



**UPPER UWCHLAN TOWNSHIP  
PLANNING COMMISSION  
AGENDA  
January 13, 2022  
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 [gjonik@upperuwchlan-pa.gov](mailto:gjonik@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
- II. Reorganization for 2022  
Nominate, elect Chair, Vice-Chair, Secretary
- III. Draft Act 537 Plan Update  
Matt Brown, Authority Administrator, will be in attendance to receive comments and answer any questions about the draft Township-wide Act 537 Plan Update.
- IV. 11 Senn Drive ~ Preliminary/Final Land Development Plan  
Introduction of a Plan proposing a gravel parking area behind the existing building at 11 Senn Drive, the western corner of Senn Drive and Township Line Road. Accept Plan for consultants' review. Page 2
- V. 100 Greenridge Road – Revised Conditional Use Plan  
Review the consultants' January 7, 2022 review letter of the Conditional Use Plan that was revised December 15, 2021 Page 15
- VI. Approval of Minutes: December 9, 2021 Meeting Page 44
- VII. Next Meeting Date: February 10, 2022 7:00 p.m.
- VIII. Open Session
- IX. Adjournment



## 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: 11 Senn Drive - Parking Expansion
2. Plan Dated: \_\_\_\_\_ County Deed Book/Page No. 10389/1781
3. Name of property owner(s):  
S&T Realty Holdings, LLC - Attn: Scott Johnson  
Address: 102 Oscar Way, Chester Springs  
State/Zip: PA 19425 Phone No.: \_\_\_\_\_  
Email: scott@jtechusa.com
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.  
D.L. Howell & Associates, Inc.  
Address: 1250 Wrights Lane, West Chester  
State/Zip: PA, 19380 Phone No.: 610-918-9002  
Email: cdaily@dlhowell.com
7. Total acreage: 3.803 Number of Lots: 1
8. Acreage of adjoining land in same ownership: (If any) \_\_\_\_\_
9. Describe Type of Development Planned:  
Proposed gravel parking area behind existing building

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.

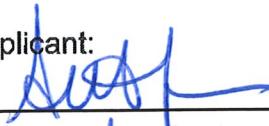
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12. The Applicant or his/her agent shall enter into a Subdivision / Land Development Review Escrow Agreement (attached) and place into escrow with the Township at the time of application an amount estimated by the Township to cover all costs of engineering 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: Scott Johnson, Pres.  
Date: 12/20/21

\*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](http://www.DLHowell.com)

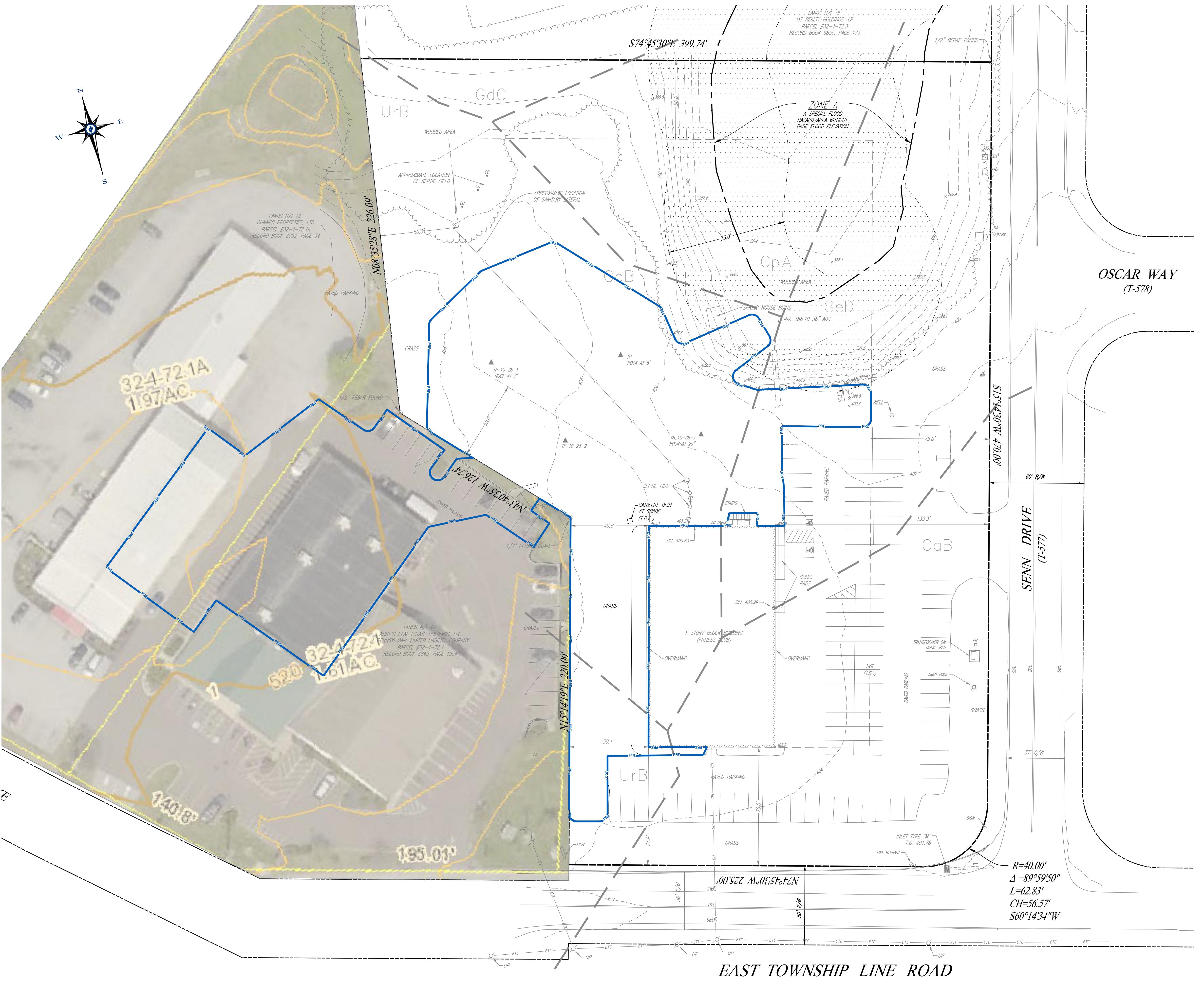
1250 Wrights Lane  
West Chester, PA 19380  
Phone: (610) 918-9002  
Fax: (610) 918-9003

A large, empty rectangular frame with a thick black border, positioned below a smaller, empty rectangular frame with a thick black border.

REV.	DATE	DESCRIPTION
8		
7		
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**SWM REPORT**  
**PRE-DEVELOPED DA PLAN**

DATE:	01/03/22
SCALE:	1"=30'
DRAWN BY:	CMD
CHECKED BY:	---
PROJECT NO.:	4007
CAD FILE:	4 GRADING & UTILITIES PLAN.dwg
PLOTTED:	01/03/22
DRAWING NO.:	APP. J
SHEET	1 25 1



*or*  
**EAST TOWNSHIP LINE ROAD**  
**(T-439)**

## PRE-DEVELOPED DA PLAN

SCALE: 1 = 30

30                    0                    15                    30

GRAPHIC SCALE

1 inch = 30 feet



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Two large, empty rectangular boxes, one above the other, for drawing or writing.

REV.	DATE	DESCRIPTION
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SWM REPORT

**POST-DEVELOPED DA PLAN**

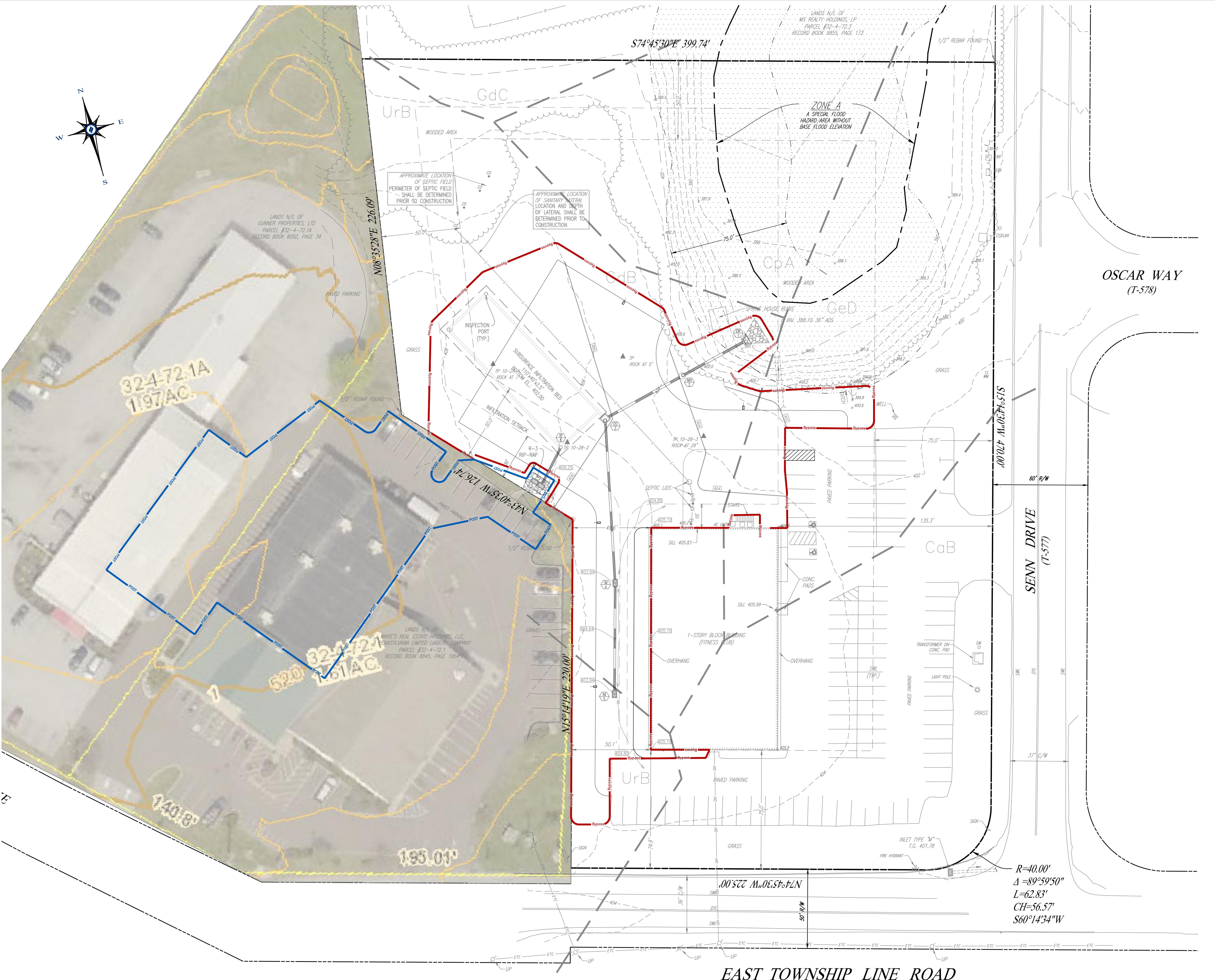
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CLIENT: J-TECH

PROJECT: 11 SENN DRIVE

LOCATION: UPPER UWCHLAN TOWNSHIP  
CHESTER COUNTY, PA

DATE:	01/03/22
SCALE:	1"=30'
DRAWN BY:	CMD
CHECKED BY:	---
PROJECT NO.:	4007
CAD FILE:	4 GRADING & UTILITIES PLAN.dwg
PLOTTED:	01/03/22
DRAWING NO.:	APP. J
SHEET	1 OF 1



*or*  
**EAST TOWNSHIP LINE ROAD**  
**(T-439)**

## POST-DEVELOPED DA PLAN

SCALE: 1" = 30'

30                    0                    15                    30                    6

**GRAPHIC SCALE**

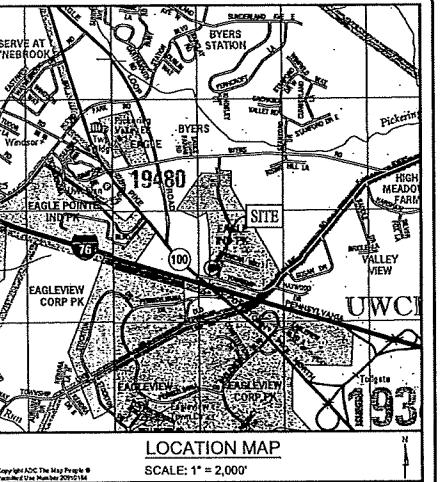
1 inch = 30 feet



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NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
CHAIRPERSON

APPROVED BY THE TOWNSHIP SUPERVISORS OF UPPER UCHLAN  
TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, THIS  
\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_

MEMBER \_\_\_\_\_

REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION

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SECRETARY

**TOWNSHIP ENGINEER**

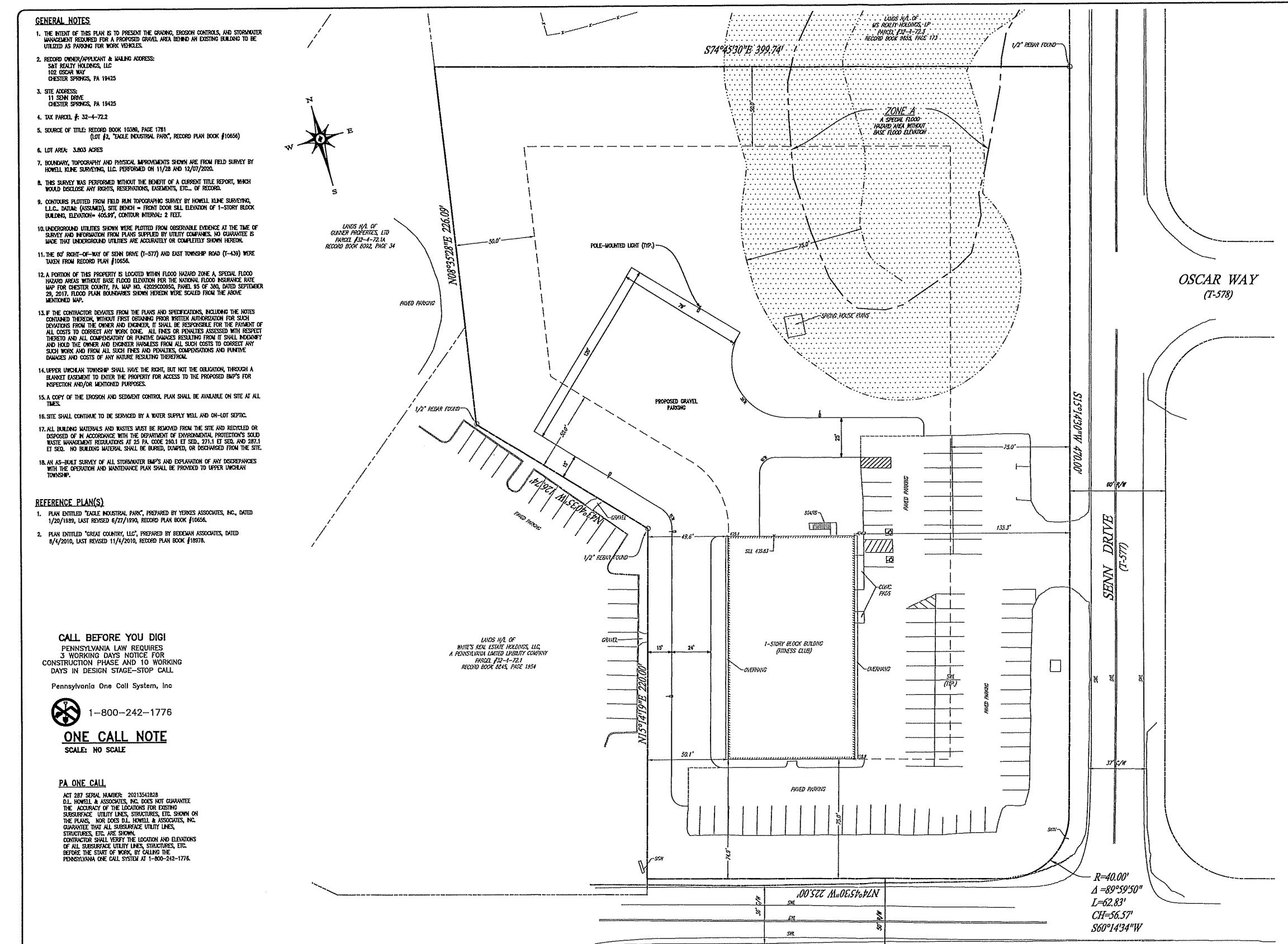
CHESTER COUNTY AT WEST CHESTER,  
PENNSYLVANIA, IN PLAN BOOK        PAGE         
ON THE        DAY OF        20

CERTIFICATE OF CONFORMANCE - P.E.

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THESE PLANS  
ARE IN CONFORMITY WITH ENGINEERING, ZONING, BUILDING, SANITATION  
AND OTHER APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS.

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CHRISTOPHER W. DAILY, P.E.



*EAST TOWNSHIP LINE ROAD*  
(T-439)

## LAND DEVELOPMENT PLAN

SCALE: 1" = 30'

A horizontal scale with tick marks at -30, 0, 15, and 30. A hatched region covers the interval from -15 to 15, including the tick marks at -15 and 15.

ZONING DATA TABULATION  
UPPER UWCHLAN TOWNSHIP ZONING ORDINANCE

## ARTICLE XI: LI LIMITED INDUSTRIAL DISTRICT

## SECTION 200-45 AREA AND BULK REGULATIONS

IMPERVIOUS TABULATION (ZONING) EXISTING IMPERVIOUS	
PAVED PARKING	32,604 S.F.
BUILDING	11,223 S.F.
OVERHANG/CONC./STAIRS	364 S.F.
TOTAL EXISTING	44,190 S.F.
PROPOSED IMPERVIOUS	
GRAVEL PARKING	20,593 S.F.
TOTAL PROPOSED	20,593 S.F.
TOTAL PROPOSED IMPERVIOUS	64,783 S.F.

DATE	01/03/22
WORKED	1-30'
DRIVING BY	CBD
CHECKED BY	—
PROJECT NO.	4007
CRITICAL	LEED DEVELOPMENT PLANNING
PLANNED	01/03/22
DRIVING NO.	C01.1
RECORDED	01 or 09

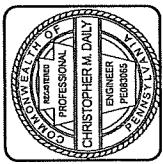




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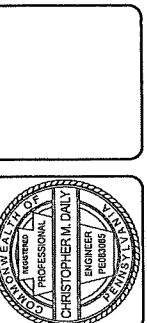


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**PRELIMINARY/FINAL**  
**GRADING & UTILITIES PLAN**  
**CLIENT: J-TECH**  
**PROJECT: 11 SENN DRIVE - PARKING EXPANSION**  
**LOCATION: UPPER UCHIAN, TOWNSHIP**  
**CHESTER COUNTY, PA**

**RADING & UTILITY GENERAL NOTES:**

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

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

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM FIELD SURVEY AND EXISTING RECORDS. COMPLETENESS AND ACCURACY OF EXISTING UTILITY INFORMATION IS NOT GUARANTEED. PRIOR TO THE START OF ANY CONSTRUCTION, THE CONTRACTOR SHALL ACCURATELY FIELD SURVEY AND LOCATE EXISTING UTILITIES. IF THE CONTRACTOR DISCOVERS ANY CONSTRUCTION WILL CONFLICT, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER IN WRITING OF ANY Deviation FROM INFORMATION SHOWN ON THESE PLANS. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

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

THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL PERSONS, VEHICLES AND BUILDINGS WITHIN THE CONSTRUCTION AREAS FROM INJURY AND DAMAGE DURING THE COURSE OF WORK.

