



UPPER UWCHLAN TOWNSHIP
PLANNING COMMISSION
AGENDA

May 9, 2024

6:00 p.m. Workshop, 7:00 p.m. Meeting

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

	Packet Page #
I. 6:00 Workshop ~ Ordinance Review	
C1, C3, and LI Zoning District Uses revised draft ordinance amendment;	2
active and passive recreational uses (Codes Section 200-68)	
Short term rental ordinance	22
Landscape Design (Codes Section 162-57)	--
II. 7:00 p.m. Meeting Call to Order	
III. 301 Park Road / P.J. Reilly Headquarters ~ Revised Preliminary/Final Land Development Plan	25
Review consultants' comments of the revised plan, proposing a 7,400 SF 2-story building with an office, garage and storage, paved access drives, retaining walls and parking areas. Consider recommendation of approval to the Board of Supervisors.	
IV. Byers Station Parcel 5C Lot 2B Commercial ~ Amended PRD Plan ~ Revised	60
Review consultants' comments of the revised Amended PRD Plan, proposing a 10,500 SF daycare center with the 5,500 SF outdoor play area re-located, and one 10,500 SF commercial building – retail and may include 1,250+ SF of eating and drinking establishment space, and shared parking. Consider recommendation of approval to the Board of Supervisors.	
V. Meeting Updates ~ Reports	
A. Environmental Advisory Council (EAC)	
B. Historical Commission (HC)	
C. Village Concept Plan / Village Design Guidelines (VCP / VDG)	
D. Comprehensive Plan Update (CompPlan)	
VI. Approval of Minutes: April 11, 2024 Meeting minutes	88
VII. Next Meeting Date: June 13, 2024 7:00 p.m.	
VIII. Open Session	
IX. Adjournment	

UPPER UWCHLAN TOWNSHIP

CHESTER COUNTY, PENNSYLVANIA

ORDINANCE ~~_____DRAFT 4-22-2024_____~~

AN ORDINANCE OF THE TOWNSHIP OF UPPER UWCHLAN, CHESTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 200 OF THE UPPER UWCHLAN TOWNSHIP CODE TITLED "ZONING" TO ADD DEFINITIONS OF ATHLETIC CLUB, AUTOMOBILE SERVICE ESTABLISHMENT, CONTRACTOR'S ESTABLISHMENT, ~~EDUCATIONAL USE,~~ HOOKAH BAR/LOUNGE, MICROBREWERY, MINI WAREHOUSE/SELF STORAGE, MUNICIPAL USE, OFFICE BUILDING, PERSONAL SERVICE ESTABLISHMENT, PUBLIC PLACE OF AMUSEMENT OR RECREATION AND RECREATIONAL USES IN SECTION 200-7; TO AMEND THE DEFINITION OF EDUCATIONAL USE IN SECTION 200-7; TO AMEND THE DEFINITION OF AND RETAIL TRADE TO BE RETAIL STORE IN SECTION 200-7; TO DELETE THE DEFINITIONS OF RECREATION, ACTIVE AND RECREATION, PASSIVE IN SECTION 200-7; TO AMEND THE USE REGULATIONS FOR THE C-1 VILLAGE DISTRICT IN SECTION 200-33; TO AMEND THE USE REGULATIONS FOR THE C-3 HIGHWAY COMMERCIAL DISTRICT IN SECTION 200-39; AND TO AMEND THE USE REGULATIONS FOR THE LIMITED INDUSTRIAL DISTRICT IN SECTION 200-44.

NOW THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of Upper Uwchlan Township that Chapter 200 of the Upper Uwchlan Township Code, titled "Zoning", shall be amended as follows:

SECTION 1. The following definitions shall be added to Section 200-7, titled, "Definitions and word usage":

ATHLETIC CLUB- An enterprise operating as a business or club which charges an admission, entry or membership fee or combination thereof, whether owned by a public or private entity, which is open to the public and provides various athletic or health facilities for its members, including but not limited to the following: gymnasium, swimming pool, nautilus, weights and similar conditioning equipment, tennis, handball, racquetball and similar ball courts and similar athletic facilities which are used to promote fitness and good health.

AUTOMOBILE SERVICE ESTABLISHMENT- A facility for the repair, reconditioning and lubrication of motor vehicles and the replacement or installation of motor vehicle parts and accessories when conducted in a repair shop offering a full range of services including body and fender repair, collision repair service and spray painting.

CONTRACTOR'S ESTABLISHMENT- A commercial use which involves offices and/or the storage of supplies, equipment, machinery and materials for contractors and tradesmen such as builders, masons, carpenters and landscapers. Such use does not include retail sales of products or materials.

~~**EDUCATIONAL USE-** Land or buildings used for the establishment and maintenance of a public or private secondary or elementary school or other educational institution which is used for the primary purpose of instruction and learning. The term shall exclude driver training schools, heavy equipment training, riding schools and day care centers.~~

HOKKAH BAR/LOUNGE- Any establishment that is dedicated, in whole or in part, to the smoking of a water pipe with a smoke chamber, a bowl, a pipe and a hose, commonly referred to as a "hookah."

MICROBREWERY- A facility where more than 250 barrels and less than 15,000 barrels of malt or brewed beverages are produced on-premises on an annual basis and then sold or distributed for off-premises consumption, which is not a restaurant use. A microbrewery must be licensed by the Pennsylvania Liquor Control Board or any successor agency of the commonwealth.

MINI WAREHOUSE-SELF STORAGE- A building or group of buildings that are divided into individual units, each of which unit is available for rent or lease to the public for the self-storage of tangible personal property. Outdoor storage is only permitted in designated locations on the property if approved in the land development plan for such use.

MUNICIPAL USE- Any use conducted by Upper Uwchlan Township, an agency of Upper Uwchlan Township or any authority created by Upper Uwchlan Township for administrative buildings, equipment or material storage, public park or recreational areas, public sewage treatment and/or water supply collection, treatment, storage and/or distribution facilities, stormwater management facilities, public parking garages and lots, public libraries or any similar use owned and operated by Upper Uwchlan Township, an agency of the Township or any authority created by the Upper Township. The definition of "municipal use" expressly excludes any use by any governmental agency or authority other than those of Upper Uwchlan Township.

OFFICE BUILDING- A building used primarily for business services, medical services, professional and personal services, financial services, government functions or for administrative, managerial or clerical functions.

PERSONAL SERVICE ESTABLISHMENT- An establishment that offers a type of service oriented to personal needs of members of the general public, but not one involving either a professional service or the retail or wholesale sales of products. Personal services include but are not limited to a barber, hairdresser, beautician, photographer, tailor, cleaning and pressing establishment, laundromat, shoe repair, household appliance repair, locksmith, massage therapy, pet groomer and similar services.

PUBLIC PLACE OF AMUSEMENT OR RECREATION- Any facility providing recreation and/or amusement to the general public and which may or may not charge an admission

or use fee. A public place of amusement or recreation includes, but is not limited to, movie theaters, live theaters, dinner theaters, concert halls, arcades, bowling alleys, amusement parks, fairgrounds, hockey rinks, roller- or ice-skating rinks, moonbounce facilities, batting cages, public golf courses, driving ranges, miniature golf courses, chip-and-putt golf courses, tennis courts, paddle tennis courts, squash courts, handball courts, facilities providing table games, such as billiards, pool and table tennis or any facility of the same general character.

RECREATIONAL USES- An active or passive recreational use designed to accommodate physical, leisure, sporting or relaxation activities on land or water. Recreational uses may include, basketball, baseball, football, bicycling, walking, jogging, running, golfing, fishing, boating, hunting, hockey, skating, skateboarding, soccer, swimming, tennis, volleyball, racquetball, exercise/fitness, bowling, billiards, bird watching, picnicking or any other similar recreational uses, as determined by the Zoning Officer.

SECTION 2. The definition of “Educational use” in Section 200-7 titled, “Definitions and word usage”, shall be revised as follows:

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“**EDUCATIONAL USE-** Land or buildings used for the establishment and maintenance of a public or private secondary or elementary school or other educational institution which is used for the primary purpose of instruction and learning. The term shall exclude driver training schools, heavy equipment training, riding schools and day-care centers.”

SECTION 32. The definition of “Retail Trade” in Section 200-7 titled, “Definitions and word usage”, shall be revised to be “Retail Store.”

SECTION 43. The following definitions in Section 200-7 titled, “Definitions and word usage”, shall be deleted:

RECREATION, ACTIVE-Those recreational pursuits which require physical alteration to the area in which they are performed. Such areas are intensively used and include, but are not limited to, playgrounds, ball courts, and swimming pools.

RECREATION, PASSIVE-Recreational pursuits which can be carried out with little alteration or disruption to the area in which they are performed. Such uses include, but are not limited to, hiking, biking and picnicking.

