



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).

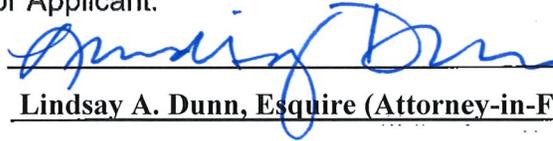
[One-half of the required plan submissions may be of a reduced size, i.e. 11 x 17]

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





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).

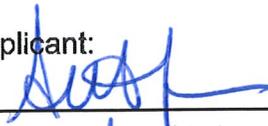
[One-half of the required plan submissions may be of a reduced size, i.e. 11 x 17]

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: Scott Johnson Pres.

Date: 12/20/21

\*Development subject to ACT 209 Impact Fee.

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

**SUBDIVISION / LAND DEVELOPMENT APPLICATION FEE**

|                   |                               |
|-------------------|-------------------------------|
| 1-2 Lots .....    | \$250                         |
| 3-5 Lots .....    | \$500                         |
|                   | Plus \$25 for each Lot over 3 |
| Over 5 Lots ..... | \$1000                        |
|                   | Plus \$50 for each Lot over 5 |

Form revised January 2015

**GENERAL NOTES**

- THE INTENT OF THIS PLAN IS TO PRESENT THE GRADING, 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 BEAUTY HOLDINGS, LLC  
102 OSCAR WAY  
CHESTER SPONKS, PA 19425
- SITE ADDRESS:  
11 SENN DRIVE  
CHESTER SPONKS, 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 REVEAL 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 FOR THE NATIONAL FLOOD INSURANCE RATE MAP FOR CHESTER COUNTY, PA. MAP NO. 42022C0095G, PANEL 95 OF 360, DATED SEPTEMBER 25, 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 INDIVIDUALLY 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 UWCHLAN TOWNSHIP SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, THROUGH A BLANKET 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 SERVICED 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 SOIL WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 2801.1 ET SEQ., 271.1 ET SEQ. AND 287.1 ET SEQ. 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 UWCHLAN TOWNSHIP.

**REFERENCE PLAN(S)**

- PLAN ENTITLED "EAGLE INDUSTRIAL PARK", PREPARED BY YERKES ASSOCIATES, INC., DATED 1/20/1989, LAST REVISED 6/27/1999, RECORD PLAN BOOK #10656.
- PLAN ENTITLED "GREAT COUNTRY, LLC", PREPARED BY BEDEMAN ASSOCIATES, DATED 8/4/2010, LAST REVISED 11/4/2010, RECORD PLAN BOOK #18978.

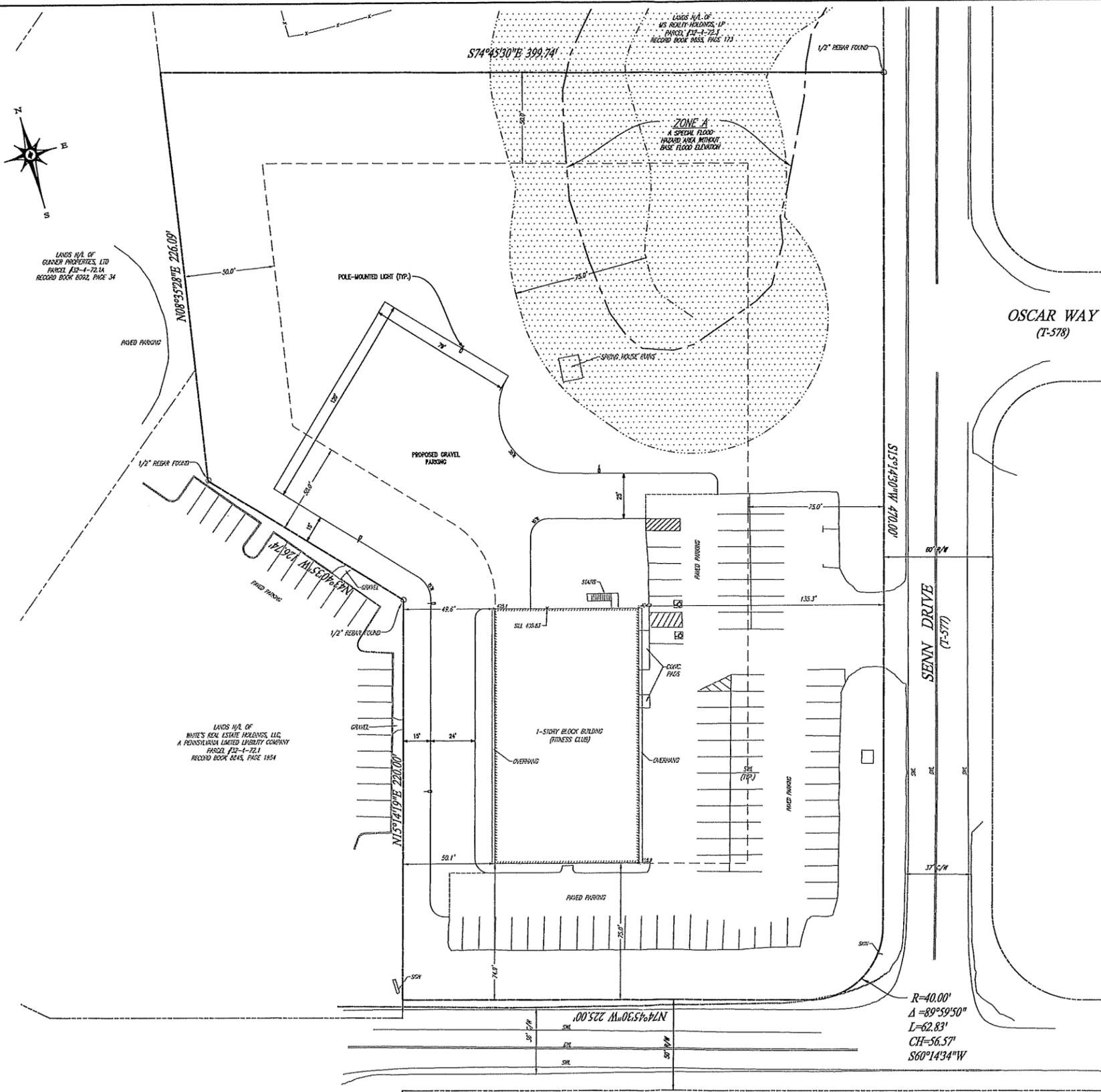
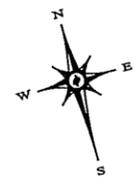
**CALL BEFORE YOU DIG!**  
PENNSYLVANIA LAW REQUIRES  
3 WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND 10 WORKING  
DAYS IN DESIGN STAGE-STOP CALL

Pennsylvania One Call System, Inc.

1-800-242-1776

**ONE CALL NOTE**  
SCALE: NO SCALE

**PA ONE CALL**  
ACT 287 SERIAL NUMBER: 20213542828  
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.



COMMONWEALTH OF PENNSYLVANIA COUNTY OF CHESTER

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN \_\_\_\_\_, PERSONALLY APPEARED \_\_\_\_\_, WHO ACKNOWLEDGES HIMSELF TO BE THE PRESIDENT OF \_\_\_\_\_, AND THAT AS SUCH TO DO SO, HE CREDITED THE FOREGOING PLAN BY SIGNING THE NAME OF THE SAID \_\_\_\_\_ BY HIMSELF AS PRESIDENT, THAT THE SAID \_\_\_\_\_ IS THE OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED 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 UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CHAIRPERSON \_\_\_\_\_  
MEMBER \_\_\_\_\_  
MEMBER \_\_\_\_\_

APPROVED BY THE TOWNSHIP SUPERVISORS OF UPPER UWCHLAN 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 UWCHLAN 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 \_\_\_\_\_

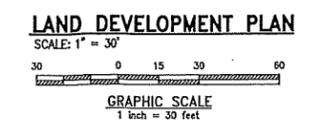
**CERTIFICATE OF CONFORMANCE - P.E.**  
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THESE PLANS ARE IN CONFORMANCE WITH ENGINEERING, ZONING, BUILDING, SANITATION AND OTHER APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS.

