



**UPPER UWCHLAN TOWNSHIP
PLANNING COMMISSION
AGENDA
June 10, 2021
7:00 p.m.**

LOCATION: The meeting will be held at the Township Building, 140 Pottstown Pike, Chester Springs PA 19425. Masks or face coverings are required for all attendees. If you are unable to or uncomfortable with attending in person, please email the Township at tscheivert@upperuwchlan-pa.gov for a link and a password to join in the meeting. If you require special accommodation, please call the Township office at 610-458-9400.

I.	Call To Order	Packet Page #
II.	260 Moore Road Conditional Use / Adaptive Reuse Application – Project Introduction Introduction of proposed adaptive reuse for an existing, currently vacant barn on Moore Road. The structure is on the Township's historical resource inventory.	2
III.	Jeffrey Snodgrass Preliminary/Final Lot Consolidation Plan The owner of 2 lots proposes consolidation; no construction or development is planned.	18
IV.	Toll Brothers / Greenridge Road – Sketch Plan Presentation of a sketch plan proposing 63 homes on a 64-acre site on Greenridge Road.	23
V.	Approval of Minutes: May 13, 2021 Meeting	25
VI.	Next Meeting Date: July 8, 2021 7:00 PM	
VII.	Open Session	
VIII.	Old Business A. Village Concept Plan update – discussion B. Village Design & Architectural Guidelines update – discussion	
IX.	Adjournment	



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

RECEIVED

APR 12 2021

CONDITIONAL USE APPLICATION

UPPER UWCHLAN TWP
ADMINISTRATIVE OFFICES

Tax Parcel Number: 32-3 PARCEL 77.1 Date: 4/6/2021
Name of Applicant: BARN ON MOORE, LLC. / Brook J. Gulespie, President
Address: 261 MOORE ROAD, DOWNINGTOWN, PA 19335
Telephone: _____ Email: _____

Owner of Parcel: BARN ON MOORE, LLC.
Address / Location of Parcel: 260 MOORE ROAD, DOWNINGTOWN, PA 19335
Zoning District: R2 Existing Use: AG
Article / Section Authorizing Conditional Use: _____
Description of Proposed Conditional 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.

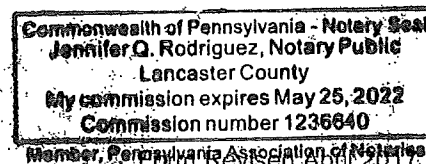
Brook J. Gulespie
Printed Name of Applicant

Brook J. Gulespie, President
Signature of Applicant
Brook J. Gulespie, President

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER

Sworn to and subscribed before me this
12 day of April, 2021.

Jennifer Rodriguez
Notary Public



Barn On Moore, LLC.
261 Moore Road
Downingtown, PA 19335

Dear Board of Supervisors,

We are excited about the restoration of the historic barn located at 260 Moore Road, Downingtown, PA 19335 in Upper Uwchlan Township.

Barn On Moore, LLC ("BARN") is located in a R-2 Residential Zoning District.

Objectives:

1. Restoration
 - a. Restore the 225-year-old, historic structure and return the barn to its original beauty including a new roof and structural improvements.
 - b. Meet zoning rules associated with a commercial structure.
2. Usage:
 - a. Section 200.17.B: township zoning ordinance - adaptive re-use consideration given to a historical structure as a conditional use as outlined in Section 200-72.1- use not permitted by-right in the district.
 - b. Application enclosed
 - c. With granted variance
 - Lower level would house 3 small offices which would include a common reception area, a kitchenette and an ADA bathroom
 - Upper level would house coffee shop and space for private gatherings
3. Submission:
 - a. Rough site plan
 - b. Complete architectural drawings of the outside and the lower- and upper-levels layouts.
 - c. Structural drawings are available upon request
 - d. Pictures showing ongoing repointing work to stone walls
4. Permit:
 - a. Demolition of fore-bay
5. Improvements:
 - a. Necessary structural improvements are required for usage; 100 lb/sf required and 2-hour rated barrier will be added between upper and lower level
 - b. Meeting fire codes and zoning ordinance
 - c. Install all new electrical and plumbing
 - d. Geothermal HVAC
 - e. Drill new well
 - f. Septic
 - Easement provided adjacent to property
 - A new system is planned and we have an Act 537 planning approval for 500 gpd
 - Currently no septic exists

- g. Parking area includes handicap and ADA access to both levels per site drawing
- 6. Spaces:
 - a. Lower level estimated 2,500 SF (see attached drawings)
 - A unique Chester County opportunity
 - Office space ranging from 345 SF to 470 SF
 - 240 SF reception area
 - Kitchenette
 - ADA bathroom
 - Hallways
 - Additional 470 SF structure with lounge and full bathroom
 - b. Upper level estimated 3,200 SF (see attached drawings)
 - Coffee shop
 - Art studio
 - Private functions
 - Catered events
 - 2 ADA bathrooms
 - Kitchen area
 - Serving area
- 7. Impact
 - a. Roadway
 - Little, if any change, to current activity
- 8. Parking lot:
 - a. Use StandartPark EasyPave with grass except for the handicap parking spaces and driveway between the parking area and Moore Road.
 - b. Easy Pave supports up to 80,000 lbs., making it adequate for fire trucks and other large vehicles.
 - c. Significantly reducing the impervious coverage
 - d. Minimal change in historic value
- 9. Lighting:
 - a. Low level LED having minimal impact on neighbors
 - b. Township approved
- 10. Fire Coverage:
 - a. There are 3 local fire stations within 10 minutes of the barn
 - b. 2-hour rated barrier will be added between upper and lower level
 - c. No sprinkler system
- 11. Noise:
 - a. 24" stone walls
 - b. Roof will have 9" of insulation
 - c. All new windows

We look forward to working with the township to make the restoration of the Barn On Moore successful and a welcome addition to the township and our neighbors.

Sincerely,

Brook J. Gillespie

President

Barn On Moore, LLC.

LAW OFFICES
DAVID T. BOLGER

965 BURDETTE DRIVE
DOWNTOWN, PA 19335
(610) 304-7398
EMAIL: DBOLGER@COMCAST.NET

May 3, 2021

Via Email and First Class Mail

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

**Subject: Barn At Moore, LLC, Conditional Use Application
Request for Relief from Impact Statements**

Dear Ms. Jonik:

Please accept this letter submitted on behalf of my client, Barn at Moore, LLC, in connection with our request for relief from the requirement to submit various impact statements associated with the Conditional Use Application for the historical restoration and adaptive re-use of the property located at 260 Moore Road, Downingtown, PA ("Project").

Proposed Use of the Property

As reflected on the site plan prepared for the Project by E.B. Walsh & Associates, Inc. (attached as Exhibit "A"), the site is a 1.67 acre parcel, with a barn structure originally built in or about 1795. The proposed adaptive re-use of the barn includes three (3) separate single-person offices on the lower level, with a common restroom/bath area, vestibule, reception and lounge areas, and kitchenette. These spaces are intended to attract individual commercial tenants who are either small business owners or corporate employees working remotely who desire a local office that is outside their personal residence, and offers the amenities of commercial-grade telecommunication technology and reception areas for occasional business visitors. The anticipated hours of occupation and use are Monday-Friday during normal business hours (9:00 am – 5:00 pm), with limited weekend activity.

