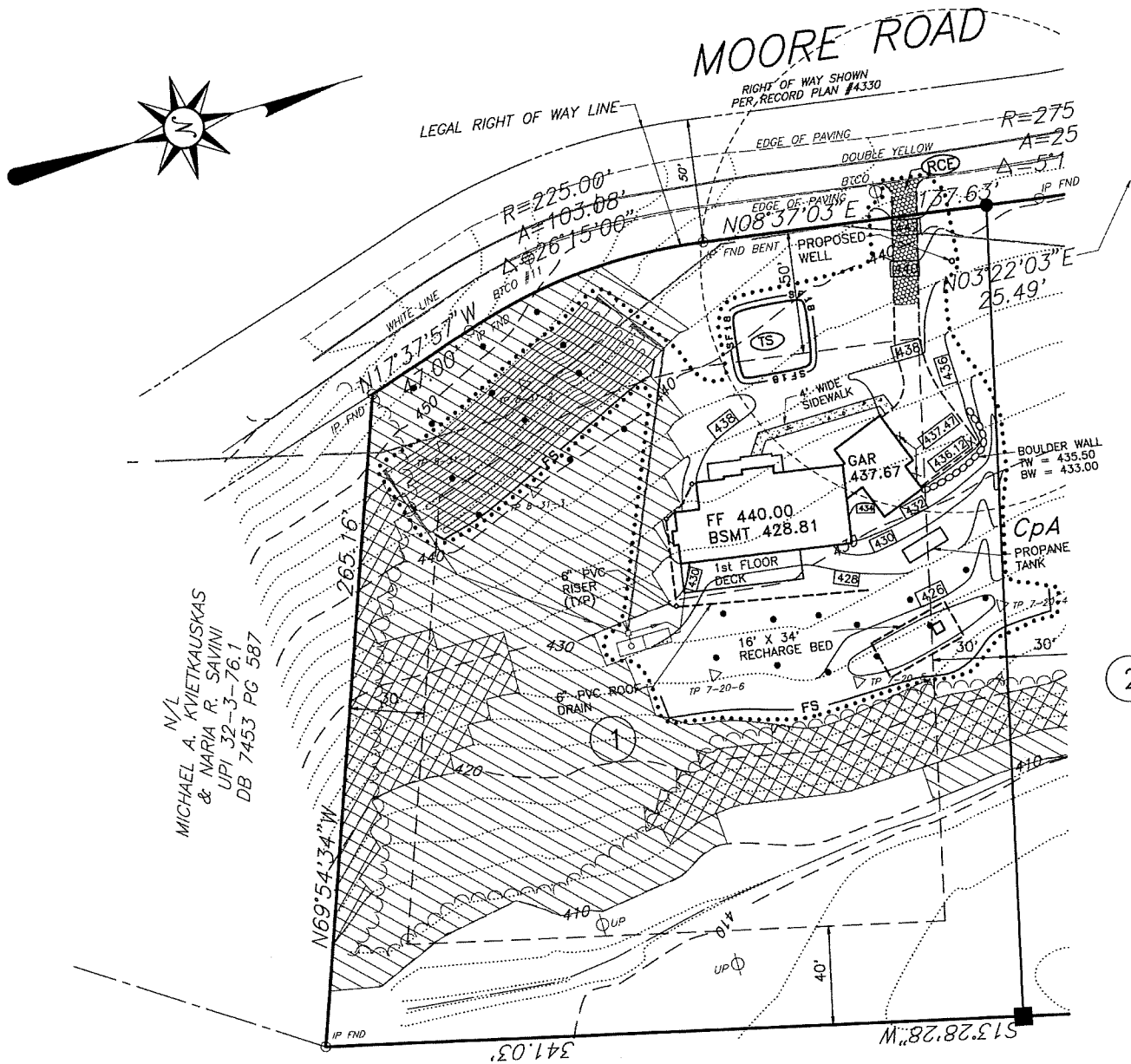
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER

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

Kathleen M Reinhardt
Notary Public

Commonwealth of Pennsylvania

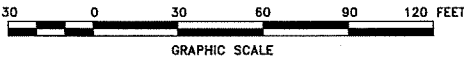




DISTURBED AREA = 0.523 ACRES

EROSION & SEDIMENTATION CONTROL LEGEND	
.....	LIMIT OF DISTURBANCE
—SF18—	18" SILT FENCE
—FS—	24" FILTER SOCK
(TS)	TOPSOIL STOCKPILE
(RCE)	ROCK CONSTR. ENTRANCE

LEGEND	
---	430
---	EXISTING INDEX CONTOUR
---	EXISTING INTERIOR CONTOUR
---	PROPOSED CONTOUR
430	PROPOSED SPOT ELEVATION
IN	EXISTING INLET
IN	PROPOSED INLET
---	EXISTING STORM SEWER PIPE
---	PROPOSED STORM SEWER PIPE
W	WELL
W	EXISTING SANITARY MANHOLE
E	EXISTING ELECTRIC LINE
---	SOILS LINE
---	EXISTING CURB
---	STEEP SLOPES 15% - 25%
---	VERY STEEP SLOPES 25% +
---	EXISTING D-W ENDWALL

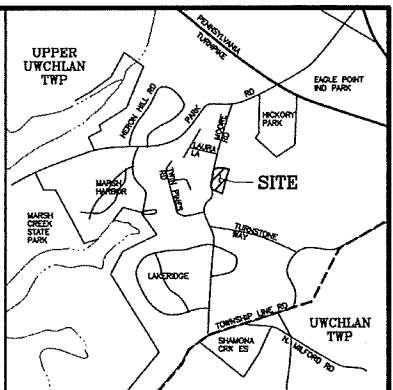


SOILS CLASSIFICATION	
CpA	COKEBURY SILT LOAM 0 TO 3 PERCENT SLOPES, HYDROLOGIC SOIL GROUP C
GdD	GLADSTONE GRAVELLY LOAM 15 TO 25 PERCENT SLOPES, HYDROLOGIC SOIL GROUP A

ZONING DATA		
R-2 RESIDENTIAL ZONING DISTRICT		
AREA AND BULK REQUIREMENTS		
LOT 1	LOT 2	LOT 3
LOT AREA (MINIMUM)	1.0 ACRES	1.663 ACRES
LOT WIDTH (MINIMUM)	150 FEET	266 FEET
YARD REGULATIONS		
FRONT YARD	50 FEET	50 FEET
SIDE YARD	30 FEET	30 FEET
REAR YARD	40 FEET	40 FEET
BUILDING COVERAGE (MAXIMUM)	15%	4.11%
IMPERVIOUS COVERAGE (MAXIMUM)	20%	6.94%
BUILDING HEIGHT (MAXIMUM)	35 FEET	

IMPERVIOUS COVER BREAKDOWN	
HOUSE & GARAGE	2,978 SF
DRIVEWAY	1,547 SF
PATIO/SIDEWALKS	500 SF (ALLOTMENT)
TOTAL	5,025 SF

MAINTENANCE PROGRAM	
1.	LONG TERM MAINTENANCE OF THE UNDERGROUND STORMWATER RECHARGE SYSTEM SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER UNLESS SPECIFIED OTHERWISE BY THE TOWNSHIP. THE OUTLET SYSTEM IN EACH SYSTEM MUST BE ROUTINELY CHECKED TO ENSURE THEY ARE FUNCTIONING CORRECTLY.
2.	SEED AREAS THAT HAVE WASHED AWAY SHALL BE FILLED AND REGRADED AS NECESSARY AND THEN RESEED. A BURLAP OR STRAW COVER WILL BE APPLIED TO RETAIN THE SEED UNTIL IT HAS A CHANCE TO ROOT PROPERLY.
3.	THE ABOVE PROCEDURE SHALL BE REPEATED AFTER EACH SIZEABLE STORM UNTIL NO MORE SIGNS OF EROSION ARE EVIDENT. AT MONTHLY INTERVALS THEREAFTER, INSPECTIONS AND NECESSARY CLEANING WILL BE DONE. TRASH THAT IS REMOVED FROM ANY OF THE CONTROL DEVICES SHALL BE DISPOSED OF AT AN APPROVED TOWNSHIP DISPOSAL AREA. SILT THAT HAS ACCUMULATED SHALL BE REMOVED AND USED AS FILL WHEREVER REQUIRED ON THE SITE.
4.	PERMANENT GRASS, SOD OR GROUND COVER SHALL BE ESTABLISHED FOLLOWING FINAL GRADING. SEEDING AND SOODED AREAS SHALL BE FERTILIZED USING A 10-20-20 FERTILIZER AT A RATE OF 25 LBS./1,000 S.F.
5.	UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION CONTROLS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION CONTROLS AFTER EACH STORM EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, REGRADE, RESEEDING, REVEGETATION, AND RESETTING MUST BE PERFORMED IMMEDIATELY.
6.	SEDIMENT MUST BE REMOVED FROM THE INLET IN THE RECHARGE SYSTEM WHEN IT HAS ACCUMULATED TO A DEPTH OF SIX INCHES.



LOCATION MAP
SCALE: 1"=2000'

CONSTRUCTION SEQUENCE

1. INSTALL FILTER SOCK AND ORANGE CONSTRUCTION FENCE AS SHOWN.
2. LIMIT OF DISTURBANCE IS TO BE FIELD DELINEATED PRIOR TO START OF ANY EARTH MOVING ACTIVITIES.
3. INSTALL STONE CONSTRUCTION ENTRANCE.
4. STRIP TOPSOIL AND STOCKPILE WHERE SHOWN.
5. BEGIN HOUSE CONSTRUCTION.
6. GRADE DRIVEWAY AND LOT. NOTE DISTURBANCE OF RECHARGE BED MUST BE AVOIDED UNTIL BED IS INSTALLED.
7. EXCAVATE AND CONSTRUCT INFILTRATION BED PER DETAIL (INSTALL INLET PROTECTION ON BED).
8. INSTALL SANITARY SEWER AND WATER SUPPLY SYSTEMS.
9. INSTALL STONE BASE COURSE IN DRIVEWAY.
10. FINE GRADE AND SEED AND MULCH.
11. FINISH PAVE DRIVEWAY.
12. REMOVE SILT FENCE WHEN GRADED AREAS HAVE STABILIZED TO 70% DENSITY.

GENERAL NOTES

1. BOUNDARY, EXISTING FEATURES AND TOPOGRAPHIC INFORMATION IS FROM A FIELD SURVEY PERFORMED BY EDWARD B. WALSH & ASSOCIATES, INC. IN JULY 2016.
2. BOUNDARY SURVEY WAS BASED UPON DEEDS OF RECORD. A TITLE REPORT WAS NOT PROVIDED. THEREFORE, THE SURVEY MAY NOT DEPICT ALL RIGHTS, EASEMENTS, ETC. ATTACHED TO THE PROPERTY THAT A CURRENT AND COMPLETE TITLE REPORT MAY DISCLOSE.
3. SITE ADDRESS: 270 MOORE ROAD, GLENHOMRE, PA 19343.

Owners' Certification of Stormwater Management Plan

"I/We acknowledge that all site work shall be performed in accordance with the plan, that the stormwater management facilities contained in this plan are a permanent fixture that can be altered or removed only after approval of a revised plan by Upper Uwchlan Township or its designee, and that we are responsible for the proper maintenance and inspection of these stormwater management facilities, both during and after construction, per the maintenance schedule contained in this plan. I/We further acknowledge that during all subsequent real estate transactions, the evidence of these stormwater facilities and their maintenance responsibilities shall be disclosed to the new owners."

OWNER SIGNATURE

I, ADAM BROWER, ON THIS DATE 01-09-19, HEREBY CERTIFY THAT THE WITHIN REFERENCES DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF UPPER UWCHLAN TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

BUILDING PERMIT PLAN FOR

CHRISTOPHER JUDD & ERICA VAIL

UPPER UWCHLAN TOWNSHIP CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.

CIVIL ENGINEERS & SURVEYORS

LIONVILLE PROFESSIONAL CENTER

126 Dowlins Forge Rd.

Exton, Pennsylvania 19341

Phone: 610-903-0060

Fax: 610-903-0080

Plotted: 1/9/2019 File:

F:\JB\3150\3150-B1.prn

Project- 3150

Date- 01-09-19

Scale- 1"= 30'

Drawn- EJB

Checked- AJB

Sheet- 1 OF 2

TAX MAP 32-3 PARCEL 77.1



UPPER UWCHLAN TOWNSHIP
140 Pottstown Pike
Chester Springs, PA 19425
610-458-9400 Fax 610-458-0207

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UPPER UWCHLAN TWP
ADMINISTRATIVE OFFICES

CONDITIONAL USE APPLICATION

Tax Parcel Number: 32-4-38.11 Date: 4/22/19
Name of Applicant: Eagle Retail Associates, LP
Address: 120 Pennsylvania Ave Malvern Pa 19355
Telephone: 610 873 5585 Email: ttownes@jlocw.com
ext. 222

Owner of Parcel: Same as applicant

Address / Location of Parcel: _____

Zoning District: C-1 Existing Use: Bank Bank facility (vacant)

Article / Section Authorizing Conditional Use: Section 200-33.13(5) - Drive Thru Sales

Description of Proposed Conditional Use: Starbucks Coffee Shop
conditional 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 LP

[Signature]
Signature of Applicant
Timberlake M. Townes
Eagle Retail Associates, LP.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER

Sworn to and subscribed before me this
23rd day of April, 2019.

[Signature]
Notary Public

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

Heather C. Rogers, Notary Public
West Pikesland Twp., Chester County
My Commission Expires Oct. 24, 2020

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Packet Page 5

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:

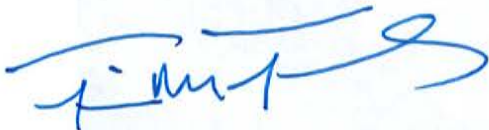
Attached is our application for a conditional use to allow a drive thru facility within a proposed Starbucks Coffee Shop, which is proposed to occupy the former Key Bank branch facility. We have enclosed the following materials as a part of this application and request to appear before the Planning Commission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

Packet Page 12

- [illegible]

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), Subsection D (wall-mounted signs) or Subsection E (projecting signs) of this section, and to the requirements of this Subsection H. No outdoor advertising billboard signs shall be permitted for any use in 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.

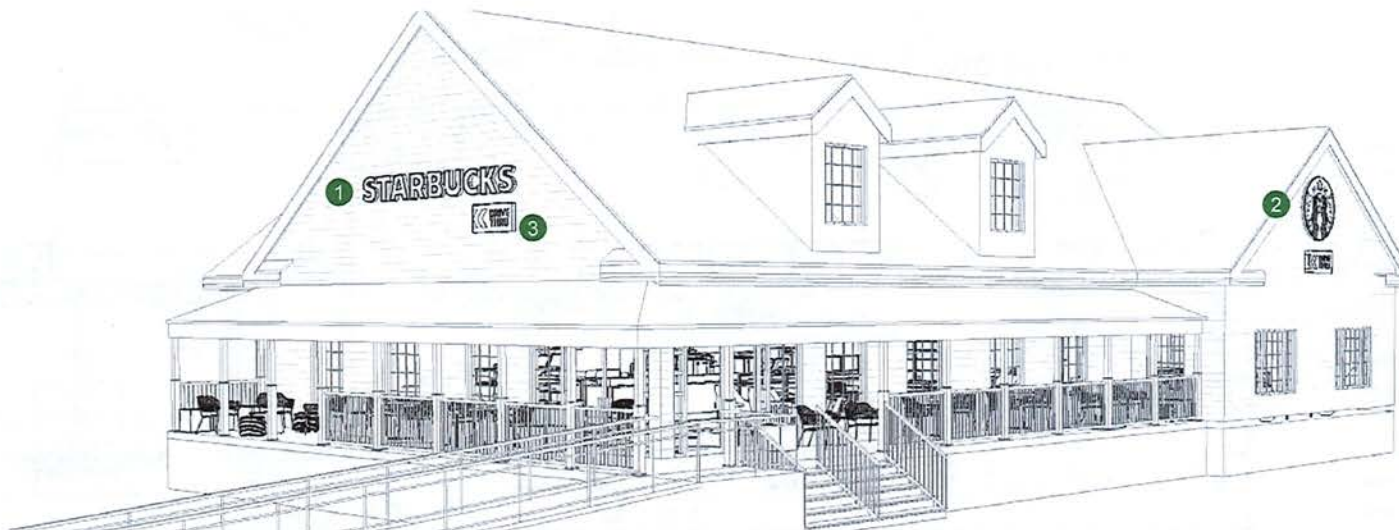
(5) Sign colors should be compatible with the colors of the building facade. A dull or matte finish is recommended, as it reduces glare and enhances legibility.

(6) Signs shall be either spot-lighted or back-lighted with a diffuse light source. Spot-lighting shall require complete shielding of all light sources in accordance with § 200-79 of this chapter, § 162-58 of Chapter 162, 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-lighting 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 Byers Station Historic District shall be subject to review by the Upper Uwchlan 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.

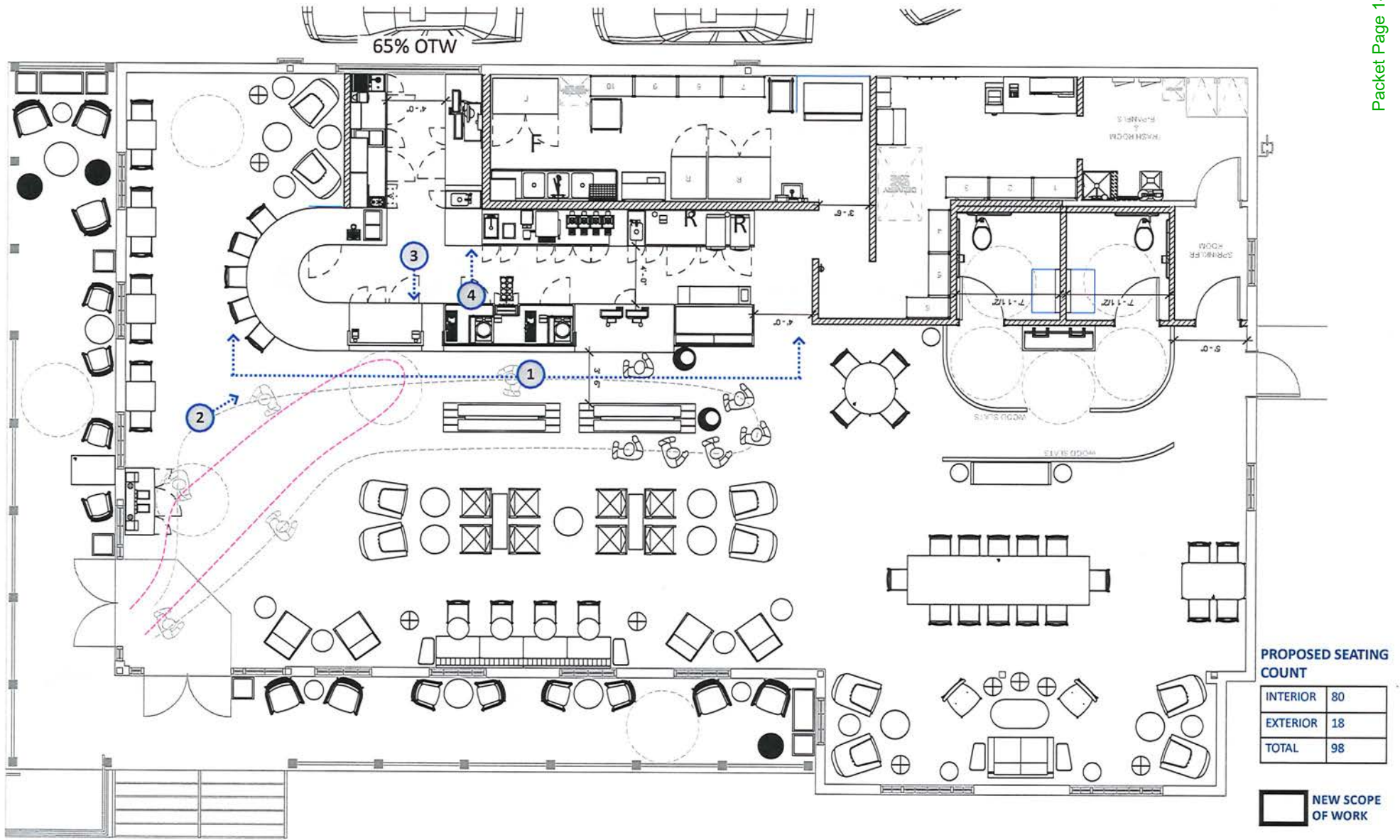
(9) Freestanding signs are permitted for a single use, and the gross area of a freestanding sign in the C-1 District shall in no case exceed 50 square feet for a single use.