CHRISTOPHER M. DALRY, P.E.

| IMPERVIOUS TABULATION (ZONING)      |                    |
|-------------------------------------|--------------------|
| EXISTING IMPERVIOUS                 | PROPOSED           |
| PAVED PARKING                       | 3,803 S.F.         |
| BUILDING                            | 11,222 S.F.        |
| OVERHANG/CONC./STAIRS               | 364 S.F.           |
| <b>TOTAL EXISTING</b>               | <b>44,190 S.F.</b> |
| PROPOSED IMPERVIOUS                 | 20,595 S.F.        |
| <b>TOTAL PROPOSED</b>               | <b>20,595 S.F.</b> |
| <b>TOTAL POST CONST. IMPERVIOUS</b> | <b>64,785 S.F.</b> |

| ZONING DATA TABULATION                     |         |          |                             |
|--|---------|----------|-----------------------------|
| UPPER UWCHLAN TOWNSHIP ZONING ORDINANCE    |         |          |                             |
| ARTICLE XI: LI LIMITED INDUSTRIAL DISTRICT |         |          |                             |
| SECTION 200-45 AREA AND BULK REGULATIONS   |         |          |                             |
| MIN. LOT AREA                              | 3 ACRES | REQUIRED | 3.803 ACRES                 |
| MIN. LOT WIDTH                             | 40'     | EXISTING | 49'                         |
| MIN. FRONT YARD                            | 25'     | PROPOSED | 74.8' (*)                   |
| MIN. SIDE YARD                             | 50'     |          | 294.7'                      |
| MIN. REAR YARD                             | 50'     |          | 49.8' (*)                   |
| MAX. BUILDING COVERAGE                     | 40%     |          | 6.8% (11,222 S.F.)          |
| MAX. LOT COVERAGE                          | 70%     |          | 28.7% (44,190 S.F.)         |
|  |         |          | 39.1% (64,785 S.F.)         |
|  |         |          | (*) EXISTING NON-CONFORMITY |

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



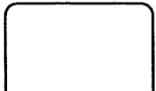
| LEGEND       |                          |
|--------------|--------------------------|
| — 242 —      | EXISTING CONTOUR         |
| — [ ] —      | PROPOSED CONTOUR         |
| — X 123.00 — | EXISTING SPOT ELEV.      |
| — X 123.00 — | NEW SPOT ELEV.           |
| □            | SOILS TYPE               |
| □            | EX. MONUMENT             |
| ○            | EX. REBAR                |
| ○            | PROP. REBAR              |
| —            | EX. EASEMENT             |
| —            | PROP. EASEMENT           |
| —            | EX. RETAILINGS           |
| — 242 —      | EXISTING CONTOUR         |
| — [ ] —      | PROPOSED CONTOUR         |
| — X 123.00 — | EXISTING SPOT ELEV.      |
| — X 123.00 — | NEW SPOT ELEV.           |
| □            | SOILS TYPE               |
| □            | EX. MONUMENT             |
| ○            | EX. REBAR                |
| ○            | PROP. REBAR              |
| —            | EX. EASEMENT             |
| —            | PROP. EASEMENT           |
| —            | EX. RETAILINGS           |
| —            | 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           |
| —            | PROP. ELEC. LINE         |
| —            | PROP. ELEC. POLE         |
| —            | EX. UTILITY POLE         |
| —            | PROP. UTILITY POLE       |
| —            | EX. GUY ANCHOR           |
| —            | EX. GAS VALVE            |
| —            | PROP. GAS VALVE          |
| —            | EX. STORM SEWER LINE     |
| —            | PROP. STORM SEWER LINE   |
| —            | EX. STORM INLET          |
| —            | PROP. STORM INLET        |
| —            | EX. SANITARY SEWER LINE  |
| —            | PROP. SAN. SEWER LINE    |
| —            | PROP. SAN. SEWER LATERAL |
| —            | PROP. SANITARY MH. ID    |
| —            | EX. WATER LINE           |
| —            | PROP. WATER LINE         |
| —            | PROP. WATER LATERAL      |
| —            | PROP. FIRE WATER LINE    |
| —            | EX. WATER VALVE          |
| —            | PROP. WATER VALVE        |
| —            | EX. HYDRANT              |
| —            | PROP. HYDRANT            |
| —            | EX. MANHOLE              |
| —            | PROP. MANHOLE            |
| —            | EX. PERC. TEST           |
| —            | EX. TEST PIT             |



**DLHowell**

Civil Engineering  
Land Planning  
Environmental  
www.DLHowell.com

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



PROFESSIONAL ENGINEER  
CHRISTOPHER M. DALRY  
MANAGER  
PROCESSES  
PENNSYLVANIA

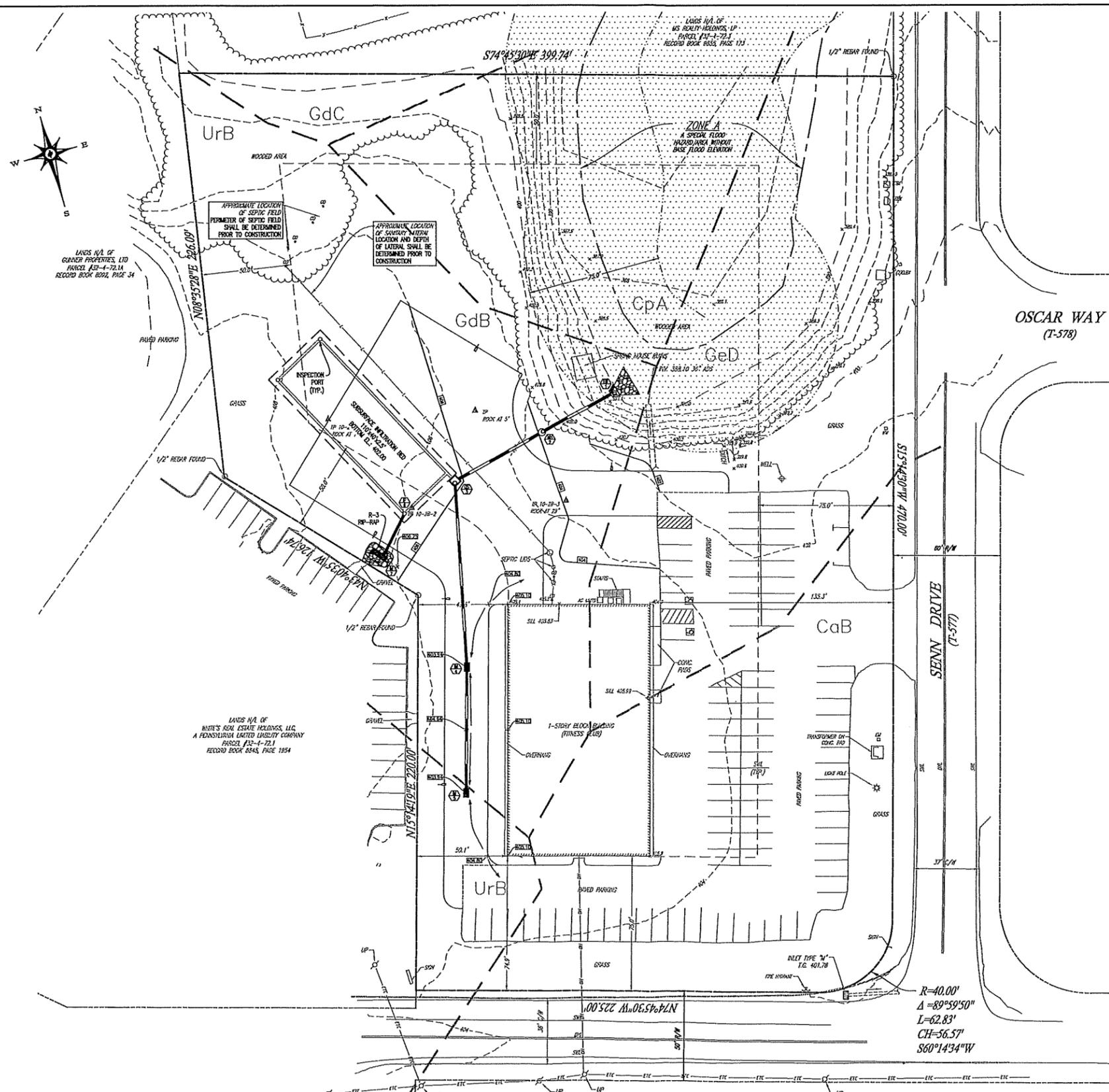
| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| 1   |      |             |
| 2   |      |             |
| 3   |      |             |
| 4   |      |             |
| 5   |      |             |
| 6   |      |             |
| 7   |      |             |

**PRELIMINARY/FINAL  
LAND DEVELOPMENT PLAN**  
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:    | CHD      |
| CHECKED BY:  |          |
| PROJECT NO.: | 4007     |
| DATE FILED:  | 01/03/22 |
| DATE:        | 01 of 09 |