The upper level is planned to be a coffee bar with indoor seating for up to 20 guests that is open to the public, with operating hours from 7:00 a.m. to 1:00 p.m. This space is designed to attract and cultivate a local community clientele to congregate over morning refreshments and fresh baked goods, in a familial and relaxed atmosphere. There will be no drive-through, curbside or delivery services offered – those commuter-focused offerings are readily available in local establishments such as Wawa and Dunkin Donuts. As such, the incoming and outbound traffic will be much less frequent and lower in overall numbers than enterprises offering comparable food service activities.

The Barn at Moore is also open to considering having the coffee bar area available as a venue for local community-based organizations of ≤ 20 persons to host informal meetings in the evening hours, which would similarly generate minimal traffic counts and most often take place at non-peak traffic hours.

Zoning Requirements for Impact Statements

Under Article XIX, Chapter 200-117(I), applicants for conditional use approval are required to submit information that documents conformance to all requirements of Chapter 162-9(H), which includes a traffic impact study [§162-9(H)(2)], a recreational impact statement [§162-9(H)(3)] and a fiscal impact statement [§162-9(H)(4)]. The threshold criteria for when these impact studies/statements are required is "...when the land development is projected to generate 200 ADT (average daily trips), or 20 or more peak-hour trips..." See §162-9(H)(1)(a).

It is respectfully submitted that based upon the proposed adaptive re-use for conditional use approval, the Barn at Moore will not generate anywhere near the traffic counts listed in the ordinance to implicate the requirement for the traffic, recreational or fiscal impact statements/studies. The lower level office spaces are anticipated to generate roughly 3 trips each morning and evening for those tenants commuting to/from the offices. Similarly, the coffee bar patrons will generate infrequent and intermittent trips based on the character and nature of services offered to the guests, and the patronage for this business is projected to develop on a gradual and incremental basis, with expected occupancy to be between 10-15 persons at any given time over a 6 hour operational period. Moreover, even if the coffee bar area is used for local community groups in the evenings, the added trips will be at off-peak hours and add less than 20 trips. For all these reasons, the cumulative traffic generated by daily operations will not approach the average daily trips or peak-hour trips necessary to require the traffic, recreation or fiscal impact statements/studies, and therefore these studies/statements are not required.

Chapter 162-9(H)(5) also requires a historic resources impact statement, based on the adaptive re-use proposed in the application. See §162-9(H)(5)(a)[2]. However, the Board of Supervisors has the inherent authority to modify the specific requirements of this subsection to the extent they are determined to be not applicable in the context of the land development application. §162-9(H)(5)(a). In this regard, the Barn at Moore respectfully submits that the requirement for a historic resources impact statement to be prepared by a "qualified professional in historic preservation, historical architecture, planning or related disciplines" with the contents outlined in subsections §162-9(H)(5)(c-d) is not justified based upon the limited scope of the Project. Rather, the Barn at Moore proposes to submit its preliminary architectural and associated plans to demonstrate its commitment to preserve and maintain the historical character and features of the restoration and improvements to the barn and appurtenant structures, as well to seek guidance and approval related to plans for interior finishes, lighting, signage, etc., to the Upper Uwchlan Historical Commission at its monthly meetings, to ensure the planned construction is consonant with the criteria and objectives of the Historical Commission.

Finally, the provisions of Chapter 162-9(D) also require a site analysis and impact plan, and many of the requirements in this section are already reflected in the site plan prepared by E.B. Walsh & Associates, Inc. What the Barn at Moore would propose is to include a separate detailed note on its site plan that tracks the specific subsections in §162-9(D)(1-2), and identifies any subparagraphs which are not applicable to this development plan. Further, the concerns implicated in the provisions of §162-9(D)(3-4) that require an evaluation of the potential adverse impacts on sensitive receptors in proximity to the Project are not present with this Project, since the nature and character of the limited office space and casual coffee bar are tailored to integrate with and complement the surrounding pastoral properties along Moore Road. For that reason, we would request that the Barn at Moore be relieved from having to conduct and furnish this study, under the Board of Supervisors' authority to modify the requirements of this section of the ordinance.

To summarize, the Barn at Moore LLC is seeking a recommendation from the Upper Uwchlan Township Planning Commission, and the endorsement/approval of the Upper Uwchlan Township Board of Supervisors, for the following relief in connection with its Conditional Use application:

1. That the traffic, recreational and fiscal impact statements/studies outlined in Chapter 162-9(H)(2-4) are not required due to the low traffic impact on the proposed adaptive re-use, as the development will not approach the 200 average daily trips or the 20 daily peak-hour trips identified as the threshold criteria for these studies.
2. That the historic resources impact statement required under Chapter 162-9(H)(5) be modified by the Board of Supervisors to provide relief from: (a) the requirements in §162-9(H)(5)(c) to have an impact statement prepared by a qualified professional in historic preservation, historical architecture, planning or related disciplines; and (b) the information content outlined in §162-9(H)(5)(d). As part of the modified requirements, the applicant would be required to provide preliminary plans to, and meet with, the Upper Uwchlan Historical Commission to obtain guidance concerning, and approval for, the elements of the planned architectural and aesthetic improvements in the planned development.
3. That the requirements for a site analysis and impact plan required by Chapter 162-9(D) be modified by the Board of Supervisors to (a) have the information outlined in §162-9(D)(1-2) identified and reflected in the site plans submitted for preliminary and final land development approval; and (b) provide relief from the requirements of §162-9(D)(3-4) related to identifying and evaluating the potential adverse impacts on sensitive receptors in proximity to the Project, as these concerns are not implicated by the scope, nature and character of the proposed adaptive re-use.

We very much appreciate the Township's review and consideration of these requests, and look forward to discussing them with the Planning Commission at the upcoming meeting.

Sincerely yours,

/s/

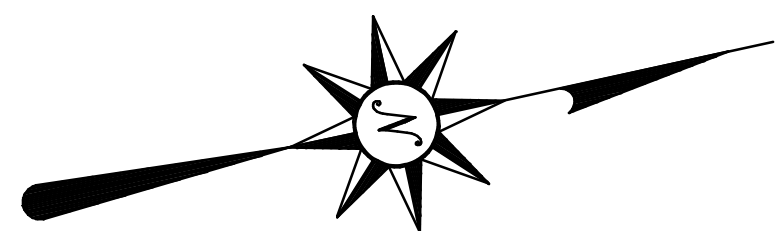
David T. Bolger

David T. Bolger

DTB/

Enclosures

cc: the Barn at Moore, LLC



REQUIRED SAFE SIGHT
DISTANCE = 440'
SAFE SIGHT DISTANCE
PROVIDED = 454'

REQUIRED SAFE SIGHT
DISTANCE = 350'
SAFE SIGHT DISTANCE
PROVIDED = SEE PROFILE

MOORE ROAD
N83°22'57"W
8.50'

