



UPPER UWCHLAN TOWNSHIP
PLANNING COMMISSION
AGENDA

February 10, 2022

6:00 p.m. – Work Session

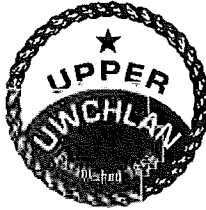
7:00 p.m. -- Meeting

LOCATION

Upper Uwchlan Township Building
140 Pottstown Pike, Chester Springs PA 19425

Masks / face coverings are required.

- I. Call To Order
- II. Fetters 370 & 380 Milford Road Sketch Plan – Introduction – Lindsay Dunn
- III. 11 Senn Drive – Review Consultants' Review Letter
- IV. Natural Lands Trust Subdivision / Land Development Plan – Introduction
- V. Approval of Minutes: January 13, 2022 Meeting
- VI. Next Meeting Date: March 10, 2022 7:00 p.m.
- VII. Open Session
- VIII. Adjournment



SUBDIVISION / LAND DEVELOPMENT APPLICATION

☒ Preliminary Submittal *

☐ Final Submittal

*Sketch Plan

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

1. Name of Subdivision / Development: Fetters Subdivision - 370 & 380 Milford Road
2. Plan Dated: 2/10/2020 County Deed Book/Page No. 8140/2254
8140/2250
3. Name of property owner(s): _____
Robert W. Fetters, Jr. & Patricia A. Fetters
Address: 370 & 380 Milford Road, Downingtown, PA
State/Zip: PA 19335 Phone No.: 610-458-5225
Email: _____
4. Name of Applicant (If other than owner):
Same as owner.
Address: _____
State/Zip: _____ Phone No.: _____
Email: _____
5. Applicant's interest (If other than owner): Same as owner.
6. Engineer, Architect, Surveyor, or Landscape Architect responsible for Plan.
Rich Vishneski, P.E. (D.L. Howell & Associates, Inc.)
Address: 250 Wrights Lane
State/Zip: PA Phone No.: 610-918-9002
Email: rvishneski@dlhowell.com
7. Total acreage: approx. 17.8 acres Number of Lots: 6 proposed lots
8. Acreage of adjoining land in same ownership: (If any) N/A
9. Describe Type of Development Planned: _____
Subdivision of UPI Nos. 32-3-13 and 32-3-14 into six lots, of which four will be developed for
residential purposes, one for commercial purposes, and one as a community sewer lot.

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).

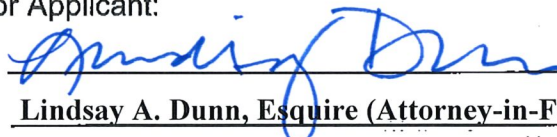
[One-half of the required plan submissions may be of a reduced size, i.e. 11 x 17]

11. List all subdivision and zoning standards or requirements which have not been met and for which a waiver or change is requested.

Variance required from Section 200-18.C.(2) -- Requires that two side yards of not less than 30 feet each shall be provided on each lot.

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: Lindsay A. Dunn, Esquire (Attorney-in-Fact)
Date: December 8, 2021

*Development subject to ACT 209 Impact Fee.

*Park & Recreation Fee per residence is levied. Contact Township Offices to determine amount.

SUBDIVISION / LAND DEVELOPMENT APPLICATION FEE

1-2 Lots \$250

3-5 Lots \$500

Plus \$25 for each Lot over 3

Over 5 Lots \$1000

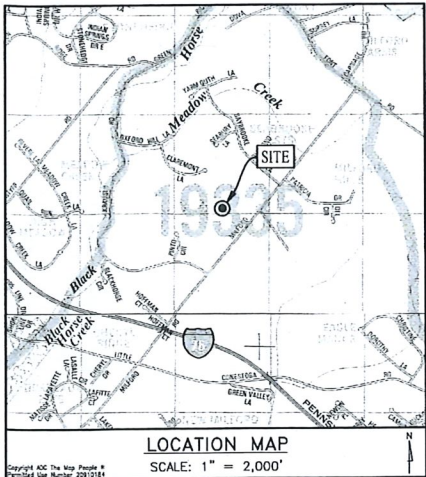
Plus \$50 for each Lot over 5

Form revised January 2015



SOIL LEGEND
WELL DRAINED
MODERATELY WELL AND
SOMEWHAT POORLY DRAINED

ZONING DATA TABULATION	
UPPER UWCHLAN TOWNSHIP ZONING ORDINANCE	
ZONING DISTRICT: R2 - RESIDENTIAL DISTRICT	
PERMITTED USE: SINGLE FAMILY DETACHED DWELLING	
SECT. 200-18 AREA AND BULK REGULATIONS	
	REQUIRED
MIN. LOT AREA	1 ACRE
MIN. LOT WIDTH	150'
MIN. YARD REGULATIONS	
FRONT YARD	50'
SIDE YARD	30' EACH
REAR YARD	40'
MAX. BUILDING COVERAGE	15%
MAX. LOT COVERAGE	20%
MAX. HEIGHT	35'



- GENERAL NOTES:**
1. THIS PLAN WAS PREPARED FOR SKETCH PLAN REVIEW ONLY.
 2. TOTAL SITE AREA TO TITLE LINES: (BASED ON TAX MAP DATA)
PARCEL NUMBER 32-3-13 = 2.06 ACRES ±
PARCEL NUMBER 32-3-14 = 15.70 ACRES ±
 3. BOUNDARY, TOPOGRAPHICAL AND EXISTING CONDITIONS PLOTTED FROM CHESTER COUNTY GIS & PASDA DATA. STREAM DATA AND LOCATIONS BASED ON AERIAL IMAGERY AND GIS DATA AND FIELD OBSERVATION.
 4. NO WETLAND DELINEATION HAS BEEN PERFORMED ON THIS PROPERTY. PROPERTY LOCATED OUTSIDE THE 100 YEAR FEMA FLOODPLAIN.
- VARIANCE REQUIRED:**
- ZONING SECTION 200-18.C(2) - TWO SIDE YARDS OF NOT LESS THAN 30 FEET EACH SHALL BE PROVIDED ON EACH LOT.



DLHowell
Civil Engineering
Land Planning
Environmental
www.DLHowell.com

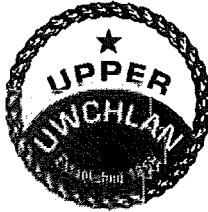
1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003

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

SKETCH SUBDIVISION
PROPOSED SUBDIVISION
CLIENT: ROBERT FETTERS
PROJECT: FETTERS PROPERTY
LOCATION: 570 & 380 MILFORD ROAD
UPPER UWCHLAN TOWNSHIP, CHESTER CO., PA

DATE:	02/10/2020
SCALE:	1" = 60'
DRAWN BY:	PKC
CHECKED BY:	RSV
PROJECT NO.:	3704
DATE PLOTTED:	02/10/2020
PLOTTED:	02/10/2020
DRAWING NO.:	SK-1C
SHEET:	01 of 01

OWNER/APPLICANT
ROBERT W. & PATRICIA A FETTERS
370 MILFORD ROAD
DOWNTOWN, PA 19335



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

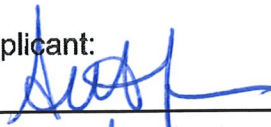
10. This Application shall be accompanied by: the Application Fee as listed below, an aerial image of the property, and the quantity of plans/supporting information as detailed in the Township Code §162-8.B.(1)(b) and/or §162-8.C.(1)(d).

[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

GENERAL NOTES

- THE INTENT OF THIS PLAN IS TO PRESENT THE DRAWING, EROSION CONTROLS, AND STORMWATER MANAGEMENT REQUIRED FOR A PROPOSED GRAVEL AREA BEHIND AN EXISTING BUILDING TO BE UTILIZED AS PARKING FOR WORK VEHICLES.
- RECORD OWNER/APPLICANT & MAILING ADDRESS:
SAT REALTY HOLDINGS, LLC
102 OSCAR WAY
CHESTER SPONGS, PA 19425
- SITE ADDRESS:
11 SENN DRIVE
CHESTER SPONGS, PA 19425
- TAX PARCEL #: 32-4-72.2
- SOURCE OF TITLE: RECORD BOOK 10366, PAGE 1781
(LOT #2, "EAGLE INDUSTRIAL PARK", RECORD PLAN BOOK #10656)
- LOT AREA: 3.803 ACRES
- BOUNDARY, TOPOGRAPHY AND PHYSICAL IMPROVEMENTS SHOWN ARE FROM FIELD SURVEY BY HOWELL KLINE SURVEYING, LLC, PERFORMED ON 11/28 AND 12/07/2020.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC., OF RECORD.
- CONTOURS PLOTTED FROM FIELD PLAN TOPOGRAPHY SURVEY BY HOWELL KLINE SURVEYING, LLC. DATUM: (ASSUMED). SITE BENCH = FRONT DOOR SILL ELEVATION OF 1-STORY BLOCK BUILDING, ELEVATION = 406.89'. CONTOUR INTERVAL: 2 FEET.
- UNDERGROUND UTILITIES SHOWN 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.
- THE 60' RIGHT-OF-WAY OF SENN DRIVE (T-577) AND EAST TOWNSHIP ROAD (T-439) WERE TAKEN FROM RECORD PLAN #10656.
- A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE A, SPECIAL FLOOD HAZARD AREAS WITHOUT BASE FLOOD ELEVATION FROM THE NATIONAL FLOOD INSURANCE RATE MAP FOR CHESTER COUNTY, PA. MAP NO. 42022C00055, PANEL 95 OF 360, DATED SEPTEMBER 29, 2017. FLOOD PLAIN BOUNDARIES SHOWN HEREON WERE SCALED FROM THE ABOVE MENTIONED MAP.
- IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE. ALL FINES OR PENALTIES ASSESSED WITH RESPECT THEREON AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING FROM IT SHALL INDIGNIFY 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.
- UPPER UNCHLAN TOWNSHIP SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, THROUGH A EASEMENT TO ENTER THE PROPERTY FOR ACCESS TO THE PROPOSED BMP'S FOR INSPECTION AND/OR MAINTENANCE PURPOSES.
- A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE AVAILABLE ON SITE AT ALL TIMES.
- SITE SHALL CONTINUE TO BE SERVED BY A WATER SUPPLY WELL AND ON-LOT SEPTIC.
- 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 AT 25 PA. CODE 260.1 (ET SED, 271.1 ET SED, AND 287.1 ET SED). NO BUILDING MATERIAL SHALL BE BURIED, DUMPED, OR DISCHARGED FROM THE SITE.
- AN AS-BUILT SURVEY OF ALL STORMWATER BMP'S AND EXPLANATION OF ANY DISCREPANCIES WITH THE OPERATION AND MAINTENANCE PLAN SHALL BE PROVIDED TO UPPER UNCHLAN TOWNSHIP.

REFERENCE PLAN(S)

- PLAN ENTITLED "EAGLE INDUSTRIAL PARK", PREPARED BY YERKES ASSOCIATES, INC., DATED 1/20/1999, LAST REVISED 6/27/1999, RECORD PLAN BOOK #10656.
- PLAN ENTITLED "GREAT COUNTRY, LLC", PREPARED BY BEDDEMAN ASSOCIATES, DATED 8/4/2010, LAST REVISED 11/4/2010, RECORD PLAN BOOK #18978.

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE-STOP CALL

Pennsylvania One Call System, Inc.

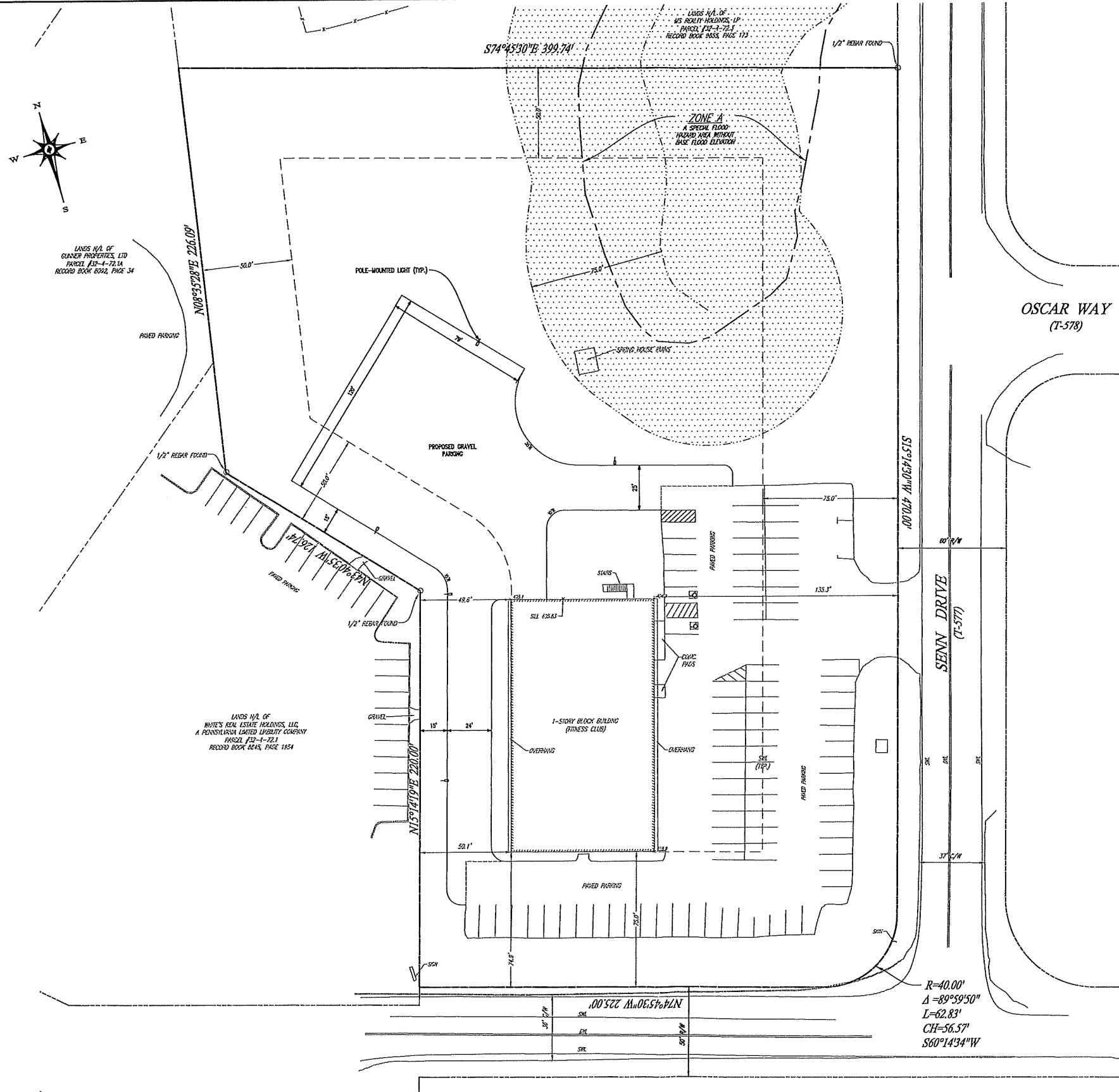
1-800-242-1776

ONE CALL NOTE

SCALE: NO SCALE

PA ONE CALL

ACT 287 SERIAL NUMBER: 20213541828
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.



