



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:**

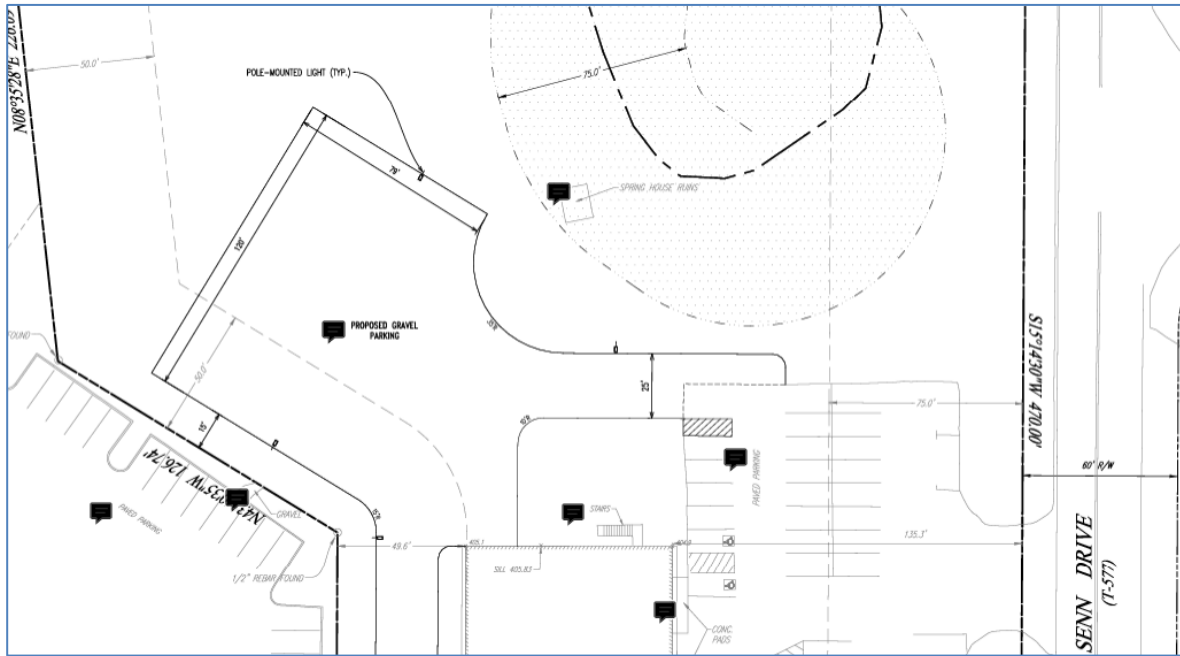
1. The site is located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth 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 [Landscapes3](#), 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](http://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.



Page: 4

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

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

- 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 LANDSCAPING BUSINESS. THE PROPOSED GRAVEL AREA WILL BE UTILIZED FOR OUTDOOR STORAGE OF LANDSCAPING MATERIALS AND TO PROVIDE CIRCULATION FOR VEHICULAR TRAFFIC TO MOVE THE STORED MATERIALS.
- RECORD OWNER/APPLICANT & MAILING ADDRESS:  
S&T REALTY HOLDINGS, LLC  
102 OSCAR WAY  
CHESTER SPRINGS, PA 19425
- SITE ADDRESS:  
11 SENN DRIVE  
CHESTER SPRINGS, PA 19425
- TAX PARCEL #: 32-4-72.2
- SOURCE OF TITLE: RECORD BOOK 10389, PAGE 1781  
(LOT #2, "EAGLE INDUSTRIAL PARK", RECORD PLAN BOOK #10656)
- LOT AREA: 3.803 ACRES
- BOUNDARY, TOPOGRAPHY AND PHYSICAL IMPROVEMENTS SHOWN ARE FROM FIELD SURVEY BY HOWELL KLINE SURVEYING, LLC. PERFORMED ON 11/28 AND 12/07/2020.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC., OF RECORD.
- CONTOURS PLOTTED FROM FIELD RUN TOPOGRAPHIC SURVEY BY HOWELL KLINE SURVEYING, LLC. DATUM: (ASSUMED), SITE BENCH = FRONT DOR SILL ELEVATION OF 1-STORY BLOCK BUILDING, ELEVATION= 405.99', 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 PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR CHESTER COUNTY, PA, MAP NO. 42028C00956, PANEL 95 OF 380, DATED SEPTEMBER 29, 2017. FLOOD PLAIN BOUNDARIES SHOWN HEREON WERE SCALED FROM THE ABOVE MENTIONED MAP.
- IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE. ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING FROM IT SHALL INDEMNIFY 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 UNICHLAN 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.
- 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 SOLID WASTE MANAGEMENT REGULATIONS AT 29 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.
- 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 UNICHLAN TOWNSHIP.

## REFERENCE PLAN(S)

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

## WAIVER REQUESTS

- A WAIVER HAS BEEN REQUESTED FROM SECTION 162-7.8(2)(b) AND (c) OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE WHICH REQUIRES SEPARATE PRELIMINARY AND FINAL PLAN SUBMISSIONS.
- A WAIVER WAS GRANTED FROM SECTION 162-39.D. OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE WHICH REQUIRES THAT PARKING AREAS BE CURBED.

## DRAWING INDEX

SHEET NUMBER	DRAWING NUMBER	SHEET TITLE
01	CD1.1	LAND DEVELOPMENT PLAN
02	CD2.1	EXISTING CONDITIONS PLAN
03	CD3.1	SITE AERIAL PLAN
04	CD4.1	GRADING & UTILITIES PLAN
05	CD4.2	PCSM PLAN
06	CD4.3	PCSM DETAILS
07	CD5.1	CONSERVATION PLAN
08	CD6.1	CONSTRUCTION DETAILS & PROFILES
09	CD7.1	LIGHTING PLAN

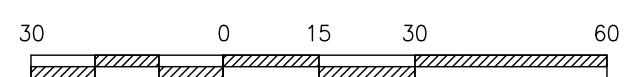
## LEGEND

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

## EAST TOWNSHIP LINE ROAD (T-439)

## LAND DEVELOPMENT PLAN

SCALE: 1" = 30'



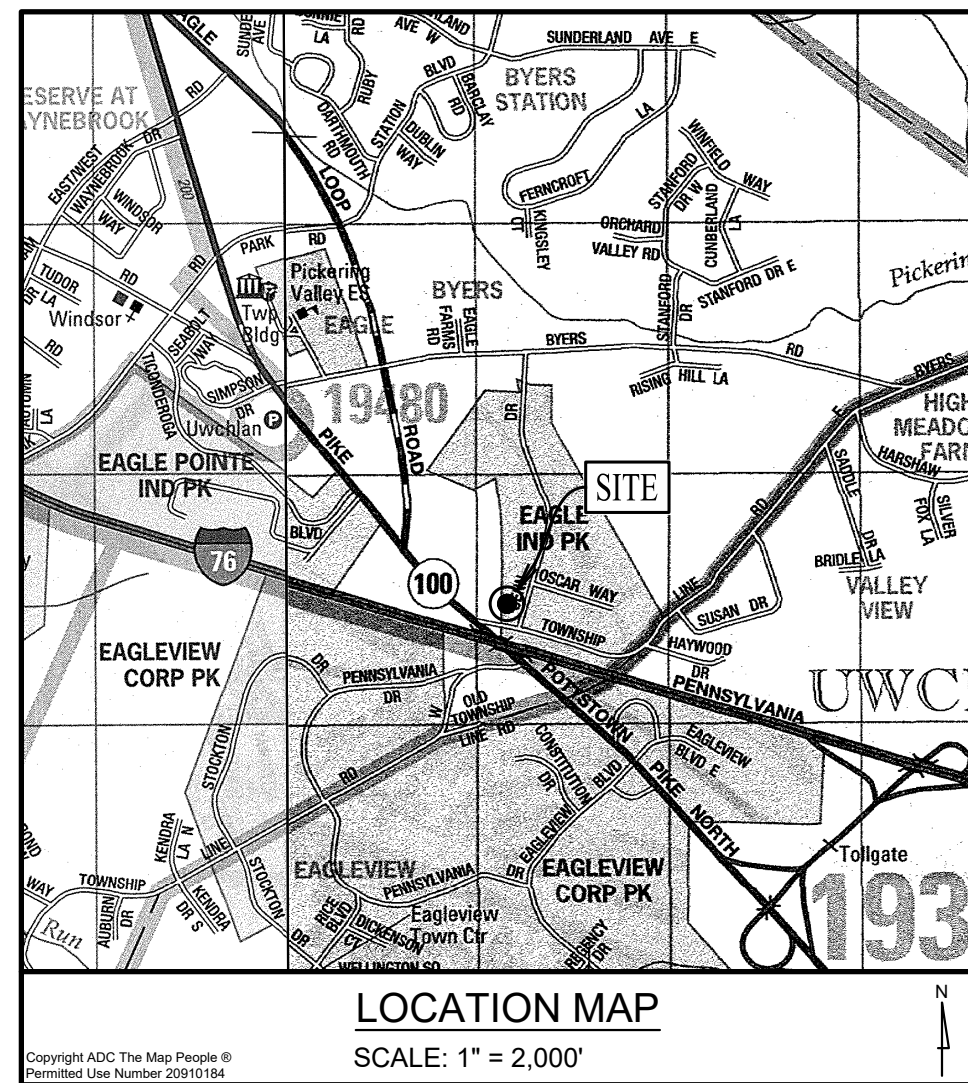
GRAPHIC SCALE  
1 inch = 30 feet

IMPERVIOUS TABULATION (ZONING)	
EXISTING IMPERVIOUS	PROPOSED
PAVED PARKING	3.803 ACRES
BUILDING	470'
OVERHANG/CONC./STAIRS	74.9' (*)
TOTAL EXISTING	44,190 S.F.
PROPOSED IMPERVIOUS	
GRAVEL PARKING	20,595 S.F.
TOTAL PROPOSED	20,595 S.F.
TOTAL POST CONST. IMPERVIOUS	64,785 S.F.

