



**UPPER UWCHLAN TOWNSHIP  
PLANNING COMMISSION  
AGENDA**  
**February 11, 2021**  
**7:00 p.m.**

**LOCATION:** This meeting will be held **virtually**. Any member of the public interested in participating in the meeting should email the Township at [tscheivert@upperuwchlan-pa.gov](mailto:tscheivert@upperuwchlan-pa.gov) for a link and a password to join in the meeting. To minimize public exposure to COVID-19 and maintain social distancing, the meeting will be conducted via webinar. No attendance in-person will be allowed. If you require special accommodation, please call the Township office at 610-458-9400.

		Packet Page #
I.	Call To Order	
II.	Reorganization for 2021	
	Nominate, elect Chair, Vice-Chair, Secretary	
III.	164 Byers Road Preliminary / Final Land Development Plan	2
	Plan proposes a 2-story, 4,400 SF Office building and parking. Accept Plan for consultants' review.	
IV.	Deweese Minor Subdivision Plan	8
	Plan proposes subdividing one parcel into two lots. Accept Plan for consultants' review.	
V.	Approval of Minutes:      December 10, 2020 Meeting	13
VI.	Next Meeting Date:      March 11, 2021    7:00 PM	
VII.	Open Session	
VIII.	Adjournment	



## SUBDIVISION / LAND DEVELOPMENT APPLICATIONS

Preliminary Submittal

Final Submittal

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

1. Name of Subdivision / Development: 164 Byers Road
2. Plan Dated: 12/21/20 County Deed Book/Page No. 32-4-56
3. Name of property owner(s): QBD Ventures  
c/o Peter Rodgers, Partner  
Address: \_\_\_\_\_  
State/Zip: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Email: pete \_\_\_\_\_
4. Name of Applicant (If other than owner):  
Same as Owner  
Address: \_\_\_\_\_  
State/Zip: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Email: \_\_\_\_\_
5. Applicant's interest (If other than owner): \_\_\_\_\_
6. Engineer, Architect, Surveyor, or Landscape Architect responsible for Plan.  
DL Howell & Associates, Inc., attn: Dave Gibbons, PE  
Address: 1250 Wrights Lane, West Chester  
State/Zip: PA, 19380 Phone No.: 610-918-9002  
Email: dgibbons@dlhowell.com
7. Total acreage: 0.702 Number of Lots: 1
8. Acreage of adjoining land in same ownership: (If any) n/a
9. Describe Type of Development Planned:  
Office/Commercial Building

RECEIVED  
JAN 19 2021  
UPPER UWCHLAN TWP.  
TAX MAP UNIT 100

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.

Section 152-305.A, 152-306, 162-55.D.1, 162-32.F, & 152-311.D

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

Signature of Property Owner or Applicant:

By: Peter Rodgers, PARTNER (Peter J. Rodgers)  
Date: 11/1/21

\*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

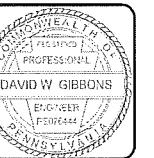
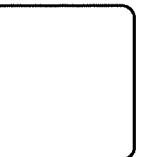




DLHowell

Civil Engineering  
Land Planning  
Environmental  
www.DLHowell.com

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



ITEM	DESCRIPTION
6	
5	
4	
3	
2	
1	
REV.	

PRELIMINARY/FINAL IMPROVEMENT CONSTRUCTION PLAN	
CLIENT: QBD VENTURES PROJECT: BYERS ROAD PROPERTY LOCATION: 164 BYERS ROAD UPPER UCHLAN TOWNSHIP, CHESTER COUNTY, PA	

DATE:	12/21/20
SCALE:	AS SHOWN
DRAWN BY:	AM
CHECKED BY:	DWG
PROJECT NO.:	2146
FILE NO.:	QBD IMPROVEMENT CONSTRUCTION PLANS
PLOTTED:	12/21/20
DRAWING NO.:	C03.01
NOTE:	03 of 10

## LEGEND

EX. GRAVEL LINE  
PROP. PROPERTY LINE  
EX. RIGHT-OF-WAY  
PROP. RIGHT-OF-WAY  
EX. HIGHLIGHT  
■ PROP. MONUMENT  
○ PROP. IRON PIPE  
● PROP. IRON PIPE  
EX. SIGNPOST  
PROP. EASEMENT  
EX. RETAINING  
EXISTING CONTOUR  
EXISTING SPOT ELEV.  
NEW SPOT ELEV.  
50'0" TYPE  
GEOD 2005 TYPE  
2005 LINE  
EX. CURB CURB  
PROP. CONC. CURB  
EX. EDGE OF PAVING  
PROP. EDGE OF PAVING  
EX. LIGHT POLE  
PROP. LIGHT POLE  
EX. CURB  
EX. BOLL BOL.  
OF. 50'0"  
PROP. SIGN  
EX. PARKING SPACES  
TO BE REMOVED  
EX. RAIL LINE  
PROP. TELE. LINE  
EX. ELECT. LINE  
PROP. ELEC. LINE  
EX. UTILITY POLE  
PROP. UTILITY POLE  
EX. GAS LINE  
PROP. GAS LINE  
EX. GAS VALVE  
PROP. GAS VALVE  
EX. STORM SEWER LINE  
PROP. STORM SEWER LINE  
EX. STORM SEWER  
PROP. STORM INLET  
PROP. STORM INLET ID  
PROP. SEEPAGE BED  
EX. SAN. SEWER LINE  
PROP. SAN. SEWER LINE  
PROP. SAN. SEWER LATERAL  
PROP. SANITARY MH. ID  
EX. WATER LINE  
PROP. WATER LINE  
PROP. WATER LATERAL  
PROP. FIRE WATER LINE  
EX. WATER VALVE  
PROP. WATER VALVE  
EX. HYDRANT  
PROP. HYDRANT  
EX. MANHOLE  
PROP. MANHOLE

CALL BEFORE YOU DIG!  
Pennsylvania law requires  
3 working days notice for  
construction phase and 10 working  
days in design stage-stop call

Pennsylvania One Call System, Inc.

1-800-242-1776

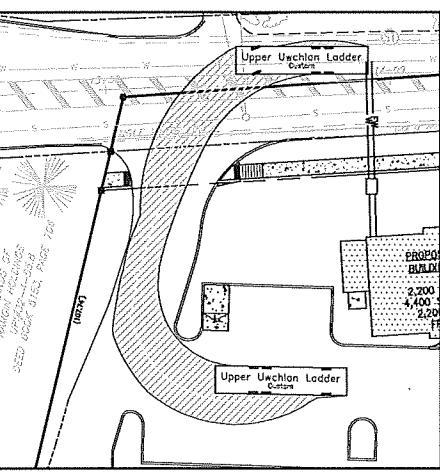
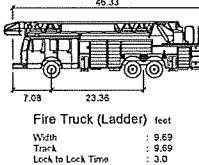
ONE CALL NOTE  
NO SCALE

ACT 287 SERIAL NUMBER 20092592101  
D. L. Howell & Associates, Inc. does not guarantee the  
accuracy of the locations for existing subsurface utility  
lines, structures, etc. shown on the plans, nor does D. L.  
Howell & Assoc., Inc. guarantee that all subsurface utility  
lines, structures, etc. are shown.

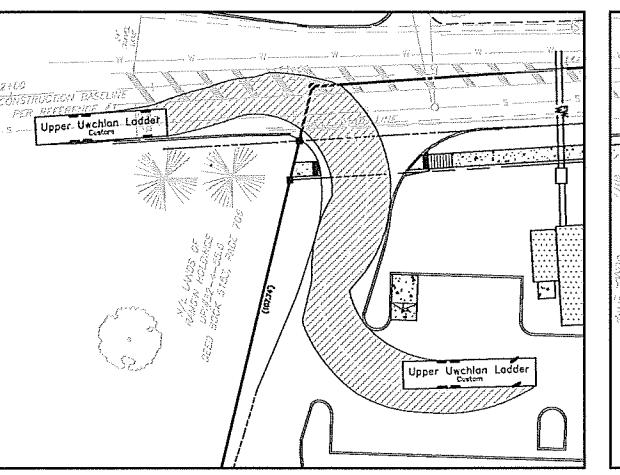
Contractor shall verify the location and elevations of all  
subsurface utility lines, structures, etc. before the start  
of work by calling the Pennsylvania One Call System  
at 1-800-242-1776.