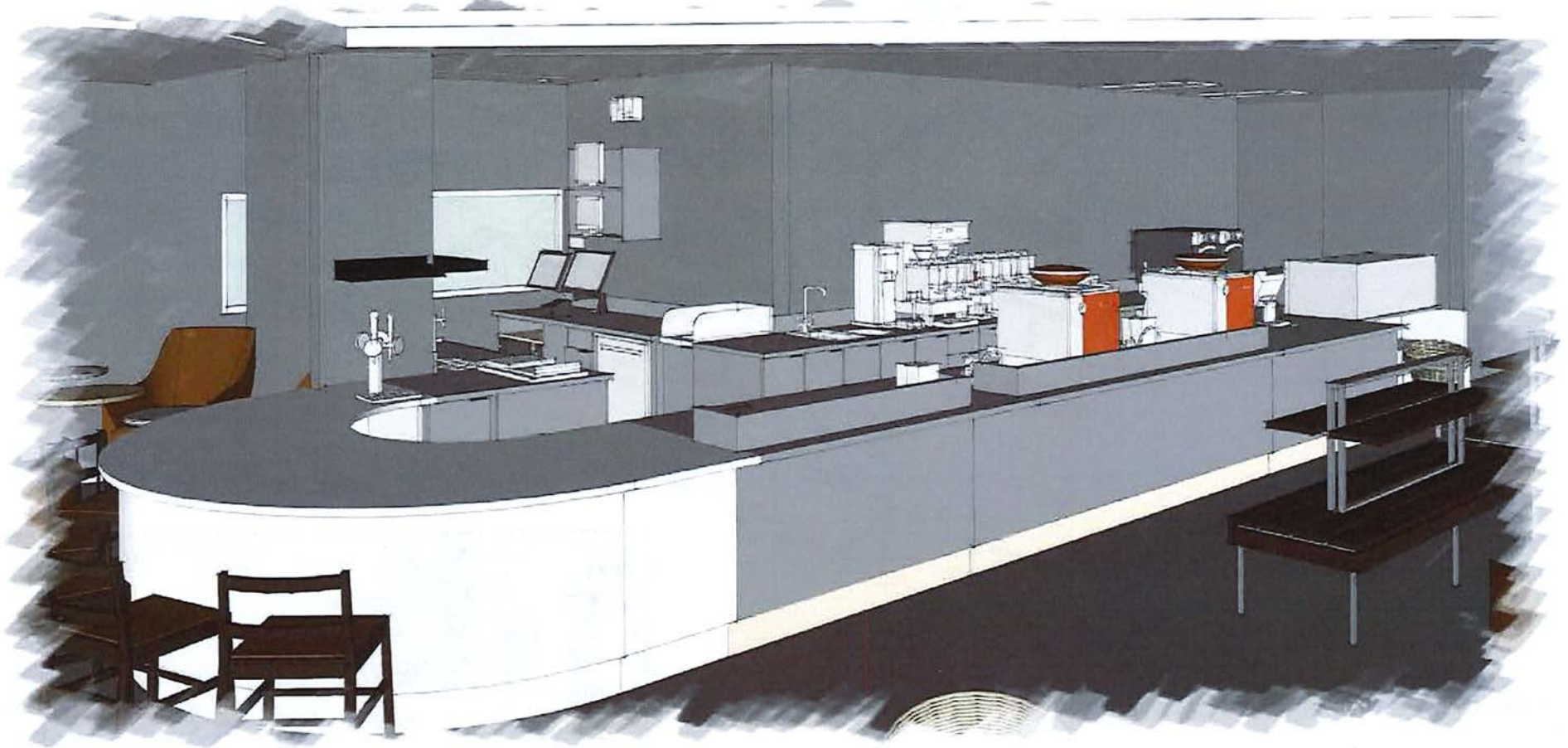
SOUTHEAST PERSPECTIVE



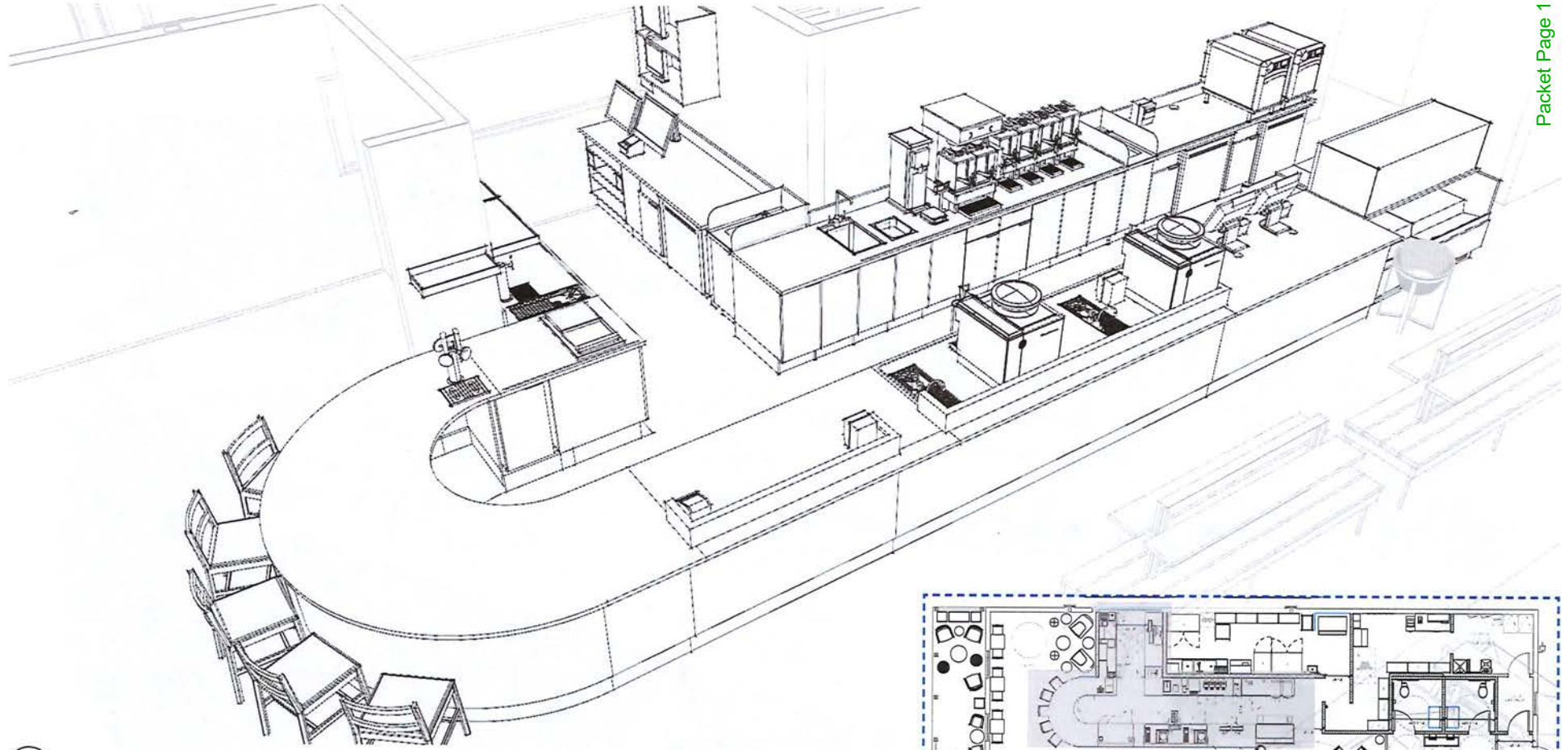
NORTHEAST PERSPECTIVE



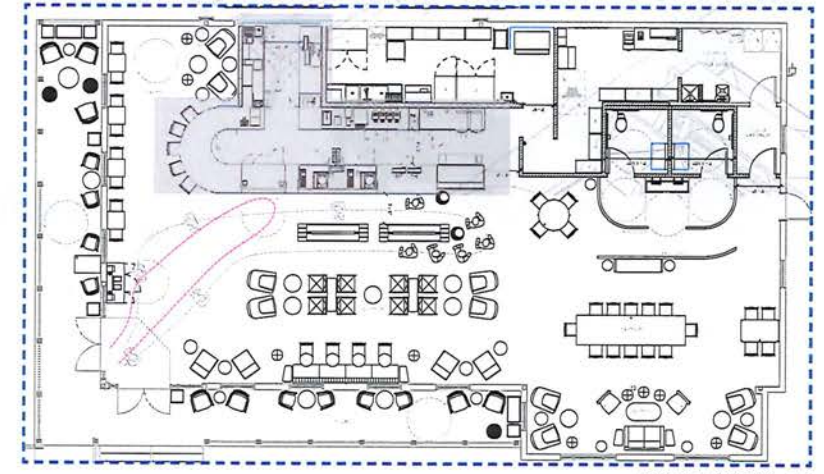
PROPOSED FLOOR PLAN 8

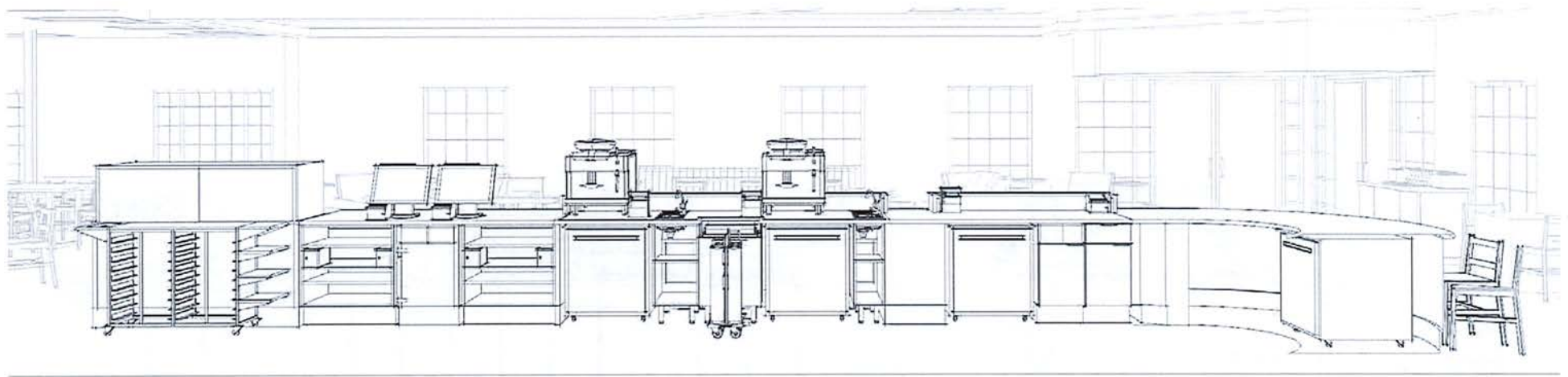


1 CROSS PERSPECTIVE VIEW OF BAR

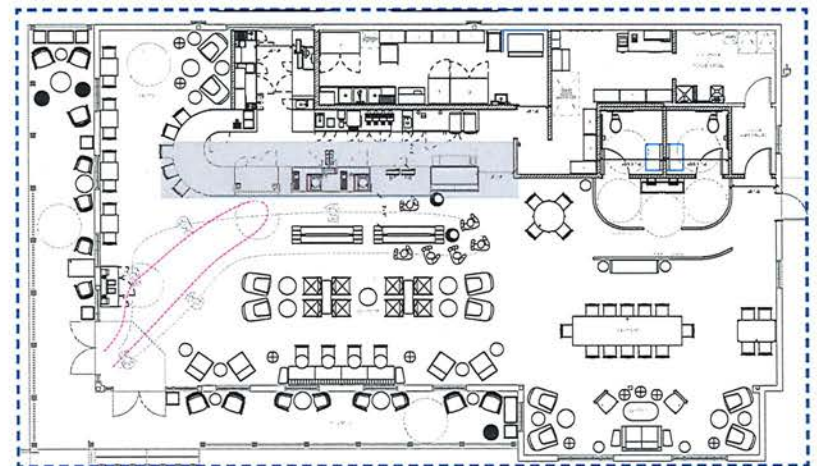


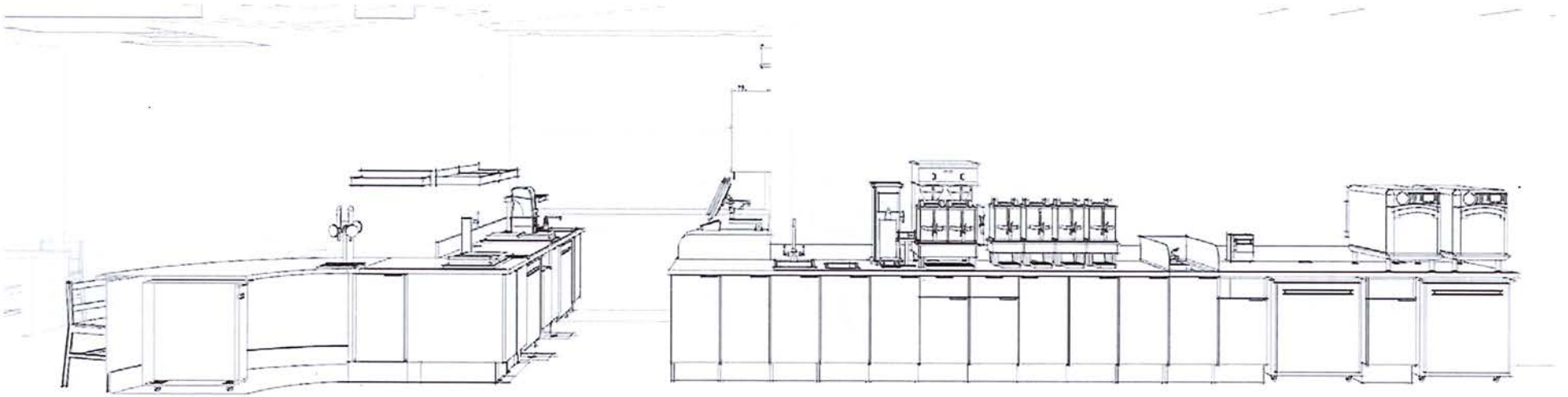
2 TOP VIEW



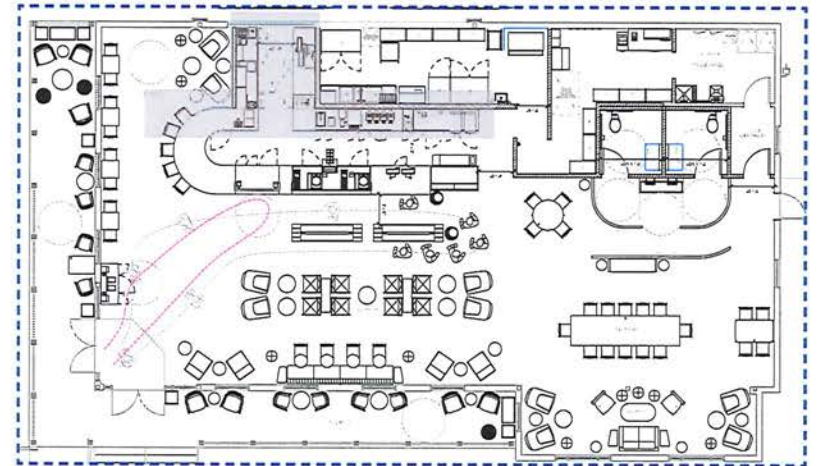


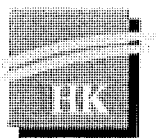
3 FRONTLINE





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⁽¹⁾. 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, 10th Edition, Institute of Transportation Engineers, Wash. DC, 2017.

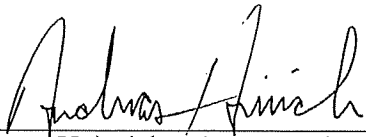
weekday afternoon peak hour (after deducting pass-by trips). The change in use can be expected to generate an additional 1,200 new trips per day (total inbound and outbound) with 136 additional trips per hour generated during the weekday morning peak hour and 29 additional trips generated during the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

AH:rh

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

TRIP RATES⁽¹⁾

<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) ⁽²⁾	820.38	45.38	43.61	88.99	21.69	21.69	43.38
Drive-in Bank (3,500 SF) ⁽²⁾	100.03	4.75	4.75	9.50	10.84	9.61	20.45

TRAFFIC VOLUMES⁽¹⁾

<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	<u>1420</u>	<u>76</u>	<u>76</u>	<u>152</u>	<u>38</u>	<u>38</u>	<u>76</u>
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	<u>100</u>	<u>5</u>	<u>5</u>	<u>10</u>	<u>13</u>	<u>12</u>	<u>25</u>
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

<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>
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 Total</u>
<u>Assumptions</u>		
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

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.

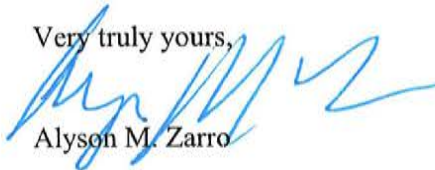
Section 200-117.I of the Zoning Ordinance requires submission of certain impact statements in connection with Conditional Use Applications. Section 200-117.I incorporates Section 162-9.H of the SALDO, which in subsection (1)(c) allows the Board of Supervisors to waive the requirements of impact statements 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.

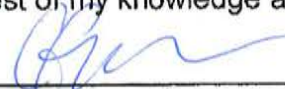
This Application shall be accompanied by:

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).

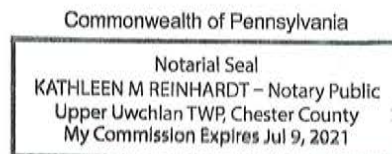
- The Applicant will be responsible for reimbursing the Township for Consultants' Fees and Legal Fees, and if additional Hearings are necessary, a Fee will be charged for each Additional Hearing:
Non-Commercial \$250.00/Hearing; Commercial/Industrial \$500.00/Hearing

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.
Kathleen M Reinhardt
Notary Public





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

CONDITIONAL USE APPLICATION

Tax Parcel Number: 32-6-65.1 & 32-6-66
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
Owner of Parcel: 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)
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]
Signature of Applicant

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER
Sworn to and subscribed before me this
30th day of April, 2019.
Kathryn A. Fidanza
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.

www.bursich.com

Pottstown Corporate Office: 2129 East High Street • Pottstown, PA 19464 • 610.323.4040 • 610.323.8240 (f)

Southampton: 706 Lakeside Drive • Southampton, PA 18966

Sincerely,

A handwritten signature in blue ink, appearing to read "N.E. Feola", with a large, stylized loop at the end.

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

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. FROMNICK,, WHO ACKNOWLEDGES TO BE THE DIRECTOR OF THE CHESTER COUNTY FACILITIES AND PARKS, AND THAT AS SUCH, BEING AUTHORIZED TO DO SO BY THE COUNTY OF CHESTER, EXECUTED THE FOREGOING PLAN, AND THAT THE COUNTY OF CHESTER IS THE OWNER OF THE LAND SHOWN HEREON, 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____.

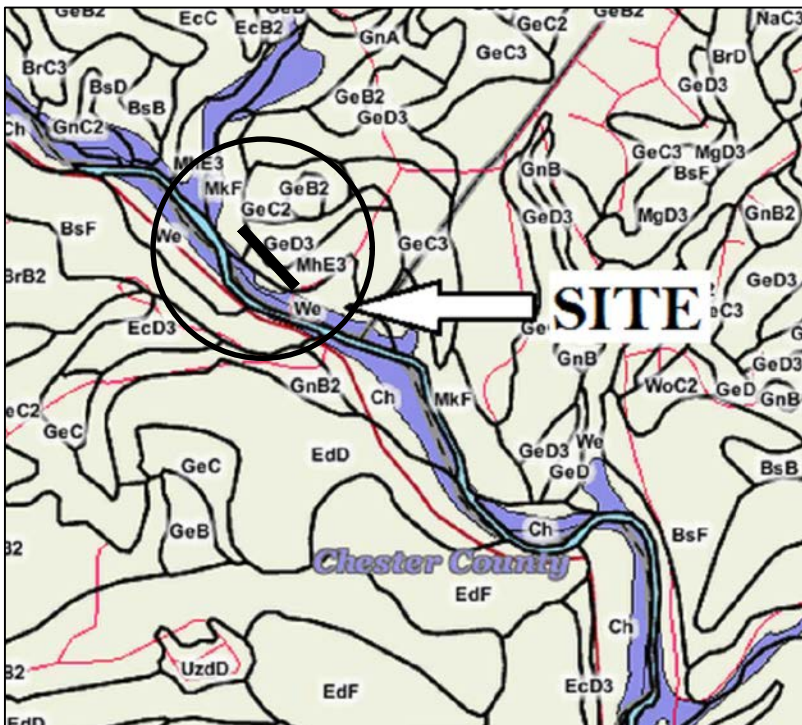
UPPER UWCHLAN TOWNSHIP BOARD OF SUPERVISORS
APPROVED BY THE BOARD OF SUPERVISORS OF UPPER UWCHLAN TWP., CHESTER CO., PA THIS _____ DAY OF _____, 20____.

TOWNSHIP ENGINEER REVIEW
REVIEWED BY THE TOWNSHIP ENGINEER FOR UPPER UWCHLAN TOWNSHIP THIS THIS _____ DAY OF _____, 20____.