SECTION 54. The definition of “Dwelling unit” shall be revised as follows:

“**DWELLING UNIT-** One or more rooms in a building, designed for occupancy by one family for living purposes and having its own permanently installed cooking and sanitary facilities, with no enclosed space (other than vestibules, entrances or other hallways or porches) in common with any other dwelling unit.”

SECTION 6. Section 200-32, titled, “Purpose” for the C-1 Village District shall be amended as follows:

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“§ 200-32. Purpose .

The regulations for the C-1 Village District are intended to preserve the historical development patterns of the villages of Eagle and Byers Station Historic District, and establish standards for development and coordinated street, parking, landscape improvements and pedestrian amenities, so as to complement the village setting and provide for safe and convenient access. They are also intended to provide for a variety of uses in a manner which facilitates and promotes pedestrian travel within the village setting.

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SECTION 75. Section 200-33, titled “Use Regulations” for the C-1 Village District shall be amended as follows:

“§ 200-33. Use regulations.

- A. Uses by right. In the C-1 Village District, a building may be erected, altered or used, and a lot may be used or occupied by right, for the following principal purposes, and no other:
- (1) Office building.
 - (2) Bank or other financial institution.
 - (3) Retail store, provided that no adult-oriented use and no dispensing of gasoline shall be permitted.
 - (4) Personal service establishment
 - (5) Medical marijuana dispensary.
 - (6) Restaurant, drive-through restaurant, but excluding hookah bar/lounge.
 - (7) Bed and breakfast inn.
 - (8) Cultural studio.
 - (9) Municipal uses.
 - (10) Public place of amusement or recreation and athletic club in a building or buildings with 10,000 square feet or less.
- B. Conditional uses. In the C-1 Village District, a building may be erected, altered or used, and a lot may be used or occupied, for any of the following principal purposes when authorized as a conditional use by the Board of Supervisors, subject to § 200-116 of this chapter. Conditional use approval in the C-1 Village District shall require full compliance with all applicable design standards set forth in § 200-36, except where as a specific condition of approval, the Board provides for modification to such standards upon satisfactory demonstration by the applicant that full compliance is not practicable, based upon a preponderance of evidence.

- (1) Educational or religious use.
- (2) Cultural facility.
- (3) Day-care center.
- (4) Mixed-use dwelling.
- (5) Adaptive reuse for historic preservation where permitted as a use subject to approval by the Board of Supervisors as a conditional use in accordance with § 200-72.1.

C. Special exceptions. In the C-1 Village District, a building may be erected, altered or used, and a lot may be used or occupied for any of the following principal uses when authorized as a special exception by the Zoning Hearing Board, subject to Article XX of this chapter.

- (1) Governmental or public utility building or uses.

D. Accessory uses. In the C-1 Village District, a building may be erected, altered or used, and a lot may be used or occupied for any customary commercial accessory use, subject to all applicable provisions of § 200-62.

SECTION 86. Section 200-39, titled, "Use regulations" for the C-3 Highway Commercial District shall be amended as follows:

"§ 200-39. Use regulations.

On any lot or tract in the C-3 Highway Commercial District with direct frontage on Route 100 (Pottstown Pike) and located north of Ticonderoga Boulevard and south of Byers Road, the use regulations set forth in § 200-33 for the C-1 Village District shall apply. On all other lots or tracts in the C-3 Highway Commercial District, the following regulations shall apply:

A. Uses by right. In the C-3 Highway Commercial District, a building may be erected, altered or used, and a lot may be used or occupied by right, for any one, but only one, of the following principal purposes, and no other:

- (1) Office building.
- (2) Bank or other financial institution.
- (3) Passenger station for public transportation.
- (4) Retail store, provided that no sale or dispensing of gasoline or other fuels and no adult-oriented use shall be permitted.

- (5) Restaurant, drive-through restaurant.
- (6) Personal service establishment.
- (7) Educational or religious use.
- (8) Cultural studio or cultural facility.
- (9) Medical marijuana dispensary.

~~(10) Passenger station for public transportation.~~

B. Conditional uses. In the C-3 Highway Commercial District, a building may be erected, altered or used, and a lot may be used or occupied, for any one of the following principal purposes when authorized as a conditional use by the Board of Supervisors, subject to § 200-116 of this chapter. At the reasonable discretion of the Board of Supervisors, conditional uses in the C-3 Highway Commercial District may be approved subject to compliance with any applicable design standard(s) set forth in § 200-36.

- (1) Any two or more principal uses otherwise permitted by right, conditional use, or special exception as provided herein. As a condition of conditional use approval, the Board of Supervisors may require that any application for a combination of two or more principal uses comply with the provisions of § 200-70 of this chapter, as deemed applicable by the Board.
- (2) Day-care center.
- (3) Hotel or motel.
- (4) Bed-and-breakfast inn.
- (5) Public place of amusement or recreation provided such use is exclusively indoors.
- (6) Sale or dispensing of gasoline as a principal or accessory use.
- (7) Vehicular sales establishment and sale of farming equipment.
- (8) Automobile service establishment.
- (9) Car wash.
- (10) Adaptive reuse for historic preservation where permitted as a use subject to approval by the Board of Supervisors as a conditional use in accordance with Section 200-72.1.

~~(11) Laboratory for scientific research and development.~~

~~(11)~~(12) Hookah bar/lounge.

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C. Special exceptions. In the C-3 Highway Commercial District, a building may be erected, altered or used, and a lot may be used or occupied for any one of the following principal uses when authorized as a special exception by the Zoning Hearing Board, subject to Article XX of this chapter:

(1) Municipal or public uses; governmental or public utility building or uses.

D. Accessory uses. In the C-3 Highway Commercial District, a building may be erected, altered or used, and a lot may be used or occupied for any customary commercial accessory use(s) provided that they are incidental to any permitted principal use.

SECTION 9. Section 200-43, titled, "Purpose" for the LI-Limited Industrial District shall be amended as follows:

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"§ 200-43. Purpose. It is the intent of the LI District, as outlined by the Upper Uwchlan Township Comprehensive Plan, to provide for limited industrial and other related intensive activities in the Township, to encourage the establishment of industrial uses which will offer additional employment opportunities to establish reasonable standards governing industrial development to ensure its compatibility with the character of the area and adjacent land uses, and to locate industrial uses within close proximity to major roads in order to provide safe and efficient access by industrial-related traffic."

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SECTION 107. Section 200-44, titled, "Use regulations" for the LI-Limited Industrial District shall be amended as follows:

§ 200-44. Use regulations. A building may be erected, altered or used, and a lot may be used or occupied, for any of the following purposes, and no other:

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A. Uses by right.

- (1) Assembly and manufacture of light industrial products.
- (2) Medical marijuana grower/processor.
- (3) Research, engineering, or testing laboratories.
- (4) Public utility operating facilities.
- (5) Printing or publishing establishment.
- (6) Office building.

- (7) Wholesale sales, storage and distribution in a building or buildings of 20,000 square feet or less.
 - (8) Religious uses.
 - (9) Public place of amusement or recreation and athletic club in a building of 10,000 square feet or less.
 - (10) Mini-warehouse/self storage facility.
 - (11) Contractor's establishment.
- B. Conditional uses. Any one of the following uses when authorized as a conditional use by the Board of Supervisors, subject to § 200-116 of this chapter:
- (1) Surface mining operations.
 - (2) Sanitary landfills.
 - (3) Junkyard.
 - (4) Recycling collection center, excluding processing or transfer station.
 - (5) Automobile service establishment.
 - (6) Public place of amusement or recreation and athletic club in a building or buildings larger than 10,000 square feet.
 - (7) Tower-based wireless communication facilities.
 - (8) Adult-oriented use, where located not less than 500 feet from any similar use and from any residence, church, or public or private school or day-care facility.
 - (9) Municipal or public uses; governmental or public utility building or uses.
 - (10) Wholesale sales, storage and distribution in a building or buildings larger than 20,000 square feet or less.
 - (11) Microbrewery.
 - (12) The following additional uses shall be permitted when established on a property designated by the Township as a Historic Resource on the Historic Resource Inventory, where historical building(s) shall be adaptively re-used:
 - (a) Restaurants.
 - (b) Retail sales.
- C. Special exception. Any one of the following uses when authorized as a special

exception by the Zoning Hearing Board, subject to Article XX of this chapter:

(1) Any use similar to the above permitted uses not specifically provided for herein, provided that the use meets the performance requirements of § 200-82 of this chapter.

D. Accessory uses. The following accessory uses shall be permitted provided that they are incidental to any of the foregoing permitted uses:

(1) Customary industrial accessory uses.

(2) A helicopter landing pad as an accessory use to any of the uses permitted by right, by conditional use or by special exception, when such accessory use is authorized by conditional use procedure and providing that any such accessory use shall comply with the following:

(a) No helicopter shall take off or land over areas zoned other than Limited Industrial.