## UTILITIES NOTIFIED

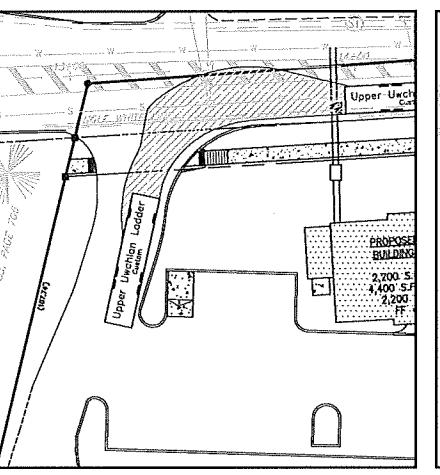
BUCKEYE PIPELINE COMPANY  
CONCAST CABLE COMMUNICATIONS, INC.  
PECO ENERGY  
VERIZON PENNSYLVANIA, INC.  
UPPER UCHLAN TOWNSHIP  
UPPER UCHLAN MUNICIPAL AUTHORITY



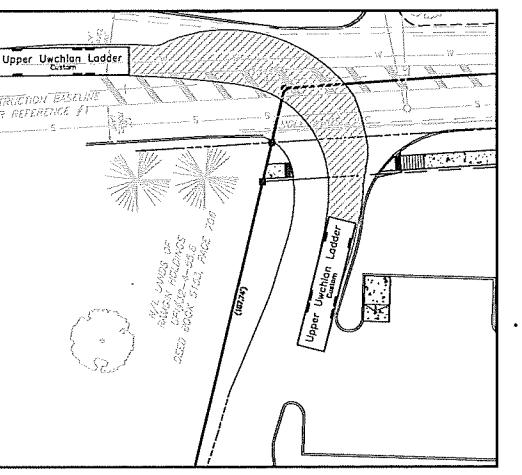
ENTERING SITE FROM EAST



ENTERING SITE FROM WEST

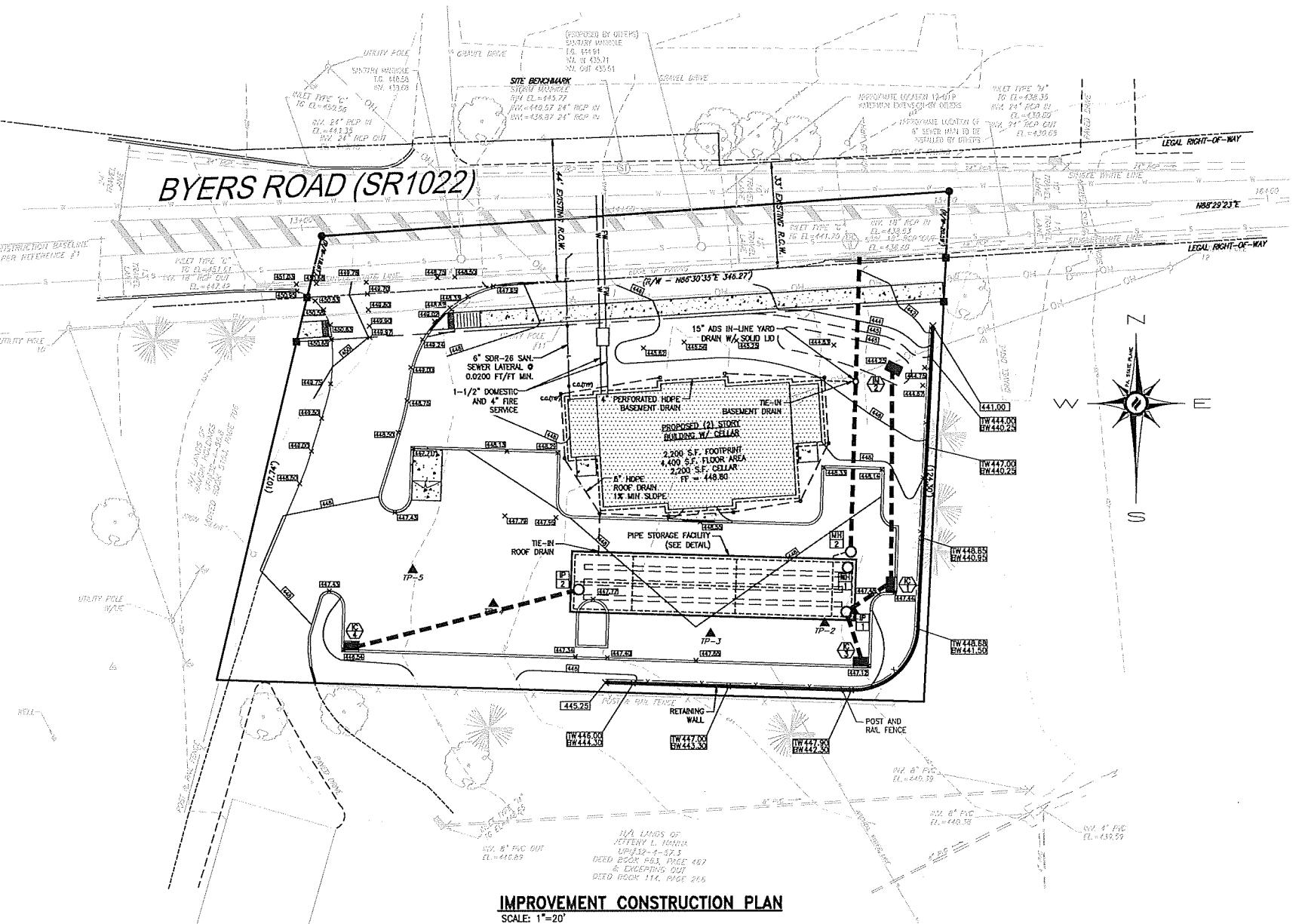


EXITING SITE HEADED EAST



EXITING SITE HEADED WEST

## BYERS ROAD (SR1022)



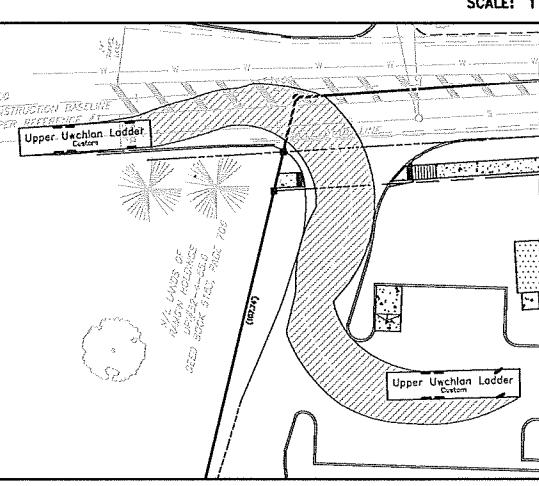
## IMPROVEMENT CONSTRUCTION PLAN

SCALE: 1=20'

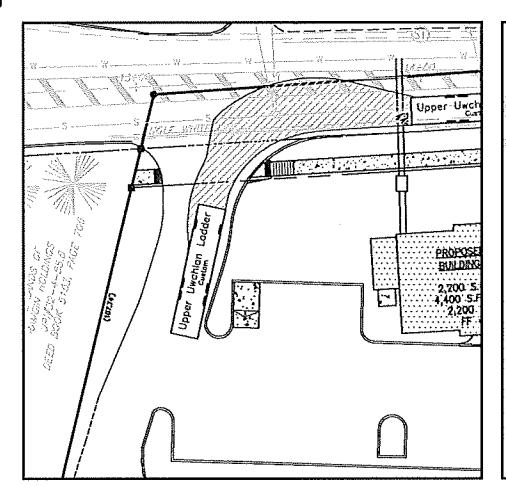
20  
0 10 20 40  
GRAPHIC SCALE  
1 inch = 20 feet

## TRUCK TURNING PLANS

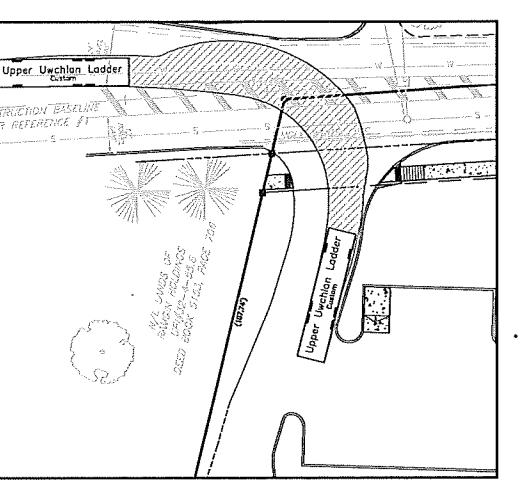
SCALE: 1"=30'



ENTERING SITE FROM WEST



EXITING SITE HEADED EAST



EXITING SITE HEADED WEST

PRELIMINARY/FINAL  
IMPROVEMENT CONSTRUCTION PLAN

DATE:	12/21/20
SCALE:	AS SHOWN
DRAWN BY:	AM
CHECKED BY:	DWG
PROJECT NO.:	2146
FILE NO.:	QBD IMPROVEMENT CONSTRUCTION PLANS
PLOTTED:	12/21/20
DRAWING NO.:	C03.01
NOTE:	03 of 10