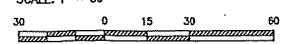
LEGEND

- | | | | | | |
|---|---|---|---|---|--|
| <ul style="list-style-type: none"> EX. PROPERTY LINE PROP. PROPERTY LINE EX. RIGHT-OF-WAY PROP. RIGHT-OF-WAY EX. MONUMENT PROP. MONUMENT EX. REBAR PROP. REBAR EX. EASEMENT PROP. EASEMENT EX. RETAILERS | <ul style="list-style-type: none"> EXISTING CONTOUR PROPOSED CONTOUR EXISTING SPOT ELEV. NEW SPOT ELEV. EX. SOILS TYPE PROP. SOILS TYPE EX. CONC. CURB PROP. CONC. CURB EX. EDGE OF PAVING PROP. EDGE OF PAVING EX. LIGHT POLE | <ul style="list-style-type: none"> PROP. LIGHT POLE EX. FENCE EX. MAIL BOX EX. SIGN PROP. SIGN EXIST. PARKING SPACES PROP. PARKING SPACES TO BE REMOVED EX. TELE. LINE PROP. TELE. LINE EX. ELEC. LINE | <ul style="list-style-type: none"> PROP. ELEC. LINE EX. UTILITY POLE PROP. UTILITY POLE EX. GUY ANCHOR EX. GAS LINE PROP. GAS LINE EX. GAS VALVE EX. PROP. GAS VALVE EX. STORM SEWER LINE PROP. STORM SEWER LINE EX. STORM INLET | <ul style="list-style-type: none"> PROP. STORM INLET PROP. STORM INLET ID PROP. SEEPAGE BED EX. SANITARY SEWER LINE PROP. SAN. SEWER LINE PROP. SAN. SEWER LATERAL PROP. SANITARY MH. ID EX. WATER LINE | <ul style="list-style-type: none"> PROP. WATER LINE PROP. WATER LATERAL PROP. FIRE WATER LINE EX. WATER VALVE PROP. WATER VALVE EX. HYDRANT PROP. HYDRANT EX. MANHOLE PROP. MANHOLE EX. PERC. TEST EX. TEST PIT |
|---|---|---|---|---|--|

EAST TOWNSHIP LINE ROAD (T-439)

LAND DEVELOPMENT PLAN

SCALE: 1" = 30'



IMPERVIOUS TABULATION (ZONING)	
EXISTING IMPERVIOUS	PROPOSED
PAVED PARKING	32,804 S.F.
BUILDING	11,222 S.F.
OVERHANG/CONC./STAIRS	364 S.F.
TOTAL EXISTING	44,390 S.F.
PROPOSED IMPERVIOUS	20,565 S.F.
TOTAL PROPOSED	20,565 S.F.
TOTAL POST CONST. IMPERVIOUS	64,955 S.F.

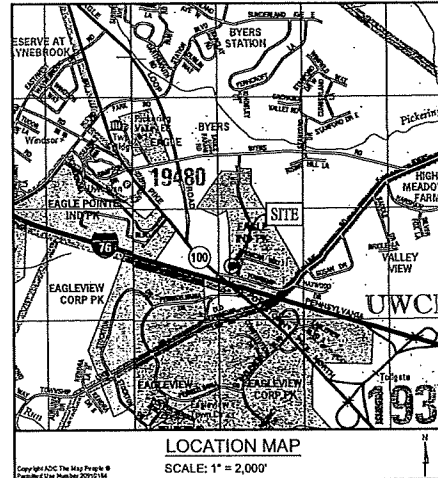
ZONING DATA TABULATION

UPPER UNCHLAN TOWNSHIP ZONING ORDINANCE

ARTICLE XI: LIMITED INDUSTRIAL DISTRICT

SECTION 200-45 AREA AND BULK REGULATIONS

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	3 ACRES	3.803 ACRES	3.803 ACRES
MIN. LOT WIDTH	40'	470'	470'
MIN. FRONT YARD	30'	74.8' (°)	74.8' (°)
MIN. SIDE YARD	50'	234.7'	234.7'
MIN. REAR YARD	50'	49.8' (°)	49.8' (°)
MAX. BUILDING COVERAGE	40%	6.8% (11,222 S.F.)	6.8% (11,222 S.F.)
MAX. LOT COVERAGE	70%	28.7% (44,390 S.F.)	39.1% (64,955 S.F.)
(°) EXISTING NON-CONFORMITY			



COMMONWEALTH OF PENNSYLVANIA COUNTY OF CHESTER

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____, WHO ACKNOWLEDGES HIMSELF TO BE THE PRESIDENT OF _____, AND THAT AS SUCH TO DO SO, HE DECEASED THE FOREGOING PLAN BY SIGNING THE NAME OF THE SAID _____ IS THE OWNER OF THE DESIGNATED LAND THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS DESIRED THEREON AND THAT THE SAID _____ DESIRES THAT THE FOREGOING PLAN MAY BE DULY RECORDED.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

REVIEWED BY THE PLANNING COMMISSION OF UPPER UNCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, THIS _____ DAY OF _____, 20____.

CHAIRPERSON _____

MEMBER _____

MEMBER _____

APPROVED BY THE TOWNSHIP SUPERVISORS OF UPPER UNCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, THIS _____ DAY OF _____, 20____.

CHAIRPERSON _____

MEMBER _____

MEMBER _____

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

SECRETARY _____

REVIEWED BY THE UPPER UNCHLAN TOWNSHIP ENGINEER THIS _____ DAY OF _____, 20____.

TOWNSHIP ENGINEER _____

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY AT WEST CHESTER, PENNSYLVANIA, IN PLAN BOOK _____ PAGE _____, ON THE _____ DAY OF _____, 20____.

(DEPUTY) RECORDER OF DEEDS _____

CERTIFICATE OF CONFORMANCE - P.E.

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

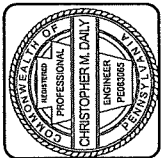
CHRISTOPHER M. DALY, P.E.



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.	DATE	DESCRIPTION
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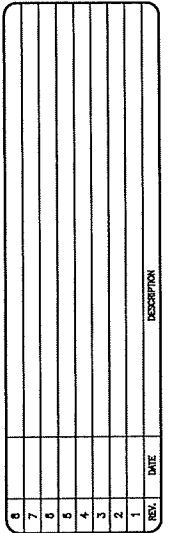
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

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

DATE	01/03/22
SCALE	1"=30'
DRAWN BY	CMD
CHECKED BY	---
PROJECT NO.	4007
CADD FILE	LAND DEVELOPMENT Planning
DATE	01/03/22
NO.	C01.1
HEET	01 of 09

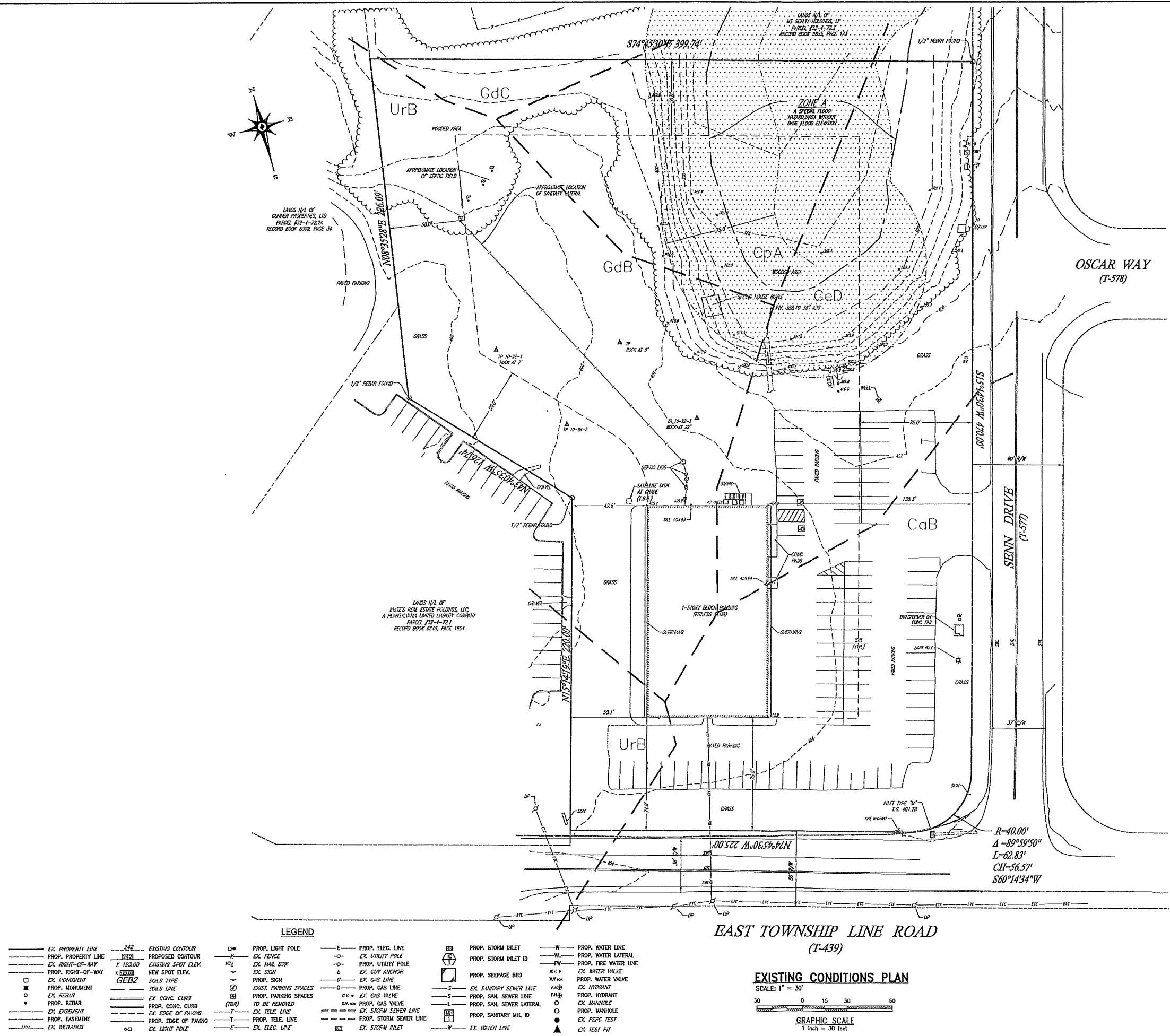


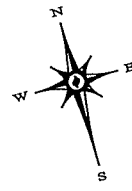
1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003

PRELIMINARY/FINAL
EXISTING CONDITIONS PLAN

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

DATE	01/03/22
SOURCE	1"=30'
DRAWN BY:	CMD
CHECKED BY:	---
PROJECT NO.:	4007
CAD FILE:	2 EXISTING CONDITIONS PAVING.dwg
PLOTTED:	01/03/22
DRAWING NO.:	C02.1
SHEET	02 of 09





SITE AERIAL PLAN
SCALE: 1" = 30'

GRAPHIC SCALE
1 inch = 30 feet

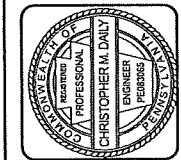
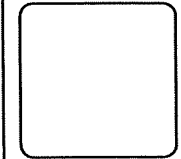
- SOIL TYPE(S)**
- U8 - URBAN LAND, 0 TO 8 PERCENT SLOPES
 - G8C - GLAUSTONE GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES
 - C8A - COKEBURY SILT LOAM, 0 TO 3 PERCENT SLOPES
 - G8B - GLAUSTONE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES
 - G8D - GLAUSTONE-PARKER GRAVELLY LOAMS, 15 TO 25 PERCENT SLOPES
 - C8B - CALFON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



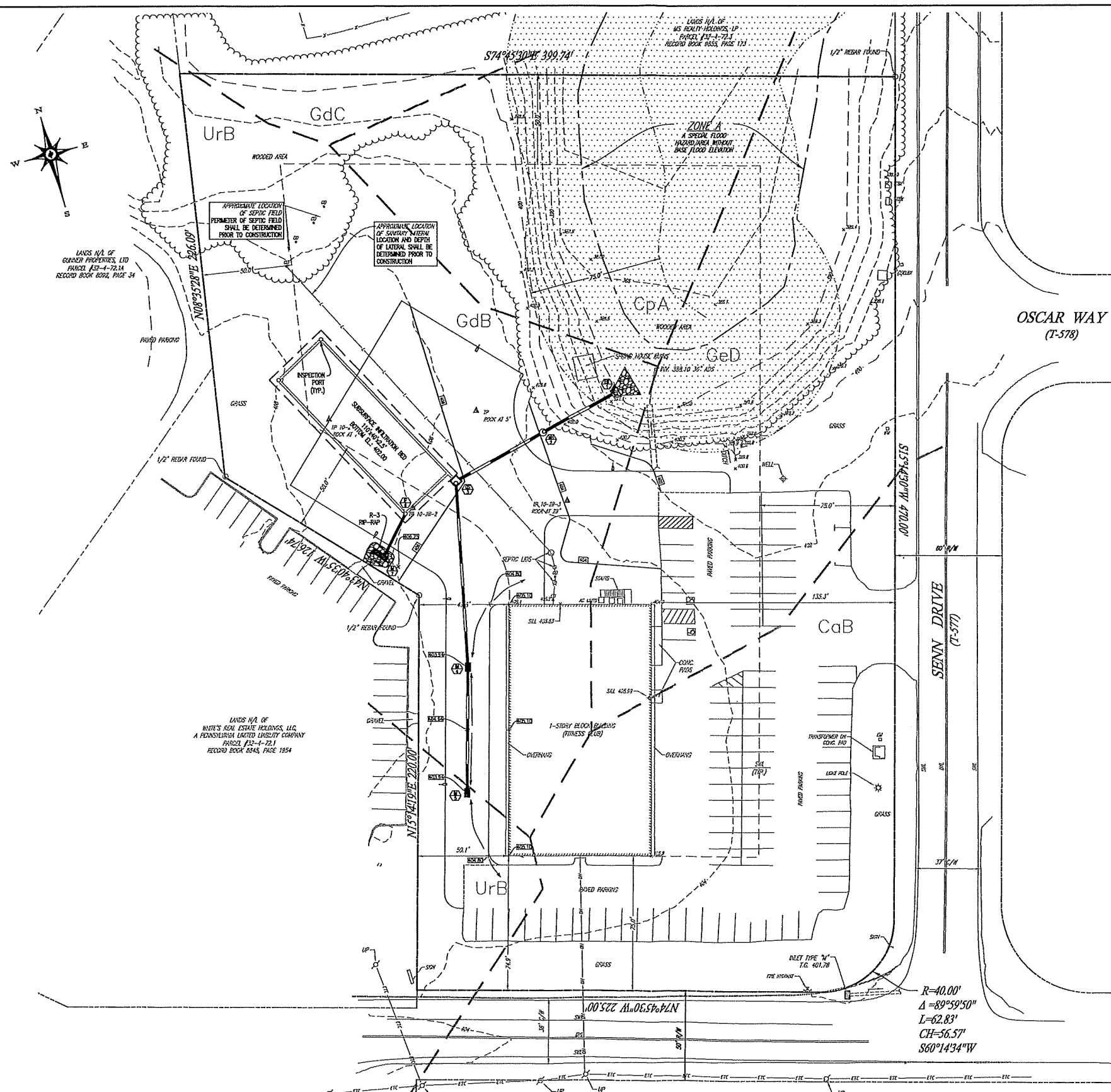
REV.	DATE	DESCRIPTION
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PRELIMINARY/FINAL