(b) No helicopter landing pad shall be located within 1,000 feet of any area zoned other than Limited Industrial.

(c) There shall be a minimum front yard setback of 300 feet for any helicopter landing pad.

(d) There shall be a minimum side and rear yard setback of 200 feet for any helicopter landing pad.

(e) The owner and operator of the facility shall enter into an agreement with the Township with respect to the following: fixing the flight for helicopter taking off and/or landing patterns.

(f) All helicopter flights shall comply with FAR 91.119, pertaining to minimum safe altitude.

SECTION 118. Section 200-63, titled, "Conversion of dwellings" shall be deleted and the section number reserved.

SECTION 129. Section 200-88.C shall be amended as follows:

"All swimming pools, excluding portable or aboveground pools less than three feet in depth, shall be completely enclosed by a contiguous fence no less than four feet in height that completely surrounds the pool, that serves as a restricted barrier against trespass. All swimming pool fences shall adhere to applicable Building Code regulations, and shall be maintained in good condition. A dwelling, accessory building, or other structure allowed by this chapter may be used as part of such enclosure. All gates and doors opening through any swimming pool enclosure shall be equipped with a self-closing and self-latching device for keeping such gate or door securely closed and latched at all times when not in use."

SECTION 139. Severability. If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included herein.

SECTION 141. Repealer. All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 152. Effective Date. This Ordinance shall become effective five (5) days following the enactment as by law provided.

ENACTED AND ORDAINED this ____ day of _____, 2024.

ATTEST:

**UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS**

Gwen A. Jonik, Secretary

Jennifer F. Baxter, Chair

Andrew P. Durkin, Vice-Chair

Sandra M. D'Amico, Member

UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE _____ - _____

AN ORDINANCE OF THE TOWNSHIP OF UPPER UWCHLAN, CHESTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 200 OF THE UPPER UWCHLAN TOWNSHIP CODE TITLED "ZONING" TO ADD DEFINITIONS OF ATHLETIC CLUB, AUTOMOBILE SERVICE ESTABLISHMENT, CONTRACTOR'S ESTABLISHMENT, HOOKAH BAR/LOUNGE, MICROBREWERY, MINI WAREHOUSE/SELF STORAGE, MUNICIPAL USE, OFFICE BUILDING, PERSONAL SERVICE ESTABLISHMENT, PUBLIC PLACE OF AMUSEMENT OR RECREATION AND RECREATIONAL USES IN SECTION 200-7; TO AMEND THE DEFINITION OF EDUCATIONAL USE IN SECTION 200-7; TO AMEND THE DEFINITION OF AND RETAIL TRADE TO BE RETAIL STORE IN SECTION 200-7; TO DELETE THE DEFINITIONS OF RECREATION, ACTIVE AND RECREATION, PASSIVE IN SECTION 200-7; TO AMEND THE USE REGULATIONS FOR THE C-1 VILLAGE DISTRICT IN SECTION 200-33; TO AMEND THE USE REGULATIONS FOR THE C-3 HIGHWAY COMMERCIAL DISTRICT IN SECTION 200-39; AND TO AMEND THE USE REGULATIONS FOR THE LIMITED INDUSTRIAL DISTRICT IN SECTION 200-44.

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SECTION 5. The definition of “Dwelling unit” shall be revised as follows:

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“§ 200-32. Purpose.

The regulations for the C-1 Village District are intended to preserve the historical development patterns of the villages of Eagle and Byers Station Historic District, and establish standards for development and coordinated street, parking, landscape

improvements and pedestrian amenities, so as to complement the village setting and provide for safe and convenient access. They are also intended to provide for a variety of uses in a manner which facilitates and promotes pedestrian travel within the village setting.

SECTION 7. Section 200-33, titled “Use Regulations” for the C-1 Village District shall be amended as follows:

“§ 200-33. Use regulations.

- A. Uses by right. In the C-1 Village District, a building may be erected, altered or used, and a lot may be used or occupied by right, for the following principal purposes, and no other:
 - (1) Office building.
 - (2) Bank or other financial institution.
 - (3) Retail store, provided that no adult-oriented use and no dispensing of gasoline shall be permitted.
 - (4) Personal service establishment
 - (5) Medical marijuana dispensary.
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- B. Conditional uses. In the C-1 Village District, a building may be erected, altered or used, and a lot may be used or occupied, for any of the following principal purposes when authorized as a conditional use by the Board of Supervisors, subject to § 200-116 of this chapter. Conditional use approval in the C-1 Village District shall require full compliance with all applicable design standards set forth in § 200-36, except where, as a specific condition of approval, the Board provides for modification to such standards upon satisfactory demonstration by the applicant that full compliance is not practicable, based upon a preponderance of evidence.
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- C. Special exceptions. In the C-1 Village District, a building may be erected, altered or used, and a lot may be used or occupied for any of the following principal uses when authorized as a special exception by the Zoning Hearing Board, subject to Article XX of this chapter.
- (1) Governmental or public utility building or uses.
- D. Accessory uses. In the C-1 Village District, a building may be erected, altered or used, and a lot may be used or occupied for any customary commercial accessory use, subject to all applicable provisions of § 200-62.

SECTION 8. Section 200-39, titled, “Use regulations” for the C-3 Highway Commercial District shall be amended as follows:

“§ 200-39. Use regulations.

On any lot or tract in the C-3 Highway Commercial District with direct frontage on Route 100 (Pottstown Pike) and located north of Ticonderoga Boulevard and south of Byers Road, the use regulations set forth in § 200-33 for the C-1 Village District shall apply. On all other lots or tracts in the C-3 Highway Commercial District, the following regulations shall apply:

- A. Uses by right. In the C-3 Highway Commercial District, a building may be erected, altered or used, and a lot may be used or occupied by right, for any one, but only one, of the following principal purposes, and no other:
- (1) Office building.
 - (2) Bank or other financial institution.
 - (3) Passenger station for public transportation.
 - (4) Retail store, provided that no sale or dispensing of gasoline or other fuels and no adult-oriented use shall be permitted.
 - (5) Restaurant, drive-through restaurant.
 - (6) Personal service establishment.

- (7) Educational or religious use.
 - (8) Cultural studio or cultural facility.
 - (9) Medical marijuana dispensary.
- B. Conditional uses. In the C-3 Highway Commercial District, a building may be erected, altered or used, and a lot may be used or occupied, for any one of the following principal purposes when authorized as a conditional use by the Board of Supervisors, subject to § 200-116 of this chapter. At the reasonable discretion of the Board of Supervisors, conditional uses in the C-3 Highway Commercial District may be approved subject to compliance with any applicable design standard(s) set forth in § 200-36.
- (1) Any two or more principal uses otherwise permitted by right, conditional use, or special exception as provided herein. As a condition of conditional use approval, the Board of Supervisors may require that any application for a combination of two or more principal uses comply with the provisions of § 200-70 of this chapter, as deemed applicable by the Board.
 - (2) Day-care center.
 - (3) Hotel or motel.
 - (4) Bed-and-breakfast inn.
 - (5) Public place of amusement or recreation provided such use is exclusively indoors.
 - (6) Sale or dispensing of gasoline as a principal or accessory use.
 - (7) Vehicular sales establishment and sale of farming equipment.
 - (8) Automobile service establishment.
 - (9) Car wash.
 - (10) Adaptive reuse for historic preservation where permitted as a use subject to approval by the Board of Supervisors as a conditional use in accordance with Section 200-72.1.
 - (11) Laboratory for scientific research and development.
 - (12) Hookah bar/lounge.
- C. Special exceptions. In the C-3 Highway Commercial District, a building may be erected, altered or used, and a lot may be used or occupied for any one of the

following principal uses when authorized as a special exception by the Zoning Hearing Board, subject to Article XX of this chapter:

- (1) Municipal or public uses; governmental or public utility building or uses.
- D. Accessory uses. In the C-3 Highway Commercial District, a building may be erected, altered or used, and a lot may be used or occupied for any customary commercial accessory use(s) provided that they are incidental to any permitted principal use.

SECTION 9. Section 200-43, titled, “Purpose” for the LI-Limited Industrial District shall be amended as follows:

“§ 200-43. Purpose. It is the intent of the LI District, as outlined by the Upper Uwchlan Township Comprehensive Plan, to provide for limited industrial and other related intensive activities in the Township, to encourage the establishment of industrial uses which will offer additional employment opportunities to establish reasonable standards governing industrial development to ensure its compatibility with the character of the area and adjacent land uses, and to locate industrial uses within close proximity to major roads in order to provide safe and efficient access by industrial-related traffic.”