# UPPER UWCHLAN TOWNSHIP - LANDSCAPE COMPLIANCE CHART

	TOWNSHIP REQUIRED	PROPOSED
<b>SECTION 162-57. 6(b)</b> STREET TREES SPACING SHALL BE NO GREATER THAN 50 FEET. ROAD FRONTAGE = 200 FT. /50' = 4 ST. TREES	4	3 (WAIVER REQ.)
<b>SECTION 162-57. 7(c)</b> THE INTERIOR OF A PARKING LOT SHALL HAVE 1 SHADE TREE FOR EVERY 5 PARKING SPACES. 22 SPACES/5 = 4.4 SHADE TREES	5	SATISFIED BY PARKING AND LOADING LANDSCAPING REQUIREMENT (BELOW)
<b>SECTION 162-57 LANDSCAPE DESIGN, INSTALLATION AND MAINTENANCE STANDARDS</b> <b>D. MINIMUM PLANTING STANDARDS</b> PER 1,000 SF OF GROSS BUILDING AREA - 2,200 SF		
2 - (2.5" CAL. MIN.) DECIDUOUS TREE / 1,000 SF	5	2 (WAIVER REQ.)
1 - (8' HT. MIN.) EVERGREEN TREE / 1,000 SF	3	0 (WAIVER REQ.)
8 - (24-30" HT.) SHRUBS / 1,000 SF	18	42
<b>PER 2,000 SF PARKING OR LOADING AREA - 8,076 SF</b>		
1 - (2.5" CAL. MIN.) DECIDUOUS TREE / 2,000 SF	4	5
1 - (8' HT. MIN.) EVERGREEN TREE / 2,000 SF	4	0 (WAIVER REQ.)
4 - (24-30" HT.) SHRUBS / 2,000 SF	16	18 + 20 GROUNDCOVERS
<b>PER 100 LF OF NEW AND EXISTING ROAD FRONTAGE</b>		
EXISTING ROAD FRONTAGE 200 LF		
2 - (2.5" CAL. MIN.) DECIDUOUS TREE / 100 LF	4	0 (WAIVER REQ.)
1 - (8' HT. MIN.) EVERGREEN TREE / 100 LF	2	0 (WAIVER REQ.)
5 - (24-30" HT.) SHRUBS / 100 LF	10	10
<b>PER 100 LF OF EXISTING TRACT BOUNDARY - 452 LF</b>		
1 - (2.5" CAL. MIN.) DECIDUOUS TREE / 100 LF	5	0 (WAIVER REQ.)
2 - (8' HT. MIN.) EVERGREEN TREE / 100 LF	9	3 (WAIVER REQ.)
8 - (24-30" HT.) SHRUBS / 100 LF	36	75

## TOWNSHIP PLANT SCHEDULE

Quantity	Symbol	Scientific Name	Common Name	Planting Size
<b>STREET TREES</b>				
3	○	Zelkova serrata 'Village Green'	Village Green Zelkova	2-2.5" cal., 12-14' ht., 6-7' sp., B&B
(Please note Alternate Location)				
<b>BUILDING AREA LANDSCAPING</b>				
2	○	Prunus subhirtella 'Autumnalis'	Autumn Flowering Cherry	2-2.5" cal., 12-14' ht., 6-7' sp., B&B
5	○	Ilex verticillata	Winterberry Holly	24-30" ht., 24-30" sp.
3	○	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	24-30" ht., 24-30" sp.
5	⊕	Taxus x media 'Densiformis'	Dense Yew	24-30" ht., 24-30" sp.
15	○	Ilex glabra 'Shamrock'	Dwarf Shamrock Inkberry	24-30" ht., 24-30" sp.
14	○	Rosa 'Knockout'	Red Knockout Roses	24-30" ht., 24-30" sp.
<b>PARKING &amp; LOADING AREA LANDSCAPING &amp; PARKING LOT SCREEN AND INTERIOR SHADE TREES</b>				
3	○	Quercus phellos	Willow Oak	2-2.5" cal., 12-14' ht., 6-7' sp., B&B
2	○	Tilia cordata 'Greenspire'	Greenspire Linden	2-2.5" cal., 12-14' ht., 6-7' sp., B&B
6	○	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	24-30" ht., 24-30" sp.
5	⊕	Taxus x media 'Densiformis'	Dense Yew	24-30" ht., 24-30" sp.
7	○	Ilex glabra 'Shamrock'	Dwarf Shamrock Inkberry	24-30" ht., 24-30" sp.
20	○	Juniperus chinensis 'Pfitzeriana Compacta'	Compact Pfitzer Juniper	1 gallon cont.
<b>EXISTING ROAD FRONTAGE REQUIREMENT</b>				
5	⊕	Ilex x meserveae 'China Girl'	China Girl Holly	24-30" ht., 24-30" sp.
5	○	Ilex verticillata	Winterberry Holly	24-30" ht., 24-30" sp.
<b>TRACT BOUNDARY REQUIREMENT</b>				
3	○	Pseudotsuga menziesii	Douglas Fir	8' ht., 4-5' sp., B&B
10	⊕	Itea virginica 'Little Henry'	Little Henry Sweetspire	24-30" ht., 24-30" sp.
27	○	Rosa 'Knockout'	Red Knockout Roses	24-30" ht., 24-30" sp.
17	⊕	Viburnum trilobum 'Complacum'	Compact American Cranberrybush	24-30" ht., 24-30" sp.
13	⊕	Myrica pensylvanica	Northern Bayberry	24-30" ht., 24-30" sp.
8	○	Cornus sericea	Red Twig Dogwood	24-30" ht., 24-30" sp.
10,000 s.f.		Seeded Lawn Area		

NOTES:  
1. ALL DISTURBED AREAS ARE TO BE FINE GRADED, RAKED AND SEEDED.  
2. CONTRACTOR IS TO VERIFY SEEDING QUANTITY PRIOR TO BID.

## General Notes:

1. All plants shall be of specimen quality.  
2. All plants shall conform with the most current version of the "American Standard for Nursery Stock" of the American Association of Nurserymen.

3. All plant material shall be guaranteed for a period of eighteen (18) months

4. Location of all underground utilities shall be verified and marked in the field, prior to any digging operations.

5. All trees shall be provided with a 3" deep saucer, consisting of shredded Oak bark mulch. All shrub beds shall be provided with a 3" deep layer of shredded Oak bark mulch.

6. All plants shall be thoroughly watered by the Contractor at least three (3) times (in the absence of natural rainfall), prior to acceptance of planting by the Owner.

7. All trees and shrubs shall be inspected and approved by the Landscape Architect, prior to planting. All plant material shall be laid out in the field by the Landscape Architect prior to installation.