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS.

CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 1.0% MIN. SLOPE ON ASPHALT AND 2.0% MIN. ON GRASS, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.

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

ALL TRENCHING, SHORING AND EXCAVATING OPERATIONS SHALL BE PERFORMED IN COMPLIANCE WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).

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

SUBGRADE MATERIAL FOR WALKS AND ASPHALT SHALL BE FREE OF ORGANIC AND OTHER INSUSPENDED MATERIAL. IF ANY OF THIS MATERIAL IS ENCOUNTERED DURING EXCAVATION, THE CONTRACTOR SHALL RELOCATE IT AND REPLACE TO THE RECOMMENDATIONS OUTLINED IN A GEOTECHNICAL EVALUATION PREPARED SPECIFICALLY FOR THIS SITE.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE LOCAL AUTHORITY OR GOVERNING AGENCY OF THE BEGINNING DATE OF CONSTRUCTION AND TO ENSURE THAT NO WORK IS PERFORMED WITHOUT THE REQUIRED PERMITS AND INSPECTIONS BY THE LOCAL AUTHORITY OR GOVERNING AGENCY.

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

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

THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, SAFETY PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK AND FOR COORDINATION OF ALL PARTS OF THE WORK UNDER CONTRACT.

CONTRACTOR SHALL REVIEW VARIOUS PHASES OF WORK WITH THE OWNER TO DETERMINE WHETHER ANY PHASE WILL CONFLICT WITH THE OWNERS DAILY OPERATIONS. WHERE CONFLICT IS APPARENT THE CONTRACTOR SHALL COORDINATE WITH THE OWNER THE WORK TO BE PERFORMED SO AS TO BE THE LEAST DISRUPTIVE.

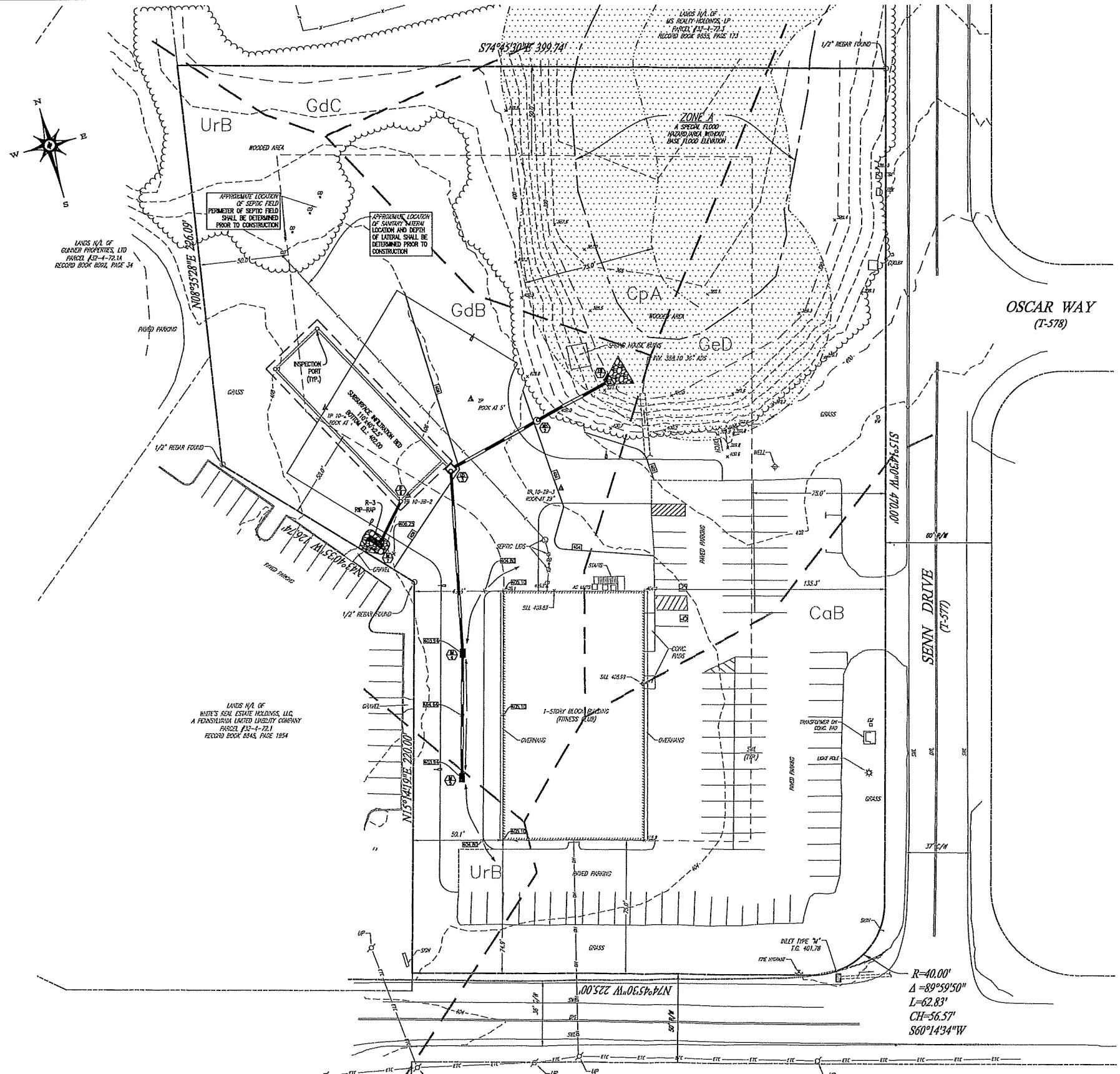
ANY PAVING DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REMOVED TO SUBGRADE AND REPLACED WITH THE PAVING SECTION AT THE CONTRACTOR'S EXPENSE, AND SHALL MATCH THE EXISTING PAVING SECTION.

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

ALL FILL SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT UNDESIRABLE SEDIMENTATION. THE CONTRACTOR SHALL NOT EXCAVATE DEEP Ditches IN THE SOIL AND BE COMPACTED BY A SHEEPFOOT ROLLER OR OTHER APPROVED METHOD AFTER EACH LAYER IS SPREAD. THE TOWNSHIP ENGINEER MAY REQUIRE COMPACTION TESTS AND REPORTS.

ALL STORM SEWER SHALl BE INSTALLED IN ACCORDANCE WITH UPPER LUNCHIAN TOWNSHIP STANDARDS AND PENNSYLVANIA PUBLICATION 408 SPECIFICATIONS.

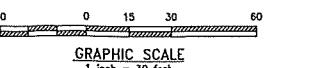
ALL OTHER UTILITY LINES, INCLUDING, BUT NOT LIMITED TO, ELECTRIC, GAS, STREETLIGHT SUPERVISORY, CABLE TELEVISION, AND TELEPHONE, SHALL BE PLACED UNDERGROUND. INSTALLATION OF UTILITIES SHALL BE IN STRICT ACCORDANCE WITH THE ENGINEERING STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP OR PUBLIC UTILITY CONCERNED. UNDERGROUND UTILITIES SHALL NOT BE LOCATED IN THE PUBLIC RIGHT-OF-WAY UNLESS THE STREETS ARE CLASSIFIED SUCH THAT UTILITIES ARE LOCATED IN THE PROPOSED CARTWAY AND BEFORE ANY PERSON IS PERMITTED TO OCCUPY ANY BUILDING SERVED BY SUCH FACILITIES.



*EAST TOWNSHIP LINE ROAD*

## GRADING & UTILITIES PLAN

SCALE: 1" = 30'



1 inch = 30 feet

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150 308514037/4037 PRODUCTION PLANS/HEAT SET/4 CROWN & UTILITIES PLANS/4

EX. PROPERTY LINE	242	EXISTING CONTOUR	EX	PROP. LIGHT POLE	E	PROP. ELEC. LINE
PROP. PROPERTY LINE	[242]	PROPOSED CONTOUR	X	EX. FENCE	O	EX. UTILITY POLE
EX. RIGHT-OF-WAY	13.00'0"	EXISTING SPOT ELEV.	150	EX. MAIL BOX	O	PROP. UTILITY POLE
PROP. RIGHT-OF-WAY	X 13.00'	NEW SPOT ELEV.	T	EX. SIGN	▲	EX. BAY ANCHOR
<input type="checkbox"/> EX. MONUMENT	GEB2	SOILS TYPE	T	PROP. SIGN	—	EX. GAS LINE
PROP. MONUMENT		SOILS LINE	⑤	EXIST. PARKING SPACES	C	PROP. GAS LINE
<input type="checkbox"/> EX. REBAR		EX. CONC. CURB	(TBD)	PROP. PARKING SPACES	GW	EX. GAS VALVE
PROP. REBAR		PROP. CONC. CURB	TO BE REMOVED		GW	PROP. GAS VALVE
<input type="checkbox"/> EX. EASEMENT		EX. EDGE OF PAVING	T	EX. TELE. LINE	—	EX. STORM SEWER
PROP. EASEMENT		PROP. EDGE OF PAVING	T	PROP. TELE. LINE	—	PROP. STORM SEWER
EX. WETLANDS		EX. LIGHT POLE	E	EX. ELEC. LINE	EB	EX. STORM INLET

	PROP. STORM INLET		PROP. WATER LINE
	PROP. STORM INLET ID		PROP. WATER LATERAL
			PROP. FIRE WATER LINE
	PROP. SEEPAGE BED		EX. WATER VALVE
	EX. SANITARY SEWER LINE		PROP. WATER VALVE
	PROP. SAN. SEWER LINE		EX. HYDRANT
	PROP. SAN. SEWER LATERAL		PROP. HYDRANT
	PROP. SANITARY MH. ID		EX. MANHOLE
	EX. WATER LINE		PROP. MANHOLE
			EX. PERC TEST
			EX. TEST PIT

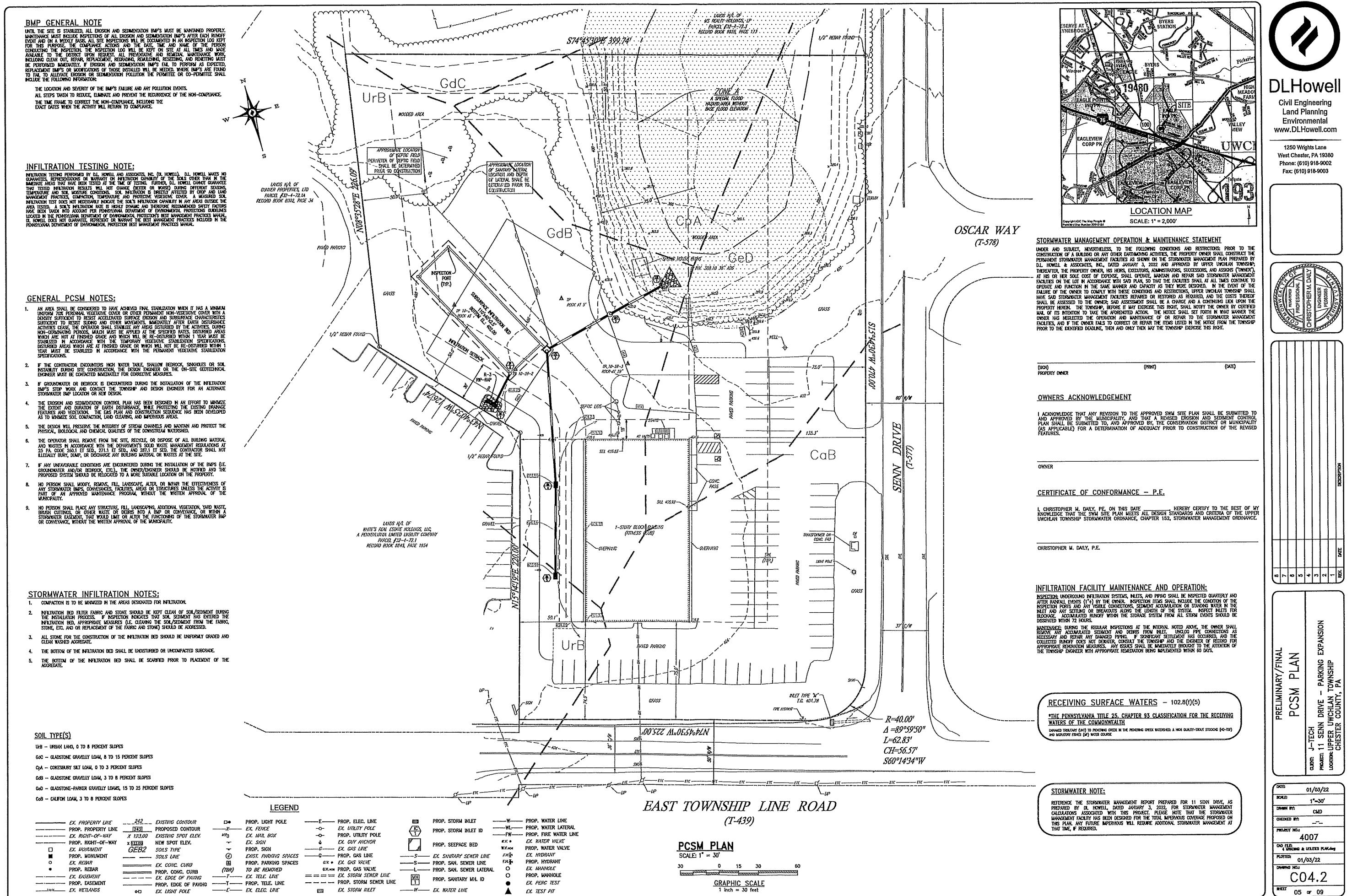
*East Townline Line*  
(T-439)

**GRADING & UTILITIES PL**

SCALE: 1" = 30'

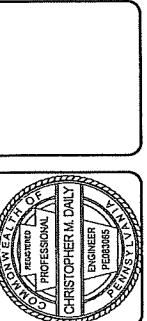

  
**GRAPHIC SCALE**  
 1 inch = 30 feet

DATE	01/03/22
SCALE	1"=30'
DRAWING BY	CWD
CHECKED BY	—
PROJECT NO.	4007
CDR FILE	4 GRANITE & UTILITIES PLANNING
PLOTTED	01/03/22
DRAWING NO.	C04.1
RECD	04 or 09



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Land Planning  
Environmental  
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Fax: (610) 918-9003



PRELIMINARY/FINAL	PCSM PLAN
CLIENT: J-TECH PROJECT: 11 SENN DRIVE - PARKING EXPANSION LOCATE: UPPER, UWHALAN TOWNSHIP CHESTER COUNTY, PA	

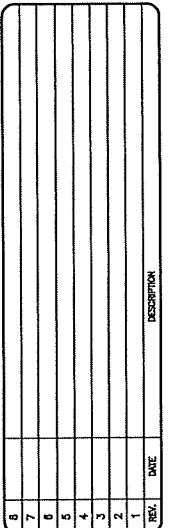
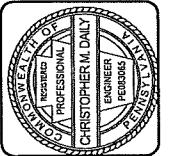
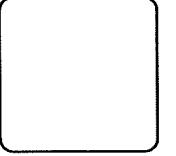
DATE	01/03/22
SCALE	1"=30'
DRAWN BY:	CMD
CHECKED BY:	
PROJECT NO.:	4007
CD. FLD.:	4 DRIVING & UTILITY PLACEMENT
PLT/TER:	01/03/22
DRAWN NO.:	C04.2
HEET	05 of 09



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Fax: (610) 918-9003



**NOTES:**

ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.

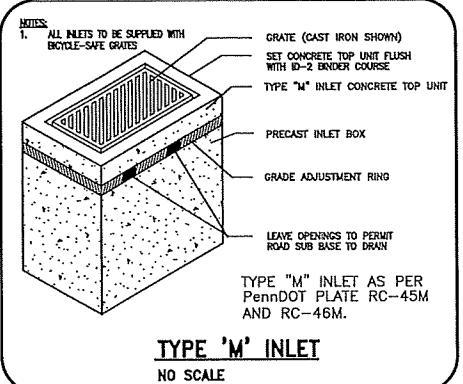
ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DEPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

**STANDARD CONSTRUCTION DETAIL #9-1**

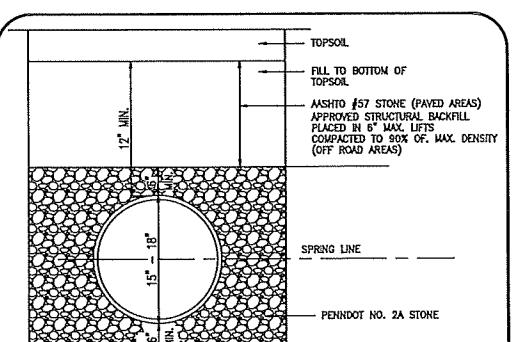
**RIPRAP APRON AT PIPE OUTLET**

**WITH FLARED END SECTION OR ENDWALL**

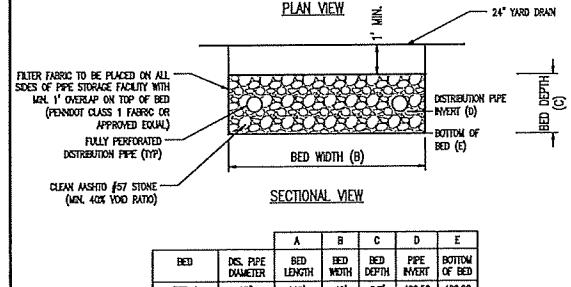
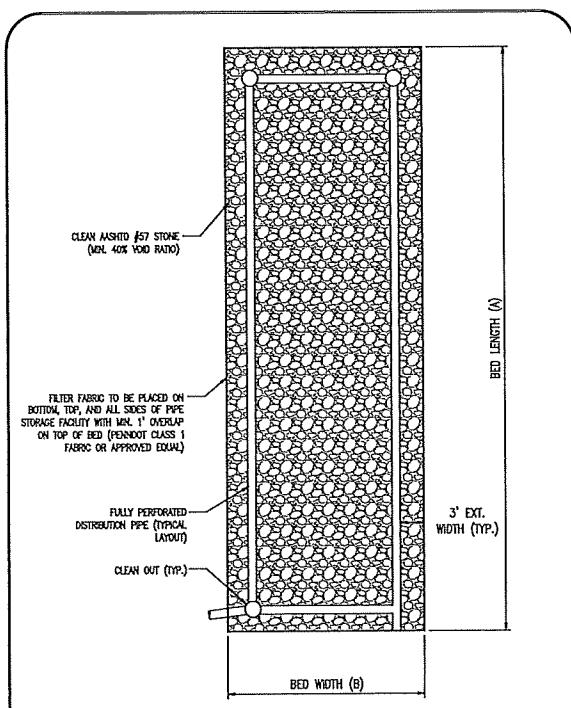
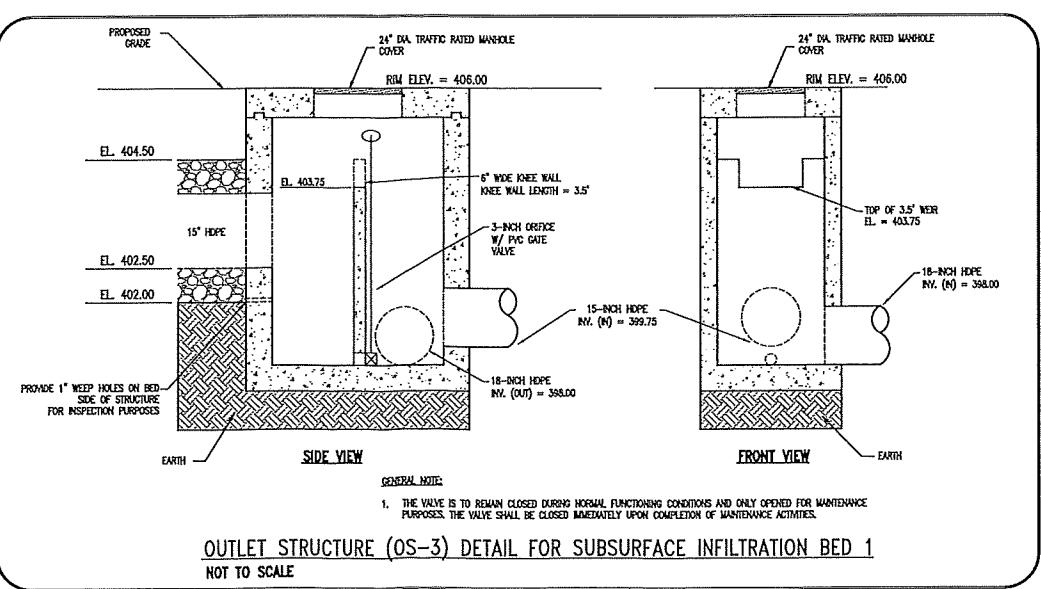
**NOT TO SCALE**