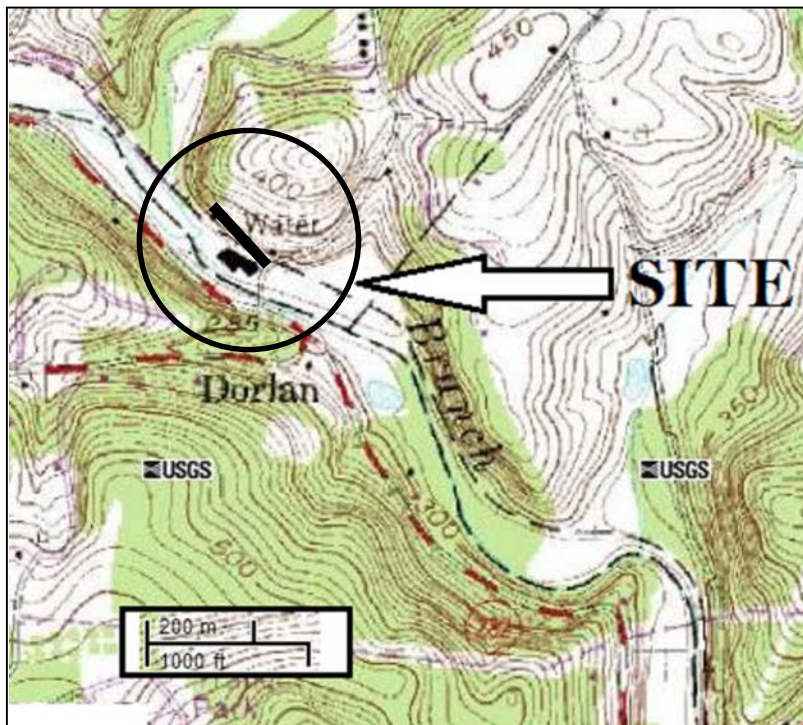
CHESTER COUNTY PLANNING COMMISSION
REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

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



SOILS MAP
1"=1000'



USGS TOPO
1"=1000'



LOCATION MAP
1"=1000'

SURVEYORS CERTIFICATION
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS _____ DAY OF _____, 20____, THIS PLAT AND SURVEY WAS PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS SECTION OF THE MANUAL OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA, AS ADOPTED BY THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS ON JULY 10, 1998, THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME, THAT ALL MONUMENTS EXIST OR SHALL BE PLACED OR LOCATED, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

SIGNATURE OF SURVEYOR _____
REGISTRATION NUMBER: _____

OWNER/APPLICANT
CHESTER COUNTY DEPARTMENT OF FACILITIES AND PARKS
313 WEST MARKET STREET, SUITE 5402
P.O. BOX 2748
WEST CHESTER, PA 19380-0991
PHONE: (610) 344-6445
FAX: (610) 344-5984

DORLAN MILL SIGNAL/PEDESTRIAN CROSSING NOTE:
FOR DESIGN & DETAILING OF STRUBLE TRAIL PEDESTRIAN CROSSING AND FLASHING BEACON SIGNAL OF DORLAN MILL ROAD (S.R. 4019) REFER TO THE FOLLOWING DOCUMENTS:

- SIGNAL PERMIT PLAN FOR DORLAN MILL ROAD (S.R. 4019) AND STRUBLE TRAIL, PERMIT #W-6256-03, DATED JUNE 16, 2017;
- STRUBLE TRAIL ADA CROSSING IMPROVEMENTS, PREPARED BY BURSICH ASSOCIATES, INC., SHEET 1 OF 1, DATED 3/10/17.

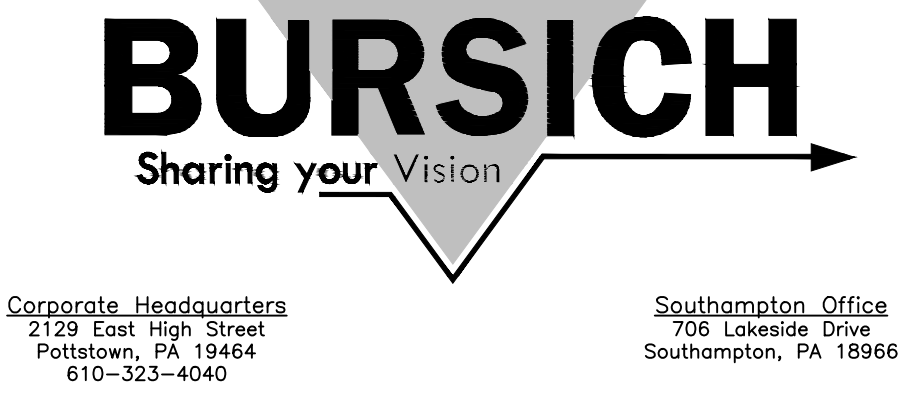
ZONING DATA:
ZONING DISTRICT: LIMITED INDUSTRIAL (L-I)
FLOOD HAZARD OVERLAY DISTRICT
PROPOSED USE: GOVERNMENT USE (EXTENSION OF STRUBLE TRAIL)

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, SHRYOCK 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 32-06-65.1, 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 CABLE COMMUNICATIONS INC (JZ)
CLEAR - NO FACILITIES.
PECO ENERGY (KF)
CLEAR - NO FACILITIES.
UPPER UWCHLAN TWP/UPPER UWCHLAN MUNICIPAL AUTHORITY (UUT)
DID NOT RESPOND THROUGH PA ONE CALL.
VERIZON PENNSYLVANIA LLC (YJ)
CLEAR - NO FACILITIES.
SHYROCK BROTHERS, INC
PRIVATE



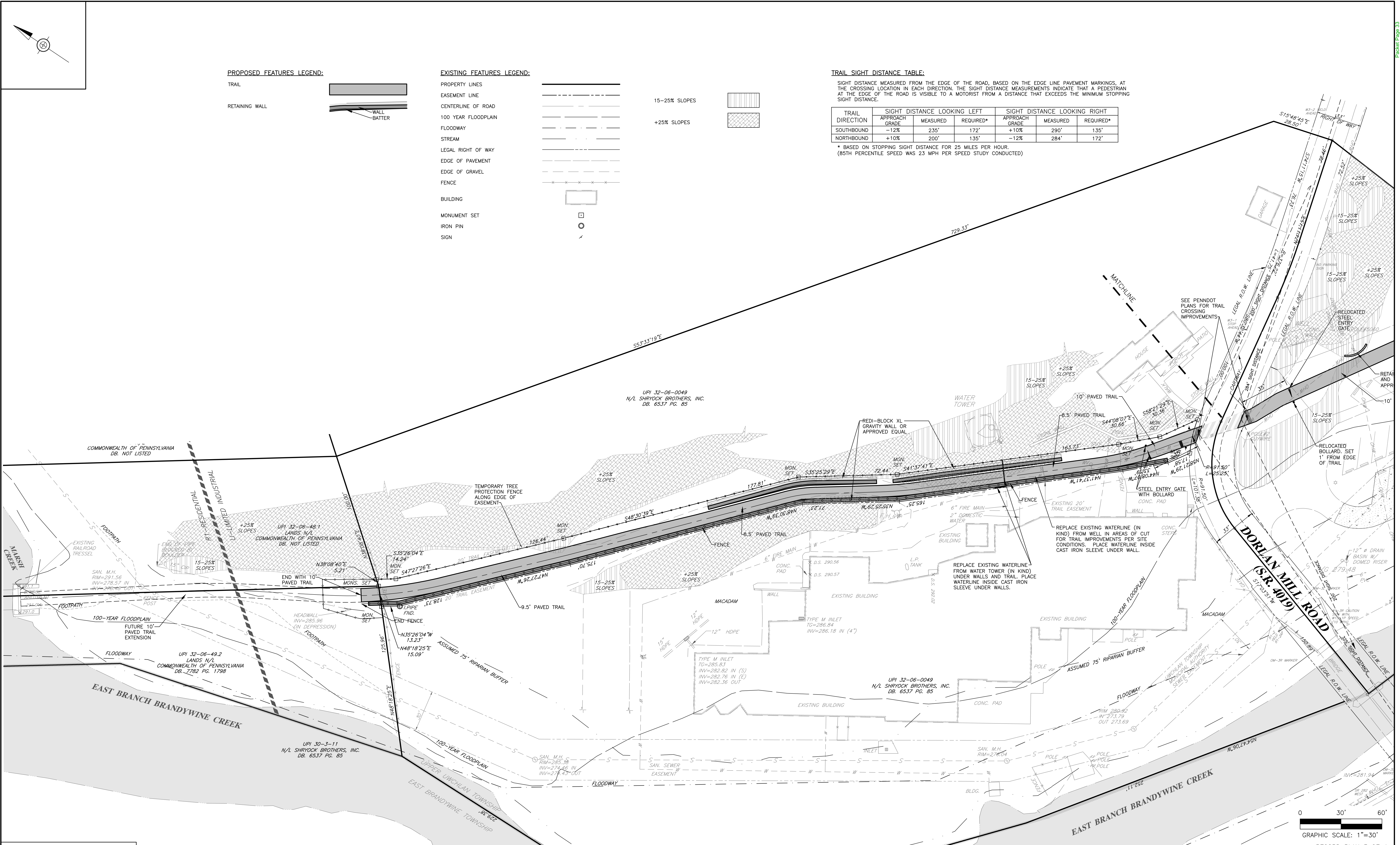
SHEET LIST		
SHEET NUMBER	DRAWING NUMBER	SHEET TITLE
1	CO137340-1A	COVER SHEET
2	GN137340-1A	GENERAL NOTES
3	LO137340-1A	SITE PLAN
4	LO237340-1A	SITE PLAN
5	EF137340-1A	EXISTING FEATURES/SITE ANALYSIS & IMPACT PLAN
6	EF237340-1A	EXISTING FEATURES/SITE ANALYSIS & IMPACT PLAN
7	GR137340-1A	GRADING PLAN
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



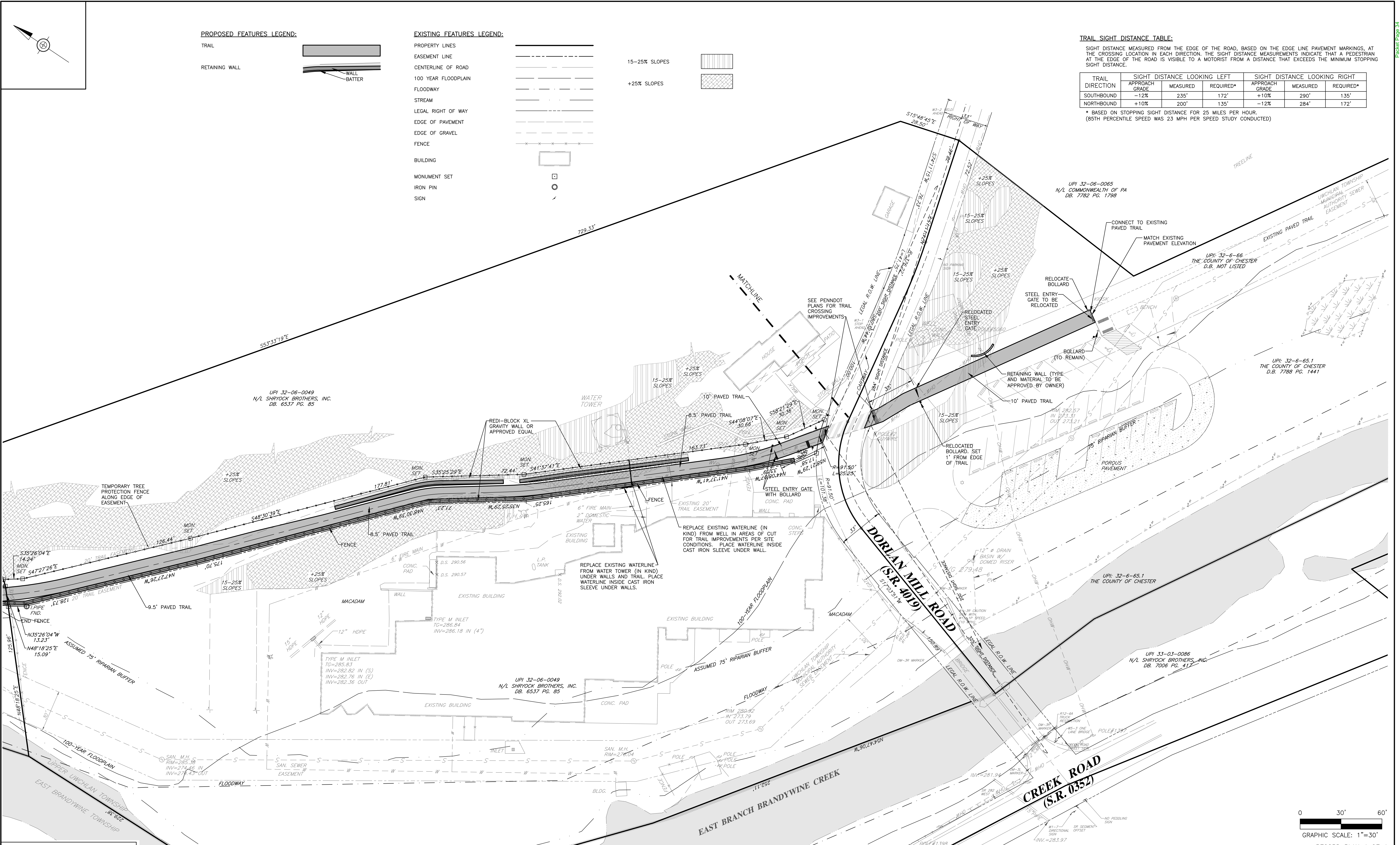
Stop - Call Before You Dig!
Pennsylvania Act 181 (2007) requires notification by excavators, designers, or any person preparing to disturb the earth's surface anywhere in the commonwealth
Pennsylvania One Call System, Inc.
811 or 1-800-242-1776
SERIAL # 20132890184

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UPI 32-6-48.1, 32-6-49, 32-6-49.2					RECORD PLAN 3 OF 4							
					SEAL	SEAL	MANAGER		<div><div></div><div>BURSICH</div><div>Sharing your Vision</div></div> <div>Corporate Headquarters 2129 East High Street Pottstown, PA 19464 610-323-4040</div> <div>Southampton Office 706 Lakeside Drive Southampton, PA 18966</div> <div>www.bursich.com</div>	CLIENT	SUBJECT	JOB NO.
								137340.01A				
								SHEET NO.				
								3 OF 15				
								DWG. NO.				
NO.	REVISION	DATE	BY	APP.			NOTES	SCALE			UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA	LO137340-1A
							DESIGN	CHKD. BY				
							DRAFT	CHKD. BY				
							FILE	DATE				

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PROPOSED FEATURES LEGEND:

- TRAIL
- RETAINING WALL
- WALL
- BATTER

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

- 15-25% SLOPES
- +25% SLOPES

TRAIL SIGHT DISTANCE TABLE:

TRAIL DIRECTION	SIGHT DISTANCE LOOKING LEFT			SIGHT DISTANCE LOOKING RIGHT		
	APPROACH GRADE	MEASURED	REQUIRED*	APPROACH GRADE	MEASURED	REQUIRED*
SOUTHBOUND	-12%	235'	172'	+10%	290'	135'
NORTHBOUND	+10%	200'	135'	-12%	284'	172'

* BASED ON STOPPING SIGHT DISTANCE FOR 25 MILES PER HOUR.
(85TH PERCENTILE SPEED WAS 23 MPH PER SPEED STUDY CONDUCTED)

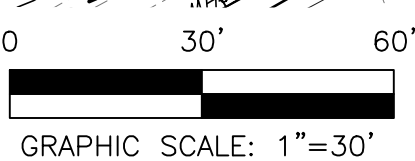
UPI 32-6-48.1, 32-6-49, 32-6-49.2				SEAL	SEAL	MANAGER NEF	BURSICH Sharing your Vision	Corporate Headquarters 2129 East High Street Pottstown, PA 19464 610-323-4040	Southampton Office 706 Lakeside Drive Southampton, PA 18966	CLIENT	CHESTER COUNTY DEPARTMENT OF FACILITIES & PARKS 313 W. MARKET STREET SUITE 5402 WEST CHESTER, PA 19380	SITE PLAN	SUBJECT	STRUBLE TRAIL EXTENSION II	JOB NO. 137340.01A			
						DESIGN KK				CHKD. BY							SHEET NO. 4 OF 15	
						DRAFT BG				CHKD. BY							DWG. NO. LO237340-1A	
						FILE CHE-22				DATE MAY 1, 2019								
						NOTES				SCALE 1"=30'								
NO.	REVISION	DATE	BY	APP.														