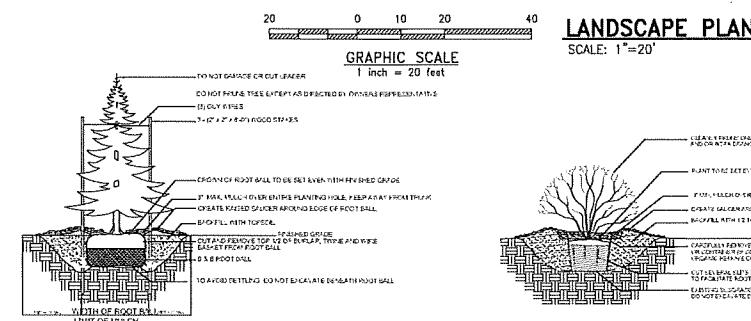
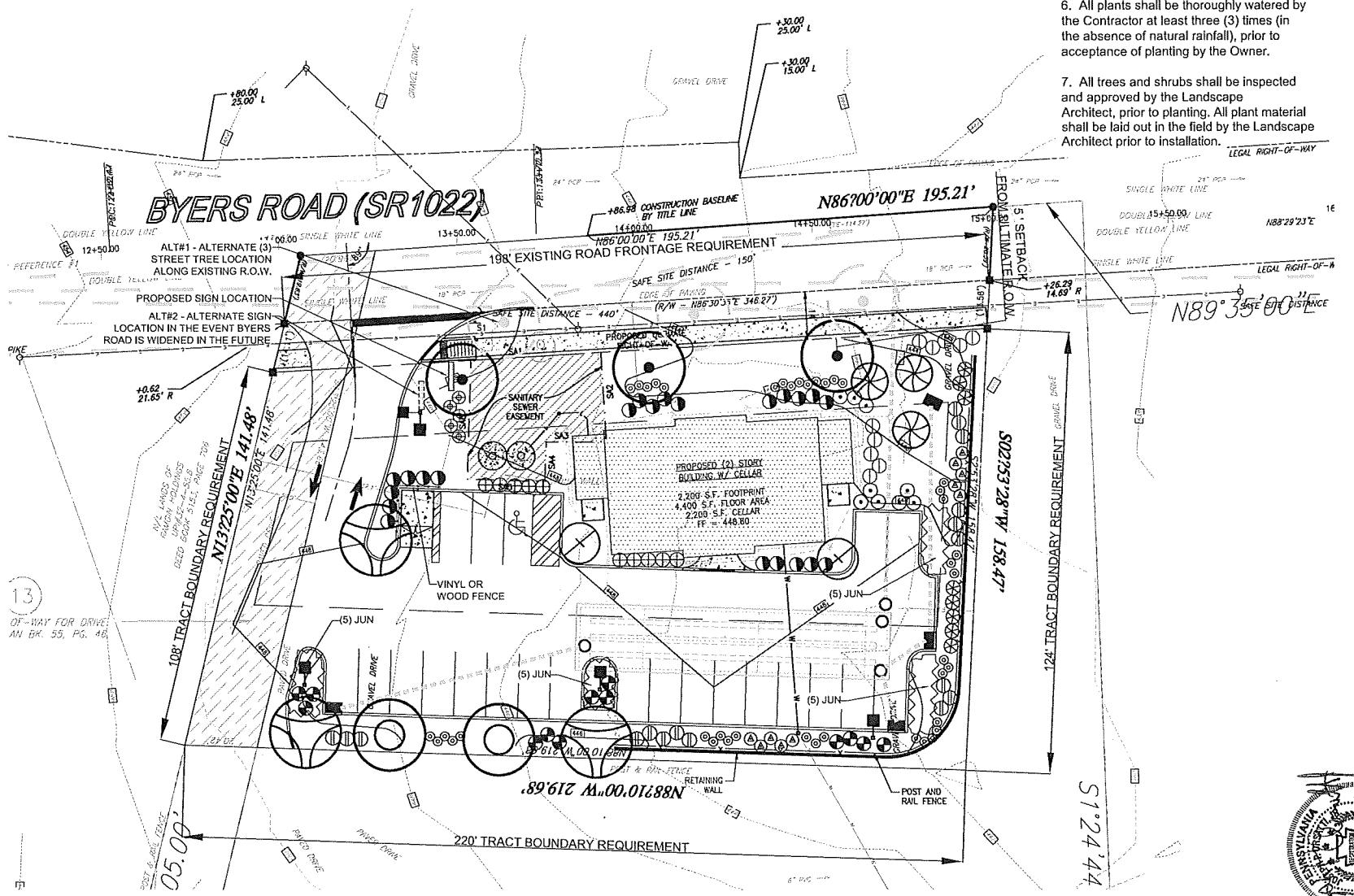


**DLHowell**  
Civil Engineering &  
Land Planning  
www.DLHowell.com

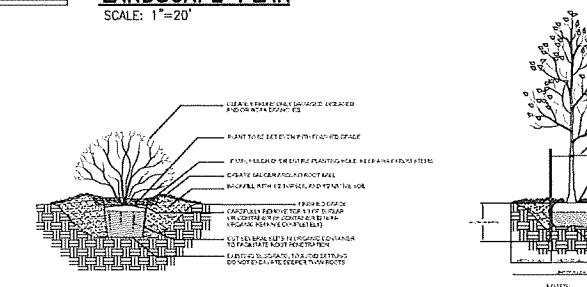
D.L. Howell & Assoc., Inc.  
1250 Wright Lane  
West Chester, PA 19380  
Phone: (610) 918-9002  
Fax: (610) 918-9003

312 West State Street  
Suite B  
Kennett Square, PA 19348  
Phone: (610) 444-3838  
Fax: (610) 444-3877

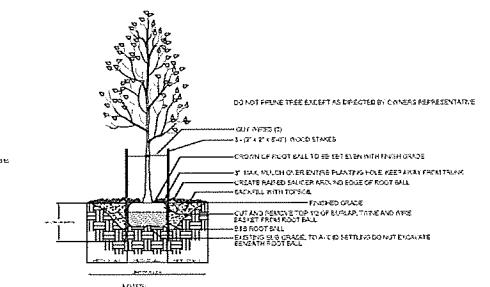
55 Country Club Drive  
Suite 100  
Downington, PA 19335  
Phone: (610) 518-0111  
Fax: (610) 518-9220



TYPICAL EVERGREEN TREE PLANTING DETAIL  
NOT TO SCALE



TYPICAL SHRUB PLANTING DETAIL  
NOT TO SCALE



TYPICAL DECIDUOUS TREE PLANTING DETAIL  
NOT TO SCALE

**ORSATTI ASSOCIATES**  
PLANNERS | LANDSCAPE ARCHITECTS

CLIENT: QBD VENTURES PROPERTY  
LOCATION: 164 BYERS ROAD, KING OF PRUSSIA, PA 19456  
(610) 337-2100 fax (610) 337-0509 | [1pmc@orsattiassociates.com](mailto:1pmc@orsattiassociates.com)

DATE: 09/29/09  
SCALE: 1"=20'  
DRAWN BY: JEK  
CHECKED BY: JPO  
PROJECT NO.: 2146  
CADD FILE: C10.01  
PLUTER: 8-20-10  
DRAWN NO.: C10.01  
SHEET 10 OF 10



**SENT VIA ELECTRONIC MAIL ONLY**

January 15, 2021

Mr. Dave DiCecco  
D.L. Howell & Associates, Inc.  
1250 Wright's Lane  
West Chester, PA 19380

Re: Act 537, Sewage Facilities Planning  
164 Byers Road Project  
DEP Code No. 1-15954-357-X  
Upper Uwchlan Township, Chester County

Dear Mr. DiCecco:

This letter is in reference to your application for Sewage Facilities Planning Modules for a 4,400-square-foot office building on 0.54 acres. The project is located at 164 Byers Road in Upper Uwchlan Township, Chester County.

This project does not meet the definition of a subdivision under the Pennsylvania Sewage Facilities Act. Therefore, no planning modules are required to be submitted to the Department of Environmental Protection (DEP).

This project will be connected to the Upper Uwchlan Municipal Authority and will generate 176 gallons of sewage per day to be treated at the Upper Uwchlan Municipal Authority – Route 100 Wastewater Treatment Facility.

If you have any questions or concerns, please contact me at 484.250.5182.

Sincerely,

A handwritten signature in blue ink that reads "Kelly A. Sweeney".

Kelly A. Sweeney  
Sewage Planning Specialist 2  
Clean Water

cc: Chester County Planning Commission (via email)  
Chester County Health Department (via email)  
Chester County Conservation District (via email)  
QBD Ventures (via email)  
Upper Uwchlan Township (via email)  
Upper Uwchlan Municipal Authority (via email)  
Planning Section  
Re 30



RECEIVED

FEB - 8 2021

UPPER UWCHLAN TWP  
ADMINISTRATIVE OFFICES

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: JIM & BECKY DEWEES  
UPI 32-4-33-1
2. Plan Dated: 2-8-2021 County Deed Book/Page No. 2ACRE T-47 PAGE 113
3. Name of property owner(s): JAMES C. & REBECCA J. DEWEES  
  
9.3 ACRES  
Block  
7396

Address: 363 BYERS ROAD, CHESTER SPRINGS

State/Zip: PA 19425 Phone No.: \_\_\_\_\_

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

4. Name of Applicant (If other than owner):  
\_\_\_\_\_

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

State/Zip: \_\_\_\_\_ Phone No.: \_\_\_\_\_

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

5. Applicant's interest (If other than owner):  
\_\_\_\_\_

6. Engineer, Architect, Surveyor, or Landscape Architect responsible for Plan.

DAVID BEIDEMAN ASSOCIATES

Address: 10 ROSEMARY LANE, SUITE 100, GLENMOORE

State/Zip: PA 19343 Phone No.: 610-310-4111

Email: d.beideman@PAlevelSurveyor.com

7. Total acreage: 11.3 Number of Lots: 2

8. Acreage of adjoining land in same ownership: (If any) \_\_\_\_\_

9. Describe Type of Development Planned: \_\_\_\_\_

TWO LOT SUBDIVISION

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.

