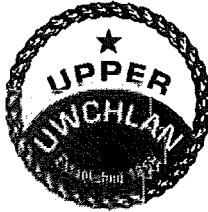




**UPPER UWCHLAN TOWNSHIP
PLANNING COMMISSION
AGENDA
January 13, 2022
7:00 p.m.**

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 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 Page 2
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.
- V. 100 Greenridge Road – Revised Conditional Use Plan Page 15
Review the consultants' January 7, 2022 review letter of the Conditional Use Plan that was revised December 15, 2021
- 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

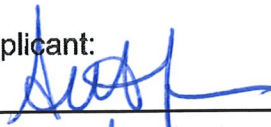
10. This Application shall be accompanied by: the Application Fee as listed below, an aerial image of the property, and the quantity of plans/supporting information as detailed in the Township Code §162-8.B.(1)(b) and/or §162-8.C.(1)(d).

[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.

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: 
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

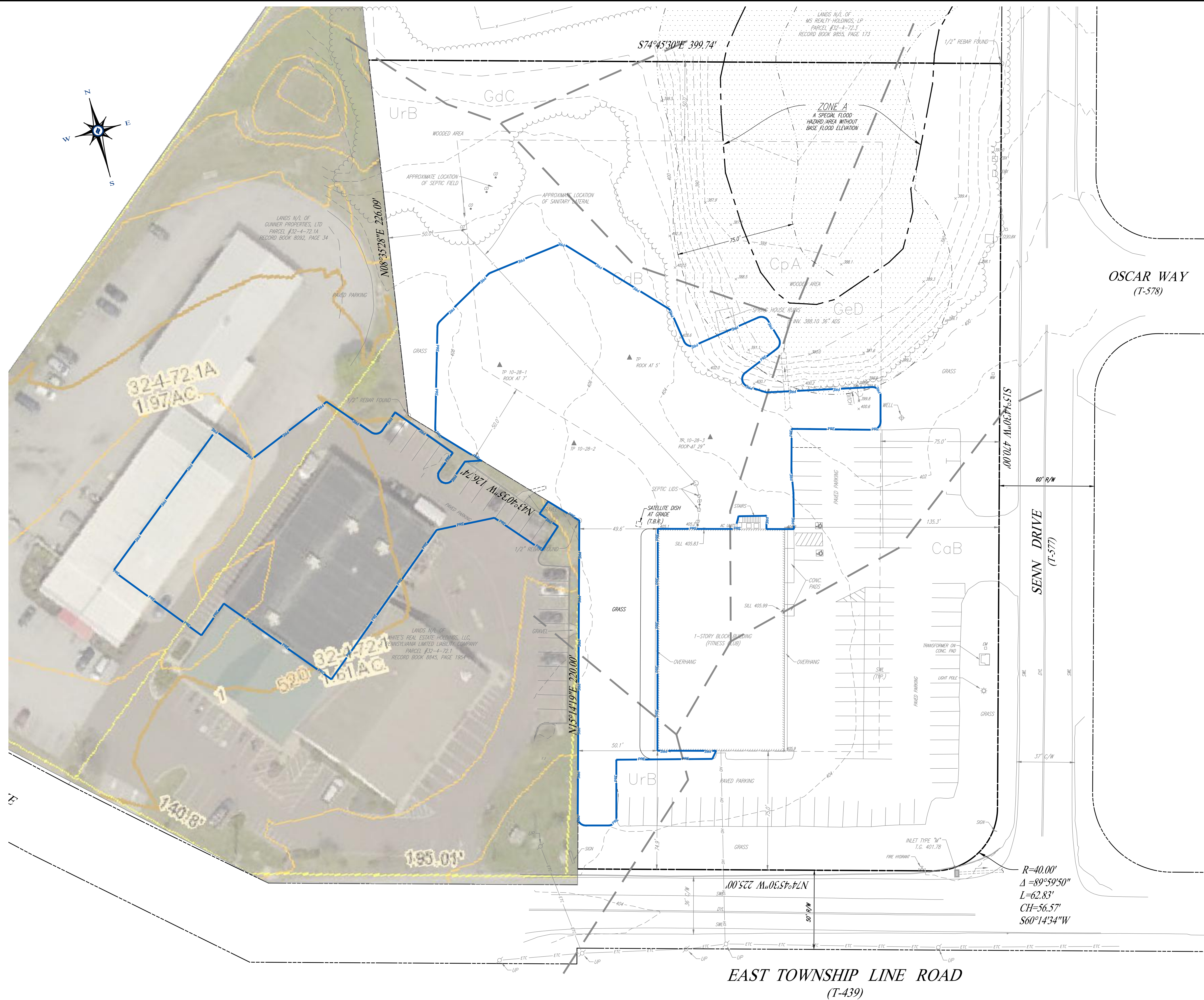
3-5 Lots \$500

Plus \$25 for each Lot over 3

Over 5 Lots \$1000

Plus \$50 for each Lot over 5

Form revised January 2015



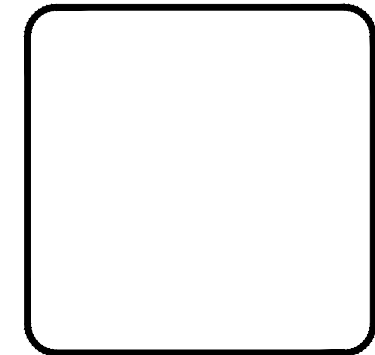
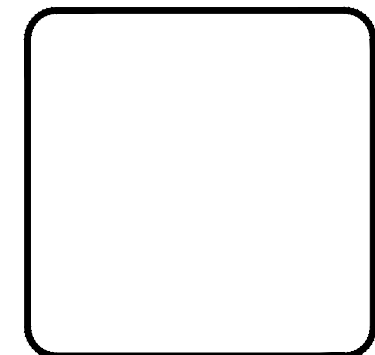
PRE-DEVELOPED DA PLAN
SCALE: 1" = 30'
30 0 15 30 60
GRAPHIC SCALE
1 inch = 30 feet



DLHowell

Civil Engineering
Land Planning
Environmental
www.DLHowell.com

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



REV.	DATE	DESCRIPTION
8		
7		
6		
5		
4		
3		
2		
1		

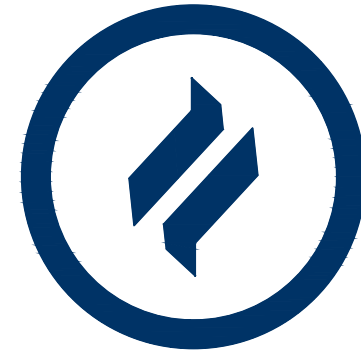
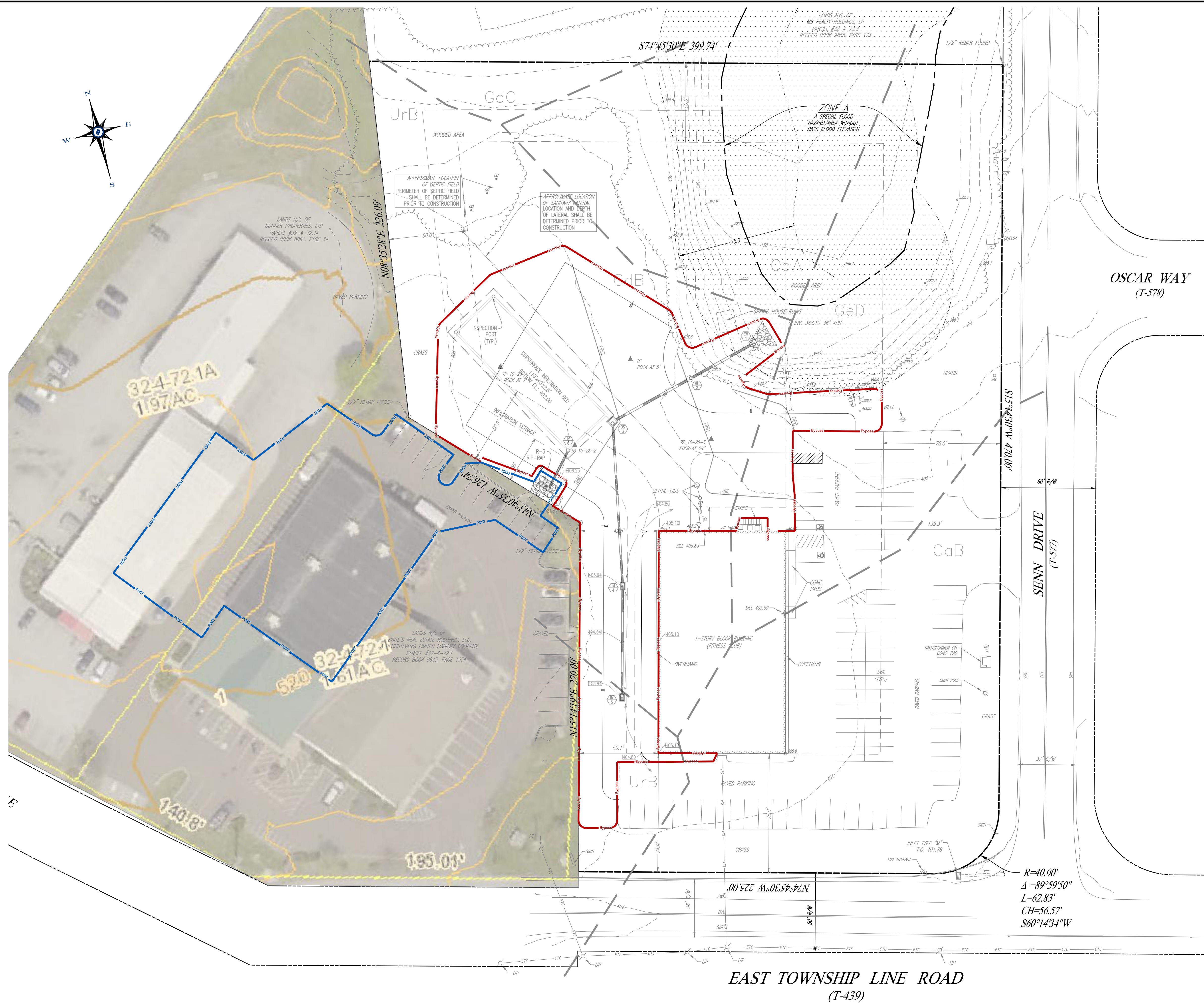
SWM REPORT
PRE-DEVELOPED DA PLAN

CLIENT: J-TECH

PROJECT: 11 SENN DRIVE

LOCATION: UPPER LWCHLAN TOWNSHIP
CHESTER COUNTY, PA

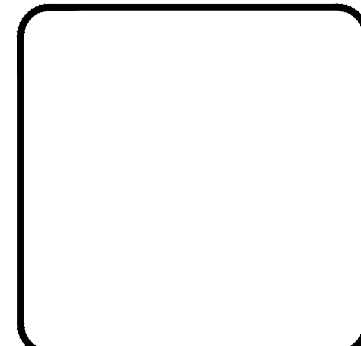
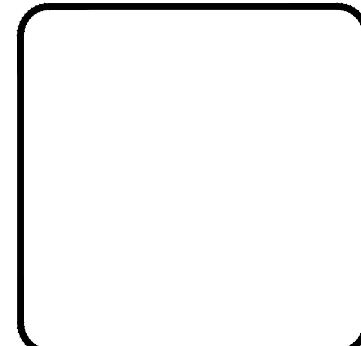
DATE:	01/03/22
SCALE:	1"=30'
DRAWN BY:	CMD
CHECKED BY:	---
PROJECT NO.:	4007
CAD FILE:	& GRADING & UTILITIES PLAN.dwg
PLOTTED:	01/03/22
DRAWING NO.:	APP. J
SHEET	1 of 1



DLHowell

Civil Engineering
Land Planning
Environmental
www.DLHowell.com

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



REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

SWM REPORT	POST-DEVELOPED DA PLAN
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

1. THE INTENT OF THIS PLAN IS TO PRESENT THE GRAVING, EROSION CONTROLS, AND STORMWATER MANAGEMENT REQUIRED FOR A PROPOSED DRIVE AREA BEHIND AN EXISTING BUILDING TO BE UTILIZED AS PARKING FOR WORK VEHICLES.
2. RECORD OWNER/APPLICANT & MAILING ADDRESS:
SAY REalty HOLDINGS, LLC
102 OSCAR WAY
CHESTER SPONGES, PA 19425
3. SITE ADDRESS:
11 SEAN DRIVE
CHESTER SPONGES, PA 19425
4. TAX PARCEL #: 32-4-72.2
5. SOURCE OF TITLE: RECORD MAP 10386, PAGE 1781
(LOT #3, "DAKE INDUSTRIAL PARK", RECORD PLAT BOOK #10656)
6. LOT AREA: 3.803 ACRES
7. BOUNDARY, TOPOGRAPHY AND PHYSICAL IMPROVEMENTS SHOWN ARE FROM FIELD SURVEY BY HOWELL KENNE SURVEYING, LLC PERFORMED ON 11/28 AND 12/07/2020.
8. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC., OF RECORD.
9. CONTOURS PLOTTED FROM FIELD TOPOGRAPHIC SURVEY BY HOWELL KENNE SURVEYING, LLC, LITUAL (ASSUMED), SITE BENCH = FRONT DASH SILL ELEVATION OF 1-STORY RECORD BUILDING, ELEVATION= +65.89', CONTOUR INTERVAL: 1 F.T.
10. UNDERGROUND UTILITIES WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF SURVEY AND INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON.
11. THE S.W. 1/4 OF 1/2 OF 1/4 OF MAP OF SEASHORE (T-577) AND EAST TOWNSHIP ROAD (T-436) WERE TAKEN FROM RECORD PLAT #10554.
12. A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE A, SPECIAL, DATED 05/01/2017. FLOOD HAZARD BASE FLOOD ELEVATION FROM WRITTEN NOTIFICATION OF SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY SUCH DAMAGE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT TO ANY SUCH CONCORDATORY OR PUNITIVE DAMAGES RESULTING FROM IT SHALL BE BORNE BY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATIONS AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
13. THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES AND SPECIFICATIONS, WITHOUT FIRST OBTAINING PRIOR WRITTEN NOTIFICATION OF SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY SUCH DAMAGE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT TO ANY SUCH CONCORDATORY OR PUNITIVE DAMAGES RESULTING FROM IT SHALL BE BORNE BY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATIONS AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
14. UPPER UNCLAYED TOWNSHIP SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, THROUGH A BLANKET EASEMENT TO ENTER THE PROPERTY FOR ACCESS TO THE PROPOSED DRIVE FOR INSPECTION AND/OR MENTIONED PURPOSES.
15. A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE AVAILABLE ON SITE AT ALL TIMES.
16. SITE SHALL CONTINUE TO BE SERVED BY A WATER SUPPLY WELL AND ON-LOT SEPTIC.
17. ALL BUILDING MATERIALS AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S SOLID WASTE MANAGEMENT REGULATIONS (25 PA. CODE 260.1 ET SEQ., 270.1 ET SEQ. AND 280.1 ET SEQ.) SUCH BUILDING MATERIAL SHALL BE BURIED, DUMPED, OR DISCHARGED FROM THE SITE.
18. AN AS-BUILT SURVEY OF ALL STORMWATER BASINS AND EXPLANATION OF ANY DISCREPANCIES WITH THE OPERATION AND MAINTENANCE PLAN SHALL BE PROVIDED TO UPPER UNCLAYED TOWNSHIP.