SECTION 10. Section 200-44, titled, “Use regulations” for the LI-Limited Industrial District shall be amended as follows:

§ 200-44. Use regulations. A building may be erected, altered or used, and a lot may be used or occupied, for any of the following purposes, and no other:

A. Uses by right.

- (1) Assembly and manufacture of light industrial products.
- (2) Medical marijuana grower/processor.
- (3) Research, engineering, or testing laboratories.
- (4) Public utility operating facilities.
- (5) Printing or publishing establishment.
- (6) Office building.
- (7) Wholesale sales, storage and distribution in a building or buildings of 20,000 square feet or less.
- (8) Religious uses.

- (9) Public place of amusement or recreation and athletic club in a building of 10,000 square feet or less.
 - (10) Mini-warehouse/self storage facility.
 - (11) Contractor's establishment.
- B. Conditional uses. Any one of the following uses when authorized as a conditional use by the Board of Supervisors, subject to § 200-116 of this chapter:
- (1) Surface mining operations.
 - (2) Sanitary landfills.
 - (3) Junkyard.
 - (4) Recycling collection center, excluding processing or transfer station.
 - (5) Automobile service establishment.
 - (6) Public place of amusement or recreation and athletic club in a building or buildings larger than 10,000 square feet.
 - (7) Tower-based wireless communication facilities.
 - (8) Adult-oriented use, where located not less than 500 feet from any similar use and from any residence, church, or public or private school or day-care facility.
 - (9) Municipal or public uses; governmental or public utility building or uses.
 - (10) Wholesale sales, storage and distribution in a building or buildings larger than 20,000 square feet or less.
 - (11) Microbrewery.
 - (12) The following additional uses shall be permitted when established on a property designated by the Township as a Historic Resource on the Historic Resource Inventory, where historical building(s) shall be adaptively re-used:
 - (a) Restaurants.
 - (b) Retail sales.
- C. Special exception. Any one of the following uses when authorized as a special exception by the Zoning Hearing Board, subject to Article XX of this chapter:
- (1) Any use similar to the above permitted uses not specifically provided for herein, provided that the use meets the performance requirements of § 200-82 of this chapter.

D. Accessory uses. The following accessory uses shall be permitted provided that they are incidental to any of the foregoing permitted uses:

(1) Customary industrial accessory uses.

(2) A helicopter landing pad as an accessory use to any of the uses permitted by right, by conditional use or by special exception, when such accessory use is authorized by conditional use procedure and providing that any such accessory use shall comply with the following:

- (a) No helicopter shall take off or land over areas zoned other than Limited Industrial.
- (b) No helicopter landing pad shall be located within 1,000 feet of any area zoned other than Limited Industrial.
- (c) There shall be a minimum front yard setback of 300 feet for any helicopter landing pad.
- (d) There shall be a minimum side and rear yard setback of 200 feet for any helicopter landing pad.
- (e) The owner and operator of the facility shall enter into an agreement with the Township with respect to the following: fixing the flight for helicopter taking off and/or landing patterns.
- (f) All helicopter flights shall comply with FAR 91.119, pertaining to minimum safe altitude.

SECTION 11. Section 200-63, titled, "Conversion of dwellings" shall be deleted and the section number reserved.

SECTION 129. Section 200-88.C shall be amended as follows:

"All swimming pools, excluding portable or aboveground pools less than three feet in depth, shall be completely enclosed by a contiguous fence no less than four feet in height that completely surrounds the pool, that serves as a restricted barrier against trespass. All swimming pool fences shall adhere to applicable Building Code regulations, and shall be maintained in good condition. A dwelling, accessory building, or other structure allowed by this chapter may be used as part of such enclosure. All gates and doors opening through any swimming pool enclosure shall be equipped with a self-closing and self-latching device for keeping such gate or door securely closed and latched at all times when not in use."

SECTION 13. Severability. If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included herein.

SECTION 14. Repealer. All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 15. Effective Date. This Ordinance shall become effective five (5) days following the enactment as by law provided.

ENACTED AND ORDAINED this ____ day of _____, 2024.

ATTEST:

**UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS**

Gwen A. Jonik, Secretary

Jennifer F. Baxter, Chair

Andrew P. Durkin, Vice-Chair

Sandra M. D'Amico, Member

UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE _____ - _____

AN ORDINANCE OF THE TOWNSHIP OF UPPER UWCHLAN, CHESTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 200 OF THE UPPER UWCHLAN TOWNSHIP CODE TITLED “ZONING” TO DELETE THE DEFINITION OF “HOTEL/MOTEL/MOTOR INN” AND TO ADD DEFINITIONS OF HOTEL, MOTEL AND SHORT TERM RENTAL IN SECTION 200-7; TO AMEND SECTION 200-13.C TO ALLOW A SHORT TERM RENTAL IN THE R-1 DISTRICT BY CONDITIONAL USE; SECTION 200-17.B TO ALLOW A SHORT TERM RENTAL IN THE R-2 DISTRICT BY CONDITIONAL USE AND TO ADOPT A NEW SECTION 200-72.3 TO ADOPT CRITERIA FOR A SHORT TERM RENTAL.

NOW THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of Upper Uwchlan Township that Chapter 200 of the Upper Uwchlan Township Code, titled “Zoning”, shall be amended as follows:

SECTION 1. The definition of “Hotel, Motel and Motor Inn” in Section 200-7, titled, “Definitions and word usage” shall be deleted.

SECTION 2. The following definitions shall be added to Section 200-7, titled, “Definitions and word usage”:

HOTEL- A facility offering transient lodging accommodations to the general public, which rooms are entered exclusively from an interior lobby, corridor or hallway from a common entrance, and which may include additional facilities and services, such as restaurants, lounges, meeting rooms and other common areas, or recreation facilities for use only by registered hotel guests.

MOTEL- Building or series of buildings in which transient lodging is offered for compensation, and which is distinguished from a hotel primarily by reason of providing direct independent access to, and adjoining parking for, each rental unit.

SHORT TERM RENTAL – Any single family detached dwelling unit rented for the purpose of overnight transient lodging for a period of less than 30 days. The leasing of one or more bedrooms in a dwelling unit shall not be permitted as a short term rental.

SECTION 3. Section 200-13, titled “Use Regulations” for the R-1 Residential District shall be amended in Section 200-13.C to add a new subparagraph (7) as follows:

(7) Short term rental subject to the criteria in Section 200-72.3.

SECTION 4. Section 200-17, titled “Use Regulations” for the R-2 Residential District shall be amended in Section 200-17.B to add a new subparagraph (4) as follows:

(4) Short term rental subject to the criteria in Section 200-72.3.

SECTION 5. A new Section 200-72.3 titled, “Standards and criteria for short term rentals” shall be added and provide as follows:

“§200-72.3. Standards and criteria for short term rentals.

- A. In addition to the requirements in Section 200-116 that apply to all uses permitted by conditional use, short term rentals shall also comply with the standards and criteria in this Section.
- B. Standards and criteria.
 - (1) Short term rentals shall be permitted in single family detached dwelling units in the R-1 Residential District and the R-2 Residential District by conditional use.
 - (2) The leasing of one or more bedrooms in a dwelling unit shall not be permitted as a short term rental.
 - (3) The short term rental must provide one off-street parking space per bedroom.
 - (4) The owner of a short term rental shall be required to obtain an annual rental permit and pay the applicable annual rental permit fee as established by Resolution of the Board. In order to obtain the rental permit, the short term rental shall be inspected on an annual basis by the Township Code Department. The short term rental shall demonstrate proof of the following:
 - a) working smoke detector in each bedroom;
 - b) working smoke detector outside each bedroom in a common hallway;
 - c) working smoke detector on each floor;
 - d) GFI outlet for all outlets located within 6 feet of a water source;
 - e) aluminum or metal exhaust from the dryer;
 - f) carbon monoxide detector if open flame furnace or gas fireplace is used;
 - g) carbon monoxide detector if a garage is attached;
 - h) fire extinguisher located in a conspicuous location in the kitchen; and
 - i) All indoor and outdoor staircases in good condition.

(5) Short term rentals shall comply with all applicable federal, state and local governmental laws, rules, ordinances, resolutions and regulations including the Upper Uwchlan Township Code.

(6) The maximum number of guests that may stay overnight in the short term rental shall be limited to two per bedroom.

(7) A short term rental advertising more than three bedrooms shall provide proof to the Zoning Officer that the dwelling is connected to public sewer or in the case where the dwelling is served by a private septic system, the septic system is adequate to handle the additional flows estimated by the additional bedrooms. If the septic system malfunctions, the short term rental use shall be discontinued until such time as the septic system is repaired or replaced.

SECTION 6. Severability. If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included herein.

SECTION 7. Repealer. All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 8. Effective Date. This Ordinance shall become effective five (5) days following the enactment as by law provided.

ENACTED AND ORDAINED this ____ day of _____, 2024.

