



UPPER UWCHLAN TOWNSHIP
PLANNING COMMISSION
AGENDA

March 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

- I. Call To Order
- II. 11 Senn Drive – Revised Land Development Plan
Review the revised plan, dated February 23, 2022, and the consultants' comments
- III. Approval of Minutes: February 10, 2022 Meeting
- IV. Next Meeting Date: April 14, 2022 7:00 p.m.
- V. Open Session
- VI. Adjournment



THE COUNTY OF CHESTER



COMMISSIONERS

Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

Government Services Center, Suite 270
601 Westtown Road
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

February 18, 2022

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

Re: Preliminary/Final Land Development - 11 Senn Drive - Parking Expansion
Upper Uwchlan Township - LD-01-22-17063

Dear Ms. Jonik:

A preliminary/final land development plan entitled "11 Senn Drive - Parking Expansion", prepared by D. L. Howell and Associates Inc. and dated January 3, 2022, was received by this office on January 20, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	Northwest intersection of Senn Drive and East Township Line Road
Site Acreage:	3.80 acres
Lots:	1 lot
Proposed Land Use:	Gravel parking area
Municipal Land Use Plan Designation:	Industrial
UPI#:	32-4-72.2

PROPOSAL:

The applicant proposes the construction of a gravel parking area at a fitness club building. The site, which is served by on-site water and sewer facilities, is located in the Upper Uwchlan Township LI Light Industrial zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Upper Uwchlan Township issues should be resolved before action is taken on this land development plan.

COUNTY POLICY:

LANDSCAPES:

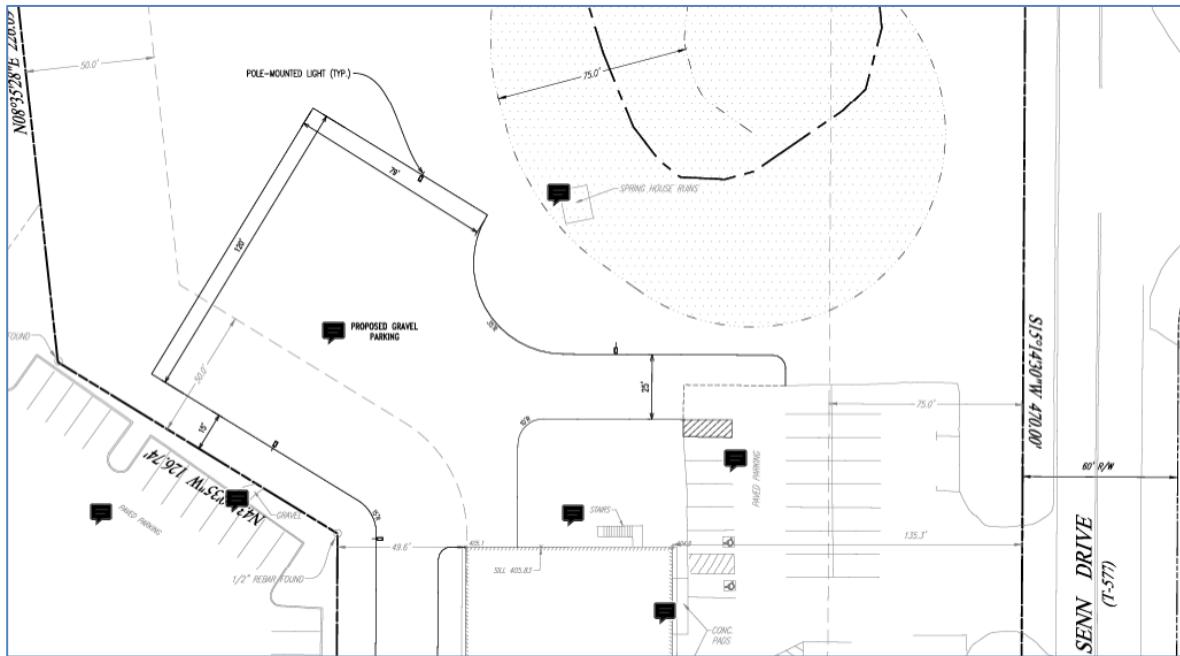
1. The site is located within the **Suburban Center Landscape** designation of [**Landscape3**](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. The proposed land development is consistent with the objectives of the **Suburban Center Landscape**.



WATERSHEDS:

2. **Watersheds**, the water resources component of [**Landscape3**](#), indicates the proposed development is located within the Pickering Creek watershed. **Watersheds**' highest priority land use objectives within this watershed are:
 - implement comprehensive stormwater management,
 - protect vegetated riparian corridors, and
 - protect first order streams.

Watersheds can be accessed at www.chesco.org/water.
3. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (July 2013) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.



**11 Senn Drive - Parking Expansion
Preliminary/Final Land Development Plan**

PRIMARY ISSUES:

4. The applicant should describe how parking spaces on the gravel area will be identified or marked, and how vehicles will be oriented towards proper parking spaces. The applicant and the Township should also discuss how the gravel area will be maintained to prevent ruts and the transfer of gravel onto paved areas.
5. The Stormwater Management Plans indicate that subsurface infiltration practices will be utilized to manage a portion of the site's stormwater runoff. The applicant should submit the Operations and Management Plan for the stormwater facilities to the Township, which should be reviewed by the Township engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the Operation and Maintenance Plan. Appropriate pre-treatment Best Management Practices (BMPs) should be installed to remove sediment and other debris from runoff before it discharges to the planned subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs.
6. Subsurface infiltration stormwater management practices are not appropriate for areas that will receive runoff with high sediment loads. Particular care should be taken during construction to prevent compaction of the soil below the system and to minimize the delivery of sediment to this system from construction runoff. The applicant should ensure that sufficient observation wells and access points are incorporated into the design and are located in areas that will remain easily accessible. These access points should be designed to allow for the occasional removal of accumulated sediment.

7. Monitoring results throughout Chester County, and particularly in the headwaters of the Pickering Creek watershed, show rapid increases in baseline chloride concentrations, and pronounced spikes in chloride levels are often observed after winter precipitation events. Reducing chloride runoff from all pavement sources as well as roads is increasingly needed to minimize impacts to water resources. Therefore, the applicant should develop a de-icing plan and material storage practices that minimize the volume of de-icing chemicals and pollutants that will directly infiltrate to the groundwater or runoff to streams.
8. The applicant should seek to minimize disturbance in the existing forested riparian area to the greatest extent practicable to prevent the introduction of invasive species and to prevent the removal of existing native vegetation. One way to minimize disturbance is to consider re-locating the planned outlet and end wall structure to outside of the riparian area and away from the existing spring house ruins.
9. No landscaping plan was submitted with the plan. Landscaping should be provided to provide shade, improve stormwater capture, and screen parked vehicles from adjacent properties.

ADMINISTRATIVE ISSUES:

10. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
11. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Upper Uwchlan Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to you to discuss this and other matters in more detail.

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: D. L. Howell and Associates Inc.
S & T Holdings, LLC
Chester County Health Department
Chester County Conservation District

February 23, 2022

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

Reference: **11 Senn Drive**
Preliminary/Final Land Development Application
Upper Uwchlan Township, Chester County, PA

Dear Tony:

This letter is being sent pursuant to the review letter issued by Gilmore & Associates, Inc. on February 4, 2022. Listed below are our responses to the concerns identified in their review of the plans. Also enclosed for your review are copies of the updated plans. Where applicable, D.L. Howell & Associates, Inc. has addressed each of these comments indicating what action has been taken to resolve the issues.

SUBDIVISION & LAND DEVELOPMENT ORDINANCE REVIEW

1. No response necessary.
2. No response necessary.
3. Sheet 1 was revised to show concrete monuments in the locations specified.
4. Sheet 1 was revised to include a sheet index.

STORMWATER MANAGEMENT ORDINANCE REVIEW

1. No response necessary.
2. The plans were revised to incorporate a Type 'M' inlet adjacent to the northern curb cut.
3. The stormwater management design was revised by utilizing a Curve Number of 90. The Applicant has no intention of paving.

4. The only inlets located within the gravel area include IM-4 and IM-5 which do not convey runoff into the proposed infiltration bed. However, 1-foot sumps in the bottom of the inlets are proposed along with OS-3.

TOWNSHIP SEWER CONSULTANT COMMENTS
ARRO CONSULTING, INC.

No increases in sewage flow are proposed for this use.

TOWNSHIP LIGHTING CONSULTANT
STUBBE CONSULTING, LLC

1. No Township concerns have been presented to the Applicant.
2. Sheet 9 was revised to include hours of operation for lighting which is from dusk till dawn.
3. Sheet 9 was revised to forgo any proposed light poles since no work is intended to be performed at night. The hours of operation for the tenant were added to the plan.
4. Sheet 9 was revised to forgo any proposed light poles since no work is intended to be performed at night. No new lighting is proposed.
5. The names of the IES photometric files utilized for the existing bounding-mounted lights were added to Sheet 9.
6. Sheet 9 was revised to include the specified notes with minor adjustments since no new lighting is proposed.

We trust that the above information satisfactorily addresses the concerns as stated in your review letter. If you have any questions, or require additional information, please contact me directly in our office at 610-918-9002.

Sincerely,
D.L. HOWELL & ASSOCIATES, INC.



Christopher M. Daily, P.E.
Project Engineer

GENERAL NOTES

1. 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 FOR A Hardscaping BUSINESS. THE PROPOSED GRAVEL AREA WILL BE UTILIZED FOR OUTDOOR STORAGE OF Hardscaping MATERIALS AND TO PROVIDE CIRCULATION FOR VEHICULAR TRAFFIC TO MOVE THE STORED MATERIALS.

2. RECORD OWNER/APPLICANT & MAILING ADDRESS:

S&T REALTY HOLDINGS, LLC
102 OSCAR WAY
CHESTER SPRINGS, PA 19425

3. SITE ADDRESS:

11 SENN DRIVE
CHESTER SPRINGS, PA 19425

4. TAX PARCEL #:

32-4-72-2

5. SOURCE OF TITLE: RECORD BOOK 10389, PAGE 1781

(LOT #2, "EAGLE INDUSTRIAL PARK", RECORD PLAN BOOK #10656)

6. LOT AREA: 3.803 ACRES

7. BOUNDARY, TOPOGRAPHY AND PHYSICAL IMPROVEMENTS SHOWN ARE FROM FIELD SURVEY BY HOWELL KLINE SURVEYING, LLC. PERFORMED ON 11/28 AND 12/07/2020.

8. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC... OF RECORD.

9. CONTOURS PLOTTED FROM FIELD RUN TOPOGRAPHIC SURVEY BY HOWELL KLINE SURVEYING, LLC., DATUM: (ASSUMED), SITE BENCH = FRONT DOOR SILL ELEVATION OF 1-STORY BLOCK BUILDING ELEVATION= 405.99', CONTOUR INTERVAL: 2 FEET

10. 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 HERON.

11. THE 60' RIGHT-OF-WAY (T-577) AND EAST TOWNSHIP ROAD (T-439) WERE TAKEN FROM RECORD PLAN #10656.

12. A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE A, SPECIAL FLOOD HAZARD AREAS WITHOUT BASE FLOOD ELEVATION. PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR CHESTER CO, PA. MAP NO. 42029C0095C, PANEL 95 OF 380, DATED SEPTEMBER 29, 2017. FLOOD PLAIN BOUNDARIES SHOWN HERON WERE SCALLED FROM THE ABOVE MENTIONED MAP.

13. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREIN, 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, AS WELL AS FINES OR PENALTIES ASSESSED WITH RESPECT TO THE CONTRACT. THE CONTRACTOR AGREES TO PAY ALL COSTS OF REPAIRS TO THE PROPERTY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATIONS AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.

14. UPPER UWLCHLAN 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 MENTIONED PURPOSES.

15. A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE AVAILABLE ON SITE AT ALL TIMES.

16. SITE SHALL CONTINUE TO BE SERVED BY A WATER SUPPLY WELL AND ON-LOT SEPTIC.

17. ALL BUILDING MATERIALS AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ. AND 287.1 ET SEQ. NO BUILDING MATERIAL SHALL BE BURIED, DUMPED, OR DISCHARGED FROM THE SITE.

18. 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 UWLCHLAN TOWNSHIP.

REFERENCE PLAN(S)