1. PLAN ENTITLED "EAGLE INDUSTRIAL PARK", PREPARED BY YERKES ASSOCIATES, INC., DATED 1/20/1989, LAST REVISED 6/27/1990, RECORD PLAN BOOK #10656.
2. PLAN ENTITLED "GREAT COUNTRY, LLC", PREPARED BY BODEMAN ASSOCIATES, DATED 8/4/2010, LAST REVISED 11/4/2010, RECORD PLAN BOOK #18978.

 1-800-242-1776

SCALE: NO SCALE

ACT 287 SERIAL NUMBER: 20213547828
D.L. HOWELL & ASSOCIATES, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS, NOR DOES D.L. HOWELL & ASSOCIATES, INC. GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. ARE SHOWN.
CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START OF WORK, BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776.

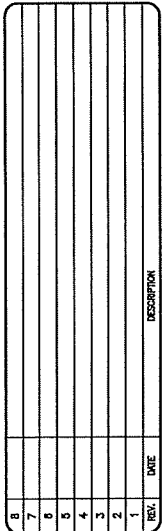
—	EX. PROPERTY LINE	242	EXISTING CONTOUR	□	PROP. LIGHT POLE	—	PROP. ELEC. LINE	—	PROP. STORM INLET	—	W	PROP. WATER LINE
—	PROP. PROPERTY LINE	[231]	PROPOSED CONTOUR	—	EX. FENCE	—	EX. UTILITY POLE	—	PROP. STORM INLET ID	—	WL	PROP. WATER LATERAL
—	EX. RIGHT-OF-WAY	X 123.00	EXISTING STOP ELEV.	W	EX. MAIL BOX	—	PROP. UTILITY POLE	—		FW	PROP. FIRE WATER LINE	
—	PROP. RIGHT-OF-WAY	X 133.00	NEW STOP ELEV.	+	EX. SIGN	△	EX. GUY ANCHOR	—	PROP. SEEPAGE BED	EX. O	EX. WATER VALVE	
□	EX. MOVEMENT	GEB2	SOILS TYPE	—	PROP. SIGN	—	EX. GAS LINE	—		WVAL	PROP. WATER VALVE	
□	PROP. MONUMENT		SOLDS LINE	①	EXIST. PARKING SPACES	—	PROP. GAS LINE	—	—	—	EX. SANITARY SEWER LINE	
—	EX. RESERV.		EX. CONC. CURB	②	PROP. PARKING SPACES	—	EX. GAS VALVE	—	—	—	EX. HYDRANT	
—	PROP. RESERV.		PROP. CONC. CURB	(TBR)	TO BE REV'D	—	PROP. GAS VALVE	—	—	—	PROP. HYDRANT	
—	EX. EASEMENT		EX. EDGE OF PAVING	—	EX. TELE. LINE	—	EX. STORM SEWER LINE	—	—	—	EX. MANHOLE	
—	PROP. EASEMENT		PROP. EDGE OF PAVING	—	PROP. TELE. LINE	—	PROP. STORM SEWER LINE	—	—	—	PROP. MANHOLE	
—	EX. RETAINERS		EX. LIGHT POLE	—	EX. ELEC. LINE	—	EX. STORM INLET	—	—	—	EX. PERC TEST	
									—	—	EX. TEST PIT	

GRAPHIC SCALE

IMPERVIOUS TABULATION (ZONING)	
EXISTING IMPERVIOUS	
PAVED PARKING	32,604 S.F.
BUILDING	11,222 S.F.
OVERHANG/CONC./STAIRS	364 S.F.
TOTAL EXISTING	44,190 S.F.
PROPOSED IMPERVIOUS	
GRAVEL PARKING	20,595 S.F.
TOTAL PROPOSED	20,595 S.F.
TOTAL POST CONST. IMPERVIOUS	64,785 S.F.

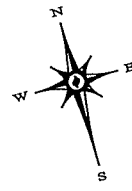
MIN. LOT AREA	3 ACRES	3.003 ACRES	3.903 ACRES
MIN. LOT WIDTH	300'	470'	470'
MIN. FRONT YARD	75'	74.9' (1)	74.9' (1)
MIN. SIDE YARDS	50'	29.7'	29.7'
MIN. REAR YARD	50'	49.5' (1)	49.5' (1)
MAX. BUILDING COVERAGE	40%	6.8% (11,222 S.F.)	6.8% (11,222 S.F.)
MAX. LOT COVERAGE	70%	28.7% (44,190 S.F.)	39.1% (64,785 S.F.)

(1) EXISTING NON-CONFORMITY



J-TECH
11 SENN DRIVE - PARKING EXPANSION
UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PA

DATE	01/03/22
SCALE	1"=30'
DRAWN BY	CMD
CHECKED BY	---
PROJECT NO.	4007
CAD FILE	1 LINO DEVELOPMENT PLANNING
PLOTTED	01/03/22
DRAWING NO.	C01.1
SHEET	01 of 09



SITE AERIAL PLAN
SCALE: 1" = 30'

GRAPHIC SCALE
1 inch = 30 feet

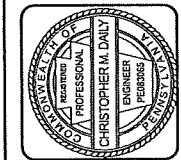
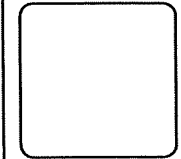
- SOIL TYPE(S)**
- U8 - URBAN LAND, 0 TO 8 PERCENT SLOPES
 - G8C - GLAUSTONE GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES
 - C8A - COKEBURY SILT LOAM, 0 TO 3 PERCENT SLOPES
 - G8B - GLAUSTONE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES
 - G8D - GLAUSTONE-PARKER GRAVELLY LOAMS, 15 TO 25 PERCENT SLOPES
 - C8B - CALFON LOAM, 3 TO 8 PERCENT SLOPES



DLHowell

Civil Engineering
Land Planning
Environmental
www.DLHowell.com

1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-0003



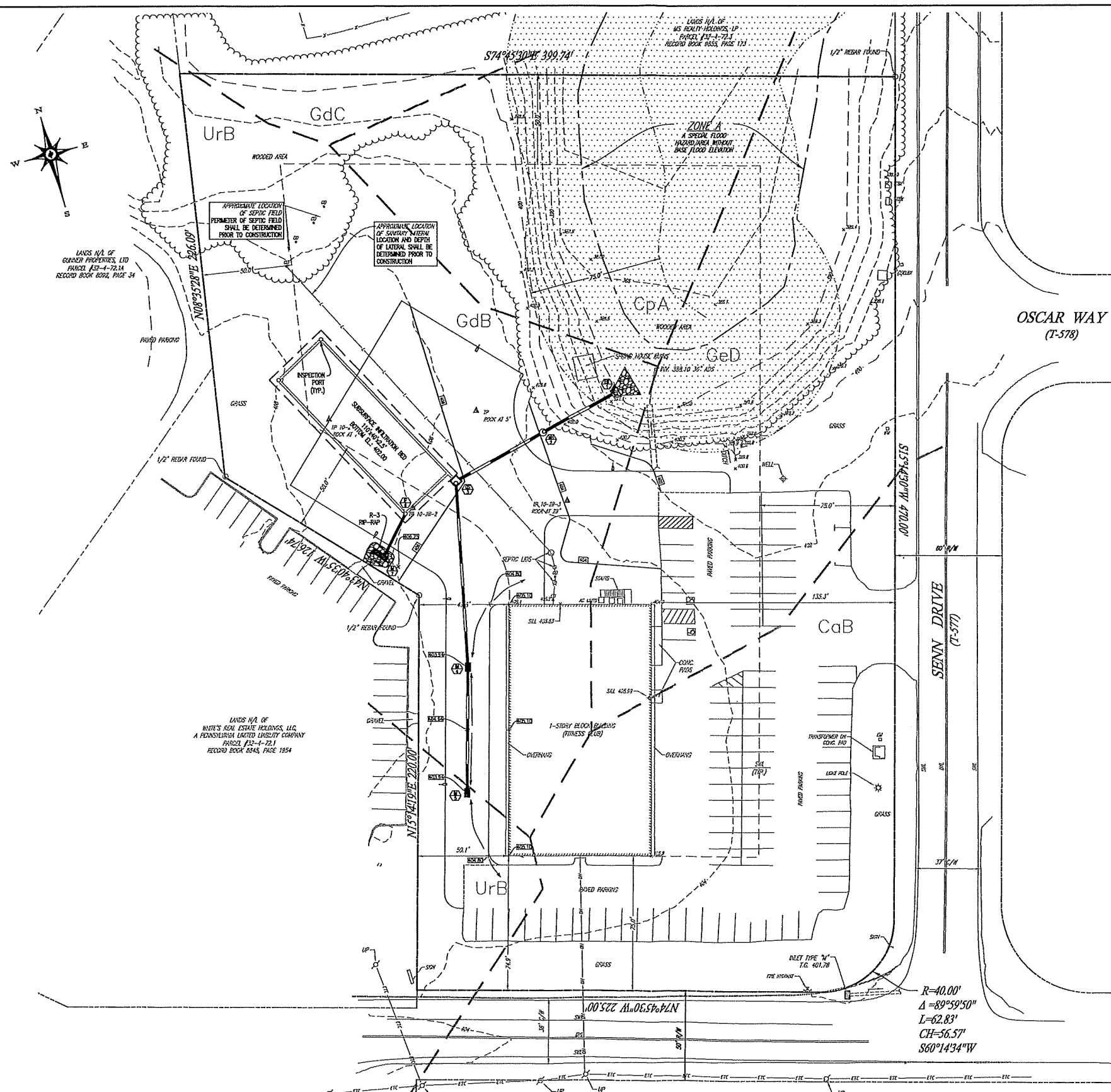
REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

PRELIMINARY/FINAL

SITE AERIAL PLAN

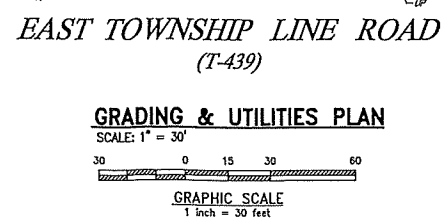
CLIENT: J-TECH
PROJECT: 11 SENN DRIVE - PARKING EXPANSION
LOCATION: UPPER UMWHLAN TOWNSHIP
CHESTER COUNTY, PA

DATE:	01/03/22
SCALE:	1"=30'
DRAWN BY:	CMD
CHECKED BY:	J-TECH
PROJECT NO.:	4007
CAD FILE:	3 SITE AERIAL PLAN.dwg
DATE:	01/03/22
DRAWING NO.:	C03.1
SHEET:	03 of 09



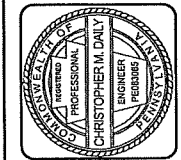
- GRADING & UTILITY GENERAL NOTES:**
- PRIOR TO STARTING CONSTRUCTION, ALL UTILITY SERVICES IN THE AREA SHALL BE LOCATED AND MEASURES TAKEN TO PROTECT THE EXISTING FACILITIES. ANY DAMAGE TO EXISTING FACILITIES SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
 - 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 MEASURE LOCATION AND ELEVATION OF EXISTING UTILITIES AT POINTS OF CONNECTION AND POTENTIAL 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. INTERFERENCE 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 LOW MAX. SLOPE ON ASPHALT AND 2.0% MIN. ON GRASS, TO PREVENT POOR DRAINAGE. 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 CORROBORATION FROM D.L. HOWELL & ASSOC., INC.
 - SUBBASE MATERIAL FOR WALKS AND ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. IF ANY UNSUITABLE SOIL IS ENCOUNTERED DURING EXCAVATION, THE CONTRACTOR SHALL REMOVE 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 DIFFER 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 BARRICADE 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 PORTIONS OF THE WORK UNDER CONTRACT.
 - CONTRACTOR SHALL REVIEW VARIOUS PHASES OF WORK WITH THE OWNER TO DETERMINE WHETHER ANY PHASE WILL CONFLICT WITH THE OWNER'S 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 SETTLEMENTS. THE FILL SHALL BE SPREAD IN A SERIES OF LAYERS, NOT EXCEEDING EIGHT INCHES IN THICKNESS, AND BE COMPACTED BY A SHEEPSFOOT 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 MERION TOWNSHIP STANDARDS AND PENNSYLVANIA 408 SPECIFICATIONS.
 - ALL OTHER UTILITY LINES, INCLUDING, BUT NOT LIMITED TO, ELECTRIC, GAS, STREETLIGHT SUPPLY, 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 BE PUT IN PLACE, CONNECTED, AND APPROVED BEFORE THE STREETS ARE CONSTRUCTED WHERE SUCH UTILITIES LIE UNDER THE PROPOSED DRIVEWAY AND BEFORE ANY PERSON IS PERMITTED TO OCCUPY ANY BUILDING SERVED BY SUCH FACILITIES.