SPEED LIMIT = 35 MPH

CARTWAY WIDTH
= 21 FT±

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

PARKING REQUIREMENTS

OFFICE USE 2 SPACES/1,000 GFA
PROPOSED OFFICE = 2,992 SF = 6 REQUIRED SPACES
SPACES PROVIDED = 6

RESTAURANT USE REQUIRES 1 SP/50 SF PUBLIC USE AREA
OR 1 SP/2 SEATS + 1 SP/EMPLOYEE
PROPOSED COFFEE SHOP 24 SEATS+3 EMPLOYEES = 15 SPACES
SPACES PROVIDED = 15

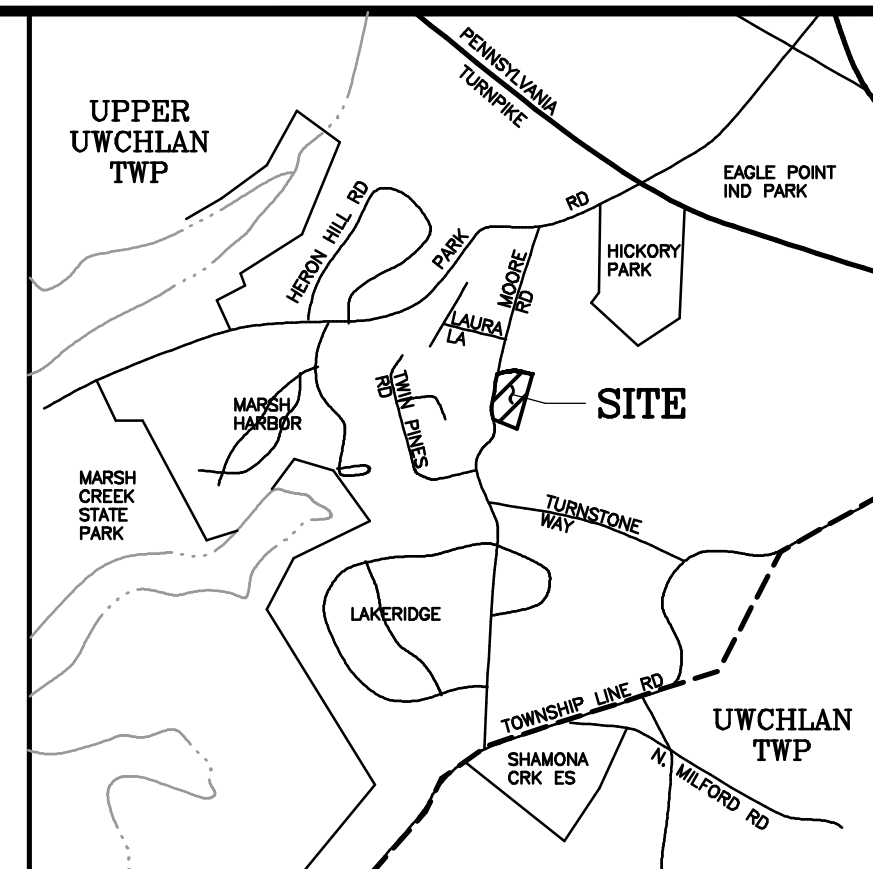
ZONING DATA

R-2 RESIDENTIAL ZONING DISTRICT

AREA AND BULK REQUIREMENTS		LOT 2
LOT AREA (MINIMUM)	1.0 ACRES	1.673 ACRES
LOT WIDTH (MINIMUM)	150 FEET	248 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%	5.12% 3,729 SF
IMPERVIOUS COVERAGE (MAXIMUM)	20%	20.60% 15,016 SF
BUILDING HEIGHT (MAXIMUM)	35 FEET	EXISTING

PROPOSED IMPERVIOUS COVER BREAKDOWN

PARKING LOT = 7,240 SF (OUTSIDE R-O-W)
BUILDING EXPANSION = 480 SF
SIDEWALK = 275 SF
TOTAL = 7,995 SF



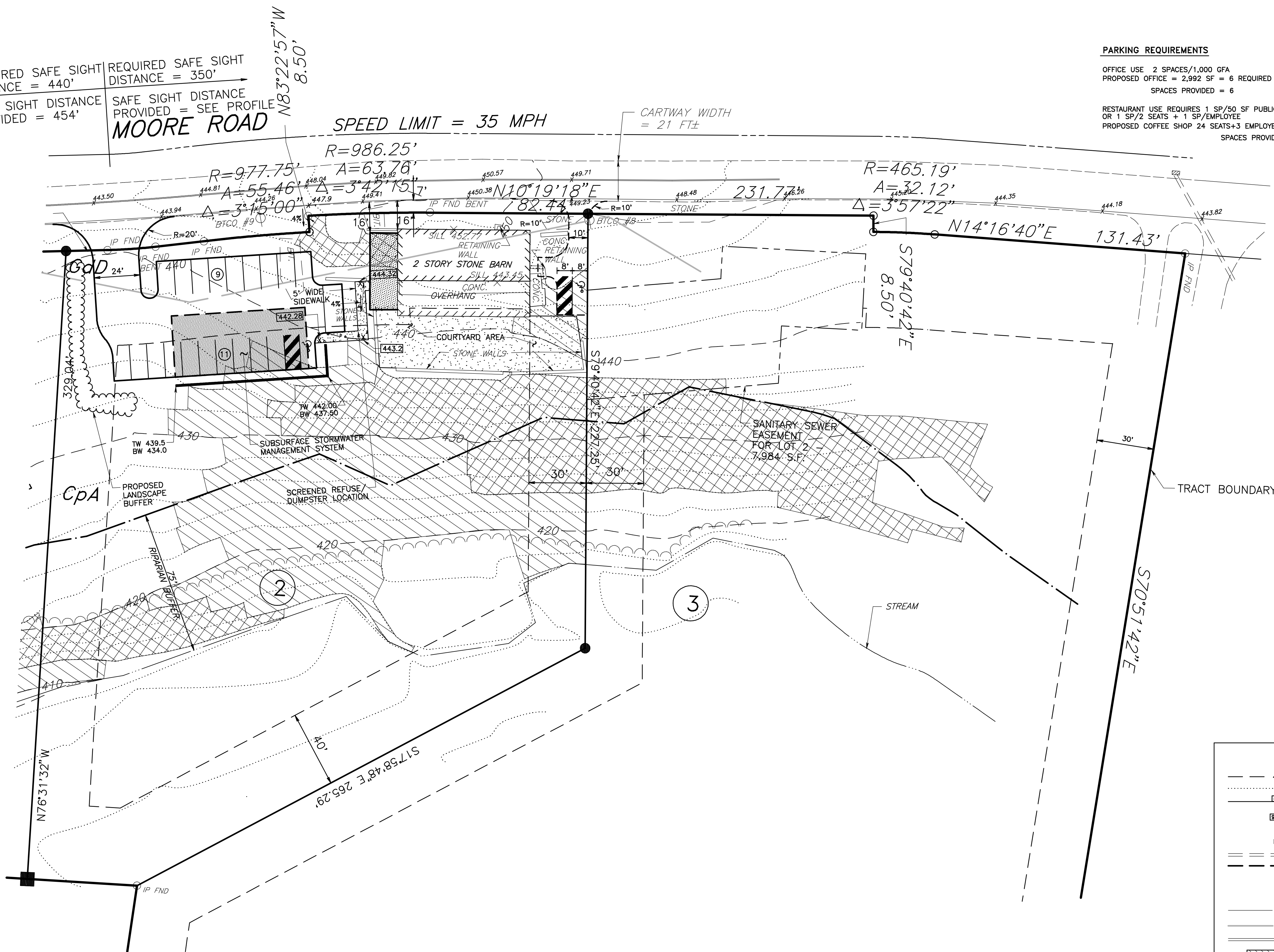
LOCATION MAP

SCALE: 1"=2000'