ATTEST:

**UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS**

Gwen A. Jonik, Secretary

Jennifer F. Baxter, Chair

Andrew P. Durkin, Vice-Chair

Sandra M. D'Amico, Member



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

May 3, 2024

File No. 22-11010

VIA E-MAIL ONLY

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

Reference: 301 Park Road – P.J. Reilly Contracting, Inc.
Proposed Headquarters Building
Preliminary Land Development Application – 3rd Review
Upper Uwchlan Township, Chester County, PA

Dear Tony:

Gilmore & Associates, Inc. (G&A) is in receipt of the following documents prepared by Wilkinson Apex unless otherwise noted:

- Letter to Upper Uwchlan Township granting an extension of time on the Preliminary Plan Application until June 30, 2024, dated January 23, 2024.
- Letter of Transmittal to Upper Uwchlan Township dated April 5, 2024.
- Letter to G&A responding to April 7, 2023 review comments dated April 5, 2024.
- Waiver Request letter to G&A dated April 5, 2024.
- Plan set consisting of five (5) sheets titled “Proposed Headquarters Building 301 Park Road” prepared by Vosburgh Architects, dated March 12, 2024.
- Plan set consisting of eighteen (18) sheets titled “Preliminary Land Development Plan prepared for P.J. Reilly Contracting Co., Inc.” dated November 1, 2022 and revised March 28, 2024.

BUILDING ON A FOUNDATION OF EXCELLENCE

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

Upper Uwchlan Township Manager

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May 3, 2024

- “Post-Construction Stormwater Management Plan Narrative Proposed Headquarters Building 301 Park Road”, dated March 28, 2024.
- Plan set consisting of seven (7) sheets titled “Retaining Wall Plan” prepared by Perspective Engineering & Design, dated March 27, 2024.
- “Erosion & Sediment Control Plan Narrative” dated March 28, 2024.

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

Please note that G&A comments with a **(V)**, **(RW)** or **(W)** require relief from the Township Ordinances. A **(V)** denotes a variance is required, a **(RW)** denotes a requested waiver, and a **(W)** denotes a waiver that has not been requested but we feel may be necessary to construct the project as proposed. Comments in *italics* are from our previous review letter, and comments in **bold text** require resolution by the applicant. Previous comments which have been satisfactorily addressed are not repeated herein.

I. OVERVIEW

The site is approximately 3.12 acres in size and contains an existing one-story dwelling as well as part of an above-ground stormwater detention basin associated with the adjacent parcel. The property is located within the LI (Limited Industrial) Zoning District.

The Applicant is proposing to construct a one-story, 7,400 SF (gross footprint) 2-story building with an office (3,502 SF) and garage (3,633 SF) on the first floor and storage (3,507 SF) on the second floor as well as paved access drives, retaining walls and parking areas. Two (2) underground stormwater basins will be constructed to manage the post construction runoff.

Upper Uwchlan Township Manager

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II. ZONING ORDINANCE COMMENTS

1. *Section 200-45.F – No accessory building or structure shall be located within the front yard, nor within 30 feet of any side or rear lot line.*

The setback shall be revised to be offset from the side property line (S43° 35' 47"W 405.83').

2. *Section 200-73.H – Provide the parking calculation.*

The parking shall be clarified as it does not appear 1 space for each stored vehicle has been included in the provided spaces list.

3. *Section 200-80.C(1) – Outdoor storage facilities for fuel, including aboveground storage tanks, raw materials, and products, shall be enclosed with an approved safety fence compatible with the architectural and landscaping style employed on the lot. All fencing shall be erected in accordance with Sections 200-77 and 200-88 of this chapter, and with Chapter 162, Subdivision and Land Development. These items shall be addressed as part of the building permit process.*

A Refuse Area fence / enclosure detail as well as a Typical Chain Link Fence detail are provided (Sheet 10). However, the line type used on the plan view (which appears to be fence) is identified in the Legend as Metal Guardrail. **The fence line type in the Legend should be verified as well as which fence type is proposed for the diesel fuel concrete containment boxes and the outdoor gravel surface storage area. Sheet 9 shows a Retaining Wall Fall Protection Reference Image; a detail for the proposed retaining wall fence should be provided.**

III. SUBDIVISION & LAND DEVELOPMENT ORDINANCE COMMENTS

1. (RW) *Section 162-41.B – Sidewalks shall be required in any subdivision or land development where it is desirable, in the opinion of the Board, to continue sidewalks that are existing in adjacent developments, or to provide access to community facilities (schools, shopping areas, recreational areas, etc.), or to ensure the safety of pedestrians in unusual or peculiar conditions with respect to prospective traffic.*

Upper Uwchlan Township Manager

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The applicant is seeking a waiver from this requirement.

2. Section 162-47.A(4)(b) – All streets shall be monumented on the right-of-way line at changes in direction of street lines. Provide concrete monuments along the right-of-way in unpaved locations.
3. Section 162-58.C(3)(a) – *All outdoor lighting, whether or not required by this chapter, on private, residential, commercial, industrial, recreational or institutional property shall be aimed, located, designed, fitted and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse and so as not to create a nuisance by projecting or reflecting objectionable light onto a neighboring use or property. There appears to be significant light spill onto Park Road in the vicinity of Heather Hill Drive (providing access to residential uses) as well as onto adjacent parcel 3203 00690400 (to the east). Only one of the proposed light fixtures (B4) appears to be equipped with a house-side shield.*

It is noted that there continues to be light levels in excess of 1FC beyond the property line along Park Road. Fixture F now appears to have an external glare shield; however, the arrangement (double) and orientation (parallel to the roadway) does not appear to be directing the light “inward” towards the property. **Due to the residential uses on Heather Hill Drive, this light spill may be considered objectionable and shall be revised.** We continue to note the light spill in excess of 1FC along the FedEx parcel to the east. **Although this spill may not be considered a nuisance, it appears that slight adjustments to the orientation of the “G” light fixture may further reduce light spill and increase illumination levels on the site, close to the proposed building.**

4. Section 162-58.D(1)(a) – *A site plan showing: all structures, parking spaces, building entrances, traffic areas (both vehicular and pedestrian), and vegetation that might interfere with lighting...”. It is noted that proposed landscaping is shown on the lighting plan and appears that there will be multiple conflicts between proposed lighting locations and proposed canopy/shade trees. In the proximity shown, the twenty-foot-high luminaires would be within the tree canopy as they mature. Locations shall be coordinated, and adequate separation provided.*

Upper Uwchlan Township Manager

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Plans have been revised; however, it is noted that the proposed vegetation is no longer depicted on the lighting plan (Sheet 7).
Vegetation shall be shown to verify coordination between vegetation and proposed light fixtures.

IV. STORMWATER MANAGEMENT ORDINANCE COMMENTS

1. The Applicant is proposing two underground detention / infiltration basins to control post-development runoff.
2. **(W)** Section 152-306.J(3) – All infiltration practices shall have *setbacks from property lines and rights-of-way consistent with accessory structures in the Zoning Ordinance for the applicable zoning district. Per Section 200-45.F, no accessory structure shall be located within the front yard, nor within 30 feet of any side or rear lot line.* Basin A (infiltration basin) is in the front yard setback, and Basin B (infiltration basin) is in the rear yard setback.
We recommend a waiver be requested to permit these infiltration basins in the required yard setbacks.
3. Section 152-402.A(2) – *Final approval or adequacy letters must be submitted to the municipality prior to (or as a condition of) the municipality's issuing final approval of the SWM site plan. Proof of application and approval shall be provided for the NPDES Permit and the Erosion and sediment control plan letter of adequacy.*
4. Section 152-402.F(2) and 152-703.A – *An O&M agreement shall be provided.*

V. GENERAL COMMENTS

1. *It seems construction easements will be required to construct the proposed retaining walls along the southern property line. These should be provided.*

The response letter states that a temporary grading easement is in development with the neighboring FedEx property and will be provided with the Final Recorded Plans.

Upper Uwchlan Township Manager

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2. *Written verification shall be provided from the owner of the large basin indicating his support for the proposed modifications.*

The response letter states that the neighboring FedEx property, which has an existing easement over the existing surface basin for access, maintenance, discharge, etc., will be asked for a support letter and will be provided with the Final Plan.

3. It appears that all proposed building mounted light fixtures may be in conflict with window locations at the 20' mounting height shown. Fixture locations shall be coordinated with architectural elevations to ensure mounting is feasible as proposed.
4. Note on plan "Architectural design to ensure 5 FC illumination at all entrances" seems to indicate that there will be additional architectural light fixtures proposed. Additional information shall be provided for these proposed fixtures.

VI. TOWNSHIP TRAFFIC CONSULTANT COMMENTS
BOWMAN

1. SALDO Section 162-9.H(1) – The overall size of the building has been increased from 8,400 square feet to 10,642 square feet since the last submission. Based on the previous development proposal, the applicant stated the site will have 11 employees regularly on site, and contractors employed by the company will arrive and depart during off-peak hours. The applicant should confirm the operations of the site based on the increased building size, as well as clarify the use of the proposed 3,507 square feet of second floor storage space.
2. ZO Section 200-73.H – The parking tabulation on Sheet 3 allocates parking spaces associated with the proposed office and garage space within the building. However, the building also includes 3,507 square feet of storage space which is not accounted for in the parking tabulation. The applicant should confirm the use of the storage space, and whether this area will contribute to the traffic and parking needs of the site. If the storage space will be a generator of traffic and parking, then the parking supply for the site should be increased appropriately.