**GRADING & UTILITY GENERAL NOTES:**

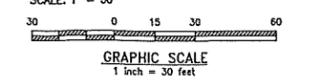
1. PRIOR TO STARTING CONSTRUCTION, ALL UTILITY SERVICES IN THE AREA SHALL BE LOCATED AND MEASURES TAKEN TO PROTECT THE EXISTING FACILITIES. ANY DAMAGE TO EXISTING FACILITIES SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
2. IT SHALL BE THE RESPONSIBILITY OF 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.
3. 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.
4. 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.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL PERSONS, VEHICLES AND BUILDINGS WITHIN THE CONSTRUCTION AREAS FROM HARM AND DAMAGE DURING THE COURSE OF WORK.
6. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS.
7. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE LOW MIN. 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.
8. ALL SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL STATUTES AND REGULATIONS.
9. 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).
10. SCALED DIMENSIONS FROM THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFIRMATION FROM D.L. HOWELL & ASSOC., INC.
11. SUBBASE MATERIAL FOR WALKS AND ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSOUNDABLE MATERIALS. IF ANY UNSOUNDABLE SOIL IS ENCOUNTERED DURING EXCAVATION, THE CONTRACTOR SHALL REMOVE IT AND REPLACE TO THE RECOMMENDATIONS OBTAINED IN A GEOTECHNICAL EVALUATION PREPARED SPECIFICALLY FOR THIS SITE.
12. 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.
13. IF CONDITIONS ON THE GROUND DIFFER FROM THOSE SHOWN ON THE PLAN, THE CONTRACTOR SHALL NOTIFY IMMEDIATELY IN WRITING THE ENGINEER OF RECORD.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TRAFFIC CONTROL, SHEETING, SHORING AND BARRICADING OF OPEN EXCAVATIONS.
15. 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.
16. 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.
17. 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.
18. 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 WATER, WATER, ELECTRIC, GAS, ETC.).
19. 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.
20. ALL STORM SEWER SHALL BE INSTALLED IN ACCORDANCE WITH UPPER MERCHLAN TOWNSHIP STANDARDS AND PENNSOT PUBLICATION 408 SPECIFICATIONS.
21. 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                 | — — — — — PROP. ELEC. LINE       | — — — — — PROP. STORM INLET        | — — — — — PROP. WATER LINE      |
| — — — — — PROP. PROPERTY LINE | — — — — — PROPOSED CONTOUR | — — — — — EX. MAIL BOX              | — — — — — EX. UTILITY POLE       | — — — — — PROP. STORM INLET ID     | — — — — — PROP. WATER LATERAL   |
| — — — — — EX. RIGHT-OF-WAY    | — — — — — EX. SPOT ELEV.   | — — — — — EX. SIGN                  | — — — — — PROP. UTILITY POLE     | — — — — — PROP. SEEPAGE BED        | — — — — — PROP. FIRE WATER LINE |
| — — — — — EX. MOVEMENT        | — — — — — NEW SPOT ELEV.   | — — — — — PROP. SIGN                | — — — — — EX. GUY ANCHOR         | — — — — — EX. SANITARY SEWER LINE  | — — — — — EX. WATER VALVE       |
| — — — — — PROP. RIGHT-OF-WAY  | — — — — — SOLS TYPE        | — — — — — EX. EXIST. PARKING SPACES | — — — — — EX. GAS LINE           | — — — — — PROP. SAN. SEWER LATERAL | — — — — — PROP. WATER VALVE     |
| — — — — — EX. MONUMENT        | — — — — — SOLS LINE        | — — — — — TO BE REMOVED             | — — — — — EX. GAS VALVE          | — — — — — PROP. SAN. SEWER LATERAL | — — — — — EX. HYDRANT           |
| — — — — — EX. REBAR           | — — — — — EX. CONC. CURB   | — — — — — EX. CONC. CURB            | — — — — — EX. STORM SEWER LINE   | — — — — — PROP. SAN. SEWER LATERAL | — — — — — EX. MANHOLE           |
| — — — — — PROP. REBAR         | — — — — — PROP. CONC. CURB | — — — — — EX. CONC. CURB            | — — — — — PROP. STORM SEWER LINE | — — — — — PROP. SANITARY M.H. ID   | — — — — — EX. FERC TEST         |
| — — — — — EX. EASEMENT        | — — — — — PROP. CONC. CURB | — — — — — PROP. CONC. CURB          | — — — — — EX. STORM INLET        | — — — — — EX. WATER LINE           | — — — — — EX. TEST PIT          |
| — — — — — PROP. EASEMENT      | — — — — — PROP. CONC. CURB | — — — — — PROP. CONC. CURB          | — — — — — EX. STORM INLET        | — — — — — EX. WATER LINE           | — — — — — EX. TEST PIT          |
| — — — — — EX. METADONS        | — — — — — EX. LIGHT POLE   | — — — — — EX. LIGHT POLE            | — — — — — EX. STORM INLET        | — — — — — EX. WATER LINE           | — — — — — EX. TEST PIT          |

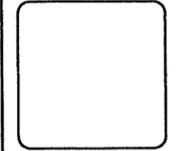
**EAST TOWNSHIP LINE ROAD (T-439)**

**GRADING & UTILITIES PLAN**



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**PRELIMINARY/FINAL GRADING & UTILITIES PLAN**

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

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| DATE        | 01/03/22 |
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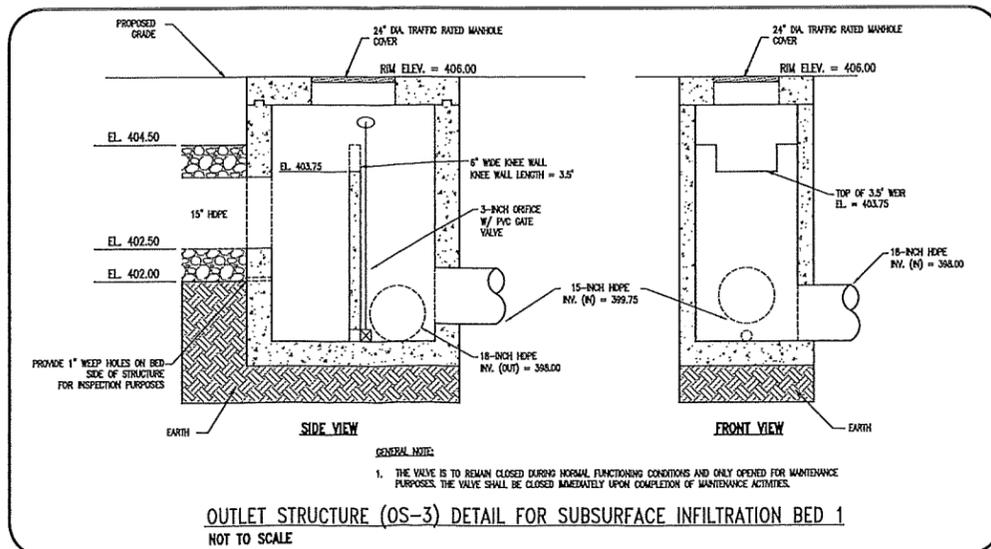
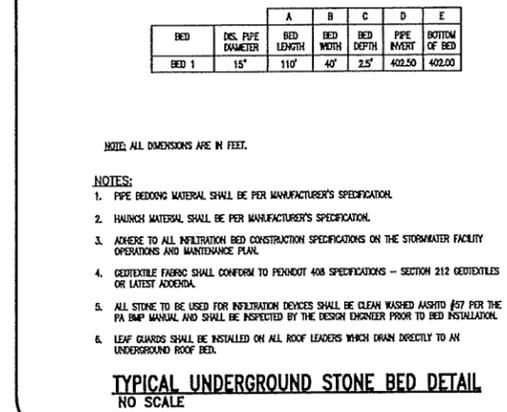
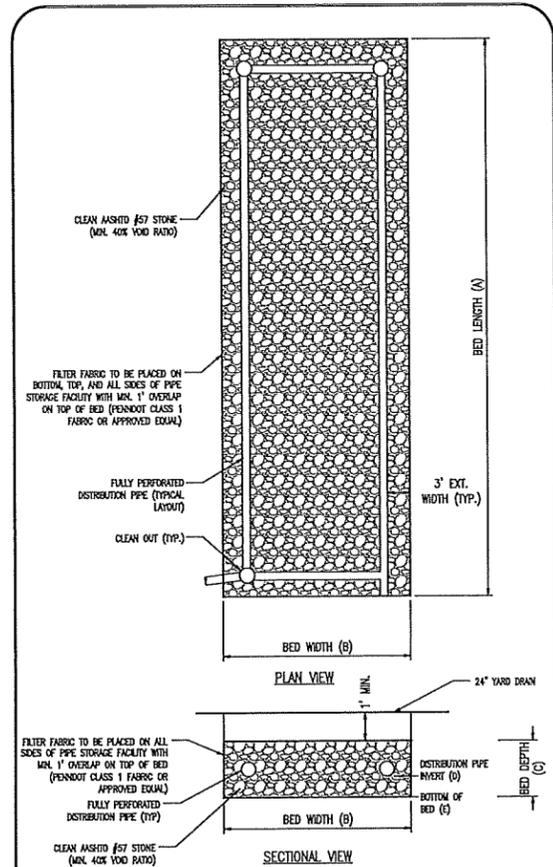
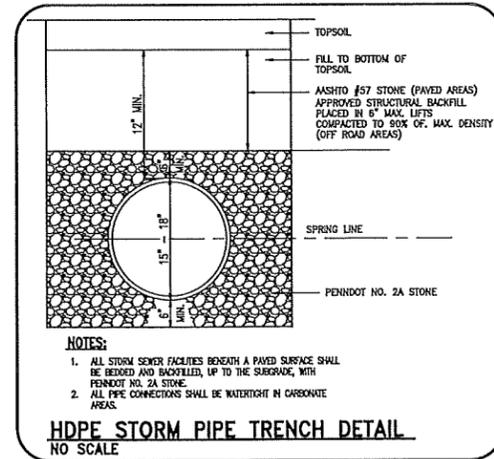
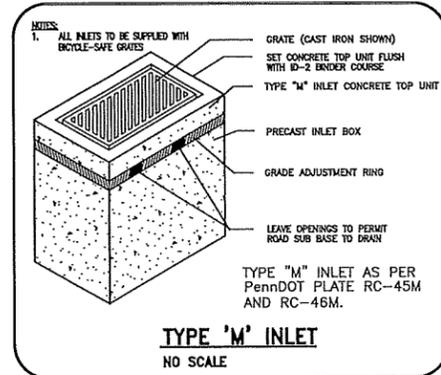
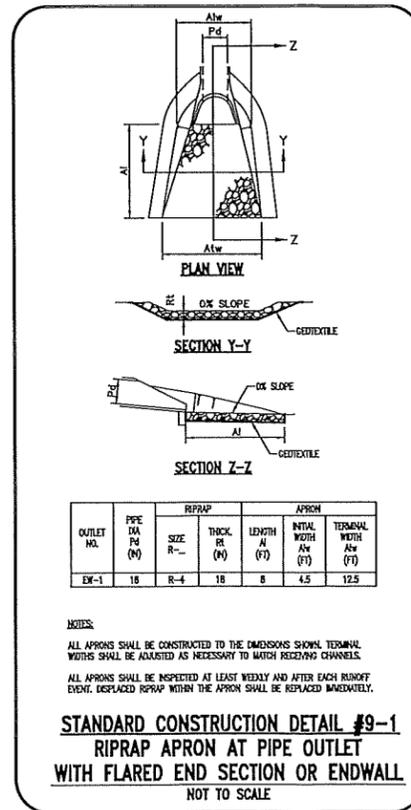
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PRELIMINARY/FINAL  
**PCSM DETAILS**