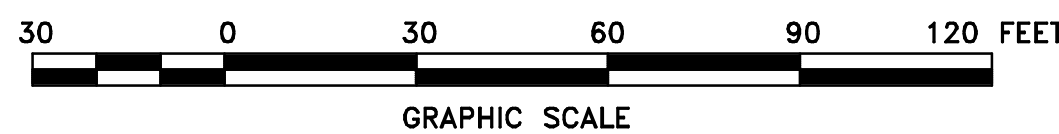
NOTE: THE PROPOSED BUILDING ADDITION THAT IS PROVIDED
IS CONTAINED IN THE FOOTPRINT OF A STRUCTURE
THAT WAS PREVIOUSLY IN THAT LOCATION.

GENERAL NOTES

- BOUNDARY, EXISTING FEATURES AND TOPOGRAPHIC INFORMATION IS FROM A FIELD SURVEY PERFORMED BY EDWARD B. WALSH & ASSOCIATES, INC. IN JULY 2016.
- 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.
- SITE ADDRESS: 260 MOORE ROAD, DOWNINGTOWN, PA 19343.
- THE PROJECT INVOLVES THE RESTORATION OF THE EXISTING HISTORIC BARN AND ADAPTIVE REUSE AS AN OFFICE USE VIA A CONDITIONAL USE PROCESS PER ZONING CODE SECTION 200-17.B.3, AND SECTION 200-72.1.B. (1).(a)
- THE APPLICANT IS SEEKING A MODIFICATION OF THE OFFICE SPACE PARKING REQUIREMENT AS PERMITTED BY ZONING CODE SECTION 200-73.(k).(2) VIA THE CONDITIONAL USE PROCESS. GIVEN THE LIMITED OCCUPANCY OF 1 TO 2 PERSONS PER OFFICE A MODIFIED REQUIREMENT OF 2 SPACES PER 1,000 SF IS REQUESTED.
- A VERTICAL ADJUSTMENT TO MOORE ROAD WILL BE REQUIRED TO PROVIDE THE 275 FOOT SIGHT DISTANCE AS NOTED ON SHEET 2. THE DISTANCE IS BASED ON THE SIGHT DISTANCE FORMULA PROVIDED IN PENNDOT CHAPTER 67 BASED ON A ROAD WITH A SLOPE OF 6% DOWNHILL FOR A ROAD WITH A POSTED SPEED LIMIT OF 35 MPH. THE EXTENT OF CONSTRUCTION WOULD BE 60 FEET.



LEGEND	
---	EXISTING INDEX CONTOUR
---	EXISTING INTERIOR CONTOUR
---	PROPOSED CONTOUR
94.68	PROPOSED SPOT ELEVATION
□	EXISTING INLET
□	PROPOSED INLET
---	EXISTING STORM SEWER PIPE
---	PROPOSED STORM SEWER PIPE
⊙	WELL
⊙	EXISTING SANITARY MANHOLE
---	EXISTING ELECTRIC LINE
---	SOILS LINE
---	EXISTING CURB
---	STEEP SLOPES 15% - 25%
---	VERY STEEP SLOPES 25% >
---	EXISTING D-W ENDWALL
---	EXISTING BUILDING
---	PROPOSED BUILDING
---	PROPOSED PATIO AREA (GRASS OR SIMILAR)
---	STONE RECHARGE BED



CONDITIONAL USE PLAN

SITE PLAN FOR 260 MOORE ROAD

UPPER UWCHLAN TOWNSHIP CHESTER COUNTY, PA.