TYPE 'M' INLET



HDPE STORM PIPE TRENCH DETAIL  
NO SCALE

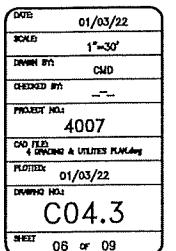
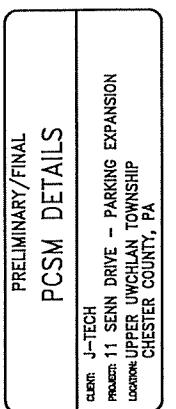


NOTE: ALL DIMENSIONS ARE IN FEET

**NOTES:**

1. PIPE BEDDING MATERIAL SHALL BE PER MANUFACTURER'S SPECIFICATION.
2. HAUNCH MATERIAL SHALL BE PER MANUFACTURER'S SPECIFICATION.
3. ADHERE TO ALL INFILTRATION BED CONSTRUCTION SPECIFICATIONS ON THE STORMWATER FACILITY OPERATIONS AND MAINTENANCE PLAN.
4. GEOTEXTILE FABRIC SHALL CONFORM TO PENHOT 448 SPECIFICATIONS – SECTION 212 GEOTEXTILES OR LATEST EDITION.
5. ALL STONE TO BE USED FOR INFILTRATION DEVICES SHALL BE CLEAN WASHED ASHTO #57 FOR THE PA BMP MANUAL AND SHALL BE INSPECTED BY THE DESIGN ENGINEER PRIOR TO BED INSTALLATION.
6. LEAF GUARDS SHALL BE INSTALLED ON ALL ROOF LEADERS WHICH DRAIN DIRECTLY TO AN UNDERGROUND ROOF BED.

TYPICAL UNDERGROUND STONE BED DETAIL  
NO SCALE



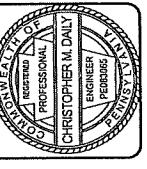
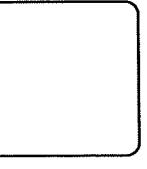




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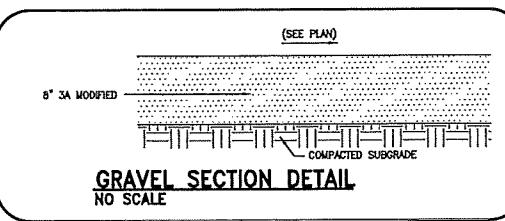
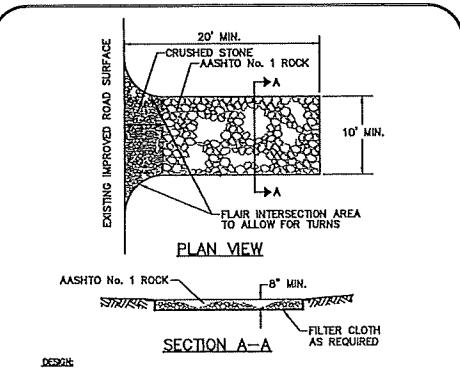
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Phone: (610) 918-9002  
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REF.	DATE	DESCRIPTION
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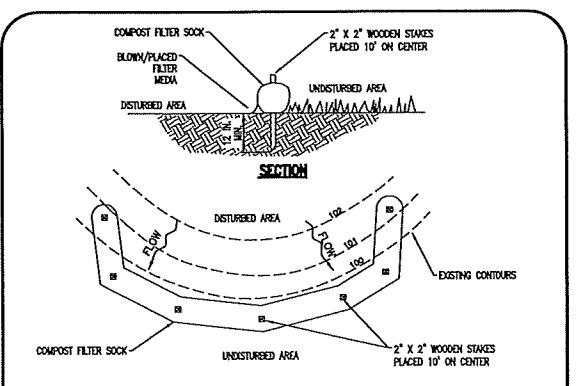
PRELIMINARY/FINAL CONSTRUCTION DETAILS & PROFILES		
CLIENT: J-TECH	PROJECT: 11 SENN DRIVE - PARKING EXPANSION	LOCATION: UPPER UHCLAN TOWNSHIP, CHESTER COUNTY, PA
DATE: 01/03/22	NAME: AS SHOWN	
DRAWN BY: CMG	CHECKED BY: —	
PROJECT NO.: 4007	DATE FILED: 01/03/22	
PLAT/LOT: 01/03/22	DRAWING NO.: C06.1	
SCALE: 1"=30'	VERT. SCALE: 1"=3'	

GRAVEL SECTION DETAIL  
NOT TO SCALESECTION A-A  
DESIGN

1. ROCK CONSTRUCTION ENTRANCES WILL BE CONSTRUCTED TO THE MINIMUM WIDTH LENGTH AND THICKNESS DIMENSIONS SHOWN ABOVE.
2. ROCK WILL BE AASHTO NO. 1 AS SPECIFIED IN SECTION 703.2 OF PA DOT PUBLICATION 404. CRUSHED STONE SHALL BE USED FOR THE FIRST 5 FEET.
3. FOR INSTALLATION ON CLAYEY OR POORLY DRAINED SOILS, A GEOTEXTILE FABRIC UNDERLAYMENT, OF 6 OZ. PER SQ. YARD, RECOMMENDED FOR SUCH APPLICATIONS BY THE MANUFACTURER, WILL BE USED.

CONSTRUCTION  
DRIVINGS  
MAINTENANCE

THE STRUCTURE'S THICKNESS WILL BE CONSTRUCTED MAINTAINED TO THE SPECIFIED DIMENSIONS. ADDITIONAL ROCK, A 3' THICKNESS OF ROCK MATERIAL, WILL BE MAINTAINED ON THE SITE FOR A PERIOD OF 30 DAYS. AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PUBLIC ROADWAYS, WILL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE. WASHING OF THE ROADWAY WITH WATER IS NOT PERMITTED.

STABILIZED CONSTRUCTION ENTRANCE  
NOT TO SCALE

SECTION

PLAN VIEW

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

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

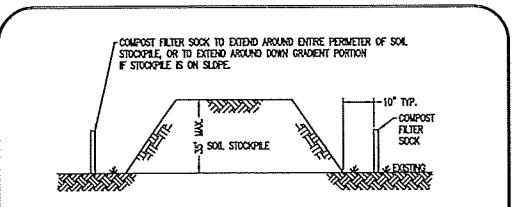
TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

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

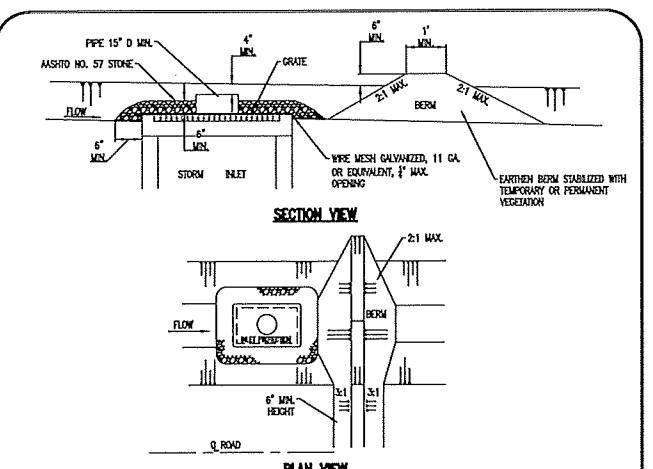
COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH PLUNGE EVENT. DAMAGED SOCKS SHALL BE REPAVED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

BIO降解ABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS. PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

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

STANDARD CONSTRUCTION DETAIL #4-1  
COMPOST FILTER SOCK  
NOT TO SCALE

GENERAL NOTES:  
1. SEE COMPOST FILTER SOCK DETAIL FOR INSTALLATION SPECIFICATIONS AND MAINTENANCE REQUIREMENTS.  
2. STOKEPILE MUST NOT EXCEED 35 FEET.  
3. STOCKPILE SLOPES MUST BE 3:1 OR FLATTER.  
4. IF THE STOCKPILE IS TO REMAIN FOR MORE THAN 15 DAYS, IT SHALL BE STABILIZED WITH UNROTTED SWAL GRASS STRAW OR SALT HAY AT A RATE OF 3 TONS PER ACRE.  
5. COMPOST FILTER SOCK SHALL BE MAINTAINED IN PLACE UNTIL TOPSOIL STOCKPILE HAS BEEN ELIMINATED AND SHALL BE REPAVED ONLY WHEN DIRECTED BY THE TOWNSHIP.

SOIL STOCKPILE DETAIL  
NOT TO SCALE

SECTION

PLAN

NOTES:  
INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERM SHALL BE REQUIRED FOR ALL INSTALLATIONS NOT LOCATED AT A LOW POINT.

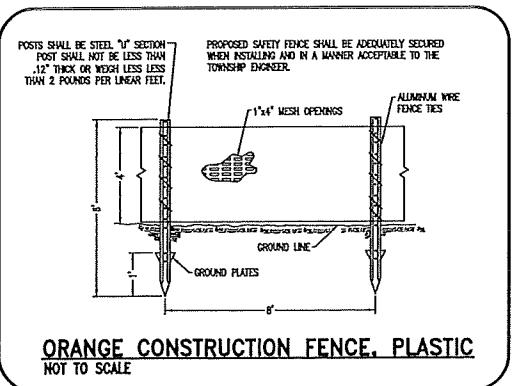
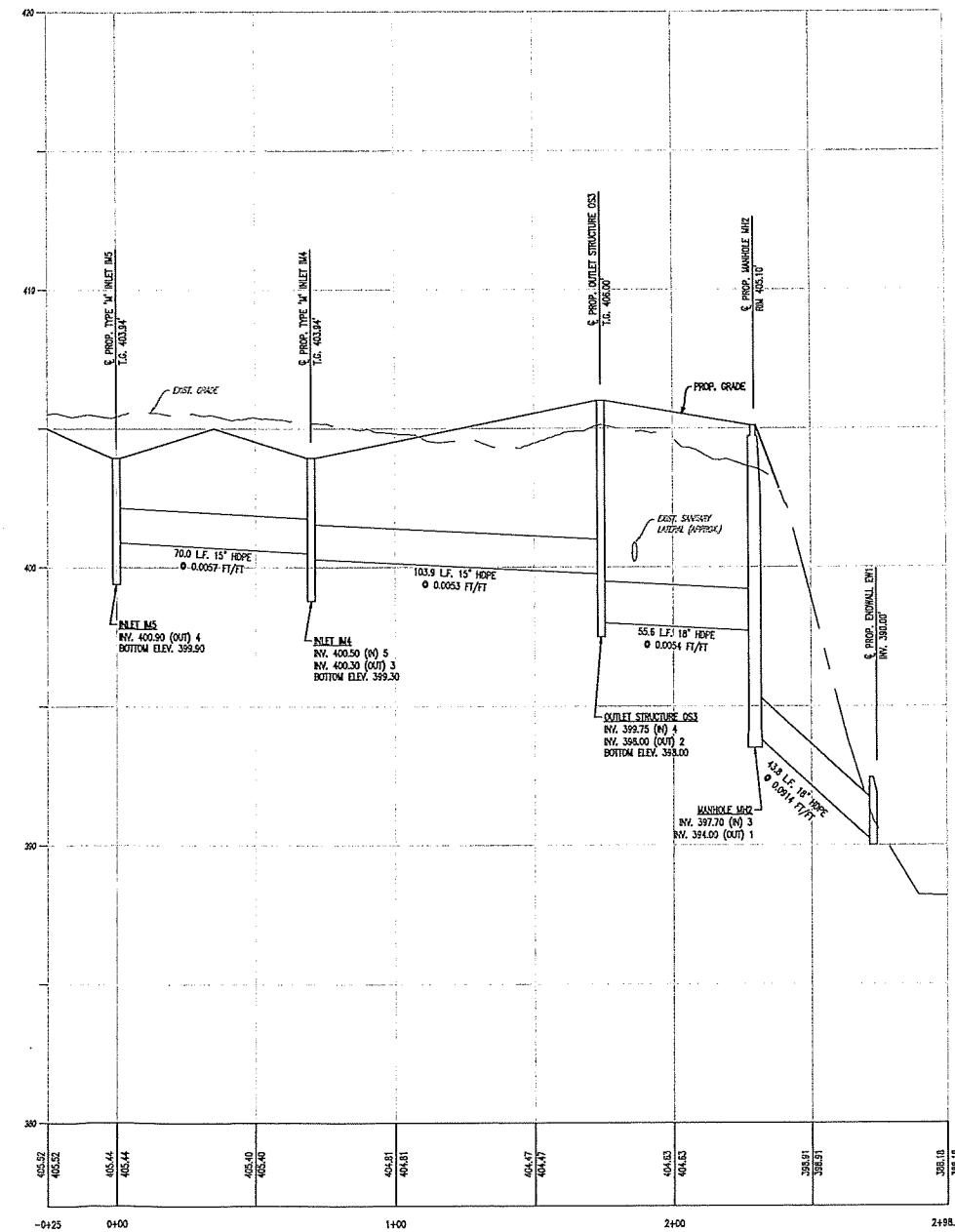
ROLLED EARTHEN BERM IN ROADWAY SHALL BE PROVIDED AND MAINTAINED IMMEDIATELY DOWN GRADIENT OF THE PROTECTED INLET UNTIL ROADWAY IS STONED. ROAD SURFACE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR TO REMAIN PERMANENTLY.

STONE INLET PROTECTION AND BERM FOR A TYPE M INLET CAN BE USED IN ONE ACRE MAXIMUM DRAINAGE AREA WITH 15 IN. OVERFLOW PIPE AND 4 IN. HEAD. A PERFORATED PLATE WELDED TO A METAL RISER MAY NOT BE SUBSTITUTED FOR THE WIRE MESH. A SLOTTED PLATE WELDED TO THE RISER MAY BE USED IN CONJUNCTION WITH THE WIRE MESH IF CALCULATIONS ARE PROVIDED TO SHOW SUFFICIENT CAPACITY OF THE INLET TO ACCEPT THE PEAK RUNOFF FOR A 2-YEAR STORM EVENT FROM THE TRIBUTARY DRAINAGE AREA. TOP OF PIPE SHALL BE AT LEAST 6 INCHES BELOW ADJACENT ROADWAY IF FORCED WATER WOULD POSE A SAFETY HAZARD TO TRAFFIC. EARTHEN BERM SHALL BE ROLLED.

SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE HEIGHT OF THE STONE. DAMAGED OR CLOGGED INSTALLATIONS SHALL BE REPAVED OR REPLACED IMMEDIATELY.