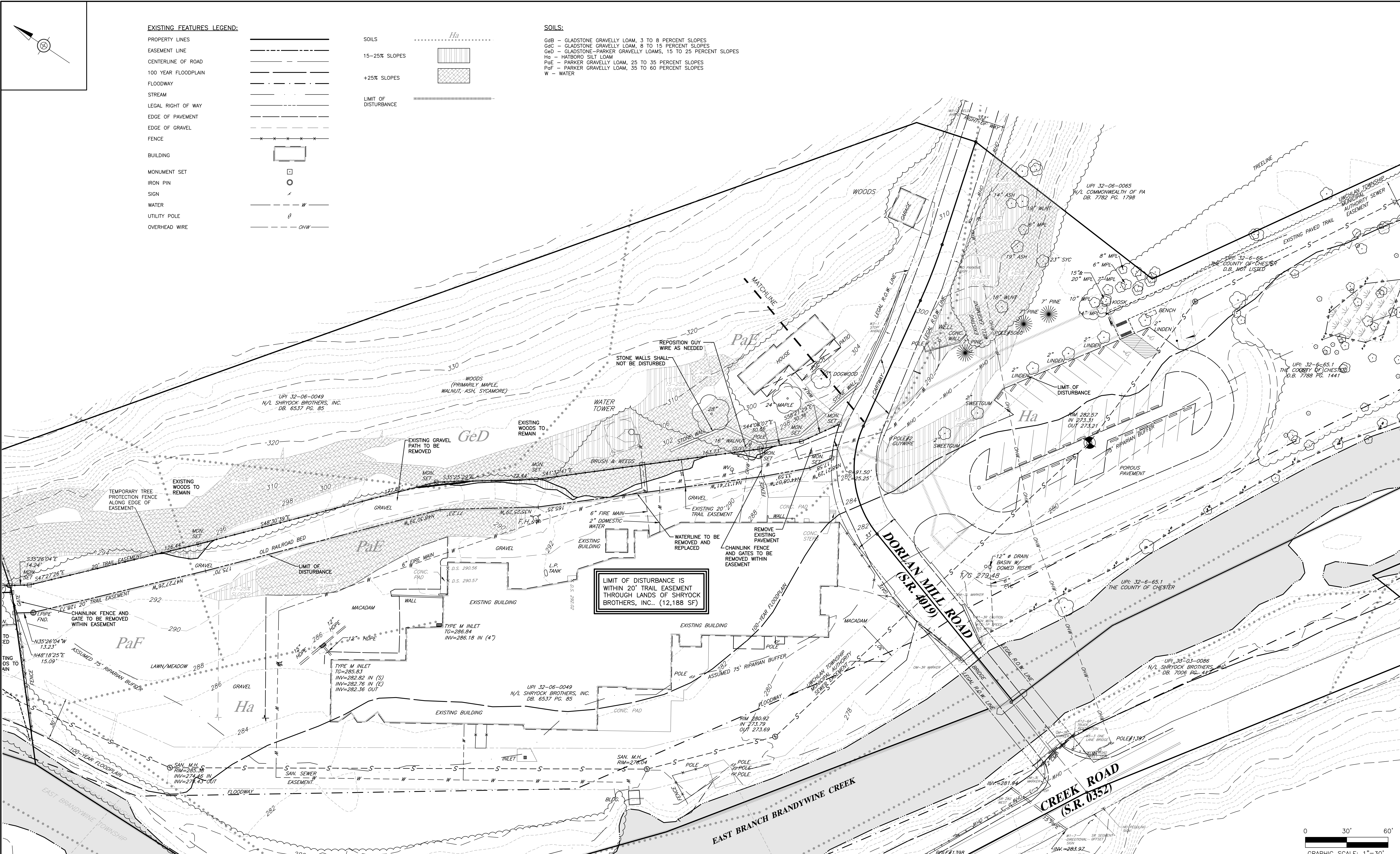
RECORD PLAN 4 OF 4



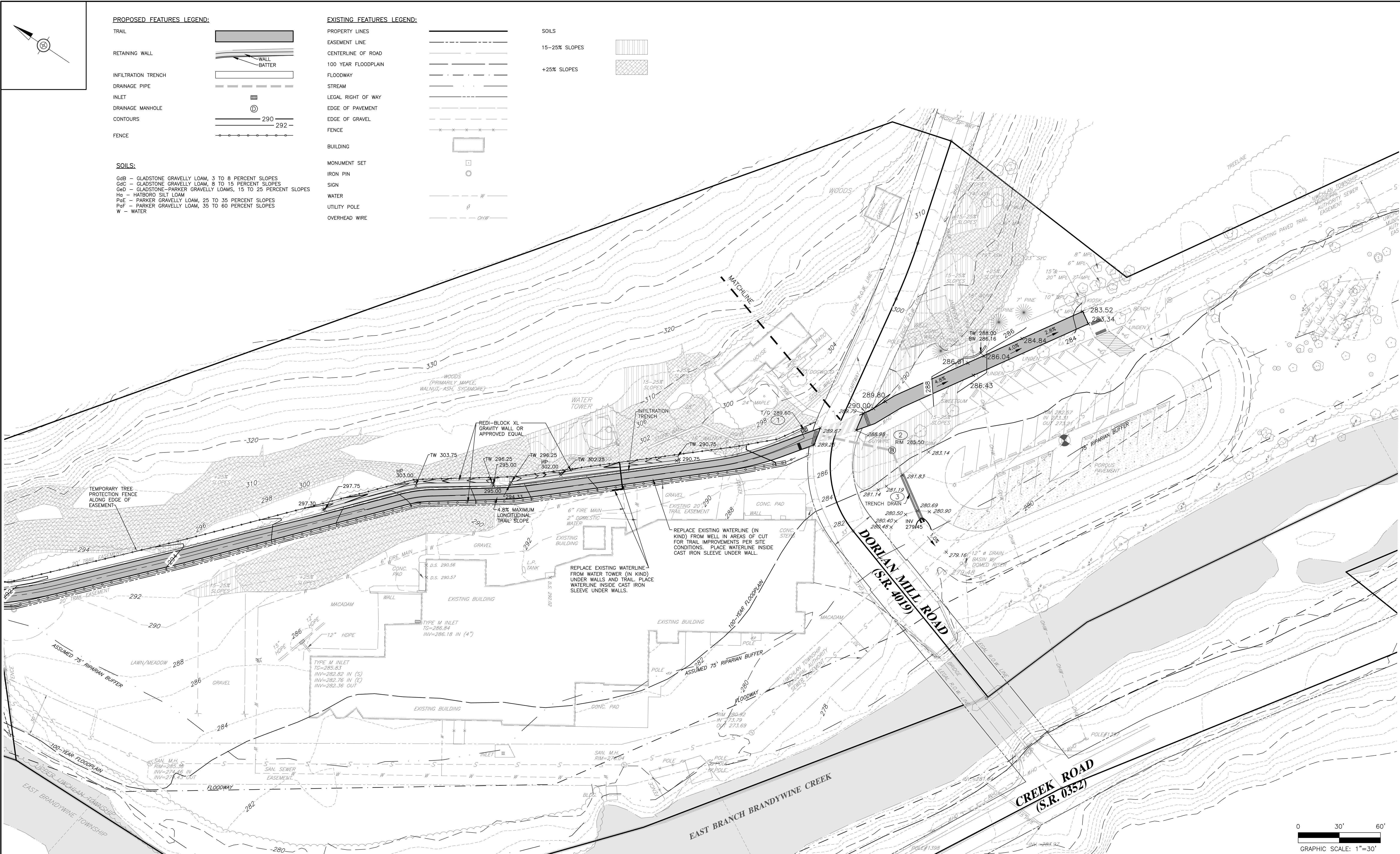
SOILS:

GdB - GLADSTONE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES
GdC - GLADSTONE GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES
GdE - 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

P:\CHE-22\137340-1A\dwg\LD Plan\EF137340-1A.dwg, 5/1/2019 9:06:32 AM



				SEAL	SEAL	<div>MANAGER NEF</div>		<div><div>BURSICH</div><div>Sharing your Vision</div><div><div>Corporate Headquarters</div><div>2129 East High Street</div><div>Pottstown, PA 19464</div><div>610-323-4040</div></div><div><div>Southampton Office</div><div>706 Lowside Drive</div><div>Southampton, PA 19366</div></div><div>www.bursich.com</div></div>	CLIENT	SUBJECT	JOB NO.
						<div>DESIGN KK</div> <div>CHKD. BY</div>			CHESTER COUNTY DEPARTMENT OF FACILITIES & PARKS	EXISTING FEATURES/SITE ANALYSIS AND IMPACT PLAN	137340.01A
						<div>DRAFT BG</div> <div>CHKD. BY</div>			313 W. MARKET STREET SUITE 5402 WEST CHESTER, PA 19380		SHEET NO.
						<div>FILE CHE-22</div> <div>DATE MAY 1, 2019</div>				STRUBLE TRAIL EXTENSION II	6 OF 15
						<div>NOTES</div> <div>SCALE 1"=30'</div>					DWG. NO.
NO.	REVISION			DATE	BY	APP.			UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA	EF237340-1	



PROPOSED FEATURES LEGEND:

- TRAIL
RETAINING WALL
INFILTRATION TRENCH
DRAINAGE PIPE
INLET
DRAINAGE MANHOLE
CONTOURS
FENCE

SOILS:

- GdB - GLADSTONE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES
GdC - GLADSTONE GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES
GdD - GLADSTONE-PARKER GRAVELLY LOAMS, 15 TO 25 PERCENT SLOPES
Hd - HATBORO SILT LOAM
PdB - PARKER GRAVELLY LOAM, 25 TO 35 PERCENT SLOPES
PdF - PARKER GRAVELLY LOAM, 35 TO 60 PERCENT SLOPES
W - WATER

EXISTING FEATURES LEGEND:

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EASEMENT LINE
CENTERLINE OF ROAD
100 YEAR FLOODPLAIN
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EDGE OF PAVEMENT
EDGE OF GRAVEL
FENCE
BUILDING
MONUMENT SET
IRON PIN
SIGN
WATER
UTILITY POLE
OVERHEAD WIRE

SOILS

- 15-25% SLOPES
+25% SLOPES

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NO.	REVISION	DATE	BY	APP.

SEAL

SEAL

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

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

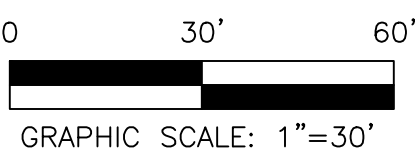
Southampton Office
706 Lakeside Drive
Southampton, PA 18966
610-323-4040

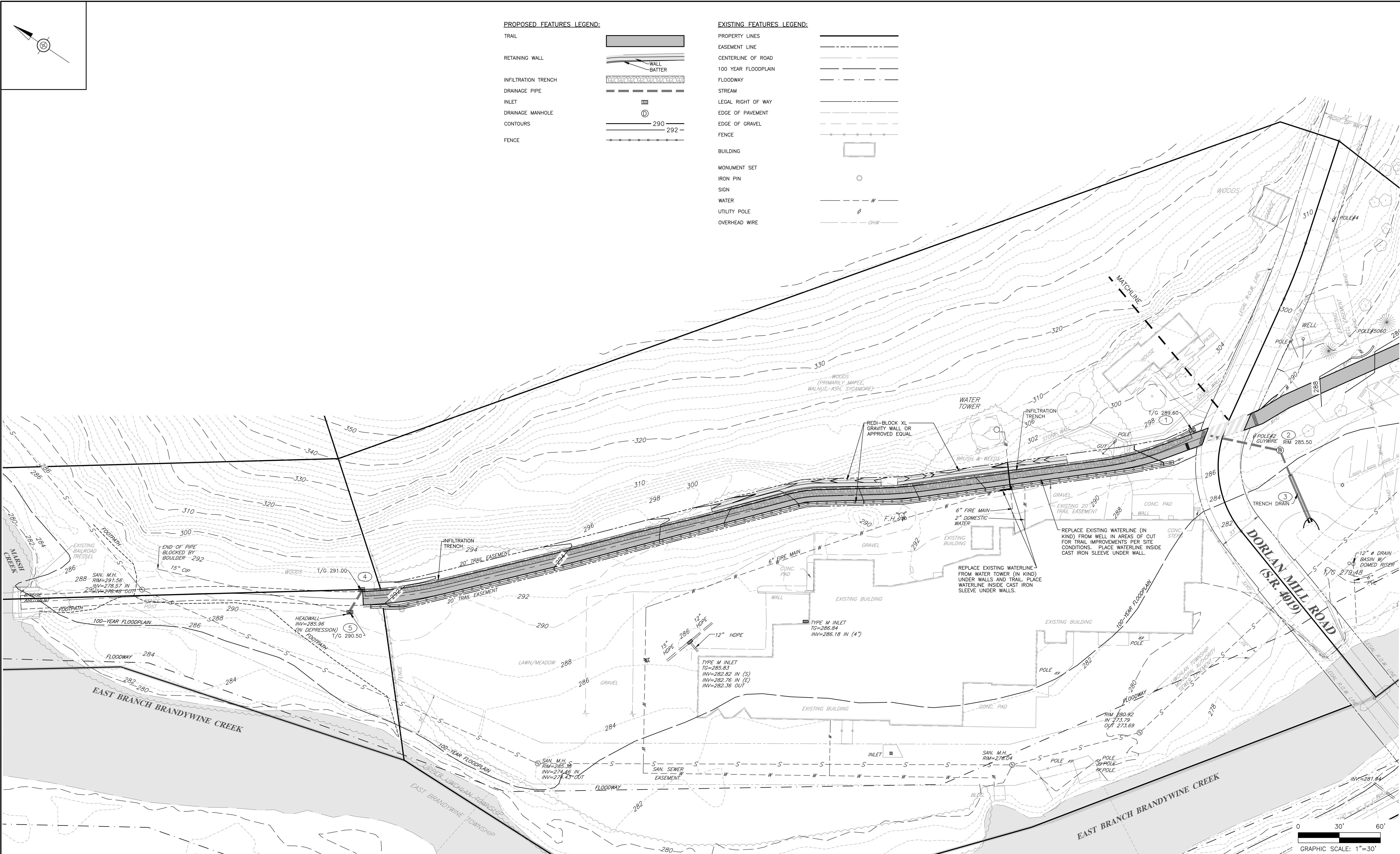
www.bursich.com

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

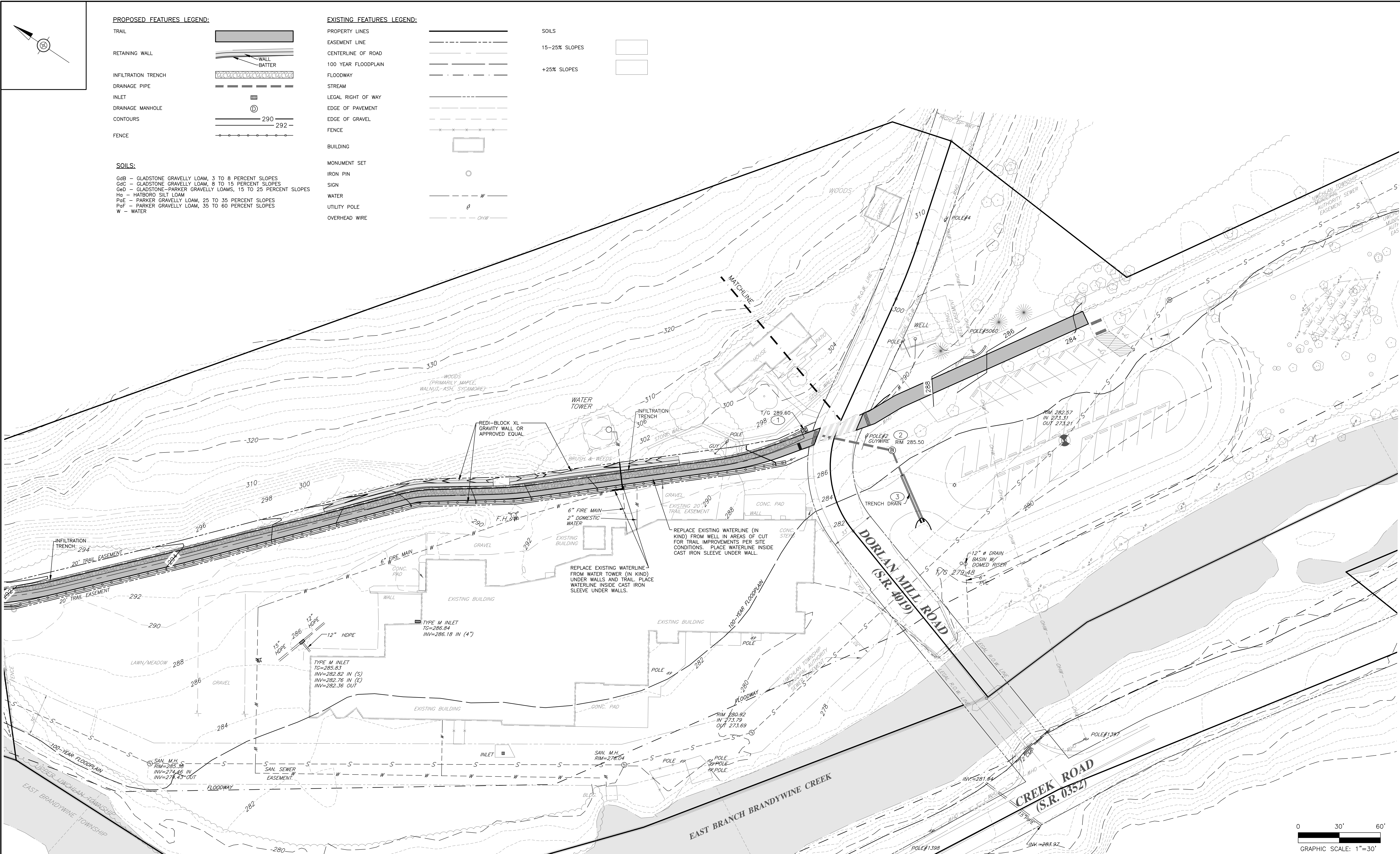
JOB NO.
137340.01A
SHEET NO.
8 OF 15
DWG. NO.
GR237340-1A





NO.					SEAL	SEAL	MANAGER NEF		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	
REVISION							DESIGN KK	CHKD. BY	SHEET NO. 9 OF 15		DWG. NO. UT137340-1A			
DATE							DRAFT BG	CHKD. BY						
DATE							FILE CHE-22	DATE MAY 1, 2019	Corporate Headquarters 2129 East High Street Pottstown, PA 19464 610-323-4040		Southampton Office 706 Lakeside Drive Southampton, PA 18966			
BY							NOTES	SCALE 1"=30'						
APP.									www.bursich.com					

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NO.	REVISION	DATE	BY	APP.

SEAL

SEAL

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

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Pottstown, PA 19464
610-323-4040

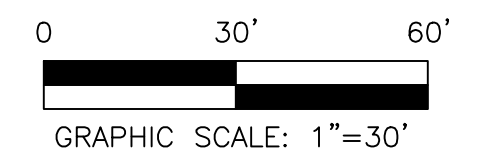
Southampton Office
706 Lakeside Drive
Southampton, PA 18966
610-323-4040

www.bursich.com

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





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 it's
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

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
Capital Projects Coordinator
Date: 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

140 Pottstown Pike, Chester Springs, PA 19425
Phone: (610) 458-9400 • Fax: (610) 458-0307
www.upperuwchlan-pa.gov



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
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 Dorlans 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.

www.bursich.com

Pottstown Corporate Office: 2129 East High Street • Pottstown, PA 19464 • 610.323.4040 • 610.323.8240 (f)

Southampton: 706 Lakeside Drive • Southampton, PA 18966

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.

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

BURSICH

Sharing your Vision

Engineers | Planners | Surveyors | Landscape Architects

Packet Page 48

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

www.bursich.com

Pottstown Corporate Office: 2129 East High Street • Pottstown, PA 19464 • 610.323.4040 • 610.323.8240 (f)

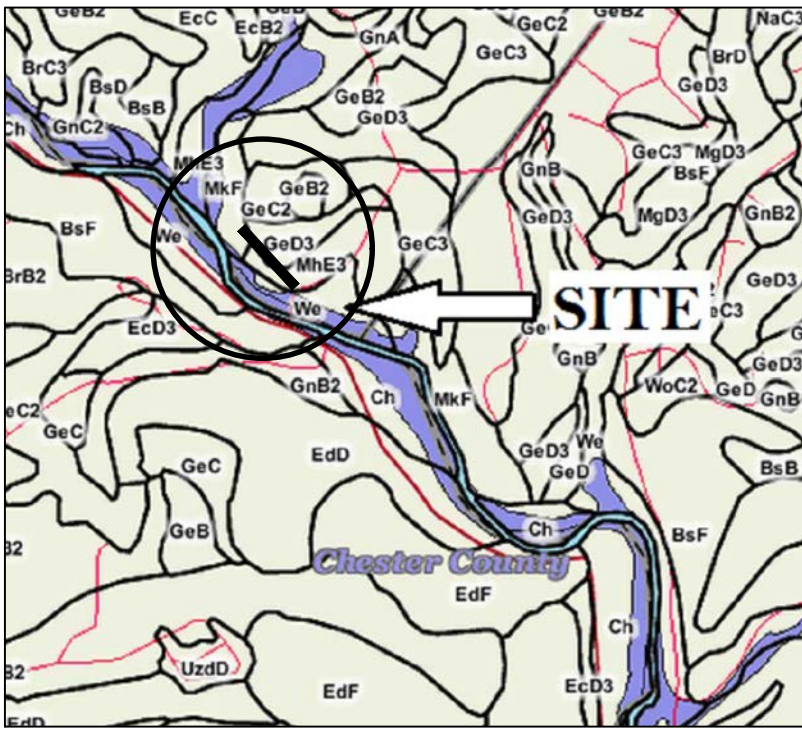
Southampton: 706 Lakeside Drive • Southampton, PA 18966

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS
STRUBLE TRAIL - EXTENSION II
UPPER UWCHLAN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

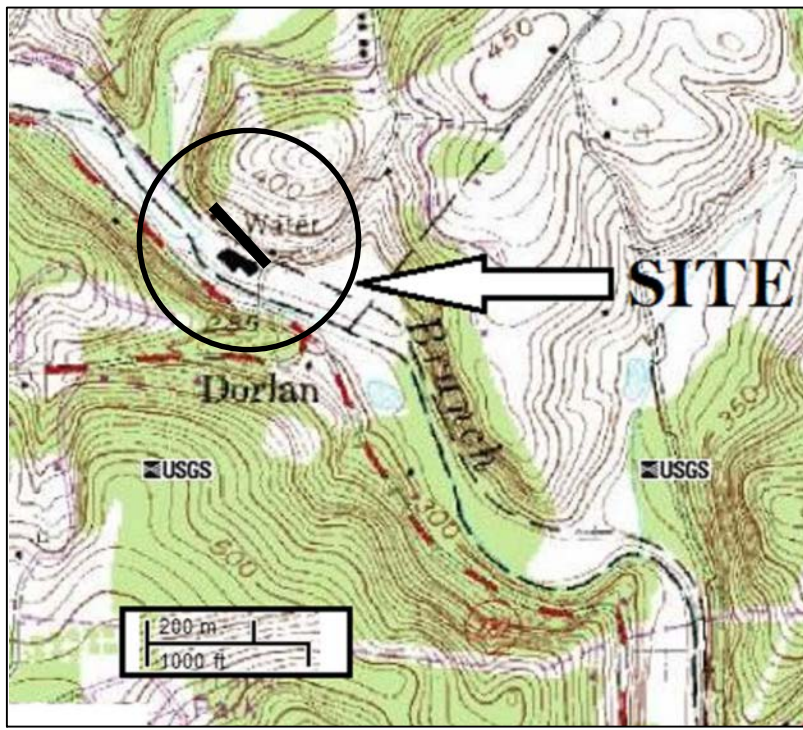
PREPARED FOR: CHESTER COUNTY DEPARTMENT OF FACILITIES AND PARKS
313 WEST MARKET STREET, SUITE 5402
P.O. BOX 2748
WEST CHESTER, PA 19380-0991

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

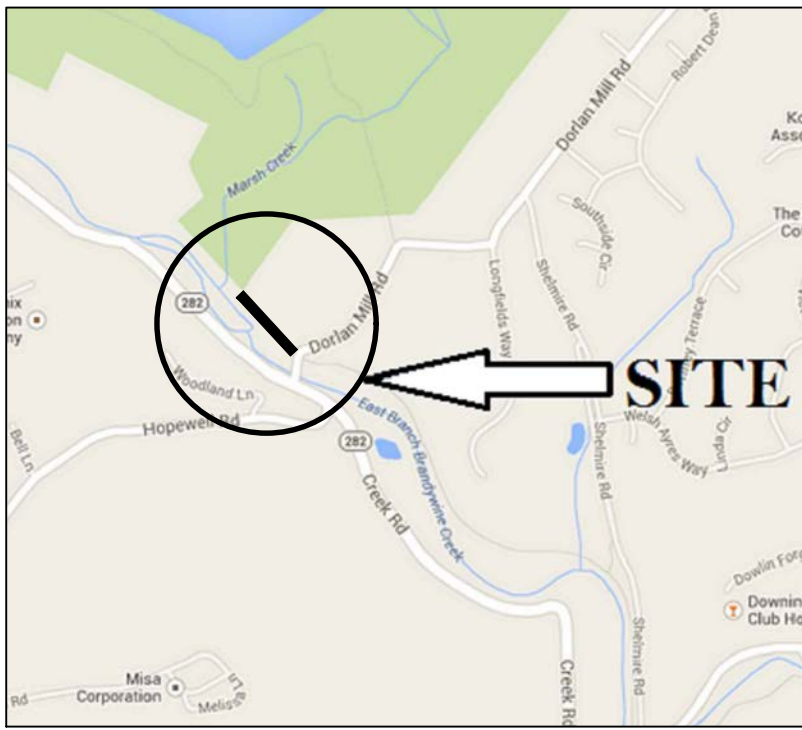
MAY 1, 2019



SOILS MAP
1"=1000'



USGS TOPO
1"=1000'



LOCATION MAP
1"=1000'

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS _____ DAY OF _____, 20____, THIS PLAT AND SURVEY WAS PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS SECTION OF THE MANUAL OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA, AS ADOPTED BY THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS ON JULY 10, 1998, THAT THIS PLAN REPRESENTS A SURVEY MADE BY ME, THAT ALL MONUMENTS EXIST OR SHALL BE PLACED OR LOCATED, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

SIGNATURE OF SURVEYOR _____
REGISTRATION NUMBER: _____

OWNER/APPLICANT

CHESTER COUNTY DEPARTMENT OF FACILITIES AND PARKS
313 WEST MARKET STREET, SUITE 5402
P.O. BOX 2748
WEST CHESTER, PA 19380-0991
PHONE: (610) 344-6445
FAX: (610) 344-5984

DORLAN MILL SIGNAL/PEDESTRIAN CROSSING NOTE:

FOR DESIGN & DETAILING OF STRUBLE TRAIL PEDESTRIAN CROSSING AND FLASHING BEACON SIGNAL OF DORLAN MILL ROAD (S.R. 4019) REFER TO THE FOLLOWING DOCUMENTS:

- SIGNAL PERMIT PLAN FOR DORLAN MILL ROAD (S.R. 4019) AND STRUBLE TRAIL, PERMIT #W-6256-03, DATED JUNE 16, 2017;
- STRUBLE TRAIL ADA CROSSING IMPROVEMENTS, PREPARED BY BURSICH ASSOCIATES, INC., SHEET 1 OF 1, DATED 3/10/17.