SALDO 162-47 RELIEF FROM SELLING CONCRETE  
MONUMENTS ON PROPERTY BOUNDARY

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:

By: James C Dewees  
Date: Rebecca J Dewees  
Date: FEB 5, 2021

\*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

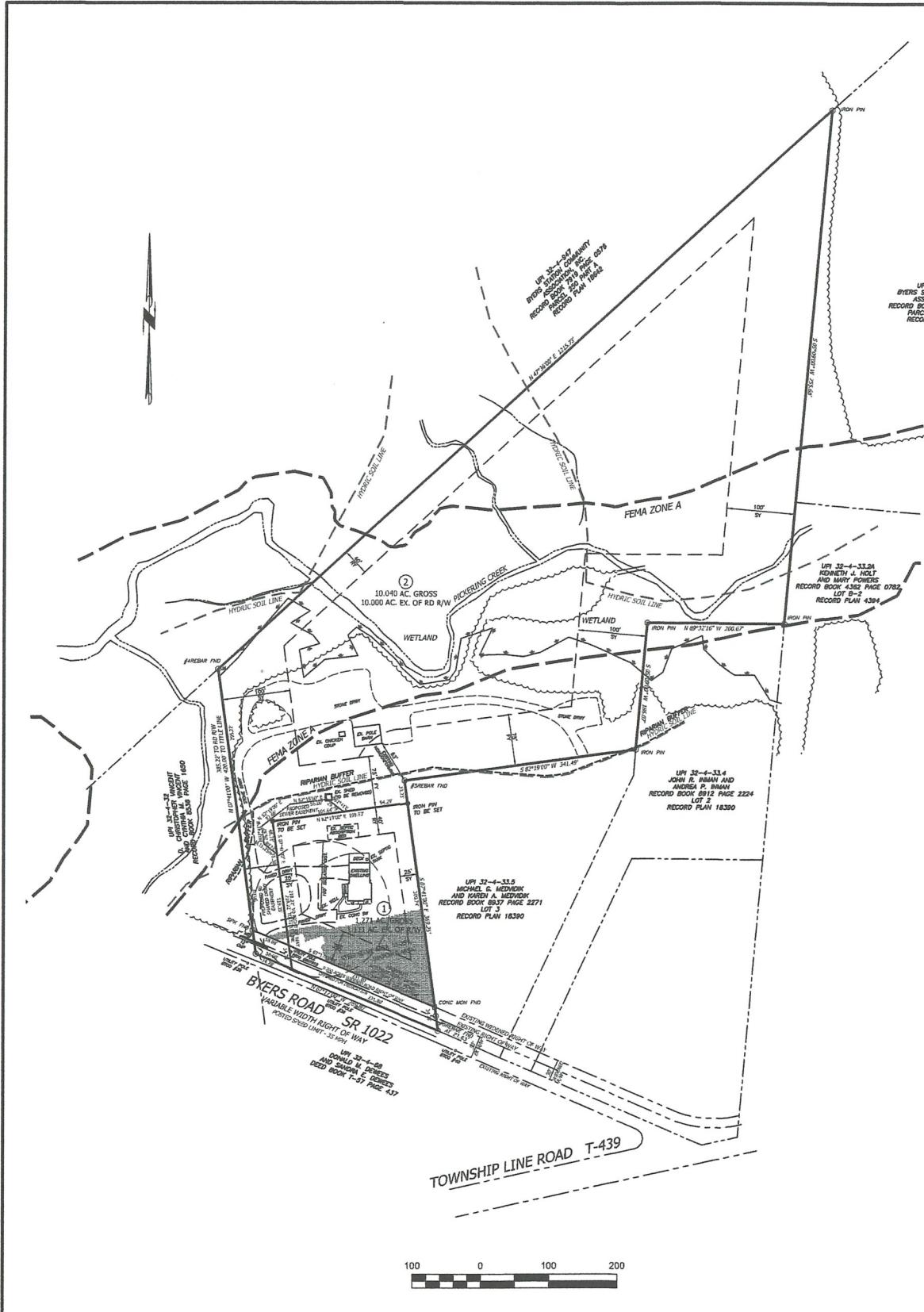
3-5 Lots ..... \$500

Plus \$25 for each Lot over 3

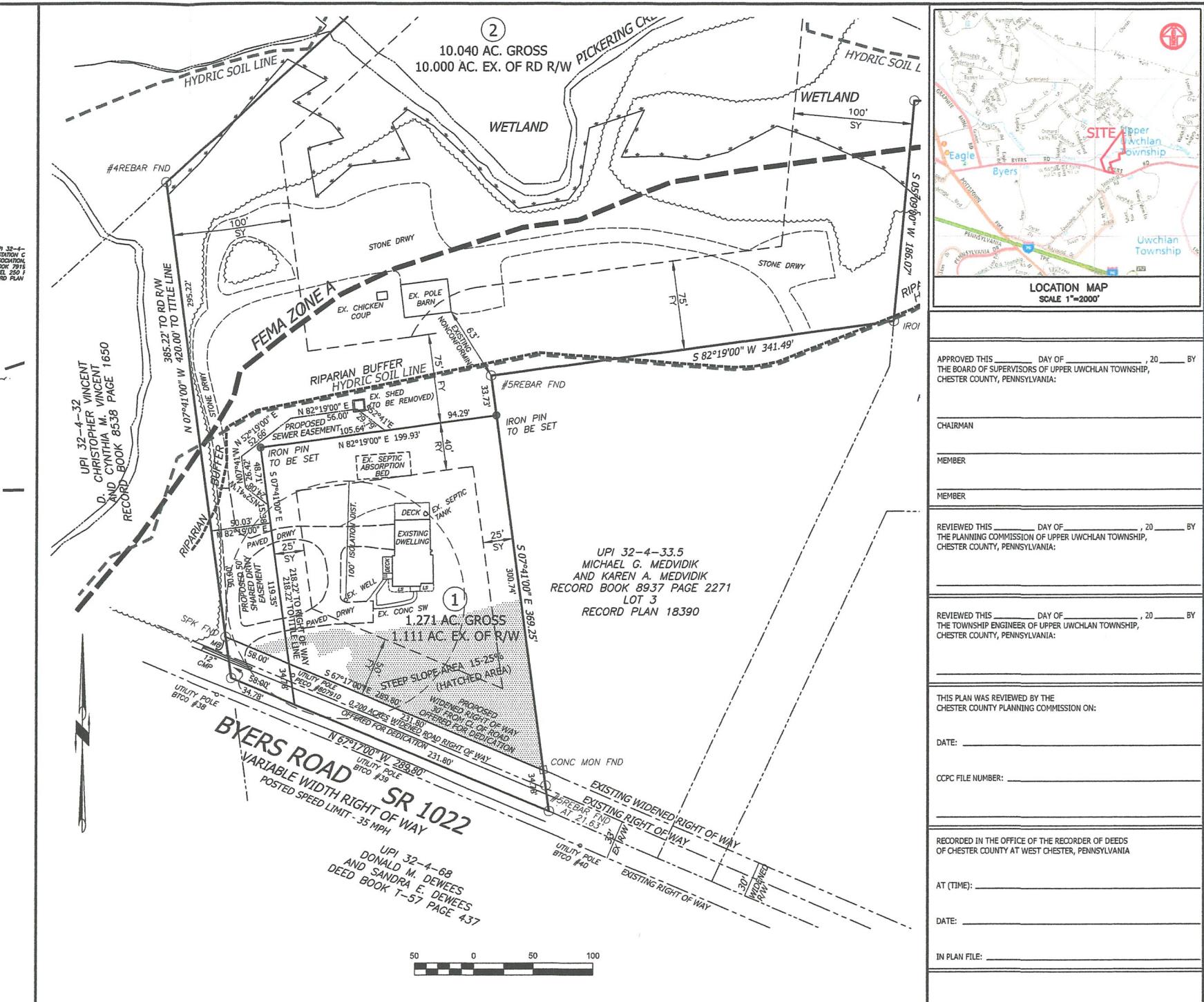
Over 5 Lots ..... \$1000

Plus \$50 for each Lot over 5

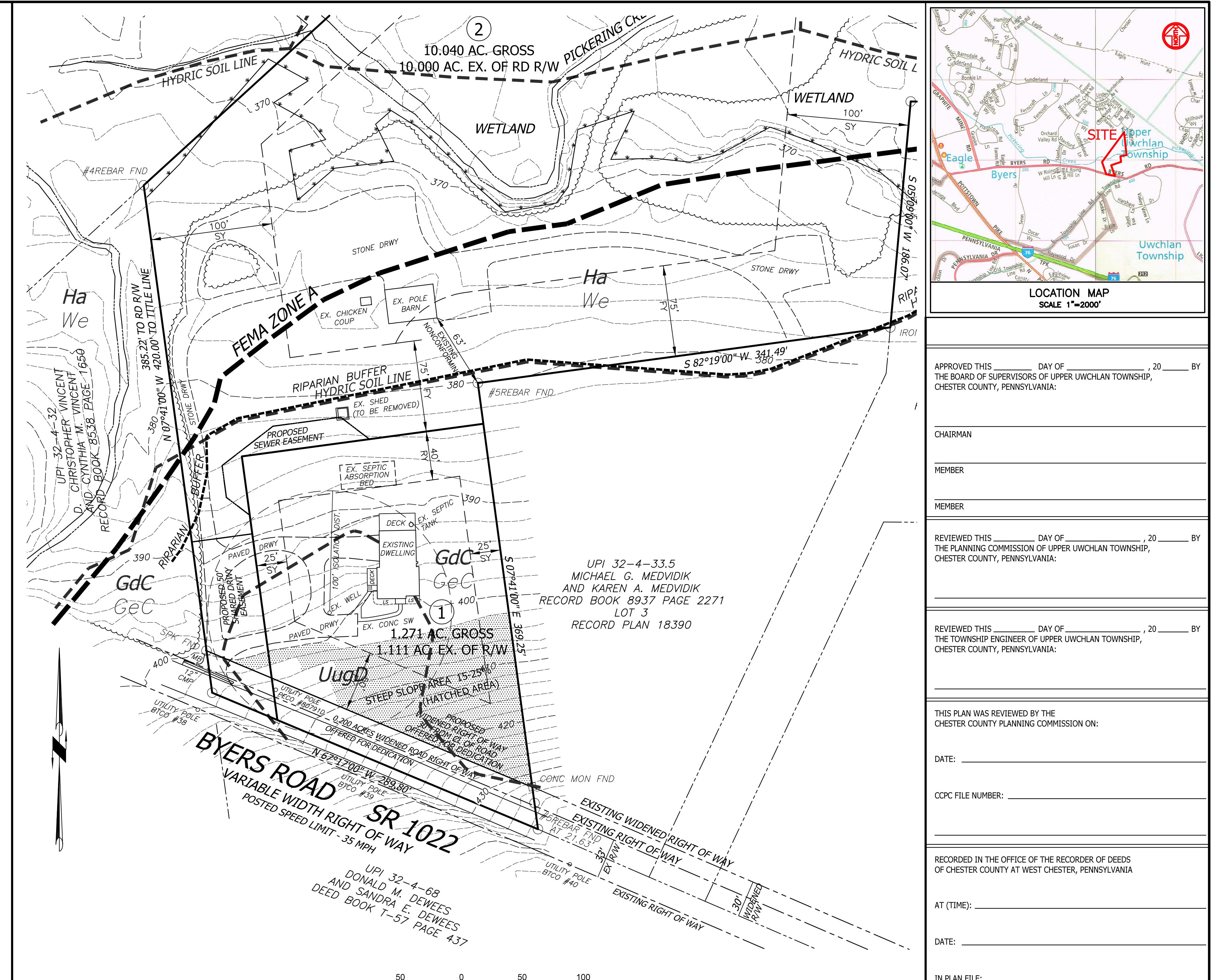
Form revised January 2015



SUBDIVISION AND LAND DEVELOPMENT ORDINANCE WAIVER REQUESTS:		ZONING: R-3 RESIDENTIAL	REQUIRED PROVIDED	PROVIDED	SITE PLAN NOTES
GIVEN THE SIMPLE MINOR SUBDIVISION PROPOSAL AND THE SIZE OF THE PROPERTY, THE APPLICANT REQUESTS WAIVER FROM THE FOLLOWING SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REQUIREMENTS:		LOT AREA - SINGLE FAMILY	LOT 1	LOT 2	
1. SECTION 162-47 - RELIEF FROM REPLACING THE EXISTING IRON PIN CORNER MARKER ON THE PROPERTY PERIMETER WITH CONCRETE MONUMENTS, AND PERMIT THE EXISTING MARKERS TO SATISFY THIS REQUIREMENT.	LOT SIZE - AGRICULTURAL	30,000 SF 10 ACRES	48,402 SF	10,040 ACRES	A. THE PURPOSE OF THIS PLAN IS A MINOR SUBDIVISION TO CREATE A RESIDENTIAL LOT, LOT NUMBER 1, SURROUNDING THE EXISTING SINGLE FAMILY DWELLING, AND TO LEAVE A REMAINING AREA, LOT NUMBER 2, FOR AGRICULTURAL PURPOSES.