FOR SURFACE DISCHARGES TO RIVER OR STREAM, COMPOST SHALL MEET THE STANDARDS IN TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

STANDARD CONSTRUCTION DETAIL #4-20  
STONE INLET PROTECTION AND BERM - TYPE M INLET  
NOT TO SCALEORANGE CONSTRUCTION FENCE, PLASTIC  
NOT TO SCALE



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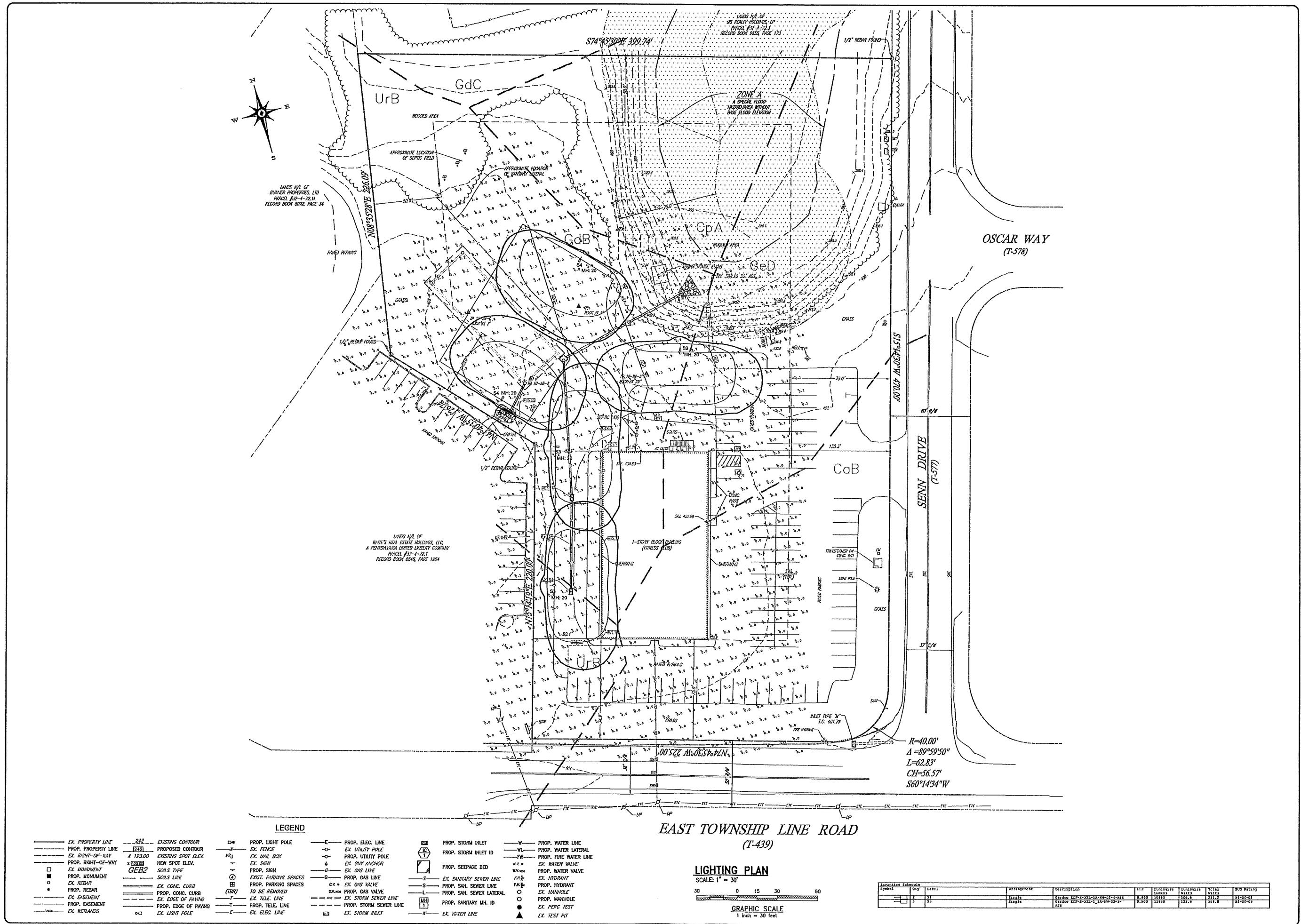
1250 Wrights Lane  
West Chester, PA 19380  
Phone: (610) 918-9002  
Fax: (610) 918-9003



REF.	DATE	DESCRIPTION
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PRELIMINARY/FINAL	
LIGHTING PLAN	
CLIENT:	J-TECH
PARCEL:	11 SENN DRIVE - PARKING EXPANSION
LOCATION:	UPPER UCHILAN TOWNSHIP CHESTER COUNTY, PA

DATE	01/03/22
SCALE	1"=50'
DIMIN. BY	CMD
CHECKED BY	
PROJECT NO.	4007
GO FILE	10 LIGHTING PLANS
PLOTTED	01/03/22
DIMIN. NO.	
COPIES	C07.1
NOTE	09 of 09





January 7, 2022

File No. 21-06024T

Tony Scheivert  
Upper Uwchlan Township Manager  
140 Pottstown Pike  
Chester Springs, PA 19425

Reference:      Greenridge Road Conditional Use Plan (Toll)  
                    Conditional Use Plan Review (3<sup>rd</sup> Review)  
                    Upper Uwchlan Township, Chester County, PA

Dear Tony:

Gilmore & Associates, Inc. (G&A) is in receipt of the following documents:

- Letter from Riley Riper Hollin & Colagreco to Upper Uwchlan Township dated December 17, 2021, outlining submitted items.
- Plan set consisting of thirteen (13) sheets titled "Conditional Use Subdivision Plan for Greenridge Road" prepared by ESE Consultants, Inc. and dated August 10, 2021, last revised December 15, 2021
- Steep Slope Narrative, dated December 15, 2021.
- Fiscal & Recreation Impact Analysis Greenridge Development prepared by David C. Babbit & Associates, LLC and dated December 16, 2021.
- Traffic Impact Study prepared by Traffic Planning and Design, Inc., dated December 10, 2021.
- Response Letter from ESE Consultants dated December 17, 2021.

G&A, as well as the other Township Consultants, have completed our second review of the above referenced Conditional Use Application for compliance with the applicable sections of the Township's Zoning and Subdivision / Land Development Ordinances, and wish to submit the following comments for your consideration.

BUILDING ON A FOUNDATION OF EXCELLENCE

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Phone: 610-489-4949 | Fax: 610-489-8447  
[www.gilmore-assoc.com](http://www.gilmore-assoc.com)

File No. 21-06024T

January 7, 2021

Please note that comments with an **(RW)** or **(V)** may require relief from the Township Ordinances. An **(RW)** denotes a requested waiver, and a **(V)** denotes a required variance.

## I. OVERVIEW

The proposed project consists of 64 single-family homes on two (2) existing parcels totaling 65.95 acres at 100 Greenridge Road. The project site is located within the R-2 Residential District with and F1-Flexible Development Overlay. The application is proposing to utilize the F-1 Flexible Overlay District.

The larger (63.07 acres) existing lot includes existing structures, pool, tennis court (all proposed to be removed) and driveway from Greenridge Road to the dwelling (a portion of which is to remain, to be utilized as part of a community trail network). The Applicant is proposing to improve this lot with a loop road (Road "B") and cul-de-sac (Road "A"), with access from Greenridge Road and a right-of-way extension of Lauren Lane to Road "A" as a potential emergency access. The applicant is also proposing to create a 5.4 acre Sanitary Sewer Disposal Lot (Lot 65), indicated to be conveyed to Upper Uwchlan Township. The smaller (2.88 acres- Lot 66) existing lot is also proposed to be a sanitary sewer disposal area, to be conveyed to Upper Uwchlan Township. The larger existing lot contains wetlands and a FEMA-delineated Zone A floodplain. The plans note that a Wetlands Jurisdictional Determination from US Army Corps of Engineers is pending.

## II. ZONING ORDINANCE REVIEW

1. Section 200-54.A(2)[3] – *The site contains a Zone A (General) Floodplain. No development is proposed within the Floodplain, and a 150-foot DEP Buffer is shown.*
2. Section 200-69.C(5) – *For any proposed activity requiring the submission of a wetland delineation report, stream or wetland encroachment permit, or mitigation plan to the Pennsylvania Department of Environmental Protection (DEP) and/or U.S. Army Corps of Engineers or successor agencies, a copy of all such documentation shall be submitted to the Township. Note #5 on Sheet 2 indicates that a Wetlands Jurisdictional Determination from US Army Corps of Engineers is pending. A copy shall be provided to the Township upon receipt.*

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January 7, 2021

3. Section 200-69.D(4) – *The proposed tot lot seems to be rather smaller relative to the size of the development. It also is rather isolated. We defer to the Township Planning Commission on this matter.*

*The Applicant has relocated the tot lot to a more centralized location on the site. In addition, the size of the lot has been increased to approximately 5,300 SF. For reference, this would be more than twice the size of the tot lot located at the Reserve at Chester Springs.*

This area has now been modified to be a pocket park in addition to serving a tot-lot. Further, it has been relocated closer to the intersection of Roads B & C to alleviate safety concerns.

4. Sections 200-72.C(2)(a)[1] and (b)[1] – *Where permitted by the Board of Supervisors as a conditional use, an applicant may utilize the flexible\open space development option for development of any of the uses permitted within the R-2 zoning district. Single-family detached dwellings are proposed and are permitted in the R-2 and F-1 Districts.*
5. Section 200-72.C(2)(a)[3] and (b)[3] – *Open space uses as set forth in § 200-69 of this chapter is permitted within the F-1 District. The plan proposes 29.19 AC. of Restricted Open Space; 26.38 AC. is required.*
6. Section 200-72.D(2)(a)[3]/b] – *Any area comprising wetlands under the jurisdiction of the U.S. Army Corps of Engineers and/or the Pennsylvania Department of Environmental Protection shall be excluded. The plans indicate that a USACE JD is pending for the site; therefore, the acreage listed on the plans may change slightly.*
7. (V) Section 200-107.D(2) – *Prohibitive Steep Slopes will be disturbed to construct at least Road A. A variance would be required for this disturbance and the applicant indicates one will be sought.*
8. (CU) Section 200-107.D(3)(b)[2] - *Although this section does permit disturbance of “Precautionary” Steep Slopes for the construction of a primary access as part of a conditional use process, the applicant has not requested this relief in their*

File No. 21-06024T

January 7, 2021

*conditional use application. If it is being sought, the application should be updated accordingly.*

*Relief is now being requested from this section. Disturbance is permitted "when no practical alternative exists in an area of lesser slope." While a connection to Lauren Lane would most likely not require disturbance of steep slopes, disturbance cannot be avoided with any connection to Greenridge Road.*

9. (CU) Section 200-107.D(3)(b)[4] – *Although this section does permit disturbance of "Precautionary" Steep Slopes for the construction of a sanitary and stormwater conveyance systems as part of a conditional use process, the applicant has not requested this relief in their conditional use application. If it is being sought, the application should be updated accordingly.*

*Relief is now being requested from this section. As it is not possible to avoid these slopes to construct the required storm and sanitary sewer systems, for the development, we have no objection to the granting of this relief.*

10. Section 200-117.E – *The applicant shall provide verification adequate screening is provided between the site and the surrounding properties to screen the facility from view, preclude any glare from lighting or excessive noise from being ascertainable beyond the boundaries of the property. We defer to the Township Planning Commission and Brandywine Conservancy as to whether or not this requirement has been met.*

11. (CU) Section 200-117.I – *The applicant is requesting relief from the requirement to submit an historic impact statement that documents conformance to all requirements of Section 162.9.H of Chapter 162. We defer to the Township Planning Commission and Historic Commission on this matter.*

*The Township Historic Commission reviewed the application at their October 25, 2021 meeting and offered the following comments:*

- *Waive historic resource impact statement since only historic resource near proposed development is historic resource #16 and it is over 250 feet away*
- *Condition conditional use application approval on preservation of sight lines related to historic resource #16*

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January 7, 2021

- *Condition conditional use application approval on further investigation by the Township of stone structure and any other identified possible historic structure, ruin or landscape feature*
- *If stone structure and any other structure, ruin or landscape feature determined to be historic resource:*
  - *Condition conditional use application approval on preservation of historic stone structure and any other identified historic structure, ruin or landscape feature and sight lines thereto through incorporation into development plans and design*

### **III. SUBDIVISION & LAND DEVELOPMENT ORDINANCE REVIEW**

1. (W) *Section 162-30.A – Maximum grade for a local access road is 10%. The applicant is requesting a waiver to permit a maximum grade of 12%. If this waiver is to be considered as part of the conditional use process, a plan and profile of the roadway should be provided so an evaluation can be made. Otherwise, we would recommend this waiver request be defer until the land development submission.*

*As requested, the Applicant has provided a plan and profile indicating the proposed vertical alignment for the roadway. Based on our review of the submitted profile, it appears there may be an opportunity to reduce the slope of the section currently proposed to be constructed at 11% to 10% and increase the section of road currently proposed to be 6.08% to approximately 7% which would eliminate the need for this waiver. While we have no objection to the granting of this waiver to allow the roadway to be constructed as currently designed, we believe our above suggested configuration should be considered first.*

***The applicant has responded indicating that revising the road profile to be compliant with Township Ordinances will lead to additional earthmoving and removal of material from the site. While it is difficult to determine with certainty with the information provided, we believe a compliant alignment will:***

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January 7, 2021

- **Require less material removal and steep slope disturbance.**
- **Reduce the height of required retaining walls on the Greenridge Road side of the road improving safety.**

We believe the need for this waiver should be considered during land development when more detailed design information is available.

2. (W) Section 162-33.D – Single access streets, permanently designed as such, shall be not more than 500 feet in length for lots containing less than one acre. Proposed Road “A” exceeds this length. This section is included in Requested Variances/Waivers on Sheet 4. We defer to The Township Traffic Engineer as well as the Township Fire Marshall as to the acceptability of this waiver.
3. (W) Section 162-39.E – All curbs shall conform to specification for Class A concrete. This section is included in Requested Variances/Waivers on Sheet 4, to permit Belgian block curbing. We have no objection to this waiver as Belgian Block is a suitable material substitute and has been successfully installed in several other developments in the Township.
4. (W) Section 162-41.A – Sidewalks may be required on both sides of new streets in residential subdivisions or land developments. The plans propose sidewalk on only one side of Road A and Road B. This section is included in Requested Variances/Waivers on Sheet 4. We defer to the Township Planning Commission on this matter.
5. (W) Section 162-46.B(1) – All lots shall have direct access to a public street. This section is included in Requested Variances/Waivers on Sheet 4, to permit Lot 65 (The sanitary sewer disposal Lot) to exist as an interior lot accessed only via an easement. We defer to the Township Planning Commission and Township Sewer Consultant on this matter.

## **V. FINANCIAL AND RECREATIONAL ANALYSIS REVIEWS**

### **Recreation Impact Analysis**

(W) Section 162-54.D(3). - This section provides recommended guidelines for the provision of playground or neighborhood park acreage in residential land

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January 7, 2021

*developments. With 64 proposed dwelling units, a total of 3 acres of active recreation area is recommended. The Recreation Impact Analysis states that 3.29 acres of active recreation land, which includes a tot lot and walking trails are proposed. The applicant is requesting a waiver to permit active recreation land to be comprised of greater than 25% environmentally sensitive areas. The plans (sheet 4 of 13) show private nature trail included in the active recreation land. However, the definition of Active Recreation in the Zoning Ordinance includes playground, ball courts, and swimming pools while passive recreation is defined as “recreational pursuits which can be carried out with little alteration or disruption to the area in which they are performed.” Such uses include, but are not limited to, hiking, biking and picnicking. As such, not all of the active recreation lands required are to be used for active recreation. We defer comment on the suitability of the amount and type of recreation area proposed to the Planning Commission. However, we would recommend computations be provided which indicate how much in excess of the 25% threshold the proposed open space will be for the Township’s use in considering the waiver.*

The Applicant has provided computations which indicate that 56% of the active recreation areas will be located within environmentally sensitive areas. We defer to both the Planning Commission and the Brandywine Conservancy on this matter. The Conservancy has indicated their support for this waiver below.

## **VI. GENERAL COMMENTS**

1. The Applicant has submitted a “Road Widening Exhibit” which depicts two (2) potential road improvement scenarios for Greenridge Road. One which proposes simply widening Greenridge Road to provide a southbound travel lane of 16 feet with a 5 foot shoulder, and a second which proposes the same, but also with a 6 foot wide multi-use trail which would be elevated and approximately 17 feet off the edge of the road. Both alternatives will require significant disturbance of both steep slopes and existing vegetation / buffer.

It is our opinion that a determination as to how the improvements along the property’s Greenridge Road frontage be deferred until land development when a more detailed design for the site is generated which can be reviewed by other groups in the Township, such as the park and Recreation Board.

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Therefore, we suggest a condition be placed in the Conditional Use Decision and Order to the effect of "The Applicant agrees to work with the Township and its planning boards during the land development process to determine the need for and location of a multiuse trail along the properties Greenridge Road frontage. If it is determined a trail is desired, it shall be installed at the applicants expense."

2. We would recommend a condition be placed in the Conditional Use Decision and Order that the existing vegetation located within the "50' Lot Setback" area located along the Stonehedge Development be required to be fully preserved so a buffer between the two developments is maintained.

## **VII. BUILDING AND ZONING DEPARTMENT**

1. We would recommend 10' side yards and 25' rear yards be employed in the development rather than the respective 20' and 50' building separations outlined in the F1 Overlay District. This will allow for more consistency in the permitting of future accessory structures.
2. Section 200-72.D.(4).(d). of the Zoning Ordinance states that setbacks for accessory structures are governed by the underlying zoning district "unless otherwise specifically provided in any applicable conditional use order of approval". As such, the side yard setback for accessory structures is 15' while the setback for primary structures is permitted to be only 10'. We would recommend a condition be placed in the Conditional use Decision and Order to allow a consistent 10' side yard setback for both primary and accessory structures. In addition, we also believe a 10' rear yard setback be considered for accessory structures to allow for typical decks and alike.

## **VIII. TOWNSHIP TRAFFIC CONSULTANT COMMENTS** **McMAHON ASSOCIATES, INC.**

1. SALDO Section 162-28.A – The prior plan submission included a Greenridge Road Widening Exhibit, which showed conceptual road widening along the site frontage. Currently, Greenridge Road provides an approximate 20 to 21-foot cartway width,

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January 7, 2021

which does not meet the Township's requirement for a local road of 32 feet (or 16 feet half width along the site frontage). We do not support the waiver of road widening; however, we recommend deferral of any final decision as to the amount of road widening to land development, when more engineering information is available with regard to the site design, topography and any decision regarding a path along the site frontage. At this time, subject to more detailed review during land development, we preliminarily recommend full-depth widening along the site frontage for a three-to-four-foot shoulder to enhance traffic flow, as well as traffic entering and exiting the site, and to improve roadside drainage.

2. SALDO Sections 162-30.A – The applicant requests a waiver to allow an 11 percent grade along a section of Road A between Lots 4 and 64, which exceeds the required maximum grade along local streets of 10 percent. Based on the vertical profiles provided, it appears possible to revise the design to provide a maximum 10 percent grade (between STA 8+87.5 and STA 15+25) by increasing the 6.08% grade (between STA 17+50 and STA 24+65) to seven percent, which would no longer require the requested waiver. As such, at this time, we do not support the waiver to allow the 11 percent grade. We recommend any decision on this waiver request should be deferred to land development when more detailed engineering information is available.
3. SALDO Section 162-33.A – A single access shall not be approved wherever a through street is practical, except where the single access is clearly the basic principle for design of the subdivision. In this case, it appears a roadway connection to Lauren Lane is possible, and historically, the Township has endorsed connecting adjacent developments. However, the applicant proposes this connection as an emergency access only, which would be a reasonable solution if the full access connection is not feasible or desired.
4. SALDO Section 162-33.D – The applicant requests a waiver to allow a single access street that exceeds 500 feet. In order justify the waiver request, the applicant proposes the emergency access connection to Lauren Lane, as well as a 50-foot-wide right-of-way connection to Lauren Lane. Our office supports the waiver request with at minimum the emergency access connection, and subject to agreement by the Township's emergency service personnel.

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5. During land development, the details of the emergency access connection should be determined, including design and construction requirements, maintenance responsibility by the HOA, allowances for Township inspection, and clear designation in the field as an emergency access so as not to be confused as private property of the home owners.
6. SALDO Section 162-33.J – The applicant's engineer indicates the driveway locations for the individual lots will be shown during land development, and it is reminded that no more than four lots are permitted to access the cul-de-sac.
7. SALDO Section 162-41 – The applicant requests a waiver to allow sidewalk along only one side of Roads A and B in areas that provide homes on both sides of the road. We will defer to the Township on this request; however, it has been our experience that sidewalk on both sides of the road is generally welcomed by the residents, especially in those areas where homes are located.
8. Chapter 79-8.C – The proposed redevelopment is located in the Township's Act 209 Transportation Service Area, and as such, this development is subject to the Townships Transportation Impact Fee of \$2,334 per weekday afternoon peak hour trip. Based on the Institute of Transportation Engineers publication Trip Generation 10th Edition, the proposed 64-unit single family home community will generate 66 new trips during the weekday afternoon peak hour. As such, the number of new weekday afternoon peak hour trips subject to the Township's Transportation Impact Fee is 66, and the resultant Transportation Impact Fee is \$154,044.
9. Upon resubmission, the applicant's engineer should compose a response letter that describes how each comment has been addressed and where any plan and/or report revisions are located. Additional comments regarding the traffic improvements and/or land development plans may follow upon receipt of future submissions.

**IX. TOWNSHIP PLANNING CONSULTANT COMMENTS**  
**BRANDYWINE CONSERVANCY**

The Applicant proposes to develop the property with 64 single family detached dwellings pursuant to the F-1 Flexible Development Overlay District. The proposed residential use is permitted when approved as a Conditional Use by the Board of Supervisors pursuant to § 200-

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72.B(2) of the Zoning Ordinance. The application was amended to request Conditional Use approval for sections of the Zoning Ordinance in addition to § 200-72.B(2) including:

- Section 200-107.D(2) to permit construction of streets, installation of sewage disposal systems, or permanent removal of topsoil within areas of prohibitive slopes.