- LEGEND**
- | | | | | | |
|-----------------------|-----------------------|----------------------|------------------------|-------------------------------|-------------------------|
| — EX. PROPERTY LINE | — EX. CONTOUR | — EX. FENCE | — EX. PROP. ELEC. LINE | — EX. SANITARY SEWER LINE | — EX. WATER LINE |
| — PROP. PROPERTY LINE | — PROPOSED CONTOUR | — EX. MAIL BOX | — EX. UTILITY POLE | — EX. SAN. SEWER LATERAL | — PROP. WATER LATERAL |
| — EX. RIGHT-OF-WAY | — EXISTING SPOT ELEV. | — EX. SIGN | — EX. GUY ANCHOR | — EX. SAN. SEWER INLET | — PROP. FIRE WATER LINE |
| — EX. EASEMENT | — NEW SPOT ELEV. | — PROP. SIGN | — EX. GAS LINE | — PROP. SEEPAGE BED | — EX. WATER VALVE |
| — PROP. MONUMENT | — SOLS. TYPE | — EX. PARKING SPACES | — EX. GAS VALVE | — EX. SANITARY SEWER INLET ID | — EX. WATER VALVE |
| — EX. REBAR | — EX. CONC. CURB | — TO BE REMOVED | — EX. GAS VALVE | — EX. WATER LINE | — EX. HYDRANT |
| — PROP. REBAR | — PROP. CONC. CURB | — EX. TELE. LINE | — EX. STORM SEWER LINE | — EX. WATER LINE | — EX. HYDRANT |
| — EX. EASEMENT | — EX. EDGE OF PAVING | — PROP. TELE. LINE | — EX. STORM SEWER LINE | — EX. WATER LINE | — EX. HYDRANT |
| — EX. METLANDS | — EX. LIGHT POLE | — EX. ELEC. LINE | — EX. STORM INLET | — EX. WATER LINE | — EX. HYDRANT |



DLHowell
Civil Engineering
Land Planning
Environmental
www.DLHowell.com

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



REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

PRELIMINARY/FINAL GRADING & UTILITIES PLAN

CLIENT: J-TECH
PROJECT: 11 SENN DRIVE - PARKING EXPANSION
LOCATION: UPPER MERION TOWNSHIP
CHESTER COUNTY, PA

DATE	01/03/22
SCALE	1"=30'
DRAWN BY	CMD
CHECKED BY	
PROJECT NO.	4007
DATE	01/03/22
DRAWING NO.	C04.1
SHEET	04 of 09

BMP GENERAL NOTE

UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION BMP'S MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION BMP'S AFTER EACH RAINFALL EVENT AND ON A REGULAR BASIS. ALL INSPECTIONS WILL BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE. THE COMPLIANCE AGENCY AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION. THE INSPECTION LOG WILL BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE LOCAL AGENCY REQUEST. ALL PREVENTIVE AND RESTORATIVE MAINTENANCE WORK INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, RESTORATION, RESEEDING, AND REVEGETATING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENTATION BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S MUST BE INSTALLED IMMEDIATELY. WHERE BMP'S ARE FOUND TO FAIL TO ALLEVIATE EROSION OR SEDIMENTATION POLLUTION THE PERMITTEE OR CO-PERMITTEE SHALL INCLUDE THE FOLLOWING INFORMATION:

THE LOCATION AND SEVERITY OF THE BMP'S FAILURE AND ANY POLLUTION EVENTS.
ALL STEPS TAKEN TO REDUCE, ELIMINATE AND PREVENT THE REOCCURRENCE OF THE NON-COMPLIANCE.
THE TIME FRAME TO CORRECT THE NON-COMPLIANCE INCLUDING THE DUE DATES WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE.

INFILTRATION TESTING NOTE:

INFILTRATION TESTING PERFORMED BY DL HOWELL AND ASSOCIATES, INC. (DL HOWELL). DL HOWELL MAKES NO GUARANTEE, REPRESENTATION OR WARRANTY OF ANY KIND OTHER THAN THAT THE TESTS WERE CONDUCTED IN ACCORDANCE WITH THE STANDARD TEST METHOD. DL HOWELL CANNOT GUARANTEE THAT THE TESTED INFILTRATION RESULTS WILL NOT CHANGE (BETTER OR WORSE) DURING DIFFERENT SEASONS, WEATHER CONDITIONS AND SOIL MOISTURE CONDITIONS. INFILTRATION IS HEAVILY AFFECTED BY SOIL AND LAND MANAGEMENT PRACTICES, COMPACTION, TEMPERATURE AND PROTECTIVE VEGETATIVE COVER. A MEASURED SOIL INFILTRATION TEST DOES NOT NECESSARILY INDICATE THAT INFILTRATION WILL BE HIGH OR LOW OUTSIDE THE TEST AREA. INFILTRATION RATE IS HEAVILY DYNAMIC AND THEREFORE RECOMMENDED SAFETY FACTORS HAVE BEEN TAKEN INTO ACCOUNT PER PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION ORDINANCES LOCATED IN THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION BEST MANAGEMENT PRACTICES MANUAL. DL HOWELL DOES NOT GUARANTEE, REPRESENT OR WARRANT THE BEST MANAGEMENT PRACTICES INCLUDED IN THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION BEST MANAGEMENT PRACTICES MANUAL.

GENERAL PCSM NOTES:

1. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERMANENT VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS. IMMEDIATELY AFTER EARTH RESTORATION ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES DURING NON-CONSTRUCTION PERIODS WHICH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
2. IF THE CONTRACTOR ENCOUNTERS HIGH WATER TABLE, SHALLOW BEDROCK, SNOWHOLES OR SOIL INSTABILITY DURING SITE CONSTRUCTION, THE DESIGN ENGINEER OR THE ON-SITE GEOTECHNICAL ENGINEER MUST BE CONTACTED IMMEDIATELY FOR CORRECTIVE MEASURES.
3. IF GROUNDWATER OR BEDROCK IS ENCOUNTERED DURING THE INSTALLATION OF THE INFILTRATION BMP'S STOP WORK AND CONTACT THE TOWNSHIP AND DESIGN ENGINEER FOR AN ALTERNATE STORMWATER BMP LOCATION OR NEW DESIGN.
4. THE EROSION AND SEDIMENTATION CONTROL PLAN HAS BEEN DESIGNED IN AN EFFORT TO MINIMIZE THE EXTENT AND DURATION OF EARTH RESTORATION, WHILE PROTECTING THE EXISTING DRAINAGE FEATURES AND VEGETATION. THE EAS PLAN AND CONSTRUCTION SEQUENCE HAS BEEN DEVELOPED AS TO MINIMIZE SOIL COMPACTION, LAND CLEARING, AND IMPERVIOUS AREAS.
5. THE DESIGN WILL PRESERVE THE INTEGRITY OF STREAM CHANNELS AND MAINTAIN AND PROTECT THE PHYSICAL, BIOLOGICAL AND CHEMICAL QUALITIES OF THE DOWNSTREAM WATERBODIES.
6. THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIAL AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, LOAF, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.
7. IF ANY UNFAVORABLE CONDITIONS ARE ENCOUNTERED DURING THE INSTALLATION OF THE BMP'S (I.E. GROUNDWATER AND/OR BEDROCK, ETC.), THE OWNER/DESIGNER SHOULD BE NOTIFIED AND THE PROPOSED SYSTEM SHOULD BE RELOCATED TO A MORE SUITABLE LOCATION ON THE PROPERTY.
8. NO PERSON SHALL MOODY, REMOVE, FILL, LANDSCAPE, ALTER, OR IMPAIR THE EFFECTIVENESS OF ANY STORMWATER BMP'S, CONVEYANCES, FACILITIES, AREAS OR STRUCTURES UNLESS THE ACTIVITY IS PART OF AN APPROVED MAINTENANCE PROGRAM, WITHOUT THE WRITTEN APPROVAL OF THE MUNICIPALITY.
9. NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING, ADDITIONAL VEGETATION, YARD WASTE, BRUSH CUTTINGS, OR OTHER WASTE OR DEBRIS INTO A BMP OR CONVEYANCE OR WITHIN A STORMWATER BASIN, THAT WOULD LIMIT OR ALTER THE FUNCTIONING OF THE STORMWATER BMP OR CONVEYANCE, WITHOUT THE WRITTEN APPROVAL OF THE MUNICIPALITY.

STORMWATER INFILTRATION NOTES:

1. COMPACTION IS TO BE MINIMIZED IN THE AREAS DESIGNATED FOR INFILTRATION.
2. INFILTRATION BED FILTER FABRIC AND STONE SHOULD BE KEPT CLEAN OF SOIL/SEDIMENT DURING THE INSTALLATION PROCESS. IF INSPECTION REVEALS THAT SOIL/SEDIMENT HAS ENTERED THE INFILTRATION BED, APPROPRIATE MEASURES (I.E. CLEANING THE SOIL/SEDIMENT FROM THE FABRIC, STONE, ETC. AND OR REPLACEMENT OF THE FABRIC AND STONE) SHOULD BE ADDRESSED.
3. ALL STONE FOR THE CONSTRUCTION OF THE INFILTRATION BED SHOULD BE UNIFORM GRADED AND CLEAN WASHED AGGREGATE.
4. THE BOTTOM OF THE INFILTRATION BED SHALL BE UNDISTURBED OR UNCOMPACTED SUBGRADE.
5. THE BOTTOM OF THE INFILTRATION BED SHALL BE SCARRED PRIOR TO PLACEMENT OF THE AGGREGATE.

SOIL TYPE(S)

- UrB - URBAN LAND, 0 TO 8 PERCENT SLOPES
GdC - GLAUDESTONE GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES
CpA - COCKSBOURNE SILT LOAM, 0 TO 3 PERCENT SLOPES
GdB - GLAUDESTONE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES
GdD - GLAUDESTONE-PARKER GRAVELLY LOAMS, 15 TO 25 PERCENT SLOPES
CaB - CALIFORNIA LOAM, 3 TO 8 PERCENT SLOPES

LEGEND

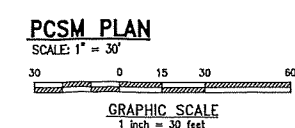
- | | | | |
|---------------------|--------------------|--------------------|--------------------|
| — EX. PROPERTY LINE | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY |
| — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY |
| — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY |
| — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY |
| — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY |
| — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY |
| — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY |
| — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY |
| — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY |
| — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY |

- | | | | |
|--------------------|--------------------|--------------------|--------------------|
| — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY |
| — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY |
| — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY |
| — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY |
| — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY |
| — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY |
| — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY |
| — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY |
| — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY |
| — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY |

- | | | | |
|--------------------|--------------------|--------------------|--------------------|
| — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY |
| — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY |
| — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY |
| — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY |
| — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY |
| — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY |
| — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY |
| — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY |
| — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY |
| — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY |

- | | | | |
|--------------------|--------------------|--------------------|--------------------|
| — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY |
| — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY |
| — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY |
| — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY |
| — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY |
| — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY |
| — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY |
| — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY |
| — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY |
| — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY | — EX. RIGHT-OF-WAY |

EAST TOWNSHIP LINE ROAD
(T-439)



RECEIVING SURFACE WATERS - 102.8(1)(5)

THE PENNSYLVANIA TITLE 25, CHAPTER 93 CLASSIFICATION FOR THE RECEIVING WATERS OF THE COMMONWEALTH

STORMWATER NOTE:

REFERENCE THE STORMWATER MANAGEMENT REPORT PREPARED FOR 11 SENN DRIVE, AS PREPARED BY DL HOWELL, DATED JANUARY 3, 2022, FOR STORMWATER MANAGEMENT CALCULATIONS ASSOCIATED WITH THIS PROJECT. PLEASE NOTE THAT THE STORMWATER MANAGEMENT FACILITY HAS BEEN DESIGNED FOR THE TOTAL IMPERVIOUS COVERAGE PROPOSED ON THIS PLAN. ANY FUTURE IMPERVIOUS WILL REQUIRE ADDITIONAL STORMWATER MANAGEMENT AT THAT TIME, IF REQUIRED.

RECEIVING SURFACE WATERS - 102.8(1)(5)

THE PENNSYLVANIA TITLE 25, CHAPTER 93 CLASSIFICATION FOR THE RECEIVING WATERS OF THE COMMONWEALTH

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.

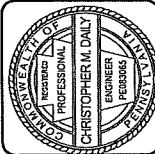
UNIMPAVED SURFACE (AS) TO IMPROVED DRAINAGE IN THE PROPOSED DRAINAGE AREA: A HIGH QUALITY-BEAT STORMWATER (60-70%) AND WOODY/FOREST (40%) WOOD COURSE.



DLHowell

Civil Engineering
Land Planning
Environmental
www.DLHowell.com

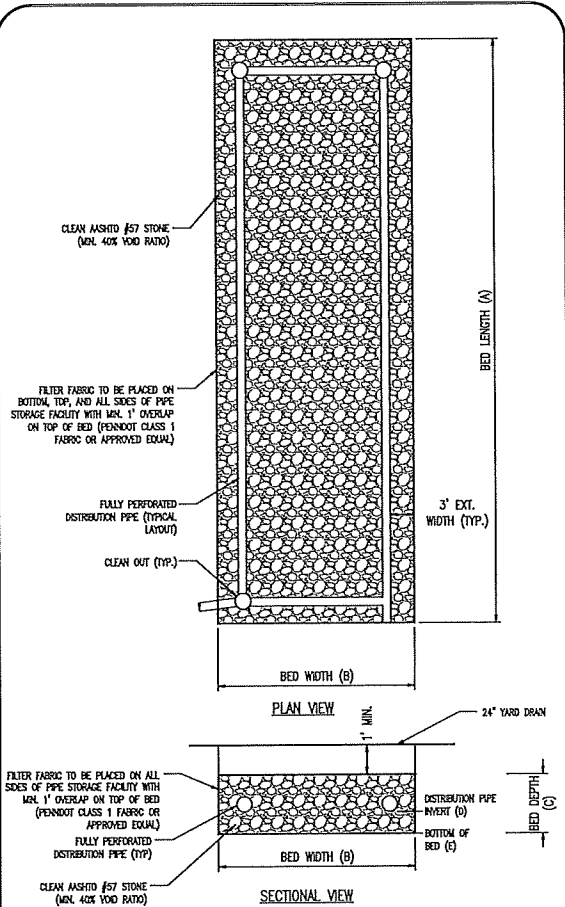
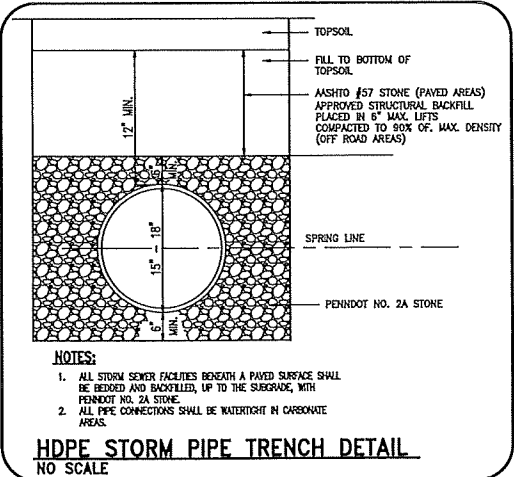
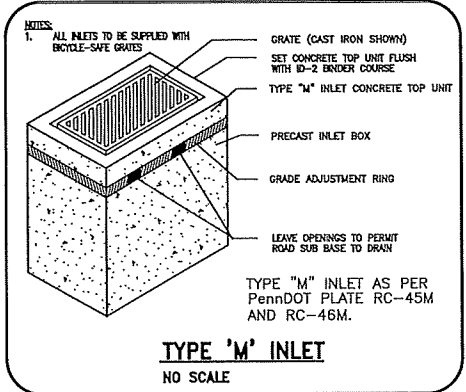
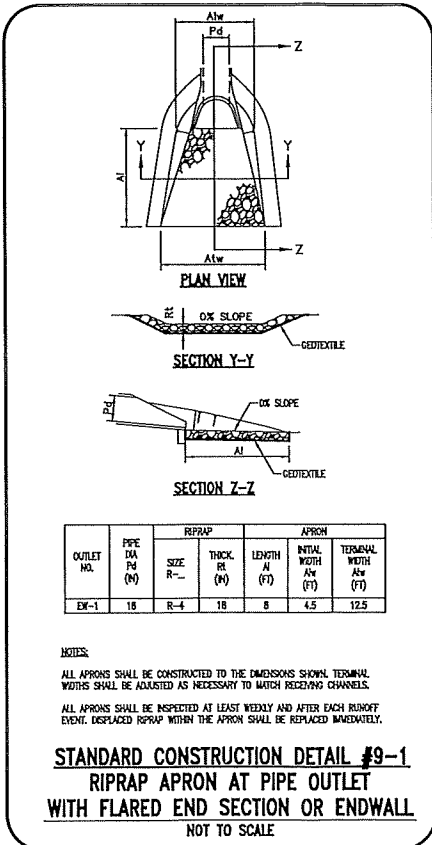
1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003



NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		

PRELIMINARY/FINAL	PCSM DETAILS
CLIENT: J-TECH	PROJECT: 11 SENN DRIVE - PARKING EXPANSION
	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. DRIVING A UTILITY PLAN.dwg
PLOTTED	01/03/22
DRAWING NO.	C04.3
SHEET	06 of 09

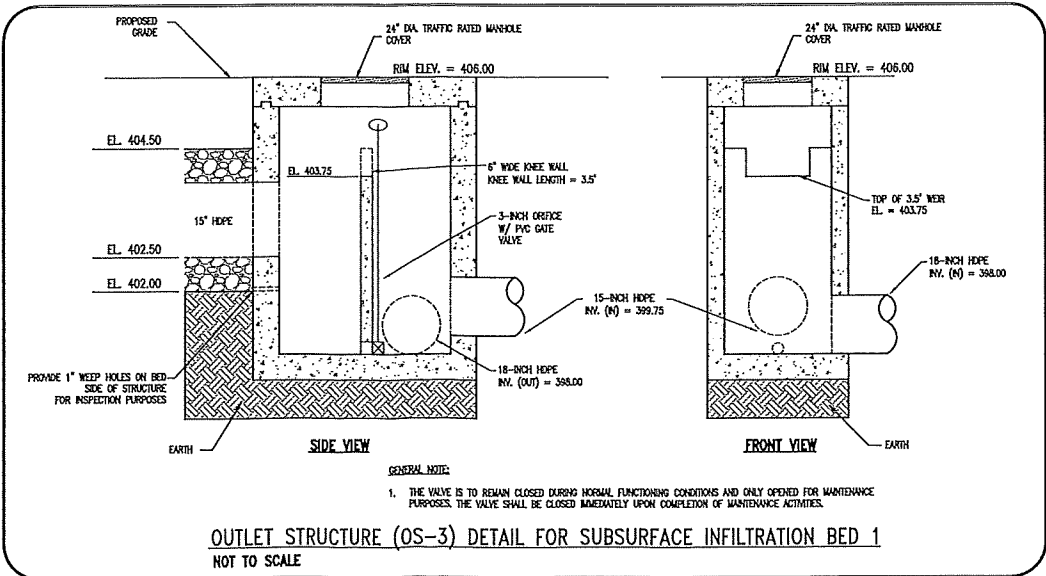


	A	B	C	D	E
BED	DIST. PIPE DIAMETER	BED LENGTH	BED WIDTH	BED DEPTH	PIPE INVERT
BED 1	18"	110'	40'	2.5'	402.50

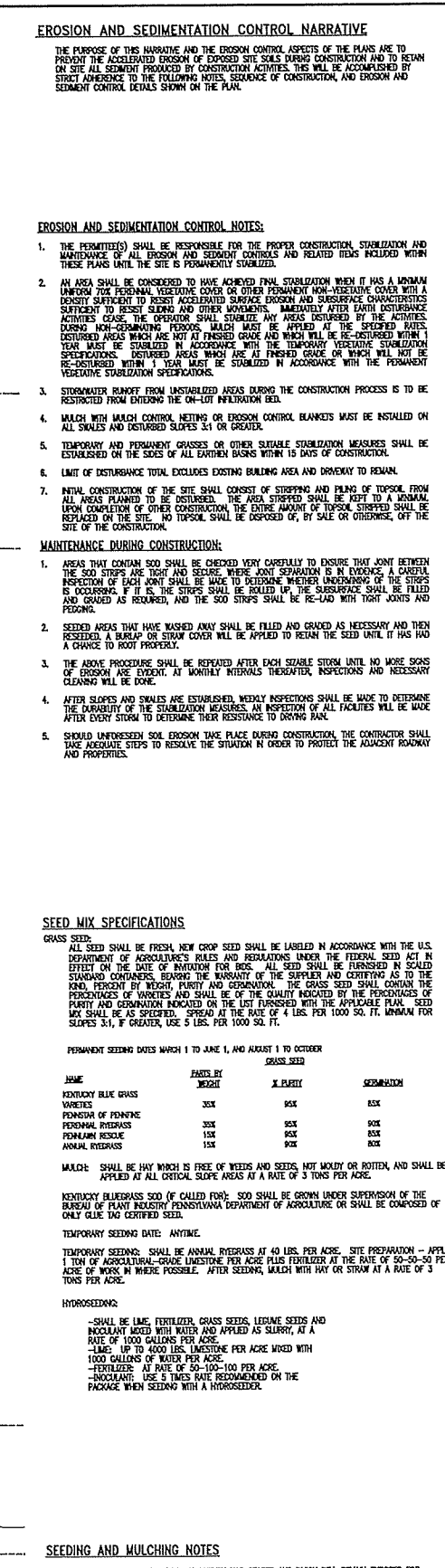
NOTE: ALL DIMENSIONS ARE IN FEET.

- NOTES:
- PIPE BEDDING MATERIAL SHALL BE PER MANUFACTURER'S SPECIFICATION.
 - HAUNCH MATERIAL SHALL BE PER MANUFACTURER'S SPECIFICATION.
 - ADHERE TO ALL INFILTRATION BED CONSTRUCTION SPECIFICATIONS ON THE STORMWATER FACILITY OPERATIONS AND MAINTENANCE PLAN.
 - GEOTEXTILE FABRIC SHALL CONFORM TO PENNDOT 408 SPECIFICATIONS - SECTION 212 GEOTEXTILES OR LATEST ADDENDA.
 - ALL STONE TO BE USED FOR INFILTRATION DEVICES SHALL BE CLEAN WASHED ASHSTD #57 PER THE PA BMP MANUAL AND SHALL BE INSPECTED BY THE DESIGN ENGINEER PRIOR TO BED INSTALLATION.
 - LEAF GUARDS SHALL BE INSTALLED ON ALL ROOF LEADERS WHICH DRAIN DIRECTLY TO AN UNDERGROUND ROOF BED.

TYPICAL UNDERGROUND STONE BED DETAIL
NO SCALE



1. STATE LIMITS OF DISTURBANCE. LIMITS OF CONSTRUCTION MUST BE STAKED PRIOR TO THE START OF ANY EARTH DISTURBANCE.
2. INSTALL ROCK CONSTRUCTION ENTRANCE IN LOCATION SHOWN ON PLAN.
3. DETERMINE LOCATION OF THE EXISTING SEPTIC FIELD AND DETERMINE THE LOCATION AND DEPTH OF THE SANITARY LATERAL.
4. INSTALL DRAINAGE CONSTRUCTION FENCING AROUND THE EXISTING SEPTIC FIELD AND THE PROPOSED INFLUENTIATION BED.
5. INSTALL COMPOST FILTER SOCK DOWNSLOPE OF ALL DISTURBED AREAS ON THE LOT.
6. REMOVE TOPSOIL FOR SUBSURFACE INFLUENTIATION BED AND PARKING LOT. TOPSOIL WILL BE PLACED AT THE TEMPORARY STOCKPILE LOCATION AS SHOWN. UPON COMPLETION OF THE TORSION REDUCTION, THE TEMPORARY STOCKPILE LOCATION AS SHOWN. UPON COMPLETION OF THE TORSION REDUCTION, THE STOCKPILE WILL BE SEIZED AND WASHED WITH TEMPORARY SEED MIX. STOCKPILE HEIGHTS MUST NOT EXCEED 30 FEET, AND SLOPES MUST BE 3:1 OR FLATTER.
7. CONSTRUCT INFLUENTIATION BED AND CONVEYANCE SYSTEM. ALL INLETS CONVEYING STORMWATER TO THE SUBSURFACE INFLUENTIATION BED MUST HAVE INLET PROTECTION INCLUDING ALL PIPING DIRECTED TO THE FACILITIES MUST REMAIN SEALED UNTIL THE DRAINAGE AREAS CONTRIBUTORY TO THEM ARE FULLY STABILIZED TO ENSURE SEDIMENT DOES NOT ENTER THE SYSTEMS.
8. CONSTRUCT PARKING LOT.
9. RESEED PARKING LOT AND FINE GRADE.
10. SEED AND MULCH ALL DISTURBED AREAS WITH PERMANENT SEED MIX.
11. AFTER DRAINAGE AREAS TO STORMWATER BMP'S ARE 70% STABILIZED AND UPON FINAL APPROVAL BY THE LOCAL HEALTH DEPARTMENT, REMOVE SEALS FROM THE REMAINING BMP'S AND INSTALL TURF GRASS SHOOTS IN PROPOSED INLETS.



—	LIMIT OF DISTURBANCE
— CFS18 — CFS18	18" COMPOST FILTER SOCK
— CFS12 — CFS12	12" COMPOST FILTER SOCK
— OCF —	ORANGE CONSTRUCTION FENCE
(TS)	TOPSOIL STOCKPILE
(RCE)	STABILIZED ROCK CONSTRUCTION ENTRANCE
(IP)	INLET PROTECTION

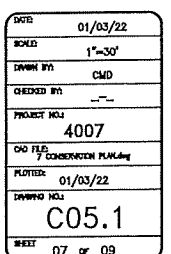
EX. PROPERTY LINE	242	EXISTING CONTOUR	EX. PROP. LIGHT POLE	—E	PROP. ELEC. LINE	W	PROP. WATER LINE
PROP. PROPERTY LINE	—	PROP. CONTOUR	EX. FENCE	—O	EX. UTILITY POLE	WL	PROP. WATER LINE
EX. RIGHT-OF-WAY	X 123.00	EXISTING SPOOT ELEV.	MA	MA	PROP. UTILITY POLE	FW	PROP. FIRE WATER LINE
PROP. RIGHT-OF-WAY	X 531.00	NEW SPOOT ELEV.	—T	EX. SIGN	4	EX. WATER VALVE	WV
EX. MOVEMENT	GE82	SOILS TYPE	—P	PROP. SIGN	—G	EX. GAS LINE	WV
PROP. MONUMENT	—	SOILS LINE	②	EXIST. PARKING SPACES	—G	PROP. GAS LINE	WV
EX. REBAR	—	EX. CONC. CURB	②	PROP. PARKING SPACES	EX. EX. GAS VALVE	—S	EX. HYDRANT
PROP. REBAR	—	EX. CONC. CURB	(TAR)	TO BE MAINT.	—S	PROP. SAN. SEWER LINE	FW
EX. EASEMENT	—	EX. ELEC. OF PAVING	—T	EX. TELE. LINE	==	PROP. SAN. SEWER LATERAL	○
PROP. EASEMENT	—	PROP. ELEC. OF PAVING	—T	PROP. TELE. LINE	—	PROP. SANITARY WH. ID	○
EX. WETLANDS	0-1	EX. LIGHT POLE	—E	EX. ELEC. LINE	EX. STORM AILER	—W	EX. PERC TEST
					EX. STORM AILER	—W	EX. TEST PIT

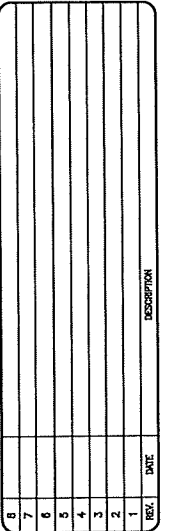
30 0 15 30 60

GRAPHIC SCALE
1 inch = 30 feet

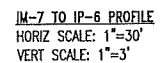
- U#B - URBAN LAND, 0 TO 8 PERCENT SLOPES
- G#C - GLADSTONE GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES
- C#A - COKEBURY SILT LOAM, 0 TO 3 PERCENT SLOPES
- G#B - GLADSTONE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES
- G#D - GLADSTONE-PARKER GRAVELLY LOAMS, 15 TO 25 PERCENT SLOPES
- C#B - CALIFON LOAM, 3 TO 8 PERCENT SLOPES

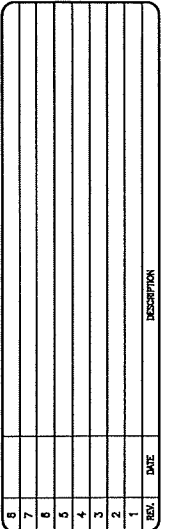
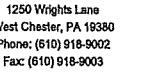
- 1. ANY UNDESIRABLE WEED OR PLANT ACTIVITY HAS CEASED AND WHICH WILL REMAIN DEPOSED FOR MORE THAN 20 DAYS MUST BE SEEDED AND MULCHED IMMEDIATELY. DURING NON-GERMINATING PERIODS, WHICH MUST BE 30 DAYS, SEEDING MUST BE DONE AT A RATE OF 3.0 LBS PER 1000 SQ. FT.
- 2. ANY UNDESIRABLE GRASS WHICH WILL BE REESTABLISHED WITHIN 1 YEAR MAY BE SEEDED AND MULCHED WITH A QUICK GROWING TEMPORARY SEEDING MIXTURE AND MULCH. DISTURBED AREAS MUST BE RESEEDED AT FIRST SIGN OF EROSION. AFTER THE FIRST YEAR, 1 YEAR MUST BE SEEDED AND MULCHED WITH A PERMANENT SEED MIXTURE AND MULCH.
- 3. DIVERSIONS, CHANNELS, SEDIMENTATION BASINS, SEDIMENT TRAPS, AND STOKEMPLES MUST BE SEEDED AND MULCHED IMMEDIATELY.
- 4. HAY OR STRAW MULCH MUST BE APPLIED AT A RATE OF AT LEAST 3.0 TONS PER ACRE.
- 5. GRADED AREAS TO TEMPORARILY SEEDED AND MULCHED IMMEDIATELY FOLLOWING EARTH MOVEMENTS. SEED SHALL BE ANNUAL RYE GRASS APPLIED AT A RATE OF 3 LBS. PER 1000 SQ. FT.
- 6. ESTABLISH PERMANENT SEEDING AS SOON AS POSSIBLE AFTER FLOODING OR PAVING IS COMPLETE. PERMANENT SEEDING SHALL BE 50% PERMANENT RYE FESCUE, 40% PERMANENT PERENNIAL RYEGRASS, 10% PERMANENT BLYSSGRASS APPLIED AT A RATE OF 3.0 LBS. PER 1000 SQ. FT.