ZONING DATA:

ZONING DISTRICT: LIMITED INDUSTRIAL (L-I)
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, SHRYOCK 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 32-06-65.1, COUNTY OF CHESTER, 2.3 ACRES

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

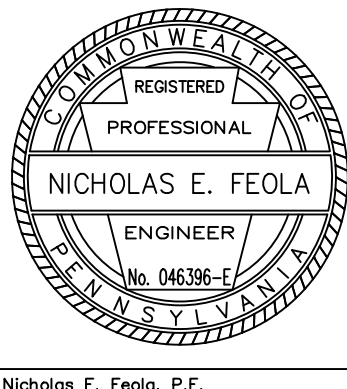
FLOODPLAIN NOTE:

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 CABLE COMMUNICATIONS INC (JZ)
CLEAR - NO FACILITIES.
PECO ENERGY (KF)
CLEAR - NO FACILITIES.
UPPER UWCHLAN TWP/UPPER UWCHLAN MUNICIPAL AUTHORITY (UUT)
DID NOT RESPOND THROUGH PA ONE CALL.
VERIZON PENNSYLVANIA LLC (YJ)
CLEAR - NO FACILITIES.
SHRYOCK BROTHERS, INC
PRIVATE



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

Southampton Office
706 Lakeside Drive
Southampton, PA 18966

www.bursich.com

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. FROMNICK,, WHO ACKNOWLEDGES TO BE THE DIRECTOR OF THE CHESTER COUNTY FACILITIES AND PARKS, AND THAT AS SUCH, BEING AUTHORIZED TO DO SO BY THE COUNTY OF CHESTER, EXECUTED THE FOREGOING PLAN, AND THAT THE COUNTY OF CHESTER IS THE OWNER OF THE LAND SHOWN HEREON, 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

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



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

RECORD PLAN 1 OF 4

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

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 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 SHOWN 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. 428) 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 111M, 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 2008.
10. DETAILS OTHER THAN THOSE INDICATED HEREIN, ARE SHOWN ON THE FOLLOWING STANDARD PENNDOT DRAWINGS (PUBLICATION 72M):

CLASSIFICATION OF EARTHWORK	RC-10M
PAY LIMIT OF SUBBASE	RC-13M
PIPE EXCAVATION, BEDDING & BACKFILL	RC-30M
CURBS AND GUTTERS	RC-64M
CURB RAMPS AND SIDEWALKS	RC-67M
PERIMETER CONTROL DEVICES	RC-70M
INLET AND OUTLET PROTECTION	RC-72M
CHANNEL AND SLOPE PROTECTION	RC-73M
DEWATERING DEVICES	RC-75M
ROCK CONSTRUCTION ENTRANCE	RC-77M
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 CONNECT 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 REPRESENTATIVES OF THE APPROPRIATE PARTIES. CONTRACTOR IS RESPONSIBLE TO COORDINATE 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 THE 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 PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE 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 WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT STRUCTURE, ETC. TO REMAIN. 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 TOWNSHIPS REQUIREMENTS.
12. ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE, AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME CHESTER COUNTY AND ITS CONSULTANT(S) AS ADDITIONAL INSURED 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 CHESTER COUNTY AND ITS SUB CONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE 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.
16. ALL SHEETING AND SHORING FOR EXCAVATION SHALL MEET OSHA SAFETY STANDARDS. CONTRACTOR SHALL BE SOLEY RESPONSIBLE TO ADEQUATELY BRACE, SUPPORT, PROTECT ANY AND ALL EXCAVATION, STRUCTURE OR BUILDING THROUGHOUT 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 SOLEY BORNE BY THE CONTRACTOR.
17. 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.
18. 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.
19. CONTRACTOR IS SOLEY RESPONSIBLE FOR DISPOSAL OF ALL EXCESS AND WASTE MATERIALS IN ACCORDANCE WITH STATE, LOCAL AND FEDERAL REGULATIONS.
20. 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.
21. 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:

GeD-GLADSTONE-PARKER GRAVELLY LOAM, 15-25% SLOPES, WELL DRAINED, 80" TO WATER TABLE
Ho-HATBORO SILT LOAM, POORLY DRAINED, 0-6" TO WATER TABLE
PgE-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)(c) 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, #32-6-48, #32-6-49.2, #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

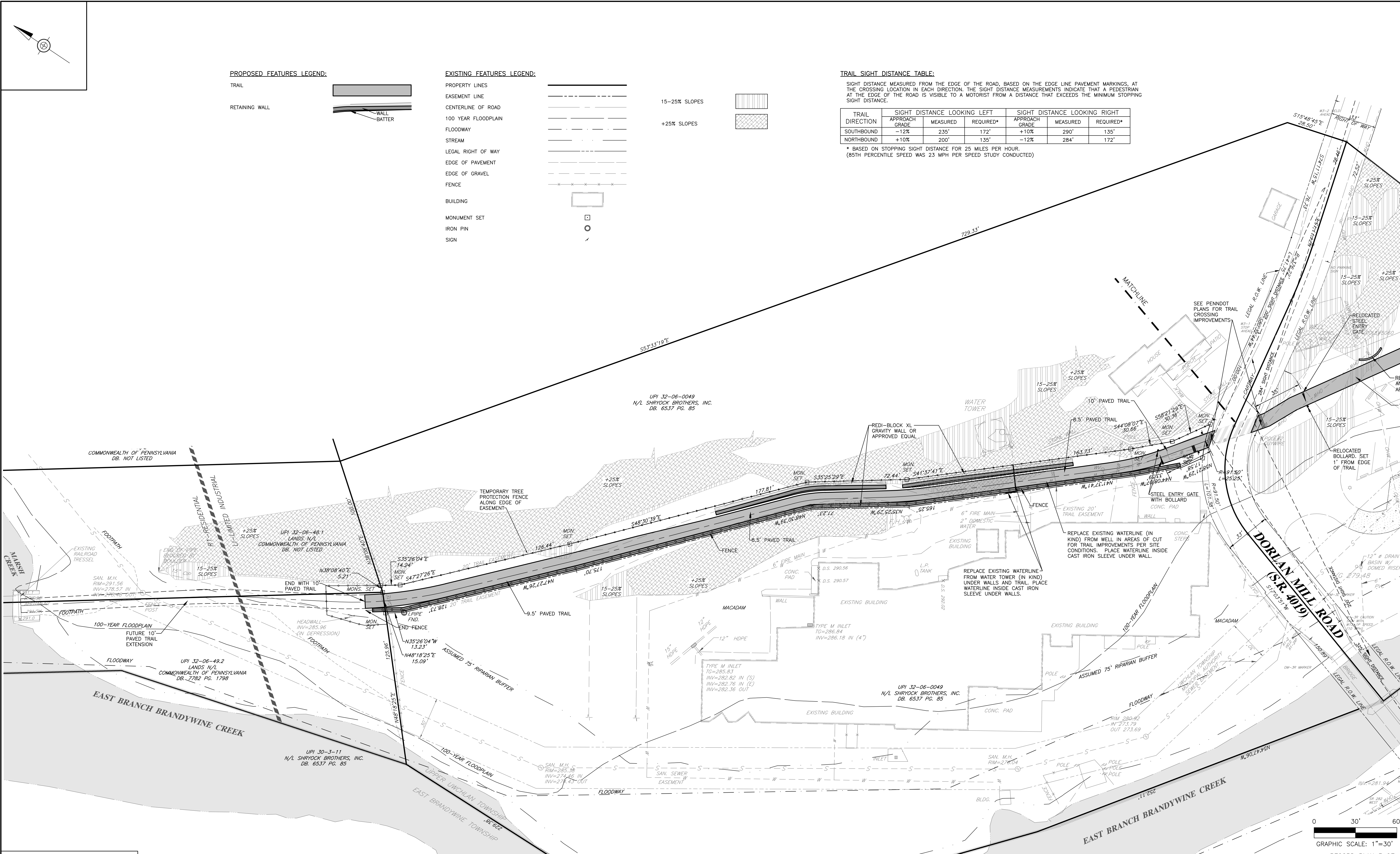
BENCH MARK LOCATION

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.

RECORD PLAN 2 OF 4

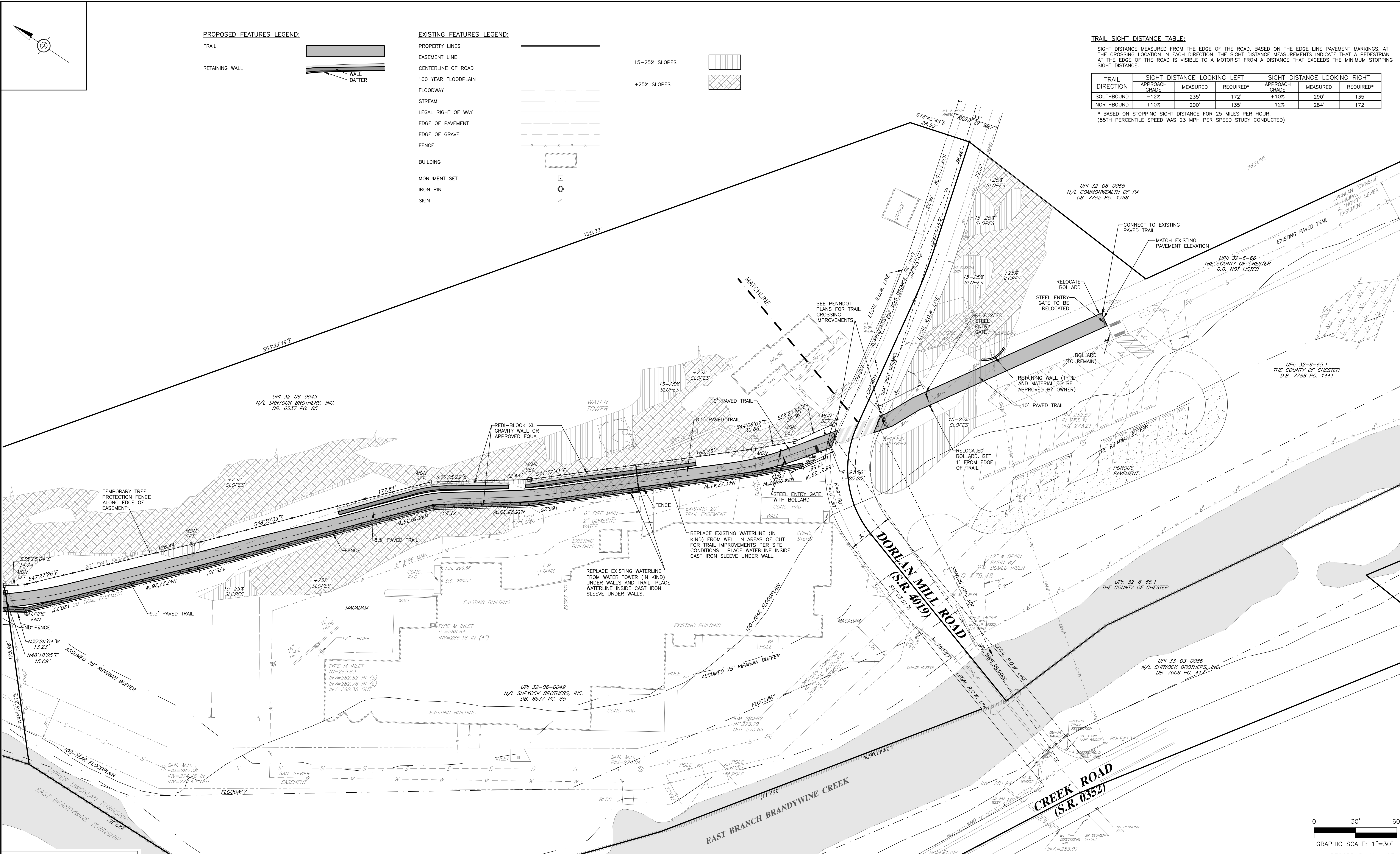
					SEAL	SEAL	MANAGER NEF _____		<div><p>BURSICH Sharing your Vision</p></div> <div><div>Corporate Headquarters 2129 East High Street Pottstown, PA 19464 610-323-4040</div><div>Southampton Office 706 Lakeside Drive Southampton, PA 18966</div></div> <div>www.bursich.com</div>	CLIENT CHESTER COUNTY DEPARTMENT OF FACILITIES & PARKS 313 W. MARKET STREET SUITE 5402 WEST CHESTER, PA 19380		SUBJECT <u>GENERAL NOTES</u> STRUBLE TRAIL EXTENSION II UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA		JOB NO. 137340.01A
							DESIGN KK	CHKD. BY		SHEET NO. 2 OF 15				
							DRAFT BG	CHKD. BY						
							FILE CHE-22	DATE MAY 1, 2019						
							NOTES	SCALE						
NO.	REVISION				DATE	BY	APP.				DWG. NO. GN137340-1A			

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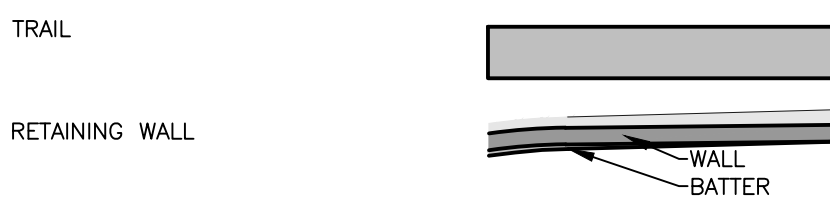


UPI 32-6-48.1, 32-6-49, 32-6-49.2					SEAL	SEAL	MANAGER NEF	BURSICH Sharing your Vision		CLIENT CHESTER COUNTY DEPARTMENT OF FACILITIES & PARKS 313 W. MARKET STREET SUITE 5402 WEST CHESTER, PA 19380	SUBJECT STRUBLE TRAIL EXTENSION II	JOB NO. 137340.01A	
DESIGN KK	CHKD. BY	DRAFT BG	DATE MAY 1, 2019	NOTES SCALE 1"=30'				Corporate Headquarters 2129 East High Street Pottstown, PA 19464 610-323-4040	Southampton Office 706 Lakeside Drive Southampton, PA 18966			SHEET NO. 3 OF 15	
REVISION					DATE	BY	APP.	UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA					DWG. NO. LO137340-1A

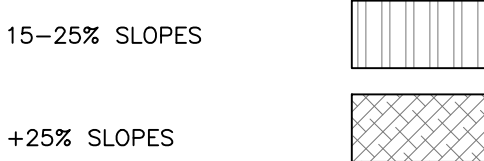
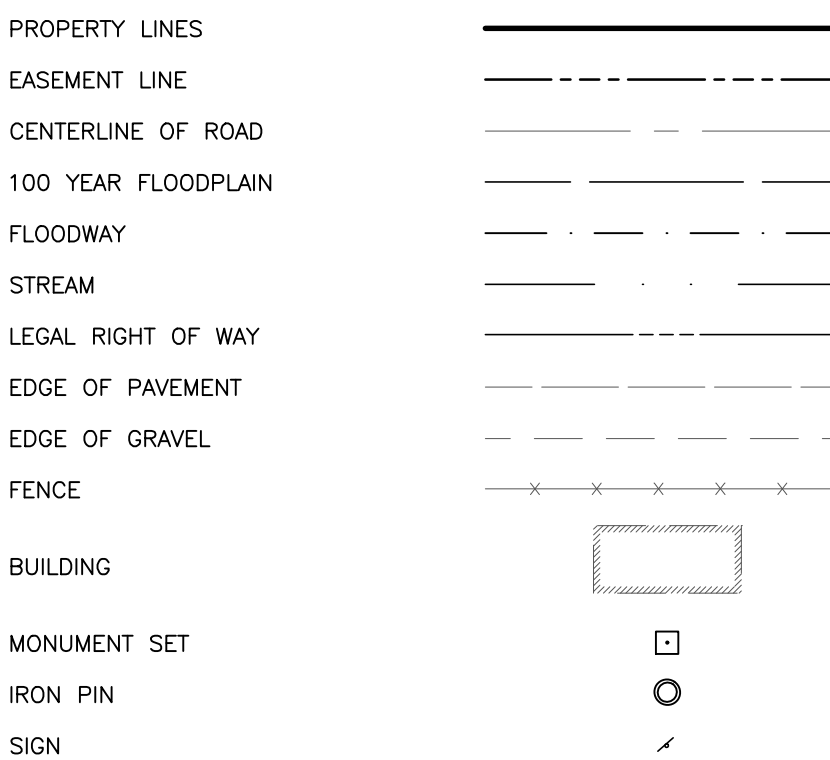
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PROPOSED FEATURES LEGEND:



EXISTING FEATURES LEGEND:

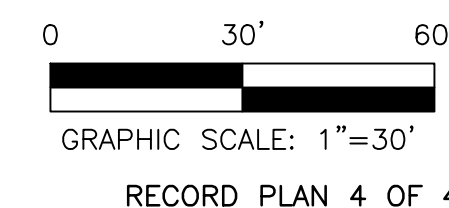


TRAIL SIGHT DISTANCE TABLE:

TRAIL DIRECTION	SIGHT DISTANCE LOOKING LEFT			SIGHT DISTANCE LOOKING RIGHT		
	APPROACH GRADE	MEASURED	REQUIRED*	APPROACH GRADE	MEASURED	REQUIRED*
SOUTHBOUND	-12%	235'	172'	+10%	290'	135'
NORTHBOUND	+10%	200'	135'	-12%	284'	172'

* BASED ON STOPPING SIGHT DISTANCE FOR 25 MILES PER HOUR.
(85TH PERCENTILE SPEED WAS 23 MPH PER SPEED STUDY CONDUCTED)

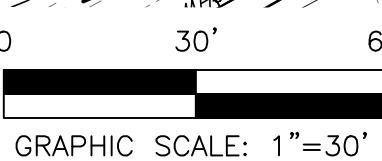
UPI 32-6-48.1, 32-6-49, 32-6-49.2				SEAL	SEAL	MANAGER NEF	BURSICH Sharing your Vision Corporate Headquarters 2129 East High Street Pottstown, PA 19464 610-323-4040 Southampton Office 706 Lakeside Drive Southampton, PA 18966 www.bursich.com	CLIENT CHESTER COUNTY DEPARTMENT OF FACILITIES & PARKS 313 W. MARKET STREET SUITE 5402 WEST CHESTER, PA 19380	SITE PLAN	SUBJECT STRUBLE TRAIL EXTENSION II UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA	JOB NO. 137340.01A SHEET NO. 4 OF 15 DWG. NO. LO237340-1A
DESIGN	KK	CHKD. BY				DESIGN		KK	CHKD. BY		
DRAFT	BO	CHKD. BY				DRAFT		BO	CHKD. BY		
FILE	CHE-22	DATE	MAY 1, 2019			FILE		CHE-22	DATE	MAY 1, 2019	
NOTES		SCALE	1"=30'			NOTES			SCALE	1"=30'	
NO.	REVISION	DATE	BY	APP.		NO.	REVISION	DATE	BY	APP.	