SITE AERIAL PLAN

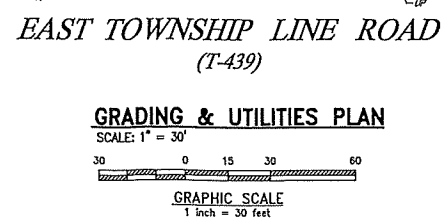
CLIENT: J-TECH
PROJECT: 11 SENN DRIVE - PARKING EXPANSION
LOCATION: UPPER UCHLAN TOWNSHIP
CHESTER COUNTY, PA

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



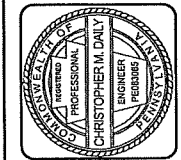
- GRADING & UTILITY GENERAL NOTES:**
- PRIOR TO STARTING CONSTRUCTION, ALL UTILITY SERVICES IN THE AREA SHALL BE LOCATED AND MEASURES TAKEN TO PROTECT THE EXISTING FACILITIES. ANY DAMAGE TO EXISTING FACILITIES SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
 - 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. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - CONSTRUCTION SHALL BE LOCATED, AND MEASURES TAKEN TO PROTECT THE EXISTING FACILITIES IN ACCORDANCE WITH PENNSYLVANIA ACT 187. ANY DAMAGE TO EXISTING FACILITIES RESULTING FROM THE NEGLIGENCE OF THE CONTRACTOR SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL PERSONS, VEHICLES AND BUILDINGS WITHIN THE CONSTRUCTION AREAS FROM INJURY AND DAMAGE DURING THE COURSE OF WORK.
 - SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 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 BARRICADING 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**
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| — 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 | — EX. SEEPAGE BED | — EX. WATER VALVE |
| — PROP. MONUMENT | — SOLS. TYPE | — EX. EXIST. PARKING SPACES | — EX. GAS VALVE | — EX. SANITARY SEWER INLET ID | — EX. WATER VALVE |
| — EX. REBAR | — EX. CONC. CURB | — EX. TO BE REMOVED | — EX. GAS VALVE | — EX. SAN. SEWER LATERAL | — EX. HYDRANT |
| — EX. EASEMENT | — PROP. CONC. CURB | — EX. TELE. LINE | — EX. STORM SEWER LINE | — EX. SAN. SEWER LATERAL | — EX. MANHOLE |
| — EX. EASEMENT | — PROP. CONC. CURB | — EX. PROP. TELE. LINE | — EX. STORM SEWER LINE | — EX. SANITARY MHL ID | — EX. PERC. TEST |
| — EX. EASEMENT | — PROP. CONC. CURB | — EX. ELEC. LINE | — EX. STORM SEWER LINE | — EX. WATER LINE | — EX. TEST PIT |
| — EX. EASEMENT | — PROP. CONC. CURB | | | | |



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West Chester, PA 19380
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Fax: (610) 918-9003



REV.	DATE	DESCRIPTION
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**PRELIMINARY/FINAL
GRADING & UTILITIES PLAN**

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

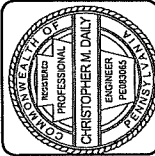
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DRAWN BY	CMD
CHECKED BY	
PROJECT NO.	4007
DATE	01/03/22
DRAWING NO.	C04.1
SHEET	04 of 09



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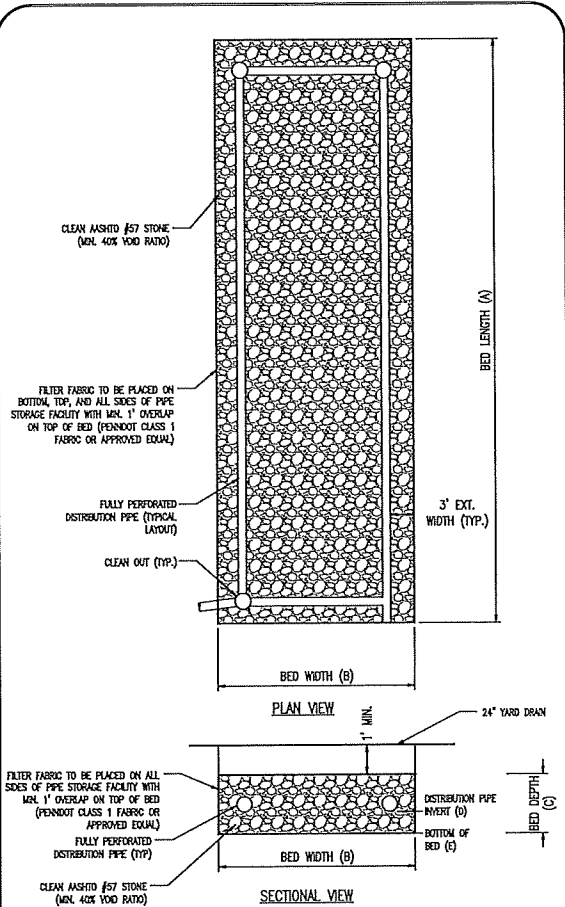
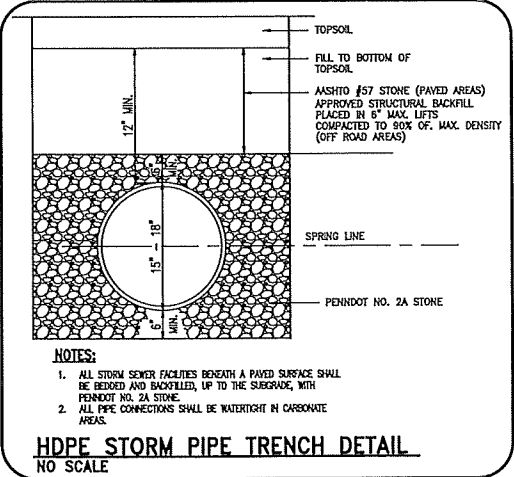
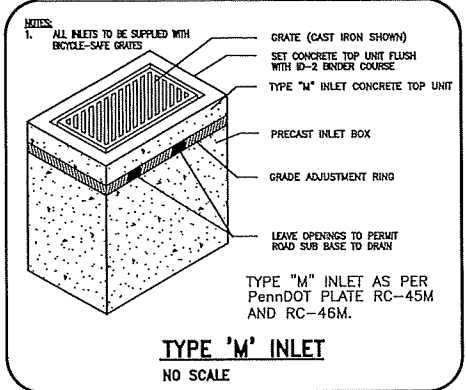
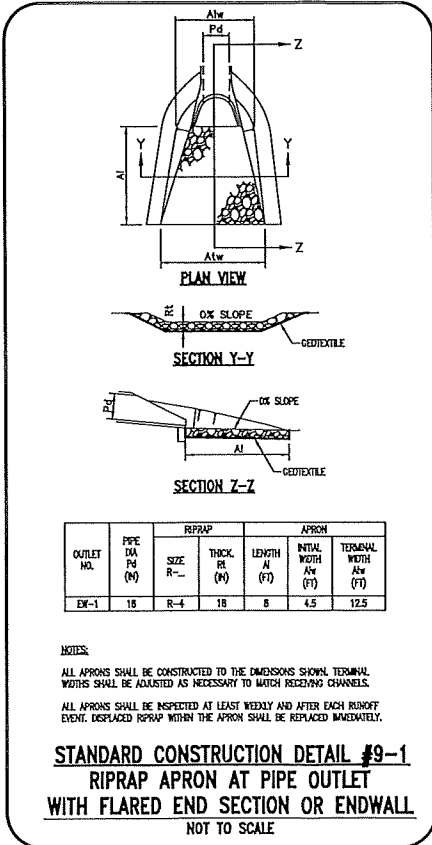
1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003



NO.	DESCRIPTION	DATE
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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

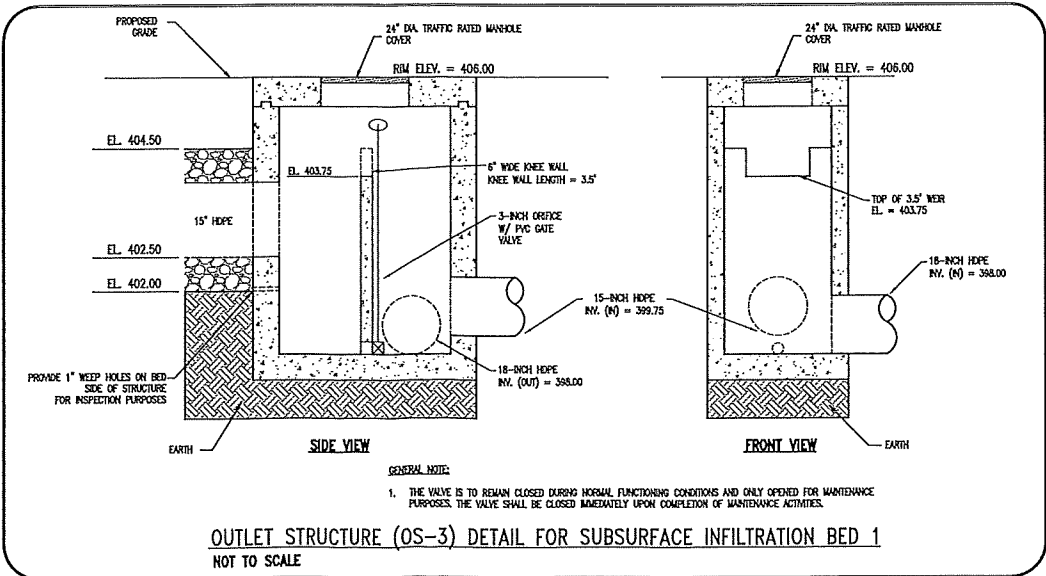


	A	B	C	D	E
BED	DIST. PIPE DIAMETER	BED LENGTH	BED WIDTH	BED DEPTH	PIPE INVERT
BED 1	18"	110'	40'	2.5'	402.50

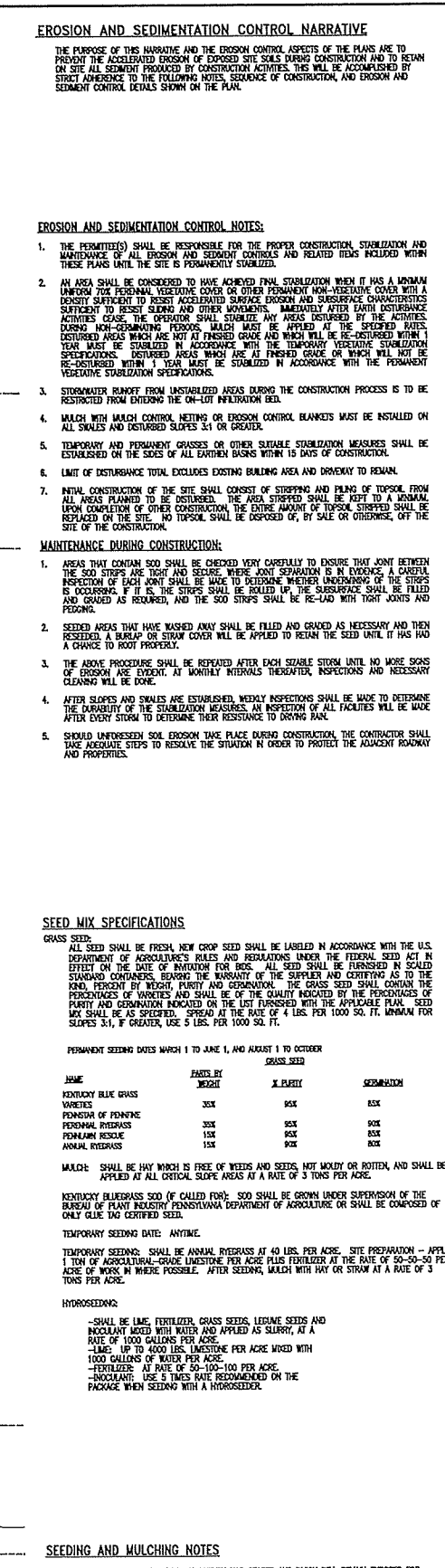
NOTE: ALL DIMENSIONS ARE IN FEET.