DATE	01/03/22
BOULE	AS SHOWN
DRAWING BY:	CMD
CHECKED BY:	---
PROJECT NO.:	4007
CAD FILE:	08 PROJECT.dwg
PLOTTED:	01/03/22
DRAWING NO.:	C06.1
SHEET	08 of 09























PRELIMINARY/FINAL
LIGHTING PLAN

CLIENT: J-TECH
PROJECT: 11 SENN DRIVE - PARKING EXPANSION
LOCATION: UPPER UMCHLAN TOWNSHIP
CHESTER COUNTY, PA

DATE	01/03/22
SCALE	1"=30'
DRAWN BY	CMD
CHECKED BY	--
PROJECT NO.	4007
CAD FILE	10 EXISTING PLUMBING
PLOTTED	01/03/22
DRAWING NO.	C07.1
SHEET	09 of 09





-----	EX. PROPERTY LINE	<u>242</u>	EXISTING CONTOUR	D=	PROP. LIGHT POLE	-----	PROP. ELEC. LINE
-----	PROP. PROPERTY LINE	<u>[242]</u>	PROPOSED CONTOUR	X	EX. FENCE	-----	EX. UTILITY POLE
-----	EX. RIGHT-OF-WAY	X 123.00	EXISTING STOP ELEV.	W/O	EX. MAIL BOX	-----	PROP. UTILITY POLE
-----	PROP. RIGHT-OF-WAY	X <u>123.00</u>	NOW SPOT. ELEV.	✓	EX. SIGN	-----	EX. GUY ANCHOR
□	EX. MOVEMENT	<u>GE62</u>	SOILS TYPE	✓	PROP. SIGN	-----	EX. GAS LINE
■	PROP. MOVEMENT		SOILS LINE	○	EXIST. PARKING SPACES	-----	PROP. GAS LINE
●	EX. REBAR		EX. CONC. CURB	(TBR)	EX. PARKING SPACES	EX X	EX. GAS VALVE
●	PROP. REBAR		EX. CONC. CURB	TO BE REMOVED	EX. STORM SINKER LINE	=====	EX. STORM SINKER LINE
-----	EX. EASEMENT		EX. EDGE OF PAVING	-----	PROP. TELE. LINE	=====	EX. STORM SINKER LINE
-----	PROP. EASEMENT		PROP. EDGE OF PAVING	-----	PROP. TELE. LINE	=====	EX. STORM SINKER LINE
-----	EX. INTERLUDES	○	EX. LIGHT POLE	-----	EX. ELEC. LINE	=====	EX. STORM INLET

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

LIGHTING PLAN
SCALE: 1" = 30'

GRAPHIC SCALE
1 inch = 30 feet

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumen	Luminaire Watts	Total Watts	BUS Rating
	3	34	Single	cardco ICF-S-321-1_A-1N-02-6-HIS	0.860	16183	165.4	211.7	81-06-03
	3	33	Single	cardco ICF-S-321-1_A-1N-02-3-818	0.500	11629	121.6	161.8	81-06-03



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

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 (3rd 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

184 W. Main Street | Suite 300 | Trappe, PA 19426
Phone: 610-489-4949 | Fax: 610-489-8447
www.gilmore-assoc.com

Upper Uwchlan Township Manager

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

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.*

Upper Uwchlan Township Manager

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

File No. 21-06024T

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*

Upper Uwchlan Township Manager

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

File No. 21-06024T

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 complaint alignment will:

File No. 21-06024T
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*

Upper Uwchlan Township Manager

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

File No. 21-06024T

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.

Upper Uwchlan Township Manager

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

File No. 21-06024T

January 7, 2021

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,

Upper Uwchlan Township Manager

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

File No. 21-06024T

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.

Upper Uwchlan Township Manager

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

File No. 21-06024T

January 7, 2021

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-

Upper Uwchlan Township Manager

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

File No. 21-06024T

January 7, 2021

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.

Upper Uwchlan Township Manager

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

File No. 21-06024T

January 7, 2021

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

Upper Uwchlan Township Manager

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

File No. 21-06024T

January 7, 2021

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 tot 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

Upper Uwchlan Township Manager

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

File No. 21-06024T

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).

Tony Scheivert
Upper Uwchlan Township Manager

Page - 15 -

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

File No. 21-06024T

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

Page - 16 -

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

File No. 21-06024T

January 7, 2021

Michael Downs, PE - Toll (Via e-mail only)

Alyson Zarro, Esq., RRH&C (Via e-mail only)

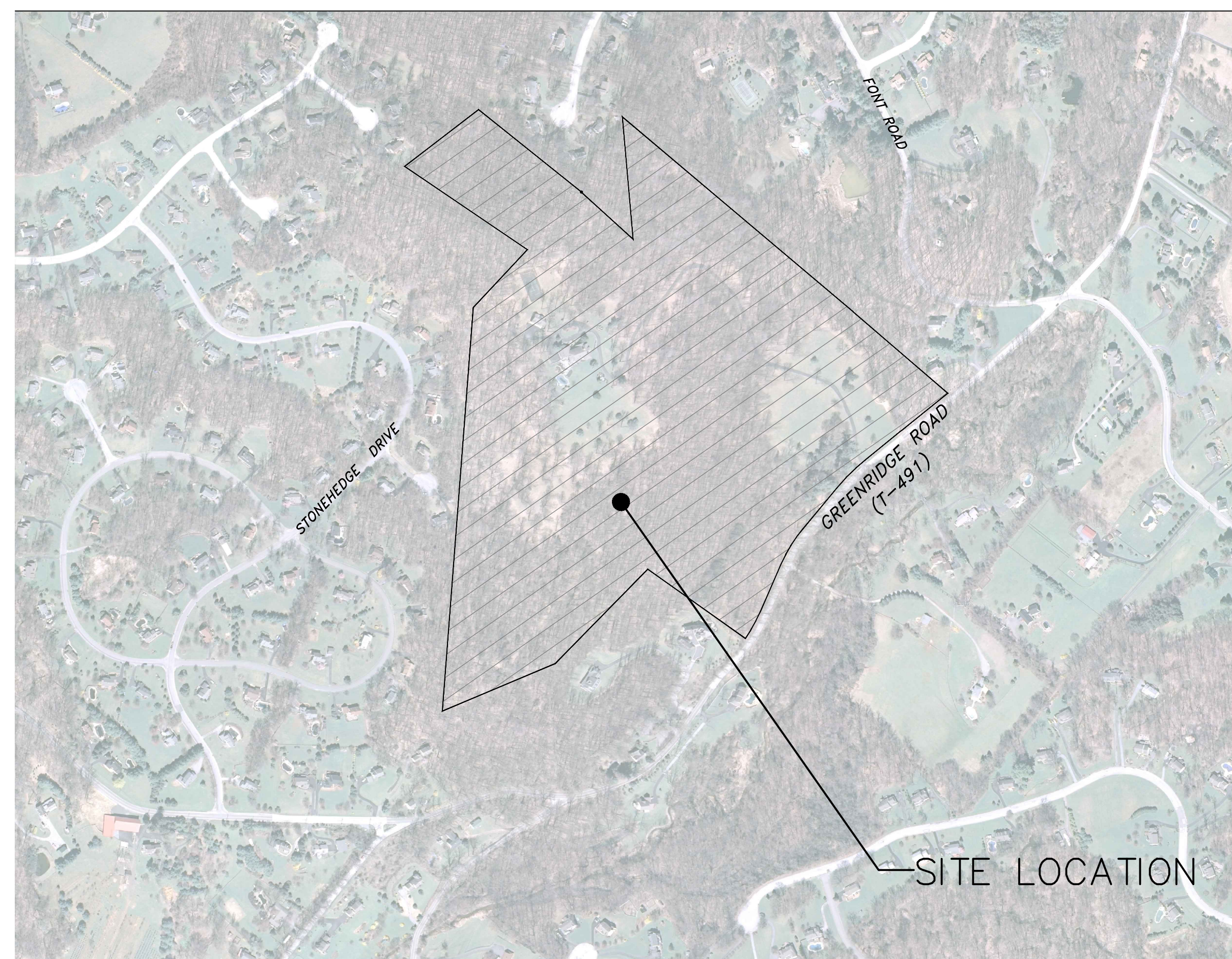
Guy DiMartino, PE – TPD (Via e-mail only)

Justin Barnett, RLA – ESE (Via e-mail only)

David Babbitt, AICP (Via e-mail only)

CONDITIONAL USE SUBDIVISION PLAN FOR GREENRIDGE ROAD

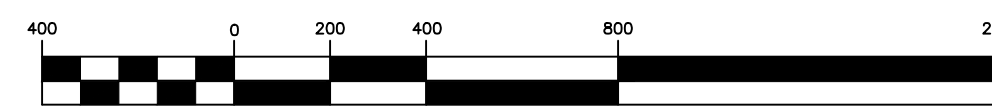
100 GREENRIDGE ROAD
TAX MAP PARCELS 32-001-0017.1, 32-001-0011
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA



LOCATION MAP

SCALE: 1"=400'

GRAPHIC SCALE



(IN FEET)

(IN FEET)
1 inch = 400 ft.

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

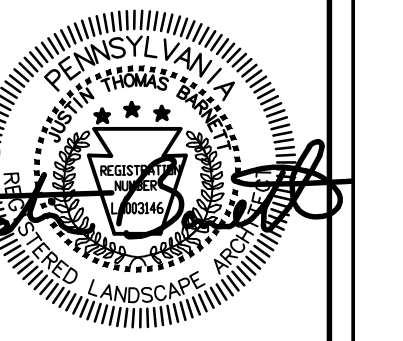
APPLICANT/DEVELOPER

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



ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.

1140 Virginia Drive • Fort Washington, PA 19034
T: 215-914-2050

[illegible]

CONDITIONAL USE
COVER SHEET

GREENKIDGE 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 IMPACT NOTES/RESOLUTIONS:

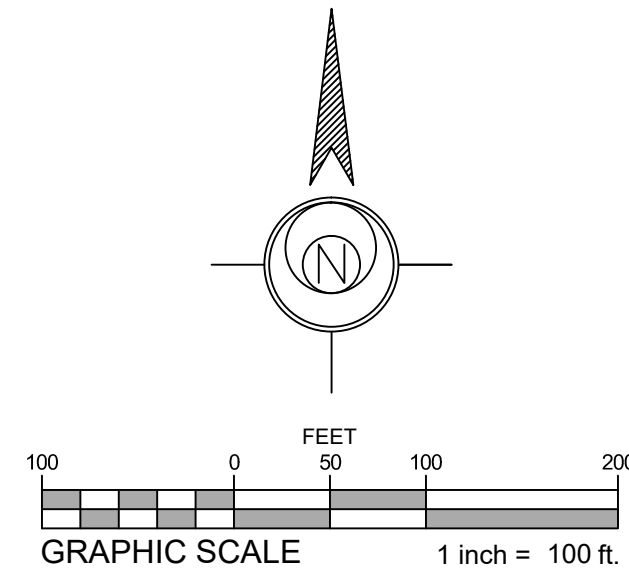
- 1.) THE EXISTING HOME, GARAGE AND SUBSEQUENT STRUCTURES, ALONG WITH THE EXISTING POOL AND PATIO, WILL BE DEMOLISHED. A PORTION OF THE EXISTING DRIVEWAY WILL REMAIN AND BE UTILIZED AS PART OF A COMMUNITY TRAIL NETWORK.
- 2.) THE APPLICANT SEEKS CONDITIONAL USE APPROVAL TO PERMIT 64 SINGLE-FAMILY, DETACHED 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 STONEHEDGE 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 50' LOT SETBACK THAT WILL ALLOW THE MAJORITY OF THE EXISTING VEGETATION LOCATED BETWEEN THE STONEHEDGE 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 DISTURBANCE OF EXISTING WOODLANDS ON SITE, 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 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



ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

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

REV.	DATE	DESCRIPTION
1	10/10/2021	SITE PLAN UPDATES PER TOWNSHIP COMMENTS
2	10/10/2021	SITE PLAN UPDATES PER TOWNSHIP COMMENTS

CONDITIONAL USE
SITE ANALYSIS & IMPACT PLAN

GREENRIDGE ROAD

UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE:	08/10/2021	SCALE:	1"=100'
DESIGN:	JTB	DRAWN:	JTB
JOB NO.:	8145	FILE NAME:	8145-04
REF. NO.:	CU-02.02		
SHEET NO.:	3	OF	13



OPEN SPACE GENERAL NOTES

1. ALL OPEN SPACE IS TO BE OWNED AND MAINTAINED BY THE COMMUNITY HOMEOWNERS ASSOCIATION.
2. ALL OPEN SPACE SHALL BE DEED RESTRICTED AGAINST FURTHER SUBDIVISION.
3. A BLANKET EASEMENT IS PROPOSED OVER THE COMMUNITY OPEN SPACE AREAS TO ALLOW TOWNSHIP ACCESS FOR INSPECTION OF OPEN SPACE TO ENSURE THE COMMUNITY HOMEOWNERS ASSOCIATION IS COMPLYING WITH ITS OBLIGATION FOR MAINTENANCE OF OPEN SPACE LANDS.

OPEN SPACE MAINTENANCE NOTES

LAWN AREAS

1. ROUTING MAINTENANCE OF LAWN AREAS SHALL INCLUDE MOWING THE LAWN AS REQUIRED DURING THE GROWING SEASON.
2. MAINTAIN A HEIGHT BETWEEN 3" AND 6".
3. FALLEN LEAVES SHALL BE REMOVED IN THE FALL.