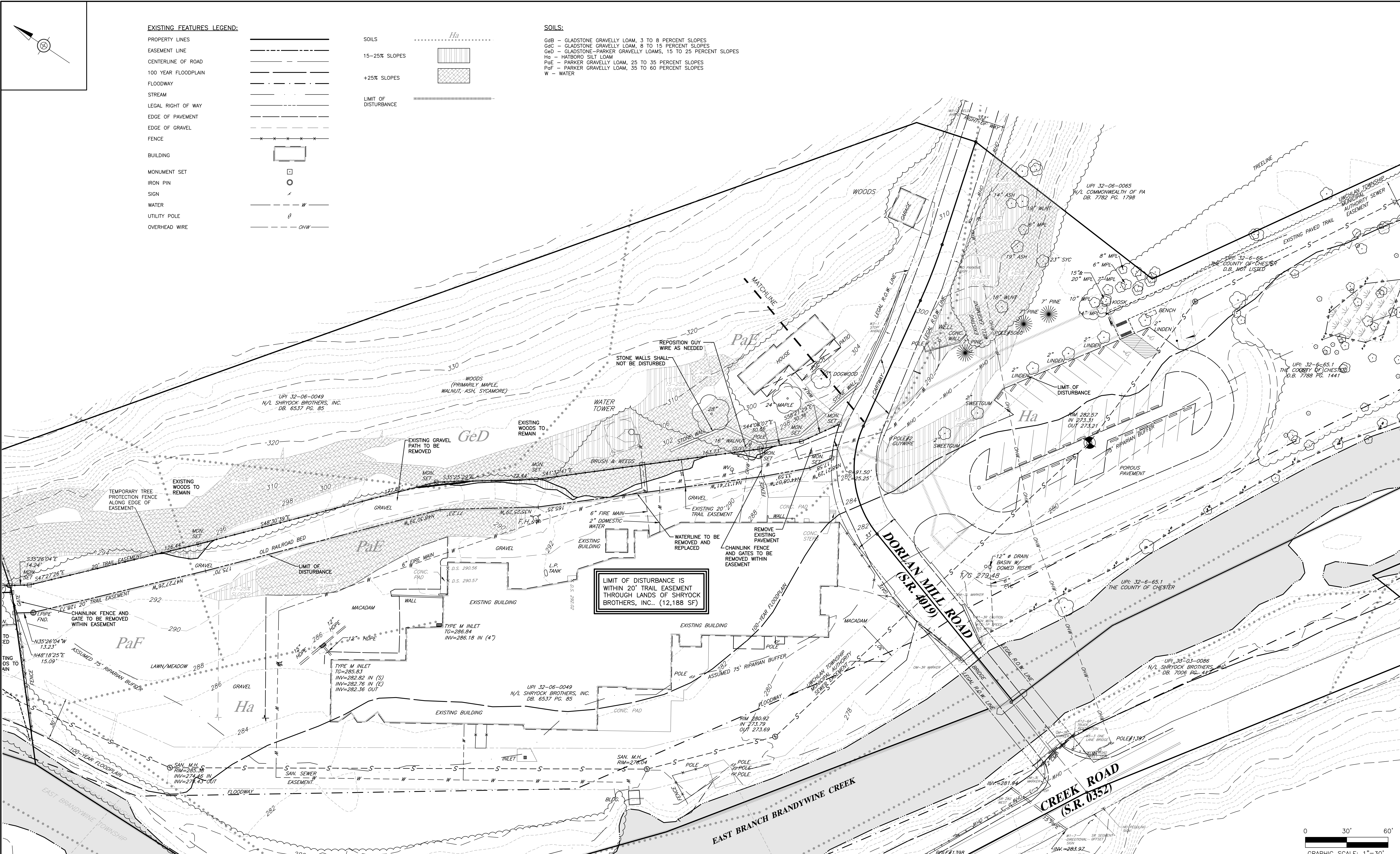


SOILS:

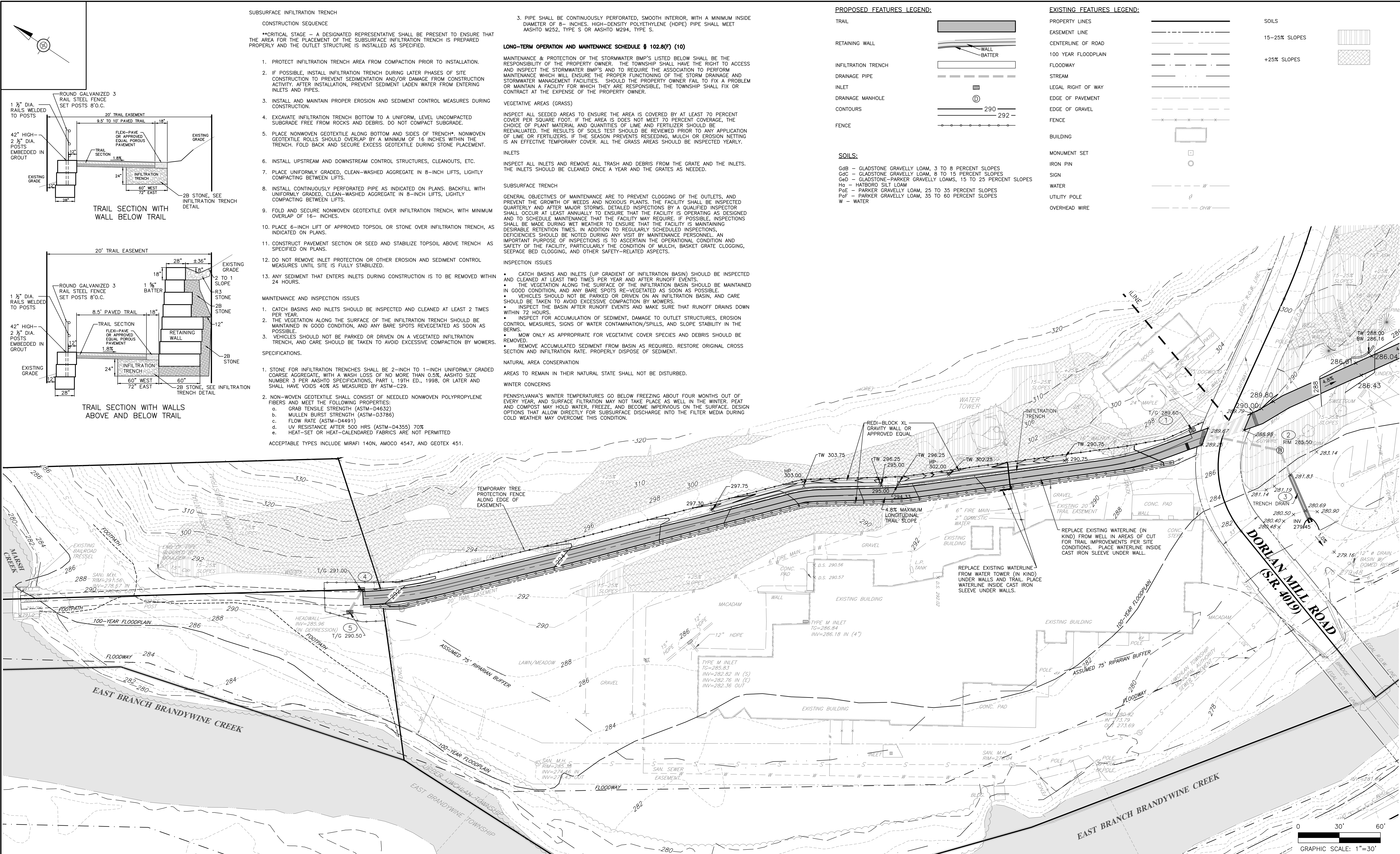
SOILS:

GdB - GLADSTONE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES
GdC - GLADSTONE GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES
GdD - 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

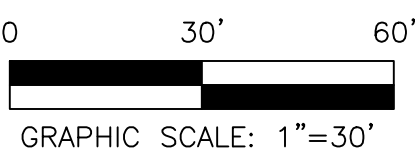
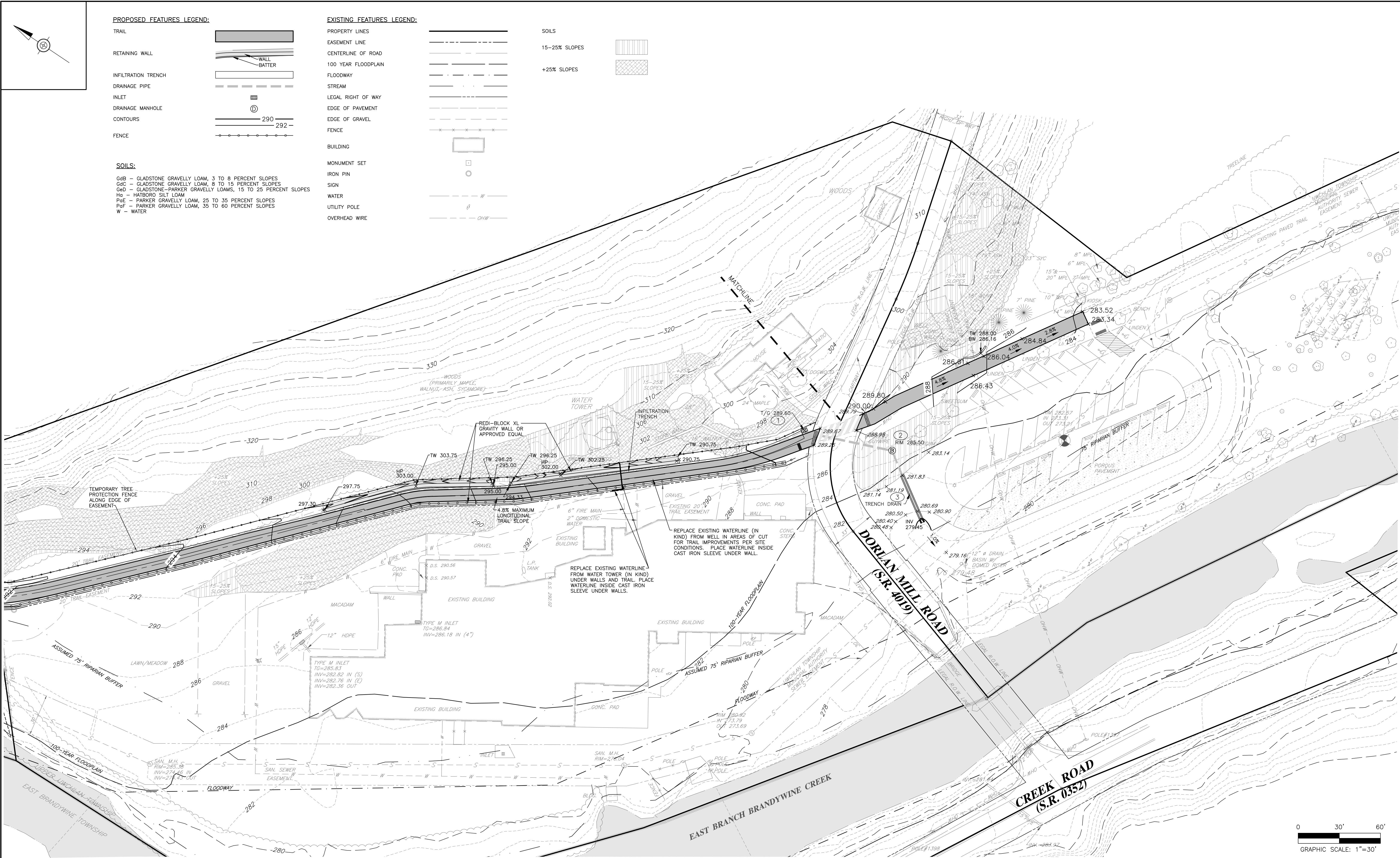
P:\CHE-22\137340-1A\dwg\LD Plan\EF137340-1A.dwg, 5/1/2019 9:06:32 AM




				SEAL	SEAL	<div>MANAGER NEF</div>		<div><div><div>BURSICH</div><div>Sharing your Vision</div></div><div><div>Corporate Headquarters</div><div>2129 East High Street</div><div>Pottstown, PA 19464</div><div>610-323-4040</div></div><div><div>Southampton Office</div><div>706 Lowside Drive</div><div>Southampton, PA 18966</div></div><div>www.bursich.com</div></div>	CLIENT	SUBJECT	JOB NO.
						<div>DESIGN KK</div>	CHKD. BY		CHESTER COUNTY DEPARTMENT OF FACILITIES & PARKS	EXISTING FEATURES/SITE ANALYSIS AND IMPACT PLAN	137340.01A
						<div>DRAFT BG</div>	CHKD. BY		313 W. MARKET STREET		
						FILE	DATE		SUITE 5402	STRUBLE TRAIL	SHEET NO.
						NOTES	SCALE		WEST CHESTER, PA 19380	EXTENSION II	6 OF 15
NO.	REVISION			DATE	BY	APP.	MAY 1, 2019	1"=30'	UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA	EF237340-1	DWG. NO.

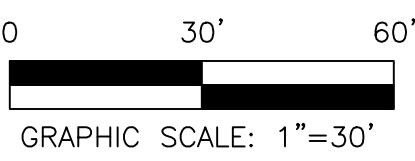
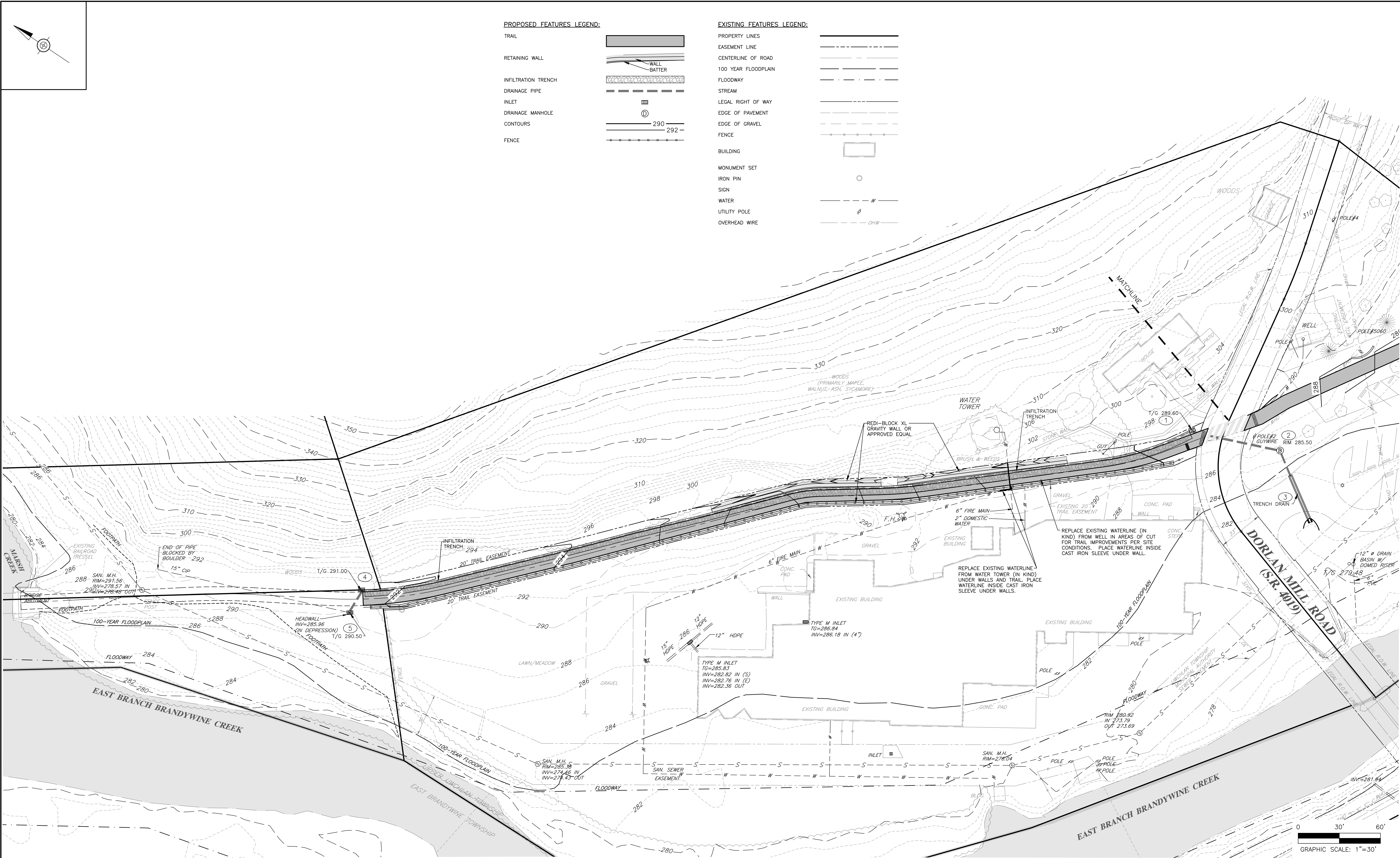


SEAL				SEAL				MANAGER NEF				CLIENT CHESTER COUNTY DEPARTMENT OF FACILITIES & PARKS 313 W. MARKET STREET SUITE 5402 WEST CHESTER, PA 19380				SUBJECT STRUBLE TRAIL EXTENSION II UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA				JOB NO. 137340.01A			
								DESIGN KK				SHEET NO. 7 OF 15											
								DRAFT BG				DWG. NO. GR137340-1A											
								FILE CHE-22															
								NOTES															
NO.				REVISION				DATE				BY				APP.							



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					SEAL	SEAL	MANAGER NEF			CLIENT	SUBJECT	JOB NO.
							DESIGN KK	CHKD. BY	<div>Corporate Headquarters 2129 East High Street Pottstown, PA 19464 610-323-4040</div> <div>Southampton Office 706 Lakeside Drive Southampton, PA 18966</div> <div>www.bursich.com</div>	CHESTER COUNTY DEPARTMENT OF FACILITIES & PARKS	GRADING PLAN	137340.01A
						DRAFT BG	CHKD. BY	313 W. MARKET STREET SUITE 5402 WEST CHESTER, PA 19380		STRUBLE TRAIL EXTENSION II	SHEET NO.	
						FILE CHE-22	DATE MAY 1, 2019				8 OF 15	
						NOTES	SCALE 1"=30'				DWG. NO.	
NO.	REVISION	DATE	BY	APP.							UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA	GR237340-1A



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NO.	REVISION	DATE	BY	APP.