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

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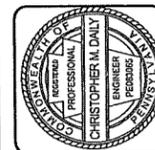




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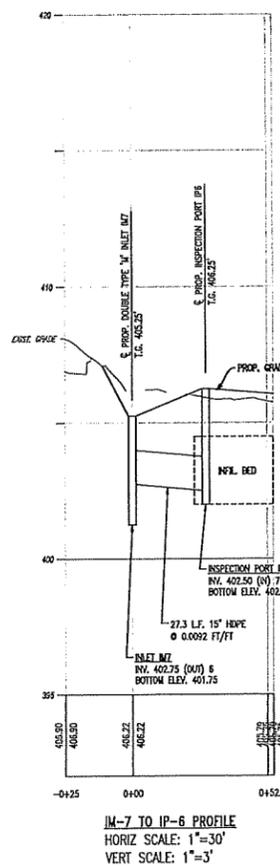
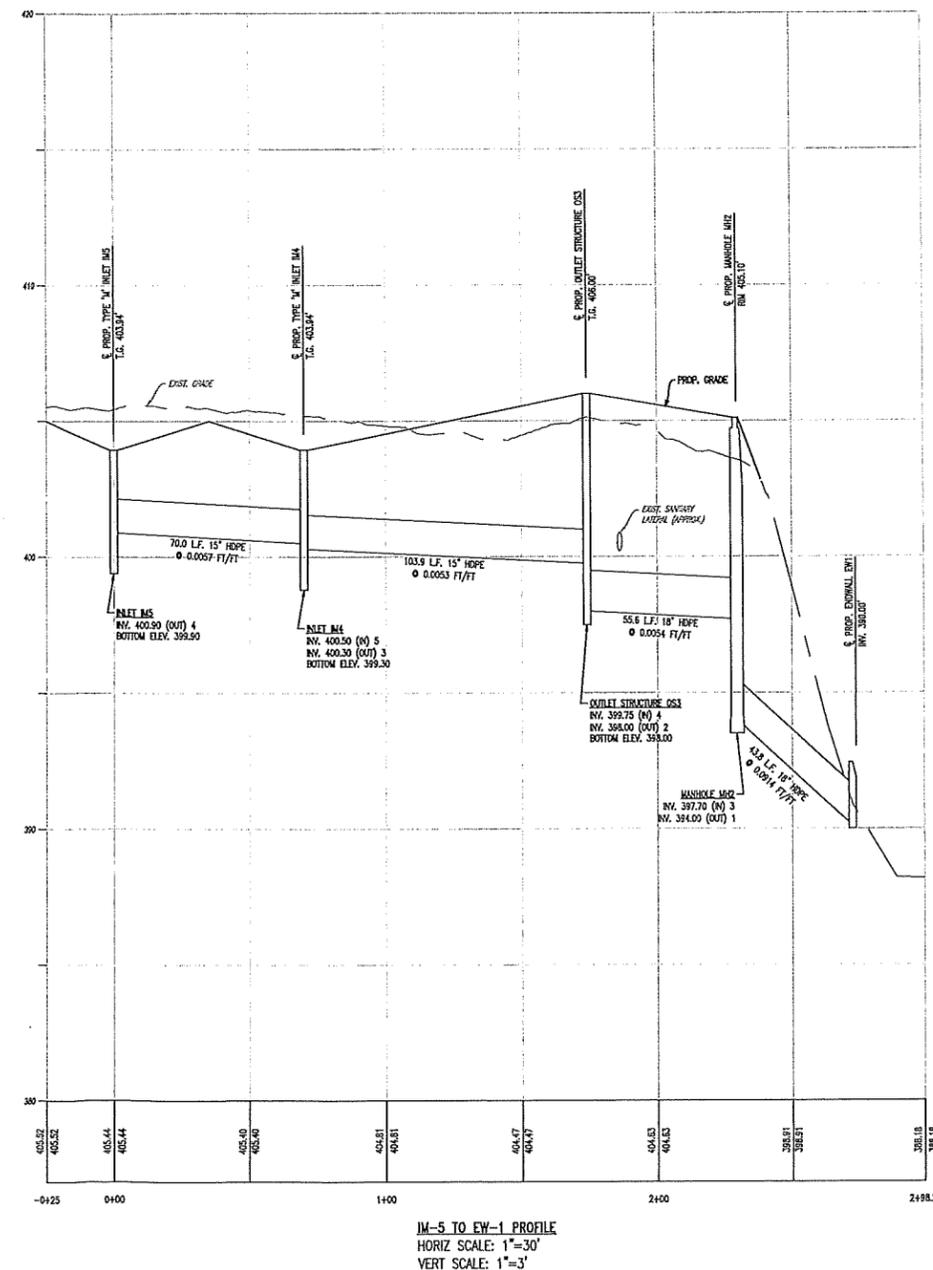
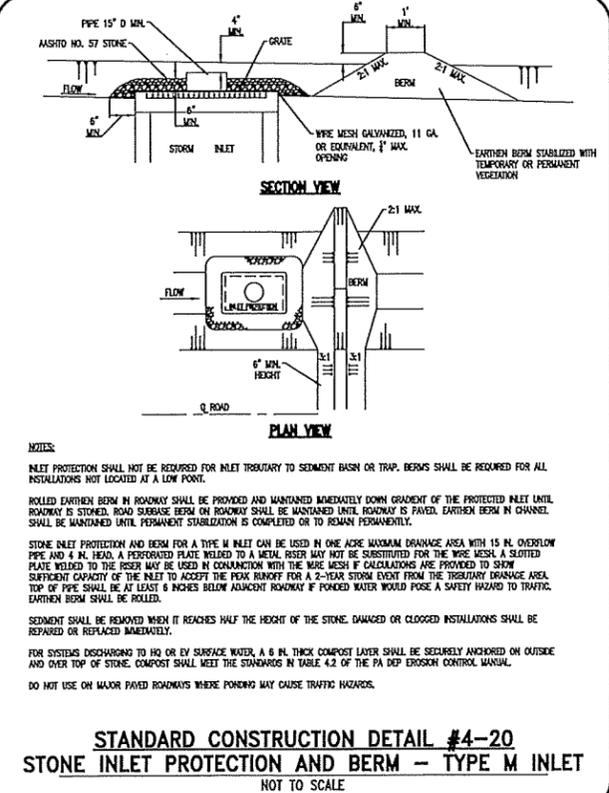
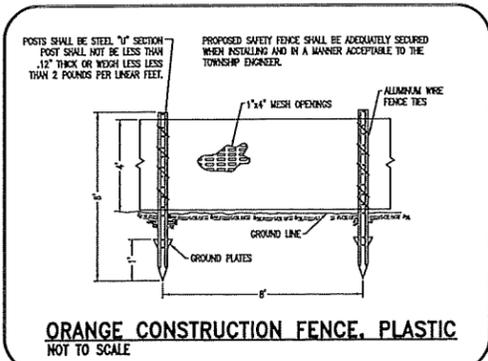
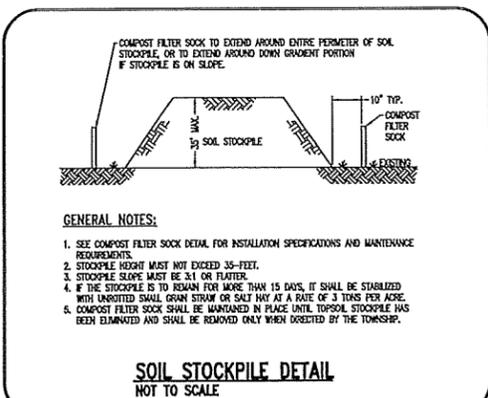
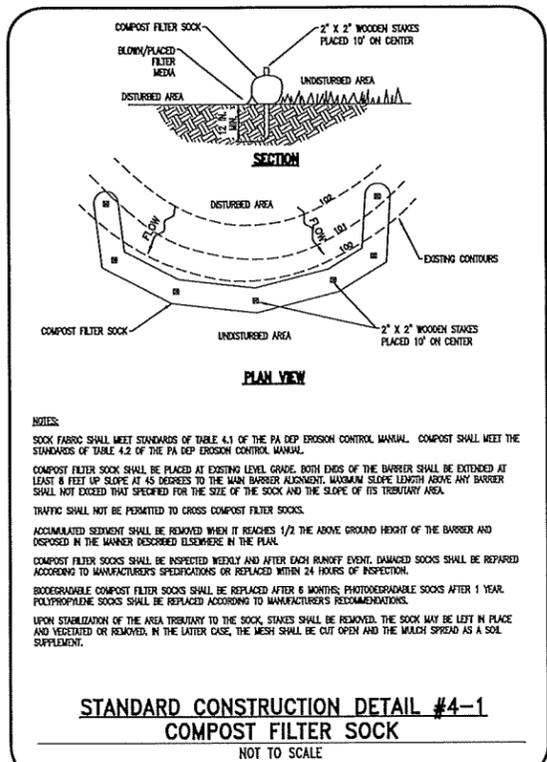
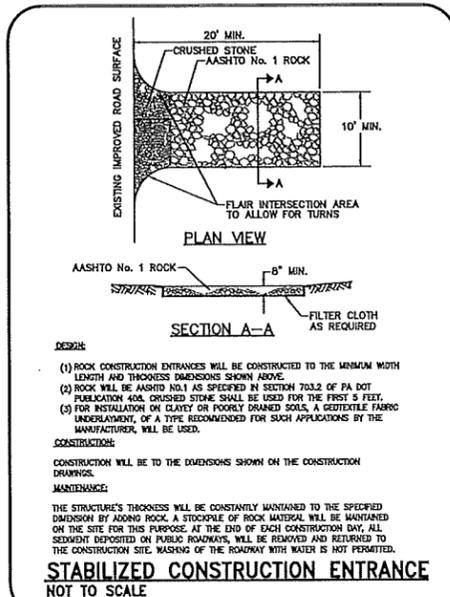
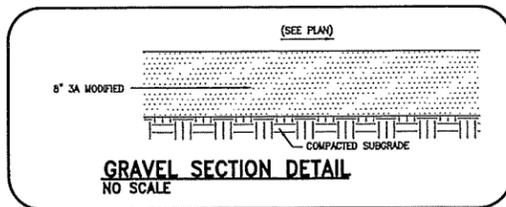