WOODED AREAS

1. WOODED AREAS SHALL BE MONITORED FOR: NOXIOUS & INVASIVE PLANT SPECIES INFESTATION, INSECT & DISEASE INFESTATION, AND STORM DAMAGE.
2. NOXIOUS & INVASIVE PLANT SPECIES SHALL BE REMOVED.
3. INSECT AND DISEASE INFESTATION SHALL BE TREATED AS NECESSARY.
4. THE AREAS SHALL BE THINNED OF DEAD WOOD.

MEADOW AREAS

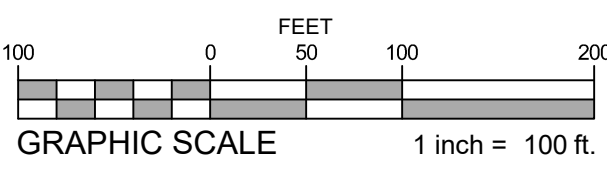
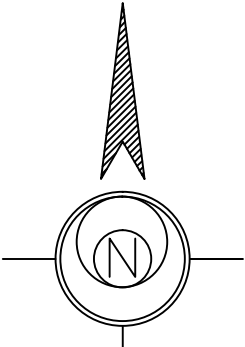
1. MEADOW AREAS SHALL BE CUT LOW (4") ONCE IN THE SPRING AND THEN MAINTAINED AT A HEIGHT OF 8" TO 24" THROUGHOUT THE GROWING SEASON.
2. NOXIOUS & INVASIVE PLANT SPECIES SHALL BE REMOVED.

TREES/SHRUBS/MULCH BEDS

1. INDIVIDUAL TREES, STREET TREES, EVERGREENS, AND SHRUBS SHALL BE MULCHED AS NEEDED WITH NO MORE THAN 3" OF TOTAL MULCH ACCUMULATION.
2. MULCH SHALL NOT COVER THE ROOT CROWN OF PLANTS.
3. IN EARLY SPRING, TURN OVER EXISTING MULCH AND ADD NEW TO MAINTAIN 3" MAXIMUM DEPTH.
4. INSPECT PLANTINGS FOR INSECT AND DISEASE INFESTATION AND TREAT AS NECESSARY.
5. PRUNE PLANTINGS TO NATURAL SHAPE IN EARLY SPRING.
6. NOXIOUS & INVASIVE PLANT SPECIES SHALL BE REMOVED.
7. FALLEN LEAVES SHALL BE REMOVED IN THE FALL.

LEGEND

- PROPOSED LAWN AREA
- MEADOW/CONSERVATION MIX AREA
- PROPOSED WOODED AREA
- PROPOSED BOUNDARY LINE
- PROPOSED DEVELOPMENT LINE
- PROPOSED R.O.W.
- EXISTING TREE LINE
- TOWNSHIP RIPARIAN BUFFER LINE
- PA DEP 150' STREAM BUFFER LINE
- WATERS OF THE U.S.
- WETLANDS



ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

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

REV	DATE	DESCRIPTION
1	10/10/2021	SITE PLAN UPDATES PER TOWNSHIP COMMENTS
2	10/10/2021	SITE PLAN UPDATES PER TOWNSHIP COMMENTS

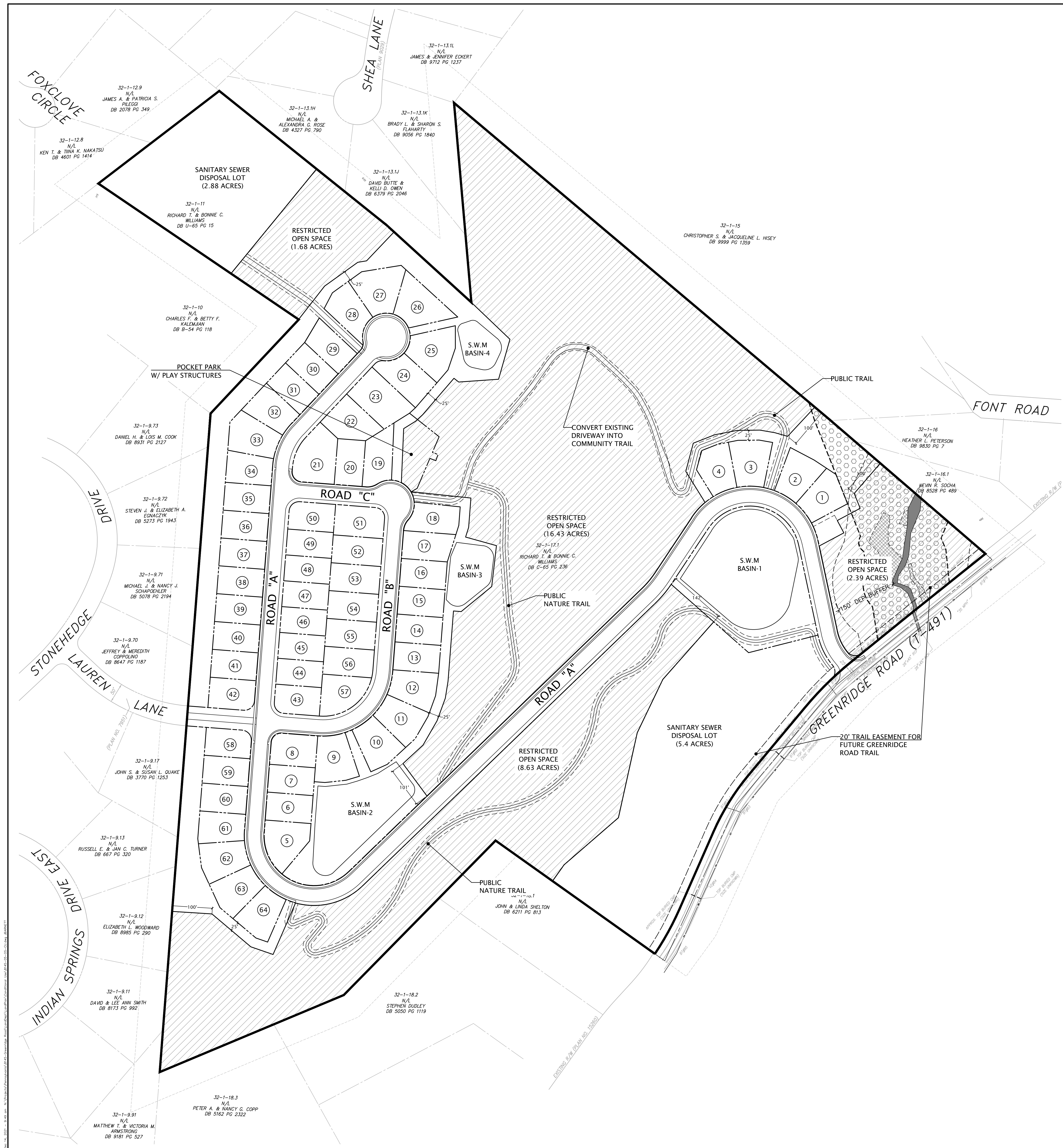
CONDITIONAL USE
OPEN SPACE MANAGEMENT PLAN

GREENRIDGE ROAD

UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 08/10/2021
DESIGN: JTB
JOB NO.: 8145
REF. NO.: CU-05.01
SHEET NO.: 5 OF 13

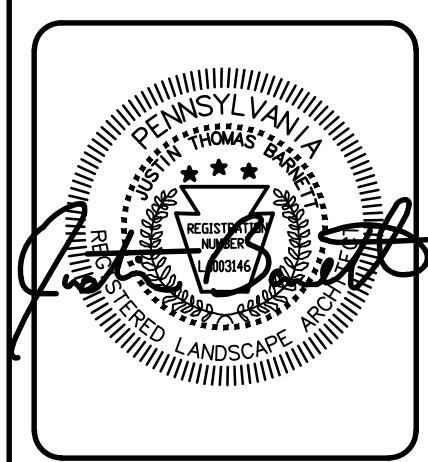
SCALE: 1"=100'
DRAWN: JTB
FILE NAME: 8145-05



RESTRICTED OPEN SPACE NOTES:



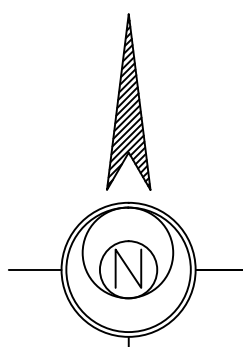
RESTRICTED OPEN SPACE NOTES:

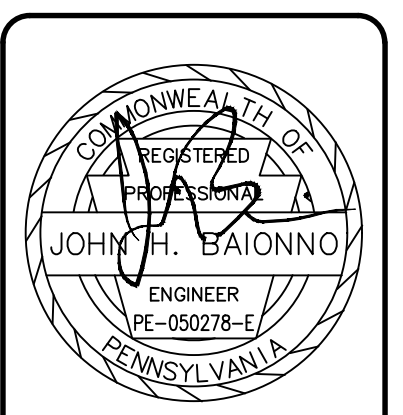
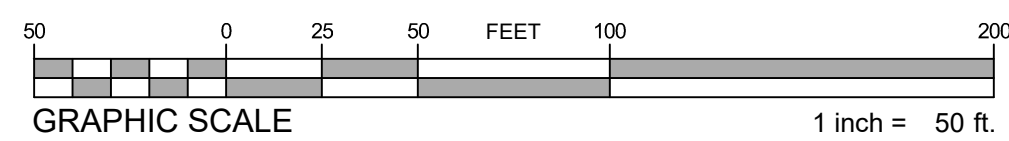
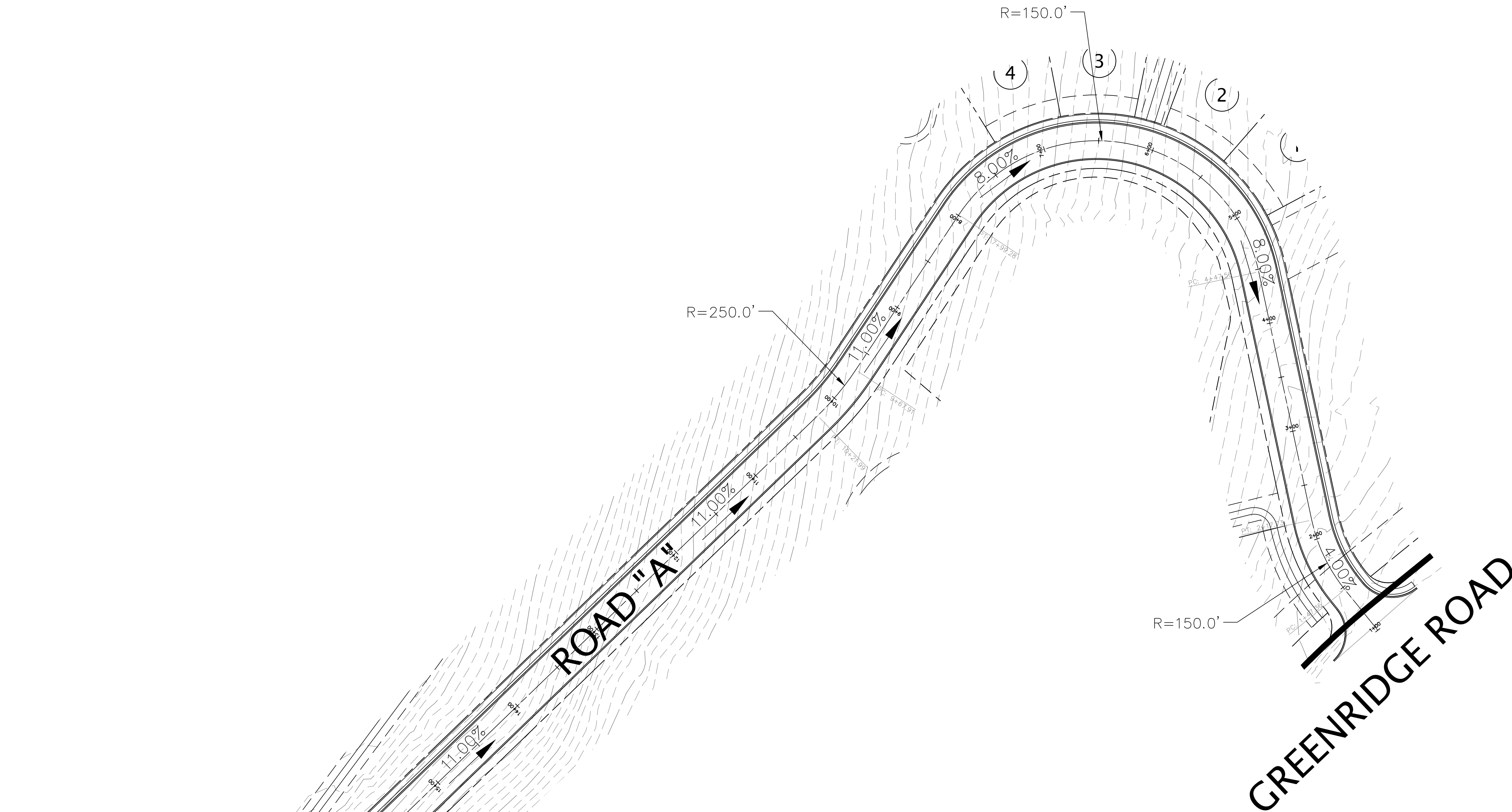
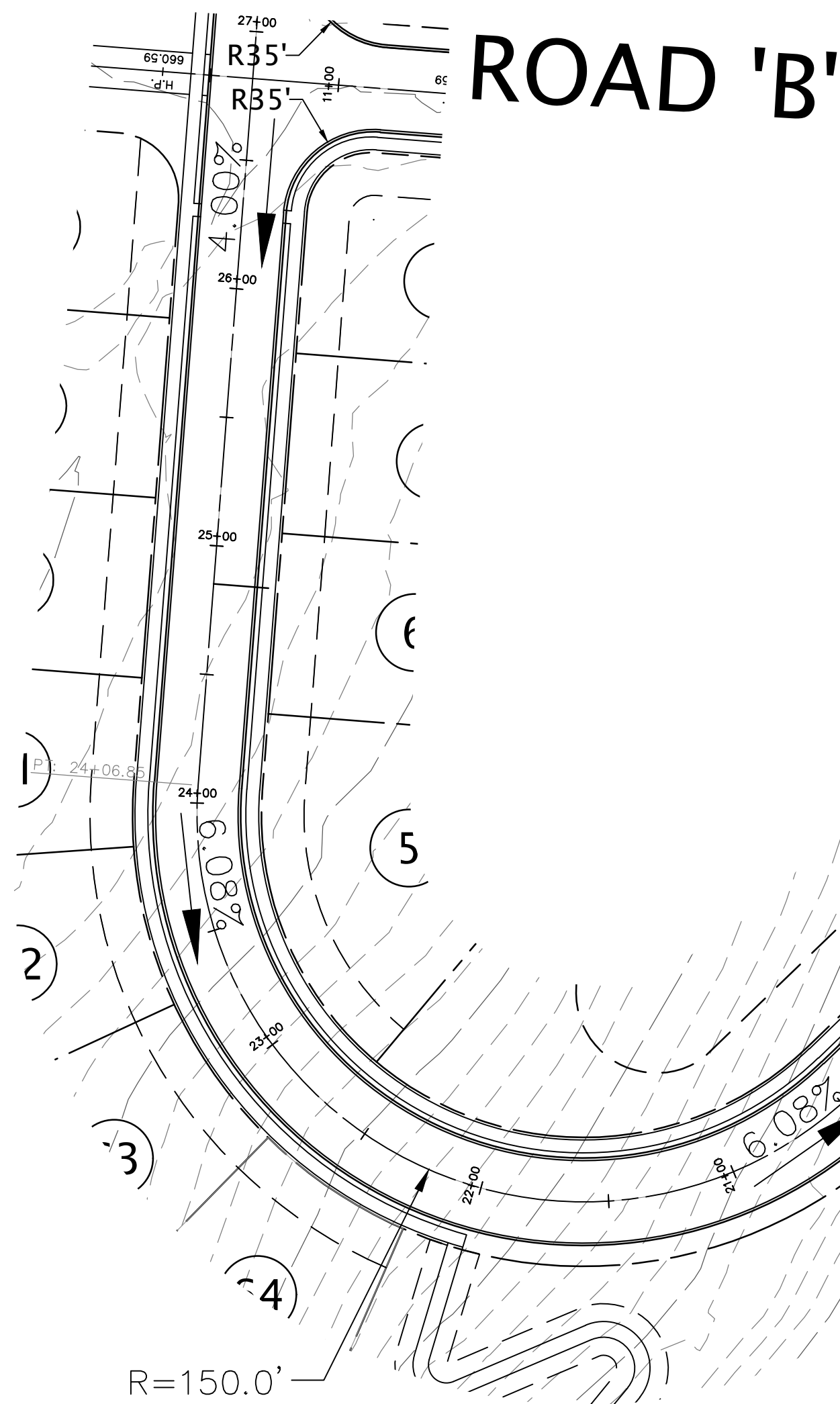
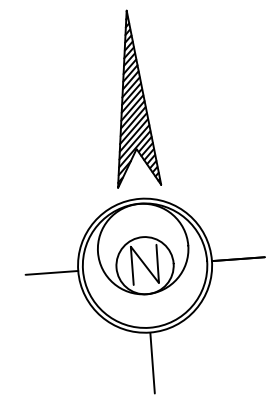
[illegible]