#### Steep Slope Conservation District

1. Zoning Ordinance § 200-107.E(2) states that in making its determination for Conditional Use approval, the Board shall give consideration to the requirements in § 200-107.E(1). The applicant has submitted a narrative addressing some of the requirements of §200-107.E(2) and noted that the engineered design of the proposed grading would occur during land development. We recommend that the Conditional Use Plan be updated to include all elements listed under § 200-107.E(1), including proposed grading and limit of disturbance. Review of all required elements by the Township's Engineer and subsequent recommendations will help the Township to fully understand the proposed impact on steep slopes.
2. We support a newly proposed 6-foot-wide nature trail with a 20-foot easement from Road A to the proposed public community trail behind lots 10 -18 as it provides an additional recreation opportunity, serves as an alternate route to the proposed pocket park and creates an additional complete walking loop. A proposed grading plan would help the Township to determine the best placement of the nature trail to reduce the amount of erosion.

#### Natural and Historic Features Conservation

3. The SALDO provides for a maximum disturbance of existing woodlands up to 25% per the Natural and Historic Features Conservation ordinance §162-55.B(3)(c). Disturbance in excess of 25% of any existing area of woodland requires woodland replacement in accordance with Subsections B(6) through B(9). The Applicant shall provide calculations for woodland disturbance and woodland replacement plantings at the time of subdivision and land development application.

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Open Space

4. Zoning Ordinance § 200-69.E includes standards for ownership of common and/or restricted open space. The Board of Supervisors should consider setting conditions of Conditional Use approval that specify ownership, including a continuing offer of dedication of any restricted open space to the Township.
5. Open Space Management Plan is provided on Sheet 5. Zoning Ordinance § 200-69.F(2) requires that the Applicant provide a more detailed open space management plan for Township review and approval with the preliminary subdivision and land development plan. Attached is a model open space management plan for reference.

Recreation

6. Several variances and waivers are requested as shown on Sheet 4, including SALDO § 162.54.D(3) waiver to permit active recreation land (i.e. area for playground and neighborhood park) to be comprised of greater than 25% environmentally sensitive areas. We are in support of this waiver request.
7. We are in support of the reconfiguration of the proposed pocket park with added frontage along the bump-out (at Roads B/C). The proposed reconfiguration avoids impact to prohibitive slopes and allows for the pocket park to directly connect to the proposed sidewalk that ties into a public community trail along Lot 18. That reconfiguration also results in the proposed facility to be more visible from the sidewalk at the intersection of Road B and C and from the paved community trail. However, we support our prior recommendation that the bump-out (at Roads B/C) could be eliminated to reduce impervious surface and to create more space for a pocket park.

The Fiscal & Recreation Impact Analysis states that there will be a total of 20.98 acres of usable open space which is more than the 9.89 acres of required usable open space. The total active recreation land is proposed to be 3.02 acres which complies with the requirements for playground and neighborhood park acreage. Proposed active recreation land includes the variable width paved trail (0.74 acres), future Greenridge Road trail (0.58 acres), 6-foot-wide nature trail (1.34 acres), and pocket park (0.36 acres). If the 6-foot-wide nature trail as depicted on the revised

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plan is not provided, the total active recreation land proposed would be 1.68 acres.

The Township should decide whether total active recreation land proposed would satisfy the standards for recreational open space.

8. We strongly recommend that the applicant provides a concept sketch of pocket park with proposed facilities for the Township to evaluate the extent of recreational facilities offered prior to the Conditional Use approval. More detailed design plan of pocket park will need to be submitted by the applicant with the land development application.

#### Trails

9. We support a newly proposed 6-foot-wide nature trail with a 20-foot easement from Road A to the proposed public community trail behind lots 10 -18 as it provides an additional recreation opportunity, serves as an alternate route to the proposed pocket park and creates an additional complete walking loop. A proposed grading plan would help the Township to determine the best placement of the nature trail to reduce the amount of disturbance and erosion to steep slopes.
10. Previously proposed 8-foot-wide private nature trails are now proposed to be 6 feet wide public trails with 20-foot-wide easements. We strongly suggest keeping the width of nature trails at 8 feet as previously proposed by the applicant.
11. The proposed trail connection/emergency access along Lauren Lane promotes pedestrian and bicycle access between neighborhoods and facilitates access to the proposed lot. We support the Lauren Lane trail connection as a recreational asset for residents on Stonehedge Drive and Greenridge Road residents.
12. As previously stated, we strongly discourage the proposed paved public trail between lot 2 and lot 3. The trail would infringe on the rear yard privacy of the neighboring residences and introduce additional impervious surfaces in a sensitive area of steep

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January 7, 2021

slopes. Since the existing driveway surface is not ADA accessible due to steep grades, we suggest providing wooden steps west of lot 4 (roughly in the location of the existing driveway) that would provide access from the proposed 5' wide sidewalk along Road A to the existing driveway/public trail. A proposed grading plan would help the Township determine whether this is a viable alternative for the paved public trail that is not intended to be ADA compliant.

13. The Applicant has added a 20' wide trail easement to be granted to Upper Uwchlan Township for the future Greenridge Road Trail. We recommend that the Township include a condition of Conditional Use approval that requires the Applicant to design, engineer, and construct a 6' wide paved trail along Greenridge Road as recommended in the Community Trails Master Plan and require a continuing offer of dedication to the Township.

**X. TOWNSHIP SEWER CONSULTANT COMMENTS**  
**ARRO CONSULTING, INC.**

1. The Developer is proposing 64 Single family detached lots. Utilizing 225 Gallons Per Day/Equivalent Dwelling Unit (GPD/EDU) the sanitary sewer capacity required is 14,400 GPD. The capacity is shown on Sheet 4 of the plan set.
2. Note 15 indicates "The proposed subdivision will be serviced by the Route 100 Sewage Treatment Plant. Disposal of Effluent will occur on-site through drip irrigation, or, as otherwise directed by the Municipal Authority. The proposed drip irrigation fields will be offered for dedication to Upper Uwchlan Township."
  - Treatment Component - The required treatment capacity, from the Phase 3 Expansion, will need to be purchased. Reservation of sanitary sewer capacity is not guaranteed until purchased.
  - Disposal Component - The Conceptual Plans indicate proposed disposal areas on-site. The ultimate disposal capacity will be subject to the required evaluation design and permitting as required by the Pennsylvania Department of Environmental Protection (PaDEP).

Upper Uwchlan Township Manager

Reference: Greenridge Road Sketch Plan (Toll)

Conditional Use Plan Review (3<sup>rd</sup> Review)

Upper Uwchlan Township, Chester County, PA

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January 7, 2021

- Storage Component – There appears to be no storage capacity proposed on this Plan. The adequacy of capacity for the project, within the Authority's existing storage capacity will be reviewed pursuant to PaDEP requirements.
- Collection and Conveyance System Component - Review of the capacity within the downstream collection and conveyance system is necessary in order to determine the extent of improvements necessary to accept the proposed flow of 14,400 GPD.

3. Ultimately, the above item numbers 1 and 2 will need to be formalized into a Developer's Agreement with the Township. The necessary financial security shall be posted with the Township, which shall be in a form and amount acceptable to the Township. The design, sewage planning, permitting and construction shall be to the satisfaction of the Authority, Township and PaDEP.

It is our hope the Township finds these comments useful in their review of this conditional use application. Should you have any questions, please do not hesitate to contact me.

Sincerely,

*David N. Leh*

David N. Leh, P.E.

Municipal Services Manager

Gilmore & Associates, Inc.

cc: Upper Uwchlan Township Planning Commission Members

Upper Uwchlan Township Board of Supervisors

Kristin Camp, Esq. – BBM&M (Via e-mail only)

Michael Crotty, Esq. Sienna Law (Via e-mail only)

Sheila E. Fleming, ASLA - Brandywine Conservancy (Via e-mail only)

Christopher J. Williams, P.E. - McMahon Assoc., Inc. (Via e-mail only)

G. Matthew Brown, P.E - ARRO Consulting, Inc. (Via e-mail only)

David Schlott, PE - ARRO Consulting, Inc. (Via e-mail only)

Brian Thierrin- Toll (Via e-mail only)

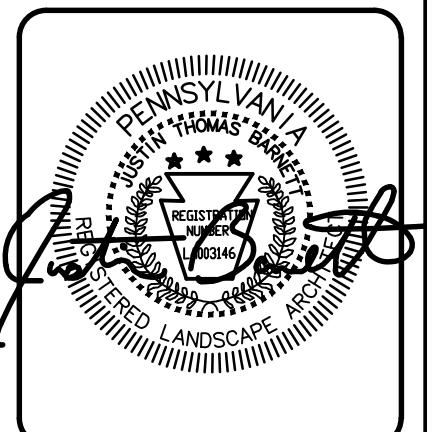
Tony Scheivert  
Upper Uwchlan Township Manager  
Reference: Greenridge Road Sketch Plan (Toll)  
Conditional Use Plan Review (3<sup>rd</sup> Review)  
Upper Uwchlan Township, Chester County, PA

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File No. 21-06024T

January 7, 2021

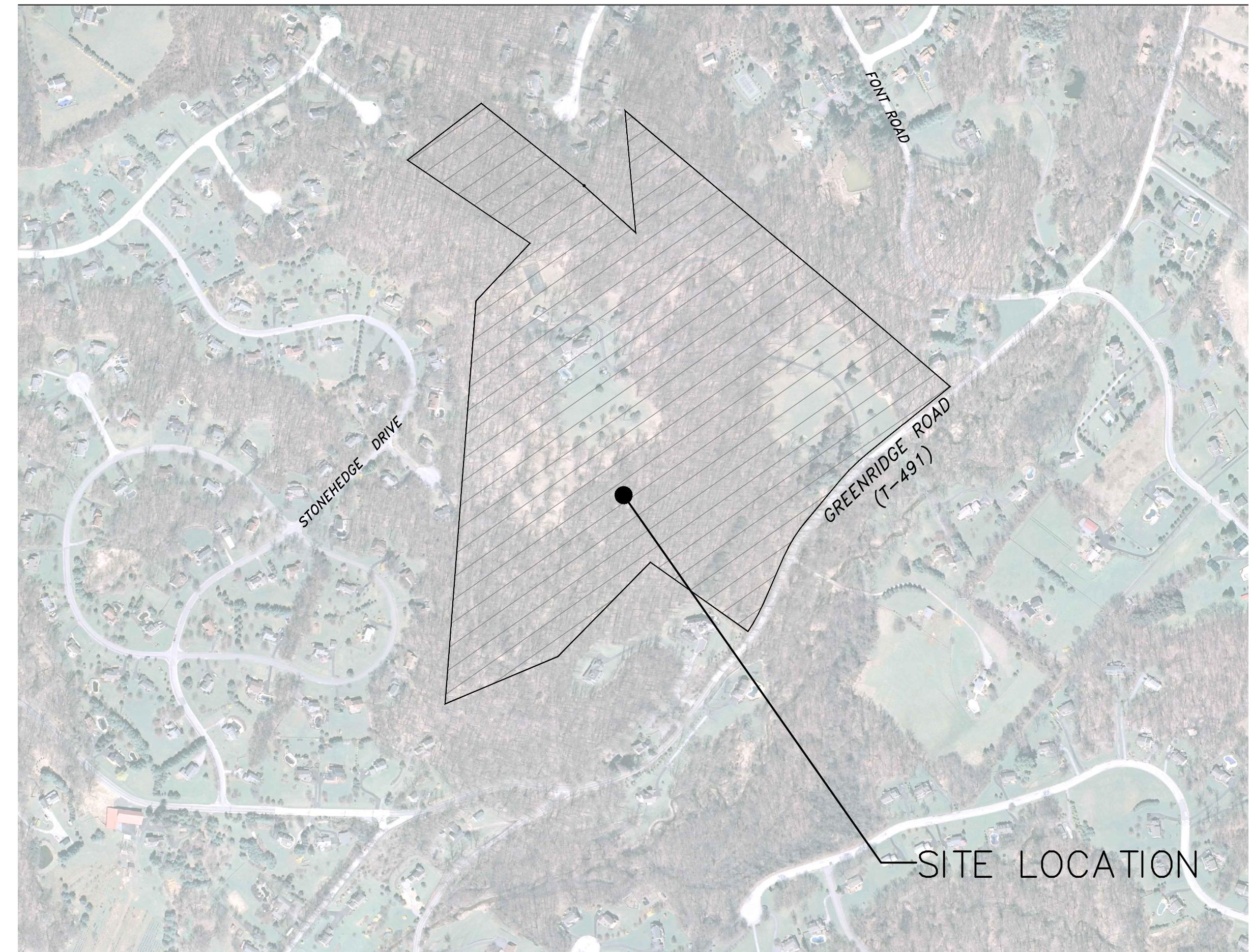
Michael Downs, PE - Toll (Via e-mail only)  
Alyson Zarro, Esq., RRH&C (Via e-mail only)  
Guy DiMartino, PE – TPD (Via e-mail only)  
Justin Barnett, RLA – ESE (Via e-mail only)  
David Babbitt, AICP (Via e-mail only)



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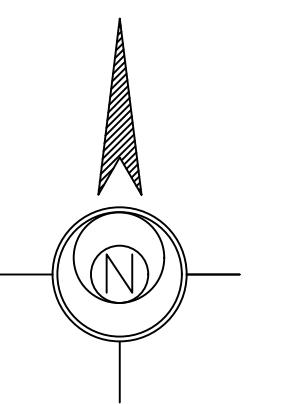
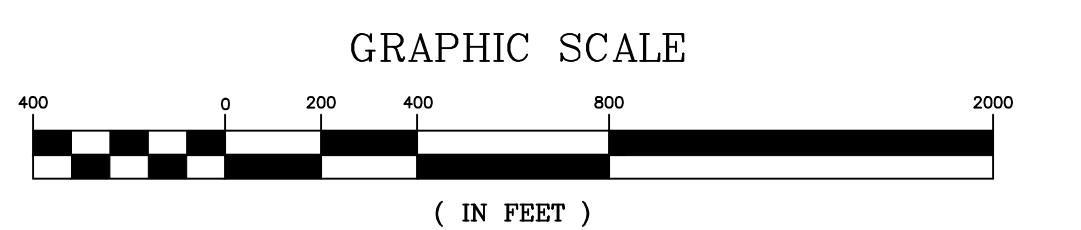
ESE Consultants, Inc.  
1140 Virginia Drive • Fort Washington, PA 19034  
T: 215-914-2050

CONDITIONAL USE SUBDIVISION PLAN FOR  
**GREENRIDGE ROAD**  
100 GREENRIDGE ROAD  
TAX MAP PARCELS 32-001-0017.1, 32-001-0011  
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA



LOCATION MAP

SCALE: 1"=400'



SHEET INDEX

SUBDIVISION AND LAND DEVELOPMENT PLANS		
SHEET NO.	REFERENCE NO.	DESCRIPTION
1	SD01.01	COVER SHEET
2-3	SD02.01 – SD02.02	SITE ANALYSIS & IMPACT PLAN
4	SD04.01	SITE PLAN
5-7	SD05.01 – SD05.03	OPEN SPACE MANAGEMENT PLANS
8-9	SD06.01 – SD06.02	ROAD A – PLAN & PROFILE
10-12	SD07.01 – SD07.03	VEHICLE TURNING TEMPLATES
13	SD08.01	SIGHT DISTANCE EXHIBIT

OWNERS OF RECORD

RICHARD T. WILLIAMS  
BONNIE C. WILLIAMS

APPLICANT/DEVELOPER

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

ENGINEER, SURVEYOR,  
PLANNER, LANDSCAPE ARCHITECT

ESE CONSULTANTS, INC.  
1140 VIRGINIA DRIVE  
FORT WASHINGTON, PA 19034  
(215) 914-2050

LANDSCAPE ARCHITECT: JUSTIN BARNETT  
ENGINEER: JOHN BAIONNO

CONDITIONAL USE  
COVER SHEET

**GREENRIDGE ROAD**  
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 08.10.2021 | SCALE: 1"=400'  
DESIGN: JTB | DRAWN: JTB  
JOB NO.: 8145 | FILE NAME: 8145-01  
REF. NO.: SD01.01  
SHEET NO.: 1 OF 13



# SITE ANALYSIS & IMPACT PLAN

## EXISTING CONDITIONS

**SITE DATA:**  
GROSS SITE AREA: 65.95 ACRES  
TAX MAP PARCEL NO.: 32-001-0017.1, 32-001-0011  
BASE ZONING DISTRICT: R2 – RESIDENTIAL DISTRICT  
OVERLAY DISTRICT: F1 – FLEXIBLE DEVELOPMENT OVERLAY

## **NATURAL RESOURCE AREAS:**

<u>NATURAL RESOURCE:</u>	<u>AREA(ACRES)</u>
WOODLANDS & HEDGEROWS:	49.21 ACRES
WETLANDS & WATERCOURSES:	.30 ACRES
FLOODPLAIN & FLOODPLAIN SOILS:	.88 ACRES
RIPARIAN BUFFER AREA:	1.62 ACRES
PROHIBITIVE SLOPES AREA:	7.30 ACRES
PRECAUTIONARY SLOPES AREA:	26.08 ACRES

## **MAPPING NOTES:**

- 1.) PLANIMETRIC AND TOPOGRAPHIC FEATURES COMPILED BY ESE CONSULTANTS, INC. UTILIZING PHOTOGRAHAMETRIC METHODS FROM AERIAL PHOTOGRAPHY. AERIAL PHOTOGRAPHY PERFORMED BY RICHARD CROUSE AND ASSOCIATES ON APRIL 16, 2004, WITH A PHOTO SCALE OF 1" = 600' NEGATIVE SCALE.
- 2.) PHOTOGRAHAMETRIC MAPPING HAS BEEN COMPILED IN ACCORDANCE WITH PROCEDURES THAT HAVE BEEN DEMONSTRATED TO COMPLY WITH THE AMERICAN SOCIETY OF PHOTOGRAHAMETRY AND REMOTE SENSING (ASPRS) CLASS 1 STANDARD FOR A HORIZONTAL MAPPING SCALE OF 1"=50' AND A CONTOUR INTERVAL OF 2'.
- 3.) AERIAL CONTROL PROVIDED BY ESE CONSULTANTS, INC., ON JUNE 18, 2021.
- 4.) FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE PHOTOGRAPHY AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. BUILDING OUTLINES REPRESENT APPROXIMATE ROOF LINE LOCATIONS AS SEEN ON THE AERIAL PHOTOGRAPHY.
- 5.) DELINEATED AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
- 6.) THE HORIZONTAL DATUM IS NAD83.
- 7.) THE VERTICAL DATUM SHOWN IS BASED ON NAVD88.
- 8.) PROPOSED AND EXISTING BOUNDARIES SHOWN ARE GRAPHIC RÉPRESENTATION ONLY AND ARE SUBJECT TO VERIFICATION BY THE END USER.