## ZONING DATA TABULATION

UPPER UNICHLAN TOWNSHIP ZONING ORDINANCE  
ARTICLE XI: LI LIMITED INDUSTRIAL DISTRICT  
SECTION 200-45 AREA AND BULK REGULATIONS

REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	3.803 ACRES	3.803 ACRES
MIN. LOT WIDTH	300'	470'
MIN. FRONT YARD	75'	74.9' (*)
MIN. SIDE YARDS	50'	294.7'
MIN. REAR YARD	50'	49.6' (*)
MAX. BUILDING COVERAGE	40%	6.8% (11,222 S.F.)
MAX. LOT COVERAGE	70%	26.7% (44,190 S.F.)
(*) EXISTING NON-CONFORMITY		39.1% (64,785 S.F.)



## COMMONWEALTH OF PENNSYLVANIA COUNTY OF CHESTER

ON THIS, THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN \_\_\_\_, PERSONALLY APPEARED \_\_\_\_ WHO ACKNOWLEDGES HIMSELF TO BE THE PRESIDENT OF \_\_\_\_ AND THAT AS SUCH TO DO SO, HE EXECUTED 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 UNICHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_

CHAIRPERSON

MEMBER

MEMBER

APPROVED BY THE TOWNSHIP SUPERVISORS OF UPPER UNICHLAN 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 UNICHLAN TOWNSHIP ENGINEER THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_

TOWNSHIP ENGINEER

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

(DEPUTY) RECORDER OF DEEDS

## CERTIFICATE OF CONFORMANCE - P.E.

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

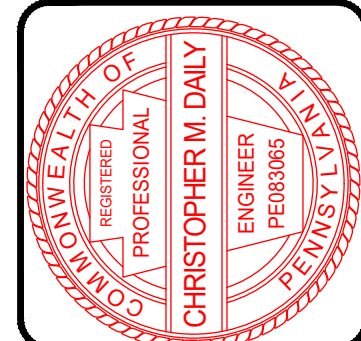
CHRISTOPHER M. DAILY, P.E.



DLHowell

Civil Engineering  
Land Planning  
Environmental  
www.DLHowell.com

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



REV.	DATE	DESCRIPTION
1	02/23/22	REVISED PER THE TOWNSHIP ENGINEER'S REVIEW LETTER DATED 02/04/22
2		
3		
4		
5		
6		
7		
8		

PRELIMINARY/FINAL  
LAND DEVELOPMENT PLAN

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

DATE:	01/03/22
SCALE:	1"=30'
DRAWN BY:	CMD
CHECKED BY:	---
PROJECT NO.:	4007
CAD FILE:	1 LAND DEVELOPMENT PLAN.dwg
PLOTTED:	02/23/22
DRAWING NO.:	C01.1
SHEET	01 of 09









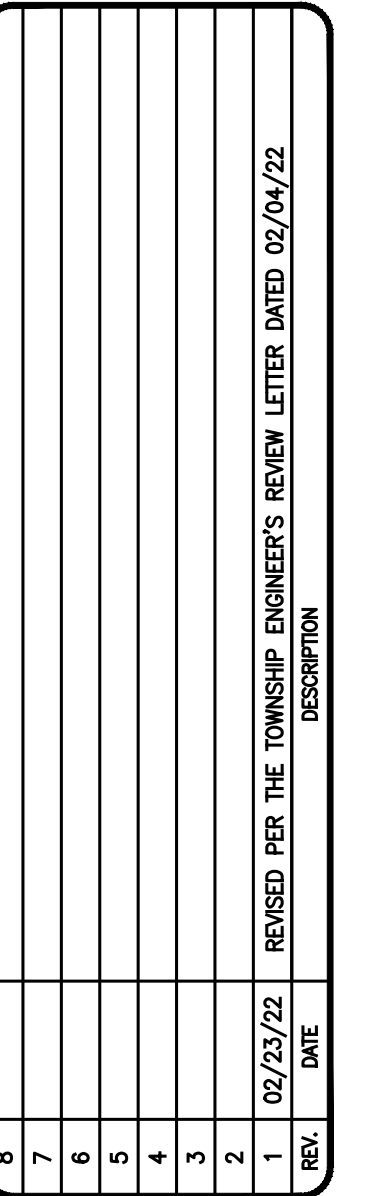
SCALE: 1" = 30'

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





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



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

DATE:	01/03/22
SCALE:	1"=30'
DRAWN BY:	CMD
CHECKED BY:	--
PROJECT NO.:	4007
CAD FILE:	4 GRADING & UTILITIES PLAN.dwg
PLOTTED:	02/23/22
DRAWING NO.:	C04.1
SHEET	04 of 09



BMP GENERAL NOTE

UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION BMP'S MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION BMP'S AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL SITE INSPECTIONS WILL BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE. THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION. THE INSPECTION LOG WILL BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADE, REMULCHING, RESEEDING, AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND 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 ALLEVATE EROSION OR SEDIMENTATION POLLUTION THE PERMITTEE OR CO-PERMITTEE SHALL INCLUDE THE FOLLOWING INFORMATION:

THE LOCATION AND SEVERITY OF THE BMP'S FAILURE AND ANY POLLUTION EVENTS.  
ALL STEPS TAKEN TO REDUCE, ELIMINATE AND PREVENT THE RECURRENCE 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 D.L. HOWELL & ASSOCIATES, INC. (DL HOWELL). D.L. HOWELL MAKES NO GUARANTEES, REPRESENTATIONS OR WARRANTY ON INFILTRATION CAPABILITY OF THE SOILS OTHER THAN IN THE IMMEDIATE AREAS THAT HAVE BEEN TESTED AT THE TIME OF TESTING. FURTHER, D.L. HOWELL CANNOT GUARANTEE THAT TESTED INFILTRATION RESULTS WILL NOT CHANGE DURING DIFFERENT SEASONS. TEMPERATURE AND SOIL MOISTURE CONDITIONS. SOIL INFILTRATION IS DIRECTLY AFFECTED BY CROP AND LAND MANAGEMENT PRACTICES, COMPACTION, TEMPERATURE AND PROTECTIVE VEGETATIVE COVER. A MEASURED SOIL INFILTRATION TEST DOES NOT NECESSARILY INDICATE THE SOIL'S INFILTRATION CAPABILITY IN ANY AREA OUTSIDE THE AREA TESTED. A SOIL'S INFILTRATION RATE IS HIGHLY DYNAMIC AND THEREFORE RECOMMENDED SAFETY FACTORS HAVE BEEN TAKEN INTO ACCOUNT PER PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S GUIDELINES LOCATED IN THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S BEST MANAGEMENT PRACTICES MANUAL. DL HOWELL DOES NOT GUARANTEE, REPRESENT OR WARRANT THE BEST MANAGEMENT PRACTICES INCLUDED IN THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION BEST MANAGEMENT PRACTICES MANUAL.

GENERAL PCSM NOTES:

- 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 DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS 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 AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINISHED GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
- 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.
- IF GROUNDWATER OR BEDROCK IS ENCOUNTERED DURING THE INSTALLATION OF THE INFILTRATION BMP'S STOP WORK AND CONTACT THE TOWNSHIP AND DESIGN ENGINEER FOR AN ALTERNATE STORMWATER BMP LOCATION OR NEW DESIGN.
- THE EROSION AND SEDIMENTATION CONTROL PLAN HAS BEEN DESIGNED IN AN EFFORT TO MINIMIZE THE EXTENT AND DURATION 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.
- THE DESIGN WILL PRESERVE THE INTEGRITY OF STREAM CHANNELS AND MAINTAIN AND PROTECT THE PHYSICAL, BIOLOGICAL AND CHEMICAL QUALITIES OF THE DOWNSTREAM WATERSHED.
- 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 080.1 ET SEQ., 271.1 ET SEQ. AND 087.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.
- IF ANY UNFAVORABLE CONDITIONS ARE ENCOUNTERED DURING THE INSTALLATION OF THE BMP'S (I.E. GROUNDWATER 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.
- 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.
- 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:

- COMPACTION IS TO BE MINIMIZED IN THE AREAS DESIGNATED FOR INFILTRATION.
- 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 REPLACEMENT OF THE FABRIC AND STONE) SHOULD BE ADDRESSED.
- ALL STONE FOR THE CONSTRUCTION OF THE INFILTRATION BED SHOULD BE UNIFORMLY GRADED AND CLEAN WASHED AGGREGATE.
- THE BOTTOM OF THE INFILTRATION BED SHALL BE UNDISTURBED OR UNCOMPACTED SUBGRADE.
- 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  
CaA - COKEBURY SILT LOAM, 0 TO 3 PERCENT SLOPES  
GdB - GLADSTONE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES  
GdW - GLADSTONE-PARKER GRAVELLY LOAMS, 15 TO 25 PERCENT SLOPES  
GdB - CALFON LOAM, 3 TO 8 PERCENT SLOPES

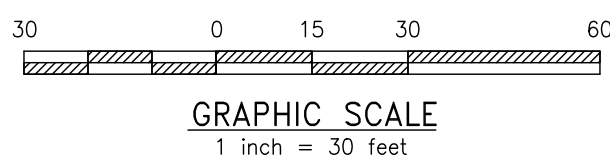
LEGEND

- |                     |                      |                                    |                          |                     |
|---------------------|----------------------|------------------------------------|--------------------------|---------------------|
| EX. PROPERTY LINE   | EXISTING CONTOUR     | EX. FENCE                          | PROP. STORM INLET        | EX. WATER LINE      |
| PROP. PROPERTY LINE | PROPOSED CONTOUR     | EX. MAIL BOX                       | PROP. STORM INLET ID     | PROP. WATER LATERAL |
| EX. RIGHT-OF-WAY    | EXISTING SPOT ELEV.  | EX. SIGN                           | PROP. SEEPAGE BED        | EX. FIRE WATER LINE |
| PROP. RIGHT-OF-WAY  | NEW SPOT ELEV.       | PROP. SIGN                         | EX. SANITARY SEWER LINE  | EX. WATER VALVE     |
| EX. MONUMENT        | SOILS TYPE           | EXIST. PARKING SPACES              | PROP. SAN. SEWER LINE    | PROP. WATER VALVE   |
| PROP. MONUMENT      | EX. CONC. CURB       | PROP. PARKING SPACES TO BE REMOVED | EX. SAN. SEWER LATERAL   | EX. HYDRANT         |
| EX. EASEMENT        | PROP. CONC. CURB     | EX. TELE. LINE                     | PROP. SAN. SEWER LATERAL | PROP. MANHOLE       |
| PROP. EASEMENT      | EX. EDGE OF PAVING   | PROP. TELE. LINE                   | PROP. SANITARY MH. ID    | EX. PERC. TEST      |
| EX. WETLANDS        | PROP. EDGE OF PAVING | EX. ELEC. LINE                     | EX. WATER LINE           | EX. TEST PIT        |

EAST TOWNSHIP LINE ROAD  
(T-439)

PCSM PLAN

SCALE: 1" = 30'



RECEIVING SURFACE WATERS - 102.8(f)(5)

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

UNNAMED TRIBUTARY (UNT) TO PICKERING CREEK IN THE PICKERING CREEK WATERSHED: A HIGH QUALITY-TROUT STOCKING (HQ-TS) AND WATERSHED FISHES (WF) WATER COURSE

STORMWATER NOTE:

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(SIGN) (PRINT) (DATE)

OWNERS ACKNOWLEDGEMENT

I ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED SWM SITE PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE MUNICIPALITY, AND THAT A REVISED EROSION AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO, AND APPROVED BY, THE CONSERVATION DISTRICT OR MUNICIPALITY (AS APPLICABLE) FOR A DETERMINATION OF ADEQUACY PRIOR TO CONSTRUCTION OF THE REVISED FEATURES.