CONDITIONAL USE
USABLE OPEN SPACE PLAN

GREENRIDGE ROAD
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

LEGEND

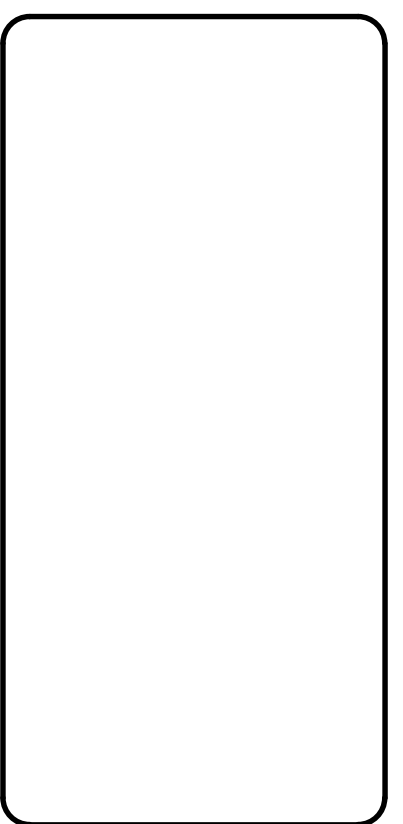




ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

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

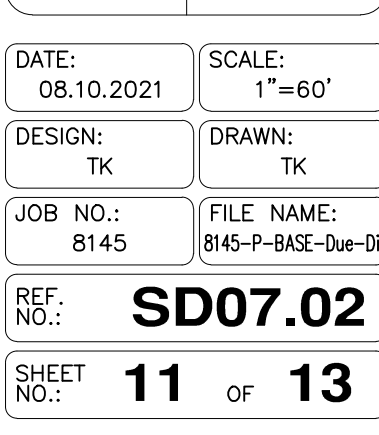
REV.	DATE	DESCRIPTION	BY	CHK.	DRAWN
2	10.15.2021	SITE PLAN UPDATES FOR TOWNSHIP COMMENTS			
1	10.04.2021	SITE PLAN UPDATES FOR TOWNSHIP COMMENTS			

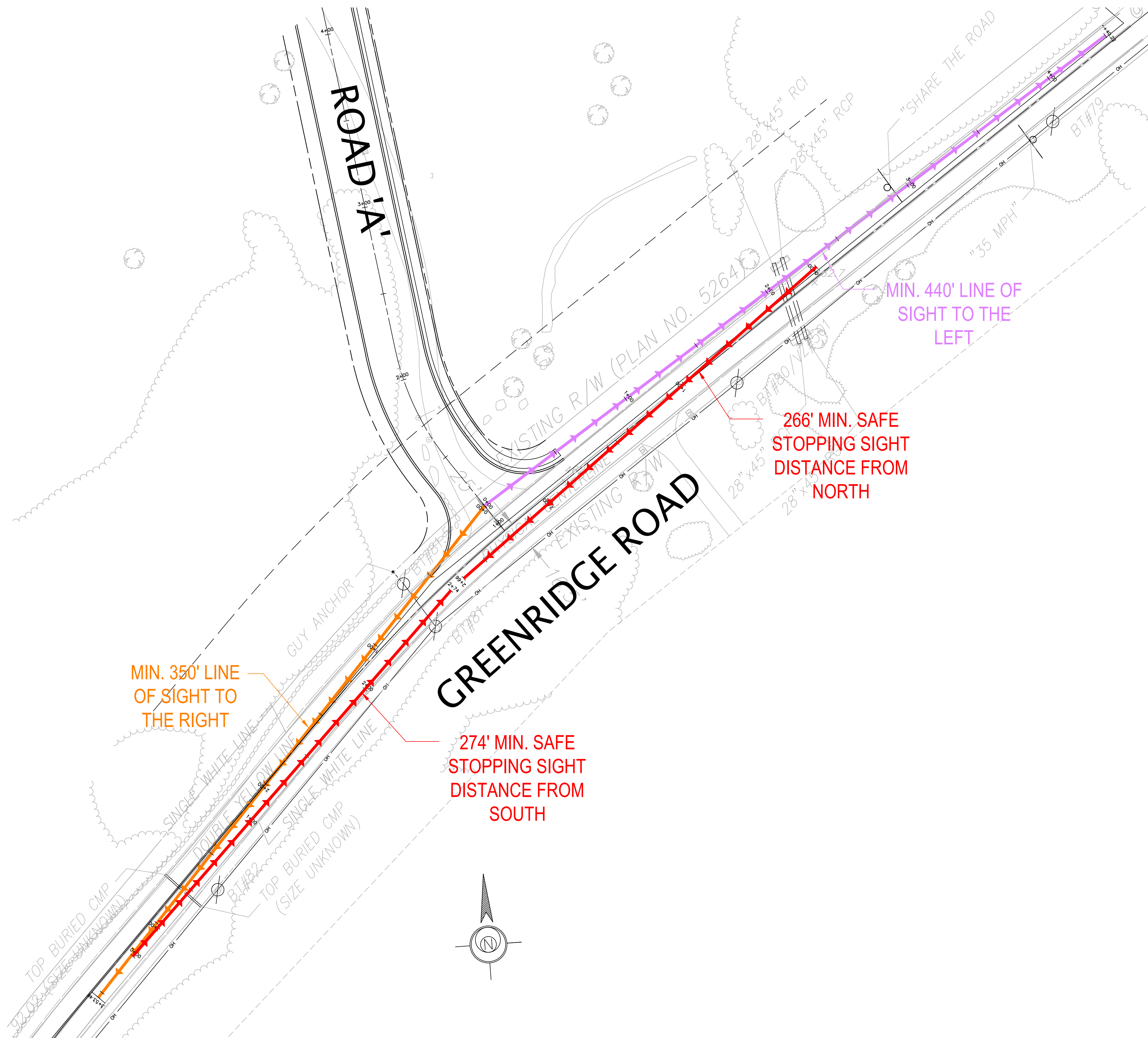
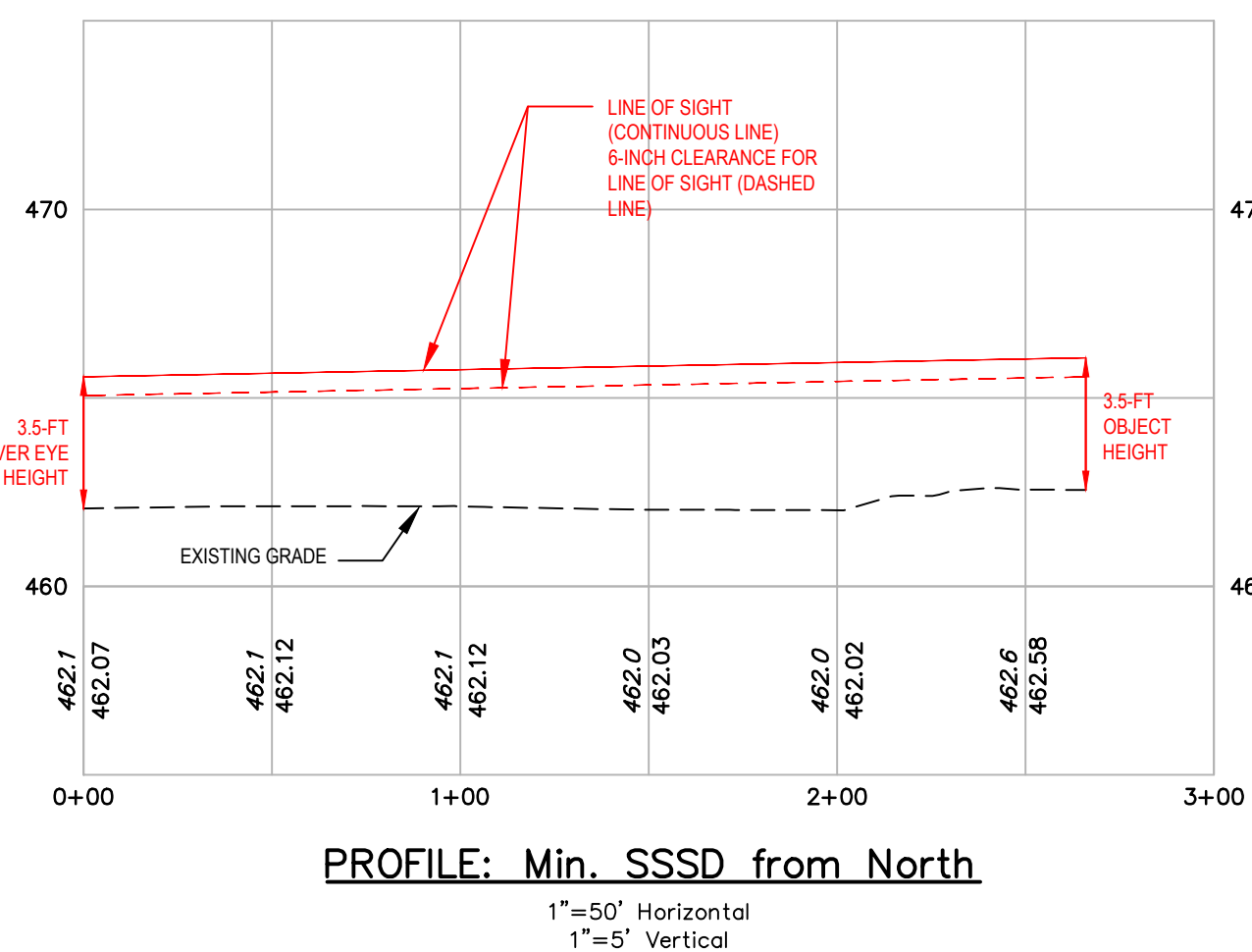
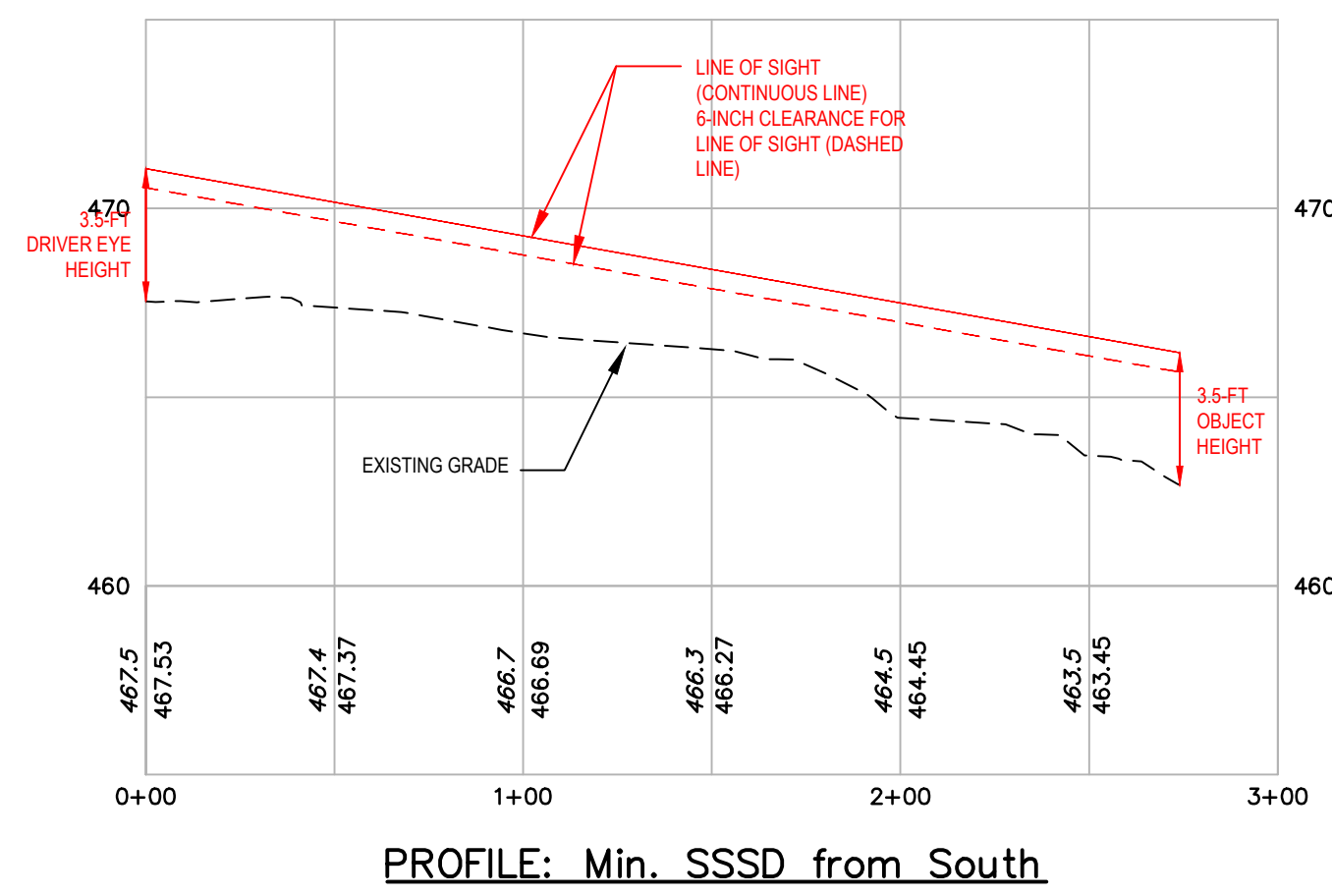
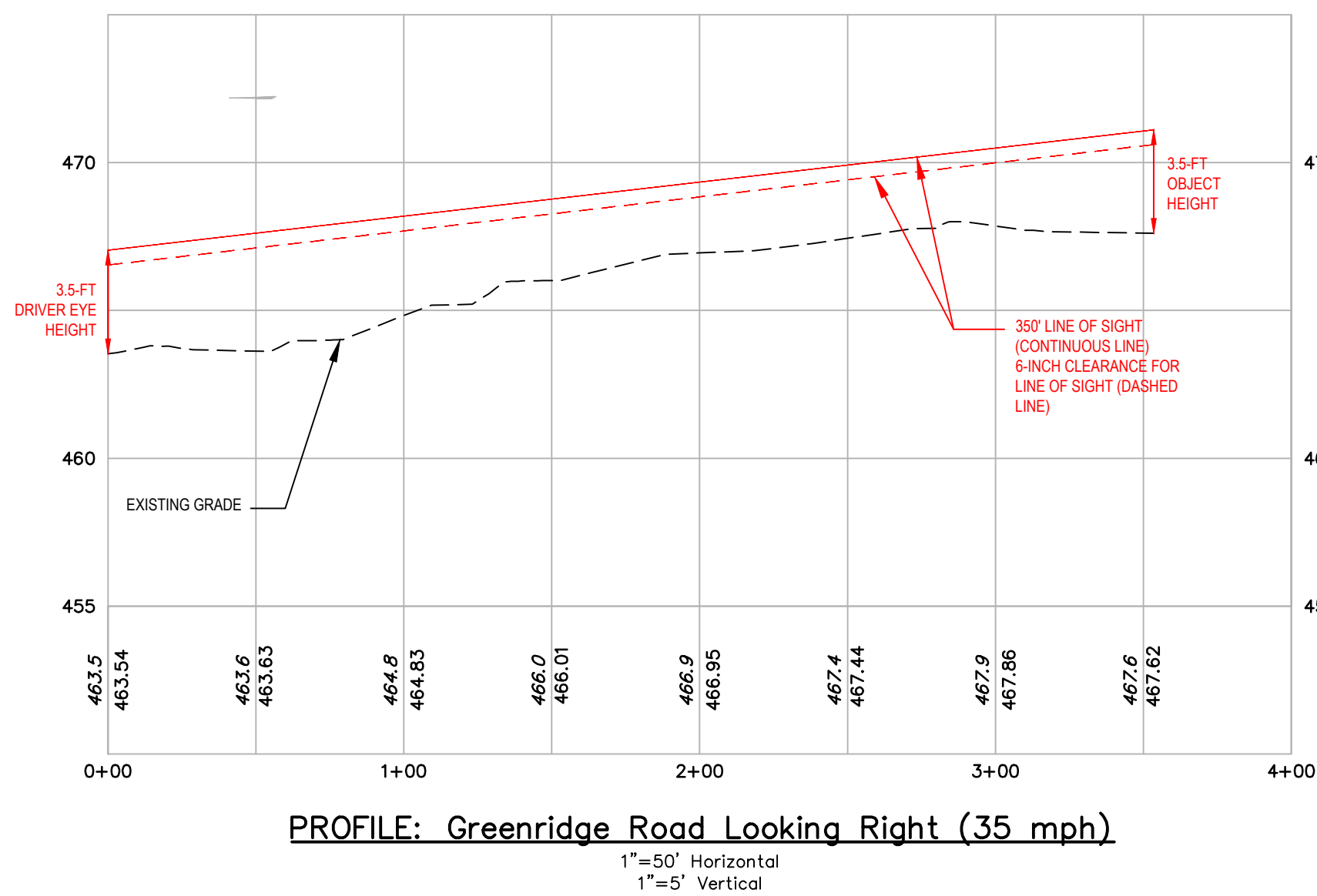
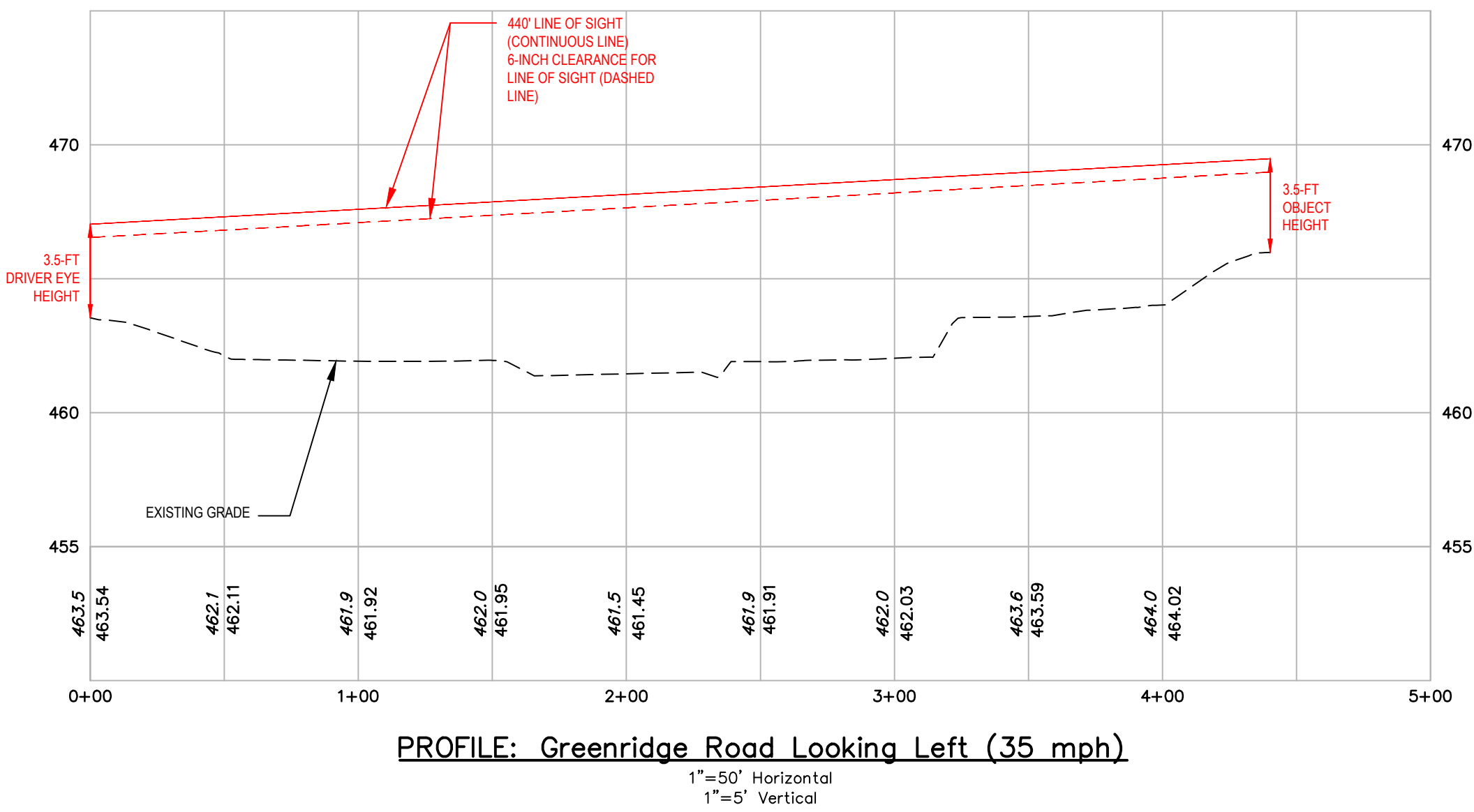