**NOTES:**

- 1.) PROPERTY IS DELINEATED ON TAX MAP PARCEL NO. 32-001-0017.1, 32-001-0011.
- 2.) THIS PROJECT IS LOCATED WITHIN THE F1 FLEXIBLE DEVELOPMENT OVERLAY DISTRICT. THE PROPOSED USE IS A 64 LOT SUBDIVISION UTILIZING SINGLE-FAMILY DETACHED LOTS.
- 3.) OUTBOUND INFORMATION WAS OBTAINED FROM BOUNDARY SURVEY PREPARED BY CHESTER VALLEY ENGINEERS, INC. FOR SUBJECT PROPERTY. PLAN DATED JUNE 11 2021.
- 4.) THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE UPPER UWCHLAN TOWNSHIP ZONING ORDINANCE AND UPPER UWCHLAN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
- 5.) THE WETLANDS AND WATERS OF THE COMMONWEALTH SHOWN ON THESE PLANS WERE DELINEATED BY ESE CONSULTANTS, INC., JUNE 2021. WETLAND JURISDICTION DETERMINATION FROM US ARMY CORPS OF ENGINEERS IS PENDING.
- 6.) THE TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE PREPARED BY ESE CONSULTANTS, INC., PLAN DATED JULY 01, 2021.
- 7.) SOILS ARE TAKEN FROM NRCS CHESTER COUNTY, PA SOIL SURVEY.
- 8.) PRECAUTIONARY AND PROHIBITIVE SLOPES ARE MAPPED/DELINATEAD IN ACCORDANCE WITH THE UPPER UWCHLAN TOWNSHIP ZONING ORDINANCE.
- 9.) FLOODPLAIN MAPPED FROM FEMA PANEL 42029C0090G. PLAN LAST REVISED SEPTEMBER 29, 2017.
- 10.) TOWNSHIP RIPARIAN BUFFER LINE IS BASED ON THE OUTERMOST LIMITS OF THE FOLLOWING: 75' FROM TOP-OF-BANK OF A STREAM, 25' FROM WETLANDS, OR THE HYDRIC SOIL BOUNDARY LINE.
- 11.) THE EXISTING STREAM IS A TRIBUTARY TO THE BLACK MARSH CREEK AND

#### NOTES:

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- 11.) THE EXISTING STREAM IS A TRIBUTARY TO THE BLACK MARSH CREEK AND IS DEFINED AS A HIGH QUALITY STREAM PER PA DEP. A 150' BUFFER, MEASURED FROM TOP OF BANK, IS SHOWN IN ACCORDANCE WITH PA DEP REGULATIONS.
- 12.) THE MAJORITY OF THE SITE HAS GEOLOGICAL PROPERTIES MADE UP OF PRECAMBRIAN GRAPHITIC FELSIC GNEISS. THE EASTERN CORNER OF THE SITE CONTAINS AREAS MADE UP OF PRECAMBRIAN GRAPHITIC FELSIC GNEISS, INCLUDING PICKERING GNEISS AND SMALL AREAS OF MARBLE.
- 13.) SITE IS LOCATED WITHIN SURBASIN #B27 OF THE CHRISTINA BASIN

## SOILS LEGEND

GENERATED FROM THE USDA-NRCS WEB  
SOIL SURVEY

## SOIL SURVEY AREA: CHESTER COUNTY, PA

CpA COKESBURY SILT LOAM - HIGH WATER TABLE, HYDRIC  
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