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PRELIMINARY/FINAL  
CONSTRUCTION DETAILS & PROFILES

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

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| DATE:        | 01/03/22      |
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| CHECKED BY:  |               |
| PROJECT NO.: | 4007          |
| CAD FILE:    | DR_PROFES.DWG |
| PLOT DATE:   | 01/03/22      |
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| SHEET:       | 08 of 09      |





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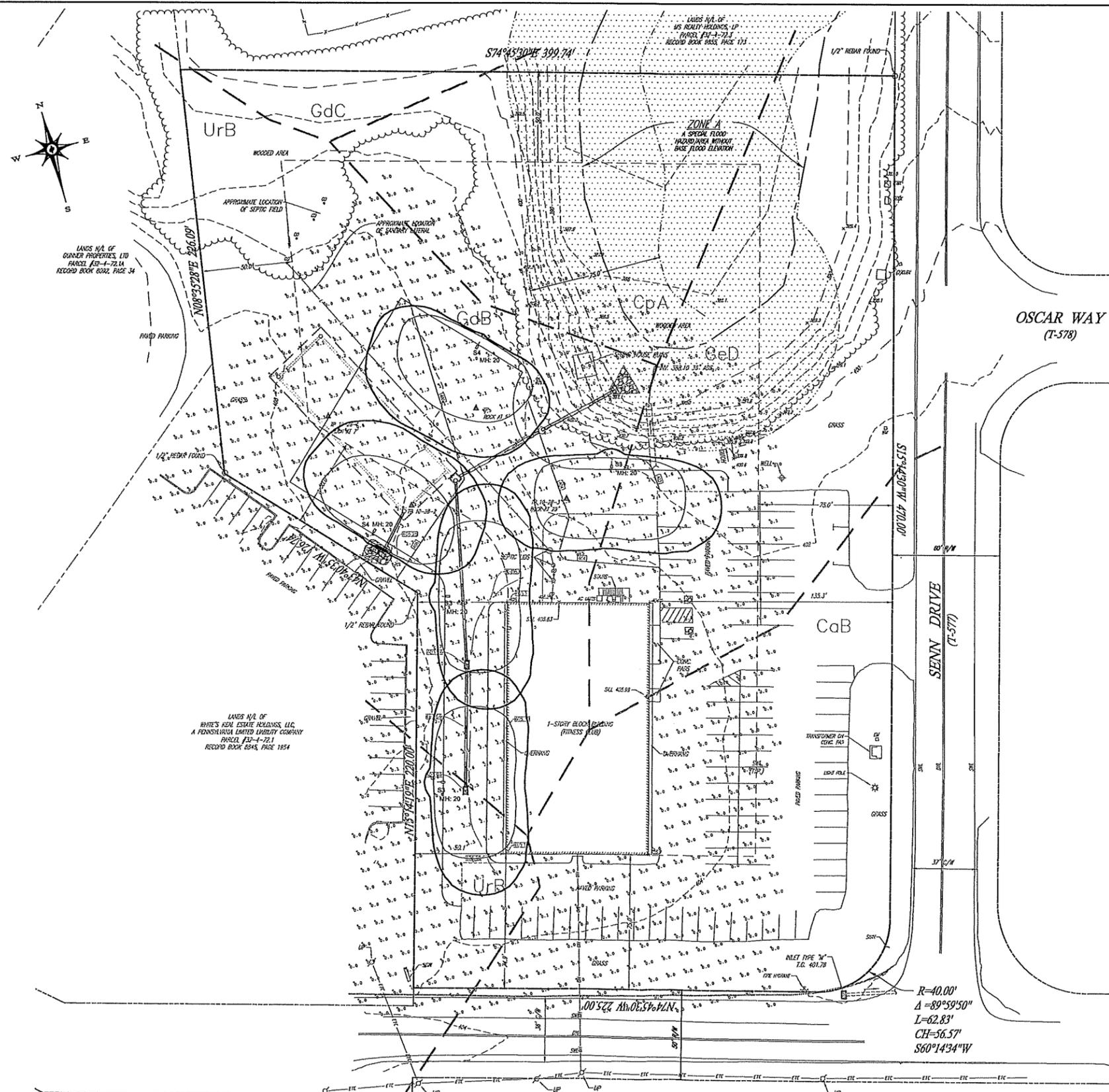
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West Chester, PA 19380  
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PRELIMINARY/FINAL  
**LIGHTING PLAN**  
DATE: 1-1-TECH  
PROJECT: 11 SENN DRIVE - PARKING EXPANSION  
LOCATION: UPPER UWCHLAN TOWNSHIP  
CHESTER COUNTY, PA

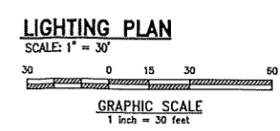
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**LEGEND**