SEAL

SEAL

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

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

Southampton Office
706 Lakeside Drive
Southampton, PA 18966

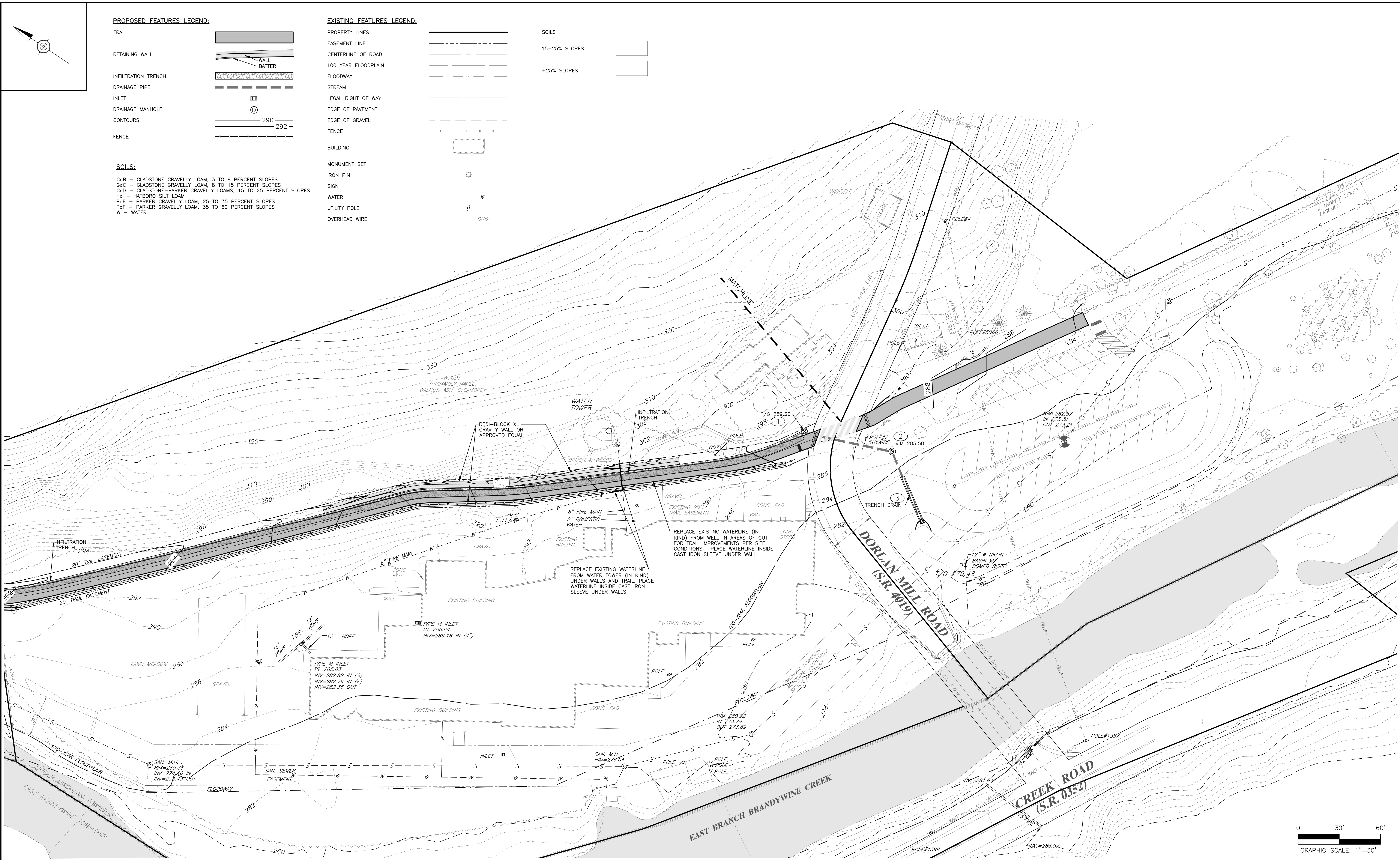
www.bursich.com

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

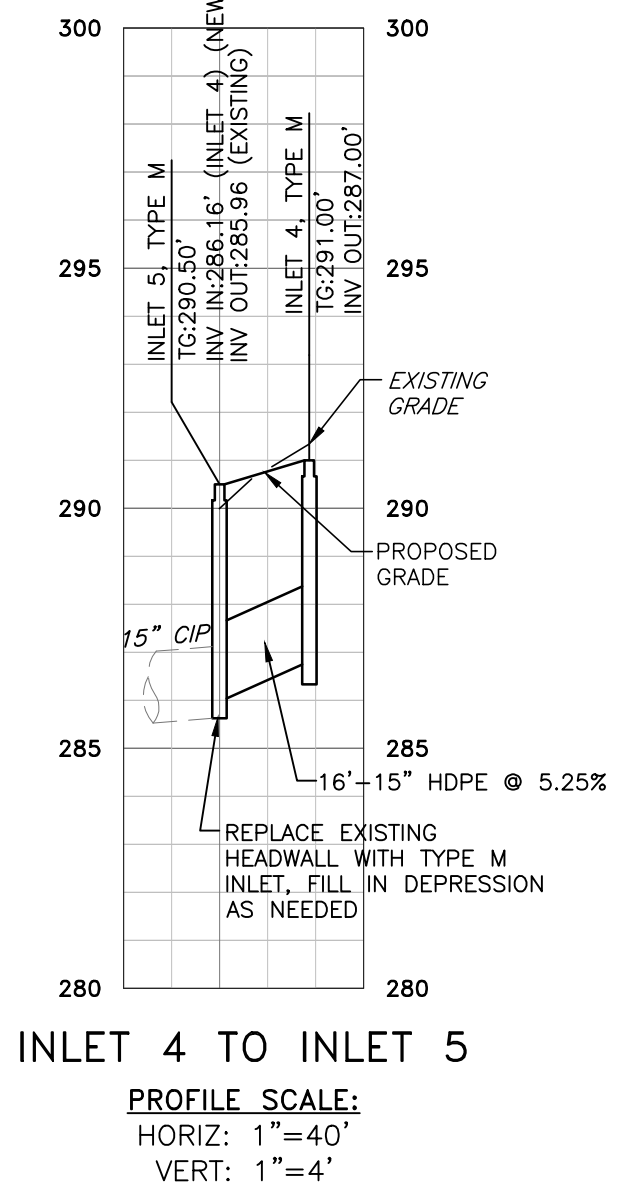
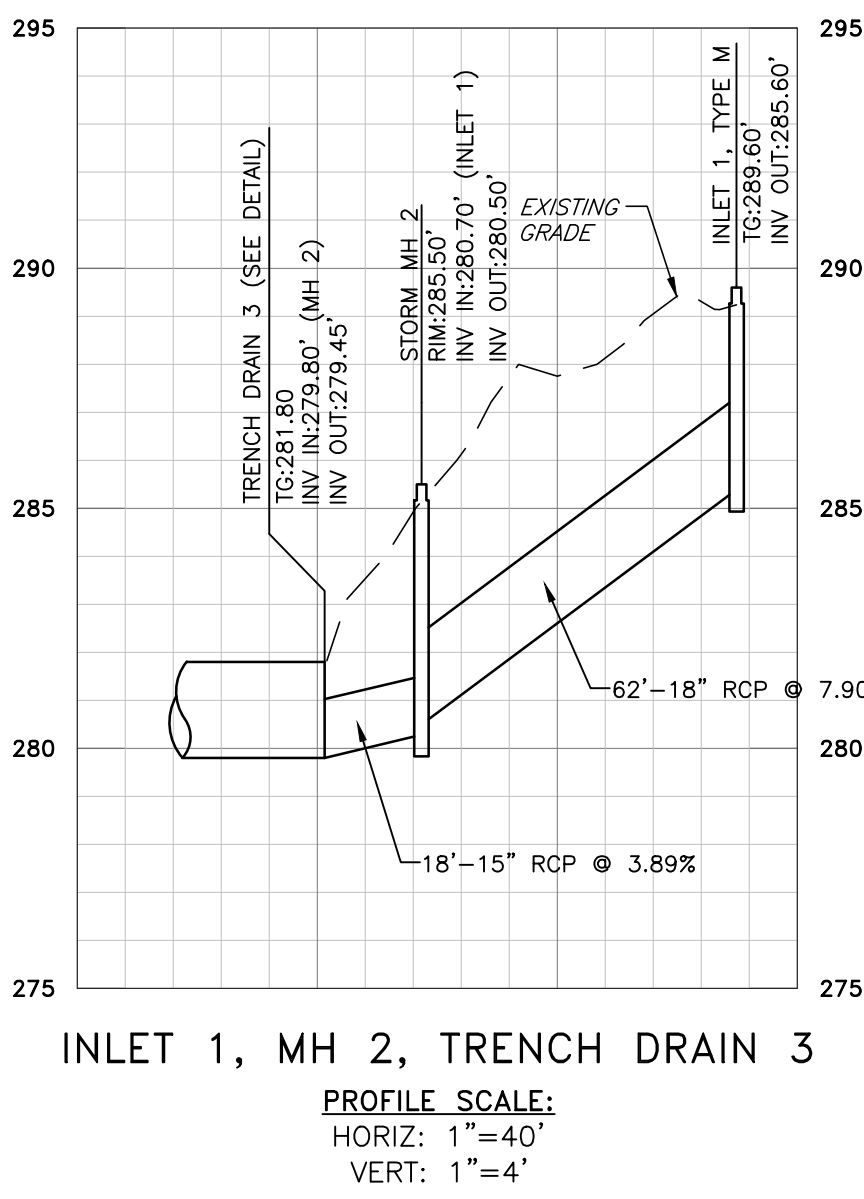
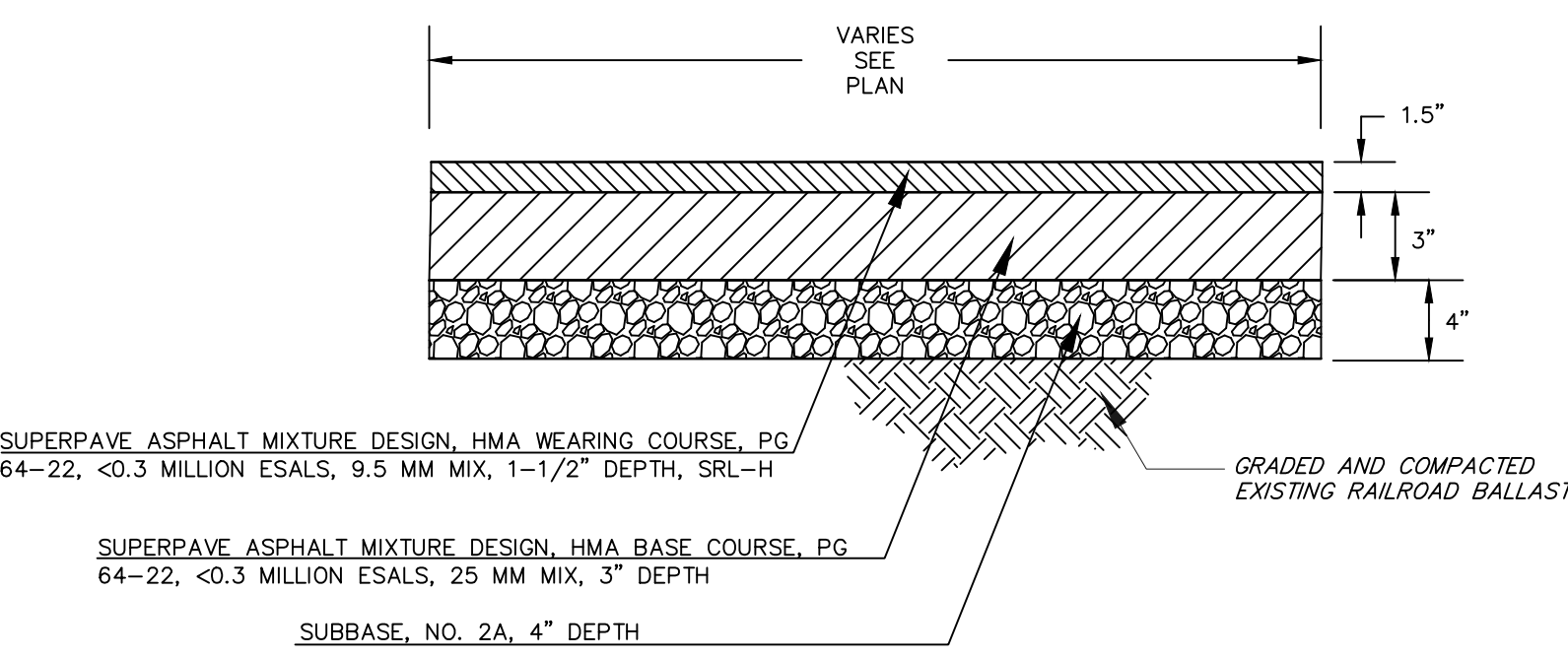
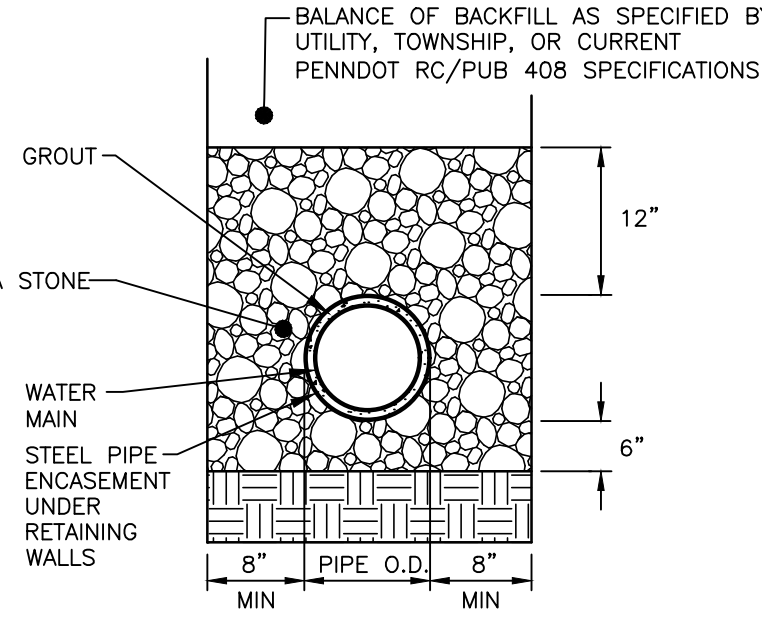
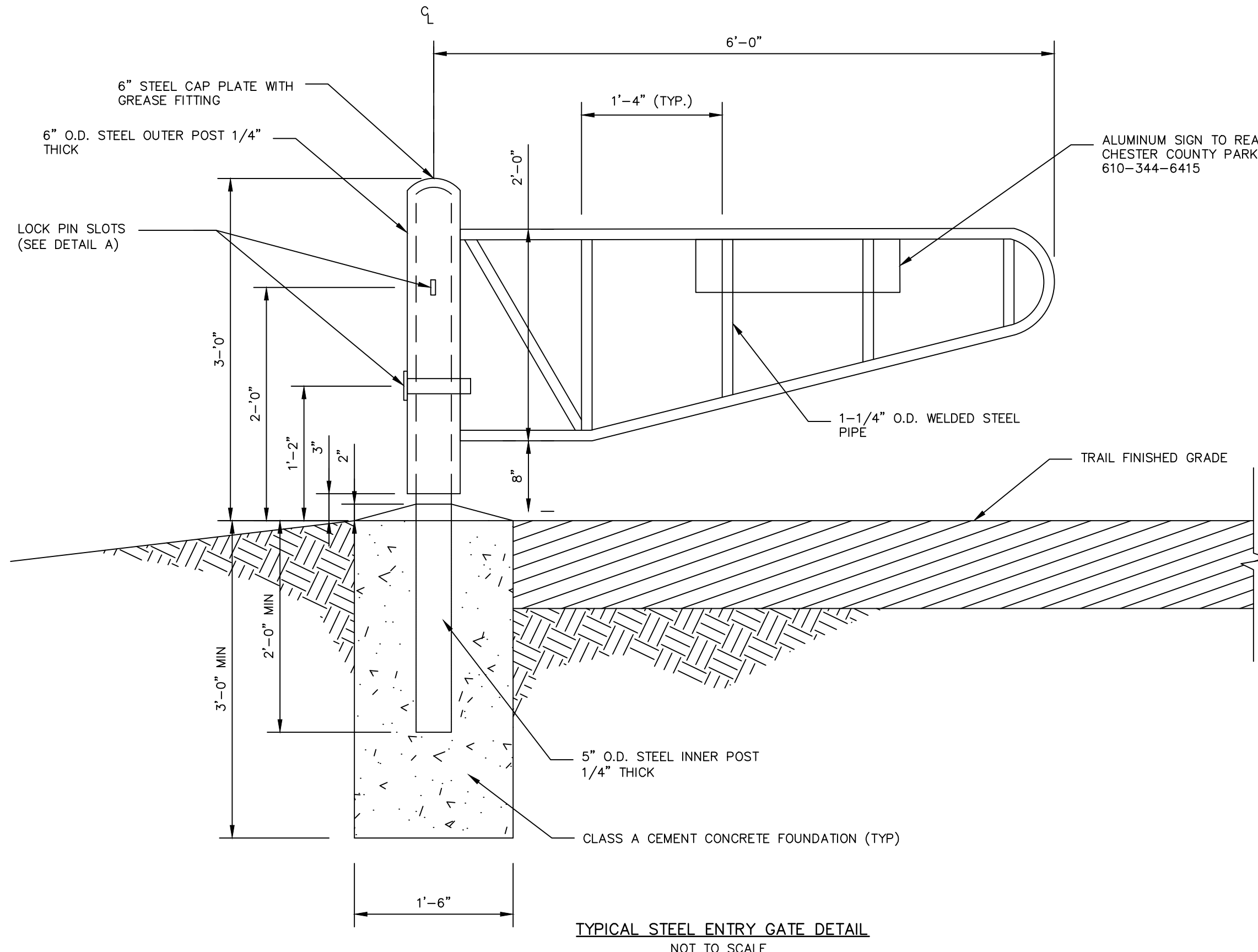
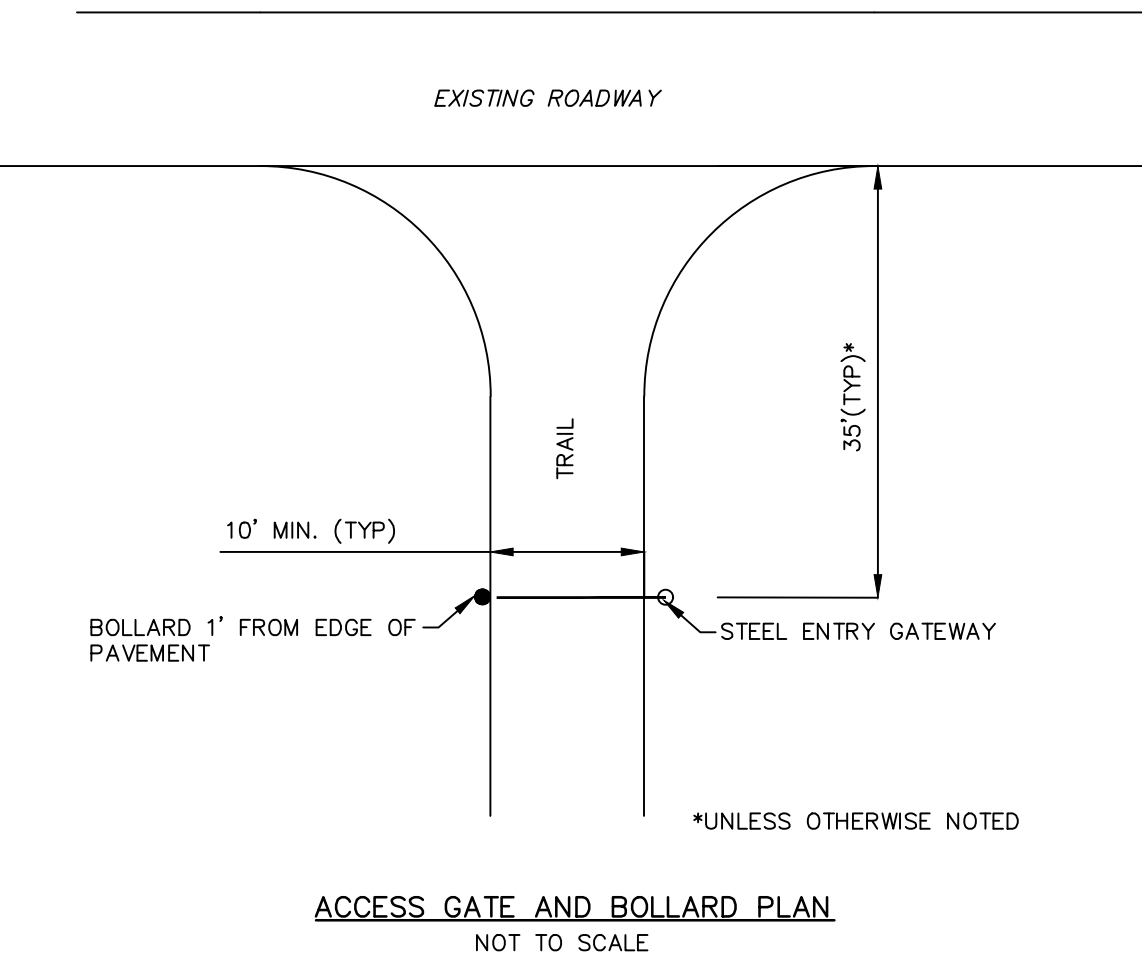
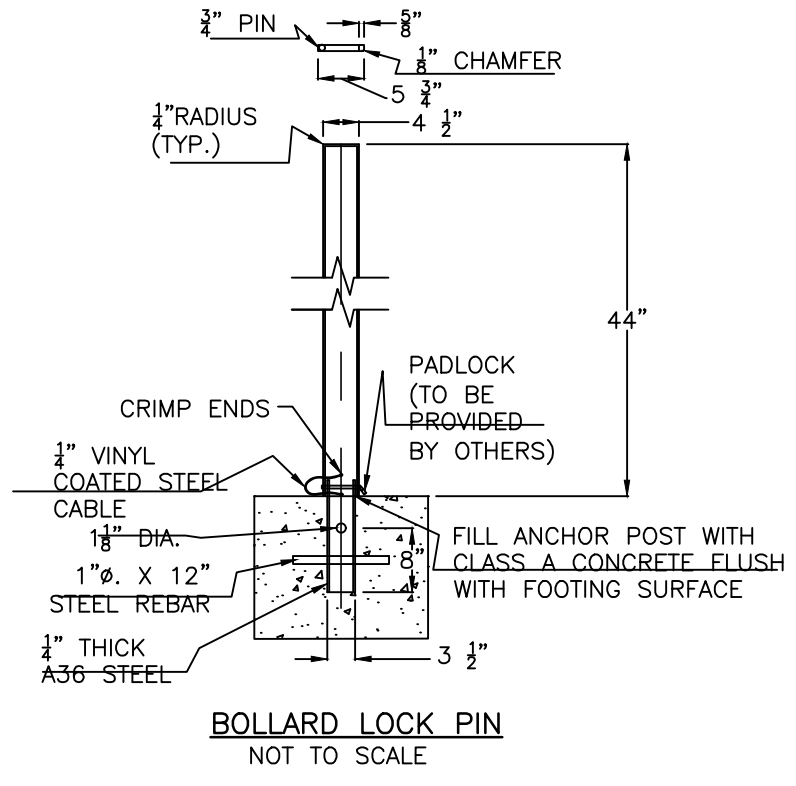
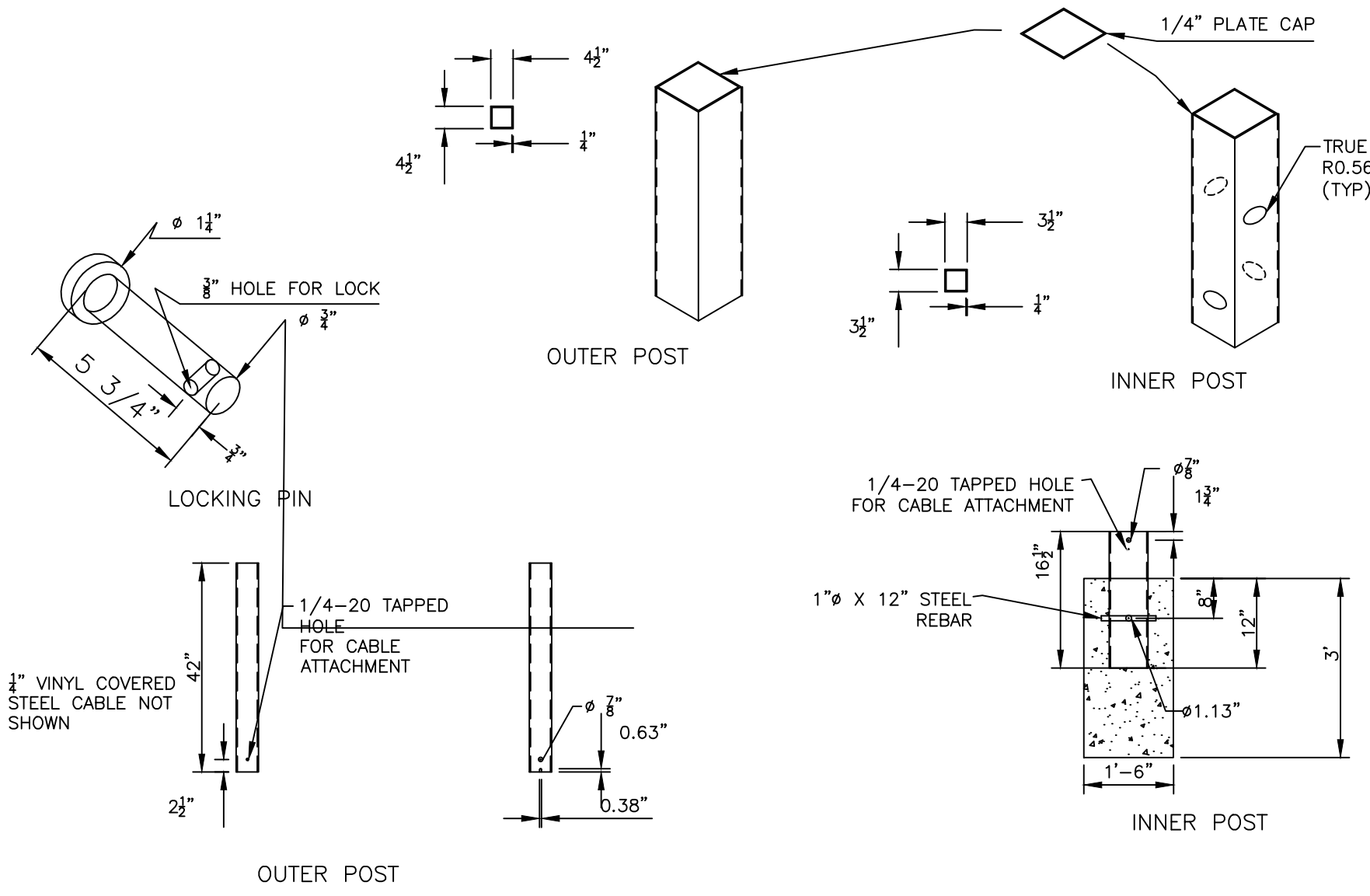
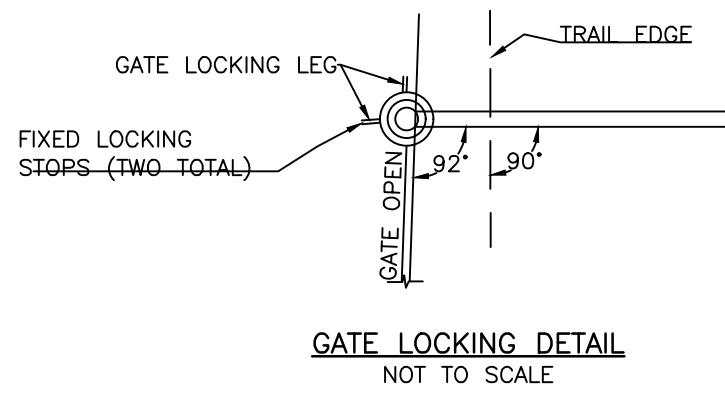
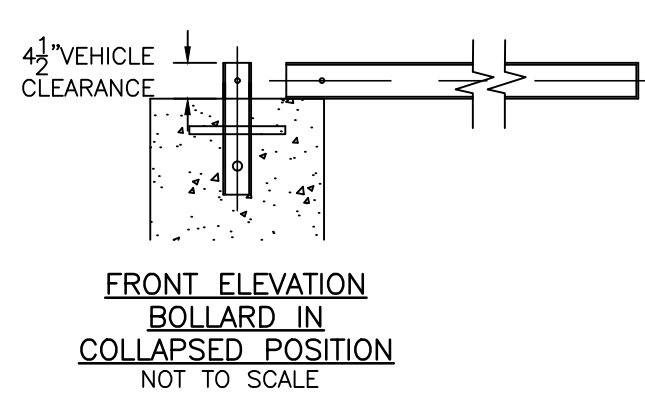
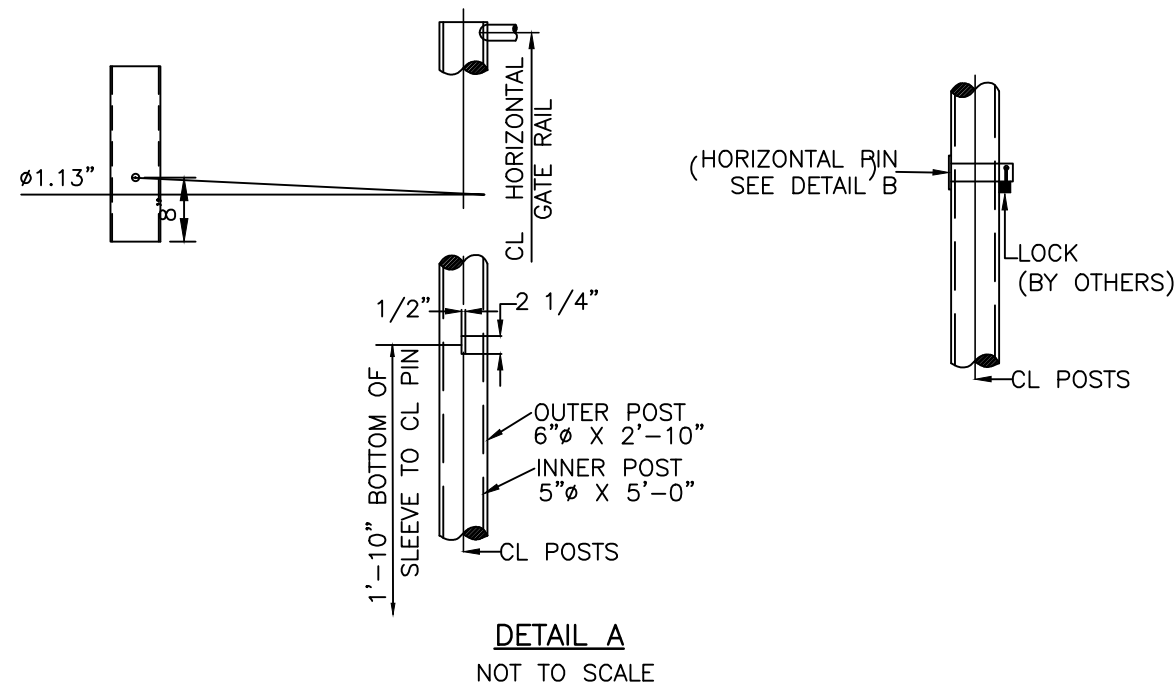
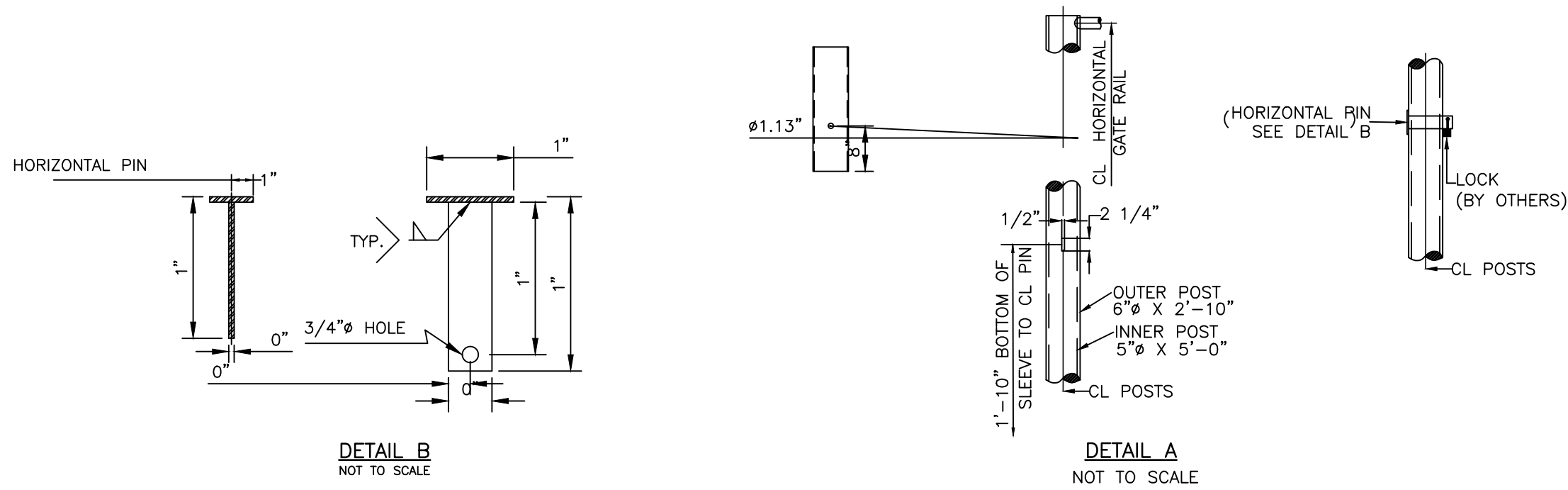
UTILITY PLAN
SUBJECT
STRUBLE TRAIL EXTENSION II
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