OWNER

CERTIFICATE OF CONFORMANCE - P.E.

I, CHRISTOPHER M. DALY, PE, ON THIS DATE, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE UPPER UMWCHLAN TOWNSHIP STORMWATER ORDINANCE, CHAPTER 152, STORMWATER MANAGEMENT ORDINANCE.

CHRISTOPHER M. DALY, P.E.

INFILTRATION FACILITY MAINTENANCE AND OPERATION:

INSPECTION: UNDERGROUND INFILTRATION SYSTEMS, INLETS, AND PIPING SHALL BE INSPECTED QUARTERLY AND AFTER RAINFALL EVENTS (1+" BY THE OWNER. INSPECTION ITEMS SHALL INCLUDE THE CONDITION OF INSPECTION PORTS AND ANY VISIBLE CONNECTIONS; SEDIMENT ACCUMULATION OR STANDING WATER IN THE INLET AND ANY SETTLING OR BREAKOUTS ALONG THE LENGTH OF THE SYSTEM. INSPECT INLETS FOR BLOCKAGE. ACCUMULATED RUNOFF WITHIN THE STORAGE SYSTEM FROM ALL STORM EVENTS SHOULD BE DISSIPATED WITHIN 72 HOURS.

MAINTENANCE: DURING THE REGULAR INSPECTIONS AT THE INTERVAL NOTED ABOVE, THE OWNER SHALL REMOVE ANY ACCUMULATED SEDIMENT AND DEBRIS FROM INLET. UNCLOSE PIPE CONNECTIONS AS NECESSARY AND REPAIR ANY DAMAGED PIPING. IF SIGNIFICANT SETTLEMENT HAS OCCURRED, AND THE COLLECTED RUNOFF DOES NOT DRAIN, CONSULT THE TOWNSHIP AND THE ENGINEER OF RECORD FOR APPROPRIATE REMEDIATION MEASURES. ANY ISSUES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE TOWNSHIP ENGINEER WITH APPROPRIATE REMEDIATION BEING IMPLEMENTED WITHIN 60 DAYS.

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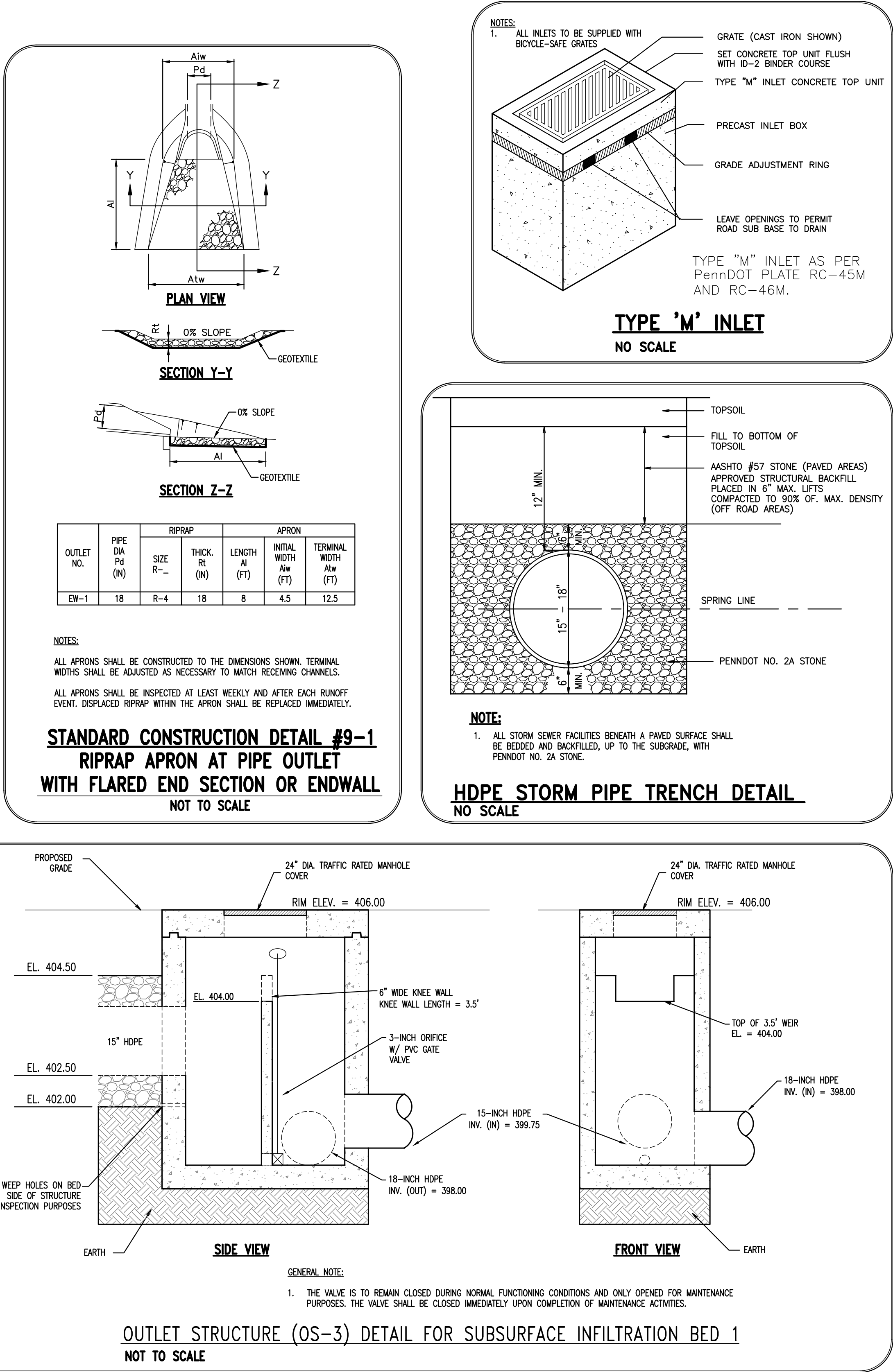
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REV.	DATE	DESCRIPTION
1	02/23/22	REVISED PER THE TOWNSHIP ENGINEER'S REVIEW LETTER DATED 02/04/22
2		
3		
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8		

PRELIMINARY/FINAL PCSM DETAILS	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'
DRAWN BY:	CMD
CHECKED BY:	---
PROJECT NO.:	4007
CAD FILE:	4 GRADING & UTILITIES PLAN.dwg
PLOTTED:	02/23/22
DRAWING NO.:	C04.3
SHEET	06 of 09





1. STAKE LIMITS OF DISTURBANCE. LIMITS OF CONSTRUCTION MUST BE STAKED PRIOR TO THE START OF ANY EARTH DISTURBANCE.
2. INSTALL ROCK CONSTRUCTION ENTRANCE IN LOCATION SHOWN ON PLAN.
3. DETERMINE LOCATION OF THE EXISTING SEPTIC FIELD AND DETERMINE THE LOCATION AND DEPTH OF THE SANITARY LATERAL.
4. INSTALL ORANGE CONSTRUCTION FENCING AROUND THE EXISTING SEPTIC FIELD AND THE PROPOSED INFILTRATION BED.
5. INSTALL COMPOST FILTER SOCK DOWNSLOPE OF ALL DISTURBED AREAS ON THE LOT.
6. REMOVE TOPSOIL FOR SUBSURFACE INFILTRATION BED AND PARKING LOT. TOPSOIL WILL BE PLACED AT THE TEMPORARY STOCKPILE LOCATED AS SHOWN. UPON COMPLETION OF THE TOPSOIL REMOVAL, THE STOCKPILE WILL BE SEEDED AND MULCHED WITH TEMPORARY SEED MIX. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET, AND SLOPES MUST BE 3:1 OR FLATTER.
7. SUBSTRUCT INFILTRATION BED AND CONVEYANCE SYSTEM. ALL INLETS CONVEYING STORMWATER TO THE SUBSURFACE INFILTRATION BED MUST HAVE INLET PROTECTION AND ALL PIPING DIRECTED TO THE TEMPORARY STOCKPILE LOCATED ALONG THE DRAINAGE AREAS CONTRIBUTORY TO THEM ARE FULLY STABILIZED TO ENSURE SEDIMENT DOES NOT ENTER THE SYSTEMS.
8. CONSTRUCT PARKING LOT.
9. RESURFACE PARKING LOT AND FINE GRADE.
10. SEED AND MULCH ALL DISTURBED AREAS WITH PERMANENT SEED MIX.
11. AFTER DRAINAGE AREAS TO STORMWATER BMP'S ARE 70% STABILIZED AND UPON FINAL APPROVAL BY UPRICHMAN TOWNSHIP, REMOVE SEALS FROM THE REMAINING BMP'S AND INSTALL WATER QUALITY SNOUTS IN PROPOSED INLETS.