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

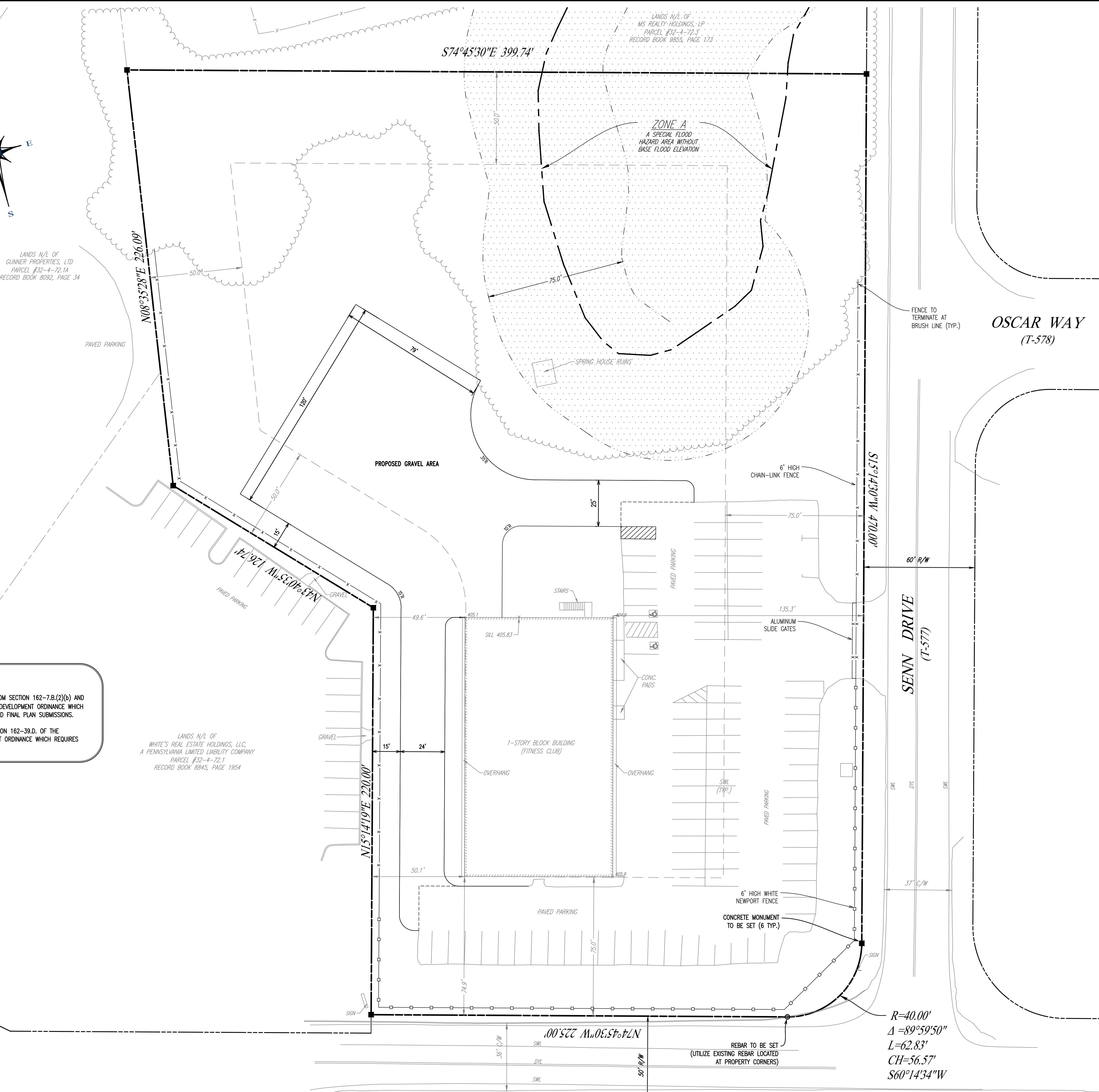
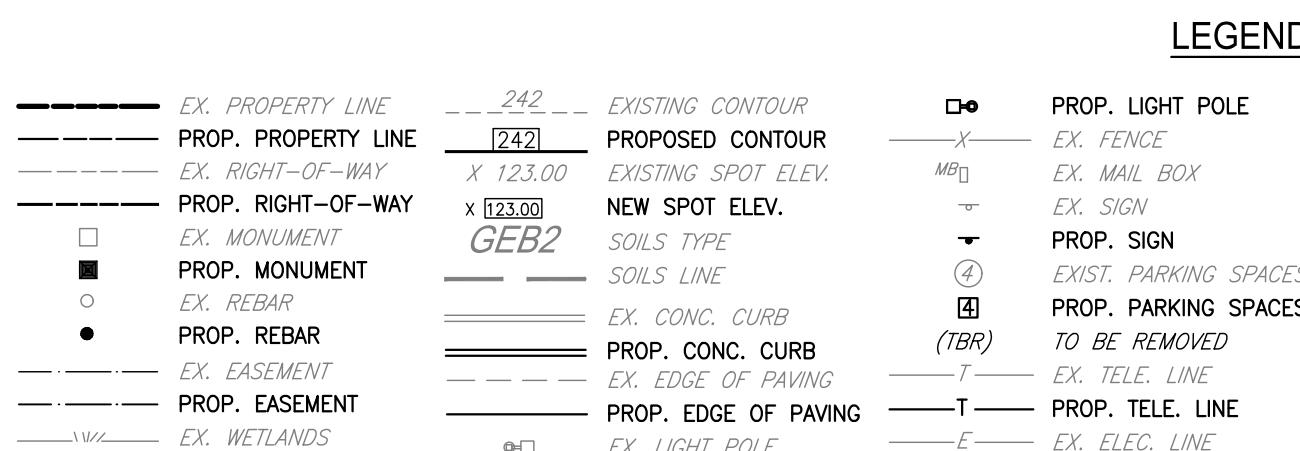
SCALE: NO SCALE

PA ONE CALL

ACT 287 SERIAL NUMBER: 20213542828
DUL HOWELL & ASSOCIATES, INC. DOES NOT GUARANTEE
THE ACCURACY OF THE LOCATIONS FOR EXISTING
SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON
THE PLANS. NOR DOES DUL HOWELL & ASSOCIATES, INC.
GUARANTEE THAT ALL SUBSURFACE UTILITY LINES,
STRUCTURES, ETC. ARE SHOWN.
CONTRACTOR IS RESPONSIBLE FOR 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.

DRAWING INDEX

SHEET NUMBER	DRAWING NUMBER	SHEET TITLE
01	C01.1	LAND DEVELOPMENT PLAN
02	C02.1	EXISTING CONDITIONS PLAN
03	C03.1	SITE AERIAL PLAN
04	C04.1	GRADING & UTILITIES PLAN
05	C04.2	PCM PLAN
06	C04.3	PCM DETAILS
07	C05.1	CONSERVATION PLAN
08	C06.1	CONSTRUCTION DETAILS & PROFILES
09	C07.1	LIGHTING PLAN

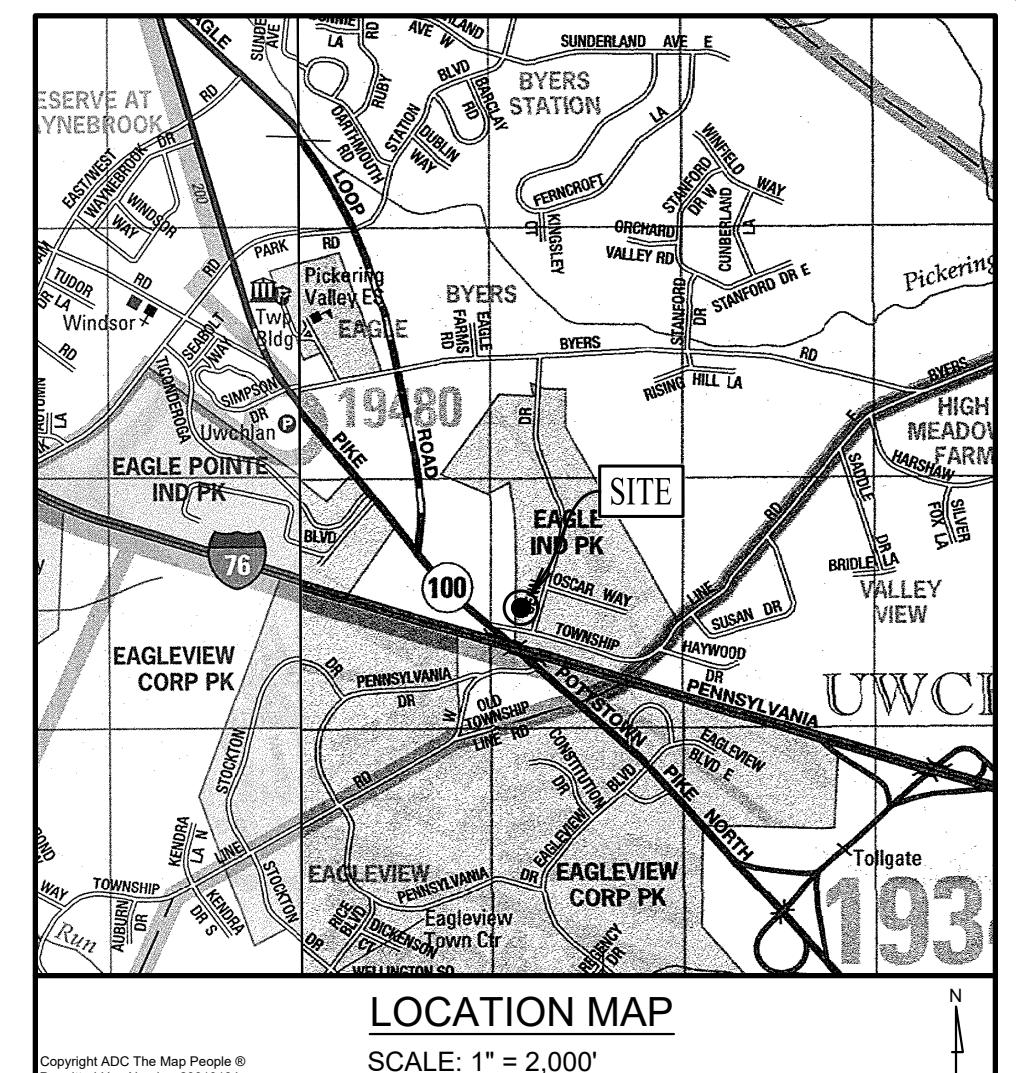
EAST TOWNSHIP LINE ROAD
(T-439)

LAND DEVELOPMENT PLAN

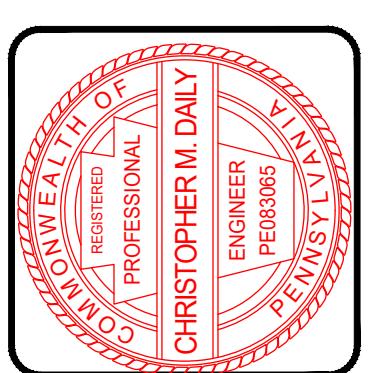
SCALE: 1" = 30'

30 0 15 30 60

GRAPHIC SCALE
1 inch = 30 feet



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



NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

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

CHAIRPERSON _____
MEMBER _____
MEMBER _____

APPROVED BY THE TOWNSHIP SUPERVISORS OF UPPER UWLCHLAN
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 UWLCHLAN 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 _____ 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. DAILY, P.E.

ZONING DATA TABULATION

UPPER UWLCHLAN TOWNSHIP ZONING ORDINANCE
ARTICLE XI: LI 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	300'	470'	470'
MIN. SIDE YARDS	75'	74.9' (*)	74.9' (*)
MIN. REAR YARD	50'	294.7'	294.7'
MAX. BUILDING COVERAGE	40%	6.8% (1,222 S.F.)	6.8% (1,222 S.F.)
MAX. LOT COVERAGE	70%	26.7% (44,190 S.F.)	39.1% (64,785 S.F.)
(*) EXISTING NON-COMPLIANCE			

PRELIMINARY/FINAL
LAND DEVELOPMENT PLAN

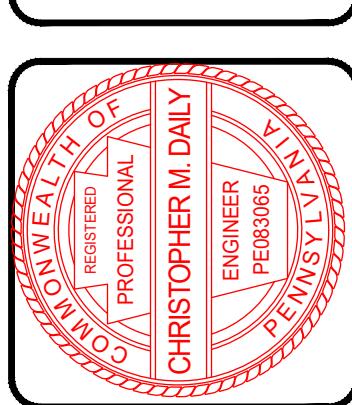
CLIENT: J-TECH
PROJECT: 11 SENN DRIVE
LOCATION: UPPER UWLCHLAN TOWNSHIP, PA

DATE	01/03/22
SCALE	1"=30'
DRAWN BY:	CMD
CHECKED BY:	—
PROJECT NO.:	4007
CAD FILE:	1 LAND DEVELOPMENT PLANNING
PLOTTED:	02/23/22
DRAWING NO.:	C01.1
REV. DATE	02/23/22
DESCRIPTION	REvised PER THE TOWNSHIP ENGINEER'S REVISION LETTER DATED 02/04/22



DL Howell
Civil Engineering
Land Planning
Environmental
www.DLHowell.com

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



8	7	6	5	4	3	2	1
02/23/22 REvised per the TOWNSHIP ENGINEER'S REVIEW LETTER DATED 02/04/22							
DESCRIPTION							

PRELIMINARY/FINAL	
SITE AERIAL PLAN	
CLIENT:	J-TECH
PROJECT:	11 SENN DRIVE
LOCATION:	UPPER UCHLAM TOWNSHIP CHESTER COUNTY, PA

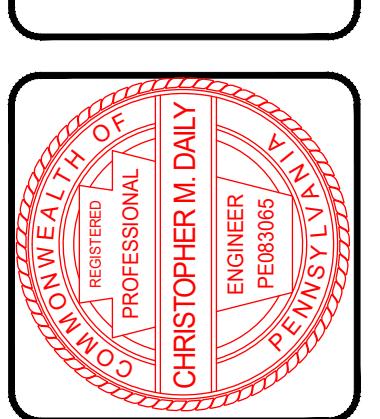
DATE:	01/03/22
SCALE:	1" = 30'
DRAWN BY:	CMD
CHECKED BY:	—
PROJECT NO.:	4007
CAD FILE:	3 SITE AERIAL PLANNING.dwg
PLOTTED:	02/23/22
DRAWING NO.:	C03.1
SHEET:	03 OF 09





DLHowell
Civil Engineering
Land Planning
Environmental
www.DLHowell.com

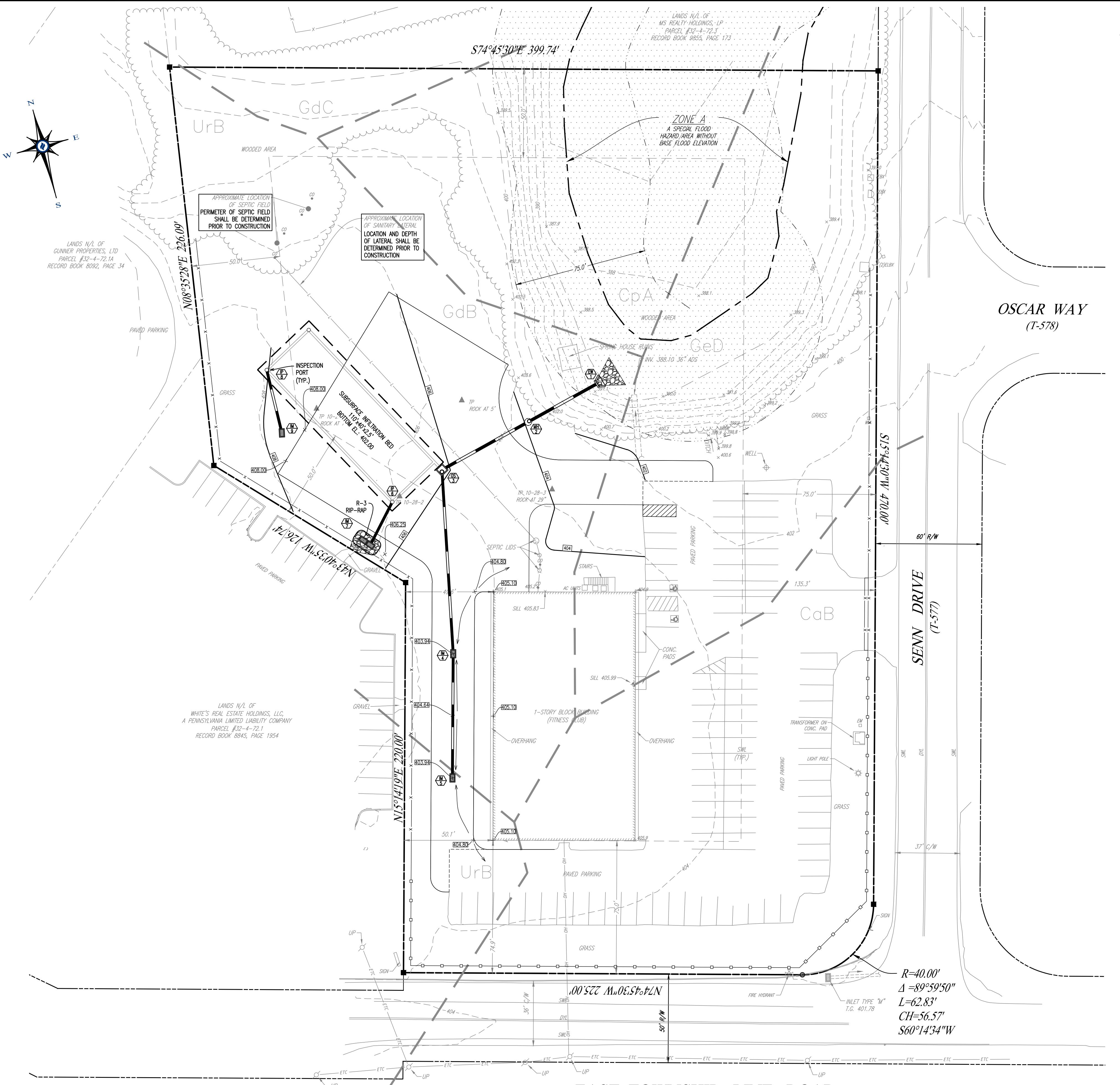
1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003