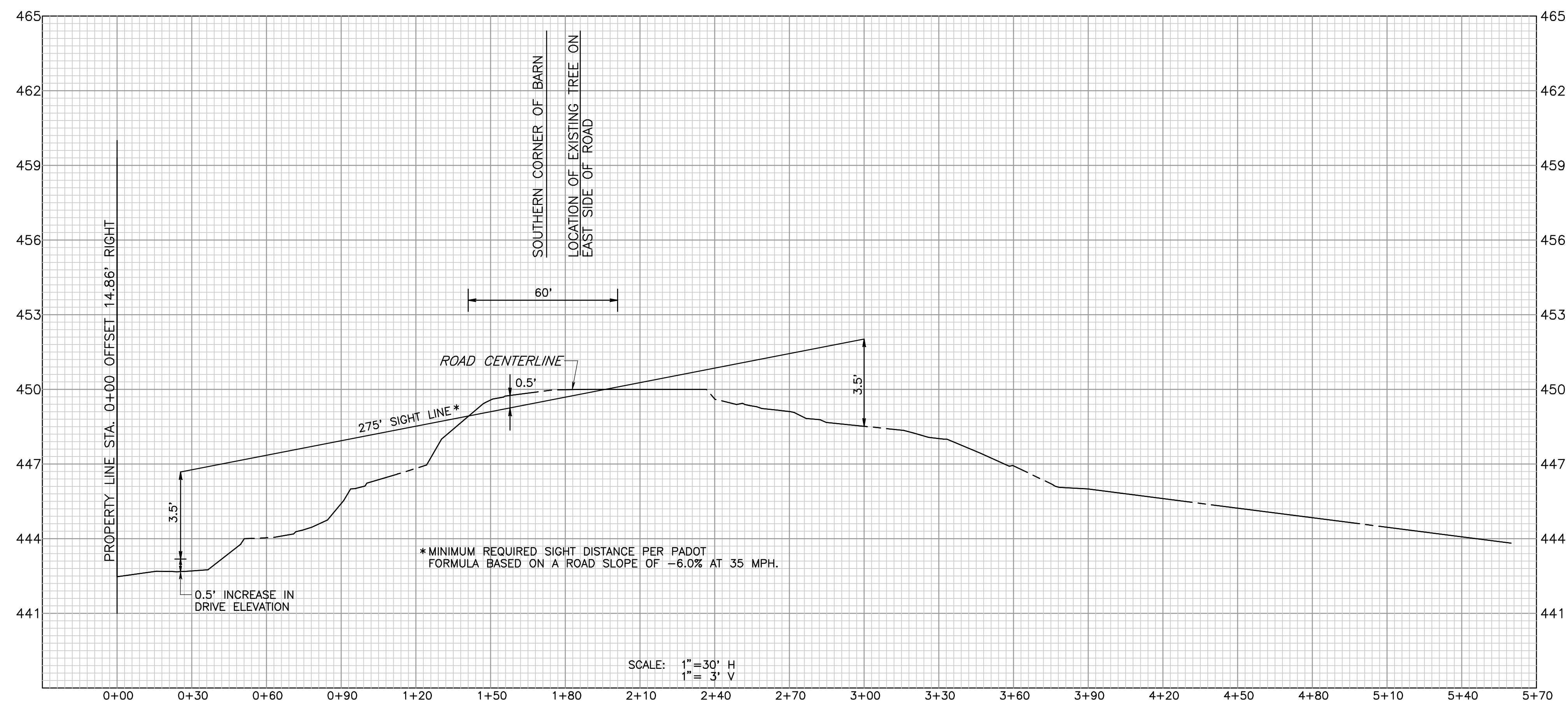
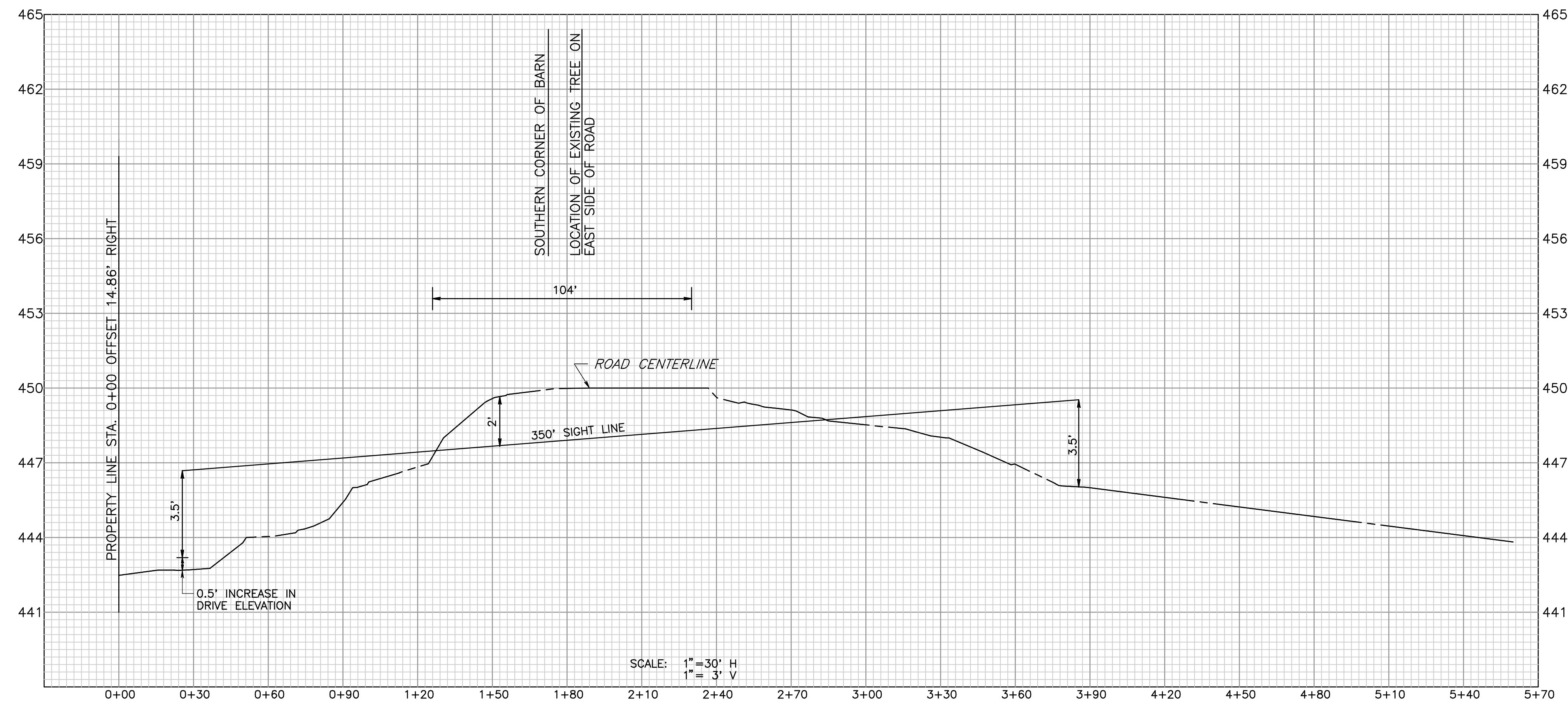
Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
Whitelands Business Park
855 Springdale Drive, Suite 202
Exton, Pennsylvania 19341
Phone: 610-903-0060
Fax: 610-903-0080



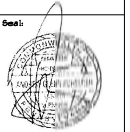
Project- 4711
Date- 1-20-21
Scale- 1"= 30'
Drawn-
Checked- AUB
Sheet- 1 OF 2

Plotted: 6/3/2021 File: F:\JB\4711\FPS\4711-B.pro

TAX MAP 32-3 PARCEL 77.1

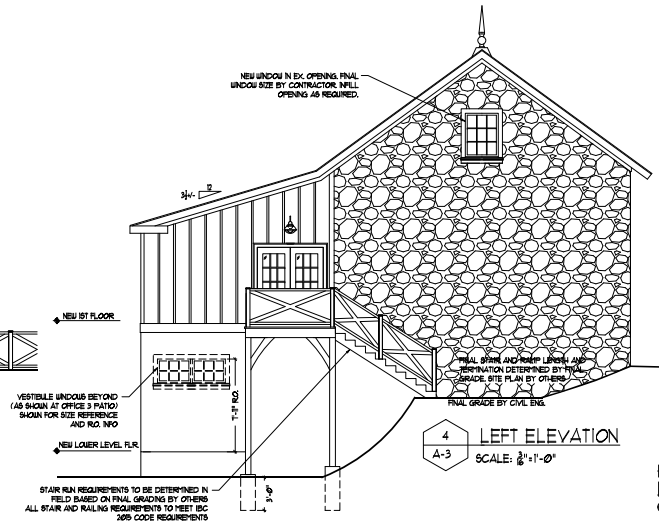


SITE PLAN FOR 260 MOORE ROAD	
UPPER UWCHLAN TOWNSHIP	CHESTER COUNTY, PA.
Edward B. Walsh & Associates, Inc. CIVIL ENGINEERS & SURVEYORS Whiteland Business Park 855 Springdale Drive, Suite 202 Exton, Pennsylvania 19341 Phone: 610-903-0060 Fax: 610-903-0080	
Project- 4711	Date- 1-20-21
Scale- 1" = 30'	Drawn-
Checked- AJB	Sheet- 2 OF 2
Plotted: 6/3/2021	File: F:\JB\4711\FPS\4711-B.pro



Project Title
BARN RENOVATION
260 MOORE ROAD
DOWNTOWN, PA 19335
UPPER MERCHLAN TOWNSHIP
CHESTER COUNTY

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TEST 2



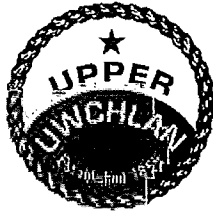












SUBDIVISION / LAND DEVELOPMENT APPLICATION

☐ Preliminary Submittal

☒ Final Submittal

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

1. Name of Subdivision / Development: Black Horse Farm
2. Plan Dated: 5/19/2021 County Deed Book/Page No. 5239/1419, 10521/1002
3. Name of property owner(s): Jeffrey Snodgrass

Address: 36 Krauser Road

State/Zip: Downingtown, PA 19335 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.