ROAD PLAN
ROAD 'A' STA. 1+00 TO STA. 27+00

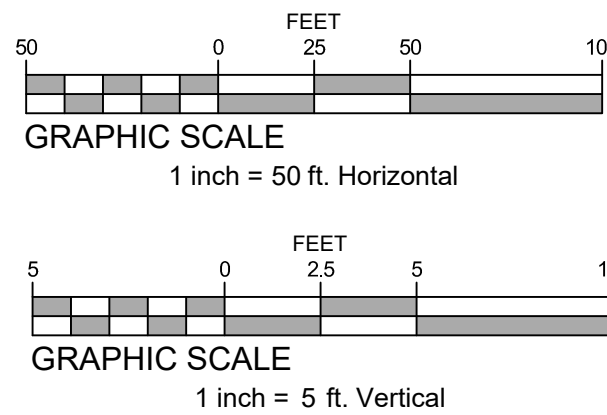
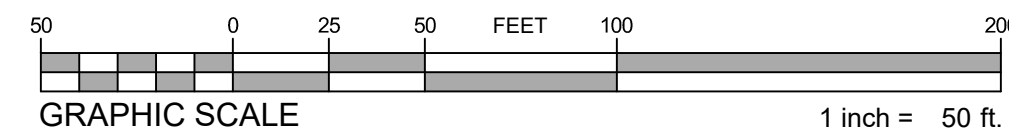
GREENRIDGE ROAD
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE:	08.10.2021	SCALE:	1"=50'
DESIGN:	TK	DRAWN:	TK
JOB NO.:	8145	FILE NAME:	8145-P-PROF-R
REF. NO.:	SD06.01		
SHEET NO.:	8	OF	13





PLAN VIEW
SCALE: 1"=50'

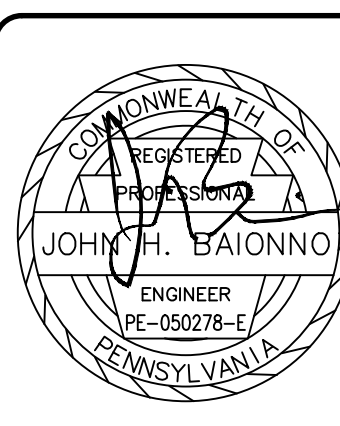


SIGHT DISTANCE FOR EXITING VEHICLES

ALL SIGHT DISTANCE OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO EMBANKMENTS AND VEGETATION) SHALL BE REMOVED BY THE PERMITTEE TO PROVIDE A MINIMUM OF 440' SIGHT DISTANCE TO THE LEFT AND 350' SIGHT DISTANCE TO THE RIGHT FOR A DRIVER EXITING THE PROPOSED DRIVEWAYS ONTO THE THROUGH HIGHWAY. (DISTANCES ARE BASED ON PENNSYLVANIA CODE TITLE 67, CHAPTER 441 AND A 35 MPH POSTED SPEED LIMIT.) THE DRIVER MUST BE CONSIDERED TO BE POSITIONED TEN FEET FROM THE NEAR EDGE OF THE CLOSEST HIGHWAY THROUGH TRAVEL LANE AT AN EYE HEIGHT OF THREE FEET SIX INCHES ABOVE THE PAVEMENT SURFACE. THE LINE OF SIGHT SHALL CONTINUE TO A POINT IN THE CENTER OF THE CLOSEST HIGHWAY TRAVEL LANE DESIGNATED FOR USE BY APPROACHING TRAFFIC. THIS SIGHT DISTANCE SHALL BE MAINTAINED BY THE PERMITTEE.

MINIMUM SAFE STOPPING SIGHT DISTANCE FOR APPROACHING VEHICLES

- THE STOPPING SIGHT DISTANCE ANALYZED ON THIS SHEET IS BASED ON THE EQUATION:
 $SSSD = 1.47VA^2 + (V^2) / 30(f+g)$; WHERE:
SSSD = MINIMUM SAFE STOPPING DISTANCE (FEET)
V = VELOCITY OF VEHICLE (USED POSTED SPEED LIMIT: 35 MPH)
t = PERCEPTION TIME OF MOTORIST (USED 2.5 SEC. PER CHAPTER 441)
f = WET FRICTION OF PAVEMENT (USED 0.30 PER CHAPTER 441)
g = PERCENT GRADE OF ROADWAY DIVIDED BY 100 (USED 1.9% DOWNHILL FROM THE SOUTH & ASSUMED 0.1% UPHILL FROM THE NORTH)
SSSD (FROM THE SOUTH) = 274 FEET PER THE CALCULATIONS.
SSSD (FROM THE NORTH) = 266 FEET PER THE CALCULATIONS.
- BASED ON THESE PROFILES AND PARAMETERS, THERE APPEARS TO BE ADEQUATE MINIMUM STOPPING SIGHT DISTANCE AVAILABLE FOR A VEHICLE APPROACHING THE INTERSECTION AT 40 MPH. (SEE GENERAL NOTE #3).
- THE 3.5-FT DRIVER EYE HEIGHT, 3.5-FT OBJECT HEIGHT, AND THE 6-INCH CLEARANCE WERE UTILIZED PER THE SUGGESTIONS CONTAINED IN CHAPTER 441.



ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

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

REV.	DATE	DESCRIPTION	BY	CHK	APP
1	10.04.2021	SITE PLAN UPDATES PER TOWNSHIP COMMENTS	TK		
2	12.12.2021	SITE PLAN UPDATES PER TOWNSHIP COMMENTS	JB		

SIGHT DISTANCE CHECK
35 M.P.H. TRAVEL SPEED

GREENRIDGE ROAD
UPPER UICHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 08.10.2021	SCALE: 1"=50'
DESIGNER: TK	DRAWN: TK
JOB NO.: 8145	FILE NAME: 8145-SIGHT DISTANCE
REF. NO.: SD08.01	
SHEET NO.: 13	OF 13



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