	LIMIT OF DISTURBANCE
CFS18 CFS18	18" COMPOST FILTER SOCK
CFS12 CFS12	COMPOST FILTER SOCK
OCF	ORANGE CONSTRUCTION FENCE
TS	TOPSOIL STOCKPILE
RCE	STABILIZED ROCK CONSTRUCTION ENTRANCE
IP	INLET PROTECTION
EX. PROPERTY LINE	--- 242 --- EXISTING CONTOUR
PROP. PROPERTY LINE	[742] PROPOSED CONTOUR
EX. GROUND-WAY	x 123.00 ENGINEERING SPOT ELEV.
PROP. RIGHT-OF-WAY	x [723.30] NEW SPOT ELEV.
EX. MONUMENT	GEB2 SOILS TYPE
PROP. MONUMENT	SOILS LINE
EX. REBAR	EX. CONC. CURB
PROP. REBAR	PROP. CONC. CURB
EX. EASEMENT	EX. EDGE OF PAV.
PROP. EASEMENT	PROP. EDGE OF PAV.
EX. WETLANDS	○ □ EX. LIGHT POLE

---	EX. PROPERTY LINE	---	242	EXISTING CONTOUR	—X—	PROP. LIGHT POLE	—E—	PROP. ELEC. LINE		PROP. STORM INLET
---	PROP. PROPERTY LINE	---	<u>242</u>	PROPOSED CONTOUR	—O—	EX. FENCE	—O—	EX. UTILITY POLE		PROP. STORM INLET ID
---	EX. RIGHT-OF-WAY	---	X 123.00	EXISTING SPOT ELEV.	MO	EX. MAIL BOX	—O—	PROP. UTILITY POLE		PROP. SEEPAGE BED
---	PROP. RIGHT-OF-WAY	---	X <u>623.00</u>	NEW SPOT ELEV.	---	EX. SIGN	—O—	EX. GUY ANCHOR	---	---
---	EX. MOVEMENT	---	<i>GEB2</i>	SOILS TYPE	---	PROP. SIGN	—O—	EX. GAS LINE	---	---
---	PROP. MONUMENT	---	---	SOILS LINE	---	EXIST. PARKING SPACES	---	PROP. GAS VALVE	---	EX. SANITARY SEWER LINE
---	EX. REBAR	---	---	EX. CONC. CURB	---	PROP. PARKING SPACES	---	EX. GAS VALVE	---	PROP. SAN. SEWER LINE
---	PROP. REBAR	---	---	PROP. CONC. CURB	---	(TR)	---	EX. GAS VALVE	---	PROP. SAN. SEWER LATERAL
---	EX. EASEMENT	---	---	EX. EDGE OF PAVING	---	TO BE REMOVED	---	PROP. GAS VALVE	---	PROP. SANITARY MH. ID
---	PROP. EASEMENT	---	---	PROP. EDGE OF PAVING	---	---	---	EX. STORM SEWER LINE	---	---
---	EX. WETLANDS	---	---	EX. LIGHT POLE	---	---	---	PROP. STORM SEWER LINE	---	---
---	---	---	---	---	---	---	---	PROP. STORM INLET	---	EX. WATER LINE

## CONSERVATION PLAN

SCALE: 1" = 30'

A horizontal scale bar with tick marks at 0, 15, 30, and 60 feet. The segments between 0 and 15, 15 and 30, and 30 and 60 are shaded with diagonal lines. The segment between 0 and 15 is divided into three equal parts, each representing 5 feet. The segment between 15 and 30 is divided into two equal parts, each representing 10 feet. The segment between 30 and 60 is divided into two equal parts, each representing 15 feet.

**GRAPHIC SCALE**  
1 inch = 30 feet

Urb - URBAN LAND, 0 TO 8 PERCENT SLOPES  
GdC - GLADSTONE GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES  
CpA - COKESBURY SILT LOAM, 0 TO 3 PERCENT SLOPES  
GdB - GLADSTONE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES  
GeD - GLADSTONE-PARKER GRAVELLY LOAMS, 15 TO 25 PERCENT SLOPES  
CaB - CALIFON LOAM, 3 TO 8 PERCENT SLOPES

THE PURPOSE OF THIS NARRATIVE AND THE EROSION CONTROL ASPECTS OF THE PLANS ARE TO PREVENT THE ACCELERATED EROSION OF EXPOSED SITE SOILS DURING CONSTRUCTION AND TO RETAIN ON SITE ALL SEDIMENT PRODUCED BY CONSTRUCTION ACTIVITIES. THIS WILL BE ACCOMPLISHED BY STRICT ADHERENCE TO THE FOLLOWING NOTES, SEQUENCE OF CONSTRUCTION, AND EROSION AND SEDIMENT CONTROL DETAILS SHOWN ON THE PLAN.

1. THE PERMITTEE SHALL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION AND MAINTENANCE OF ALL EROSION CONTROL STRUCTURES AND RELATED ITEMS INCLUDING WITHIN THESE PLANS UNTIL THE SITE IS PERMANENTLY STABILIZED.
2. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FULL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERMANENT VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST AGGLOMERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUCH AS ROOTS, ROCKS, OR OTHER OBSTACLES. IMMEDIATELY AFTER EARTH DISTURBANCE, THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES OF THE PERMANENT VEGETATION. AREAS WHICH ARE NOT FINISHED GRAD OR WHICH WILL NOT BE DISTURBED AREAS WHICH ARE NOT AT FINISHED GRAD AND WHICH WILL BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. AREAS WHICH ARE NOT AT FINISHED GRAD OR WHICH WILL NOT BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
3. STORMWATER RUNOFF FROM UNSTABILIZED AREAS DURING THE CONSTRUCTION PROCESS IS TO BE RETAINED UNTIL THE EROSION CONTROL STRUCTURES ENTERED THE ON-LOT INFILTRATION BED.
4. MULCH WITH MUCH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL DISTURBED AREAS TO PREVENT EROSION OF SOIL OR GREATER.
5. TEMPORARY AND PERMANENT GRASSES OR OTHER SUITABLE STABILIZATION MEASURES SHALL BE ESTABLISHED ON THE SIDES OF ALL EARTHEN BASINS WITHIN 15 DAYS OF CONSTRUCTION.
6. LIMIT OF DISTURBANCE TOTAL EXCLUDES EXISTING BUILDING AREA AND DRIVEWAY TO REMAIN.
7. INITIAL CONSTRUCTION OF THE SITE SHALL CONSIST OF STRIPPING AND PILING OF TOPSOIL FROM ALL AREAS PLANNED TO BE DISTURBED. THE AREA STRIPPED SHALL BE KEPT TO A MINIMUM. UPON COMPLETION OF EACH CONSTRUCTION, THE ENTIRE AMOUNT OF TOPSOIL STRIPPED SHALL BE REAPPLIED TO THE SAME SITE. TOPSOIL SHALL BE DISPOSED OF, BY SALE OR OTHERWISE, OFF THE SITE OF THE CONSTRUCTION.

1. AREAS THAT CONTAIN SOD SHALL BE CHECKED VERY CAREFULLY TO ENSURE THAT JOINT BETWEEN SODS ARE PROPERLY SEAMED. SEEDING THERE JOINT SHOULD BE AN UNDOUBTED CAREFUL INSPECTION OF EACH JOINT SHALL BE MADE TO DETERMINE WHETHER UNDERMINING OF THE STRIPS IS OCCURRING. IF IT IS, THE STRIPS SHALL BE ROLLED UP, THE SURFACE SHALL BE FILLED AND RESEEDING AS REQUIRED, AND THE SOD STRIPS SHALL BE RE-LAID WITH TIGHT JOINTS AND PEGGING.
2. SEEDED AREAS THAT HAVE WASHED AWAY SHALL BE FILLED AND GRADED AS NECESSARY AND THEN RESEEDED. A BURLAP OR STRAW COVER SHALL BE APPLIED TO RETAIN THE SEED UNTIL IT HAS A CHANCE TO ROOT PROPERLY.
3. THE ABOVE PROCEDURE SHALL BE REPEATED AFTER EACH SIZEABLE STORM UNTIL NO MORE SIGNS OF EROSION ARE EVIDENT. AT MONTHLY INTERVALS, THERMETERS, INSPECTIONS AND NECESSARY CLEANING WILL BE DONE.
4. AFTER SLOPES AND SWALES ARE ESTABLISHED, WEEKLY INSPECTIONS SHALL BE MADE TO DETERMINE THE DURABILITY OF THE STABILIZATION MEASURES. AN INSPECTION OF ALL FACILITIES WILL BE MADE AFTER EVERY STORM TO DETERMINE THEIR RESISTANCE TO EROSION.
5. SHOULD UNEXPECTED SLOPES OCCUR TAKE PLACE DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE IMMEDIATE STEPS TO RESOLV THE SITUATION IN ORDER TO PROTECT THE ADJACENT ROADWAY AND PROPERTIES.

GRASS SEED:  
ALL SEED SHALL BE FRESH, NEW CROP SEED SHALL BE LABELED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE'S RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT IN ACCORDANCE WITH THE SEED ACT. ALL SEED SHALL BE BID IN 50 LBS. MINIMUM BAGS OR STANDARD CONTAINERS, BEARING THE WARRANTY OF THE SUPPLIER AND CERTIFYING AS TO THE KIND, PERCENT BY WEIGHT, PURITY AND GERMINATION. THE GRASS SEED SHALL CONTAIN THE PERCENTAGES OF VARIETIES AND SHALL BE OF THE QUALITY INDICATED BY THE PERCENTAGES OF GERMINATION. GERMINATION SHALL BE DETERMINED BY THE APPLICABLE PLAN. SEED SHALL BE MIX SHALL AS BE SPECIFIED. SPREAD AT THE RATE OF 4 LBS. PER 1000 SQ. FT. MINIMUM FOR LUX 3:1, IF GREATER, USE 5 LBS. PER 1000 SQ. FT.

PERMANENT SEEDING DATES MARCH 1 TO JUNE 1, AND AUGUST 1 TO OCTOBER 1

NAME	GRASS SEED	
	PARTS BY WEIGHT	% PURITY
KENTUCKY BLUE GRASS	35%	95%
VARETIES		85%
PENNSTAR OF PENNINE	35%	95%
PERENNIAL RYEGRASS	15%	90%
PENNLAWN RESCUE	15%	85%
ANNUAL RYEGRASS	15%	80%

MULCH: SHALL BE HAY WHICH IS FREE OF WEEDS AND SEEDS, NOT MOLDY OR ROTTEN, AND SHALL BE APPLIED AT ALL CRITICAL SLOPE AREAS AT A RATE OF 3 TONS PER ACRE.