- 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 ASHSID #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. STAKE LIMITS OF DISTURBANCE. LIMITS OF CONSTRUCTION MUST BE STAKED PRIOR TO THE START OF ANY EXIST 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 GRADE CONSTRUCTION FENCING AROUND THE EXISTING SEPTIC FIELD AND THE PROPOSED INFILTRATION BED.
5. INSTALL COMPOST FILTER ROCK DOWNSLOPE OF ALL DISTURBED AREAS ON THE LOT.
6. REMOVE TOPSOIL FOR SUBSURFACE INFILTRATION BED AND PARKING LOT. TOPSOIL WILL BE PLACED AT THE TEMPORARY STOCKPILE LOCATION AS SHOWN. UPON COMPLETION OF THE TORSION REDRAWL, THE TOPSOIL WILL BE SEEDED AND MULCHED WITH TEMPORARY SEED MIX. STOCKPILE HEIGHTS MUST NOT EXCEED 30 FEET, AND SLOPES MUST BE 3:1 OR FLATTER.
7. CONTRACT INFILTRATION BED AND CONVEYANCE SYSTEM. ALL INLETS CONVEYING STORMWATER TO THE SUBSURFACE INFILTRATION BED MUST HAVE INLET PROTECTION INCLUDING ALL INLET 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. CONTRACT PARKING LOT.
9. RESURFAD TOPSOIL AND FINE GRAVEL.
10. SEED AND MULCH ALL DISTURBED AREAS WITH PERMANENT SEED MIX.
11. AFTER DRAINAGE AREAS TO STORMWATER DRAIN ARE 70% STABILIZED AND UPON FINAL APPROVAL BY THE UPPER TOWNSHIP TOWNSHIP, REMOVE SEALS FROM THE REMAINING DAMPS AND INSTALL WATER QUALITY SHOUTS 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

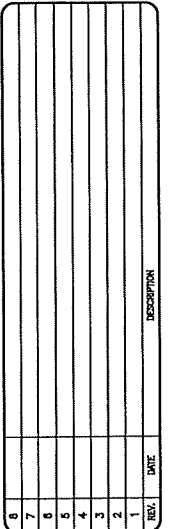
—	EX. PROPERTY LINE	--- 232	EXISTING CONTOUR	CH	PROP. LIGHT POLE	—E—	PROP. ELEC. LINE		PROP. STORM INLET	—W—	PROP. WATER LINE
—	PROP. PROPERTY LINE	---	PROPOSED CONTOUR	CH	EX. FENCE	—E—	EX. UTILITY POLE		PROP. STORM INLET ID	—WL—	PROP. WATER LATERAL
—	EX. RIGHT-OF-WAY	X 12X100	EXISTING SPOT ELEV.	MH	EX. MAIL BOX	—O—	PROP. UTILITY POLE		FW	PROP. FIRE WATER LD	
—	PROP. RIGHT-OF-WAY	X 53X60	NEW SPOT ELEV.	—	EX. SIGN	—O—	EX. GUY ANCHOR	—	EX. WATER VALVE	WV	EX. WATER VALVE
□	EX. MANHOLE	GEB2	SOILS TYPE	—	PROP. SIGN	—O—	EX. GAS LINE	—	PROP. SEEPAGE BED	WV	EX. WATER VALVE
□	PROP. MONUMENT		SOILS TYPE	④	EXIST. PAVING SPACES	—G—	PROP. GAS LINE	—S—	EX. SANITARY SOWER LINE	WV	EX. MANHOLE
□	EX. REBAR		EX. CONC. CURB	IB	PROP. PARKING SPACES	—	EX. GAS VALVE	—S—	PROP. SAN. SOWER	WV	EX. MANHOLE
•	PROP. REBAR		TO BE REMOVED	(PRO)	EX. TELE. LINE	—	EX. STORM GAS VALVE	—	PROP. SAN. SOWER LATERAL	○	PROP. MANHOLE
•	EX. EASEMENT		PROP. CONC. CURB	—	EX. TELE. LINE	—	PROP. STORM SOWER LINE		PROP. SANITARY MH ID	○	EX. PERC TEST
—	PROP. EASEMENT		EX. EDGE OF PAVING	—T—	PROP. TELE. LINE	—	EX. STORM INLET		EX. WATER PIT	—	EX. WATER PIT
—	EX. WETLANDS		PROP. EDGE OF PAVING	—T—	EX. ELEC. LINE	—					
—			EX. LIGHT POLE	—							

30 0 15 30 60

GRAPHIC SCALE
1 inch = 30 feet

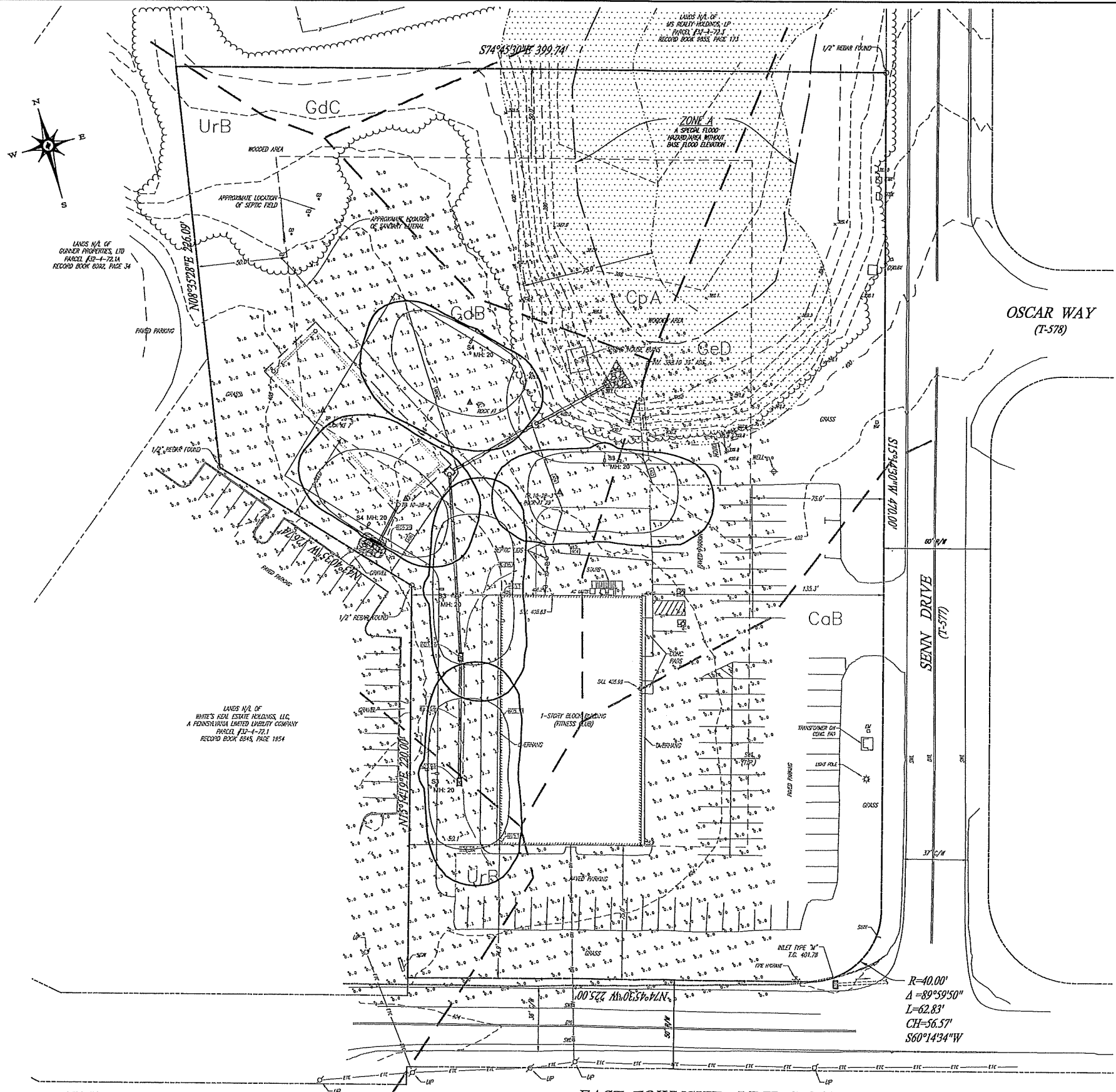
- U#B - URBAN LAND, 0 TO 8 PERCENT SLOPES
- G#C - GLADSTONE GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES
- C#A - COCKESBURY SILT LOAM, 0 TO 3 PERCENT SLOPES
- G#B - GLADSTONE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES
- G#D - GLADSTONE-PARKER GRAVELLY LOAMS, 15 TO 25 PERCENT SLOPES
- C#B - CALIFON LOAM, 3 TO 8 PERCENT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

1. ANY UNDESIRABLE WEED ON WHICH ACTIVITY HAS CEASED AND WHICH WILL REMAIN EXPOSED FOR MORE THAN 20 DAYS MUST BE SEEDED AND MULCHED IMMEDIATELY. DURING NON-GERMINATING PERIODS, WHICH MUST BE 100% COVERED, SEEDING MUST BE 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 GERMINATING TEMPORARY SEEDING MIXTURE AND MULCH. DISTURBED AREAS MUST BE RESEEDED AT FIRST SIGN OF EROSION. AFTER 1 YEAR, THE 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 MOVING OPERATIONS. 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 GRASS PERIODS ARE COMPLETE. PERMANENT SEEDING SHALL BE 50% PERMANENT RYE PASTURE OR 50% PERMANENT PERENNIAL PASTURE. PERMANENT PASTURE SHALL BE APPLIED AT A RATE OF 3.0 LBS. PER 1000 SQ. FT.



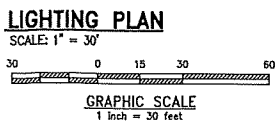
Client: J-TECH
Project: 11 SENN DRIVE - PARKING EXPANSION
Location: UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PA

DATE	01/03/22
SCALE	1"=30'
DRAWN BY	CMD
CHECKED BY	--
PROJECT NO.	4007
CAD FILE	7 CONSERVATION PAVING.dwg
PLOTTED:	01/03/22
DRAWING NO.	C05.1
SHEET	07 of 09



- LEGEND**
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| — EX. PROPERTY LINE | — EX. CONTOUR | — EX. FENCE | — EX. ELEC. LINE | — EX. SANITARY SEWER LINE | — EX. WATER LINE |
| — EX. RIGHT-OF-WAY | — EX. PROPOSED CONTOUR | — EX. MAIL BOX | — EX. UTILITY POLE | — EX. SAN. SENDER LINE | — EX. WATER LATERAL |
| — EX. RIGHT-OF-WAY | — EX. EXISTING SPOT ELEV. | — EX. SIGN | — EX. GUY ANCHOR | — EX. SAN. SENDER LATERAL | — EX. FIRE WATER LINE |
| — EX. MOVEMENT | — EX. NEW SPOT ELEV. | — EX. EXIST. PARKING SPACES | — EX. GAS LINE | — EX. STORM SENDER LINE | — EX. WATER VALVE |
| — EX. MONUMENT | — EX. SOILS LINE | — EX. PARKING SPACES TO BE REMOVED | — EX. GAS VALVE | — EX. STORM SENDER LINE | — EX. HYDRANT |
| — EX. REBAR | — EX. CONC. CURB | — EX. TELE. LINE | — EX. PROP. GAS VALVE | — EX. STORM SENDER LINE | — EX. MANHOLE |
| — EX. EASEMENT | — EX. PROP. CONC. CURB | — EX. TELE. LINE | — EX. PROP. STORM VALVE | — EX. STORM SENDER LINE | — EX. PERC TEST |
| — EX. EASEMENT | — EX. EX. EDGE OF PAVING | — EX. ELEC. LINE | — EX. PROP. STORM SENDER LINE | — EX. STORM SENDER LINE | — EX. TEST PIT |
| — EX. EASEMENT | — EX. PROP. EDGE OF PAVING | | — EX. STORM SENDER LINE | | |
| — EX. WETLANDS | — EX. LIGHT POLE | | — EX. STORM SENDER LINE | | |

EAST TOWNSHIP LINE ROAD (T-439)



Symbol	Label	Quantity	Description	LLP	Longlife Lumen	Longlife Watts	Total Watts	SPD Rating
1	24	1	STANDARD 24" x 8" 20W-1A-ND-01-01-01	9,100	100W	100W	100W	81-00-01
2	33	1	STANDARD 33" x 8" 20W-1A-ND-01-01-01	9,100	110W	110W	110W	81-00-01



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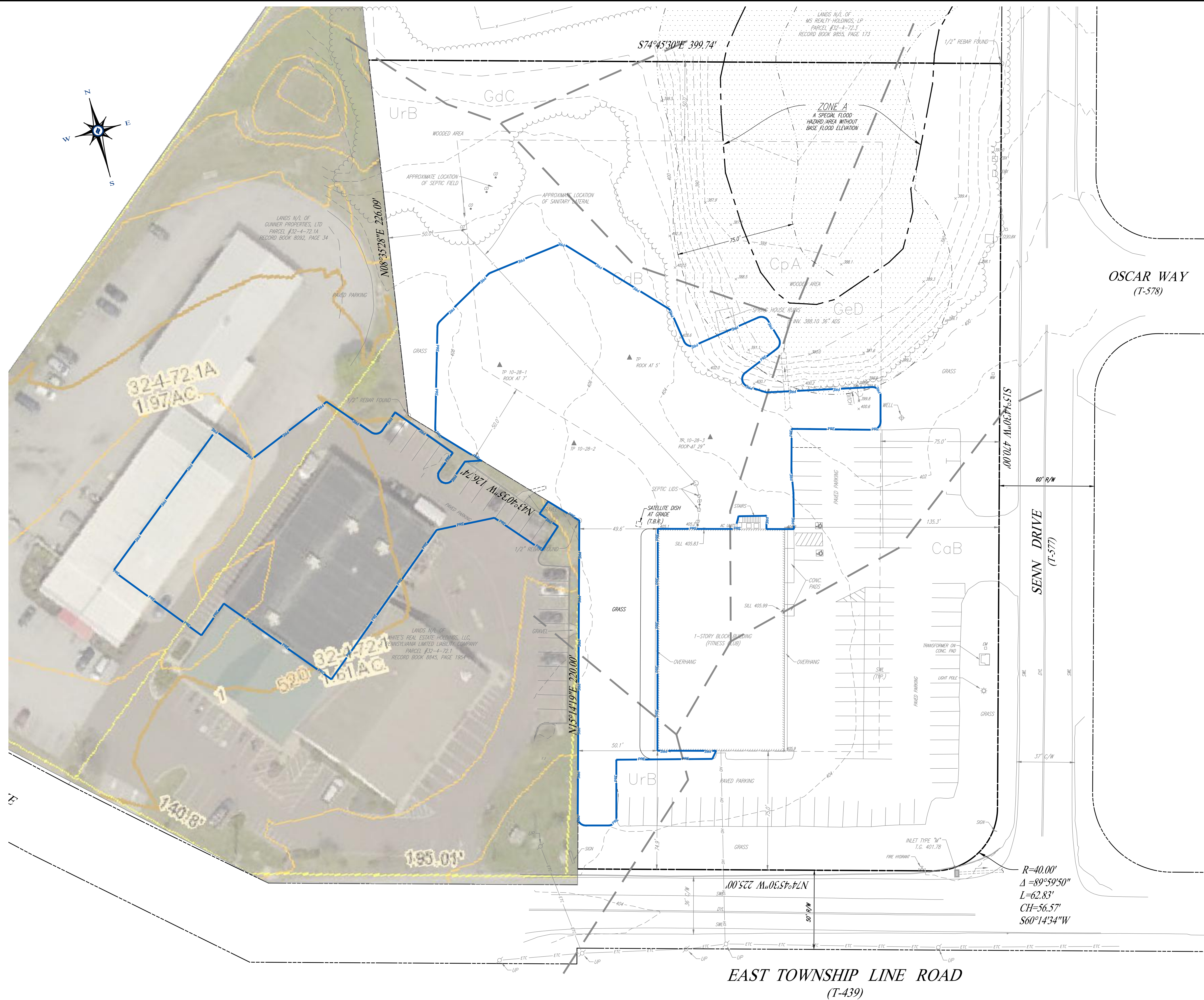
1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003