	LOT WIDTH AT BUILDING LINE	100 FEET	231.8 FEET	604.5 FEET	B. LOT 2 IS PROPOSED AS A NON-BUILDING LOT FOR AGRICULTURAL PURPOSES. LOT 2 SHALL NOT BE USED FOR RESIDENTIAL USE UNLESS ALL NECESSARY ZONING, LAND DEVELOPMENT, AND SANITATION APPROVALS ARE RECEIVED FROM THE TOWNSHIP AND APPLICABLE REGULATORY AGENCIES. THIS SHALL INCLUDE SEWAGE PLANNING APPROVALS FOR DISPOSAL OF SEWAGE.
	FRONT YARD - SINGLE FAMILY	50 FEET	93.3 FEET	63 FEET	C. A SHARED DRIVEWAY BASEMENT IS PROPOSED FOR ACCESS FROM BYERS ROAD, THROUGH LOT 2, TO PROVIDE ACCESS TO LOT 1. A SHARED DRIVEWAY AGREEMENT SHALL BE RECORDED AT THE TIME OF SALE OF LOT 1.
	REAR YARD	25 FEET	66.5 FEET	163.5 FEET	D. A SEWER EASEMENT FOR A FUTURE SEWER REPLACEMENT SYSTEM FOR LOT 1 IS PROPOSED OVER LOT 2. A SEWER EASEMENT AGREEMENT SHALL BE RECORDED AT THE TIME OF SALE OF LOT 1.
	BUILDING COVERAGE	40%	75.5 FEET	196.6 FEET	
	IMPERVIOUS COVERAGE	40% MAX	12.5%	6.0%	
	BUILDING HEIGHT - SINGLE FAMILY	35 FEET	<35 FEET	<35 FEET	
	BUILDING HEIGHT - AGRICULTURAL	FER ZO 20-67			