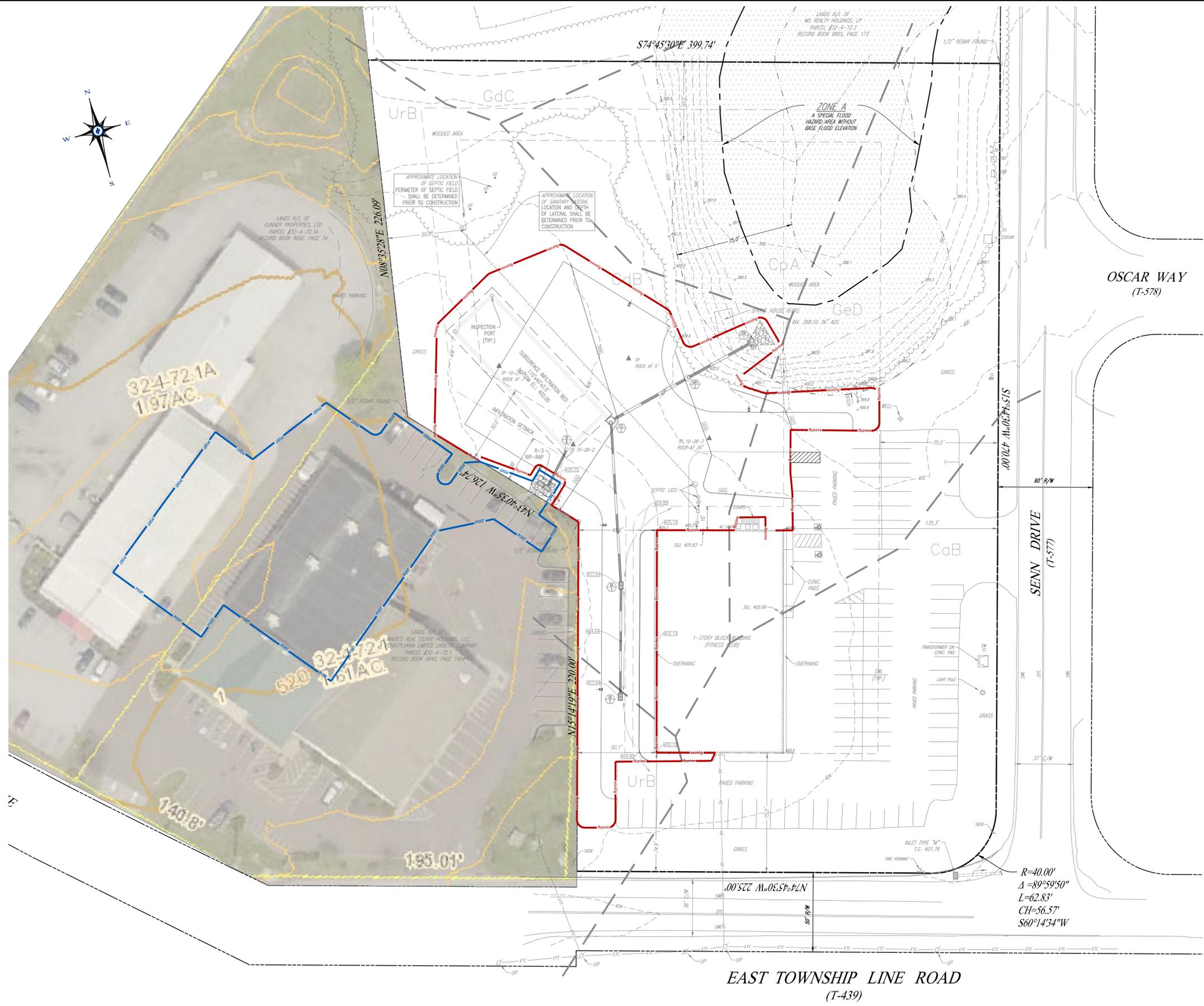
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| — PROP. PROPERTY LINE | --- PROPOSED CONTOUR     | □ EX. FENCE           | — EX. UTILITY POLE       | — PROP. STORM INLET ID     | — PROP. WATER LATERAL   |
| — EX. RIGHT-OF-WAY    | --- EX. SPOT ELEV.       | □ EX. MAIL BOX        | — PROP. UTILITY POLE     | — PROP. STORM INLET ID     | — PROP. FIRE WATER LINE |
| — PROP. RIGHT-OF-WAY  | --- NEW SPOT ELEV.       | □ EX. SIGN            | — EX. GUY ANCHOR         | — PROP. SEEPAGE BED        | — EX. WATER VALVE       |
| — EX. ADJUVANT        | --- SOILS TYPE           | □ EX. PARKING SPACES  | — PROP. GAS LINE         | — EX. SANITARY SEWER LINE  | — EX. WATER VALVE       |
| — PROP. MONUMENT      | --- SOILS LINE           | □ EX. (TO BE REMOVED) | — EX. GAS VALVE          | — PROP. SAN. SEWER LATERAL | — EX. MANHOLE           |
| — EX. REBAR           | --- EX. CONC. CURB       | □ EX. TELE. LINE      | — PROP. PROP. GAS VALVE  | — PROP. SANITARY MH. ID    | — EX. PERC TEST         |
| — EX. EASEMENT        | --- PROP. CONC. CURB     | □ EX. TELE. LINE      | — EX. STORM SEWER LINE   | — PROP. STORM SEWER LINE   | — EX. TEST PIT          |
| — PROP. EASEMENT      | --- EX. EDGE OF PAVING   | □ EX. ELEC. LINE      | — PROP. STORM SEWER LINE | — EX. STORM INLET          |                         |
| — EX. WETLANDS        | --- PROP. EDGE OF PAVING |                       | — EX. STORM INLET        |                            |                         |

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



| SYMBOL | QTY | LABEL | APPROPRIATE | DESCRIPTION                        | LF    | LONGLINE | LONGLINE | TOTAL | STD. BIDDING |
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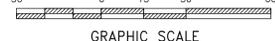
**EAST TOWNSHIP LINE ROAD**  
(T-439)

**SENN DRIVE**  
(T-577)

**OSCAR WAY**  
(T-578)

**POST-DEVELOPED DA PLAN**

SCALE: 1" = 30'



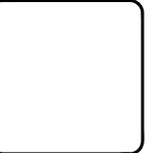
GRAPHIC SCALE  
1 inch = 30 feet



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**SWM REPORT**  
**POST-DEVELOPED DA PLAN**  
CLIENT: J-TECH  
PROJECT: 11 SENN DRIVE  
LOCATION: UPPER LWICHLAN TOWNSHIP  
CHESTER COUNTY, PA

|               |                                |
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| DATE:         | 01/03/22                       |
| SCALE:        | 1"=30'                         |
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| PROJECT NO.:  | 4007                           |
| CAD FILE:     | 4 GRADING & UTILITIES PLAN.dwg |
| DATE 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.

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

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

Page - 2 -

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.

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

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

Page - 5 -

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](http://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]

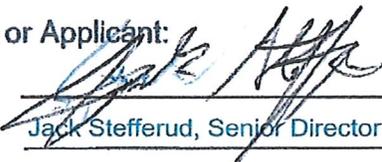
11. List all subdivision and zoning standards or requirements which have not been met and for which a waiver or change is requested.

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.upperuwchlan-pa.gov

**LEGEND**

- 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  x x
- ROAD PAINT
- ZONING LINE
- FLOODPLAIN LINE
- SOILS AND TEXT  ReB  
 RnC
- WALKWAY/WALL
- EXISTING WELL
- EXISTING MAILBOX
- TREE SYMBOLS
- SANITARY SEWER MAIN  S
- SANITARY SEWER LATERAL  S
- STORM SEWER  S
- STORM SEWER INLET
- ENDWALL
- STORM SEWER MANHOLE
- WATER MAIN  W
- WATER SERVICE LATERAL  W
- 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

**ZONING DATA TABULATION**

| ZONING DISTRICT:                       | REQUIRED  | PROVIDED                |
|--|-----------|-------------------------|
| LI - LIMITED INDUSTRIAL DISTRICT       |           |                         |
| <b>AREA AND BULK REGULATIONS:</b>      |           |                         |
| MINIMUM LOT AREA                       | 3 ACRES   | LOT 1<br>3.45 ACRES +++ |
| MINIMUM LOT WIDTH                      | 300 FT.   | 222.92 FT.              |
| MINIMUM FRONT YARD                     | 75 FT.    | 2.2 FT. ***             |
| MINIMUM REAR YARD                      | 50 FT. *  | 50 FT.                  |
| MINIMUM SIDE YARDS                     | 50 FT. *  | 24.4 FT. * *            |
| MAXIMUM BUILDING COVERAGE              | 40%       | 21.8%+/-                |
| MAXIMUM LOT COVERAGE                   | 70%       | 67.7%+/- +++            |
| MAXIMUM BUILDING HEIGHT                | 35 FT.    | 35 FT.                  |
| ACCESSORY BUILDINGS/STRUCTURES SETBACK | 30 FT. ** | 30 FT.                  |

- \* 100 FT. WHERE ABUTTING A RESIDENTIAL DISTRICT
- \*\* NO ACCESSORY BUILDING OR STRUCTURE SHALL BE LOCATED WITHIN THE FRONT YARD, NOR WITHIN 30 FT. OF ANY SIDE OR REAR LOT LINE
- \*\*\* EXISTING, NON CONFORMING CONDITION
- +++ TO TITLE LINE

**SITE DATA**

| GROSS LOT AREAS | EXISTING | PROPOSED |
|-----------------|----------|----------|
| LOT #1          | 6.15 AC. | 3.45 AC. |
| LOT #2          | N/A      | 2.70 AC. |

**VARIANCES**

THE FOLLOWING VARIANCES ARE REQUESTED FROM THE UPPER UWCHLAN TOWNSHIP ZONING ORDINANCE:

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

**WAIVERS**

THE FOLLOWING WAIVERS ARE REQUESTED FROM THE UPPER UWCHLAN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

- §162-9.D - A WAIVER FROM PROVIDING A SITE ANALYSIS & IMPACT PLAN, SINCE NO DEVELOPMENT IS PROPOSED.
- §162-9.E - A WAIVER FROM PROVIDING A CONSERVATION PLAN, SINCE NO DEVELOPMENT IS PROPOSED.
- §162-9.H - A WAIVER FROM PROVIDING IMPACT STATEMENTS, SINCE NO DEVELOPMENT IS PROPOSED.
- §162-28.D & 162.258.E - WAIVERS OF 50' ULTIMATE RIGHT OF WAY AND DEDICATION TO TOWNSHIP, AS DORLAN MILL ROAD IS A STATE ROADWAY, AND NO DEVELOPMENT IS PROPOSED

**UPPER UWCHLAN TOWNSHIP PLANNING COMMISSION**

REVIEWED BY THE PLANNING COMMISSION OF UPPER UWCHLAN TWP., CHESTER CO., PA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

**UPPER UWCHLAN TOWNSHIP BOARD OF SUPERVISORS**

APPROVED BY THE BOARD OF SUPERVISORS OF UPPER UWCHLAN TWP., CHESTER CO., PA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

**TOWNSHIP ENGINEER REVIEW**

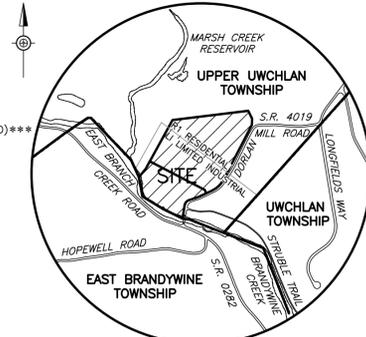
REVIEWED BY THE TOWNSHIP ENGINEER FOR UPPER UWCHLAN TOWNSHIP THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

**SURVEYOR'S CERTIFICATION**

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.