KENTUCKY BLUEGRASS SOD (IF CALLED FOR): SOD SHALL BE GROWN UNDER SUPERVISION OF THE BUREAU OF PLANT INDUSTRY PENNSYLVANIA DEPARTMENT OF AGRICULTURE OR SHALL BE COMPOSED OF ONLY GLUE TAG CERTIFIED SEED.

TEMPORARY SEEDING DATE: ANYTIME

TEMPORARY SEEDING: SHALL BE ANNUAL RYEGRASS AT 40 LBS. PER ACRE. SITE PREPARATION - APPLY 1 TON OF AGRICULTURAL-GRADE LIMESTONE PER ACRE PLUS FERTILIZER AT THE RATE OF 50-50-50 PER ACRE OF WORK IN WHERE POSSIBLE. AFTER SEEDING, MULCH WITH HAY OR STRAW AT A RATE OF 3 TONS PER ACRE.

## HYDROSEEDING

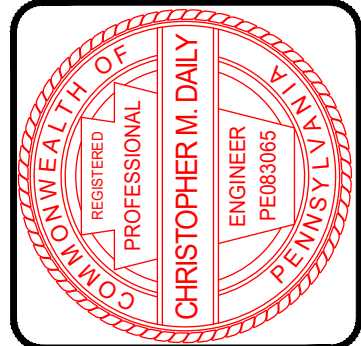
- SHALL BE LIME, FERTILIZER, GRASS SEEDS, LEGUME SEEDS AND INOCULANT MIXED WITH WATER AND APPLIED AS SLURRY, AT A RATE OF 1000 GALLONS PER ACRE.
- LIME: UP TO 4000 LBS. LIMESTONE PER ACRE MIXED WITH 1000 GALLONS OF WATER PER ACRE.
- FERTILIZER: AT RATE OF 50-100-100 PER ACRE.
- INOCULANT: USE 5 TIMES RATE RECOMMENDED ON THE PACKAGE WHEN SEEDING WITH A HYDROSEEDER.

1. ANY UNDISTURBED AREA ON WHICH ACTIVITY HAS CEASED AND WHICH WILL REMAIN EXPOSED FOR MORE THAN 20 DAYS MUST BE SEEDED AND MULCHED IMMEDIATELY. DURING NON-GERMINATING PERIODS, SEEDS MUST BE APPLIED AT THE RECOMMENDED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RESTRUCTURED WITHIN 1 YEAR MAY BE SEEDED AND MULCHED WITH A QUICK GROWING TEMPORARY SEEDING MIXTURE AND MULCH. DISTURBED AREAS WHICH ARE OTHER THAN FINISHED GRADE AND WHICH WILL BE RESTRUCTURED WITHIN 1 YEAR MUST BE SEEDED AND MULCHED WITH A PERMANENT SEED MIXTURE AND MULCH.
2. DIVERSIONS, CHANNELS, SEDIMENTATION BASINS, SEDIMENT TRAPS, AND STOCKPILES MUST BE SEEDED AND MULCHED IMMEDIATELY.
3. HAY OR STRAW MULCH MUST BE APPLIED AT A RATE OF AT LEAST 3.0 TONS PER ACRE.
4. GRADED AREAS TO TEMPORARILY SEED AND MULCHED IMMEDIATELY FOLLOWING EARTH MOVING PROCEDURES. SEED SHALL BE ANNUAL RYE GRASS APPLIED AT THE RATE OF 3 LBS. PER 1000 SQ. FT.
5. ESTABLISH PERMANENT SEEDING AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETE. PERMANENT SEEDING SHALL BE 50% FENNEL/40% RED FESCUE, 10% PLOWING PERSISTENT RYEGRASS AND 60% KENTUCKY BLUEGRASS APPLIED AT THE RATE OF 3.5 LBS. PER 1000 SQ. FT.



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1	02/23/22		
REV.	DATE	REV.	DESCRIPTION

PRELIMINARY/FINAL  
CONSERVATION PLAN

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

DATE:	01/03/22
SCALE:	1"=30'
DRAWN BY:	CMD
CHECKED BY:	--
PROJECT NO.:	4007
CAD FILE:	7 CONSERVATION PLAN.dwg
PLOTTED:	02/23/22
DRAWING NO.:	C05.1
SHEET	07 OF 09

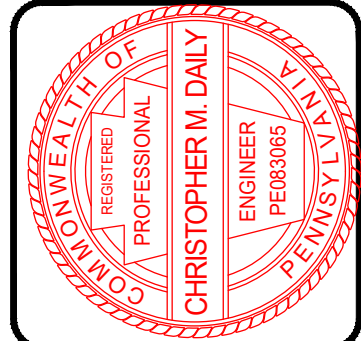




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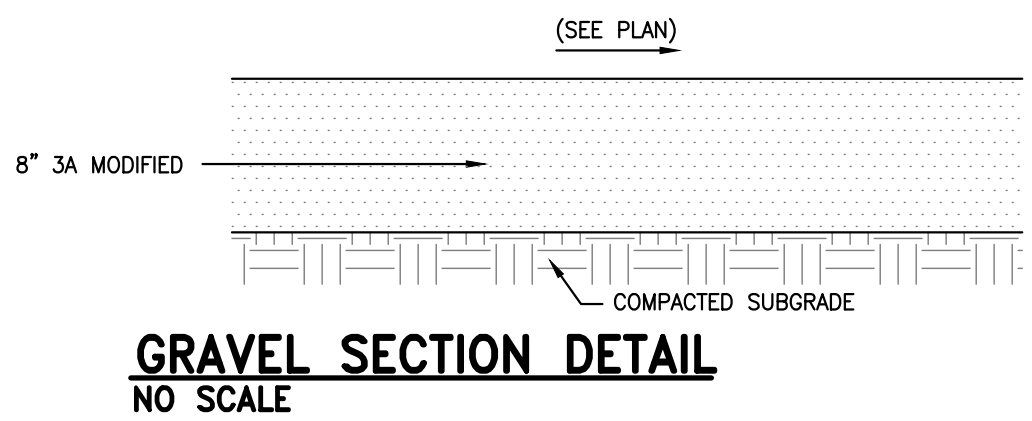


REV.	DATE	DESCRIPTION
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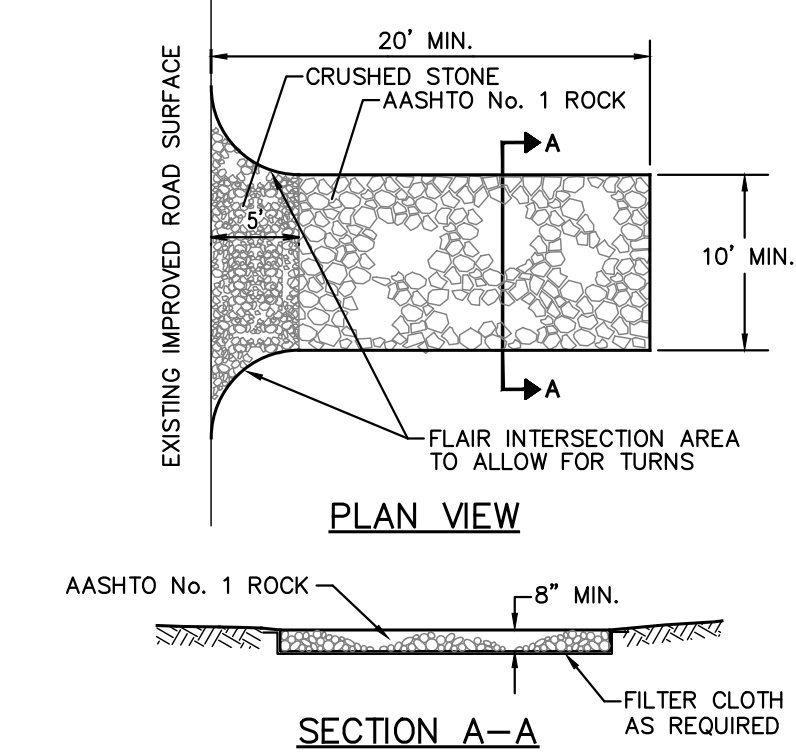
PRELIMINARY/FINAL  
CONSTRUCTION DETAILS & PROFILES

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

DATE:	01/03/22
SCALE:	AS SHOWN
DRAWN BY:	CMD
CHECKED BY:	--
PROJECT NO.:	4007
CAD FILE:	06 PROFILES.dwg
PLOTTED:	02/23/22
DRAWING NO.:	C06.1
SHEET	08 OF 09



GRAVEL SECTION DETAIL  
NOT TO SCALE



DESIGN:

- (1) ROCK CONSTRUCTION ENTRANCES WILL BE CONSTRUCTED TO THE MINIMUM WIDTH LENGTH AND THICKNESS DIMENSIONS SHOWN ABOVE.
- (2) ROCK WILL BE AASHTO NO.1 AS SPECIFIED IN SECTION 703.2 OF PA DOT PUBLICATION 408. CRUSHED STONE SHALL BE USED FOR THE FIRST 5 FEET.
- (3) FOR INSTALLATION ON CLAYEY OR POORLY DRAINED SOILS, A GEOTEXTILE FABRIC UNDERLAMENT, OF A TYPE RECOMMENDED FOR SUCH APPLICATIONS BY THE MANUFACTURER, WILL BE USED.

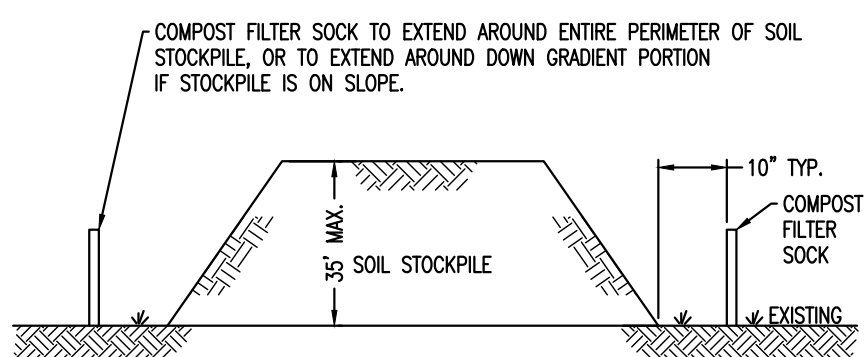
CONSTRUCTION:

CONSTRUCTION WILL BE TO THE DIMENSIONS SHOWN ON THE CONSTRUCTION DRAWINGS.