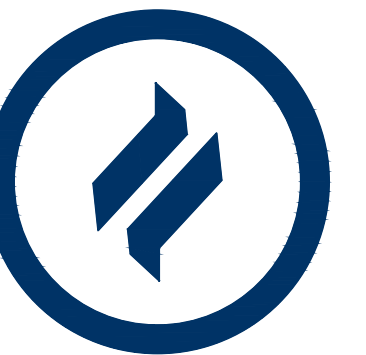
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PRELIMINARY/FINAL LIGHTING PLAN
CUBIC: J-TECH
PROJECT: 11 SENN DRIVE - PARKING EXPANSION
LOCATION: UPPER UNGHAN TOWNSHIP
CHESTER COUNTY, PA

DATE	01/03/22
SCALE	1"=30'
DRAWN BY	CMD
CHECKED BY	---
PROJECT NO.	4007
CAD FILE	10 1320ND PLM.dwg
PLOTTED	01/03/22
DRAWING NO.	C07.1
SHEET	09 of 09



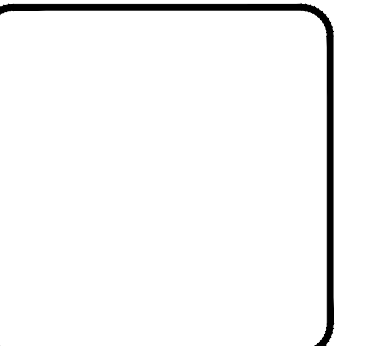
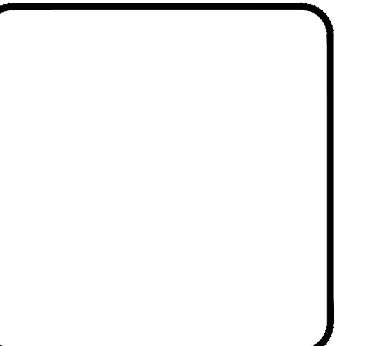
PRE-DEVELOPED DA PLAN
SCALE: 1" = 30'
GRAPHIC SCALE
1 inch = 30 feet



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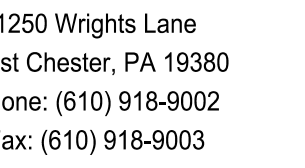
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West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003



REV.	DATE	DESCRIPTION
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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:	4007 GRADING & UTILITIES PLAN.dwg
PLOTTED:	01/03/22
DRAWING NO.:	APP. J
SHEET	1 of 1



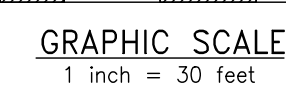
REV.	DATE	DESCRIPTION
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SWM REPORT

POST-DEVELOPED DA PLAN

CLIENT:	J-TECH
PROJECT:	11 SENN DRIVE
LOCATION:	UPPER UWCHAN 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





GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

February 4, 2022

File No. 22-01197

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

Reference: 11 Senn Drive – S&T Realty Holdings -Parking Expansion
Preliminary / Final Land Development Application
Upper Uwchlan Township, Chester County, PA

Dear Tony:

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

- Plan set consisting of nine (9) sheets titled “11 Senn Drive Parking Expansion” prepared by DL Howell, dated January 3, 2022.
- Stormwater Management Report titled “11 Senn Drive” prepared by DL Howell, dated January 3, 2022.
- Subdivision / Land Development Application, dated 12/20/21
- Waiver request letter from DL Howell dated January 25, 2022.

G&A, along with the other Township Consultants, have completed our first review of the above referenced land development application for compliance with the applicable sections of the Township’s Zoning, Subdivision and Land Development, and Stormwater Management Ordinance, and wish to submit the following comments for your consideration.

I. OVERVIEW

The site is approximately 3.8 acres in size and contains an existing commercial building and associated parking facility. The property is located within the LI (Limited Industrial) Zoning District.

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

File No. 22-01197

February 4, 2022

The Applicant is proposing to construct an approximately 20,000 SF gravel parking area which will be used for the storage of vehicles as well as materials for a landscaping business. An underground stormwater basin will be constructed to manage the post construction runoff.

II. SUBDIVISION & LAND DEVELOPMENT ORDINANCE REVIEW

1. **(W)** Sections 162-7.B.(2) – The Applicant is requesting a waiver to allow for the project be considered a Preliminary / Final submission. Due to the limited scope of the project, we have no objection to this request.
2. **(W)** Sections 162-39.D. – This section requires all parking areas to be curbed. The Applicant is requesting a waiver from this section. Due to the proposed use for this area, we have no objection to this waiver.
3. Section 162-47.A(1) - Permanent stone or concrete monuments shall be accurately placed at the intersection of all lines forming angles and at changes in directions of lines in the boundary (perimeter) of the property being subdivided. Please revise the plans to show monuments along the perimeter boundary instead of pins. Iron pins may be utilized elsewhere.
4. Please add a sheet index to the first sheet.

III. STORMWATER MANAGEMENT ORDINANCE REVIEW

1. The Applicant is proposing a 110'x40'x2.5' stone underground stormwater management system to control post development runoff.
2. Based on our site inspection, there appears to be a curb cut in the rear of the White's Real Estate Holdings, LLC (aka- The previous Harley Davidson Dealership) not only where the applicant indicates one, but also, at the northern end of the parking lot. This additional curb cut may allow for runoff which is intended to be detained to bypass the proposed system. We would recommend that the inspection port

Upper Uwchlan Township Manager

Reference: 11 Senn Drive – S&T Realty Holdings
Parking Expansion
Upper Uwchlan Township, Chester County, PA

File No. 22-01197

February 4, 2022

proposed at the northern corner of the proposed system be a stormwater inlet instead which will allow not only for the capturing of the intended runoff, but also additional runoff from the proposed parking / storage area.

3. A CN of at least 90 should be utilized for gravel to account for the fact it will be compacted over time. In addition, we recommend the Applicant consider using 98 to which would allow for the opportunity for future paving without the need to provide additional stormwater management if ever paved.
4. Methods should be provided indicating how gravel from the parking lot will be kept out of the stormwater management system.

**IV. TOWNSHIP TRAFFIC CONSULTANT
MCMAHON ASSOCIATES, INC.**

Based on our review, we have no technical traffic comments with regard to circulation and parking based on the existing land use for the site, and based on our understanding of the intended use of the gravel lot for storage.

**V. TOWNSHIP LAND PLANNER
BRANDYWINE CONSERVANCY**

No comments.

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

The Developer is proposing a new gravel parking area. The site has an existing on-lot septic system. The County Health Department should review the adequacy of the existing on-lot system and it's ability to service any increases in flow, if proposed.

File No. 22-01197

February 4, 2022

VII. TOWNSHIP LIGHTING CONSULTANT
STUBBE CONSULTING, LLC

1. Light Trespass – As plotted, the amount of light cast onto the property to the left of the site is judged to be acceptable, on the assumption that it is a commercial use. If Township has reason to believe that sensitivities exist, additional steps, e.g. external house-site shields might be appropriate to reduce visibility of luminaire light-emitting surface.
2. Lighting On/Off Control. No information could be found with respect to the device(s) to be used to activate and extinguish the lighting and the hours of its operation. It is recommended Applicant be requested to specify the device or devices to be used to activate and deactivate luminaires, their location, and the proposed hour at which lighting is to be automatically extinguished nightly.
3. Pole Information -- No information was found with respect to the poles supporting the luminaires. It is recommended Applicant be requested to specify pole catalog numbers, provide a pole foundation detail and specify a setback dimension if any poles are to be located directly behind parking spaces.
4. Catalog Cut – It is recommended Applicant be requested to include on plan a cut of specified luminaire.
5. IES File Name – It is recommended Applicant be requested to include on plan, the names of the ies photometric files used to calculate the plotted illuminance values.
6. Plan Notes – It is recommended Applicant be requested to add the following ordinance-required notes to Lighting Plan:
 - a. Post-approval alterations to lighting plans or intended substitutions for approved lighting equipment shall be submitted to Township for review and approval prior to installation.
 - b. The Township reserves the right to conduct post-installation nighttime inspections to verify compliance with commitments made on approved

Mr. Tony Scheivert

Page - 5 -

Upper Uwchlan Township Manager

Reference: 11 Senn Drive – S&T Realty Holdings
Parking Expansion
Upper Uwchlan Township, Chester County, PA

File No. 22-01197

February 4, 2022

lighting plan, and, if appropriate, to require remedial action at no expense to Township.

We would recommend **Preliminary / Final Minor Land Development Plan Approval** be considered upon the above referenced comments, as well as any offered by the Township Planning Commission or Board of Supervisors being adequately addressed.

If 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. – Buckley, Brion, McGuire, & Morris LLP
Sheila A. Fleming, ASLA, Brandywine Conservancy (via email only)
Christopher J. Williams, P.E., McMahon Associates, Inc. (via email only)
G. Mathew Brown, P.E., ARRO Consulting, Inc. (via email only)
David Schlott, P.E., ARRO Consulting, Inc. (via email only)
C. Stanley Stubbe, Stubbe Consulting, LLC (via email only)
Scott Johnston – J-TECH (via email only)
Christopher M. Daily, P.E., D.L. Howell & Associates, Inc. (via email only)



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: Lands N/L Shryock Brothers Inc
2. Plan Dated: 10.02.2020 County Deed Book/Page No. DB 6537 PG 85
3. Name of property owner(s): Shryock Brothers, Inc.

Address: 256 Eagleview Blvd, Suite 506

State/Zip: Exton, PA 19341 Phone No.: 610-458-9440

Email: lindabordmanshelton@comcast.net

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

Natural lands Trust DBA Natural Lands

Address: 1031 Palmers Mill Rd

State/Zip: Media, PA 19063 Phone No.: 484-368-9961

Email: jstefferud@natlands.org

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

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

Bursich Associates

Address: 2129 East High Street, Pottstown

State/Zip: PA 19464 Phone No.: 610-323-4040

Email: Nick.feola@bursich.com

7. Total acreage: 6.15 Number of Lots: 2
8. Acreage of adjoining land in same ownership: (If any) none
9. Describe Type of Development Planned: lot line change, no construction

140 Pottstown Pike, Chester Springs, PA 19425

Phone: (610) 458-9400 • Fax: (610) 458-0307

www.uppermerionpa.gov

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.

Waivers requested 162-9.D and 162-9.F, and 162-9.H (no construction proposed)

Waivers requested 162 - 28.D and 162-258 E (no development proposed)

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:  Jack Stefferud, Senior Director of Land protection

Date: 1/11/2022

*Development subject to ACT 209 Impact Fee.

*Park & Recreation Fee per residence is levied. Contact Township Offices to determine amount.

SUBDIVISION / LAND DEVELOPMENT APPLICATION FEE

1-2 Lots \$250

3-5 Lots \$500

Plus \$25 for each Lot over 3

Over 5 Lots \$1000

Plus \$50 for each Lot over 5

Form revised January 2015

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

CONCRETE MONUMENT FOUND □

IRON PIN FOUND ○

CONTOURS 202
200

PROPERTY LINE

ADJOINING PROPERTY LINE

LEGAL RIGHT OF WAY

EASEMENT LINE

BUILDING

STREAM

EDGE OF DRIVEWAY

EDGE OF PAVEMENT

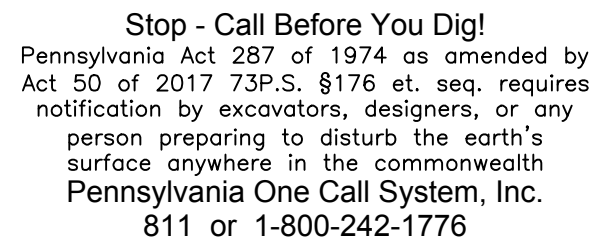
EXISTING FENCE

ROAD PAINT

ZONING LINE

FLOODPLAIN LINE

SLANTED TEXT DENOTES EXISTING FEATURE



THE FOLLOWING COMPANIES WERE NOTIFIED BY THE PENNSYLVANIA
ONE CALL SYSTEM (1-800-242-1776) AND REQUESTED TO MARK
THEIR UTILITIES FACILITIES AFFECTING AND SERVICES THE SITE.
THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED
UPON THE UTILITY COMPANIES RESPONSES TO THIS REQUEST.
SERIAL No.:

BUCKEYE PARTNERS (JA)
CLEAR-NO FACILITIES.
COMCAST CABLE COMMUNICATIONS INC (JZ)
CLEAR-NO FACILITIES.
PECO ENERGY (KF)
CLEAR-NO FACILITIES.
SUNOCO PIPELINE LP (SP)
DESIGN CONFLICT
UPPER UCHLAN TWP/UPPER UCHLAN MUNICIPAL AUTHORITY (UT)
CLEAR-NO FACILITIES.
VERIZON PENNSYLVANIA LLC (VR)
CLEAR-NO FACILITIES.

Curve Table		
Curve #	Length	Radius
C1	14.38	91.50

0 100' 200'

GRAPHIC SCALE: 1"=100'

REQUIRED	PROVIDED	
	LOT 1	LOT 2
3 ACRES	3.45 ACRES +++	2.70 ACRES +++
300 FT.	222.92 FT.	238.50 FT.
75 FT.	2.2 FT. ***	28.41 FT. (TO BE DEMOLISHED)
50 FT. *	50 FT.	50 FT.
50 FT. *	24.4 FT. **	50 FT.
40%	21.8%+/-	0%
70%	67.7%+/- +++	5.3%+/- +++
35 FT.	35 FT.	35 FT.
30 FT. **	30 FT.	48 FT. (TO BE DEMOLISHED)

<u>SITE DATA</u>	<u>EXISTING</u>	<u>PROPOSED</u>
<u>GROSS</u>		
<u>LOT AREAS</u>		
LOT #1	6.15 AC.	3.45 AC.
LOT #2	N/A	2.70 AC.