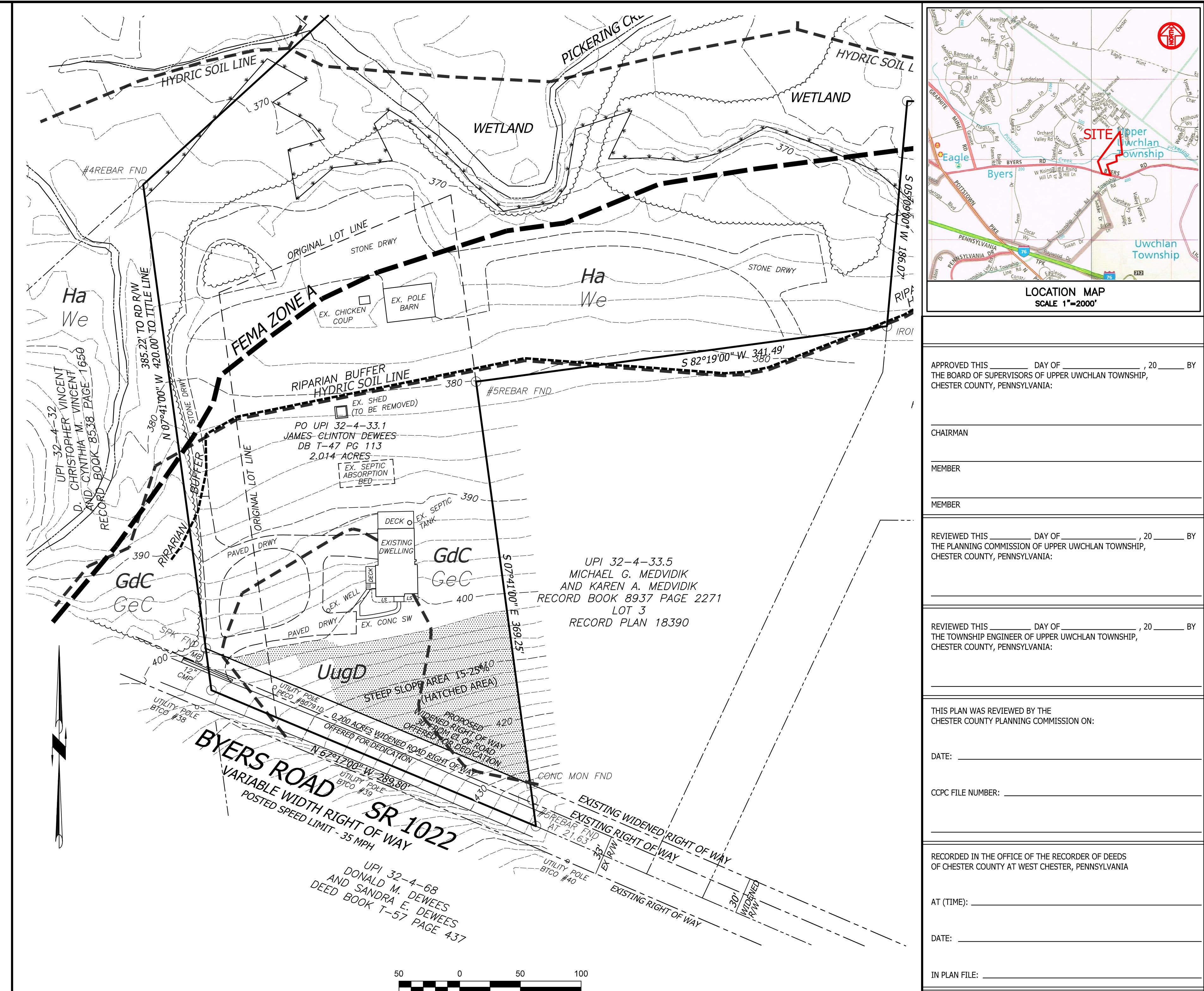
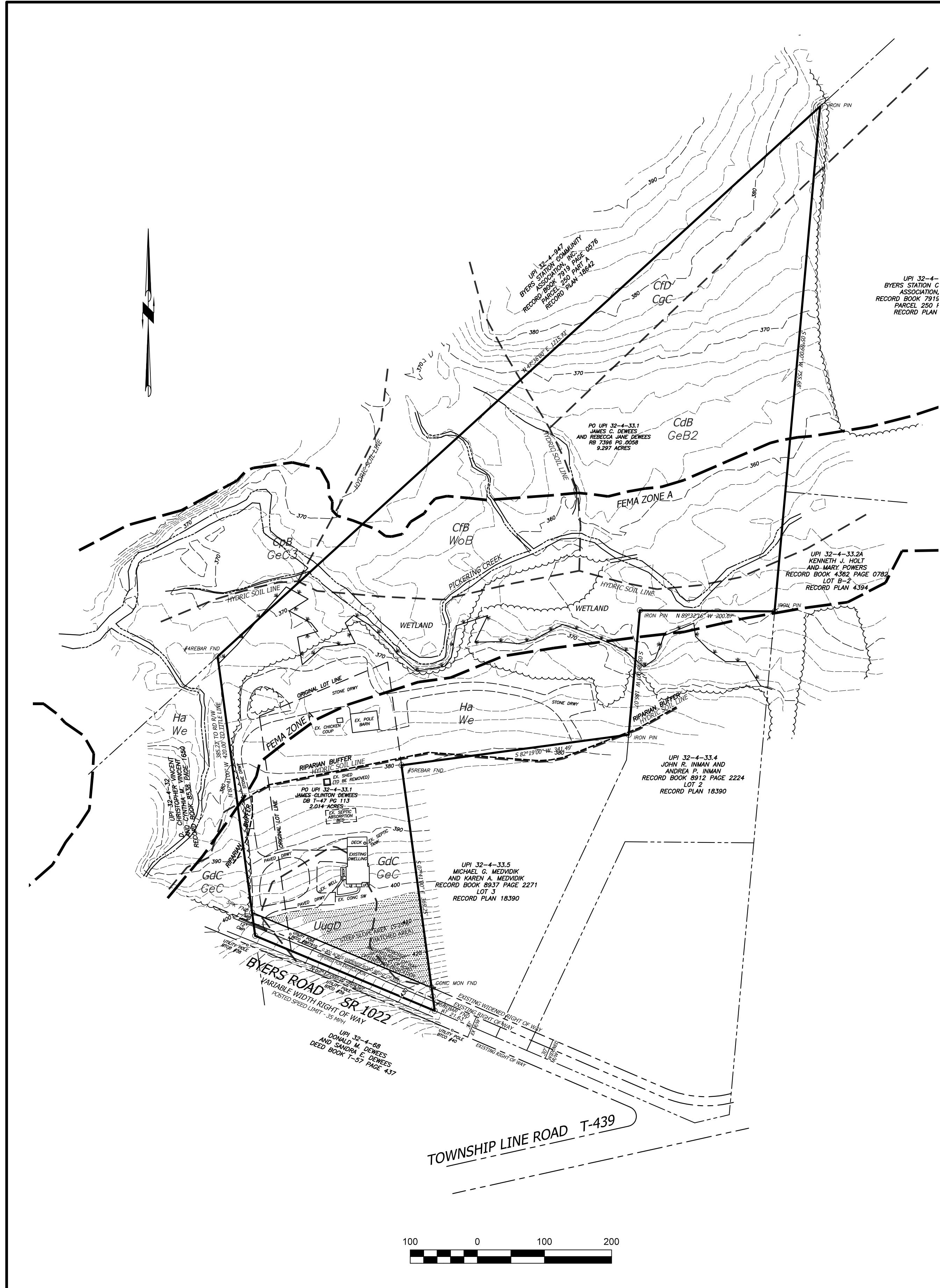


GENERAL NOTES			PROPERTY DATA			I HEREBY CERTIFY, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS ARE IN CONFORMITY WITH, ZONING, SUBDIVISION, SANITATION, AND OTHER APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS.			UPI NUMBER 32-4-33.1		
1. APPLICANT AND OWNER: JAMES C. DEWEES AND REBECCA JANE DEWEES 365 BYERS ROAD CHESTER SPRINGS, PA 19425 CHESTER SPRINGS, PA 19425			PARCEL ID: UPI 32-4-33.1 ADDRESS: 365 BYERS ROAD CHESTER SPRINGS, PA 19425 DEED REF.: DB 1-47 G 113 & RB 1396 PG 58 AREA: 11.311 ACRES GROSS			T363			50/100 0 50/100 100/200		
2. PROPERTY BOUNDARY IS FROM RECORD PLAN 18390, PLAN OF SUBDIVISION FOR THE ESTATE OF JACOB C. DEWEES, PREPARED BY E.B. WALSH & ASSOC., VERIFIED BY SURVEY BY BEIDEMAN ASSOCIATES ON DECEMBER 13, 2010.			3. AERIAL PHOTOGRAPHY, IF SHOWN, IS COURTESY OF PASDA AND DVPC, 2010.			4. SOILS ARE FROM WEBSOIL MAPPING PROVIDED BY NRCS AND SUPPLEMENTED BY USDA CHESTER AND DELAWARE SOILS SURVEY.			50/100 0 50/100 100/200		
5. WETLANDS ARE FROM DELINEATION BY E.B. WALSH & ASSOC., NOVEMBER 2005.			6. SOILS TEST PITS AND PERCOLATION TESTING CONDUCTED BY BEIDEMAN ASSOCIATES, OCTOBER 27 AND 28, 2020, AND OBSERVED BY THE CHESTER COUNTY HEALTH DEPARTMENT.			7. TWO FOOT CONTOURS ARE FROM LIDAR DERIVED MAPPING COURTESY OF PASDA AND PA DNR DATED. ONE FOOT INTERVAL CONTOURS ARE FROM FIELD SURVEY BY BEIDEMAN ASSOCIATES ON DECEMBER 13, 2020.			GRAPHIC SCALE IN FEET		
8. PROPERTY IMPROVEMENT LOCATIONS ARE FROM FIELD SURVEY BY BEIDEMAN ASSOCIATES ON DECEMBER 13, 2020. LOCATION OF PICKERING CREEK IS FROM PLOTTING FROM AERIAL PHOTOGRAPHY COURTESY OF PASDA AND DVPC, 2010.			9. SIGNATURE OF OWNER: _____			10. SIGNATURE OF OWNER: _____			11. SWORN TO AND SUBSCRIBED BEFORE ME		
12. THIS _____ DAY OF _____, 20 _____			13. MY COMMISSION EXPIRES: _____			14. DRAWN BY: DAB CHECKED BY: DAB SURVEY REF/FB: DC-4273			15. PROJECT NO.: 4273		
16. DWG NUMBER: 4273DWG4273 DEWEES SUBD			17. SCALE: AS SHOWN			18. DATE: JAN 25, 2021			19. SHEET 1 OF 4#		