Mr. Tony Scheivert
Upper Uwchlan Township Manager

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3. Section 162-27.1.K(1) – Provide truck turning templates for the left-turn entering and exiting movements.
4. The site driveways propose stamped asphalt to help narrow the appearance of the accesses for car and small truck traffic, while creating a wider driveway opening for large trucks. Our office has concerns regarding the durability and maintenance of the stamped asphalt. As such, we recommend a paver material in lieu of the stamped asphalt. Furthermore, the paver material will create a rougher surface for traffic, which may help to slow traffic entering and exiting the site, and discourage non-truck traffic from traversing over this portion of the driveway openings. Provide a construction detail for the proposed paver design.
5. The access designs necessary to accommodate truck movements results in very wide driveway openings along Park Road. Furthermore, the revised plans show a wider western driveway as compared to the previous plan submission. We recommend additional paver material at the western driveway to limit the effective pavement width for cars and small trucks, similar to the proposed eastern driveway.
6. Provide a radius on the inside edge of the textured pavement at its intersection with Park Road at both accesses in order to create the appearance of a traditional driveway opening.
7. SALDO Section 162-41.B – The applicant requests a waiver to not provide sidewalk along the site frontage. The Township's Active Transportation Plan does not contemplate pedestrian improvements on the south side of Park Road, and therefore, we could support the waiver, subject to agreement by the Township.
8. ZO Section 200-75.H(3) –Provide the source of the sight distance requirements shown in the sight distance note on Sheet 6, as the values shown appear to be less than PennDOT's safe stopping sight distance requirements for the 35 miles per hour posted speed limit. Furthermore, it appears the sight line for traffic exiting the western driveway looking to the left conflicts with the retaining wall and fence, which limits the sight distance for exiting vehicles below the required sight distances. The wall and fence should be removed from the sight line.

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9. The applicant's engineer has indicated the proposed retaining wall cannot be located outside the Park Road right-of-way due to the location of the existing stormwater facilities located to the west of the site. However, as indicated above, our office is concerned that the wall will restrict sight distance for traffic exiting the site looking to the left. Furthermore, the proposed retaining wall and fence is located within the Park Road clear zone and will represent a blunt object safety hazard. We strongly recommend that the retaining wall should be located outside the Park Road right-of-way, and the guiderail on the south side of Park Road should be continued along the proposed southwestern radius of the proposed western driveway. With modifications to the western edge of the driveway, it should be possible to ensure the wall is located outside the right-of-way.
10. Chapter 79-8.C –The proposed redevelopment is located in the Township's Act 209 Transportation Service Area, and as such, this development is subject to the Townships Transportation Impact Fee of \$2,334 per weekday afternoon peak hour trip. Based on the Institute of Transportation Engineers publication, Trip Generation Manual, 11th Edition (Land Use Code 180, Specialty Trade Contractor), and the assumption that the 3,507 square feet of second floor storage space is not a trip generator (to be confirmed by the applicant as requested in comment 1), the proposed 7,135 square feet of building space will generate 14 new trips during the weekday afternoon peak hour. As such, the Transportation Impact Fee for the proposed development will be \$32,676.

Upon resubmission, the applicant's engineer should compose a response letter that describes how each comment has been addressed and where any revisions are located. Additional comments regarding the plans may follow upon receipt of future submissions.

VII. TOWNSHIP LAND PLANNER COMMENTS

BRANDYWINE CONSERVANCY

The applicant's response letter dated April 5, 2024 addresses and resolves the original comments provided by the Brandywine Conservancy in April of 2023. However, the Brandywine Conservancy provides the following comments for the Township's consideration.

Upper Uwchlan Township Manager

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Variance Requests

The Brandywine Conservancy recognizes that meeting the tree planting requirements is challenging given the site and space for tree planting. However, we encourage the Township and Applicant to explore every alternative to better meet these requirements. The Conservancy notes that the existing stormwater basin is not planned to be planted. The Conservancy wonders if in consultation with the Township's stormwater engineer, consideration might be given to naturalizing the basin to include native species that would tolerate and thrive under these conditions. Given the property contains the upslope portion of the stormwater basin (which is therefore less inundated and for shorter periods of time), this may be a possible solution on the applicant's lot. This may also present an opportunity to better meet the shrub planting requirements dictated by SALDO.

As indicated in our prior review letter, while not required under the provisions of the SALDO, consideration may also be given to seeking alternative Township owned sites where portions of the required planting could be installed to provide environmental and community benefits to residents and the Township.

While we recognize that the applicant has noted in their waiver request letter that the Township's Planning Commission has expressed support for the waiver associated with the provision of public sidewalks, the Conservancy would strongly recommend that the Township consider at least having the applicant provide a safe crossing of Park Road to provide access to the sidewalk and trail on its northside. Such a connection would allow employees located onsite to safely access this facility for recreation during breaks or to access local restaurants and businesses during the lunch hour without having to drive. The Conservancy would look to the Township's traffic engineer (Bowman) for design and location suggestions and/or specifics to such a crossing in this area.

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

1. The site is currently a single-family dwelling. Plans proposed the demolition of the existing single-family home and the construction of a

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Upper Uwchlan Township Manager

Reference: 301 Park Road – P.J. Reilly Contracting, Inc.
Proposed Headquarters Building
Preliminary Land Development Application – 3rd Review
Upper Uwchlan Township, Chester County, PA

File No. 22-11010

May 3, 2024

one-story office building with associated garage bays. Based on discussions with the applicant's engineer, the building is to be occupied by 11 full-time employees and includes associated restrooms, a small kitchen break room and a shop sink in the garage area. The needed sewer usage capacity is 225 gallons per day (GPD) or one equivalent dwelling unit (EDU). The required capacity will need to be purchased by the applicant. We recommend the Township reserve the right to review water usage in the future and require the purchase of additional sanitary sewer capacity if warranted.

2. Pennsylvania Department of Environmental Protection correspondence dated November 13, 2023, indicates that no planning modules are required for this project.
3. The necessary financial security shall be posted with the Township, which shall be in a form and amount acceptable to the Township.

If you have any questions, please do not hesitate to contact me.

Sincerely,

David N. Leh

David N. Leh, P.E.
Vice President
Gilmore & Associates, Inc.

cc: Upper Uwchlan Township Planning Commission Members
Upper Uwchlan Township Board of Supervisors
Gwen Jonik – Township Secretary
Rhys Lloyd – Director of Code Enforcement
Anthony Campbell – Zoning Officer
Kristin Camp, Esq. – Buckley, Brion, McGuire, & Morris LLP
Rob Daniels, Brandywine Conservancy
Christopher J. Williams, P.E., Bowman
G. Mathew Brown, P.E., ARRO Consulting, Inc.

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Upper Uwchlan Township Manager

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May 3, 2024

David Schlott, P.E., ARRO Consulting, Inc.

Phil Reilly, P.J. Reilly Contracting

Joseph C. Mongeluzi, P.E., Wilkinson Apex Engineering Group, LLC



April 5, 2024

David N. Leh, P.E.
Gilmore & Associates, Inc.
184 W. Main Street, Suite 300, Trappe, PA 19426

**RE: 301 Park Road – P.J. Reilly Contracting, Inc.
Proposed Headquarters Building
Preliminary Land Development Application
Upper Uwchlan Township, Chester County**

WKNAPEx No. 2021-231

Dear David:

On behalf of the above referenced project, we are requesting the following waivers to the Upper Uwchlan Township Subdivision and Land Development Ordinance:

§ 162-57.D.(1): SEEKING RELIEF FROM THE TREE PLANTING REQUIREMENTS OF THIS SECTION. DUE TO THE EXISTING SURFACE BASIN AND SIZE OF SITE THERE IS NOT ENOUGH AREA TO FULFILL TREE PLANTING REQUIREMENTS. IT HAS BEEN DISCUSSED WE WILL WORK WITH THE TOWNSHIP FOR CONDITIONS OF THIS WAIVER.

§ 162-41.B.: SEEKING RELIEF FROM HAVING TO INSTALL PUBLIC ACCESS SIDEWALKS REQUIRED FOR SUBDIVISION/LAND DEVELOPMENT PLANS. THE PLANNING COMMISSION HAS EXPRESSED SUPPORT FOR THIS WAIVER IN PUBLIC MEETINGS.

Based on these reasons stated above, we are requesting the Township consider these waivers.

Should you have any questions or require additional information during your review, please do not hesitate to contact me at 610-897-5032 or jmongeluzi@wknapex.com.