MAINTENANCE:

THE STRUCTURE'S THICKNESS WILL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSION BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL WILL BE MAINTAINED ON THE SITE FOR THIS PURPOSE. AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PUBLIC ROADWAYS, WILL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE. WASHING OF THE ROADWAY WITH WATER IS NOT PERMITTED.

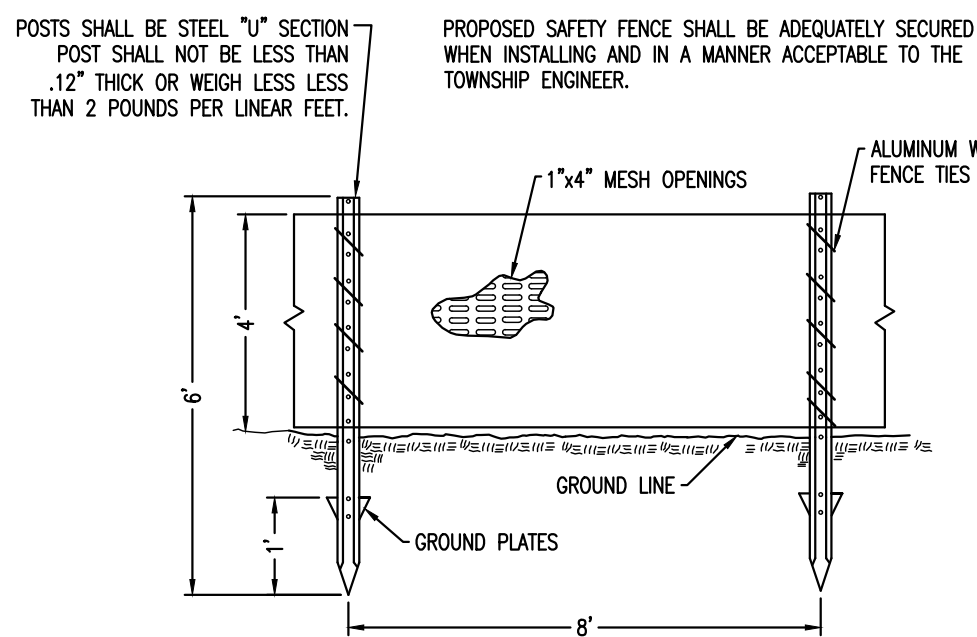
STABILIZED CONSTRUCTION ENTRANCE  
NOT TO SCALE



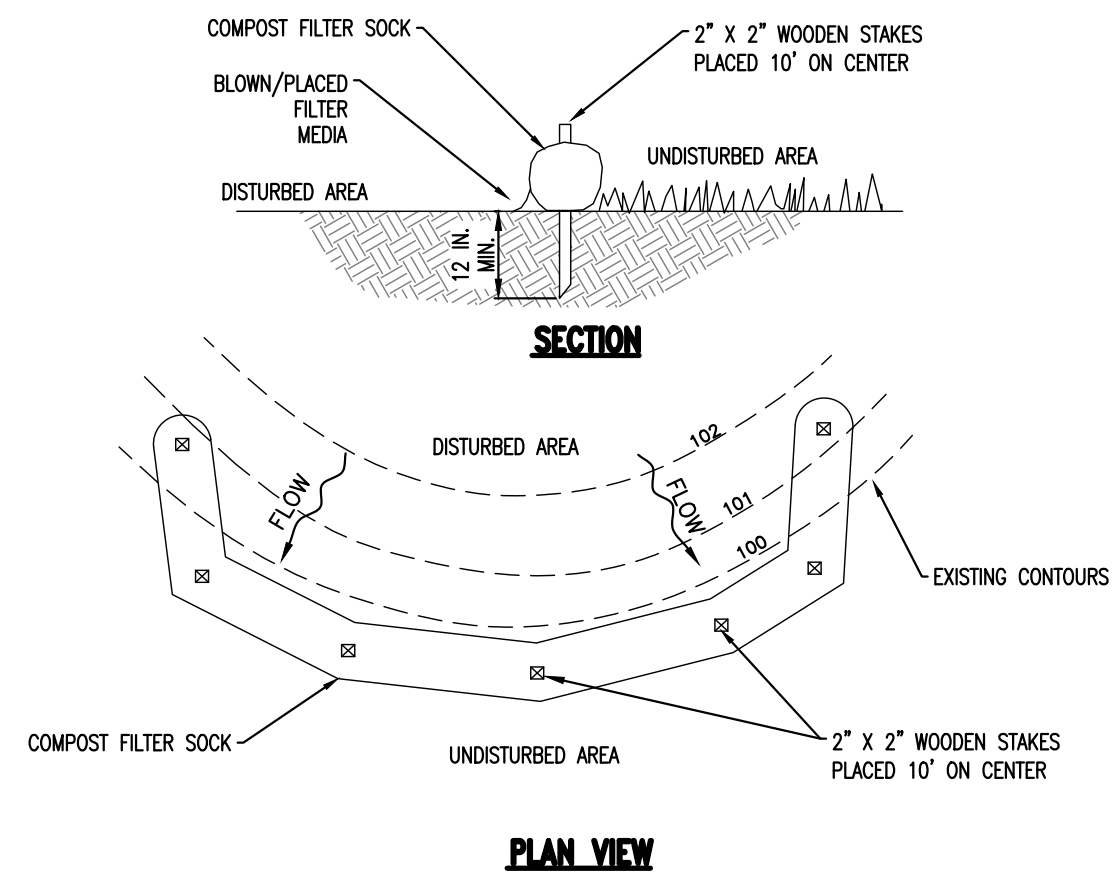
GENERAL NOTES:

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

SOIL STOCKPILE DETAIL  
NOT TO SCALE



ORANGE CONSTRUCTION FENCE, PLASTIC  
NOT TO SCALE



NOTES:

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

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

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

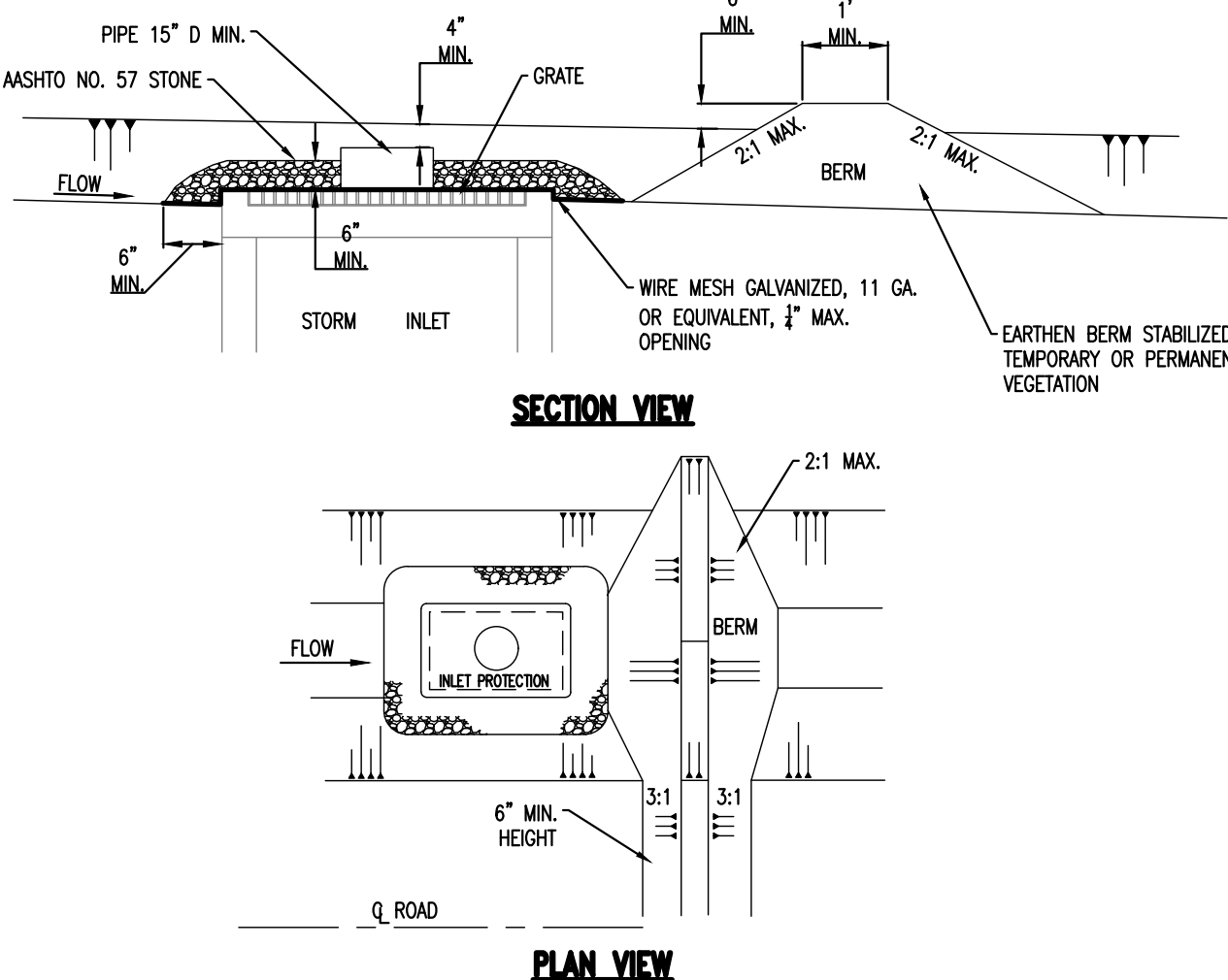
ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

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

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

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

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



NOTES:

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

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

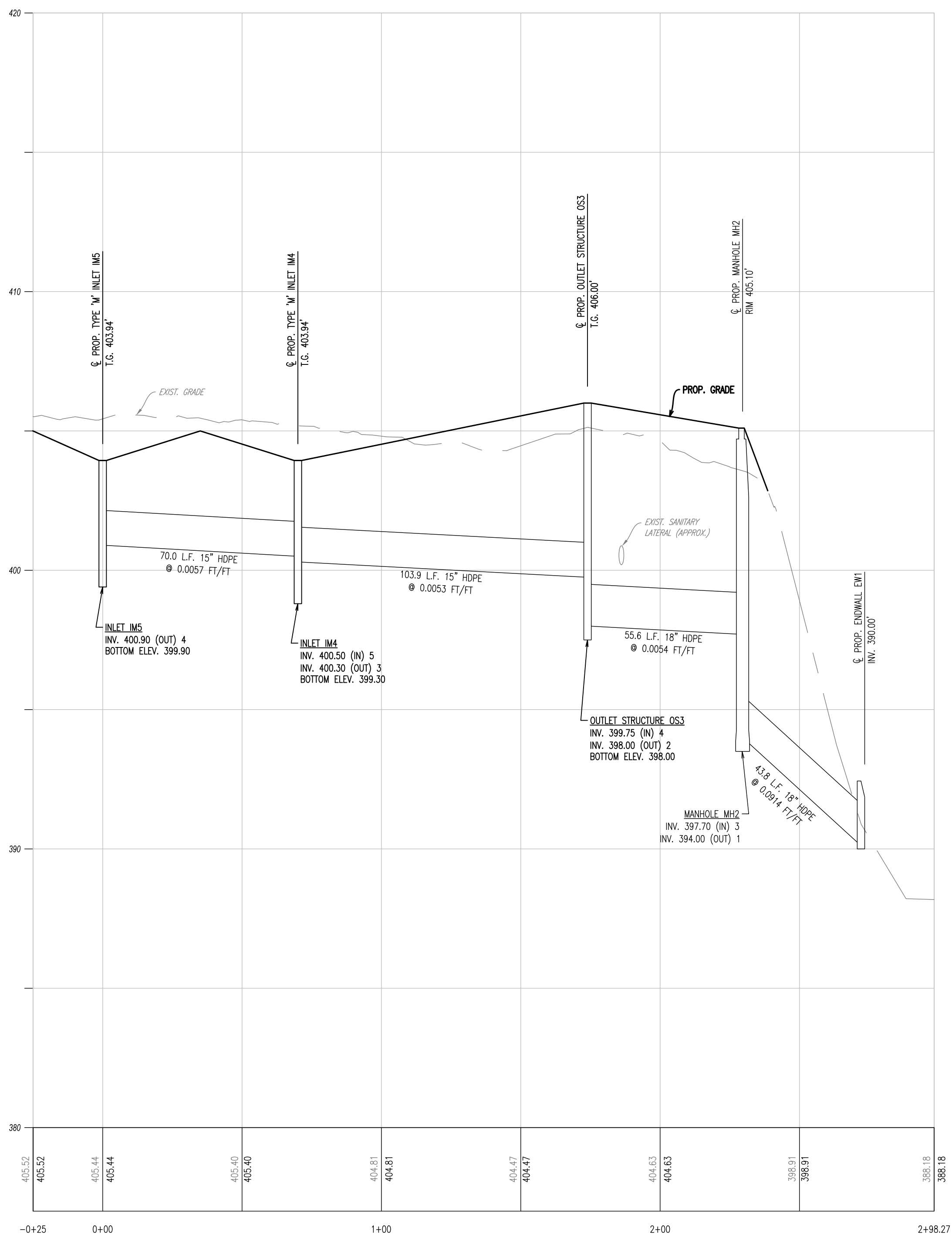
STONE INLET PROTECTION AND BERM FOR A TYPE M INLET CAN BE USED IN ONE ACRE MAXIMUM DRAINAGE AREA WITH 15 IN. OVERFLOW PIPE AND 4 IN. HEAD. A PERFORATED PLATE WELDED TO A METAL RISER MAY NOT BE SUBSTITUTED FOR THE WIRE MESH. A SLOTTED PLATE WELDED TO THE RISER MAY BE USED IN CONJUNCTION WITH THE WIRE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

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

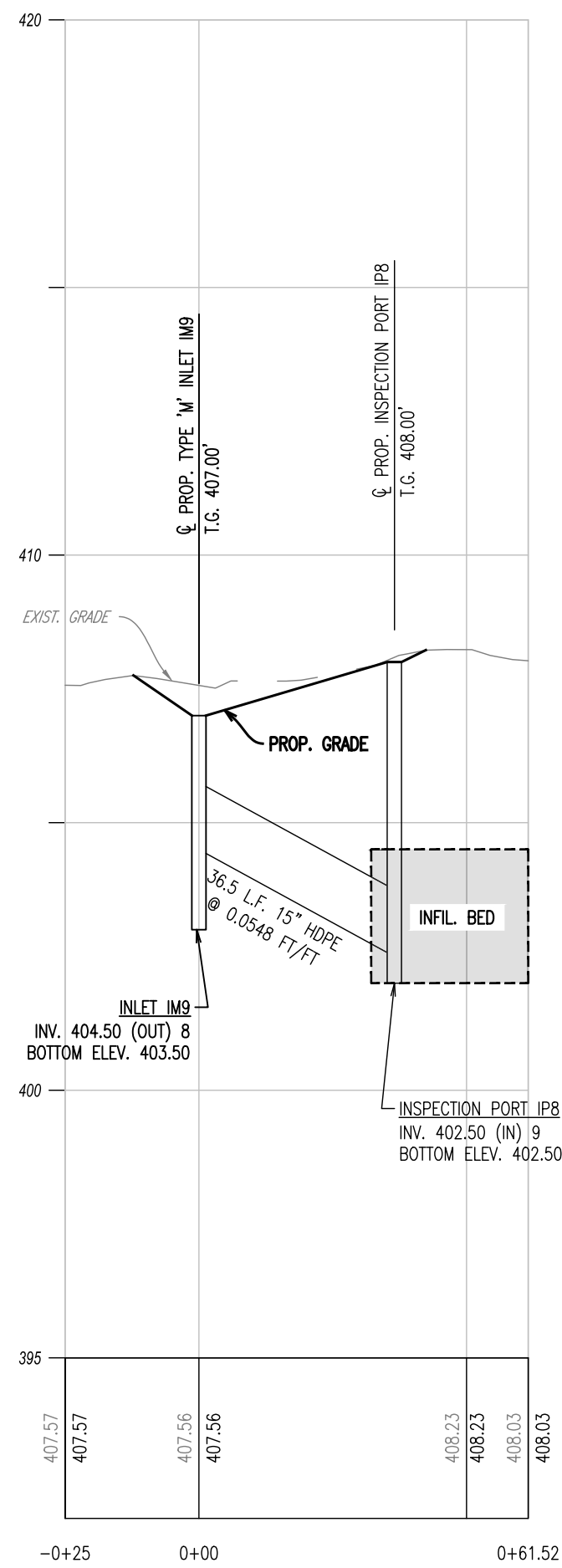
FOR SYSTEMS DISCHARGING TO HQ OR EV SURFACE WATER, A 6 IN. THICK COMPOST LAYER SHALL BE SECURELY ANCHORED ON OUTSIDE AND OVER TOP OF STONE. COMPOST SHALL MEET THE STANDARDS IN TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

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

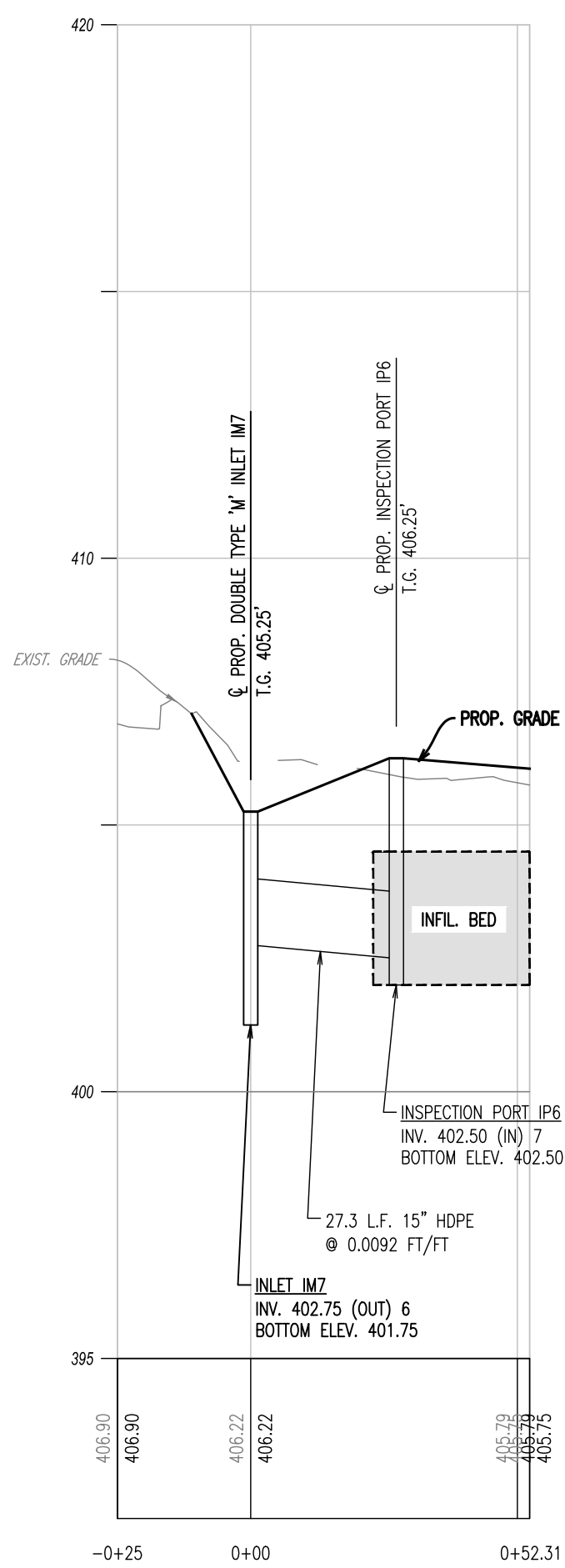
STANDARD CONSTRUCTION DETAIL #4-20  
STONE INLET PROTECTION AND BERM - TYPE M INLET  
NOT TO SCALE



IM-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'