JOB NO.
137340.01A
SHEET NO.
9 OF 15
DWG. NO.
UT137340-1A

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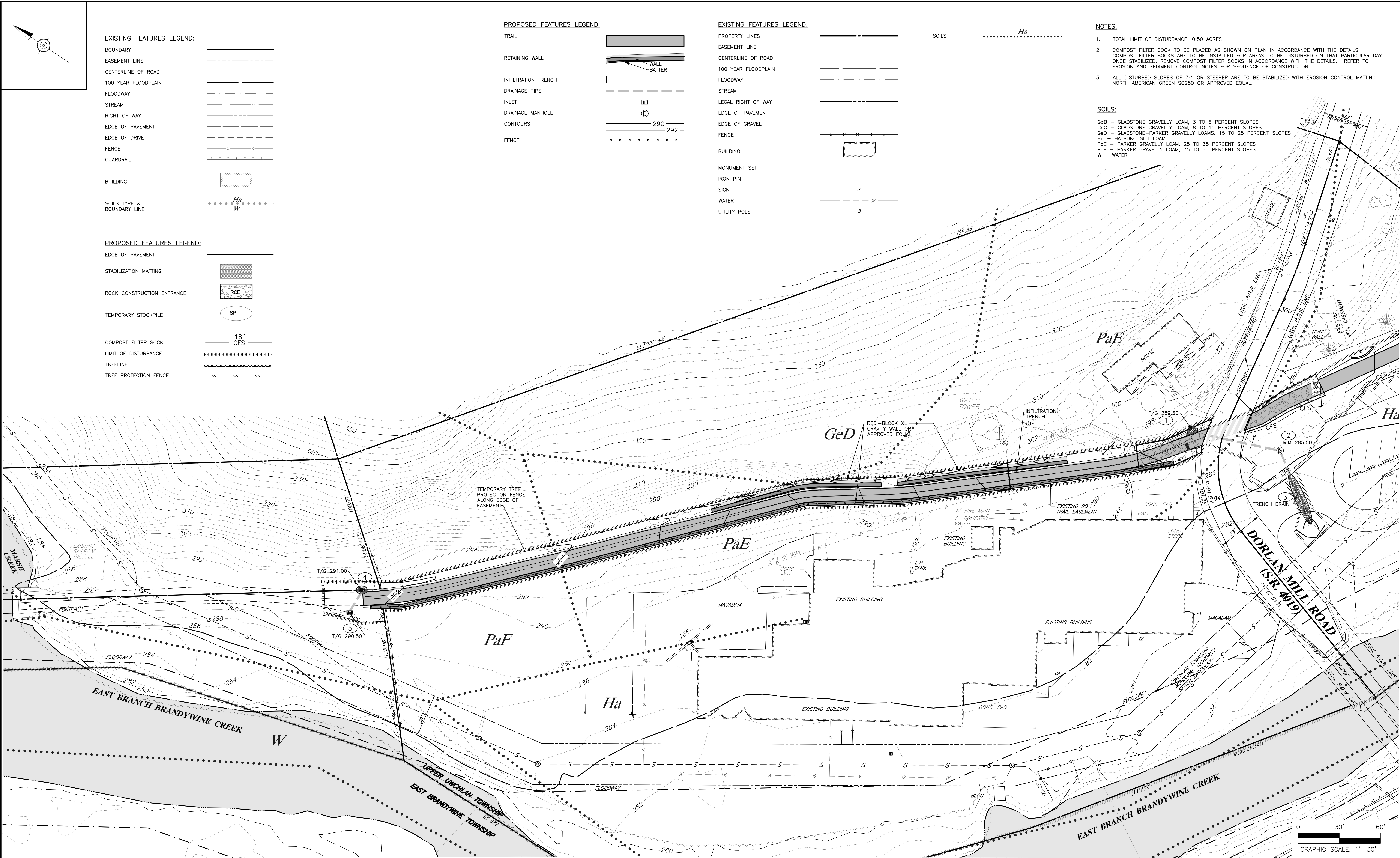


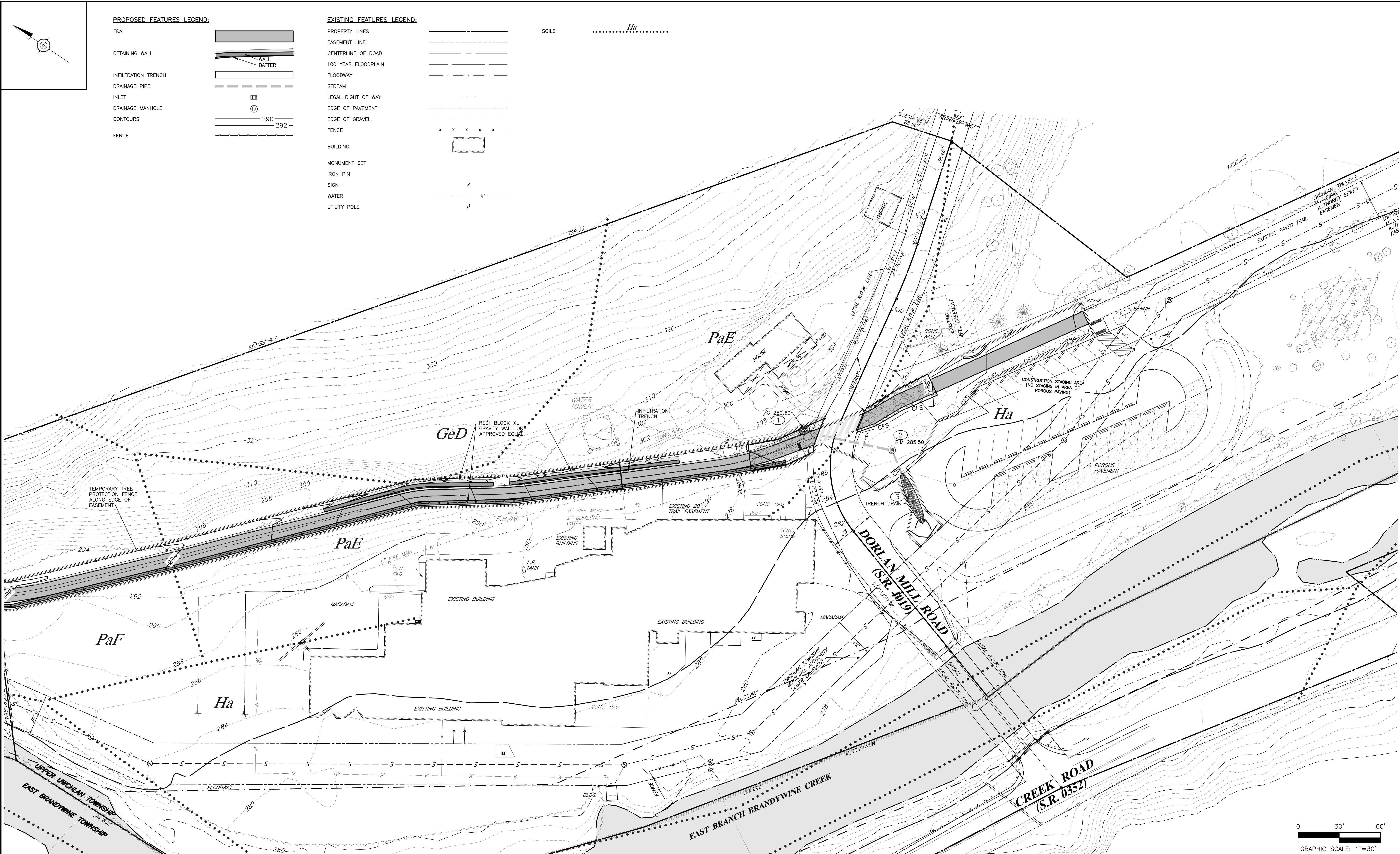
NOTE:
THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS / SUBMITTALS OF ALL MATERIALS TO BE USED ON THE PROJECT.

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				SEAL	SEAL	<div>MANAGER NEF</div>		<div><div>BURSICH</div><div>Sharing your Vision</div><div><div>Corporate Headquarters</div><div>2129 East High Street</div><div>Pottstown, PA 19464</div><div>610-323-4040</div></div><div><div>Southampton Office</div><div>706 Lakeside Drive</div><div>Southampton, PA 18966</div></div><div>www.bursich.com</div></div>	CLIENT	SUBJECT	JOB NO.
						<div>DESIGN KK</div> <div>CHKD. BY</div>			CHESTER COUNTY DEPARTMENT OF FACILITIES & PARKS	CONSTRUCTION DETAILS AND DRAINAGE PROFILES	137340.01A
						<div>DRAFT BG</div> <div>CHKD. BY</div>			313 W. MARKET STREET		SHEET NO.
						<div>FILE CHE-22</div> <div>DATE MAY 1, 2019</div>			SUITE 5402	STRUBLE TRAIL	12 OF 15
						<div>NOTES</div> <div>SCALE</div>			WEST CHESTER, PA 19380	EXTENSION II	DWG. NO.
NO.	REVISION	DATE	BY	APP.					UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA	CD237340-1A	

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PROPOSED FEATURES LEGEND:

- TRAIL
- RETAINING WALL
- INFILTRATION TRENCH
- DRAINAGE PIPE
- INLET
- DRAINAGE MANHOLE
- CONTOURS
- FENCE

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

SOILS

Ha

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NO.	REVISION	DATE	BY	APP.

SEAL

SEAL

MANAGER	NEF
DESIGN	KK
DRAFT	BG
FILE	CHE-22
NOTES	
CHKD. BY	
CHKD. BY	
DATE	MAY 1, 2019
SCALE	1"=40'

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Sharing your Vision

Corporate Headquarters
2129 East High Street
Pottstown, PA 19464
610-323-4040
www.bursich.com

Southampton Office
706 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	JOB NO.
EROSION AND SEDIMENT CONTROL PLAN	137340.01A
STRUBLE TRAIL EXTENSION II	SHEET NO.
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA	14 OF 15
	DWG. NO.
	ES137340-1A



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 Armprister - 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 Armprister 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 Fetters 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