1. SECTION 200-45.A. - MINIMUM LOT AREA FOR LOT 2
2. SECTION 200-45.B. - MINIMUM LOT WIDTH FOR LOTS
3. SECTION 200-45.C.(2) - SIDE YARD SETBACK FOR LOT

1. §162-9.D. - A WAIVER FROM PROVIDING A SITE ANALYSIS & IMPACT PLAN, SINCE NO DEVELOPMENT IS PROPOSED.
2. §162-9.E. - A WAIVER FROM PROVIDING A CONSERVATION PLAN, SINCE NO DEVELOPMENT IS PROPOSED.
3. §162-9.H. - A WAIVER FROM PROVIDING IMPACT STATEMENTS, SINCE NO DEVELOPMENT IS PROPOSED.
4. §162-10.D. & 162-258.F. - WAIVERS OF 50' ULTIMATE RIGHT OF WAY AND DEDICATION TO TOWNSHIP, AS DORLAN MILL ROAD IS A STATE ROADWAY, AND NO DEVELOPMENT IS PROPOSED

I, _____, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN AND SURVEY WAS PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEY SECTION OF THE MANUAL OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA, AS ADOPTED BY THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS ON JULY 10, 1998, THAT THIS PLAN REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION, THAT THE EXISTING PERIMETER MONUMENTS SHOWN HEREON HAVE BEEN LOCATED AS PART OF THE SURVEY, AND ALL OTHER PROPOSED PERIMETER MONUMENTS SHALL BE SET.

PLAN SHEET LIST		
SHEET NUMBER	DRAWING NUMBER	SHEET DESCRIPTION
1	FP137340	LOT LINE CHANGE PLAN 1
2	FP237340	LOT LINE CHANGE PLAN 2
3	EC137340	EXISTING CONDITIONS PLAN

SUBJECT

IN 1

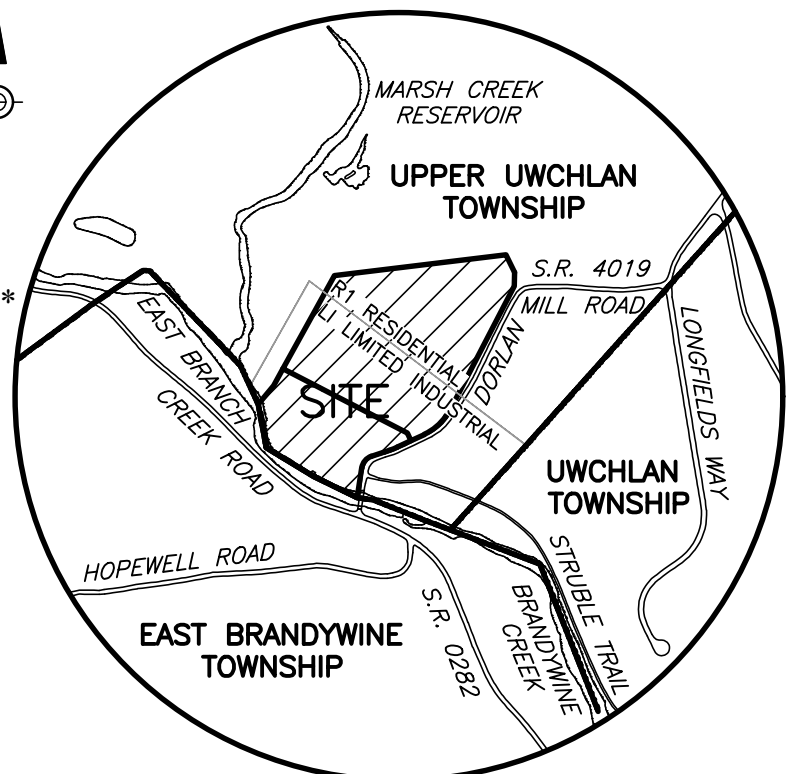
/L SHRYOCK
HERS, INC.

P, CHESTER COUNTY, PENNSYLVANIA

JOB NO.
137340-10

SHEET NO.
1 OF 3

DWG. NO.
EP137340



SCALE: 1"=1000'

1. THE EXISTING BOUNDARY AND TOPOGRAPHY WAS COMPILED FROM INFORMATION FROM A FIELD SURVEY JULY 2020.
2. PLAN BEARINGS ARE DEED BASED.
3. CONTOURS ARE LIDAR BASED AND REFERENCE
MAPS.PSIEE.PSU.EDU/IMAGERYNAVIGATOR/
4. THE LOCATION OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS OR ABOVE GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH, OR HORIZONTAL OR VERTICAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED.
5. LOT 1 AND LOT 2 ARE SUBJECT TO A PERPETUAL RIGHT OF WAY AS DESCRIBED IN DBV 7504 P 2129.
6. THE 100 YEAR FLOODPLAIN SHOWN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 42093001450, CHESTER COUNTY, PENNSYLVANIA, MAP REVISED SEPTEMBER 29, 2017.
7. IT IS NOT THE INTENT OF THIS PLAN TO ILLUSTRATE ANY SUBSURFACE CONDITIONS SHOULD THEY EXIST, I.E. BURIED TANKS, SEEPAGE BEDS, TILE FIELD ETC.
8. LOT 2 SHALL BE JOINED IN COMMON DEED WITH THE OTHER LANDS OWNED BY THE ADJOINING LAND OWNER (COMMONWEALTH OF PENNSYLVANIA), AND DEED DESCRIPTIONS FOR EACH NEW PARCEL SHALL BE RECORDED AFTER THE PROPOSED PLAN HAS BEEN APPROVED AND RECORDED.
9. PA ONE CALL NUMBER 2020-217-3170 HAS BEEN ISSUED FOR THIS PROJECT.
10. THE FLOOD ELEVATIONS ON THIS PLAN WERE TAKEN FROM A FLOOD STUDY ENTITLED "FEMA CLOM-F FILL APPLICATION, EAST BRANYNWE TOWNSHIP, CHESTER COUNTY, PA," DATED FEBRUARY 2, 2007 AS PREPARED BY HERBERT MACCOMBIE, JR. PE, CONSULTING ENGINEERS AND SURVEYORS, INC. THE DATUM FROM THE STUDY WAS UNCONFORMED. BASED ON THE FIELD SURVEY OF COMMON BOUNDARY OF THE STUDY AND POINTS LOCATED BY BOUGHER AND JAMES, INC., NAVD-88.

UPI: 32-6-49
PARCEL ID: 3206 00490000
DBV. 6537, PG. 85
SHRYOCK BROTHERS INC.
256 EAGLEVIEW BLVD., SUITE 506
EXTON, PA 19341

NATURAL LANDS
1031 PALMERS MILL ROAD
MEDIA, PA 19063
PHONE: (484) 368-9961

I, JOHN C. SHELTON, ACTING AS PRESIDENT ON BEHALF OF SHRYOCK BROTHERS, INC., THE UNDERSIGNED, HAS LAID OUT UPON MY LAND SITUATED IN UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA, A LOT LINE CHANGE PLAN IN ACCORDANCE TO THE ACCOMPANYING PLAN WHICH HAS BEEN MADE WITH MY FREE CONSENT AND IS ACCORDANCE WITH MY DESIRES, AND IS INTENDED TO BE FOREWORTH RECORDED. WITNESS MY HAND THIS _____ DAY OF _____, 20____.

JOHN C. SHELTON
PRESIDENT

STATE OF PENNSYLVANIA
COUNTY OF CHESTER

ON THIS _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JOHN C. SHELTON, WHO BEING DULY SWORN ACCORDING TO LAW, ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF SHRYOCK BROTHERS INC., A PENNSYLVANIA CORPORATION, THE RECORD OWNER FOR THIS LOT LINE CHANGE PLAN AND THAT HE AS SUCH WAS AUTHORIZED TO MAKE SO DEPOSES AND SAYS THAT THE PLAN THEREOF WAS MADE AT ITS DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN AND THAT THEY DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

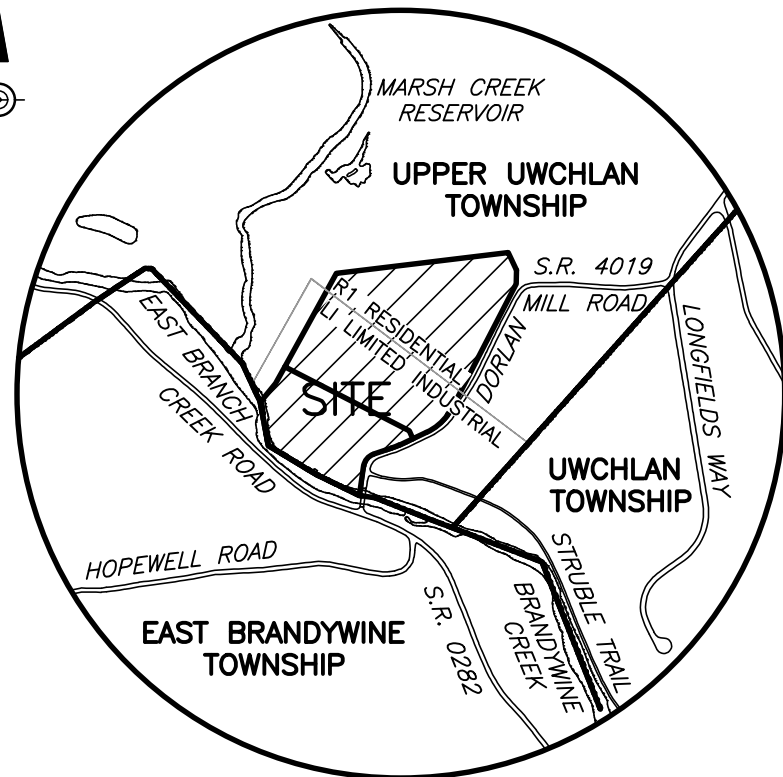
IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC MY COMMISSION EXPIRES

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

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER
COUNTY AT WEST CHESTER, PA IN PLAN BOOK _____ PAGE _____
ON THE ____ DAY OF _____, 2020.

(DEPUTY) RECORDER OF DEEDS



LOCATION MAP
SCALE: 1"=1000'

LEGEND

- CONCRETE MONUMENT FOUND
- IRON PIN FOUND
- CONTOURS
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- LEGAL RIGHT OF WAY
- EASEMENT LINE
- STREAM
- EDGE OF DRIVEWAY
- EDGE OF PAVEMENT
- EXISTING FENCE
- ROAD PAINT
- ZONING LINE
- FLOODPLAIN LINE
- SOILS AND TEXT
- WALKWAY/WALL
- EXISTING WELL
- EXISTING MAILBOX
- TREE SYMBOLS
- SANITARY SEWER MAIN
- SANITARY SEWER LATERAL
- STORM SEWER
- STORM SEWER INLET
- ENDWALL
- STORM SEWER MANHOLE
- WATER MAIN
- WATER SERVICE LATERAL
- WATER VALVE
- WATER SERVICE SHUT-OFF
- OVERHEAD UTILITY WIRES
- UNDERGROUND UTILITY WIRES
- STREET LIGHT
- UTILITY POLE
- UTILITY GUY
- SIGN
- SLANTED TEXT DENOTES EXISTING FEATURE

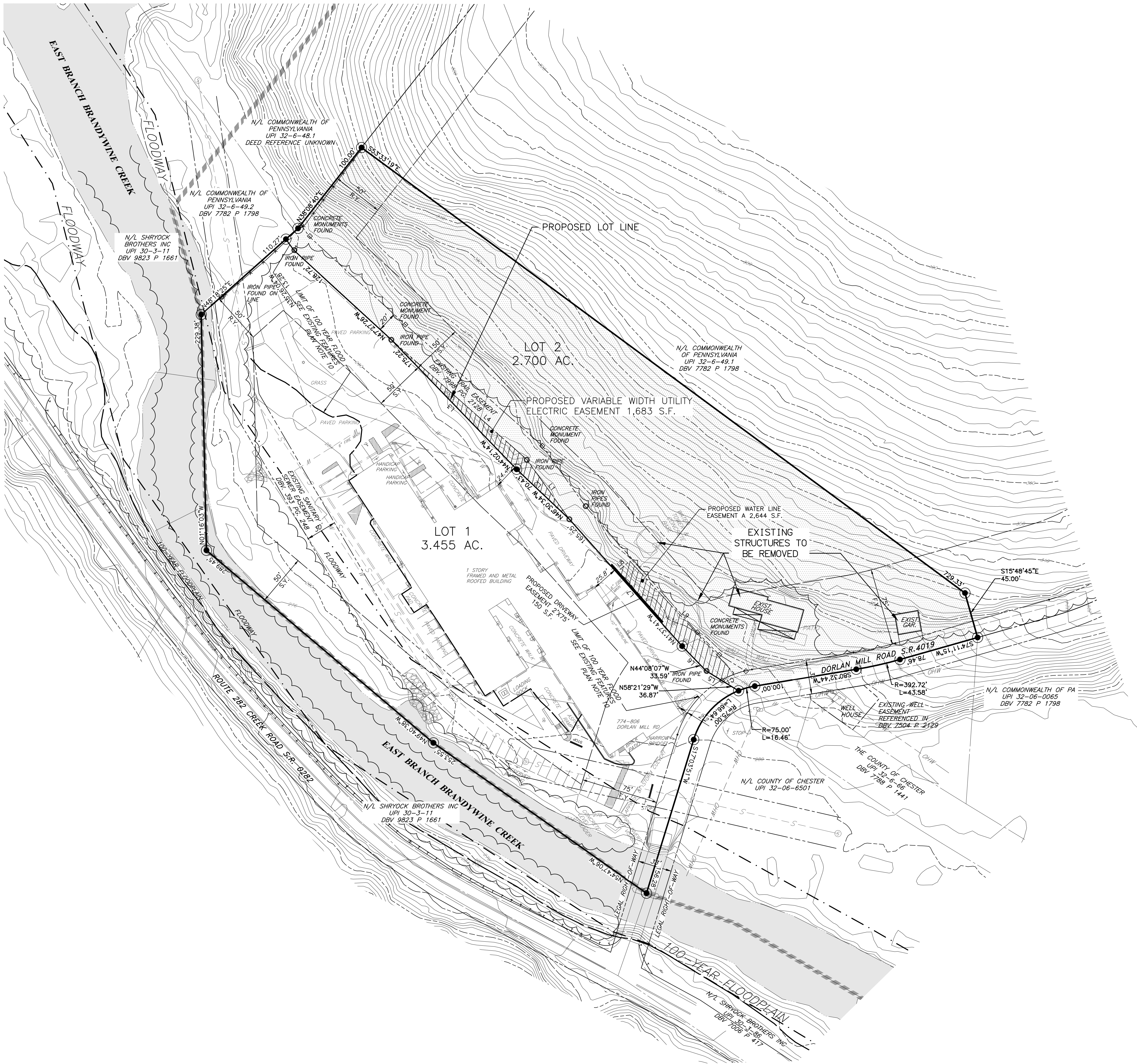


Stop - Call Before You Dig!
Pennsylvania Act 287 of 1974 as amended by
Act 50 of 2017 73P.S. §176 et. seq. requires
notification by excavators, designers, or any
person preparing to disturb the earth's
surface anywhere in the commonwealth
Pennsylvania One Call System, Inc.
811 or 1-800-242-1776

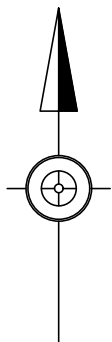
LIST OF UTILITIES-RESPONSES

THE FOLLOWING COMPANIES WERE NOTIFIED BY THE PENNSYLVANIA
ONE CALL SYSTEM (1-800-242-1776) AND REQUESTED TO MARK
OUT UNDERGROUND FACILITIES AFFECTING AND SERVICES THE SITE.
THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED
UPON THE UTILITY COMPANIES RESPONSES TO THIS REQUEST.
SERIAL No.:

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CLEAR-NO FACILITIES.
PECO ENERGY (KT)
CLEAR- NO FACILITIES.
SUNOCO PIPELINE LP (SPJ)
DESIGN CONFLICT
UPPER UWCHLAN TWP/UPPER UWCHLAN MUNICIPAL AUTHORITY (UUT)
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VERIZON PENNSYLVANIA LLC (YI)
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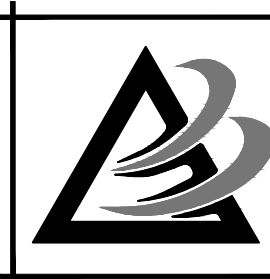


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BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO BURSICH ASSOCIATES, INC. WHICH SHALL INDEMNIFY AND SAVE HARMLESS BURSICH ASSOCIATES, INC.
FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING FROM THE USE THEREOF.