SUBDIVISION AND LAND DEVELOPMENT ORDINANCE WAIVER REQUESTS:									
GIVEN THE SIMPLE MINOR SUBDIVISION PORPOSAL AND THE SIZE OF THE PROPERTY, THE APPLICANT REQUESTS WAIVER FROM THE FOLLOWING SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REQUIREMENTS:									
1. SECTION 162-47 - RELIEF FROM REPLACING THE EXISTING IRON PIN CLOVER MARKER ON THE RECORDING PAPER WITH A NEW CLOVER MARKER, AND PERMIT THE EXISTING MARKERS TO SATISFY THIS REQUIREMENT.									
ZONING: R-3 RESIDENTIAL	REQUIRED	PROVIDED LOT 1 SINGLE FAMILY	PROVIDED LOT 2 AGRICULTURAL	SITE PLAN NOTES					
GIVEN THE SIMPLE MINOR SUBDIVISION PORPOSAL AND THE SIZE OF THE PROPERTY, THE APPLICANT REQUESTS WAIVER FROM THE FOLLOWING SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REQUIREMENTS:	LOT AREA - SINGLE FAMILY	30,000 SF	48,402 SF	A. THE PURPOSE OF THIS PLAN IS A MINOR SUBDIVISION TO CREATE A RESIDENTIAL LOT, LOT NUMBER 1, SURROUNDING THE EXISTING SINGLE FAMILY DWELLING, AND TO LEAVE A REMAINING AREA, LOT NUMBER 2, FOR AGRICULTURAL PURPOSES.					
FRONT YARD - SINGLE FAMILY	LOT SIZE - AGRICULTURAL	10 ACRES	10.040 ACRES	B. LOT 2 IS PROPOSED AS A NON-BUILDING LOT FOR AGRICULTURAL PURPOSES. LOT 2 SHALL NOT BE USED FOR RESIDENTIAL USE UNLESS ALL NECESSARY ZONING, LAND DEVELOPMENT, AND SANITATION APPROVALS ARE RECEIVED FROM THE TOWNSHIP AND APPLICABLE REGULATORY AGENCIES. THIS SHALL INCLUDE SEWAGE PLANNING APPROVALS FOR DISPOSAL OF SEWAGE.					
REAR YARD	FRONT YARD - AGRICULTURAL	50 FEET	93.3 FEET	C. A SHARED DRIVEWAY EASEMENT IS PROPOSED FOR ACCESS FROM BYERS ROAD, THROUGH LOT 2, TO PROVIDE ACCESS TO LOT 1. A SHARED DRIVEWAY AGREEMENT SHALL BE RECORDED AT THE TIME OF SALE OF LOT 1.					
BUILDING COVERAGE	SIDE YARD - AGRICULTURAL	25 FEET	66.5 FEET	D. A SEWER EASEMENT FOR A FUTURE SEWER REPLACEMENT SYSTEM FOR LOT 1 IS PROPOSED OVER LOT 2. A SEWER EASEMENT AGREEMENT SHALL BE RECORDED AT THE TIME OF SALE OF LOT 1.					
IMPERVIOUS COVERAGE	BUILDING HEIGHT - SINGLE FAMILY	40% MAX	12.9%	E. THE PROPERTY IS LOCATED IN A FEDERAL FLOOD HAZARD ZONE, FEMA ZONE A. THE PROPERTY IS LOCATED IN A FEDERAL FLOOD HAZARD ZONE, FEMA ZONE A.					
BUILDING HEIGHT - AGRICULTURAL	BUILDING HEIGHT - SINGLE FAMILY	35 FEET	<35 FEET	F. THE PROPERTY IS LOCATED IN A FEDERAL FLOOD HAZARD ZONE, FEMA ZONE A. THE PROPERTY IS LOCATED IN A FEDERAL FLOOD HAZARD ZONE, FEMA ZONE A.					
PER ZO 200-67	PER ZO 200-67	<35 FEET	<35 FEET	G. THE PROPERTY IS LOCATED IN A FEDERAL FLOOD HAZARD ZONE, FEMA ZONE A. THE PROPERTY IS LOCATED IN A FEDERAL FLOOD HAZARD ZONE, FEMA ZONE A.					

GENERAL NOTES			SUBDIVISION PLAN		
1. APPLICANT AND OWNER:			PROPERTY DATA		
JAMES C. DEWEES AND REBECCA JANE DEWEES 360 BYERS ROAD CHESTER SPRINGS, PA 19425 CHESTER SPRINGS, PA 19425			PARCEL ID: UPI 32-4-33.1 ADDRESS: 360 BYERS ROAD CHESTER SPRINGS, PA 19425 DEED REF.: DB T-47 G 113 & RB 7396 PG 58 AREA: 11.311 ACRES GROSS		
2. PROPERTY BOUNDARY IS FROM RECORD PLAN 18390, PLAN OF SUBDIVISION FOR THE ESTATE OF JACOB C. DEWEES, PREPARED BY E.B. WALSH & ASSOC., VERIFIED BY SURVEY BY BEIDEMAN ASSOCIATES ON DECEMBER 13, 2010.			SUBDIVISION PLAN		
3. AERIAL PHOTOGRAPHY, IF SHOWN, IS COURTESY OF PASDA AND DVRPC, 2010.			PLAN OF SUBDIVISION		
4. SOILS ARE FROM WEBSOIL MAPPING PROVIDED BY NRCS AND SUPPLEMENTED BY USDA CHESTER AND DELAWARE SOILS SURVEY.			JAMES C. DEWEES AND REBECCA JANE DEWEES		
5. WETLANDS ARE FROM DELINEATION BY E.B. WALSH & ASSOC., NOVEMBER 2005.			UPPER UWCHLAN TOWNSHIP CHESTER COUNTY PENNSYLVANIA		
6. SOILS TEST PITS AND PERCOLATION TESTING CONDUCTED BY BEIDEMAN ASSOCIATES, OCTOBER 27 AND 28, 2020, AND OBSERVED BY THE CHESTER COUNTY HEALTH DEPARTMENT.			CLIENT		
7. TWO FOOT CONTOURS ARE FROM LIDAR DERIVED MAPPING COURTESY OF PASDA AND PA DCNR DATED. ONE FOOT INTERVAL CONTOURS ARE FROM FIELD SURVEY BY BEIDEMAN ASSOCIATES ON DECEMBER 13, 2020.			SHEET		
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DRAWN BY: DAB CHECKED BY: DAB SURVEY REF/B: DC-4273 PROJECT NO.: 4273			10 ROSEMARY LANE GLEN MOORE, PA 19343 610-310-4111		
DWG FILE: 4273(DWG)4273 DEWEES SUBD			SCALE: AS SHOWN		
DATE: JAN 29, 2021			OF 4		



EXISTING CONDITIONS		
PLAN OF SUBDIVISION		
JAMES C. DEWEES AND REBECCA JANE DEWEES		
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA		CLIENT
BEIDEMAN ASSOCIATES		SHEET
10 ROSEMARY LANE, GLEN MOORE, PA 19343, 610-310-4111		4
DRAWN BY: DAB	CHECKED BY: DAB	SURVEY REF/IB: DC-4273
DWG FILE: 4273.DWG/4273 DEWEES SUBD	SCALE: AS SHOWN	PROJECT NO.: 4273
DATE: JAN 29, 2021		
50/100	0	50/100
100/200		
GRAPHIC SCALE IN FEET		
REV. NO.	DATE	DESCRIPTION



## UPPER UWCHLAN TOWNSHIP

Planning Commission Meeting

December 10, 2020

7:00 p.m.

Minutes

**DRAFT**

**LOCATION:** This was a virtual meeting, held via Zoom audio/video conferencing, in order to minimize public exposure to COVID-19 and maintain social distancing. The meeting Public Notices instructed those interested in participating in the meeting to email or call the Township Manager for the link and password to join in the meeting.

**In attendance:**

Bob Schoenberger, Chair; Jim Shrimp, Brett Hand, Joe Stoyack, Stephen Fean, Tony Scheivert – Township Manager

Bob Schoenberger called the meeting to order at 7:03 p.m. A quorum was present. Two citizens attended.

**Uwchlan Township Act 537 Plan Special Study**

Township Manager Scheivert presented a letter and draft resolution from Matt Brown, Township Authority Administrator, for the Act 537 Special Study by Uwchlan Township on the Shamona Creek Trunk Sewer line. On a motion by Jim Shrimp to support the special study and a second by Joe Stoyack, the motion carried unanimously.

**Outdoor Storage Tank Ordinance Amendments – Discussion**

The Commission briefly discussed proposed amendments to the ordinance. Joe Stoyack stated that solids should be added to liquids or gases in the ordinance. Discussion was tabled until a future meeting.

**Approval of Minutes**

Joe Stoyack moved to approve the Planning Commission's November 12, 2020 meeting minutes with a suggested revision to Page 2 that he had suggested including "solids" in the text with liquids and gases. Jim Shrimp seconded and the motion carried unanimously.

Bob Schoenberger announced next meeting – January 14, 2021 at 7:00 PM.

**Open Session**

Tony Scheivert advised the Commission of the following: a Hearing was held regarding FedEx's noise violation and they were found guilty. No word yet if they'll appeal (within 30 days) or what sound mitigation they'll propose; Profound Technologies could lease out a portion of their building for office space, adhering to all previous conditions of approval; Summit Fitness closed and the property has sold to Scott Johnson; the Harley Davidson dealership property is for sale; the township is finalizing bid specifications for the barn improvements at Upland Farms Park; structural work is needed for the Upland Farms house, and that might require going out to bid.

Jim Shrimp noted that Toll is finally building the bridge over the stream at the Reserve at Chester Springs.

Pat Dennin asked about Town Center 2 in Uwchlan Township. No one knew what's being proposed.

Adjournment

Joe Stoyack moved, seconded by Jim Shrimp, to adjourn the meeting at 7:29 p.m. All were in favor.

Respectfully submitted,

Tony Scheivert  
Township Manager