J. David Shula, P.L.S., Chester Valley Engineers, Inc.

Address: 83 Chestnut Road, P.O. Box 447

State/Zip: Paoli, PA 19301 Phone No.: (610) 644-4623 Ext. 112

Email: dshula@chesterv.com

7. Total acreage: 10.524 Ac. Number of Lots: 2
8. Acreage of adjoining land in same ownership: (If any) 0
9. Describe Type of Development Planned: Lot Consolidation only, no construction
or development of any kind is proposed.

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.

§162-9.B.(2)[10], §162-9.B.(2)[11], §162-9.B.(2)[17], §162-9.C.(2)(a)[6],
§162-9.C.(2)(a)[8], §162-9.C.(2)(a)[14]

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: Jeffrey Snodgrass
Date: 6/1/2021

*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

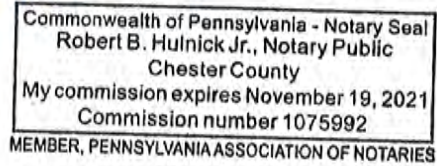
Commonwealth of PA:

County of Chester:

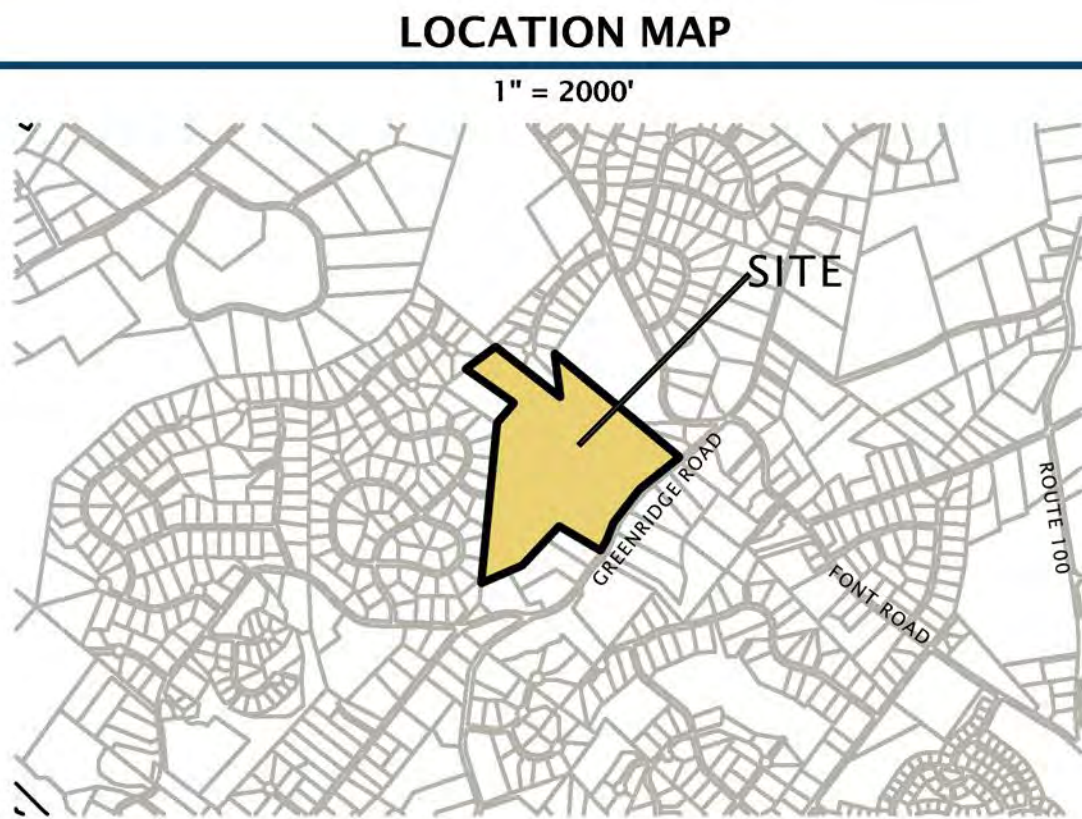
On this 1st day of June, 2021, before me, the undersigned notary, personally appeared Jeffrey Snodgrass, known to me or satisfactorily proven, to be the person who signed the attached Subdivision/Land Development Application for the purpose therein contained.

A handwritten signature in blue ink, appearing to be 'R. Hulnick Jr.', written over a horizontal line.

NOTARY







PROPERTY DATA:

TOTAL SITE AREA:	± 63.87 AC
FLOODPLAIN AREA:	± .76 AC
WETLAND AREA:	± .19 AC
PROHIBITIVE SLOPES AREA (25%+):	± 8 AC

NET TRACT AREA CALCULATION:

TOTAL SITE AREA:	±63.87 AC
-EXISTING ROW/EASEMENTS:	N/A
-EXISTING SEWAGE DISPOSAL AREA:	N/A
75% OF THE FOLLOWING:	
-FLOOD HAZARD DISTRICT: (.76 AC x .75)	±.57 AC
-WETLANDS: (.19 AC x .75)	±.14 AC
-PROHIBITIVE SLOPE >25%: (8 AC x .75)	±6 AC
-NON-RESIDENTIAL USES:	N/A
NET TRACT AREA:	±57.16 AC

PERMITTED DENSITY:

FLEXIBLE OVERLAY DISTRICT (F-1): 57.16 AC X 1.1 DU/ACRE	63 DU
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PERMITTED DENSITY	63 SINGLE FAMILY HOMES
PROPOSED DENSITY:	63 SINGLE FAMILY HOMES

REQUIRED OPEN SPACE:

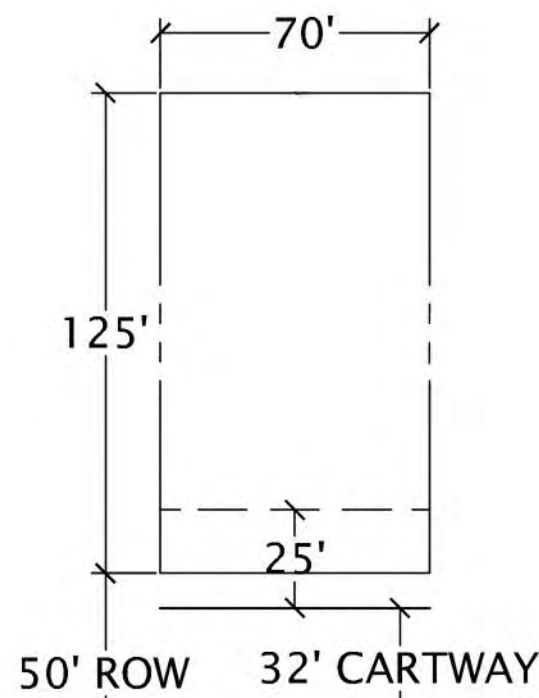
RESTRICTED OPEN SPACE: 63.8 AC. X .40 (OPEN SPACE RATIO)	±25.5 AC
*POTENTIAL USABLE OPEN SPACE: (15% of Tract)	±9.5 AC

PROPOSED RESTRICTED OPEN SPACE:	±31.6 AC
PROPOSED POTENTIAL USABLE OPEN SPACE:	±9.5 AC

*USABLE OPEN SPACE IS PART OF THE OVERALL RESTRICTED OPEN SPACE REQUIREMENT

ZONING REQUIREMENTS: (F-1 OVERLAY DISTRICT)