Sincerely,

Wilkinson APEX Engineering Group, LLC

A handwritten signature in black ink, appearing to read 'JCMongeluzi'.

Joseph C. Mongeluzi, Jr., P.E.
Principal Engineer

J:\Apex\PROJECTS WKNAPEx\2021\2021231 - PJ Reilly\Correspondence\Letters\2024-04-05 Waiver Request Letter



April 5, 2024

David N. Leh, P.E.
Gilmore & Associates, Inc.
184 W. Main Street, Suite 300, Trappe, PA 19426

**RE: 301 Park Road – P.J. Reilly Contracting, Inc.
Proposed Headquarters Building
Preliminary Land Development Application
Upper Uwchlan Township, Chester County**

WKNAPEx No. 2021-231

Dear David,

Since the last submission, we have adopted new drafting standards that improve visibility and clarity of the plans. We have also adopted new stormwater calculation software (HydroCAD) and supporting calculation spreadsheets which further clarify the project. We have consolidated the proposed SWM systems into two (2) large systems for value engineering purposes. Due to these changes, many of the comments received are now not applicable to the current submission. We are in receipt of your review letter, dated April 7, 2023. Please find our responses below.

II. ZONING ORDINANCE REVIEW

1. Section 200-45 – Show the front lot line / street line on the plans; Park Road has an ultimate right-of-way of 50-feet.
The Right of Way along Park Road needs to be clarified. There is an Ultimate Right of Way shown as well as a line labeled "Pa-DOT Required Right of Way per DB 9926 PG 1799". There is also additional line work which appears to be right-of-way, but it is not clear. This should all be clarified.

Response: Our survey shows the Ultimate ROW of Park Road, with regard to our site, has already been taken; therefore, this Ultimate ROW is now legal and has been shown as such.

2. (V) Section 200-45 – A portion of the proposed building is shown within the required rear yard setback, which will require a variance. The Applicant has noted on Sheet 4 they will be seeking this relief.

Response: This variance has been granted. The ZHB decision is shown on the Site Layout / Record Plan – Sheet 3 of 18.

3. Section 200-45.F – Add the accessory buildings/structures restriction to the Zoning table on Sheet 4: No accessory building or structure shall be located within the front yard, nor within 30

feet of any side or rear lot line. The plans show the Diesel Fuel Concrete Containment Boxes within 30 feet of the rear yard. These should be relocated to comply with this section.

Response: The accessory building setback requirement has been added to the proposed Zoning table (now located on Sheet 3 of 18), and an accessory setback line has been shown on the plan. The proposed diesel fuel boxes have been moved to a more appropriate location adjacent to the loading zone outside of this setback.

4. (V) Section 200-73.A(3) – In any industrial district, no parking, loading or service area shall be located within 25 feet of the ultimate right-of-way line. **Show the ultimate right-of-way of Park Road as well as this setback.**

The setback has not been shown on the plans. The response letter states that a variance may be required from this section as the parking along the road is within 25 feet of the ultimate right-of-way line; they are awaiting confirmation if the parking count is sufficient. Based on our review, a variance will be required. See parking space requirements comment herein (Section 200-73.H).

Response: As mentioned, the Ultimate ROW line is now legal and shown on the plan. The 25' setback has been shown on Sheet 3 of 18. Please see the Parking / Storage Tabulation note on Sheet 3 of 18 which shows compliance to the current proposed building / use. A variance has been granted to allow for parking within the 25' setback. The ZHB decision is shown on Sheet 3 of 18.

5. Section 200-73.H – Provide the parking calculation.

The parking calculation has been provided. **However, the number of required spaces for "Office Space" appears to have been computed incorrectly. For this use, 5 spaces / 1,000 SF is required. If 3,900 SF is proposed for this use, 19.5 (20) spaces would be required to bring the required total for the site to 31 spaces. Only 28 spaces are currently proposed.**

Response: This has been updated. Please see the Parking / Storage Tabulation note on Sheet 3 of 18 which shows compliance to the current proposed building / use.

6. (V) Section 200-80.A(5) – No storage shall be permitted within the front yard of any lot. It should be confirmed this requirement is being met.
The Applicant has noted on Sheet 4 that they will be seeking a variance from this requirement.

Response: A variance has been granted to allow for permanent outdoor storage within the front yard. The ZHB decision is shown on Sheet 3 of 18.

7. Section 200-80.B - Show the proposed garbage storage area on the plans in accordance with this section.

A dumpster area has been shown. **Please provide a construction detail for the proposed enclosure.**

Response: The proposed dumpster pad has been revised, and a corresponding construction detail provided. Please see the Construction Details Plan – Sheet 10 of 18.

8. Section 200-80.C – Clarify whether any fuel or other explosive materials are intended to be stored on the site.

The plans show two (2) "Diesel Fuel Concrete Containment Boxes." Sheet 4 notes "No fuel or other explosive materials will be stored on site." Clarify the purpose of the Diesel Fuel Concrete Containment Boxes.

Response: Diesel fuel will be stored for the vehicles operating at the site. This note has been removed from the plan.

9. Section 200-80.C(1) – Outdoor storage facilities for fuel, including aboveground storage tanks, raw materials, and products, shall be enclosed with an approved safety fence compatible with the architectural and landscaping style employed on the lot. All fencing shall be erected in accordance with Sections 200-77 and 200-88 of this chapter, and with Chapter 162, Subdivision and Land Development. These items shall be addressed as part of the building permit process.

Response: The outdoor fueling area will comply with all federal, state, and local regulations. A safety fence has been shown around the proposed diesel fuel boxes and corresponding construction detail provided. Please see the Construction Details Plan – Sheet 10 of 18.

III. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

1. Section 162-9.B.(2)(b)[10] – The locations and dimensions of all existing streets, sewers and sewage systems, water mains and feeder lines, fire hydrants, gas, electric, and oil transmission lines, watercourses, sources of water supply, easements, and other significant features within the property, or such driveways, intersections and utilities within 100 feet of any part of the property proposed to be developed or subdivided should be shown on the plan.

Features within 100 feet of the site shall be shown on the plans. Providing an aerial photograph of the property in the plan set should satisfactorily address this requirement.

Response: The latest GIS aerial imagery has been shown on the Cover Sheet – Sheet 1 of 18, along with other appropriate maps.

2. Section 162-9.B.(2)(c)[10] – Show the locations of right-of-way monuments.

Response: Existing and proposed ROW survey monuments have been shown on the Site Layout / Record Plan – Sheet 3 of 18 and a corresponding construction detail provided. Please see the Construction Details Plan – Sheet 9 of 18.

3. (W) Section 162-41.B – Sidewalks shall be required in any subdivision or land development where it is desirable, in the opinion of the Board, to continue sidewalks that are existing in adjacent developments, or to provide access to community facilities (schools, shopping areas, recreational areas, etc.), or to ensure the safety of pedestrians in unusual or peculiar conditions with respect to prospective traffic. The applicant shall discuss whether sidewalks are required. The Applicant's Engineer in her response letter stated the Planning Commission agreed that sidewalks would not be necessary along the frontage of the property or leading to other adjacent developments. While the Planning Commission may be in support of the waiver, it is our understanding and indicated in the Planning Commission meeting minutes that the application is to seek a waiver from installing sidewalks. **Therefore, if the intention is to not install sidewalks, a waiver should be sought.**

Response: A SALDO waiver for this is requested. Please see the corresponding request on the Site Layout / Record Plan – Sheet 3 of 18.

4. Section 162-47.A(1) – Permanent stone or concrete monuments shall be accurately placed at the intersection of all lines forming angles and at changes in directions of lines in the boundary (perimeter) of the property being subdivided. Please revise the plans to show monuments along the perimeter boundary instead of pins. Iron pins may be utilized elsewhere.

The existing monument symbol is missing in the Legend, which should be revised. Monuments appear to be proposed where existing iron pins were found; this should be verified.

Response: Since no subdivision is occurring, and many of the perimeter property lines fall within the paving of Park Road or underneath the bridge crossing I-76, we have proposed iron pins at

all ROW points for the site with a corresponding construction detail provided. Please see the Construction Details Plan – Sheet 9 of 18. If perimeter survey monuments are suggested, then we would suggest using mag nails to avoid placing concrete monuments within vehicular travel lanes.

5. Sections 162-49 – Although the plans indicate the site will be serviced by public water, we note that the plans do not show any water service connection. This should be provided. The proposed water service is shown. **The proposed water service line is under Basin B, which shall be revised.**

Response: This has been revised. Please see the proposed water service on the Improvement Construction / Utilities Plan – Sheet 4 of 18.