REV.	DATE	DESCRIPTION
8		
7		
6		
5		
4		
3		
2	02/23/22	REvised per the Township Engineer's Review Letter dated 02/04/22
1		

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

DATE: 01/03/22
SCALE: 1" = 30'
DRAWN BY: C.M.D.
CHECKED BY: --
PROJECT NO: 4007
CAD FILE: 4007.GDP
PLOTTED: 02/23/22
DRAWING NO: CO4.1
SHEET 04 OF 09



BMP GENERAL NOTE

UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION BMP'S MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS ON ALL EROSION AND SEDIMENTATION BMP'S AFTER EACH RAINFALL. EVEN THOSE ON NEW CONSTRUCTION, INSPECTION WILL BE REQUIRED IN ALL CASES. A LOGBOOK IS REQUIRED FOR THIS PURPOSE. THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION. THE INSPECTION LOGS WILL BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE PERMITTER OR CO-PERMITTER. ALL EROSION AND SEDIMENTATION BMP'S MUST BE MAINTAINED, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, READING, REMOVAL AND RESEEDING, AND RETENCIÓN MUST BE PERFORMED IMMEDIATELY. IF EROSION OR SEDIMENTATION BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S OR MODIFICATIONS OF THOSE INSTALLED WILL BE NEEDED. WHERE BMP'S ARE FOUND TO FAIL TO ALLEGE EROSION OR SEDIMENTATION POLLUTION THE PERMITTER OR CO-PERMITTER SHALL INCLUDE THE FOLLOWING INFORMATION:

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

INFILTRATION TESTING NOTE:

INFILTRATION TESTING PERFORMED BY DL HOWELL AND ASSOCIATES, INC. (DL HOWELL). DL HOWELL MAKES NO GUARANTEES, REPRESENTATIONS OR WARRANTY ON INFILTRATION CAPABILITY OF THE SOILS OTHER THAN IN THE TESTED AREA. THE TESTED AREA IS A ONE TIME TEST. FURTHER, THE TESTED AREA IS NOT A REPRESENTATIVE OF THE TESTED AREA. TESTED INfiltration results will not be better (or worse) during different seasons, temperature and soil moisture conditions. SOIL INFILTRATION IS DIRECTLY AFFECTED BY CROP AND LAND MANAGEMENT PRACTICES, COMPACTION, TEMPERATURE AND PROTECTIVE VEGETATION. A MEASURED SOIL INFILTRATION RATE IS NOT A PREDICTOR OF SOIL INFILTRATION CAPABILITY. AND, THE SOIL INFILTRATION RATE IN THE AREA TESTED IS HIGHLY DYNAMIC AND THEREFORE RECOMMENDED SAFETY FACTORS HAVE BEEN TAKEN INTO ACCOUNT PER PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S BEST MANAGEMENT PRACTICES MANUAL. DL HOWELL DOES NOT GUARANTEE THE SOIL INFILTRATION CAPABILITY OF THE TESTED SOILS BASED ON THE PRACTICES INCLUDED IN THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S BEST MANAGEMENT PRACTICES MANUAL.

GENERAL PCSM NOTES:

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

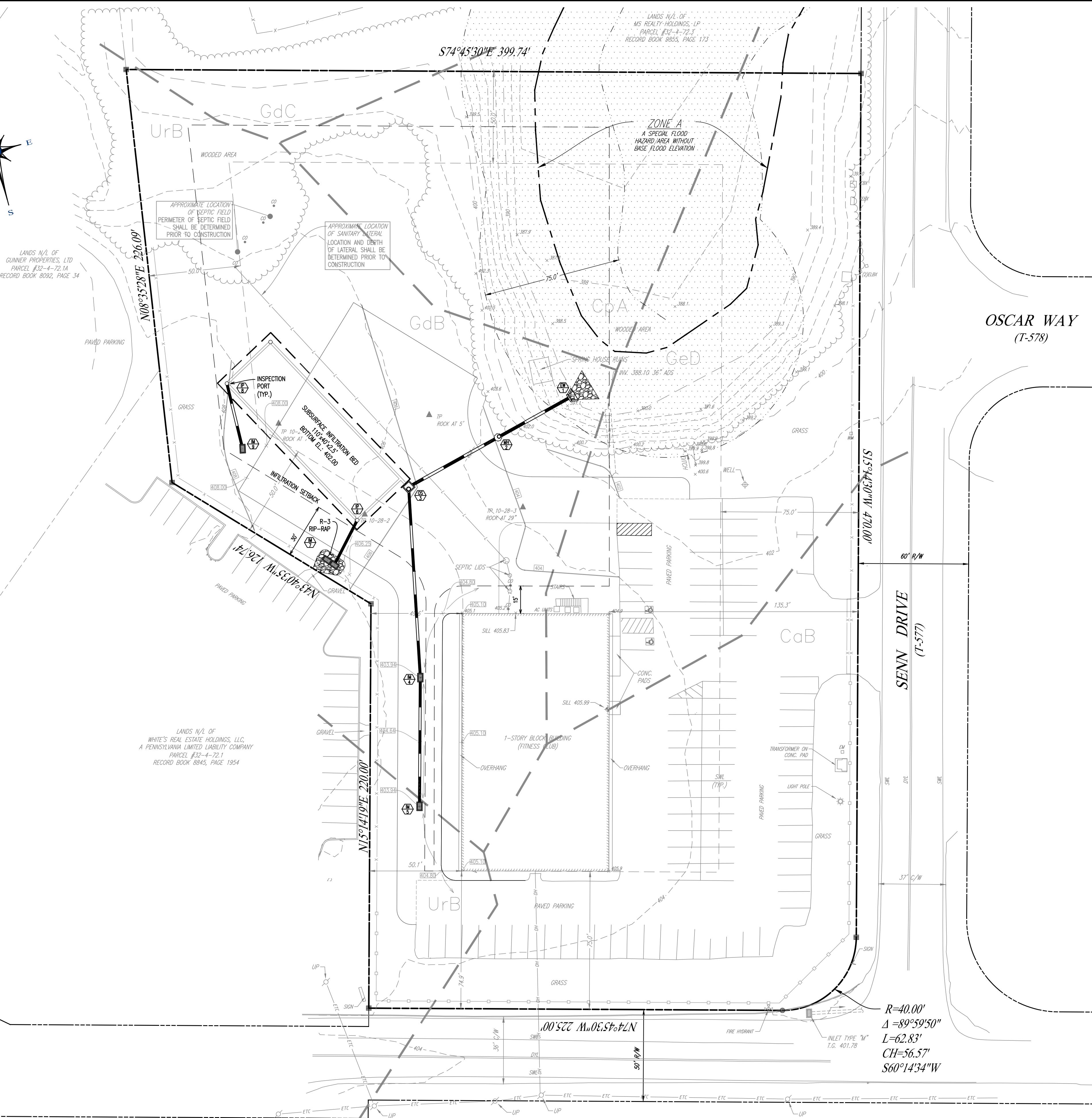
STORMWATER INFILTRATION NOTES:

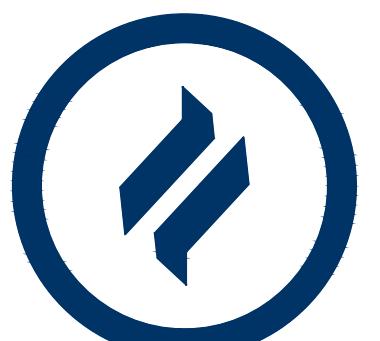
1. COMPACTION IS TO BE MINIMIZED IN THE AREAS DESIGNATED FOR INFILTRATION.
2. INFILTRATION BED FILTER FABRIC AND STONE SHOULD BE KEPT CLEAN OF SOIL/SEDIMENT DURING THE INSTALLATION PROCESS. IF INSPECTION INDICATES THAT SOIL/SEDIMENT HAS ENTERED THE INFILTRATION BED, APPROPRIATE MEASURES (I.E. CLEANING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

SOIL TYPE(S)

UrB - URBAN LAND, 0 TO 8 PERCENT SLOPES
GdC - GLADSTONE GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES
CpA - COKESBURG SILT LOAM, 0 TO 3 PERCENT SLOPES
GdB - GLADSTONE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES
GdP - GLADSTONE-PARKER GRAVELLY LOAM, 15 TO 25 PERCENT SLOPES
CdB - CALIFON LOAM, 3 TO 8 PERCENT SLOPES

LEGEND	
EX. PROPERTY LINE	242 EXISTING PROPERTY LINE
PROP. PROPERTY LINE	242 EXISTING CONTOUR
EX. RIGHT-OF-WAY	X 123.00 EXISTING SPOT ELEV.
PROP. RIGHT-OF-WAY	PROP. CONC. CURB
EX. MONUMENT	PROP. CONC. CURB (TBR)
PROP. MONUMENT	PROP. EDGE OF PAVING
EX. REBAR	PROP. EASEMENT
PROP. REBAR	PROP. EASEMENT
EX. EASEMENT	PROP. EASEMENT
PROP. EASEMENT	EX. EASEMENT
EX. WETLANDS	EX. EASEMENT
EX. LIGHT POLE	EX. LIGHT POLE
EX. FENCE	PROP. LIGHT POLE
EX. MAIL BOX	PROP. LIGHT POLE
EX. SIGN	PROP. LIGHT POLE
PROP. SIGN	PROP. LIGHT POLE
EX. PARKING SPACES	PROP. PARKING SPACES
PROP. PARKING SPACES	PROP. PARKING SPACES
TO BE REMOVED	TO BE REMOVED
EX. TELE. LINE	EX. TELE. LINE
PROP. TELE. LINE	PROP. TELE. LINE
EX. CONC. CURB	PROP. CONC. CURB
PROP. CONC. CURB	PROP. CONC. CURB
EX. EDGE OF PAVING	PROP. EDGE OF PAVING
PROP. EDGE OF PAVING	PROP. EDGE OF PAVING
EX. ELEC. LINE	PROP. ELEC. LINE
PROP. ELEC. LINE	PROP. ELEC. LINE
EX. CONC. CURB	PROP. CONC. CURB
PROP. CONC. CURB	PROP. CONC. CURB
EX. EDGE OF PAVING	PROP. EDGE OF PAVING
PROP. EDGE OF PAVING	PROP. EDGE OF PAVING
EX. ELEC. LINE	PROP. ELEC. LINE
PROP. ELEC. LINE	PROP. ELEC. LINE