	EXISTING STRUCTURE
-----100-----	EXISTING CONTOURS
+ 100.0	EXISTING SPOT ELEVATION
	EXISTING IRON PIN
	EXISTING UTILITY POLE
	EXISTING SOIL LINE
	EXISTING TREE
~~~~~	EXISTING TREE LINE
----- OH -----	EXISTING OVERHEAD WIRE
.....	EXISTING STONE WALL
_____	FLOODPLAIN
	TOWNSHIP RIPARIAN BUFFER LINE
-----	PA DEP 150' STREAM BUFFER LINE
	WATERS OF THE U.S.
	WETLANDS
	PRECAUTIONARY SLOPES
	PROHIBITIVE SLOPES
	SLOPES UNDER 15%

# CONDITIONAL USE SITE ANALYSIS & IMPACT PLAN

# GREENRIDGE ROAD

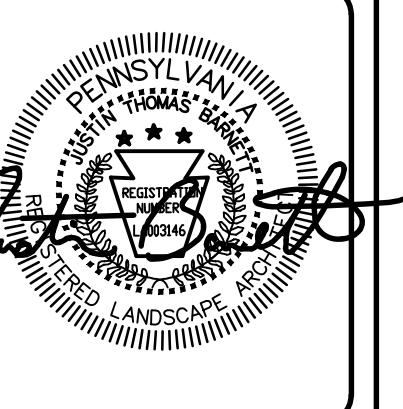
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

# **ESE CONSULTANTS**

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40 Virginia Drive • Fort Washington, PA 19034  
T: 215-914-2050



# ESE CONSULTANTS

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ESE Consultants, Inc.  
140 Virginia Drive • Fort Washington, PA 19034

17-AS-91 • 2050

## SITE ANALYSIS & IMPACT PLAN IMPACT ANALYSIS

### SITE IMPACT NOTES/RESOLUTIONS:

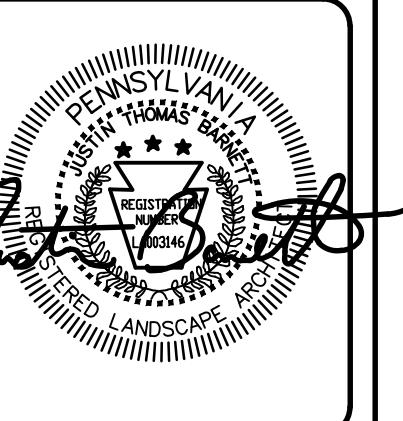
- 1.) THE EXISTING HOME, GARAGE, AND SUBSEQUENT STRUCTURES, ALONG WITH THE EXISTING POOL AND PATIO, WILL BE DEMOLISHED. A PORTION OF THE EXISTING DRIVEWAY WILL REMAIN AND BE UTILIZED AS PART OF A COMMUNITY TRAIL NETWORK.
- 2.) THE APPLICANT SEEKS CONDITIONAL USE APPROVAL TO PERMIT 64 SINGLE-FAMILY, DETACHED DWELLINGS UNDER THE F-1 FLEXIBLE OPEN SPACE DEVELOPMENT OPTION.
- 3.) THE APPLICANT SEEKS CONDITIONAL USE APPROVAL TO PERMIT THE FOLLOWING USES WITHIN AREAS OF PRECAUTIONARY SLOPES:
  - PRINCIPAL DWELLING UNITS
  - ROADS NECESSARY TO PROVIDE ACCESS TO PERMITTED USES
  - SANITARY & STORM SEWER CONVEYANCE
- 4.) THE APPLICANT IS SEEKING A ZONING VARIANCE TO DISTURB AREAS OF PROHIBITIVE SLOPES ON THE SITE IN ORDER TO SERVICE THE MAIN DEVELOPMENT PAD (ROAD A) FROM GREENRIDGE ROAD.
- 5.) THE MAJORITY OF THE PROPOSED DEVELOPMENT IS LOCATED NEAR THE HIGH POINT OF THE SITE, NEAR THE SHARED BOUNDARY WITH THE STONEHENGE DEVELOPMENT TO THE WEST. WHILE THE F1 DEVELOPMENT OVERLAY ORDINANCE ALLOWS FOR A 50' BUILDING SETBACK FROM THE TRACT PERIMETER, THE APPLICANT HAS PROPOSED A 30' LOT BACK THAT WILL ALLOW THE MAJORITY OF THE EXISTING VEGETATION TO REMAIN BETWEEN THE STONEHENGE DEVELOPMENT AND THE PROPOSED DEVELOPMENT, TO REMAIN UNDISTURBED, WITH THE EXCEPTION OF A PROPOSED GRASS-PAVE EMERGENCY ACCESS.
- 6.) THE PROPOSED DEVELOPMENT WILL REQUIRE DISTURBANCE OF MAN-MADE PROHIBITIVE & PRECAUTIONARY SLOPES, RESULTING FROM THE CONSTRUCTION OF THE EXISTING HOME & ACCESSORY USES. THESE AREAS HAVE BEEN IDENTIFIED ON THE PLAN.
- 7.) WITH THE EXCEPTION OF THE NECESSARY CONSTRUCTION/DISTURBANCE TO BUILD "ROAD A", THE PROPOSED DEVELOPMENT WILL HAVE MINIMAL IMPACT ON AREAS OF PRECAUTIONARY SLOPES. NO MAXIMUM OR MINIMUM DISTURBANCE IS IDENTIFIED IN THE ORDINANCE.
- 8.) THE PROPOSED DEVELOPMENT WILL REQUIRE DISTURBANCE TO AREAS OF WOODLANDS ON SITE. THE ZONING ORDINANCE ALLOWS FOR A MAXIMUM DISTURBANCE OF WOODLANDS OF UP TO 25%. SHOULD THE APPLICANT REQUIRE GREATER DISTURBANCE DURING LAND DEVELOPMENT, THE APPLICANT WILL PROVIDE FOR THE NECESSARY TREE REPLACEMENT AS REQUIRED PER CODE.
- 9.) THE WETLANDS AND WATERS OF THE COMMONWEALTH SHOWN ON THESE PLANS, IN ADDITION TO THE RESPECTIVE RIPARIAN AND DEP STREAM BUFFERS SHALL REMAIN UNDISTURBED.
- 10.) THE PROJECT SITE SHARES A COMMON BOUNDARY WITH PARCEL 32-1-15, WHICH HAS BEEN IDENTIFIED AS CLASS II HISTORIC RESOURCE. NO IMPACT FROM THE PROPOSED DEVELOPMENT IS ANTICIPATED AS RESTRICTED OPEN SPACE HAS BEEN PROPOSED BETWEEN THE AREA OF DEVELOPMENT AND THE COMMON BOUNDARY LINE.

### EXISTING LEGEND

- EXISTING STRUCTURE
- EXISTING CONTOURS
- EXISTING SPOT ELEVATION
- EXISTING R.O.W.
- PROPOSED BASIN
- PROPOSED TREE LINE
- APPROXIMATE LIMIT OF DISTURBANCE
- 100' ELEVATION
- 100' DEP BUFFER
- 150' DEP BUFFER
- EXISTING IRON PIN
- EXISTING UTILITY POLE
- EXISTING SOIL LINE
- EXISTING TREE
- EXISTING TREE LINE
- EXISTING OVERHEAD WIRE
- EXISTING STONE WALL
- FLOODPLAIN
- TOWNSHIP RIPARIAN BUFFER LINE
- PA DEP 150' STREAM BUFFER LINE
- WATERS OF THE U.S.
- WETLANDS
- PRECAUTIONARY SLOPES
- PROHIBITIVE SLOPES
- SLOPES UNDER 15%

### PROPOSED LEGEND

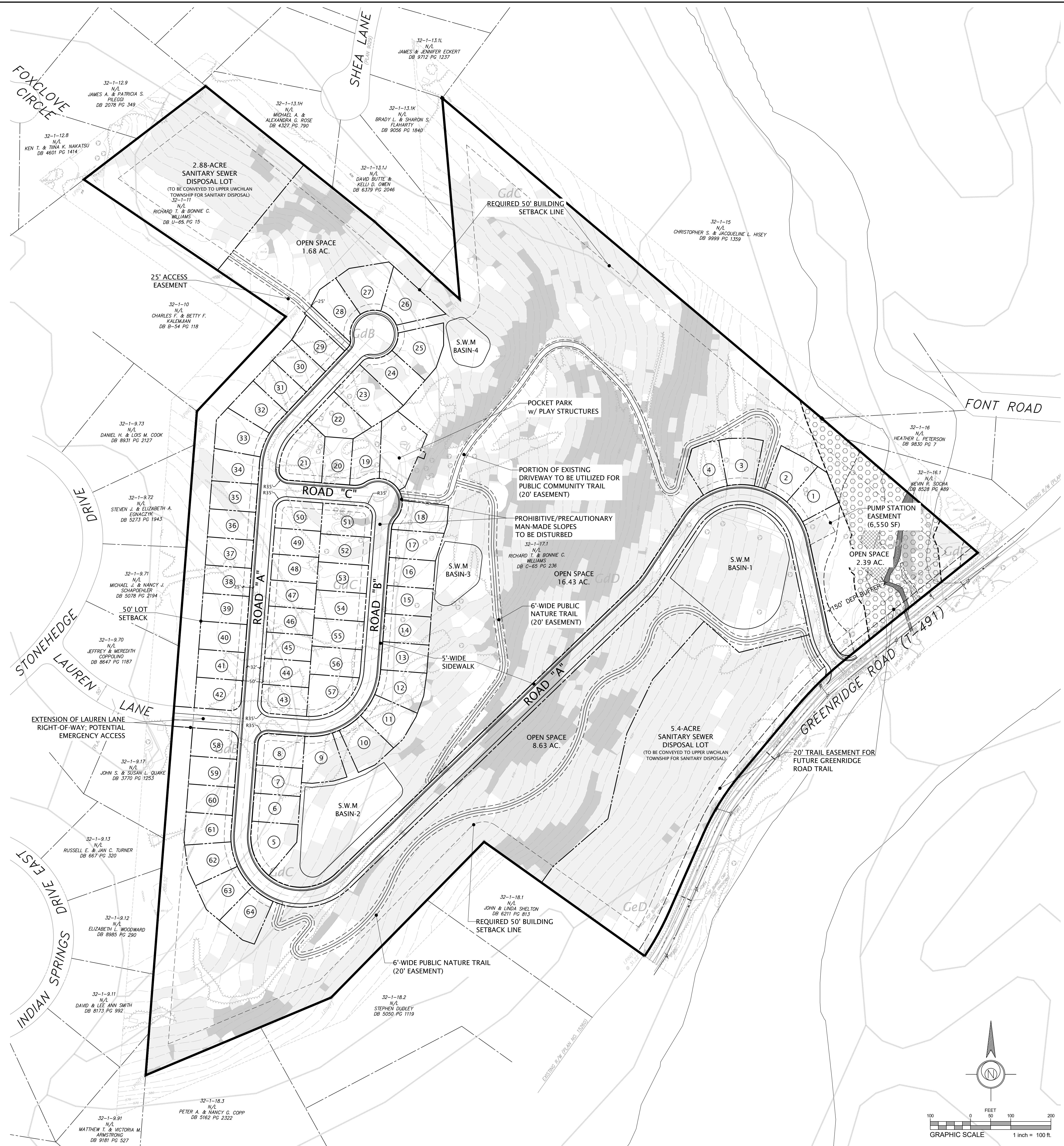
- PROPOSED BOUNDARY LINE
- PROPOSED LOT LINE
- PROPOSED R.O.W.
- PROPOSED BASIN
- PROPOSED TREE LINE
- APPROXIMATE LIMIT OF DISTURBANCE
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**ESE CONSULTANTS**  
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.  
140 Virginia Drive, Suite 100, Washington, PA 19034  
17-15594-2050

CONDITIONAL USE  
PROPOSED LAYOUT  
GREENRIDGE ROAD  
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA



**ZONING REQUIREMENTS:**

GROSS SITE AREA:	65.95 ACRES
TAX MAP PARCEL NO.:	32-001-0017.1, 32-001-0011
BASE ZONE DISTRICT:	R2 - RESIDENTIAL DISTRICT
OVERLAY DISTRICT:	F1 - FLEXIBLE DEVELOPMENT OVERLAY
PROPOSED USE:	FLEXIBLE DEVELOPMENT OVERLAY OPTION, SINGLE-FAMILY, DETACHED LOTS
TOTAL NUMBER OF PROPOSED RESIDENTIAL LOTS:	64 BUILDING LOTS

REQUIRED MINIMUM FRONT YARD (FT.)	REQUIRED MINIMUM REAR YARD (FT.)	REQUIRED MINIMUM SIDE YARD (FT.)	REQUIRED MINIMUM REAR TO PRINCIPAL BLDG. (FT.)	REQUIRED MINIMUM SIDE TO SIDE (FT.)	REQUIRED MINIMUM REAR TO PRINCIPAL BLDG. (FT.)
45	40	44	20	50	20
45	40	44	50	50	50
1.1	.95	.95			
35	35	35			
25	25	25			

**F1 FLEXIBLE DEVELOPMENT OVERLAY DISTRICT CALCULATIONS \$200-72.D**

1. CALCULATION FOR MINIMUM RESTRICTED OPEN SPACE  
GROSS TRACT AREA: 65.95 AC.  
F1 OVERLAY DISTRICT MINIMUM OPEN SPACE RATIO: 40%

MINIMUM RESTRICTED OPEN SPACE: 26.38 AC.

PROPOSED RESTRICTED OPEN SPACE: 29.13 AC. (44%)

**2. PERMITTED DENSITY CALCULATION**

(a) ESTABLISHMENT NET TRACT AREA  
GROSS TRACT AREA: 65.95 AC.

- PERMITTED RIGHT OF WAY: .00 AC.

- UTILIZATION RIGHT OF WAY: .00 AC.

- DRAINAGE/STORMWATER MANAGEMENT EASEMENTS: .00 AC.

(b) EXISTING SEWER DISPOSAL FACILITY: .00 AC.

(c) FLOOD HAZARD DISTRICT AREA (75% OF AREA): .66 AC.

- WETLANDS AREA (75% OF AREA): .05 AC.

- PROHIBITIVE SLOPES AREA (75% OF AREA): .547 AC.

(d) NON-RESIDENTIAL USE AREA: .00 AC.

NET TRACT AREA: 59.08 AC.

(e) CALCULATION OF PERMISSIBLE DENSITY  
F1 FLEXIBLE DEVELOPMENT OVERLAY DISTRICT MULTIPLIER: 1.1 DU/AC.

NET TRACT AREA (59.08 AC.) X DISTRICT MULTIPLIER (1.1):

PERMISSIBLE DENSITY: 65 DU (64.98)

(f) BONUS DENSITY CALCULATION  
(g) PUBLIC/CENTRALIZED SEWER SERVICE

(h) OPEN SPACE CONSERVATION  
PROPOSED RESTRICTED OPEN SPACE: PROPOSED RESTRICTED OPEN SPACE EXCEEDING MINIMUM REQ.: .44%  
BONUS DENSITY CALCULATION:  
40% OPEN SPACE X 65 DU/AC = 26.38 AC  
8% BONUS DENSITY X 65 DWELLING UNITS: 5 DWELLING UNITS  
TOTAL PERMITTED DENSITY: 70 DWELLING UNITS

**OPEN SPACE CHART:**

GROSS TRACT AREA: 65.95 ACRES

40% OR 26.38 ACRES

29.13 ACRES

15% OR 9.89 ACRES

20.98 ACRES

3 ACRES

.74 ACRES

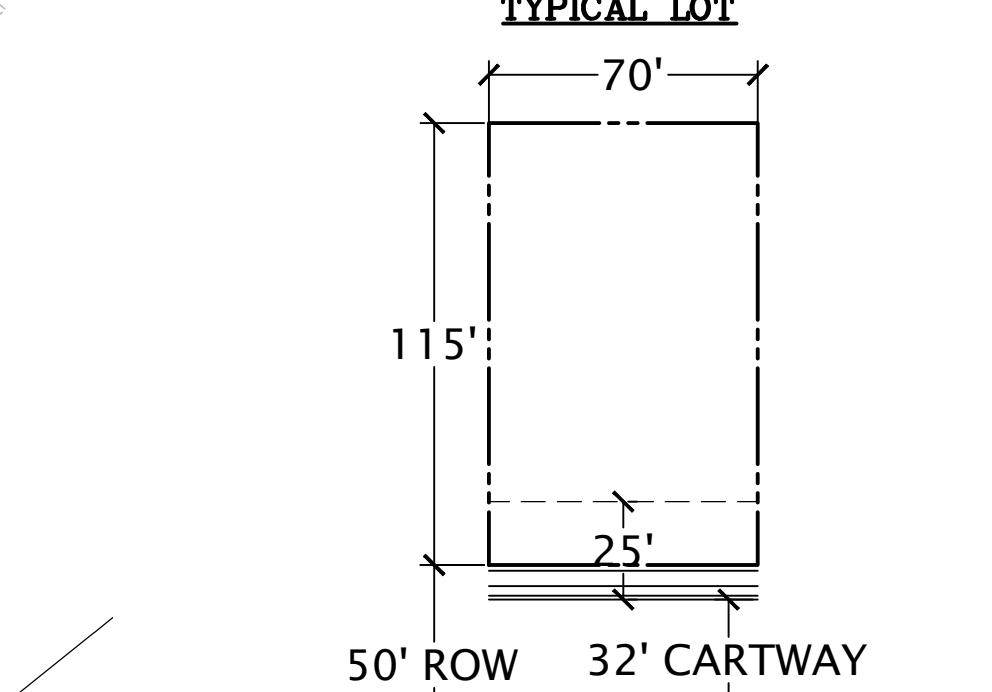
.58 ACRES

1.34 ACRES

.36 ACRES

PARK ACREAGE: 3.02 ACRES

TYPICAL LOT



**TYPICAL UNIT NOTES:**

1.) ALL UNITS WILL FEATURE A 2-CAR GARAGE AND  
DRIVEWAY SPACE FOR 2 ADDITIONAL VEHICLES.

**PRECAUTIONARY SLOPES NOTES:**

20 SECTION 200-107.D(3)(c): ON ANY LOT CONTAINING AN AREA  
OR AREAS OF PRECAUTIONARY SLOPES, THE TOTAL AMOUNT OF  
IMPERVIOUS SURFACE THAT MAY BE INSTALLED OR MAINTAINED  
WITHIN THE TOTAL AREA OR AREAS OF PRECAUTIONARY SLOPES  
SHALL NOT EXCEED 50% OF THE MAXIMUM AMOUNT OF IMPERVIOUS  
SURFACE PERMITTED ON ANY LOT IN THE UNDERLYING BASE ZONE  
DISTRICT.

BASE ZONE DISTRICT: R2  
MAXIMUM PERMITTED IMPERVIOUS: 20%

PRECAUTIONARY SLOPES IMPERVIOUS CHART

LOT #	LOT AREA	ALLOWABLE IMPERVIOUS IN AREAS OF PRECAUTIONARY SLOPES (10% OF LOT)
2	9,553 SF	955 SF
3	10,355 SF	1,035 SF
4	9,176 SF	917 SF
5	10,763 SF	1,076 SF
6	8,075 SF	807 SF
9	10,637 SF	1,063 SF
10	9,966 SF	996 SF
11	9,838 SF	983 SF
12	9,580 SF	958 SF
13	8,050 SF	805 SF
14	8,050 SF	805 SF
15	8,050 SF	805 SF
18	8,832 SF	869 SF
23	13,055 SF	1,305 SF
24	10,557 SF	1,055 SF
25	11,474 SF	1,147 SF
26	11,626 SF	1,162 SF
27	11,761 SF	1,176 SF
28	9,332 SF	933 SF
34	8,574 SF	857 SF
35	8,050 SF	805 SF
36	8,050 SF	805 SF
50	7,992 SF	799 SF
51	9,428 SF	942 SF
52	8,790 SF	875 SF
64	9,883 SF	988 SF

**NOTES:**

- PROPERTY IS DELINEATED ON TAX MAP PARCEL NO. 32-001-0017.1, 32-001-0011.
- THIS PROJECT IS LOCATED WITHIN THE F1 FLEXIBLE DEVELOPMENT OVERLAY DISTRICT. THE APPLICANT SEEKS CONDITIONAL USE APPROVAL FOR A 64 LOT SUBDIVISION UTILIZING SINGLE-FAMILY DETACHED LOTS.
- THE APPLICANT SEEKS CONDITIONAL USE APPROVAL TO PERMIT THE FOLLOWING USES WITHIN AREAS OF PRECAUTIONARY SLOPES:
  - PRINCIPAL DWELLING UNITS
  - ROADS NECESSARY TO PROVIDE ACCESS TO PERMITTED USES
  - SANITARY & STORM SEWER CONVEYANCE
- OUTBOUND INFORMATION WAS OBTAINED FROM BOUNDARY SURVEY PREPARED BY CHESTER VALLEY ENGINEERS, INC. FOR SUBJECT PROPERTY. PLAN DATED JUNE 11, 2021.

- THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE UPPER UWCHLAN TOWNSHIP ZONING ORDINANCE AND UPPER UWCHLAN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
- THE WETLANDS AND WATERS OF THE COMMONWEALTH SHOWN ON THESE PLANS WERE DELINEATED BY ESE CONSULTANTS, INC. JUNE 2021. WETLAND JURISDICTION DETERMINATION FROM US ARMY CORPS OF ENGINEERS IS PENDING.

- THE TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE UPPER UWCHLAN TOWNSHIP ZONING ORDINANCE.

- SOILS ARE TAKEN FROM NRCS CHESTER COUNTY, PA SOIL SURVEY.

- PRECAUTIONARY AND PROHIBITIVE SLOPES ARE MAPPED/DELINQUENT IN ACCORDANCE WITH THE UPPER UWCHLAN TOWNSHIP ZONING ORDINANCE.

- FLOODPLAIN MAPPED FROM FEMA PANEL 42029C0090G. PLAN LAST REVISED SEPTEMBER 28, 2017.

- TOWNSHIP RIPARIAN BUFFER LINE IS BASED ON THE OUTERMOST LIMITS OF THE FOLLOWING: 75' FROM TOP-OF-BANK OF A STREAM, 25' FROM WETLANDS, OR THE HYDRIC SOIL BOUNDARY LINE.

- THE EXISTING STREAM IS A TRIBUTARY TO THE BLACK MARSH CREEK AND IS DEFINED AS A HIGH QUALITY STREAM PER DA. A 150' BUFFER, MEASURED FROM TOP OF BANK, IS SHOWN IN ACCORDANCE WITH DA DEP REGULATIONS.

- THE PROPOSED STREETS SERVING THE DEVELOPMENT SHALL BE PUBLIC AND OFFERED FOR DEDICATION TO UPPER UWCHLAN TOWNSHIP.

- THE PROPOSED SUBDIVISION WILL FEATURE AN EMERGENCY ACCESS VIA GRASS-PAVE CONNECTION TO LAUREN LANE. ROW DEDICATION IS SHOWN CONNECTING LAUREN LANE TO "ROAD A". SHOULD THE TOWNSHIP REQUEST FULL VEHICULAR ACCESS TO THE PROPOSED SUBDIVISION AND THE STONEHENGE DEVELOPMENT, THE PROPOSED SUBDIVISION WILL BE SERVED BY PUBLIC WATER.

- THE PROPOSED SUBDIVISION WILL BE SERVED BY THE ROUTE 100 SEWAGE TREATMENT PLANT. DISPOSAL OF EFFLUENT WILL OCCUR ON-SITE THROUGH Drip Irrigation, OR, AS OTHERWISE DIRECTED BY THE TOWNSHIP AUTHORITY. THE PROPOSED Drip Irrigation Fields & Sewage Pump Station Will Be Offered for Dedication to Upper UWCHLAN Township.

- ALL SANITARY SEWER IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE UPPER UWCHLAN TOWNSHIP MUNICIPAL SPECIFICATIONS.

- THE PROPOSED SANITARY CAPACITY FOR THE DEVELOPMENT WILL BE 14,400 GPD (225 GPD/EDU).

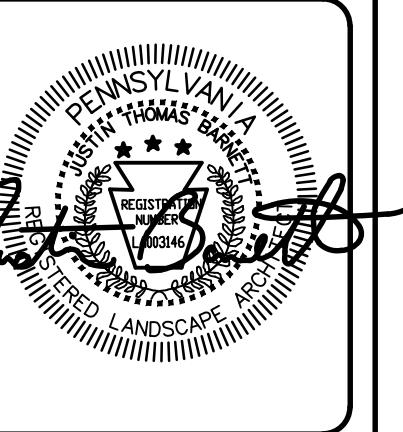
- WITH THE EXCEPTION OF THE PAVED TRAIL, THE COMBINED RESTRICTED & REQUIRED PLAYGROUND AND NEIGHBORHOOD OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE COMMUNITY HOA.