PROFESSIONAL SURVEYOR SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

| 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 |



LOCATION MAP  
SCALE: 1"=1000'

**GENERAL NOTES:**

- THE EXISTING BOUNDARY AND TOPOGRAPHY WAS COMPILED FROM INFORMATION FROM A FIELD SURVEY JULY 2020.
- PLAN BEARINGS ARE DEED BASED.
- CONTOURS ARE LIDAR BASED AND REFERENCE MAPS.PSIEE.PSU.EDU/IMAGERYNAVIGATOR/
- 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.
- LOT 1 AND LOT 2 ARE SUBJECT TO A PERPETUAL RIGHT OF WAY AS DESCRIBED IN DBV 7504 P 2129.
- THE 100 YEAR FLOODPLAIN SHOWN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 420200145G, CHESTER COUNTY, PENNSYLVANIA, MAP REVISED SEPTEMBER 29, 2017.
- IT IS NOT THE INTENT OF THIS PLAN TO ILLUSTRATE ANY SUBSURFACE CONDITIONS SHOULD THEY EXIST, I.E. BURIED TANKS, SEEPAGE BEDS, TILE FIELDS, ETC.
- 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.
- PA ONE CALL NUMBER 2020-217-3170 HAS BEEN ISSUED FOR THIS PROJECT.
- THE FLOOD ELEVATIONS ON THIS PLAN WERE TAKEN FROM A FLOOD STUDY ENTITLED "FEMA CDMR-F FILL APPLICATION, EAST BRANDYWINE TOWNSHIP CHESTER COUNTY, PA, DATED FEBRUARY 2, 2007 AS PREPARED BY HHERBERT E. MACCOMBIE, JR., PE, CONSULTING ENGINEERS AND SURVEYORS, INC. THE DATUM FROM THE STUDY WAS UNCONFIRMED. BASED ON THE FIELD SURVEY OF COMMON POINTS TO THE STUDY AND POINTS LOCATED BY BOUCHER AND JAMES, INC., IS NAVD-88.

**RECORD OWNER:**

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

**APPLICANT:**

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

**CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN**

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 IN ACCORDANCE WITH MY DESIRES, AND IS INTENDED TO BE FOREWITH 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 BEING AUTHORIZED TO DO SO DEPOSES AND SAYS THAT THE PLAN THEREOF WAS MADE AT HIS 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 \_\_\_\_\_

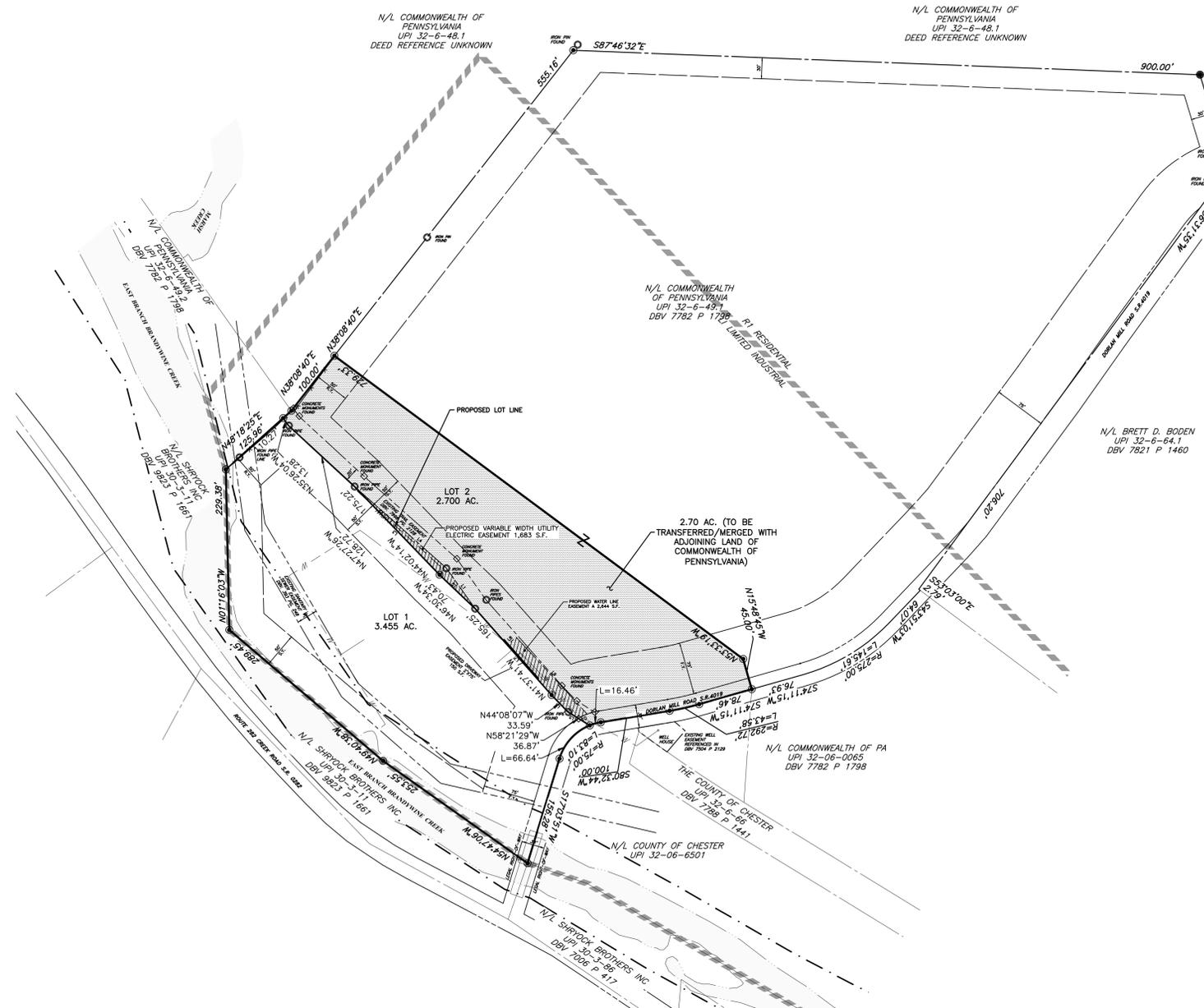
**CHESTER COUNTY PLANNING COMMISSION**

REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

**RECORDER OF DEEDS**

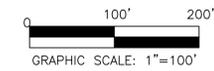
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY AT WEST CHESTER, PA IN PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

(DEPUTY) RECORDER OF DEEDS \_\_\_\_\_



| Line Table |        |               | Line Table |        |               |
|------------|--------|---------------|------------|--------|---------------|
| Line #     | Length | Direction     | Line #     | Length | Direction     |
| L1         | 71.23  | S35° 25' 29"E | L5         | 17.31  | N58° 21' 29"W |
| L2         | 70.43  | N46° 30' 34"W | L6         | 33.59  | N44° 08' 07"W |
| L3         | 175.23 | N44° 02' 14"W | L7         | 95.84  | N41° 37' 41"W |
| L4         | 175.70 | S48° 30' 39"E | L8         | 17.03  | N48° 55' 11"E |
|            |        |               | L9         | 150.00 | S42° 50' 37"E |

| Curve Table |        |        |
|-------------|--------|--------|
| Curve #     | Length | Radius |
| C1          | 14.38  | 91.50  |



RECORDER OF DEEDS

**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.:

- BUCKEYE PARTNERS (A) CLEAR-NO FACILITIES.
- COMCAST CABLE COMMUNICATIONS INC (JZ) CLEAR-NO FACILITIES.
- PECO ENERGY (KT) CLEAR-NO FACILITIES.
- SUNOCO PIPELINE LP (SPJ) DESIGN CONFLICT
- UPPER UWCHLAN TWP/UPPER UWCHLAN MUNICIPAL AUTHORITY (UUT) CLEAR-NO FACILITIES.
- VERIZON PENNSYLVANIA LLC (YI) CLEAR-NO FACILITIES.