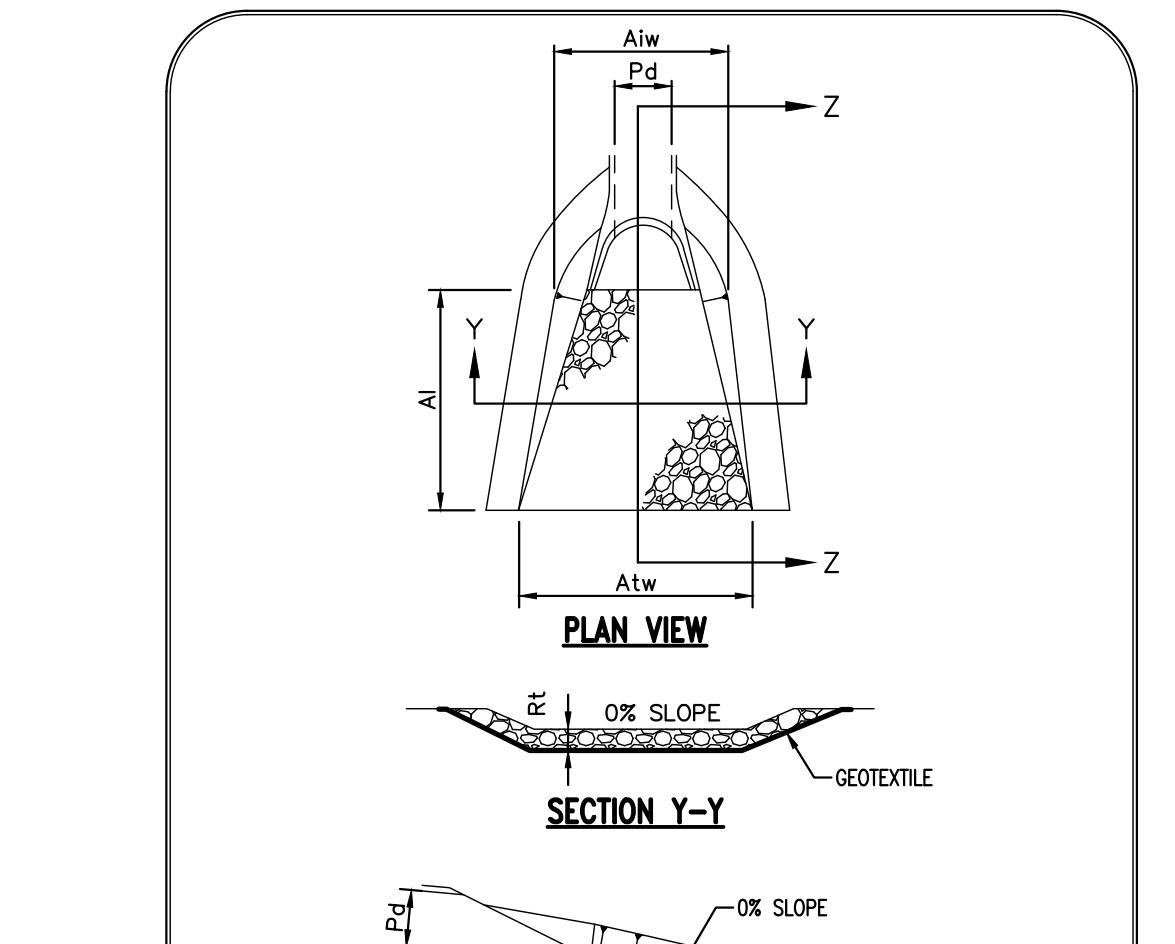
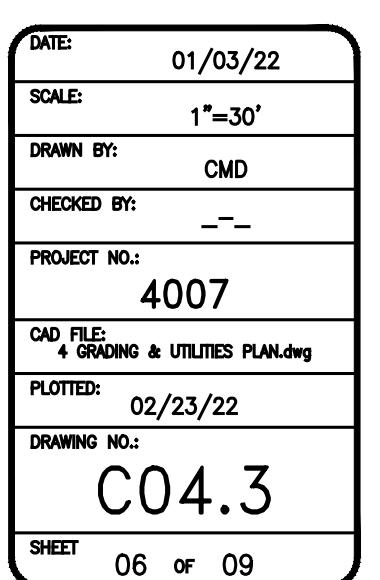
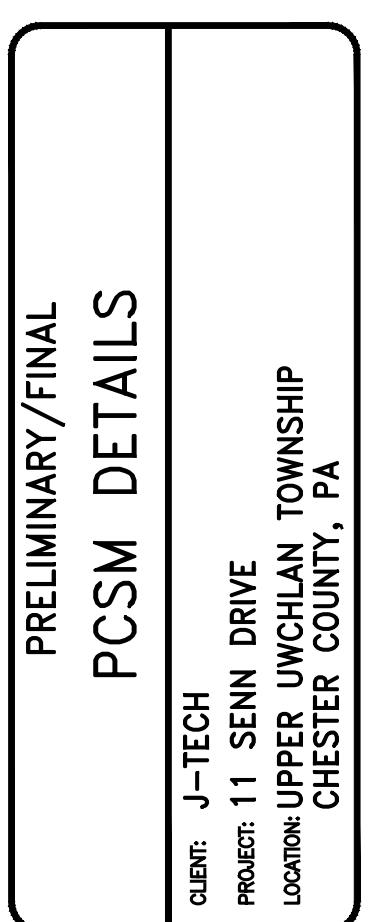
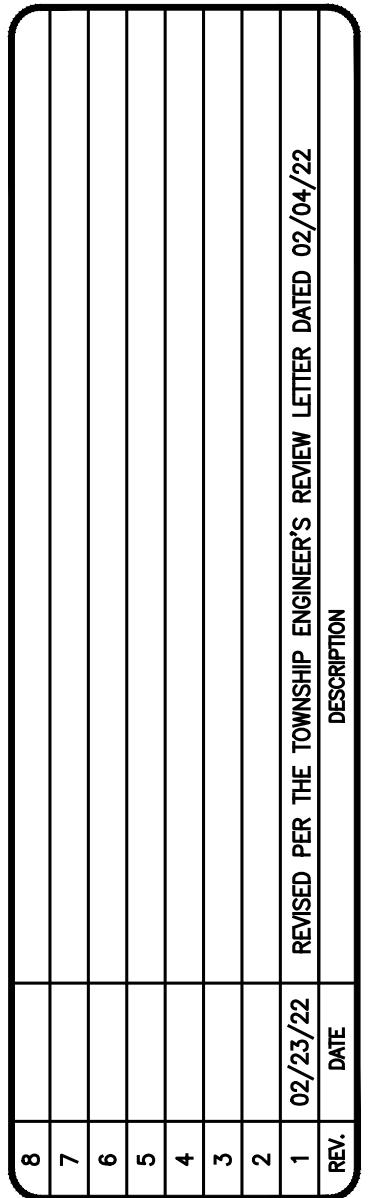
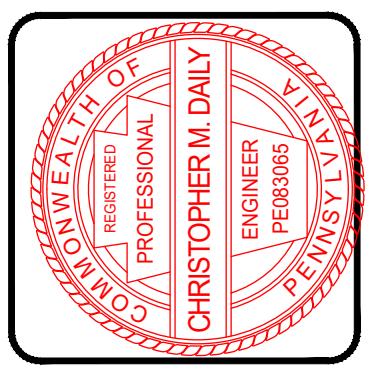
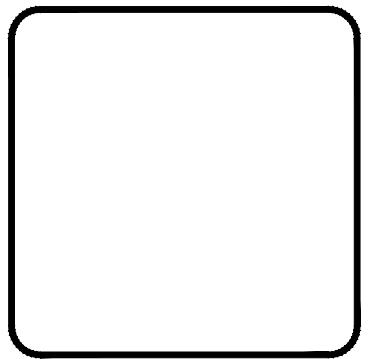




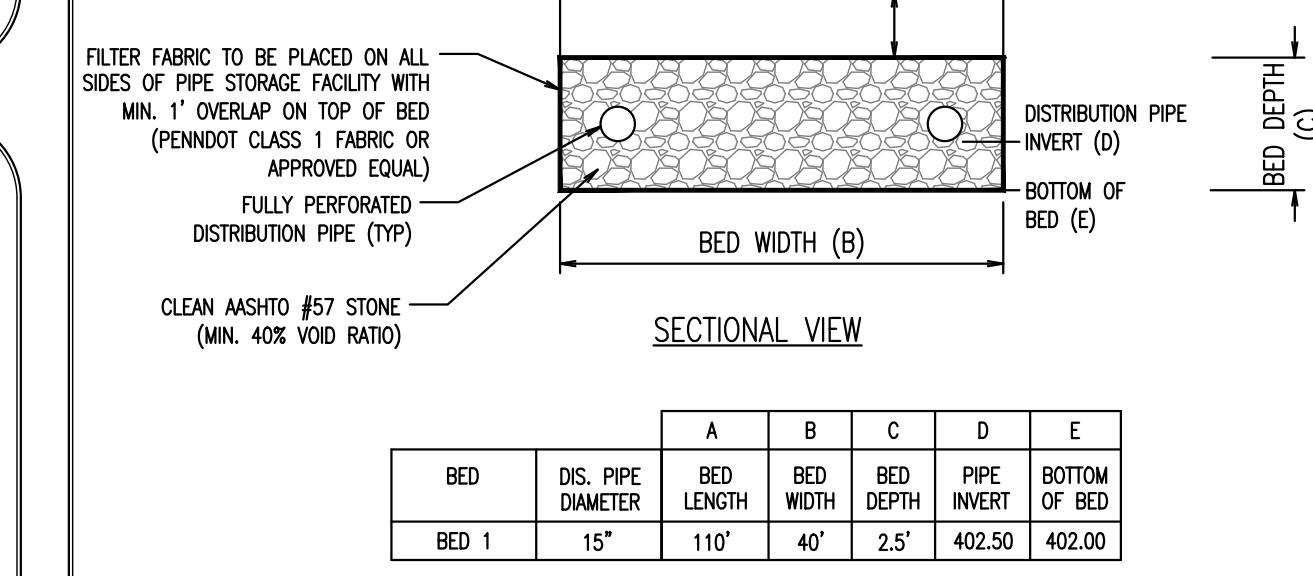
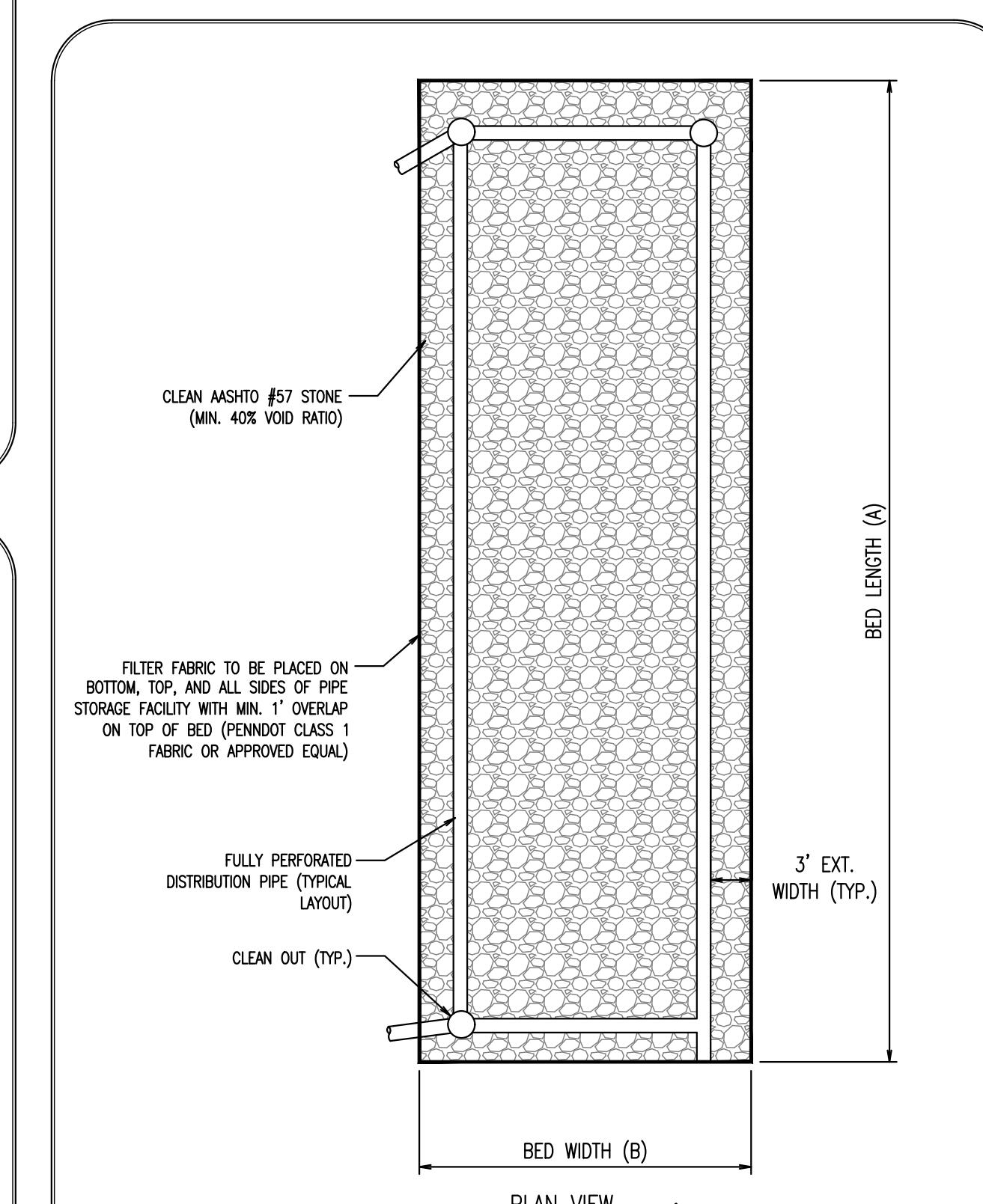
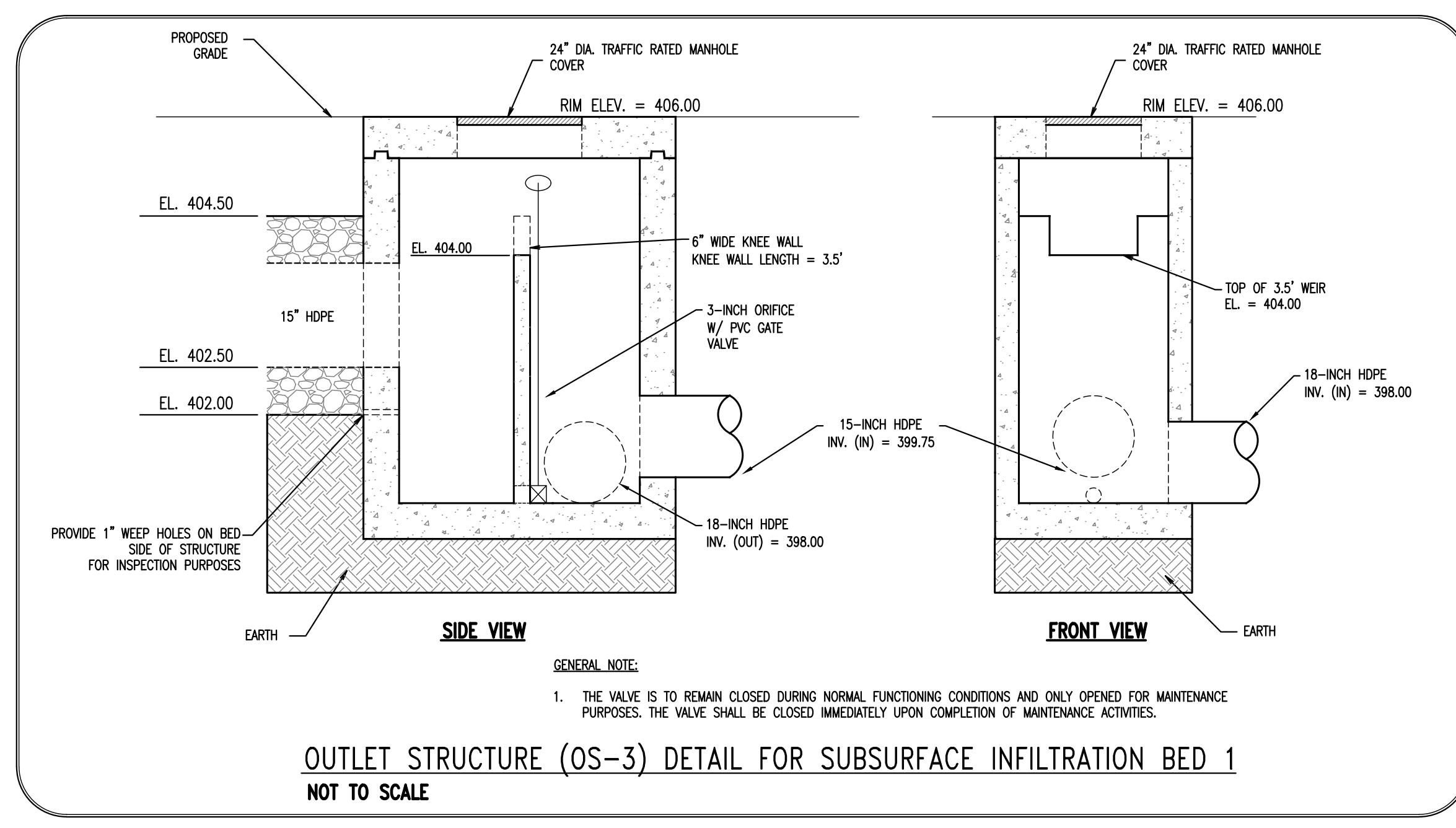
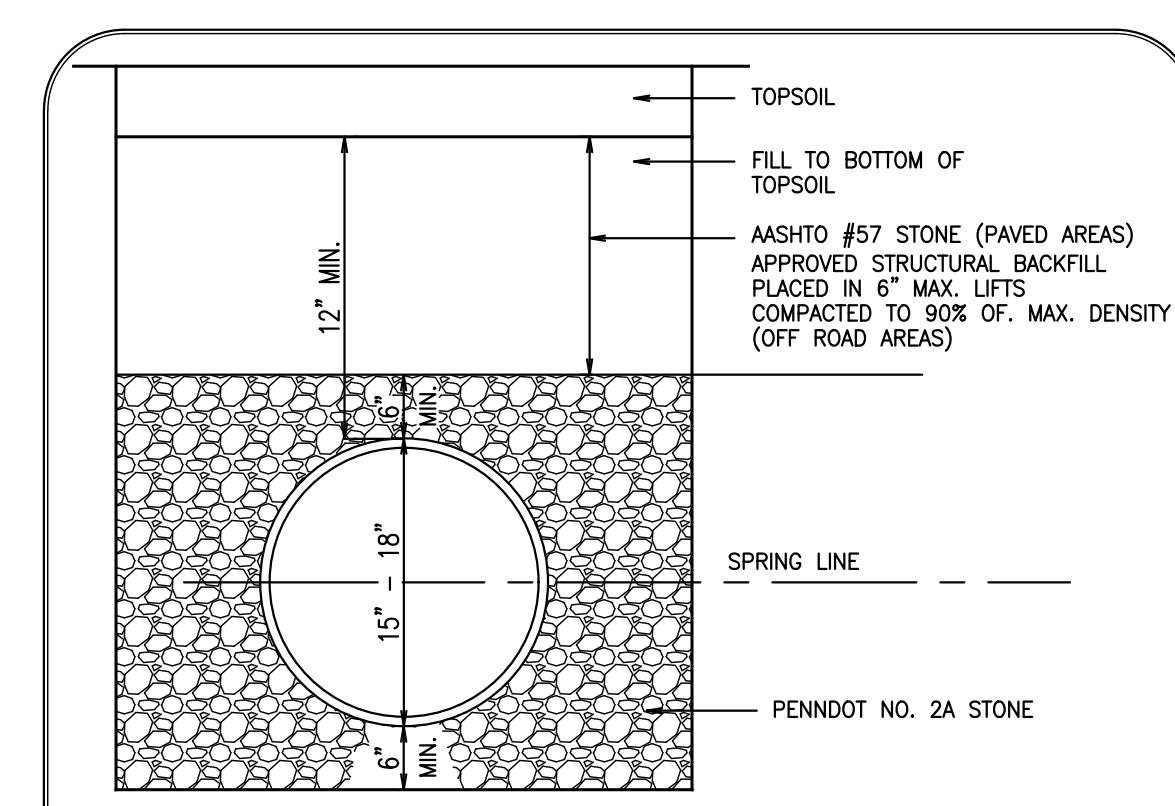
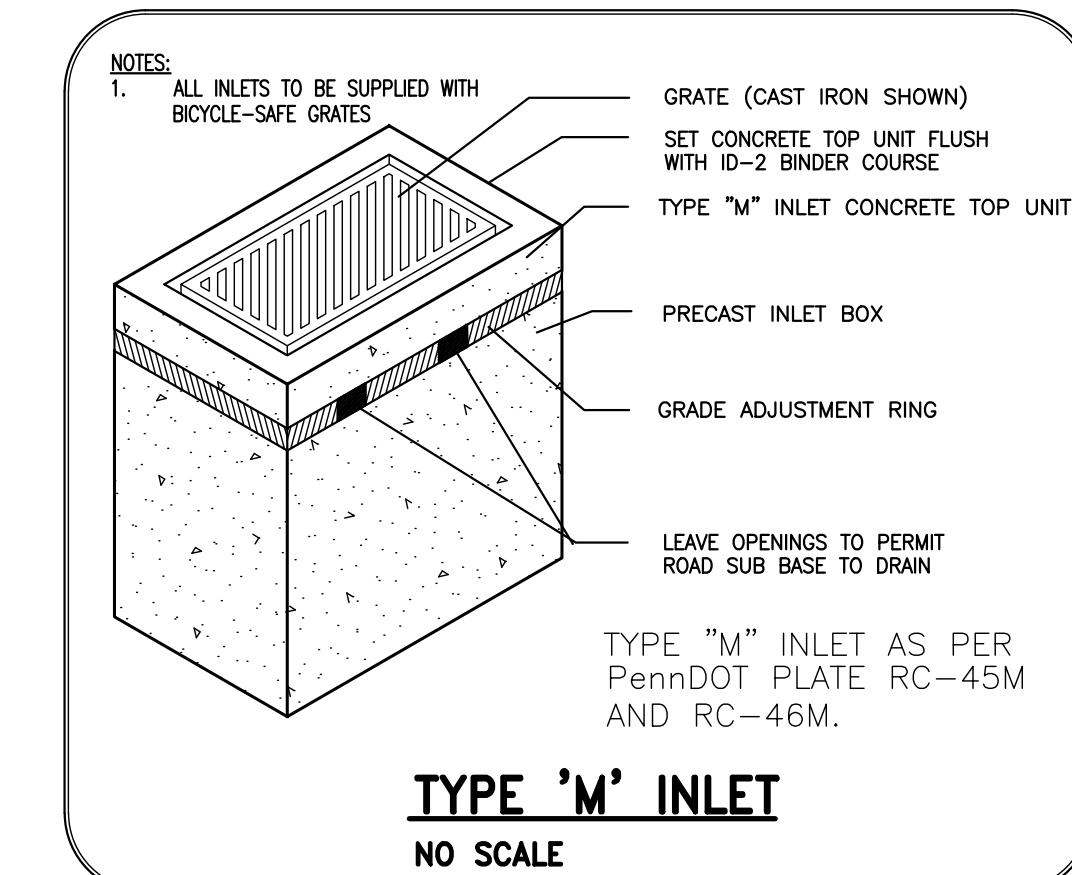
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STANDARD CONSTRUCTION DETAIL #9-1
RIPRAP APRON AT PIPE OUTLET
WITH FLARED END SECTION OR ENDWALL
NOT TO SCALE