SEAL

MANAGER
NF
DESIGN
CHKD. BY
DRAFT
BG
FILE
NAT-07
DATE
09/03/20
NOTES
SCALE
1"=50'



**BURSICH
ASSOCIATES**
ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS
2129 EAST HIGH STREET
POTTSTOWN, PA 19464
610.323.4040

www.bursich.com

CLIENT

NATURAL LANDS
1031 PALMERS MILL ROAD
MEDIA, PA 19063
484-368-9961

SUBJECT

LOT LINE CHANGE PLAN 2

**LANDS N/L SHRYOCK
BROTHERS, INC.**

UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

JOB NO.

137340-10

SHEET NO.

2 OF 3

DWG. NO.

FP237340

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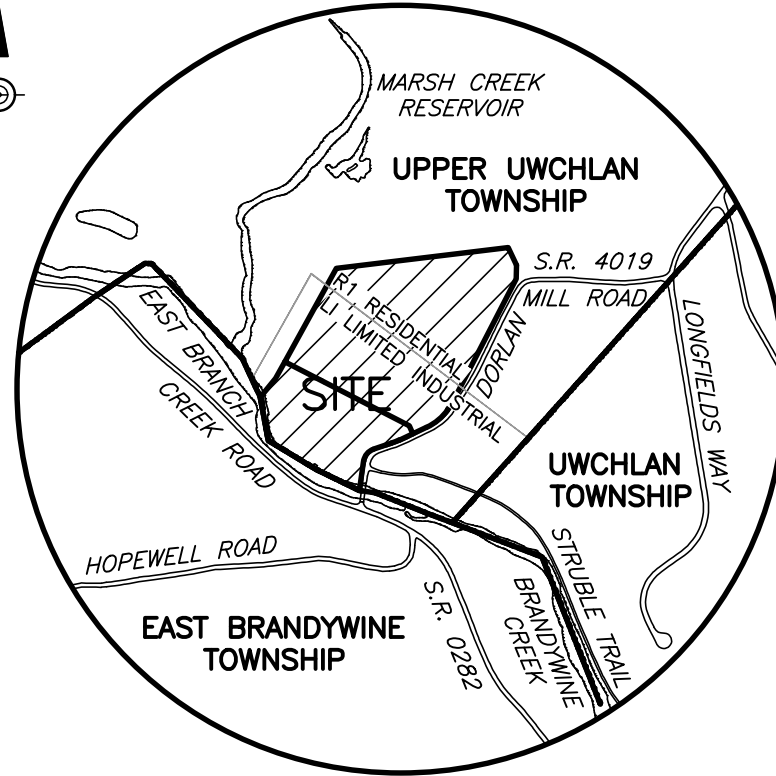
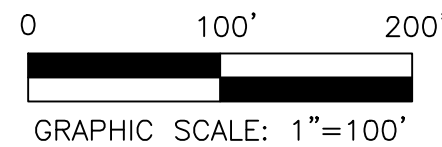
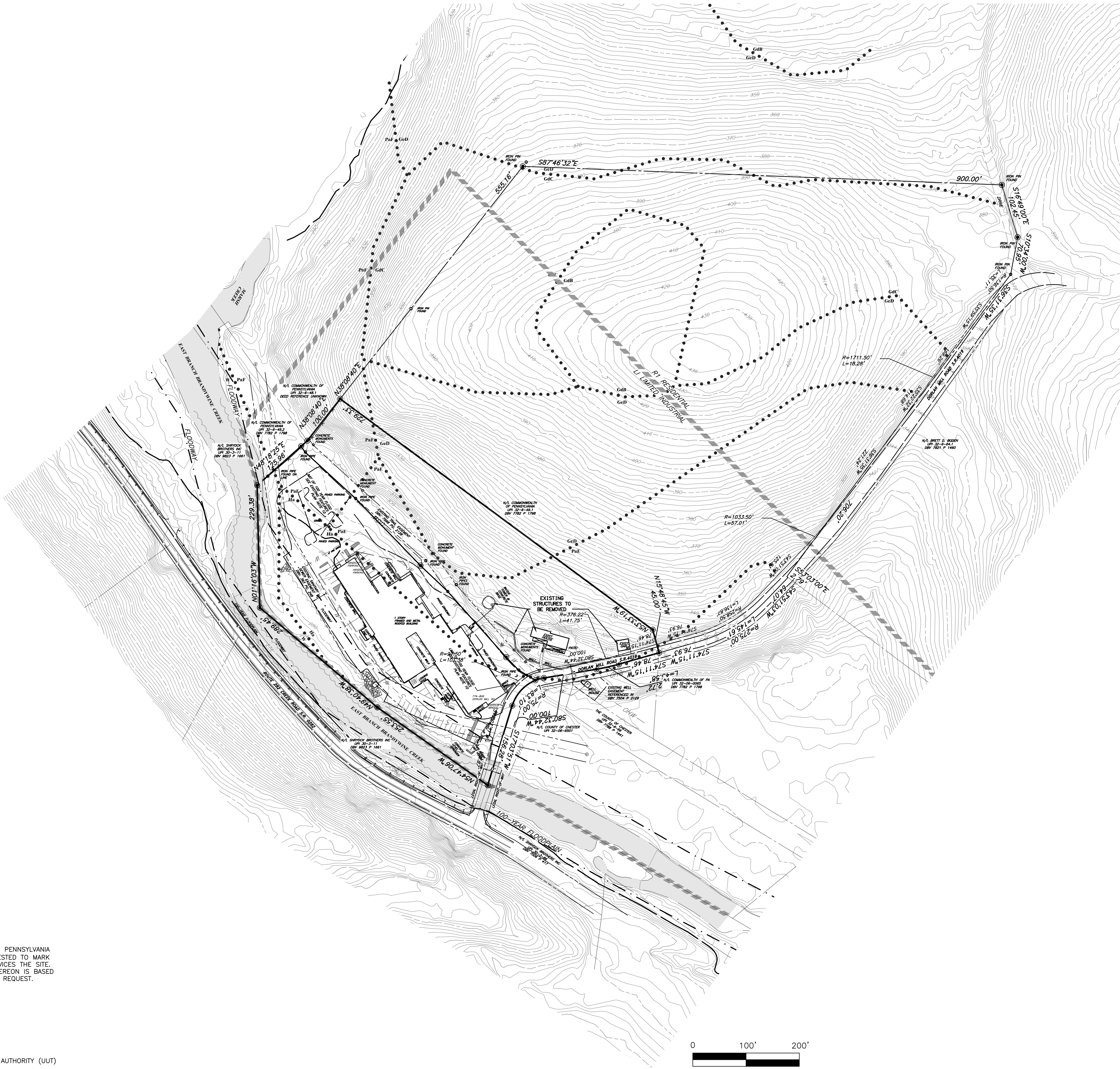


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UPPER UWCHLAN TWP/UPPER UWCHLAN MUNICIPAL AUTHORITY (UUT)
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VERIZON PENNSYLVANIA LLC (YI)
CLEAR-NO FACILITIES.



LOCATION MAP
SCALE: 1"=1000'

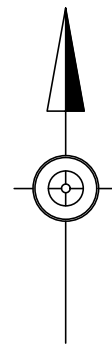
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- FLOODPLAIN LINE
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- WALKWAY/WALL
- EXISTING WELL
- EXISTING MAILBOX
- TREE SYMBOLS
- SANITARY SEWER MAIN
- SANITARY SEWER LATERAL
- STORM SEWER
- STORM SEWER INLET
- ENDWALL
- STORM SEWER MANHOLE
- WATER MAIN
- WATER SERVICE LATERAL
- WATER VALVE
- WATER SERVICE SHUT-OFF
- OVERHEAD UTILITY WIRES OHW
- UNDERGROUND UTILITY WIRES UGW
- STREET LIGHT
- UTILITY POLE
- UTILITY GUY
- SIGN
- SLANTED TEXT DENOTES EXISTING FEATURE

SOILS LEGEND

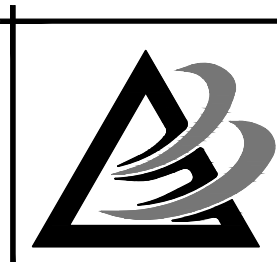
CdA - CALIFON LOAM, 0 TO 3 PERCENT SLOPES
GdB - GLADSTONE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES
GdD - GLADSTONE GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES
GdE - GLADSTONE-PARKER GRAVELLY LOAMS, 15 TO 25 SLOPES
GdF - GLADSTONE GRAVELLY LOAM, 25 TO 50 PERCENT SLOPES, VERY BOULDER
Ho - HATBORO SILT LOAM
PdE - PARKER GRAVELLY LOAM, 25 TO 35 PERCENT SLOPES
PdF - PARKER GRAVELLY LOAM, 35 TO 60 PERCENT SLOPES
W - WATER

3.	FOR TOWNSHIP SUBMISSION	3/2/2021	AJK
2.	REVISED PLAN TITLE AND PLAN SHEET LIST	12/22/2020	MDP
1.	REVISED LOT LINE, EASEMENTS, GENERAL NOTES, ADDED STORM AND WATER LINES	10/02/2020	MDP
NO.	REVISION	DATE	BY



SEAL

MANAGER	NF
DESIGN	CHKD. BY
DRAFT	CHKD. BY
FILE	DATE
NOTES	SCALE



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CLIENT

NATURAL LANDS
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MEDIA, PA 19063
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SUBJECT

EXISTING CONDITIONS PLAN

LANDS N/L SHRYOCK
BROTHERS, INC.

UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

JOB NO.

137340-10

SHEET NO.

3 OF 3

DWG. NO.

EC137340



UPPER UWCHLAN TOWNSHIP

Planning Commission Meeting

January 13, 2022

7:00 p.m.

Minutes

Draft

LOCATION: The meeting was held virtually only, via Zoom audio/video conferencing.

In attendance:

Sally Winterton, Joe Stoyack, Chad Adams, David Colajezzi, Jim Dewees, Stephen Fean, Jim Shrimp

Aaron Stoyack – Historical Commission Liaison
Matt Brown, P.E., DEE – ARRO Consulting
Dave Leh, P.E. – Gilmore & Associates
Mike Crotty, Esq. – Special Counsel to the Planning Commission
Tony Scheivert, Township Manager
Gwen Jonik, Planning Commission Secretary

Absent: Ravi Mayreddy, Jeff Smith

Sally Winterton called the meeting to order at 7:00 p.m. and advised attendees to enter questions in the Chat. There were 40 participants.

Reorganization for 2022

Gwen Jonik asked for nominations for 2022 Chairperson. Chad Adams nominated Sally Winterton. David Colajezzi seconded. There were no other nominations. Sally Winterton accepted the nomination and was elected Chairperson 2022 by unanimous vote.

Sally Winterton asked for nominations for 2022 Vice-Chairperson. Chad Adams nominated Joe Stoyack. Jim Dewees seconded. There were no other nominations. Joe Stoyack accepted the nomination and was elected Vice-Chairperson 2022 by unanimous vote.

Sally Winterton asked for nominations for Planning Commission Secretary. Jim Dewees nominated Gwen Jonik. Jim Shrimp seconded and Gwen Jonik was elected Secretary 2022 by unanimous vote.

Draft Act 537 Plan Update

Matt Brown, Municipal Authority Administrator, was in attendance to answer questions or receive comments regarding the Township's draft Act 537 Plan Update. Mr. Brown reiterated that the 537 plan is a roadmap, to guide the planning for extending public sanitary sewer to neighborhoods with numerous, failing on-lot systems. Not all areas depicted will get sewered. The PaDEP pushes for public sanitary sewers wherever possible to minimize the number of failing systems. The Authority is trying to extend public sewer to as many areas of the Township as they can via the Route 100 wastewater treatment facility. When an area is depicted in the Plan, it is next to an already sewered area or where there have been requests for public sewer. We continue to complete Phase 2 extensions, the Byers Road extension currently underway and the Milford Farms extension along Font Road between Milford Road and Black Horse Road. Comments were offered to extend sewer to residential properties prior to considering any to Senn Drive (non-residential). Mr. Brown explained that some businesses on Senn Drive had asked about public sewer and PaDEP asked the Authority to include it in the Plan Update. We are interested in extending sewers to residential properties east of Senn Drive and perhaps some of the properties on Senn Drive. There are also some areas that do not want public sewer, and

those comments will be included in the Plan. No projects proposed in this draft Plan would happen for at least 5 years as funding needs to be put in place and the scope and designs are defined. Jim Dewees commented that the older residential properties, especially those on quarter-acre lots, should go first before any commercial, daytime use properties. Mr. Brown noted that when the time comes, they'll conduct another survey and the most cost-effective areas will be planned.

11 Senn Drive ~ Preliminary / Final Land Development Plan

Chris Daily of D.L. Howell and Alyson Zarro, Esq., representing Scott Johnson of JTech were in attendance to introduce a land development plan proposing a 20,000 SF gravel parking area behind the existing building at 11 Senn Drive, formerly Summit Fitness, to store hardscaping supplies on pallets, and store machinery. This is a by-right use and gravel area for materials storage is allowed. There will be no chemicals stored in this area. It is for a wholesale supplier with 3 employees and only weekday operation, not weekends. The area will be fenced.