- THE PROPOSED PAVED TRAIL WILL BE OFFERED FOR DEDICATION TO THE TOWNSHIP.

- THE PROPOSED NATURE TRAILS WILL BE AVAILABLE FOR PUBLIC ACCESS VIA 20' EASEMENT. NATURE TRAILS WILL BE OWNED & MAINTAINED BY THE COMMUNITY HOA.

- OPEN SPACE SHALL NOT





# ESE CONSULTANTS

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.  
1140 Virginia Drive • Washington, PA 19034

17-1559-2050

**RESTRICTED OPEN SPACE NOTES:**  
PER THE TOWNSHIP OF UPPER UWCHLAN ZONING ORDINANCE  
SECTION 200-72.2(1)(b) THE MINIMUM REQUIRED RESTRICTED OPEN  
SPACE FOR THE F-1 FLEXIBLE DEVELOPMENT OVERLAY DISTRICT IS  
40%.

PROPOSED MINIMUM REQUIRED RESTRICTED OPEN SPACE EXCLUDES  
STORMWATER MANAGEMENT FACILITIES, AREAS LESS THAN 100 FEET  
AT ITS NARROWEST POINT, AREAS WITHIN 25 FEET OF A  
STRUCTURE, ROADS, PARKING LOTS, OR OTHER IMPERVIOUS  
SURFACES, EXCEPT STRUCTURES DEVOTED TO PERMITTED OPEN  
SPACE USES AND PROVIDED FOR IN APPROVED OPEN SPACE  
MANAGEMENT PLANS.

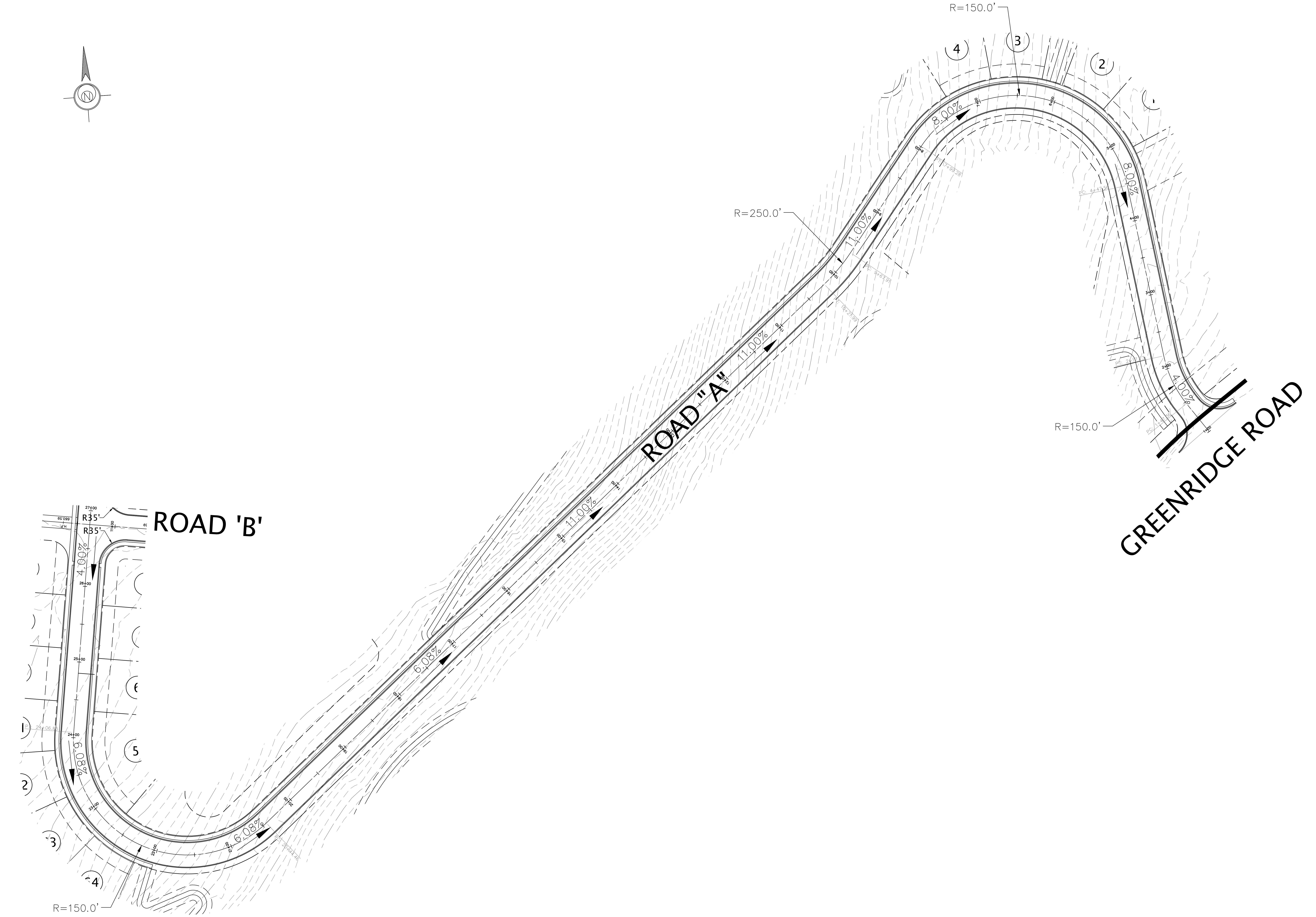
THE RESTRICTED OPEN SPACE, AS SHOWN ON THIS PLAN, HAS  
BEEN CALCULATED PER SECTION 200-69.D(1)(b) OF THE UPPER  
UWCHLAN ZONING ORDINANCE.

## OPEN SPACE CHART:

GROSS TRACT AREA	65.95 ACRES
REQUIRED RESTRICTED OPEN SPACE	40% OR 26.38 ACRES
PROPOSED RESTRICTED OPEN SPACE	29.13 ACRES







ROAD PLAN  
ROAD 'A' STA. 1+00 TO STA. 27+00  
GREENRIDGE ROAD  
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 08.10.2021  
DESIGN: TK  
JOB NO.: 8145  
REF. NO.:

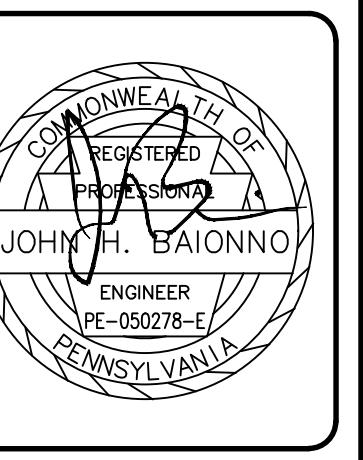
SCALE: 1"=50'  
DRAWN: TK  
FILE NAME: 8145-P-PROF-R

GRAPHIC SCALE  
50 0 25 50 100 200  
1 inch = 50 ft.  
SD06.01


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140 Virginia Drive • Fort Washington, PA 19034  
T: 412-941-2050





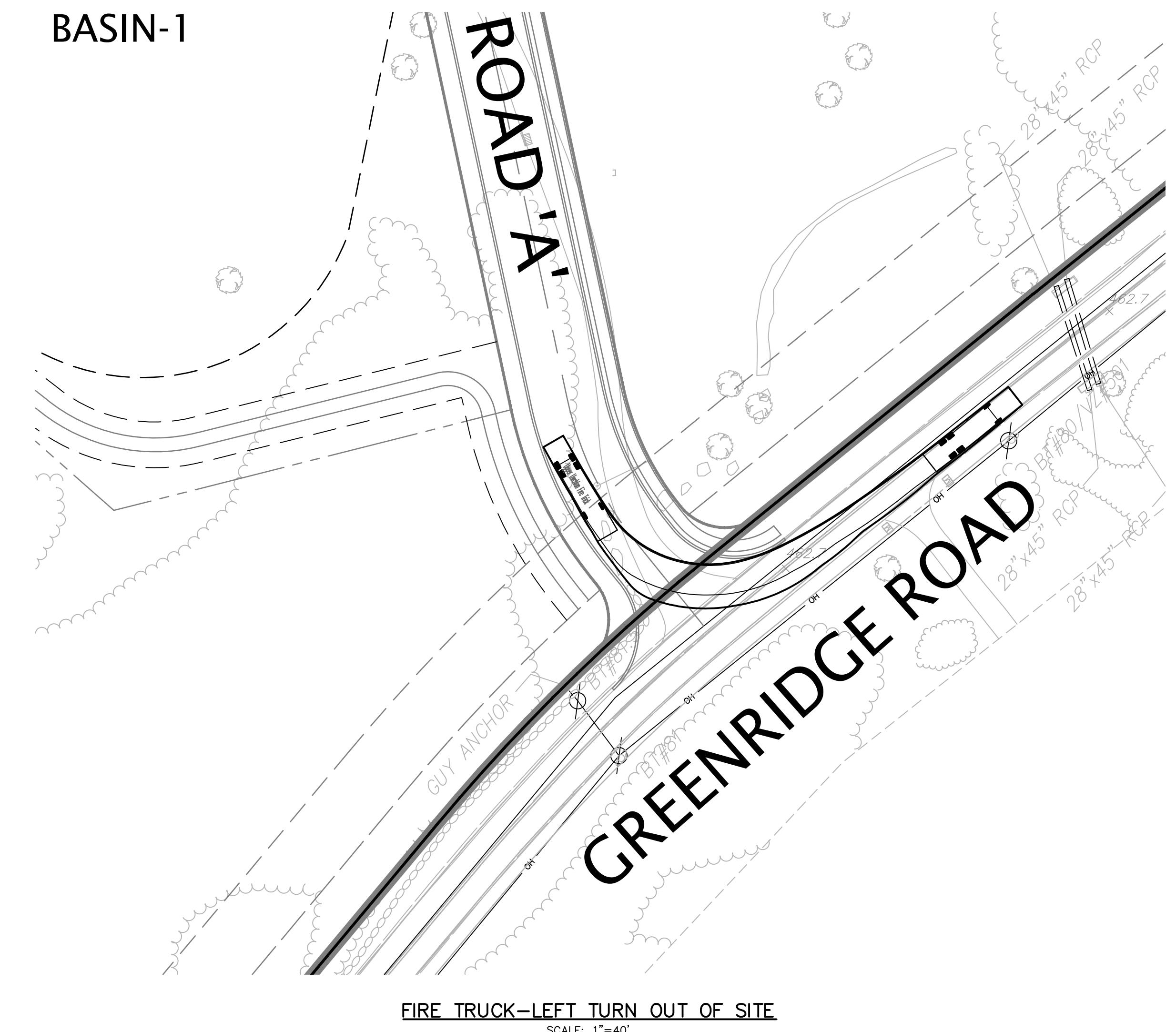
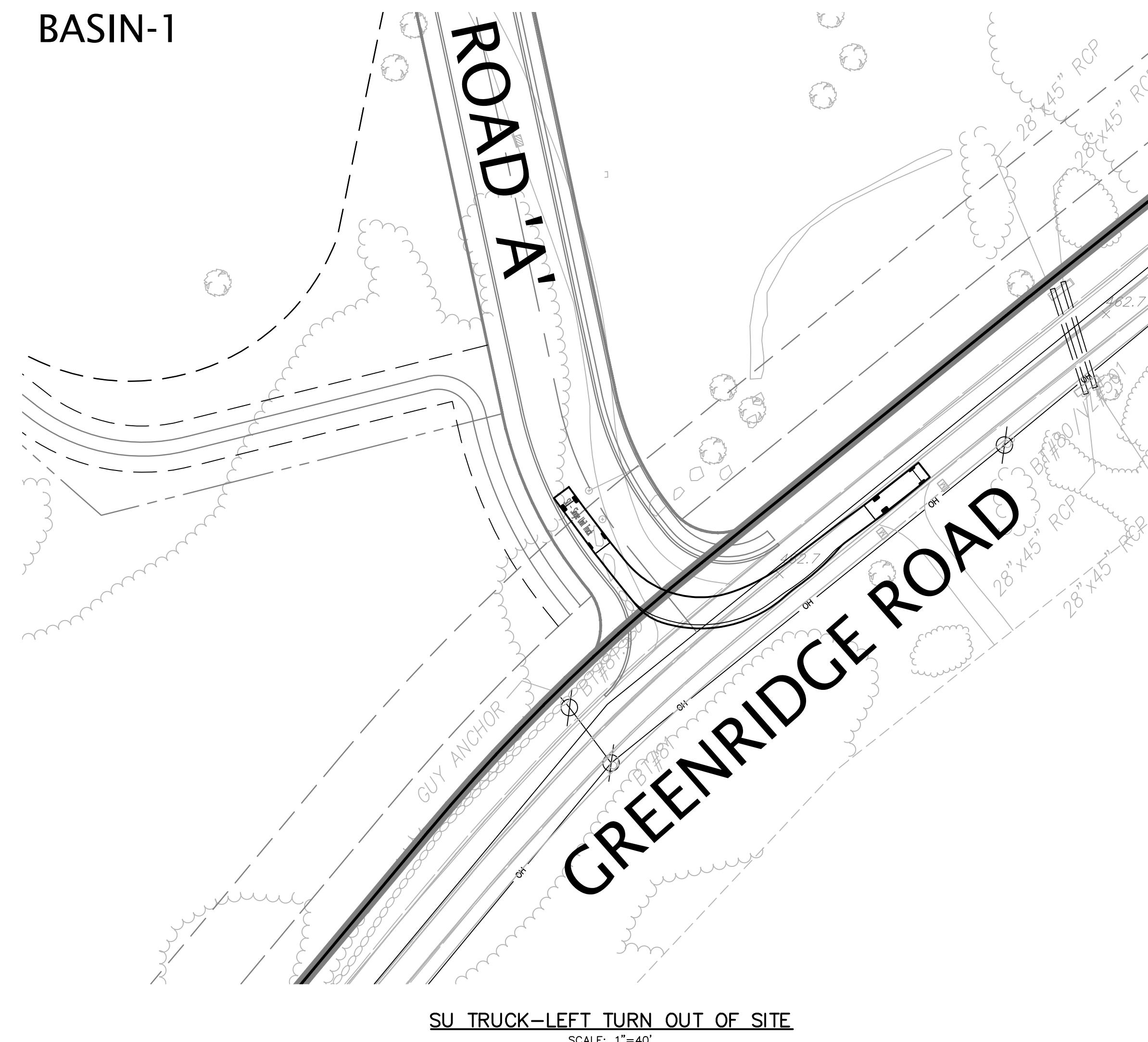
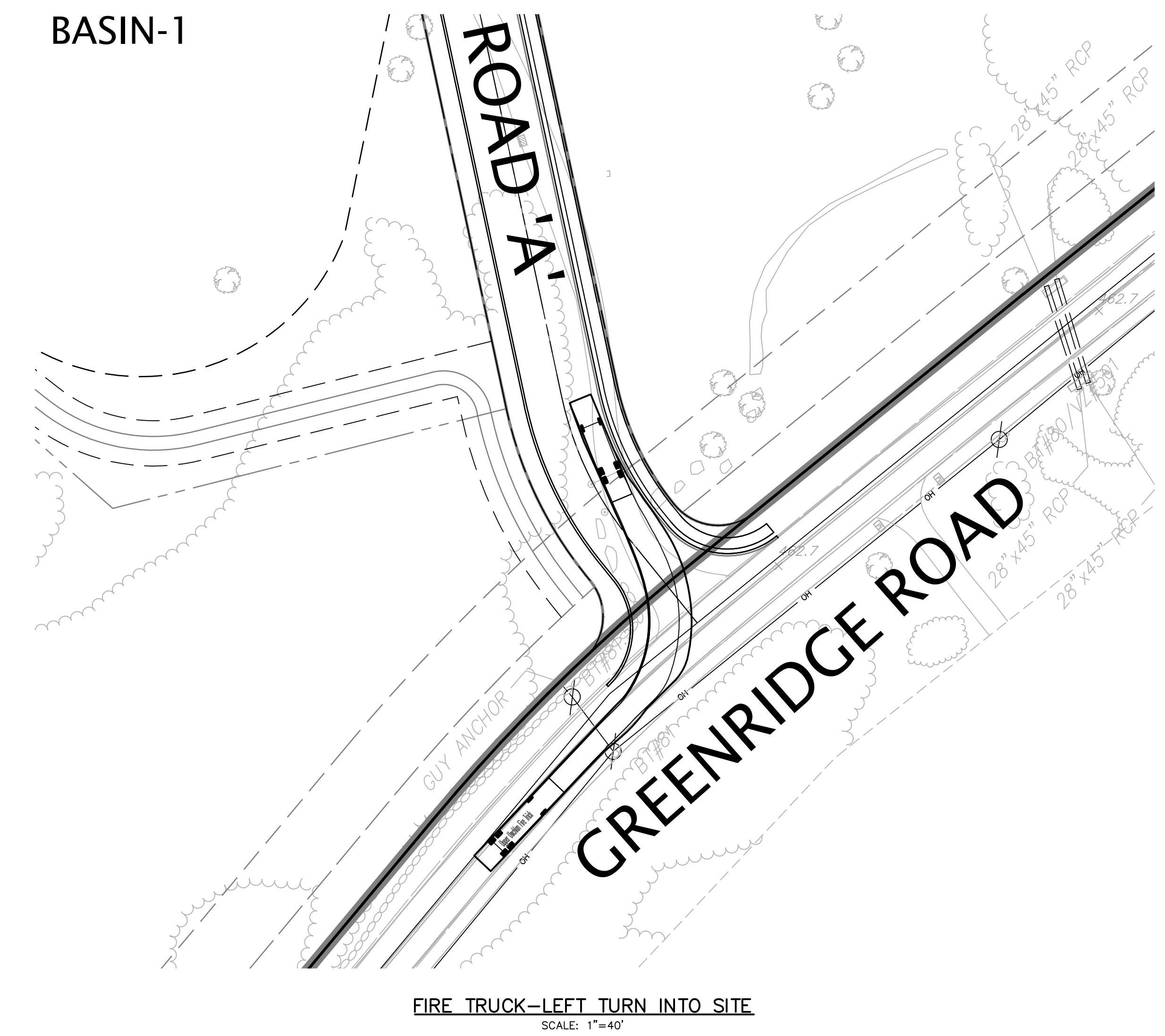
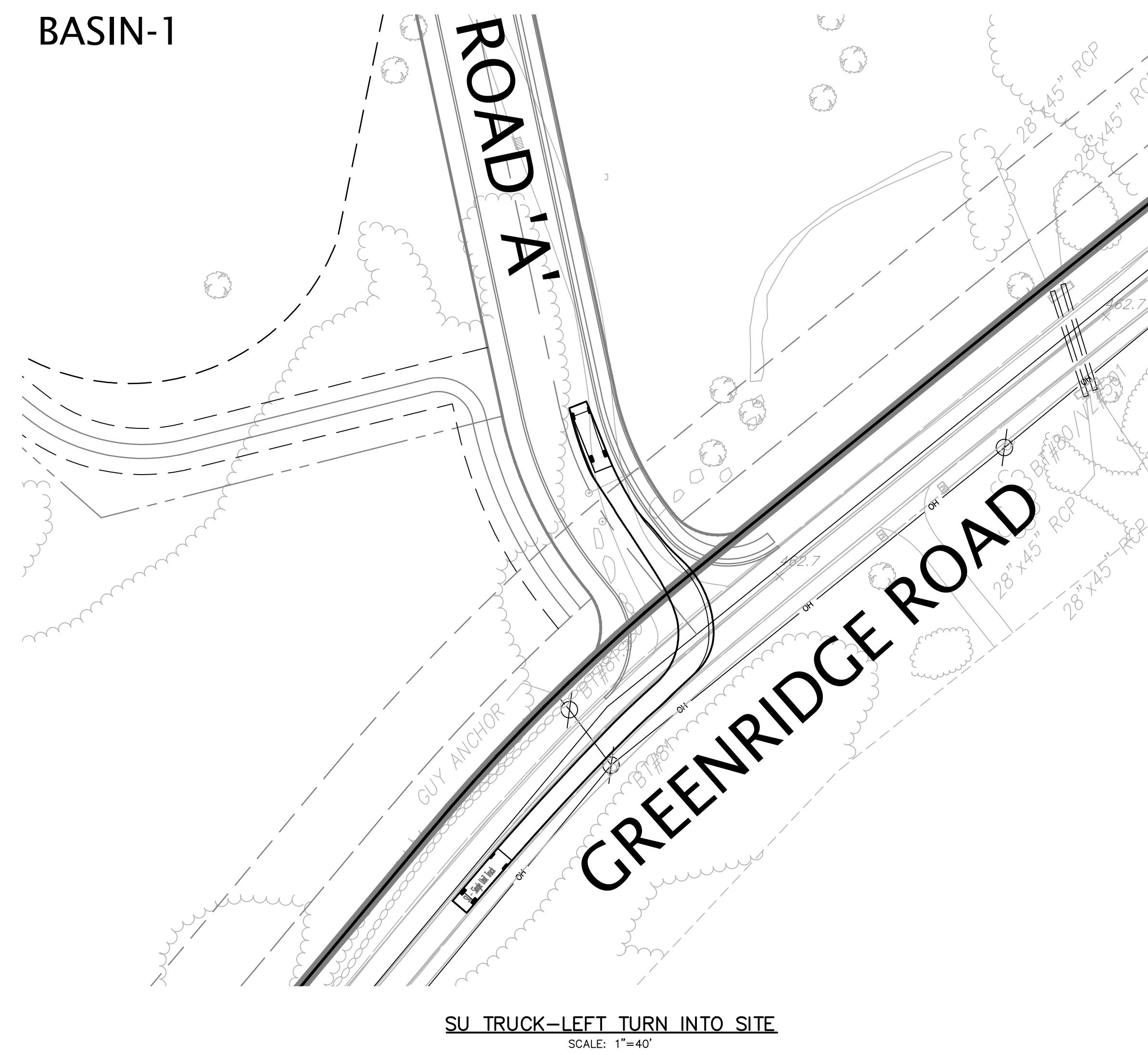


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1:45-9ft=200

**GREENRIDGE ROAD**  
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA





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1:45-91-205

SITE ENTRANCE VEHICLE CIRCULATION

GREENRIDGE ROAD

UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 08.10.2021	SCALE: 1"=60'
DESIGN: TK	DRAWN: TK
JOB NO.: 8145	FILE NAME: 8145-P-BASE-Dra
REF. NO.: SD07.03	1 inch = 40 ft.
GRAPHIC SCALE	

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## UPPER UWCHLAN TOWNSHIP

### Planning Commission Meeting

December 9, 2021

7:00 p.m.

Minutes

**Draft**

**LOCATION:** The meeting was held in person at the Township Building  
140 Pottstown Pike, Chester Springs PA 19425

**In attendance:**

Sally Winterton, Chair; Joe Stoyack, Vice-Chair, Stephen Fean (via phone), Ravi Mayreddy, and Jeff Smith

Josh Hagadorn, P.E., Township Engineer

Tom Oeste, Esq., Township Solicitor

Tony Scheivert, Township Manager

Gwen Jonik, Planning Commission Secretary

**Absent:** Chad Adams, David Colajezzi, Jim Dewees, Jim Shrimp

Sally Winterton called the meeting to order at 7:00 p.m. as a quorum was present. There were 18 citizens in attendance.

#### Petition to Amend Zoning Ordinance and Map ~ 161 E. Township Line Road

Marc Kaplin, Esq. introduced a Petition to Amend the Zoning Ordinance and Map for a 33.2 acre parcel next to Eagle Industrial Park, a Senn property. Bel Canto Asset Fund LLC is asking for an amendment to allow for medium-high density overlay district to build a 210-unit apartment project. Not all of those acres are usable; they believe their proposed design will blend in with the community; introductions were made for several others involved in the project – Tom Leonard, Jen Nevitt, Bob Koch of Fugleberg Koch Architects, Langan Civil Engineering. They stated their dedication to open space, designing and developing communities from the ground up, they own the property and keep it pristine, market rate apartments for young families to seniors who want to stay in their community after downsizing.

This is a complicated site with steep slopes, sitting near the turnpike, next to the industrial park that they stated would get cleaned up if they received approval. Mature trees along the northern boundary with Rising Hill Lane; there's an unimproved access from Senn Drive; a creek runs east to west through the site. A taped presentation by the Architectural firm was played, showing a preliminary concept drawing, a roundabout entrance from Senn Drive at a clubhouse; amenities and the Management facility central to the development; 2-story buildings, walkout basements on the low side; protected stream/creek channel; 2 parking spaces per apartment; 6.3 apartments per gross acre.

Joe Stoyack appreciated the time and effort involved in the presentation but questioned why an amendment was requested as this parcel is already in the flexible development overlay district that allows apartments. Mr. Kaplin noted that today's apartment development is limited by the densities in Upper Uwchlan's regulations, which are more suited for townhouses. Mr. Kaplin asked for discussion about the benefit of amending the ordinance and allowing greater density as there's a demand for apartments which doesn't seem to be slowing down. Townhouses are 3-4 bedrooms, too big for today's rental consumer. Mr. Kaplin noted more folks are working from home, moving back to the suburbs from the city, mobile workers, single-again households, and denser development preserves the open space around it.

Planning Commission members' comments: most of their questions would be land development related and premature; there'd be an impact to traffic at East Township Line and Route 100 with 210 apartments; they're uncomfortable writing or amending an ordinance for a specific lot/parcel;

Mr. Leonard replied that they spent money on the concept and the design, to establish their credibility, to begin a dialogue with the Board of Supervisors. They could return to the Planning Commission for more input if the Board of Supervisors is interested. They'd like to address the lack of apartments in Upper Uwchlan.

Sally Winterton asked if any attendees had comments:

Alexandra Rose of Shea Lane commented that traffic is an issue along Route 100 and there are apartments in the near vicinity.

Steve Egnaczyk of Stonehedge Drive complimented the presentation but doesn't think this fits in with the rest of the township at that parcel, there's no connection to trails, no public transportation.

Justin Brewer of Rising Hill Lane commented that this density isn't expected. The presentation was nice but they can't expect a recommendation after only one meeting.

Sue Quake of Lauren Lane also commented on traffic issues and doesn't favor added density.

Sally Winterton appreciated the time and effort that was evident with the presentation. The Planning Commission needs to look at the ordinance aspect.

Mr. Kaplin noted they had met with staff, the concept was looked upon favorably and they crafted the presentation to keep talking about the project, to see if the township has any interest. They're in no rush and a Hearing has not been scheduled with the Board of Supervisors.

Tom Oeste, Township Solicitor, advised that property owners can petition the Board of Supervisors to amend zoning, and Township Code Section 200-135 states that if the Planning Commission finds the petition is consistent with and desirable in furtherance of the Comprehensive Plan, they provide the Board of Supervisors with that statement. Is the Planning Commission in support or not in support of this petition?

Joe Stoyack noted the parcel is already zoned multi-family so an amendment isn't needed, Bel Canto should work within existing regulations, and he is not in support of the petition.

Jeff Smith moved that the Planning Commission does not support the petition because the proposed amendment is for a property that is already zoned R-3 and within the Flexible Development Overlay which includes multi-family dwellings and the Commission doesn't recommend adopting. Joe Stoyack seconded, and the motion carried unanimously.

A brief recess was taken at 8:25 p.m. for the Bel Canto attendees to exit.

#### Windsor Baptist Church ~ Gym Construction

Jim Sebra and Phil Marks, representing the Church, provided information regarding constructing a gymnasium in an earlier Phase, once the classroom building is done, as a charitable donor has offered to fund the project 100% and is seeking guidance for estimates. The classroom addition is currently under construction; they hope that will be completed summer 2022; modulars buildings would be removed Fall 2022; they have a volunteer athletic director; the gym wouldn't increase school attendance; they currently bus students to other facilities; the gym is another phase of their master plan. No locker rooms or showers, just restrooms. Other Phases include an addition to the sanctuary, to accommodate anticipated church membership growth, the gym had been included in their "Family Life Center" in Phase 3; there's also an administration/office expansion planned, too. The gym's primary use is by the school students; use will be daytime and then evenings would be for community activities.

It was suggested they bring back their initial phased plan, show all the phases at buildout so the Commission has a good visual of all that's going to be there. Add parking and traffic flow into the visual. Aligning their access on Park Road to with Ticonderoga Blvd should be included, as well as the trail along Park Road.

Tony Scheivert noted that no action is to be taken tonight. The Church will come back with greater details in the near future.

Approval of Minutes

Jeff Smith moved, seconded by Joe Stoyack, to approve as presented the minutes of the Planning Commission's November 11, 2021 Meeting. The motion carried unanimously.

Open Session

Sue Quake, Lauren Lane, asked if there was a new plan submitted by Toll for the 100 Greenridge Road project. Mr. Scheivert replied it will be posted on the website as soon as possible after receipt.

Alexandra Rose, Shea Lane, commented that more and more people are walking on the roads in the evening without lighting. Perhaps a blurb about road safety could be included in the next newsletter.

Old business: Joe Stoyack noted he continues to edit and review ordinances for outdoor dining, and he's working on parking. He also noted Township Boards and Commissions will be asked in 2022 for input for the Comprehensive Plan update.

Sally Winterton thanked the Commission members for their efforts this year and wished everyone happy holidays.

Jerry Stein, Greenridge Road, asked who works on the Comprehensive Plan? He'd like a trail on Greenridge Road but it's probably not feasible. Joe Stoyack noted the Commission is responsible to oversee it, with input from the public and boards/commissions.

Adjournment

Joe Stoyack moved, seconded by Jeff Smith, to adjourn the meeting at 8:53 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik,  
Planning Commission Secretary