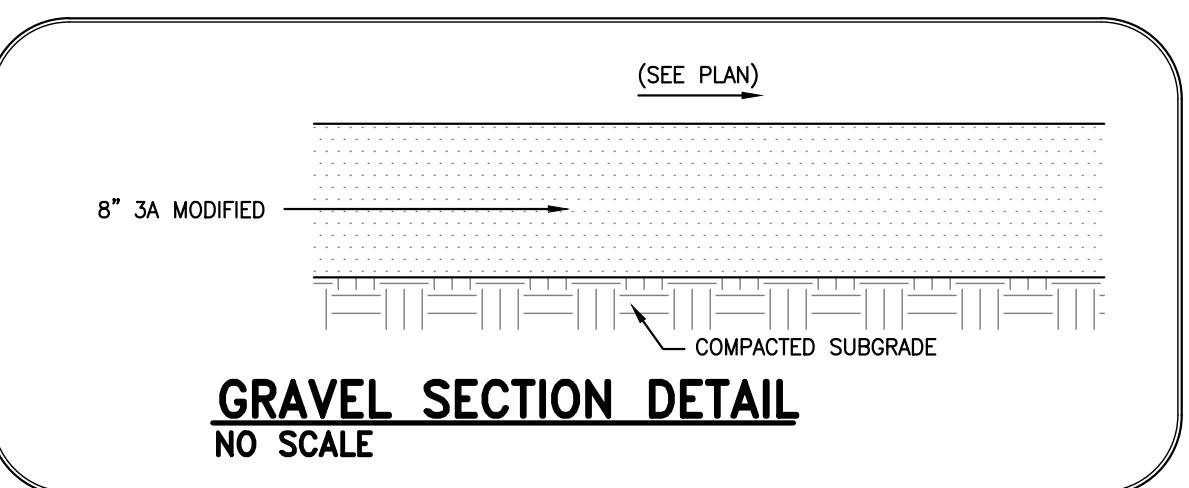
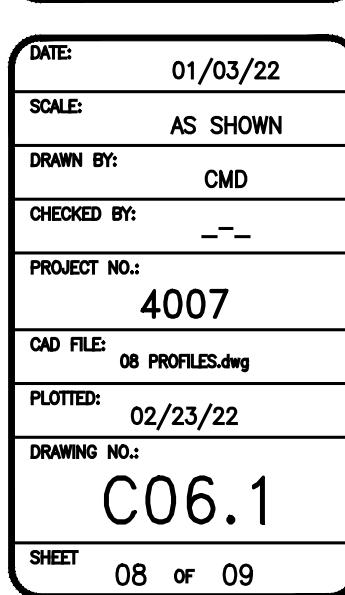
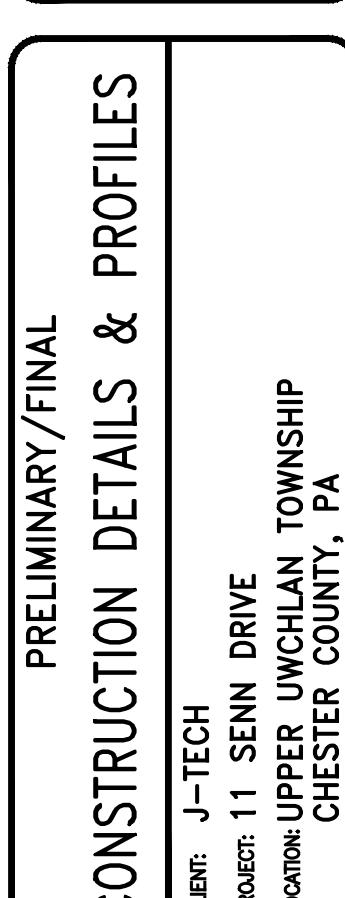
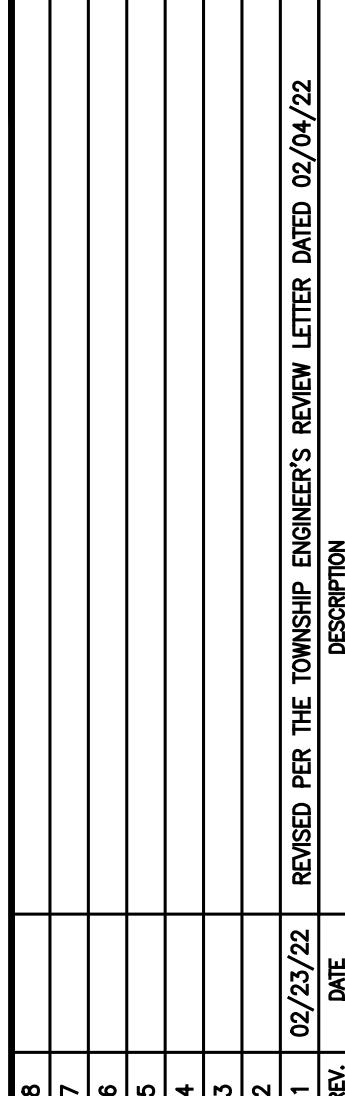
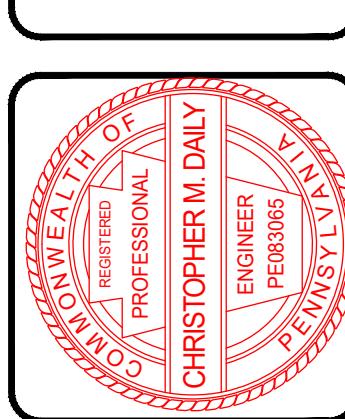
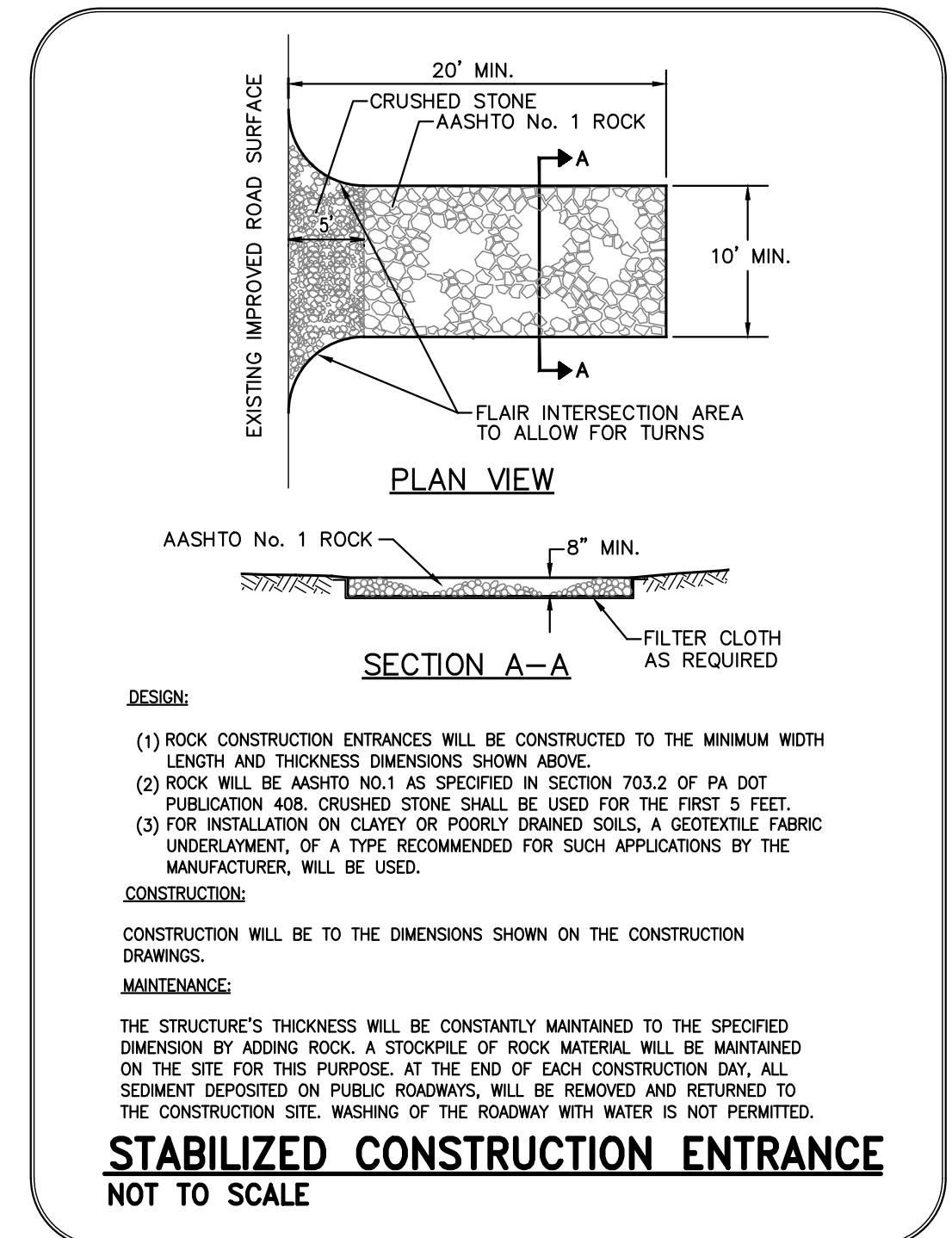
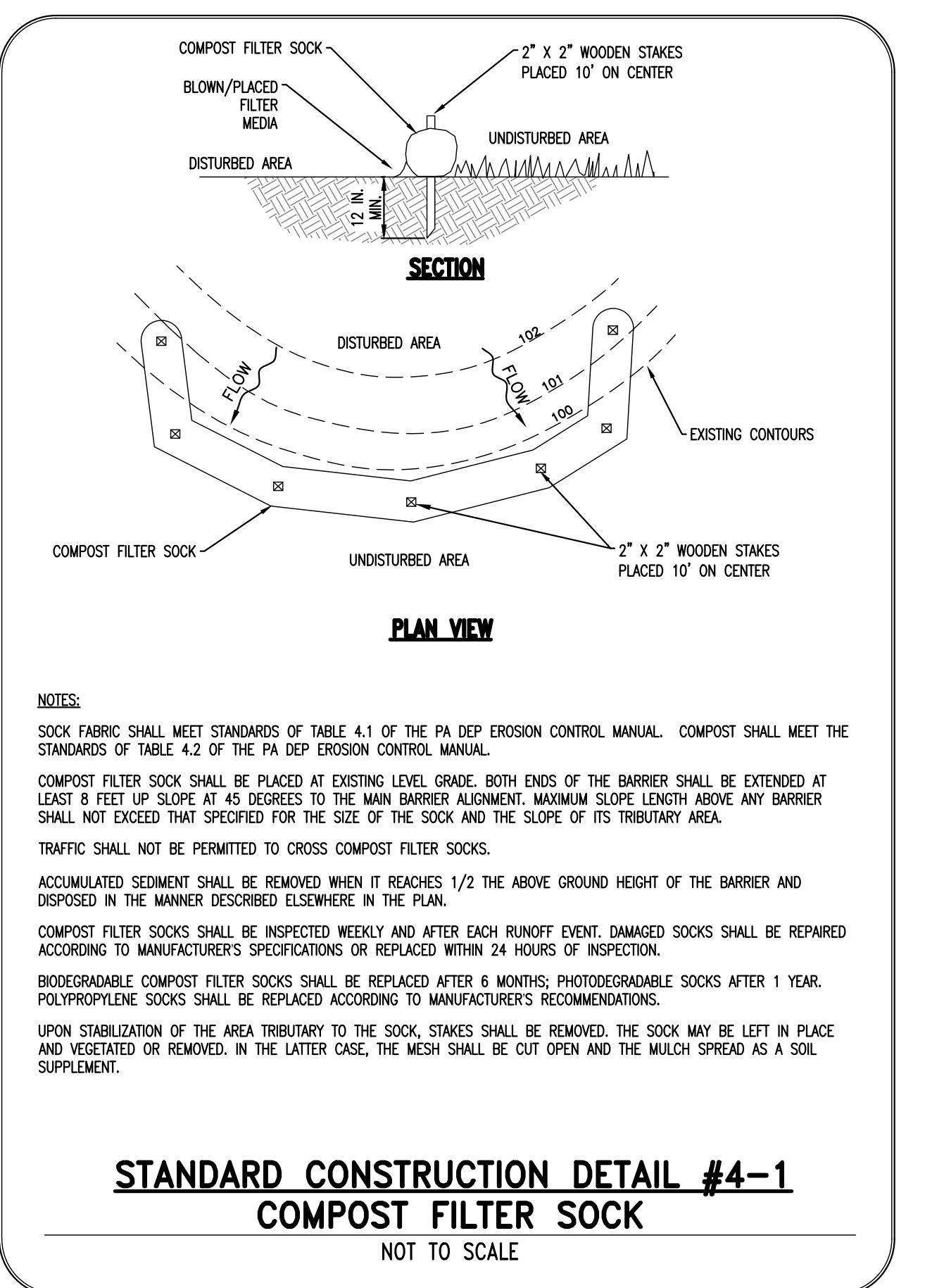
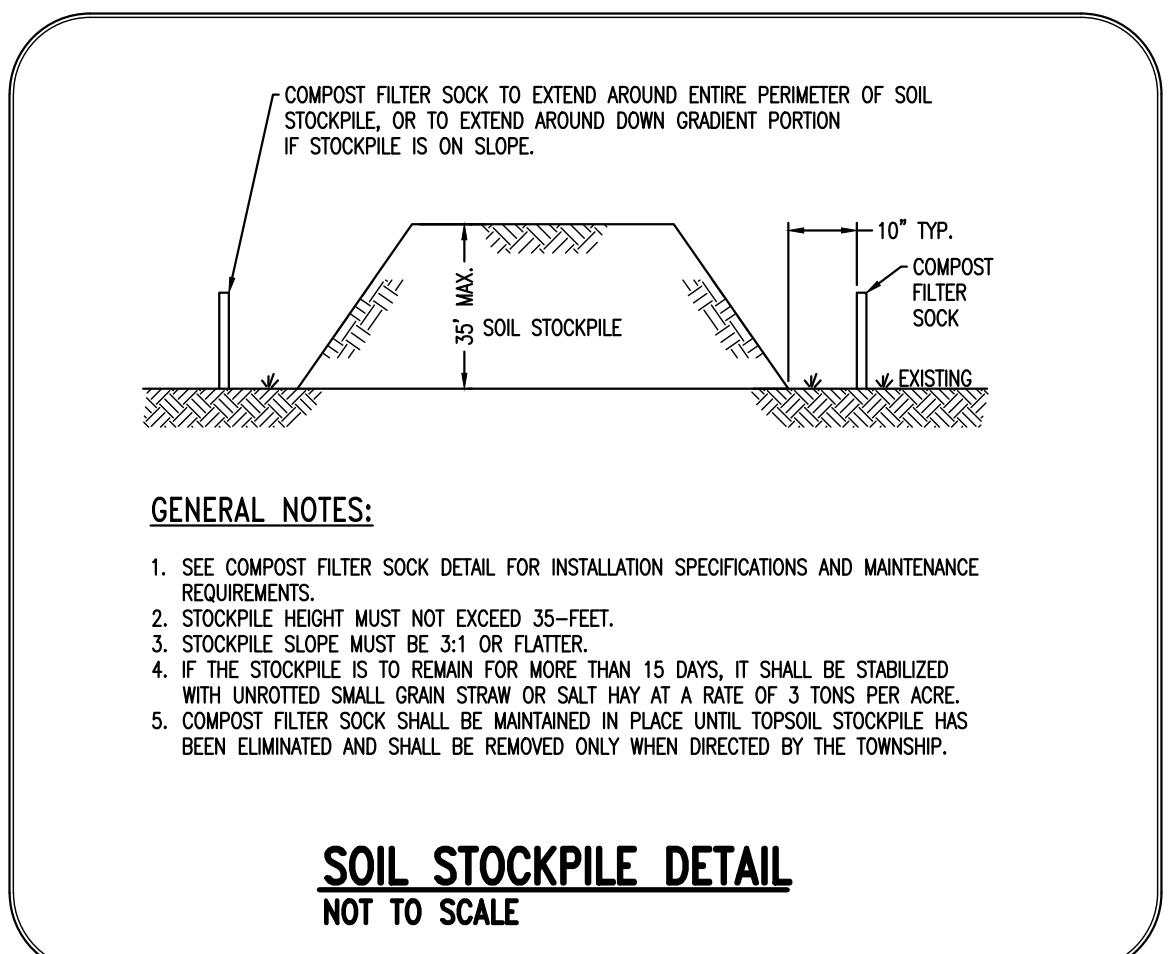