BULK REQUIREMENTS	REQUIRED	PROPOSED
MIN. TRACT AREA:	10 AC.	64 AC.
MIN. LOT WIDTH:	50 FT	70 FT
MIN. FRONT SETBACK:	25 FT	25 FT
MIN. BLDG. SEPARATION (SIDE):	20 FT	20 FT
MIN. BLDG. SEPARATION (REAR):	50 FT	50 FT
MAX. IMPERVIOUS COVERAGE:	45%	45%
MAX. BUILDING HEIGHT:	35 FT	35 FT



TYPICAL LOT

SCALE: 1" = 50'

LEGEND:

	WETLAND		STEEP SLOPES (8-15%)
	WETLAND BUFFER		STEEP SLOPES (15-25%)
	FLOODPLAIN		STEEP SLOPES (25%+)
	STREAM BUFFER		
	STREAM		

SOURCES:

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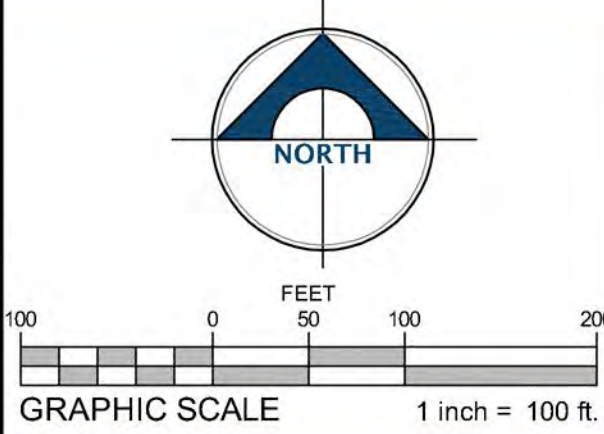
ESE
PLANNING

SKETCH PLAN

63 SINGLE-FAMILY, DETACHED HOMES

GREENRIDGE ROAD PROPERTY

UPPER UWCHLAN TOWNSHIP, CHESTER CO., PA



APPLICANT:
TOLL MID-ATLANTIC LP COMPANY, INC.
1140 VIRGINIA DRIVE
FORT WASHINGTON, PA 19034

PLANNER/LANDSCAPE ARCHITECT:
ESE CONSULTANTS, INC.
1140 VIRGINIA DRIVE
FORT WASHINGTON, PA 19034

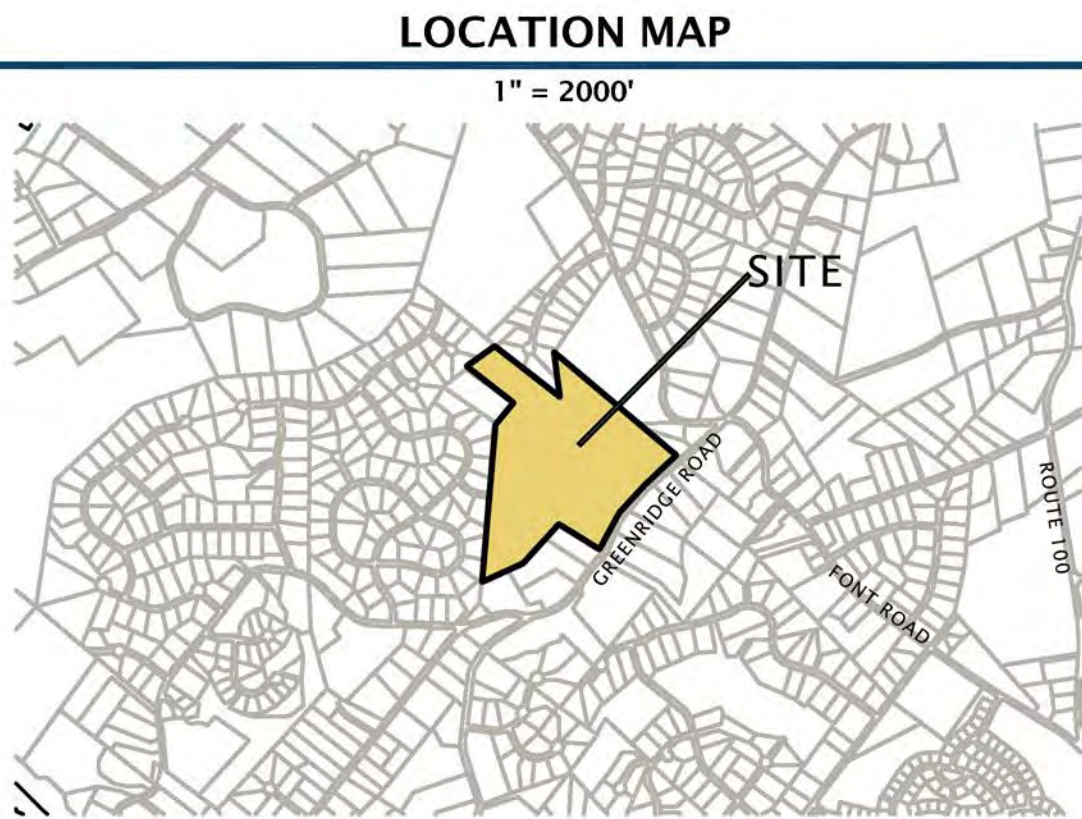
SITE DATA:

ADDRESS: GREENRIDGE ROAD,
UPPER UWCHLAN TWP.,
PENNSYLVANIA
PARCELS: 32-01-0017.01,
32-01-0011

SITE AREA: ± 64 ACRES
CURRENT ZONING: F-1 FLEXIBLE
DEVELOPMENT
PROPOSED ZONING: RESIDENTIAL

OFFICE DATA:

PROJECT NUMBER: 8145
DATE: 2021.06.02
SCALE: 1" = 100'
DRAWN BY: JTB



PROPERTY DATA:

TOTAL SITE AREA:	± 63.87 AC
FLOODPLAIN AREA:	± .76 AC
WETLAND AREA:	± .19 AC
PROHIBITIVE SLOPES AREA (25%+):	± 8 AC

NET TRACT AREA CALCULATION:

TOTAL SITE AREA:	±63.87 AC
-EXISTING ROW/EASEMENTS:	N/A
-EXISTING SEWAGE DISPOSAL AREA:	N/A
75% OF THE FOLLOWING:	
-FLOOD HAZARD DISTRICT: (.76 Ac x .75)	±.57 AC
-WETLANDS: (.19 Ac x .75)	±.14 AC
-PROHIBITIVE SLOPE >25%: (8 Ac x .75)	±6 AC
-NON-RESIDENTIAL USES:	N/A
NET TRACT AREA:	±57.16 AC

VIEW SHED ANALYSIS:

THE EXISTING SITE IS MOSTLY WOODED WITH ONLY A SMALL PORTION OF VISIBILITY AT THE SOUTHEAST CORNER, ADJACENT TO GREENRIDGE ROAD, AS SHOWN BELOW.

VIEWS INTO THE SITE FROM SURROUNDING DEVELOPMENT ARE OBSTRUCTED BY EXISTING WOODLANDS.