© COPYRIGHT BURSICH ASSOCIATES, INC., 2021. ALL RIGHTS RESERVED. 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.

| NO. | REVISION  | DATE       | BY  |
|-----|---|------------|-----|
| 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 |

MANAGER NF \_\_\_\_\_

DESIGN \_\_\_\_\_ CHKD. BY \_\_\_\_\_

DRAFT BG \_\_\_\_\_ CHKD. BY \_\_\_\_\_

FILE NAT-07 DATE 09/03/20

NOTES SCALE 1"=100'

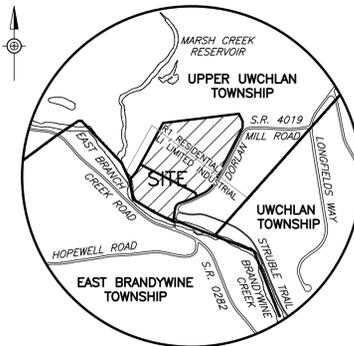
**BURSICH ASSOCIATES**  
ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS  
2129 EAST HIGH STREET  
POTTSTOWN, PA 19644  
610.323.4040  
www.bursich.com

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

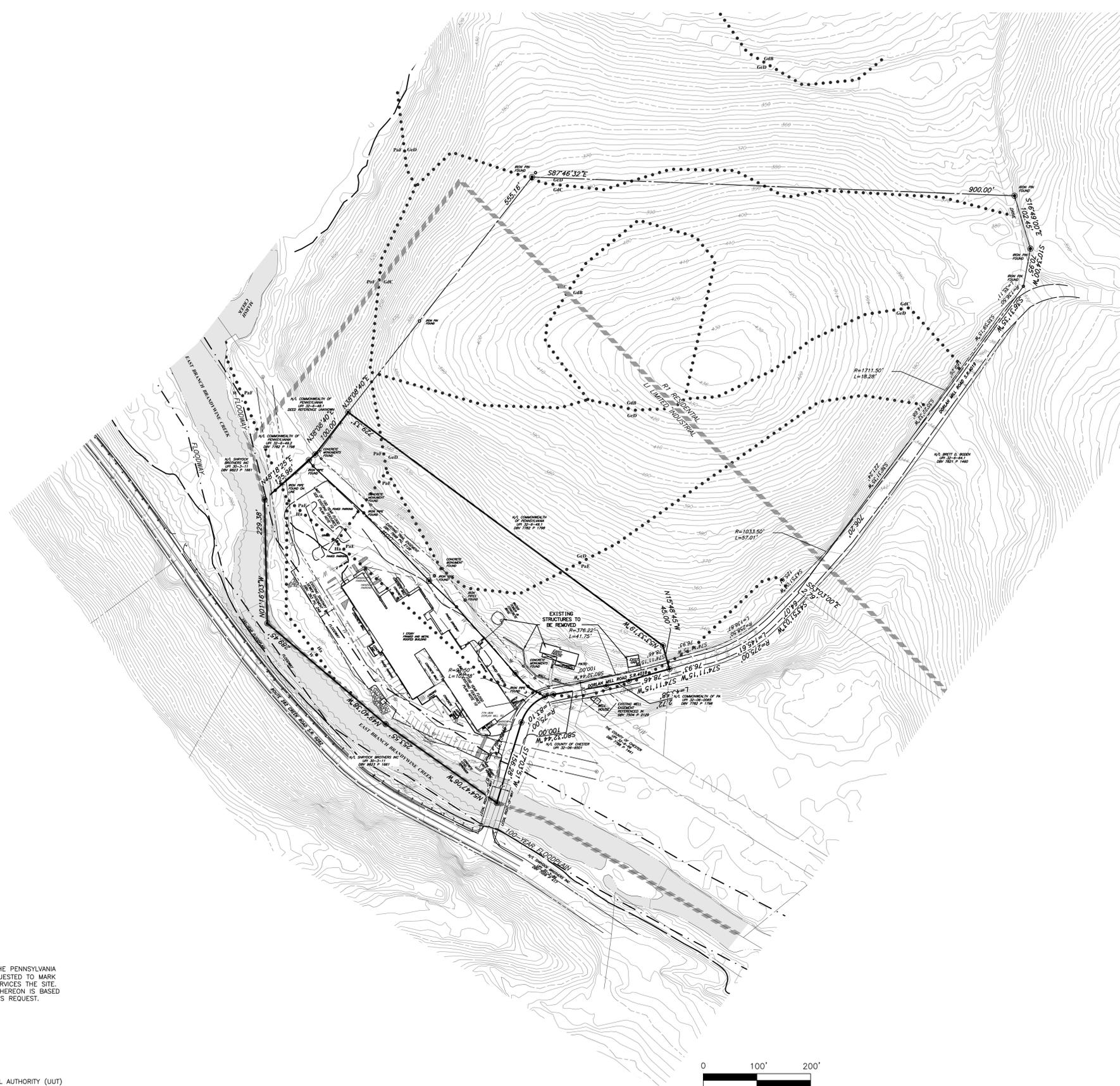
SUBJECT  
**LOT LINE CHANGE PLAN 1**  
**LANDS N/L SHRYOCK BROTHERS, INC.**  
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

JOB NO. 137340-10  
SHEET NO. 1 OF 3  
DWG. NO. FP137340





LOCATION MAP  
SCALE: 1"=1000'



**LEGEND**

|                                       |                            |
|---------------------------------------|----------------------------|
| CONCRETE MONUMENT FOUND               | □                          |
| IRON PIN FOUND                        | ○                          |
| CONTOURS                              | --- 202 ---<br>--- 200 --- |
| PROPERTY LINE                         | —————                      |
| ADJOINING PROPERTY LINE               | -----                      |
| LEGAL RIGHT OF WAY                    | —————                      |
| EASEMENT LINE                         | -----                      |
| STREAM                                | ~~~~~                      |
| EDGE OF DRIVEWAY                      | -----                      |
| EDGE OF PAVEMENT                      | -----                      |
| EXISTING FENCE                        | x-----x                    |
| ROAD PAINT                            | -----                      |
| ZONING LINE                           | //////                     |
| FLOODPLAIN LINE                       | -----                      |
| SOILS AND TEXT                        | ReB<br>RhC                 |
| WALKWAY/WALL                          | -----                      |
| EXISTING WELL                         | ⊕                          |
| EXISTING MAILBOX                      | Ⓜ                          |
| TREE SYMBOLS                          | ⊙ ⊛ ⊜                      |
| SANITARY SEWER MAIN                   | —S—                        |
| SANITARY SEWER LATERAL                | -----                      |
| STORM SEWER                           | =====                      |
| STORM SEWER INLET                     | ⊠                          |
| ENDWALL                               | ⌒                          |
| STORM SEWER MANHOLE                   | ⊙                          |
| WATER MAIN                            | —W—                        |
| 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**

|     |  |
|-----|--|
| CcA | — CALIFON LOAM, 0 TO 3 PERCENT SLOPES                            |
| GdB | — GLADSTONE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES                 |
| GdC | — GLADSTONE GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES                |
| GdD | — GLADSTONE-PARKER GRAVELLY LOAMS, 15 TO 25 SLOPES               |
| GdF | — GLADSTONE GRAVELLY LOAM, 25 TO 50 PERCENT SLOPES, VERY BOULDER |
| Hg  | — HATBORO SILT LOAM  |
| PdE | — PARKER GRAVELLY LOAM, 25 TO 35 PERCENT SLOPES                  |
| PdF | — PARKER GRAVELLY LOAM, 35 TO 60 PERCENT SLOPES                  |
| W   | — WATER  |



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**
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  - VERIZON PENNSYLVANIA LLC (YI) CLEAR-NO FACILITIES.



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|  |         |   |  |   |  |   |  |      |         |    |  |        |          |  |       |          |  |      |      |  |       |       |  |  |         |
|--|---------|---|--|---|--|---|--|------|---------|----|--|--------|----------|--|-------|----------|--|------|------|--|-------|-------|--|--|---------|
| NO.  |         | REVISION  |  | DATE  |  | BY  |  |      |         |    |  |        |          |  |       |          |  |      |      |  |       |       |  |  |         |
| 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   |  |      |         |    |  |        |          |  |       |          |  |      |      |  |       |       |  |  |         |
| <table border="1"> <tr> <td>SEAL</td> <td>MANAGER</td> <td>NF</td> </tr> <tr> <td></td> <td>DESIGN</td> <td>CHKD. BY</td> </tr> <tr> <td></td> <td>DRAFT</td> <td>CHKD. BY</td> </tr> <tr> <td></td> <td>FILE</td> <td>DATE</td> </tr> <tr> <td></td> <td>NOTES</td> <td>SCALE</td> </tr> <tr> <td></td> <td></td> <td>1"=100'</td> </tr> </table> |         |   |  |   |  |   |  | SEAL | MANAGER | NF |  | DESIGN | CHKD. BY |  | DRAFT | CHKD. BY |  | FILE | DATE |  | NOTES | SCALE |  |  | 1"=100' |
| SEAL   | MANAGER | NF  |  |   |  |   |  |      |         |    |  |        |          |  |       |          |  |      |      |  |       |       |  |  |         |
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| <p><b>BURSICH ASSOCIATES</b><br/>ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS<br/>2129 EAST HIGH STREET<br/>POTTSTOWN, PA 19644<br/>610.323.4040<br/>www.bursich.com</p>  |         |   |  | <p>CLIENT</p> <p><b>NATURAL LANDS</b><br/>1031 PALMERS MILL ROAD<br/>MEDIA, PA 19063<br/>484-368-9961</p> |  | <p>SUBJECT</p> <p>EXISTING CONDITIONS PLAN</p> <p><b>LANDS N/L SHRYOCK BROTHERS, INC.</b></p> <p>UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA</p> |  |      |         |    |  |        |          |  |       |          |  |      |      |  |       |       |  |  |         |
|  |         |   |  |   |  | <p>JOB NO.</p> <p>137340-10</p> <p>SHEET NO.</p> <p>3 OF 3</p> <p>DWG. NO.</p> <p>EC137340</p>  |  |      |         |    |  |        |          |  |       |          |  |      |      |  |       |       |  |  |         |



## 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

January 13, 2022 Planning Commission Meeting