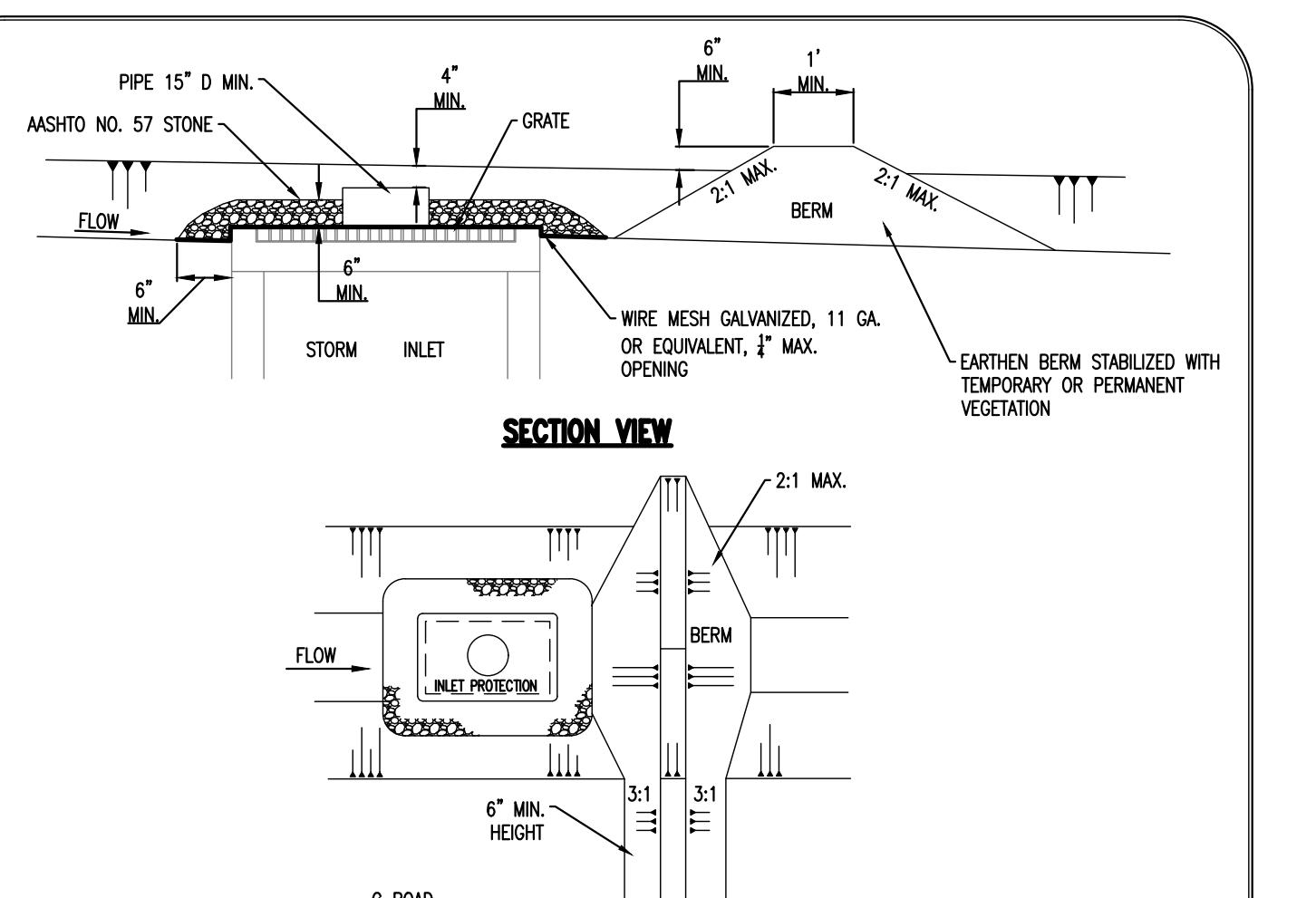
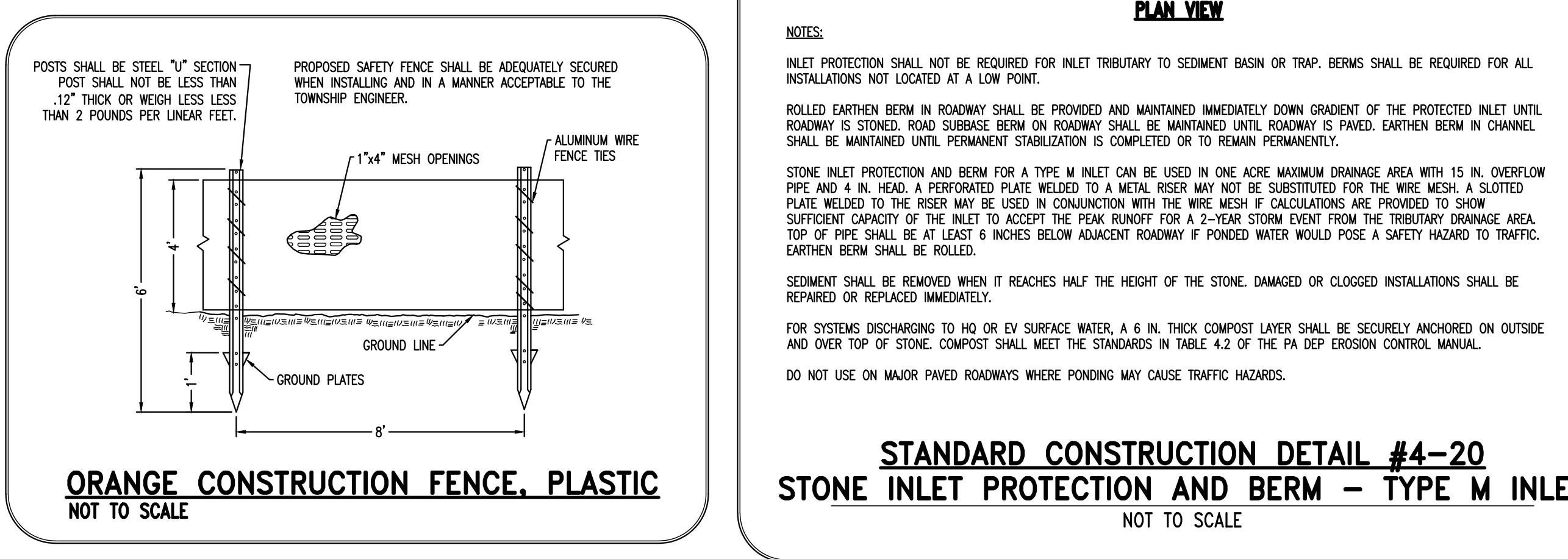
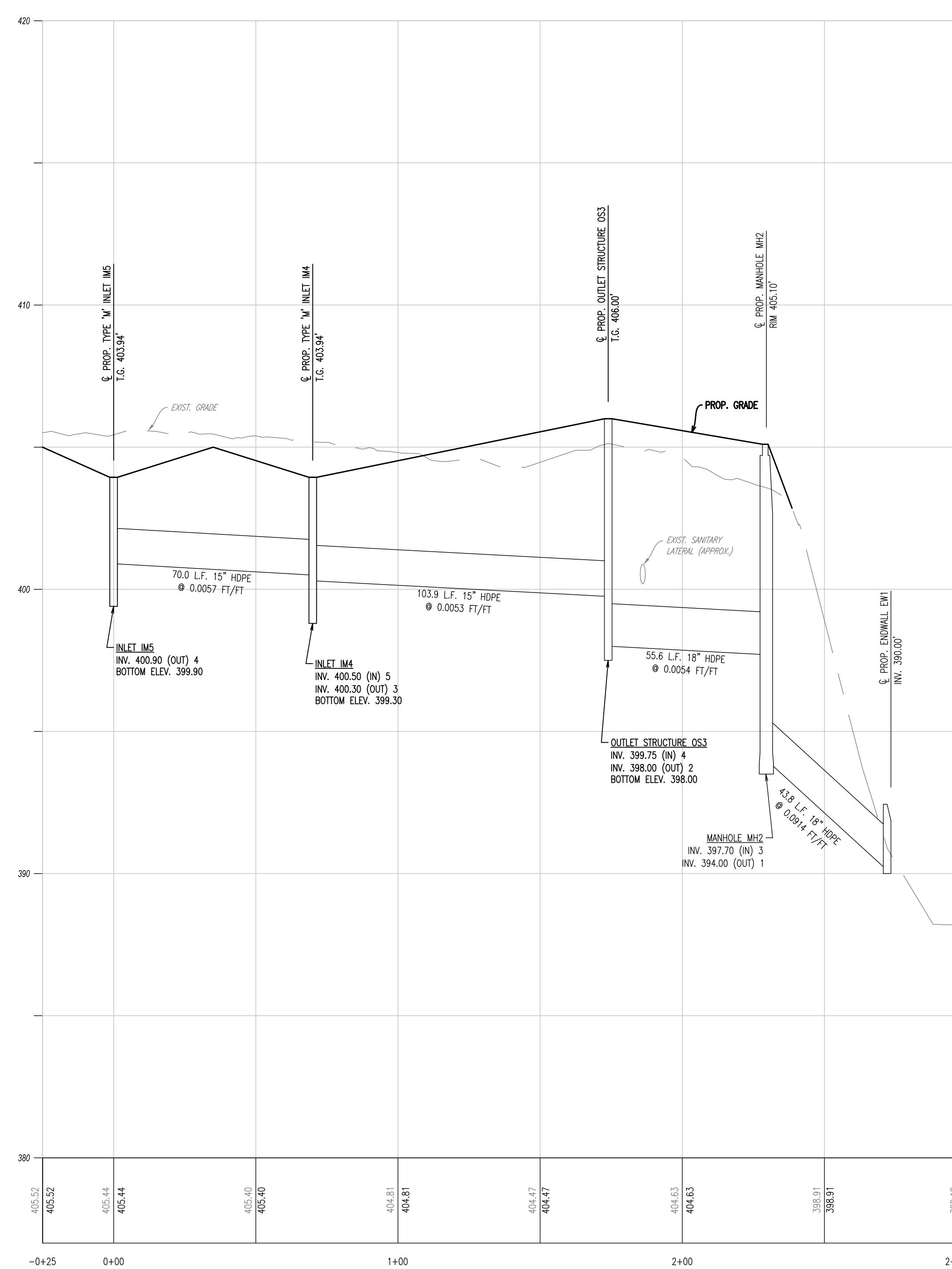
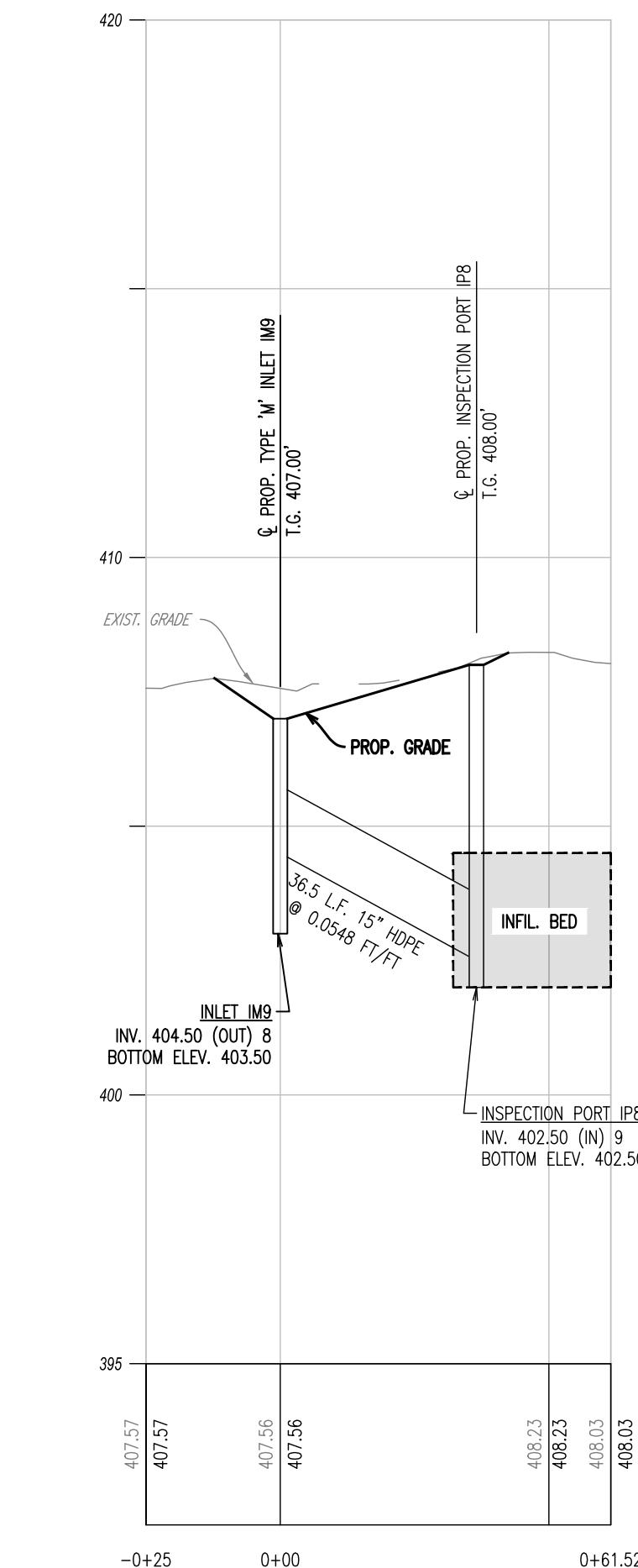
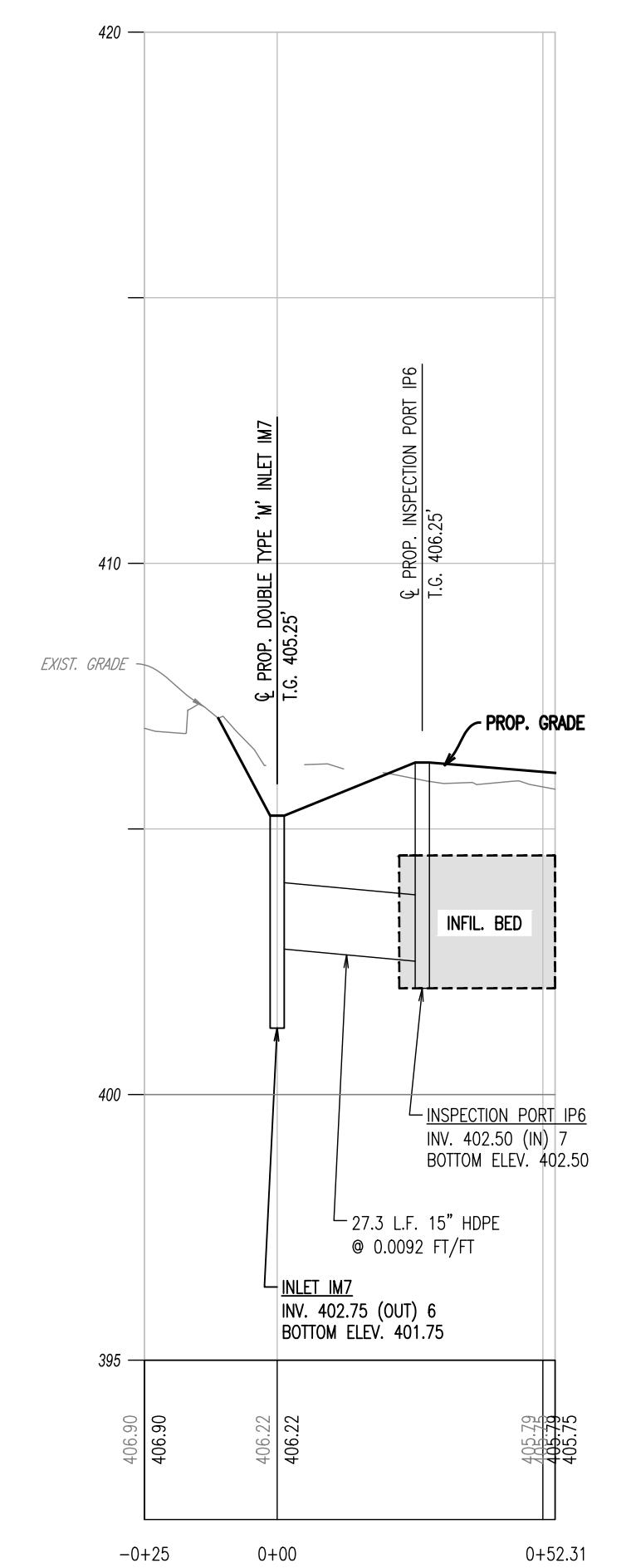
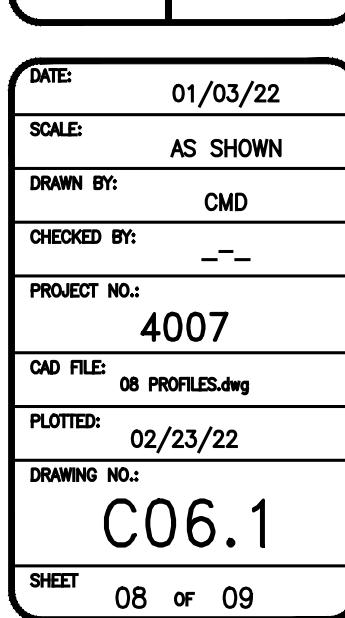
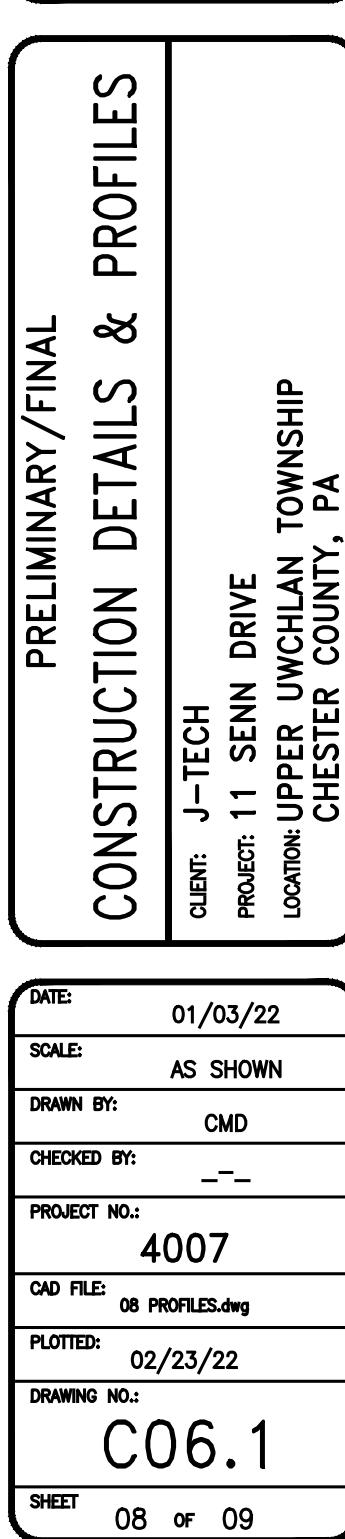
NOTES:

1. PIPE BEDDING MATERIAL SHALL BE PER MANUFACTURER'S SPECIFICATION.
2. HAUNCH MATERIAL SHALL BE PER MANUFACTURER'S SPECIFICATION.
3. ADHERE TO ALL INFILTRATION BED CONSTRUCTION SPECIFICATIONS ON THE STORMWATER FACILITY OPERATIONS AND MAINTENANCE PLAN.
4. GEOTEXTILE FABRIC SHALL CONFORM TO PENNDOT 408 SPECIFICATIONS - SECTION 212 GEOTEXTILES OR LATEST ADDENDA.
5. ALL STONE TO BE USED FOR INFILTRATION DEVICES SHALL BE CLEAN WASHED AASHTO #57 PER THE PA BMP MANUAL.
6. LEAF GUARDS SHALL BE INSTALLED ON ALL ROOF LEADERS WHICH DRAIN DIRECTLY TO AN UNDERGROUND ROOF BED WHEN APPLICABLE.

TYPICAL UNDERGROUND STONE BED DETAIL
NO SCALE



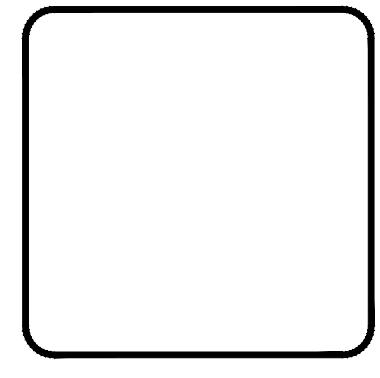
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www.DLHowell.com1250 Wrights Lane
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Phone: (610) 918-9002
Fax: (610) 918-9003**GRAVEL SECTION DETAIL**
NOT TO SCALE**STABILIZED CONSTRUCTION ENTRANCE**
NOT TO SCALE**STANDARD CONSTRUCTION DETAIL #4-1**
COMPOST FILTER SOCK
NOT TO SCALE**SOIL STOCKPILE DETAIL**
NOT TO SCALEGENERAL NOTES:
1. SEE COMPOST FILTER SOCK DETAIL FOR INSTALLATION SPECIFICATIONS AND MAINTENANCE REQUIREMENTS.
2. STOCKPILE HEIGHT MUST NOT EXCEED 35 FEET.
3. STOCKPILE SLOPES MUST BE 1:1 OR FLATTER.
4. IF THE STOCKPILE IS TO REMAIN FOR LONGER THAN 15 DAYS, IT SHALL BE STABILIZED WITH UNROTTED SMALL GRAIN STRAW OR SALT HAY AT A RATE OF 3 TONS PER ACRE.
5. COMPOST FILTER SOCK SHALL BE MAINTAINED IN PLACE UNTIL TOPSOIL STOCKPILE HAS BEEN ELIMINATED AND SHALL BE REMOVED ONLY WHEN DIRECTED BY THE TOWNSHIP.**STANDARD CONSTRUCTION DETAIL #4-20**
STONE INLET PROTECTION AND BERM - TYPE M INLET
NOT TO SCALEIM-5 TO EW-1 PROFILE
HORIZ SCALE: 1"=30'
VERT SCALE: 1"=3'IM-9 TO IP-8 PROFILE
HORIZ SCALE: 1"=30'
VERT SCALE: 1"=3'IM-7 TO IP-6 PROFILE
HORIZ SCALE: 1"=30'
VERT SCALE: 1"=3'