VIEW INTO SITE FROM GREENRIDGE ROAD

SOILS LEGEND:

GENERATED FROM THE USDA-NRCS WEB SOIL SURVEY.

SOIL SURVEY AREA: CHESTER COUNTY, PA

CpA	COKEBURY SILT LOAM — HIGH WATER TABLE
GdB	GLADSTONE GRAVELLY LOAM — 3 TO 8 PERCENT SLOPE
GdC	GLADSTONE GRAVELLY LOAM — 8 TO 15 PERCENT
GdD	GLADSTONE GRAVELLY LOAM — 15 TO 25 PERCENT
GeD	GLADSTONE—PARKER GRAVELLY LOAM — 15 TO 25 PERCENT

LEGEND:

	WETLAND		STEEP SLOPES (8-15%)
	WETLAND BUFFER		STEEP SLOPES (15-25%)
	FLOODPLAIN		STEEP SLOPES (25%+)
	STREAM BUFFER		
	STREAM		

SOURCES:

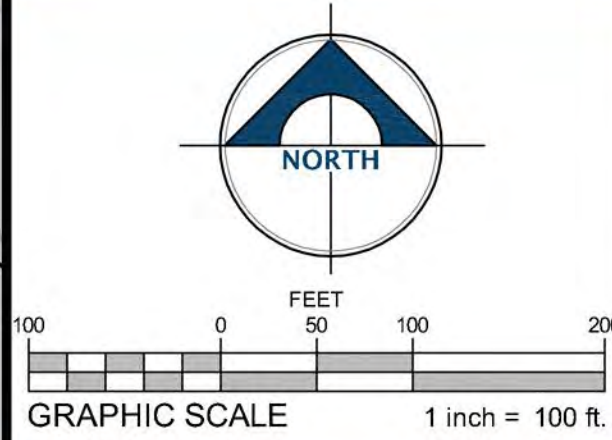
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ESE
PLANNING

SITE ANALYSIS & IMPACT PLAN

GREENRIDGE ROAD PROPERTY
UPPER UWCHLAN TOWNSHIP, CHESTER CO., PA



PLAN SUMMARY:

APPLICANT:

TOLL MID-ATLANTIC LP COMPANY, INC.
11140 VIRGINIA DRIVE
FORT WASHINGTON, PA 19034

PLANNER/LANDSCAPE ARCHITECT:

ESE CONSULTANTS, INC.
11140 VIRGINIA DRIVE
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DEVELOPMENT
PROPOSED ZONING:

OFFICE DATA:

PROJECT NUMBER: 8145
DATE: 2021.06.02
SCALE: 1" = 100'
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UPPER UWCHLAN TOWNSHIP

Planning Commission Meeting

May 13, 2021

7:00 p.m.

Minutes

Draft

LOCATION: This was a virtual-only meeting, held via Zoom audio/video conferencing. 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:

Members: Sally Winterton, Vice-Chair, Jeff Smith, Jim Dewees, Joe Stoyack,
Chad Adams, Stephen Fean

Aaron Stoyack, Historical Commission Liaison
Tony Scheivert, Township Manager
Gwen Jonik, Planning Commission Secretary

Vice-Chair Sally Winterton called the meeting to order at 7:00 p.m. A quorum was present. One citizen was in attendance.

Reorganization

With the recent passing of Chairman, Bob Schoenberger, the Commission will reorganize for the remainder of 2021. Gwen Jonik requested nominations for Chairperson. Jeff Smith nominated Sally Winterton, after asking if she would accept a nomination. Sally accepted the nomination, no other nominations were offered, Chad Adams seconded and upon the vote, Sally Winterton was unanimously elected Chair. Gwen Jonik requested nominations for Vice-Chair. Chad Adams nominated Joe Stoyack. Joe accepted the nomination, no other nominations were offered, Sally Winterton seconded and upon the vote, Joe Stoyack was unanimously elected Vice-Chair.

Sally Winterton announced that she and Joe Stoyack had interviewed 5 candidates for the Commission's vacancies. They recommended 2 to meet with the Board of Supervisors Monday, May 17 and they hope they'll be appointed that evening during the Supervisors Meeting.

Approval of Minutes

Jeff Smith moved, seconded by Joe Stoyack, to approve as presented the minutes of the April 8, 2021, Planning Commission Meeting. The motion carried unanimously.

Sally Winterton announced the next scheduled meeting is June 10, 2021, which they hope can be in person.

Open Session

Joanne McNaughton congratulated Sally and Joe.

Village of Eagle/Byers Concept Plan, Village Design Guidelines

Sally Winterton asked of the timeline for updating the Township Comprehensive Plan. Tony Scheivert advised Comprehensive Plans are to be updated every 10 years. Upper Uwchlan's was last done in 2014; an update should be completed in 2024. Work should start in January 2022 to form a committee or group to work on that. Joe Stoyack had drafted a preliminary timeline, listing

tasks and responsibilities, and included links to Pennsylvania Municipalities Planning Code (MPC) sections. The 2024 update will most likely be editing, not a full rewrite of the Comprehensive Plan. Tony suggested reviewing the “Goals” in the 2014 Comprehensive Plan, especially with the new Planning Commission members.

Joe Stoyack had sent several emails to the Commission members containing all comments received to date for updating the Concept Plan and the Design Guidelines documents. He paraphrased some of the comments while compiling them and categorized them into general, design guidelines, and architectural. Joe shared his screen, highlighting the general comments dated 5/12/2021, where a few things stood out: the Concept Plan should be a common-sense document, encourage aesthetic but individualized buildings, and protect the buildings on the historic resource inventory.

Both the Concept Plan and the Design Guidelines will basically be edits, not rewrites. Discussion this evening included:

1. ADA compliant sidewalks need to be 5’ wide; the 10’ sidewalks suggested in the documents are not feasible.
2. There should be incentives for builders/developers, grants for properties with historic resources, keep things realistic, encourage compromise.
3. The guidelines are suggestions, not as compelling or enforceable, and some are regulations from the Township codes and ordinances. There are waivers that can be granted to deviate from some of the regulations if and as the situation warrants.
4. Some like the coordinated look of the Ludwigs Village shoppes.
5. Some feel the Village of Eagle isn’t walkable.
6. Tony noted that Ray Ott will update the Master Trail Plan prior to the Comprehensive Plan update.
7. A ‘walkability committee’ might be formed.
8. As members review the documents, please send comments to Sally and Joe by June 3, for the June 10 meeting.

Sally Winterton mentioned recent conversations she has had with Eagle business owners and suggests Park & Rec members visit the shoppes to perhaps craft a “dine-around-shop-around” program, where after so many visits or spending so many dollars in local businesses, customers receive a free “X” at one of the businesses. Tony Scheivert suggested a luncheon with the businesses to gather ideas to promote their businesses and talk about shared or public parking.

Chad Adams made comment that a positive outcome from COVID is the outdoor seating at some of the restaurants.

Sally Winterton wants to thank township residents for supporting the local businesses over the last year!

Adjournment

Joe Stoyack moved, seconded by Jeff Smith, to adjourn the meeting at 8:18 p.m. All were in favor.

Respectfully submitted,

Gwen Jonik
Planning Commission Secretary