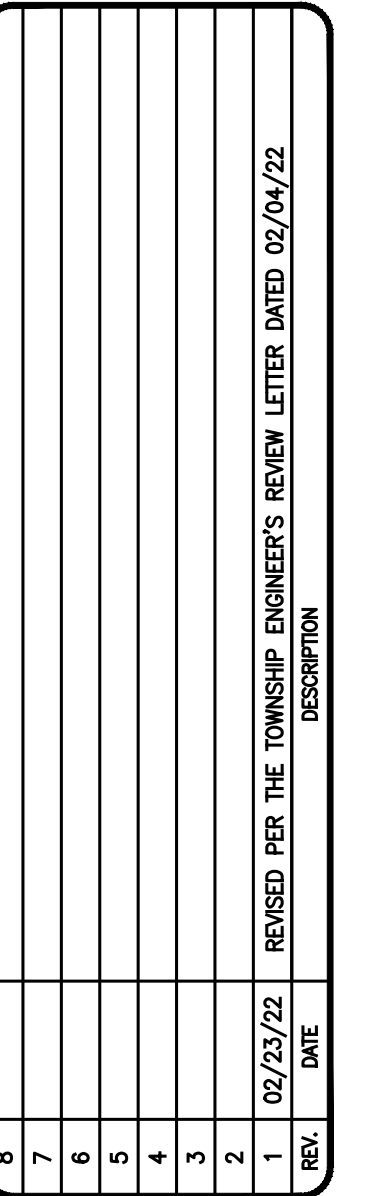


IM-7 TO IP-6 PROFILE  
HORIZ SCALE: 1"=30'  
VERT SCALE: 1"=3'



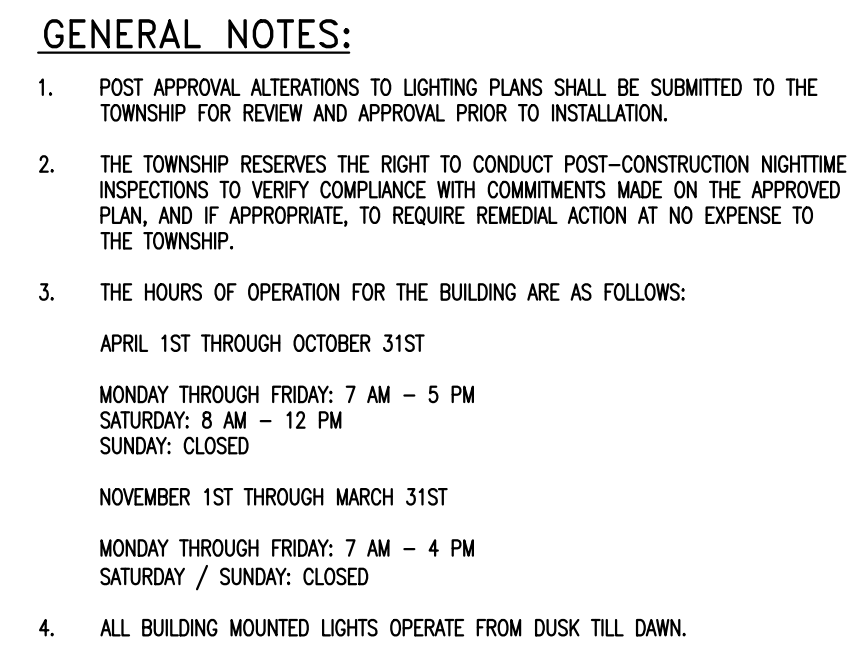




1250 Wrights Lane  
West Chester, PA 19380  
Phone: (610) 918-9002  
Fax: (610) 918-9003



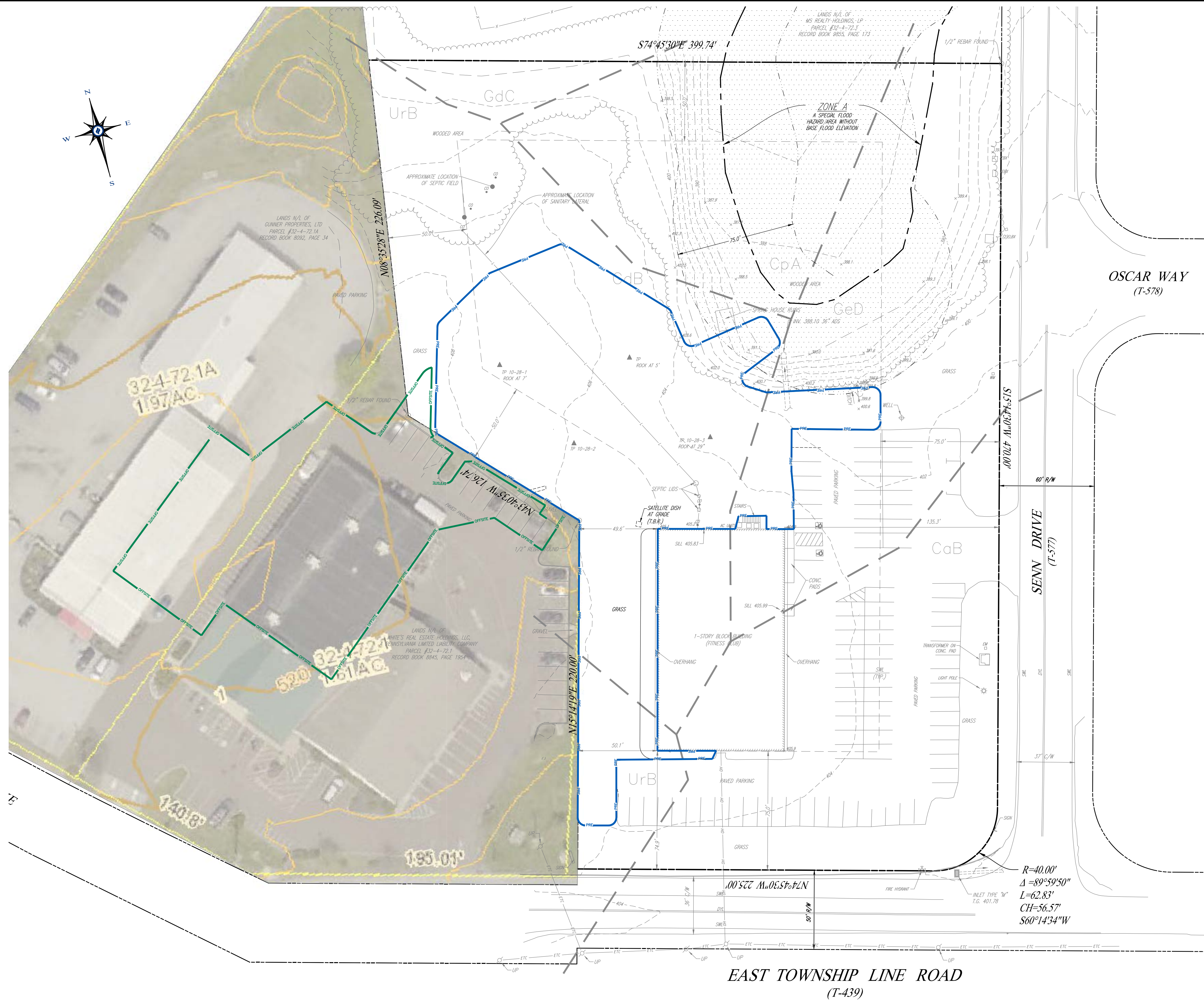
CLIENT: J-TECH  
PROJECT: 11 SENN DRIVE  
LOCATION: UPPER UWCHLAN TOWNSHIP  
CHESTER COUNTY, PA

DATE:	01/03/22
SCALE:	1"=30'
DRAWN BY:	CMD
CHECKED BY:	--
PROJECT NO.:	4007
CAD FILE:	10 LIGHTING PLAN.dwg
PLOTTED:	02/23/22
DRAWING NO.:	C07.1
SHEET	09 of 09



Luminance Schedule										
Symbol	Qty	Label	Arrangement	Description	LEF	Luminance lumens	Luminance Matts	Total Matts	WCU Rating	Filename
	2	EX-HW	Single	Stance 1971-10-10-MAG-3-001 (Using to model existing wall existing fixtures. Confirms lumen or lamping output on existing fixture will result in a more accurate model)	0.900	4003	31.7	65.6	B1-U0-U1	1971-10-10-Ex-HW.ies
	7	EX-Dusk to Dawn	Single	Stance 1971-10-10-MAG-3-001 -GV18 (Using to model existing wall mount fixtures. Confirms lumen or lamping output on existing fixtures will result in a more accurate model)	0.900	4973	40	280	B2-U0-U1	1971-10-10-Ex-Dusk to Dawn.ies

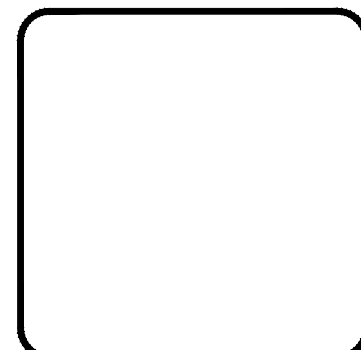
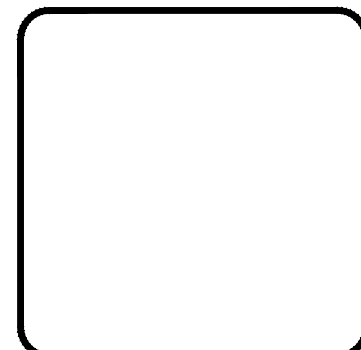




DLHowell

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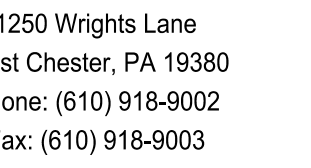


REV.	DATE	DESCRIPTION
1	02/23/22	REVISED PER THE TOWNSHIP ENGINEER'S REVIEW LETTER DATED 02/04/22
2		
3		
4		
5		
6		
7		
8		

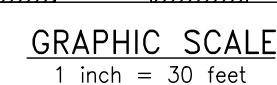
SWM REPORT	PRE-DEVELOPED DA PLAN
CLIENT: J-TECH	
PROJECT: 11 SENN DRIVE	
LOCATION: UPPER UWCHLAN TOWNSHIP	
CHESTER COUNTY, PA	

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





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





**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