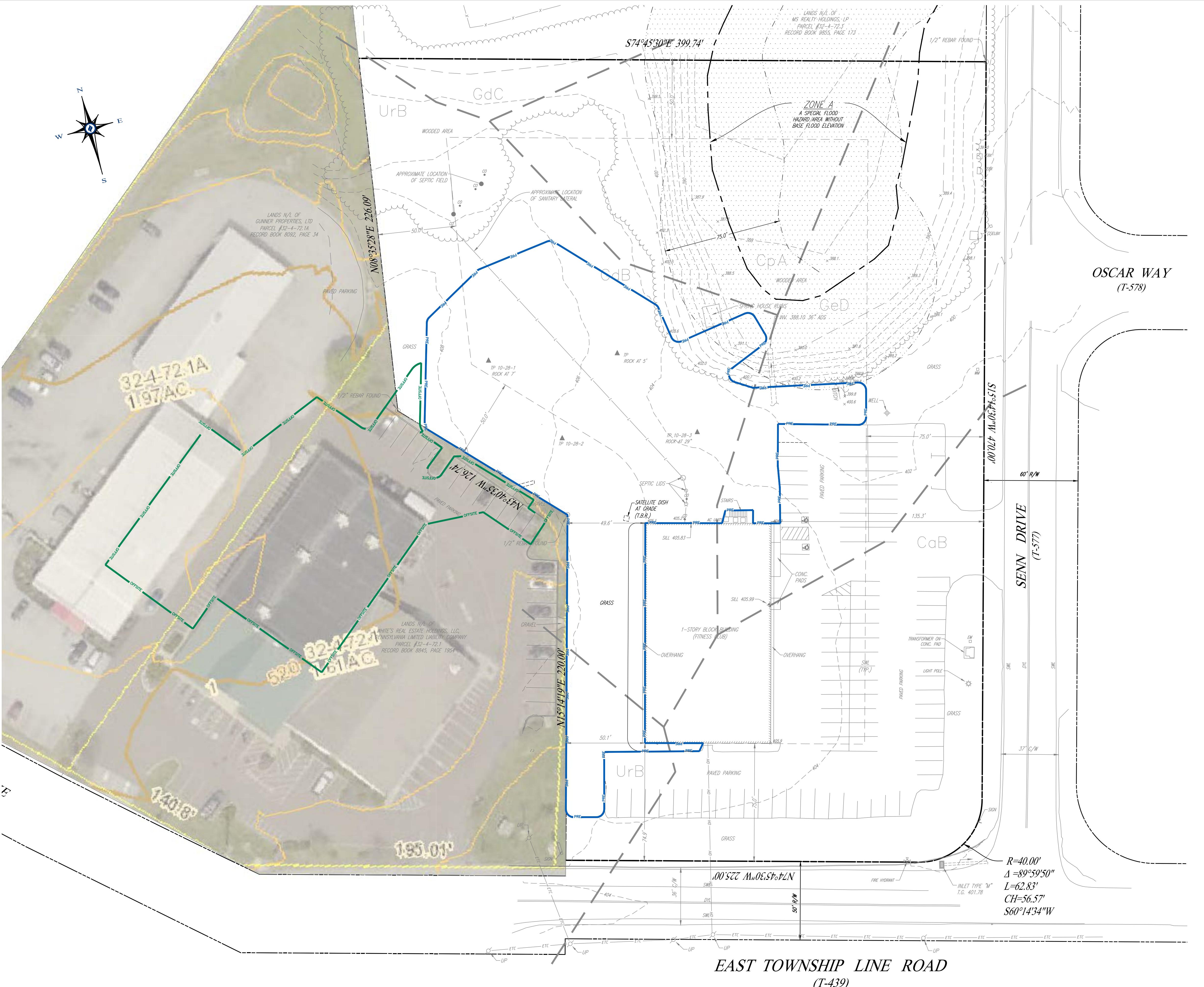
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SWM REPORT	
PRE-DEVELOPED DA PLAN	
CLIENT: J-TECH	DATE: 02/23/22
PROJECT: 11 SENN DRIVE	REvised per the Township Engineer's Review Letter dated 02/04/22
LOCATION: UPPER UCHLАН TOWNSHIP	DESCRIPTION
CHESTER COUNTY, PA	

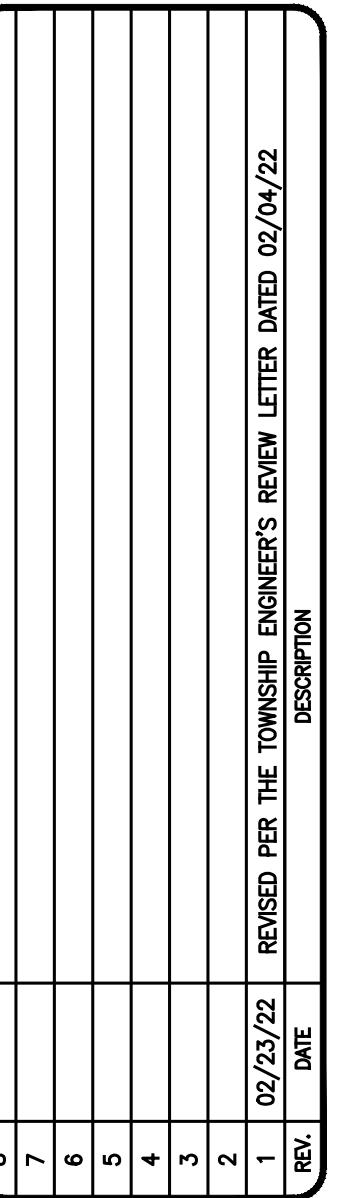
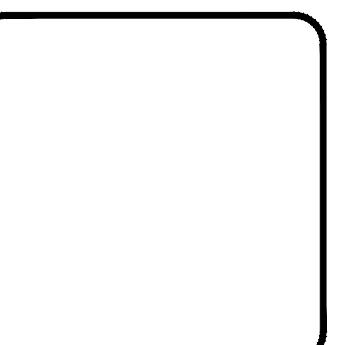
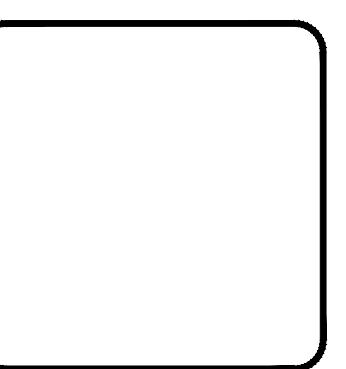
PRE-DEVELOPED DA PLAN	
DATE: 01/03/22	SCALE: 1" = 30'
SCALE: 1" = 30'	DRAWN BY: CMD
DRAWN BY: CMD	CHECKED BY: ---
CHECKED BY: ---	PROJECT NO: 4007
PROJECT NO: 4007	CAD FILE: 4 GRAVING & UTILITIES PLANNING
CAD FILE: 4 GRAVING & UTILITIES PLANNING	PLOTTED: 02/23/22
PLOTTED: 02/23/22	DRAWING NO: APP. J
DRAWING NO: APP. J	1 OF 1





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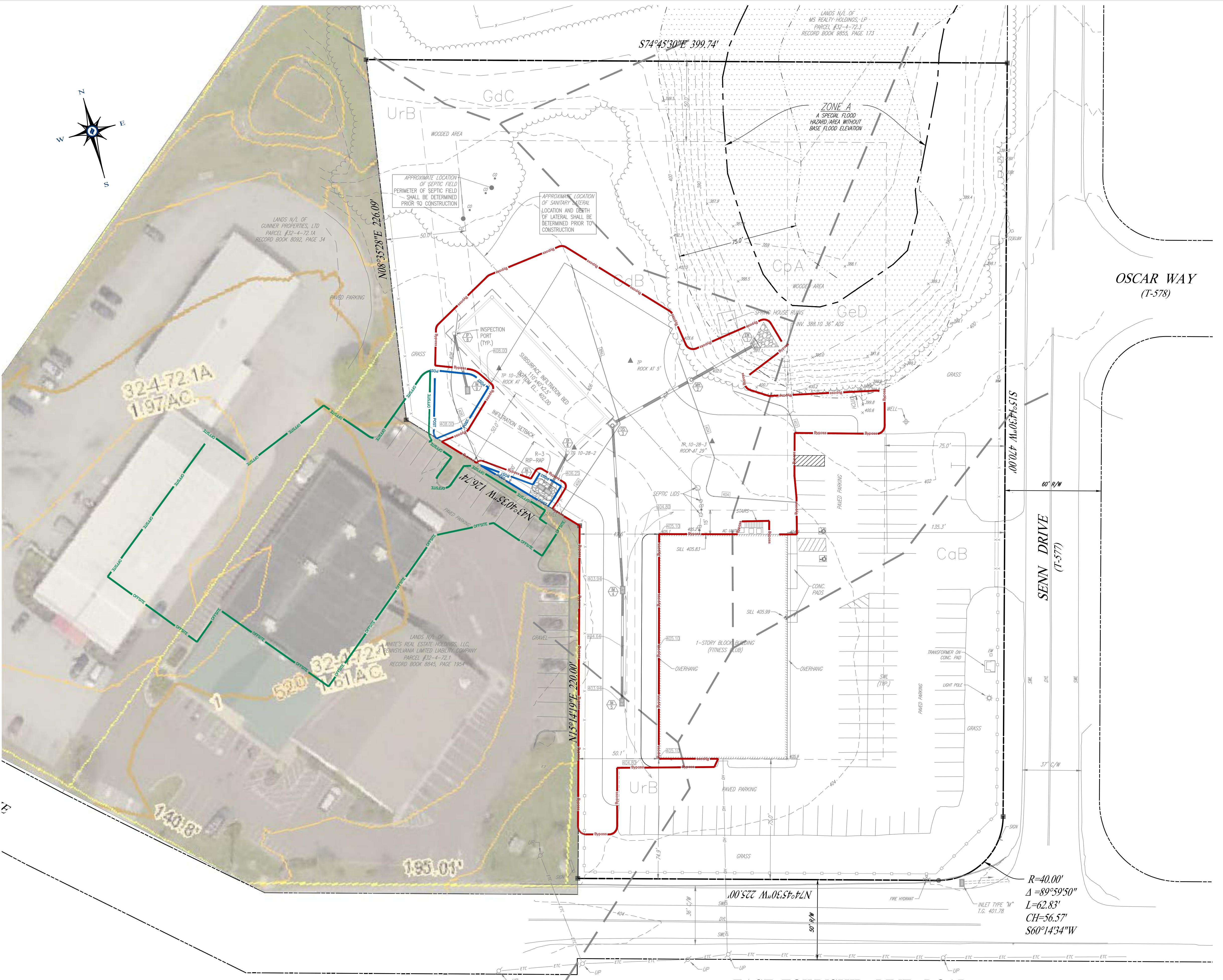
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POST-DEVELOPED DA PLAN

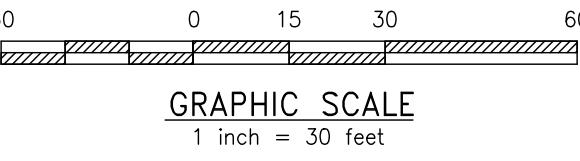
SWM REPORT

DATE:	01/03/22
SCALE:	1"=30'
DRAWN BY:	CMD
CHECKED BY:	___
PROJECT NO.:	4007
CAD FILE:	4 GRADING & UTILITIES PLAN.dwg
PLOTTED:	02/23/22
DRAWING NO.:	APP. J
SHEET	1 OF 1



POST-DEVELOPED DA PLAN

SCALE: 1" = 30'



Upper Uwchlan Township

Planning Commission

February 10, 2022

7:00 PM

Minutes

DRAFT

Location: Township Building, 140 Pottstown Pike, Chester Springs, PA 19425

In attendance: Sally Winterton, Chair, Joe Stoyack, Vice-Chair, Chad Adams, Dave Colajezzi, Jim Dewees, Stephen Fean, Jim Shrimp

Mary Lou Lowrie, Engineering Consultant

Absent: Ravi Mayreddy, Jeff Smith

Sally Winterton called the meeting to order at 7:00 PM.

Fetters 370 & 380 Milford Road Sketch Plan—Introduction

Brian Nagle presented the plan. It is a “by right” plan and the area indicated as commercial has been so for many years. Joe Stoyack asked about the Somers Drive connection to the sewer lot. No plans for that at this time. The houses will have on site sewer; the sewer lot is available for over and above needs. The plan has a 25-foot easement from Milford Road to the sewer lot for future use if needed. Resident Jerry Stine asked about the location of the site.

11 Senn Drive - Preliminary/Final Land Development Plan

Chris Daily represented Scott Johnson (owner) who also was in attendance. They were requesting a Preliminary/Final Approval of their plan to add a gravel area to store landscaping materials at the site. They were seeking two waivers:

Sections 162-7.B.(2). The Applicant is requesting a waiver to allow for the plan to be considered a Preliminary/Final submission.

Sections 162-39.D. This section requires all parking areas to be curbed.

Mr. Johnson provided photos of the type of fencing and gate that will be along Senn Drive and Township Line Road, as well as between the site and the former Harley-Davidson Dealer.

Joe Stoyack noted the Township’s lighting consultant’s concerns indicated in the review letter. Response was they would look into downward type lighting fixtures from the roof line. Storm water management was another concern of the commission. Mr. Daily indicated they were in compliance with current stormwater regulations.

The commission indicated that the consultants’ comments need to be addressed before final approval.

Joe Stoyack moved to recommend to the Supervisors to not approve the first waiver requested by the applicant for Preliminary/Final approval but to accept/approve the second waiver to not require curbing. Chad Adams seconded the motion. Motion approved unanimously.

Natural Lands Trust Subdivision/Land Development Plan—Introduction

Jack Stefferud, Natural Lands Trust (NLT), stated NLT intends to demolish the house (Dorlan House) and water tower to widen the Struble Trail in that area. Brain Nagle related that NLT wants the Subdivision Plan to be approved before the house and water tower are demolished.

PC had concerns regarding the historic significance of the two structures; the Applicant was asked to determine such.

Joe Stoyack moved to accept the plan for consultants' review. Jim Shrimp seconded the motion. Motion passed unanimously.

Approval of Minutes

Joe Stoyack moved to approve the Minutes as presented from the January 13, 2022, meeting. The motion was seconded by Jim Shrimp. Motion passed unanimously.

Open Session

A resident from Stonehedge asked if Brandywine Conservancy has been asked to review the viewscape coming north on Route 100 after the turnpike overpass for redevelopment planning. PC mentioned we are beginning to work with consultants to look at future development and re-development.

Another resident asked if there are any regulations regarding signage. The Commission responded that there are.

A Byers Road resident asked if there is any leash on new construction in the township. His concern is the number of building permits issued. Concerned we are exploding population wise.

Sally Winterton thanked all for attending the meeting and announced that the next meeting would be on Thursday, March 10, 2022. The commission will meet to discuss ordinances at 6:00 PM with the regular business meeting following at 7:00 PM.

Adjournment

Chad Adams moved to adjourn, seconded by Jim Shrimp. Meeting adjourned at 8:10 PM.

Respectfully submitted,

Sally Winterton,
Jim Dewees