Joe Stoyack moved, seconded by Chad Adams, to accept the Preliminary / Final Land Development Plan Application for consultants' review. The motion carried unanimously.

100 Greenridge Road – Revised Conditional Use Plan

Alyson Zarro, Esq., Brian Thierrin - Toll, Justin Barnett – ESE and John Baionno - ESE were in attendance to discuss the consultants' January 7, 2022 review letter of the Conditional Use Plan last revised December 15, 2021. Justin Barnett explained that the major changes were trail placement and expansion of the tot lot. They moved the trail south of Road A and added a nature trail behind lots 10-18, which ties into an existing logging trail. They decreased the roadway 'bulb' and expanded the tot lot / pocket park to provide more room for play structures, an open area – for picnic tables, etc. The house lot configuration remains the same. Mr. Barnett pointed out where the stone structures were that the historical commission was investigating. There are additional waivers suggested by the consultants in this review letter. Some waivers will be decided now and some during the land development process.

Ms. Zarro reviewed the consultants' review letter and provided clarifications. They are not proposing any development within the floodplain area on the property; they'll obtain a jurisdictional determination of the wetlands from the Army Corps of Engineers, which will be part of land development process; they enlarged the pocket park between lots 18-19; prohibitive slope disturbed by the roadway – they'll seek the Planning Commission's (PC) recommendation then go to the Zoning Hearing Board (ZHB) for a variance; precautionary slope disturbance for sanitary and storm water systems is part of this application; proposing a 50' wide landscape buffer/screen at the back of the property lines; no historic resources listed on the Township's inventory are on this site and the Historical Commission(HC) is okay waiving the historic study; the closest historic resource is 400-500' away; as part of the HC conversations, a site visit took place and Bob Wise's report indicates a stone well and stone walls on the property; Ms. Zarro thinks they can comply with most of the recommendations put forth by the HC; the wall along Greenridge Road would be impacted with road widening so that will effect preservation; making the access look like a simple farm road might not be attainable; they wouldn't conduct an archaeological study at this time.

Waivers are requested regarding the grade for the local access road being greater than 10%, single access street greater than 500' in length, and using Belgian block instead of concrete curbs. The primary access will be from Greenridge Road with an emergency access from Lauren Lane. Also requesting waivers for sidewalks on 1 side of the street throughout the development, proposing 5' width; and Lot 65, the reserved sanitary sewer Lot, not having direct access to a public street – there will be an access easement over the open space lot between it and the street rather than building an access that might not be needed. With the 2 areas of natural trail and a future Greenridge Road trail, there is plenty of pedestrian access, @ 1 mile of trails, not including sidewalks.

They've updated the fiscal and recreation analysis and request a waiver regarding 56% of the active recreation land involves environmentally sensitive areas; widening of Greenridge Road will be defined during land development – 3-4' shoulders; providing a 20' wide trail easement along the road and Toll would install at their expense if desired. Screening standards will be met by planting evergreens within the 50' vegetative buffer between the proposed Lots and those on Stonehedge Drive and on Shea Lane.

Building separation distances, accessory structures and impervious surface tracking will be detailed and included in Homeowners Association documents. Driveways will be delineated during land development. The Act 209 traffic impact fee is applicable for this development @ \$154,000; the open space management plan and concept sketch of the pocket park will be detailed in land development; providing 6' wide nature trails within a 20' easement; the emergency access at Lauren Lane will not be a trail connection and might be made of grass pavers rather than paved; the trail between lots 2 & 3 gives access vertically to the old driveway and would be screened to provide some privacy; wooden steps were suggested west of lot 4 due to the grade but those are not proposed – they'd be a liability for either the HOA or the Township and maintenance is expensive. One wastewater disposal field will be installed and used by this development; an additional disposal field will be left in reserve for future use as determined by the Municipal Authority/Township.

Tony Scheivert read questions and comments submitted in the "Chat":

Dave Leh answered a question that if the Army Corps of Engineers determines a greater area would be disturbed, the design would have to be adjusted.

Alyson Zarro advised a pocket park sketch could be prepared during the Hearing process.

Alexandra Rose commented on the need for the second disposal field and its impact on wildlife.

Brian Thierrin (Toll) advised it's being set aside in case the Township needs it in the future and it would most likely be a drip field where trees wouldn't be removed but the drip lines curve around the base of the trees.

D. Fitzgerald questioned the design of the Lauren Lane emergency access. Brian Thierrin advised details will be determined during land development and will most likely be grass pavers rather than pavement.

Dave Leh – some of the requested waivers can be decided during the Conditional Use process and some would be held until the Land Development Approval process.

Dave Butte, Shea Lane, questioned the buffer between his lot and the development. Justin Barnett advised there will be a 50' vegetative buffer between the proposed development and the homes on Stonehedge Drive and the homes on Shea Lane. They'll plant evergreens in the 10' closest to the new lots within the 50' vegetative buffer to provide year-round screening. The Shea Lane property line will have the same buffer as Stonehedge Drive.

Alexandra Rose, Shea Lane, questioned slope disruption for the second disposal field. Alyson Zarro noted that if they install it, they'll comply with applicable standards and design requirements.

The Historic Commission's comments and recommendations will be posted on the website along with the other documents for this project.

Gerry Stein, Greenridge Road, commented on Lauren Lane as the primary cartway. Alyson Zarro advised it was shown on the Plan as a full access in the event the Township prefers that, but most public comments to date want the primary access from Greenridge Road.

David Butte, Shea Lane, questioned how close to the property line structures could be built on lots 26 and 27. Alyson Zarro advised that there's the 50' vegetative buffer and then 25' in from that, for a total 75' from the property line.

Steve Egnaczyk, didn't favor decreasing the 50' buffer to plant evergreen trees.

D. Fitzgerald requested the Plans be posted on the website. Mr. Scheivert advised the Plans are posted on the Planning Commission's page of the website.

The size of the homes will be similar to those in Chester Springs Crossing, 3,000 - 4,000 SF and it's too early to estimate pricing but most likely will start in the \$600,000s.

John Mahoney, Esq., Stonehedge residents don't favor a trail connection through Lauren Lane.

Steve Egnaczyk, Stonehedge Drive, any details available regarding the soils and test pits? Brian Thierrin noted some preliminary tests have been conducted but too early for details. More tests and a lengthy process through PaDEP occur during land development.

Marlowe Schaeffer, Lauren Lane is shown as a full access on the Plan and that's not what Toll stated previously. Ms. Zarro clarified that Toll is not proposing Lauren Lane as a full access. Kevin - where is the road widening exhibit mentioned in the review letter. Ms. Zarro advised there was a preliminary sketch submitted and will be presented in the Hearing.

John Mahoney, Esq., - when will the Township make decisions regarding the Lauren Lane use and the Lot 65 disposal field in reserve. Tony Scheivert said those decisions will be part of the Hearings.

If the waivers aren't granted, what happens to this development? The reply was that this isn't an excessive number of waivers.

Elizabeth Woodward questioned the vegetation buffer. Justin Barnett noted that if they left all 50' of the natural vegetation, it is all deciduous and there wouldn't be screening in the winter. Also, evergreens are part of the screening requirements.

John Quake, Lauren Lane, questioned buffer plantings.

Jon Long, Esq., what area does stormwater basin 1 serve. Brian Thierrin and John Baionno replied it is designed to capture the flow from the upper basins.

Leann Smith questioned the on-site park and rec facilities. Justin Barnett didn't believe the location of the nature trails or park would be a security issue.

John Mahoney, Esq., commented that Stonehedge residents do not want Lauren Lane to be a full access and they don't want the trail connection to Stonehedge Drive.

Dave Butte – any studies done on effects on neighbors drain fields from runoff from the proposed development. He wants assurance that his or neighbors' properties won't be harmed by stormwater after the developer leaves. John Baionno advised that no studies have been done other than preliminary review of the existing patterns; they cannot increase the amount of runoff from this site onto anyone else's property. Ms. Zarro advised that there are post-construction stormwater management plans that get recorded and there are documents that require the HOA to properly maintain the stormwater facilities and a Declaration that gives the DEP authority to enforce any violations.

Mike Crotty, Esq., added that those stormwater documents are recorded after the land development plan is approved, they're a public record. If there was any issue with his drain field in the future due to stormwater from this development, Mr. Butte would need to seek legal advice.

Gerry Stein, Greenridge Road, questioned the pricing of the homes. Brian Thierrin replied they'll start in the \$600,000s.

Kelly Owen, Shea Lane, wanted clarification regarding deciduous vs evergreen trees. Ms. Zarro clarified that the existing vegetation is deciduous and Toll proposes adding evergreens in the buffer so there will be year-round screening.

Gerry Stein, what is the pump station easement for and will there be holding tanks? Brian Thierrin noted it's for access to the pump station that will pump the effluent to be treated. Ms. Zarro noted there won't be holding ponds. Toll's wastewater expert will provide testimony at the Hearing.

Mike Crotty, Esq., special counsel for the Planning Commission, recommended they walk through the issues raised this evening and if possible, for the Commission to make recommendations via motions.

1. Is the Commission in agreement with the location of the sidewalks as depicted on the Plan? Discussion included agreement with sidewalks on 1 side of Road A from Greenridge Road to Lauren Lane and then on 2 sides within the majority of homes. Concerned with adequate lot size if both sides have sidewalks – does that leave room for accessory structures without creating zoning issues. All lots are roughly 115' deep with structure setbacks at 25' from the curb and 50' between principal structure and principal structure. Providing homeowners with plot plan showing the impervious coverage and what room remains for accessory structures – decks, patios, sheds, etc. was suggested. Road widths are all 32' with on-street parking on both sides. Individual homeowners are responsible for sidewalks along their frontage and HOA for those along common space.

Joe Stoyack moved to recommend allowing sidewalks along the north side of Road A from Greenridge Road to Lauren Lane and to Lot 64 and Lot 5 and then on both sides for the remaining lots. There was no second.

Chad Adams moved that the sidewalk waiver be supported as presented on the Plan. David Colajezzi seconded. The motion carried with five (5) in favor (Adams, Shrimp, Dewees, Fean, Colajezzi) and (2) opposed (Stoyack, Winterton).

Mike Crotty: the placement of buildings and accessory structure setbacks would be best conveyed within the HOA Declaration; setbacks can be specifically stated for each Lot. Alyson Zarro: they're going to comply with the setbacks in the zoning ordinance and detail those in the HOA documents.

This should be a Condition of Approval that these setbacks are detailed in the HOA Declaration and the buyers are made aware when considering purchasing the property.

2. Percentage of active recreation area within environmentally sensitive areas. Less than 25% is standard; the waiver requests allowing 56%. Joe Stoyack suggested a condition should be that trees and vegetation be planted in equal amount on another part of the property.

Joe Stoyack moved to recommend granting that waiver with the condition that the environmentally sensitive area in excess of 25% be compensated with vegetation / landscaping elsewhere on the property with the equivalent area to be decided during the land development process. David Colajezzi seconded and the motion carried with five (5) in favor (Stoyack, Adams, Dewees, Shrimp, Colajezzi), one (1) opposed (Fean) and one (1) abstention (Winterton).

3. Lauren Lane access. Proposed is as an emergency access only with no trail connection. Bollards and chain, with a lock for emergency personnel to gain entry, will deter vehicular traffic.

Jim Dewees moved to recommend that the connection to Lauren Lane be used as an emergency access only, that the HOA's maintenance responsibilities are detailed in the land development process, and that measures be taken to delineate the access so it's not mistaken for private property. Joe Stoyack seconded, and the motion carried unanimously.

4. The waivers regarding the Greenridge Road widening, maximum road grade and the trail along Greenridge Road be deferred until the land development process. These engineering details would normally be discussed during that process. Memorialize in the Conditions of Approval that this will be discussed during land development.

Jim Shrimp moved to recommend that the discussions concerning the Greenridge Road widening, the maximum road grade and the potential for a multi-use trail be deferred until the land development process and that the Applicant works with the Township's Boards during that process to determine the need for and location of a multiuse trail along the Greenridge Road frontage. If it's determined a trail is desired, it shall be installed at the Applicant's expense. Joe Stoyack seconded, and the motion carried unanimously.

5. The screening between the boundaries of the proposed development and Stonehedge and Shea Lane properties.

David Colajezzi moved to recommend that the Applicant should verify the adequacy of the screening between the site and the Stonehedge Drive and Shea Lane properties to

establish compliance with zoning section 200-117.E. during the land development process and as part of that, they preserve and/or augment existing vegetation within the 50' setback area along with those boundaries together with any other necessary enhanced plantings such as evergreens. Jim Dewees seconded, and the motion carried unanimously.

6. Joe Stoyack moved that the Planning Commission is generally in favor of the development as proposed related to the Conditional Use Approval for the precautionary steep slopes encroachments under Section 107.D.3. and the Flexible/Open Space Development Option under Section 72.B subject to the conditions and comments, that the Planning Commission defers to the Historical Commission on its assessment under 117.I, that the applicant comply with all conditions previously discussed at this evening's meeting and approved by the Planning Commission, that the Commission is in favor of the township consultants' recommendations associated with the Belgian block curb, payment of the traffic impact fee, the calculations of the woodland disturbance to be reviewed and assessed during the land development process, that the open space be owned by the HOA, that the trails within the development be subject to a public trail easement, that the applicant submit a sketch of the pocket park during the land development process, that the portion of the trail between lots 2 and 3 be supplemented with plantings to provide screening for those lots which will be assessed during the land development process, that the disposal area on lot 65 be subject to an offer of dedication to the Township subject to the access easement, and that the waiver from direct access to the street for Lot 65 (162-46.B.1.) is also recommended for approval.

Alexandra Rose, Shea Lane, expressed concern with environmental issues related to Lot 65, the second disposal field, and believes construction there would be detrimental to that property as well as hers.

Jim Dewees seconded, and the motion carried unanimously.

Sally Winterton thanked Mike Crotty for his guidance.

Tony Scheivert answered a question in the "Chat" that the next Hearing for 100 Greenridge Road is January 18, 2022, which will be in person at Pickering Valley Elementary School with a virtual option available if desired.

Open Session

Joe Stoyack noted that the Commission will be working on updating the Comprehensive Plan throughout 2022, gathering input from other Township Boards/Commissions and with consultants' assistance.

Approval of Minutes

Joe Stoyack moved to approve as presented the minutes of the December 9, 2021 meeting. Stephen Fean seconded, and the motion carried unanimously.

Sally Winterton thanked the members for their support. They'll work on ordinances next month. She announced the next meeting is February 10, 2022 and we'll start at 6:00 p.m. to work on the ordinances.

Adjournment

Jim Dewees moved to adjourn the meeting at 10:39 p.m. David Colajezzi seconded. All were in favor.

Respectfully submitted,
Gwen A. Jonik,
Planning Commission Secretary