6. Section 162-58.C(3)(a) – All outdoor lighting, whether or not required by this chapter, on private, residential, commercial, industrial, recreational or institutional property shall be aimed, located, designed, fitted and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse and so as not to create a nuisance by projecting or reflecting objectionable light onto a neighboring use or property." There appears to be significant light spill onto Park Road in the vicinity of Heather Hill Drive (providing access to residential uses) as well as onto adjacent parcel 3203 00690400 (to the east). Only one of the proposed light fixtures (B4) appears to be equipped with a house-side shield.

Response: The Lighting Plan has been updated, please see Sheet 7 of 18. The proposed light spill onto Park Road within the vehicular travel lane is only 0.1 FC or less. The adjacent parcel to the east is the FedEx Limited Industrial Zoned property, therefore § 162-58.C(3)(i) does not apply. We would like to note that where the proposed light spill occurs onto the FedEx property it is heavily wooded / undeveloped, so no nuisance is expected. It is noted that the FedEx property has its own outdoor parking lot lighting which is adjacent to the subject property.

7. Section 162-58.D(1)(a) – A site plan showing: all structures, parking spaces, building entrances, traffic areas (both vehicular and pedestrian), and vegetation that might interfere with lighting..." It is noted that proposed landscaping is shown on the lighting plan and appears that there will be multiple conflicts between proposed lighting locations and proposed canopy/shade trees. In the proximity shown, the twenty-foot-high luminaires would be within the tree canopy as they mature. Locations shall be coordinated, and adequate separation provided.

Response: Proposed landscaping and lighting have been updated to avoid this. Please see Sheets 6 & 7 of 18, respectively.

8. Section 162-58.C(4) – Poles supporting lighting fixtures for the illumination of parking areas and located directly behind parking spaces shall be placed a minimum of five feet outside paved area, or on concrete pedestals at least 30 inches high above the pavement, or suitably protected from potential vehicular impact by other approved means." It appears that several light fixtures are proposed on or directly adjacent to retaining wall structures with fencing and very little separation between paved vehicular areas. There do not appear to be any details provided that depict how the installation of these lights will be accomplished/coordinated with the retaining wall and fencing. Additional information shall be provided to depict constructability and protection from adjacent vehicular areas.

Response: Proposed lighting has been updated to resolve this. Please see the Lighting Plan – Sheet 7 of 18, along with corresponding construction detail on same sheet.

IV. STORMWATER MANAGEMENT ORDINANCE REVIEW

1. The Applicant is proposing four infiltration basins to control post-development runoff, three subsurface and one above-ground.

Response: SWM calculations have been updated. The project now proposes two (2) large subsurface infiltration beds (pipe and stone). The existing surface basin has not been used for any stormwater calculation (peak rate control, volume, WQ, etc.).

2. Section 152-306.J(3) – The infiltration facility shall completely drain the retention (infiltration) volume within three days (72 hours) from the end of the design storm. Provide calculations showing same.
Basin dewatering time was provided for Basin A only. **Please explain the “0 hour” Time to Dewater (“above Water Quality Orifice”). Also, please provide the dewatering calculations for all proposed basins.**

Response: Please see the drain time supporting calculation sheet in the PCSM report – Page 16 of 239. Both Basin A and B drain the infiltration volume (referred to as recharge depth) in less than 50 hours. A factor of safety of 2 is used for all infiltration rates.

3. (RW) Section 152-306.K(3) – Setbacks from property lines and rights-of-way are to be consistent with accessory structures in the Zoning Ordinance for the applicable zoning district. Per Section 200-45.F, no accessory building or structure shall be located within the front yard, nor within 30 feet of any side or rear lot line. Basins A, B and C are in the front yard setback, and Basin D is in the rear yard setback.
A waiver is being requested to permit the infiltration basins in the setback and is listed on Sheet 4 (“Waiver Requests”). **We have no objection to the granting of this waiver; however, the applicant shall discuss this request with the Planning Commission.**

Response: Due to the existing site constraints, the subsurface infiltration beds cannot be located in an area that will not impact the front of rear yard setbacks. We respectfully request that these SWM facilities are not considered Structures, since per the Zoning Definition driveways, sidewalks, utilities, retaining walls, etc. may also be considered Structures. (“Structure” Zoning Definition: Anything constructed or erected on the ground or attached to the ground, including, but not limited to, buildings, sheds, manufactured homes, and other similar items. This term includes any man-made object having an ascertainable stationary location on or in land or water whether or not affixed to land.) This plan has been reviewed by the ZHB with a decision made, and none of the above mentioned items were considered as Structures; therefore, by extension we assume the SWM facilities would not be classified as Structures as well.

4. Section 156-306.P – Where sediment transport in the stormwater runoff is anticipated to reach the infiltration system, appropriate permanent measures to prevent or collect sediment shall be installed prior to discharge to the infiltration system. Provide “Snout” devices or equivalent in upstream inlets draining to infiltration beds. Provide O&M steps as well.

Response: A note has been provided on the Improvement Construction / Utilities Plan – Sheet 4 of 18 (bottom right corner) stating all proposed stormwater inlets to have 12” sump and Snout BMP. This same note is provided on the PCSM Plan – Sheet 15 of 18. The Snout construction detail on Sheet 18 of 18 states to be installed on all proposed stormwater inlets. The Type C and Type M inlet construction detail on the same sheet states all inlets to have 12” sump. PCSM O&M is provided on the PCSM Notes Plan – Sheet 16 of 18.

5. Section 152-309.E – Runoff curve numbers (CN) for both predevelopment and proposed (post-construction) conditions to be used in the Soil Cover Complex Method shall be obtained from Table B-1 in Appendix B of this chapter.

For the purposes of determining compliance with this chapter, compacted soils or stone surfaces used for vehicle parking and movement shall be considered impervious. **Please revise the CN value for the gravel storage area accordingly.**

Response: The proposed permanent gravel storage area now uses a CN of 98 and is considered impervious. This is shown in the CN supporting calculation sheet in the PCSM Report – Page 14 of 239 and reflected in the PCSM Plan – Sheet 15 of 18.

6. Section 152-402.A(2) – A listing of all regulatory approvals required for the proposed project and the status of the review and approval process for each shall be included in the PCSM plan. Final approval or adequacy letters must be submitted to the municipality prior to (or as a condition of) the municipality's issuing final approval of the SWM site plan. Proof of application and approval shall be provided for the NPDES Permit and the Erosion and sediment control plan letter of adequacy.

Response: Please see the Regulatory Approvals Required note on the PCSM Plan – Sheet 15 of 18.

7. Sections 152-402.B(18)(a) , (c), 152-402.F(3) and 152-704.A – Identify the person or entity responsible for BMPs after construction and provide easements.
The Applicant's Engineer indicated in her response letter a blanket easement has been provided for Township inspection. This could not be located. Please clarify its location.

Response: Please see the PCSM Plan – Sheet 15 of 18, bottom right corner. This will be included in the formal SWM O&M agreement.

8. Section 152-402.F(2) and 152-703.A – An O&M agreement shall be provided.

Response: A formal SWM O&M agreement will be provided with the final plans.

9. Section 152-402.G – A letter of adequacy from the Conservation District must be submitted to the municipality prior to (or as a condition of) the municipality's final approval.

Response: Please see the Regulatory Approvals Required note on the PCSM Plan – Sheet 15 of 18.

10. Section 152-502 – For regulated activities involving one acre or more of earth disturbance, the applicant shall provide to the municipality final as-built plans (signed and sealed by a qualified licensed professional) of all BMPs, conveyances, other stormwater facilities, and related improvements shown in the final approved SWM site plan.

Response: Please see the Regulatory Approvals Required note on the PCSM Plan – Sheet 15 of 18.

11. Section 152-705.B to D – The statements in these sections shall be added as notes to the PCSM Plans.

Response: Please see PCSM Notes on the PCSM Plan – Sheet 15 of 18.

12. The applicant shall determine an adequate tailwater elevation to use in the calculations.
The Applicant's Engineer indicated in her response letter tailwater has been added to all basins including the existing basin. However, we are unable to verify this. Please clarify.

Response: Since the existing surface basin is not used for any calculation purposes (peak rate control, volume, WQ, etc.), and all peak rates and volume to the existing surface basin are being reduced, thus any tailwater condition will be improved.

V. GENERAL COMMENTS

1. All uses as listed on the Application shall be listed on the Record Plan. Add the notation "Record Plan Sheet __ of __" on all sheets to be recorded.
Sheets 4 and 8 have the notation added. **However, Sheet 8 will be recorded with O&M agreement; verify this sheet is intended to be a record plan.**

Response: It is noted on the Cover Sheet – Sheet 1 of 18 that all sheets are intended to be recorded.

2. On Sheet 2: Clarify the "Stone drive (construction entrance)" label; no driveway outline is shown.

Response: This label has been removed from the plan.

3. Clarify the pipes from building to ST-18 and from ST-12 (i.e., source).
The Applicant's Engineer indicated in her response letter these are roof drain collection pipes. **Please verify whether there are only two (2) down spout connections, or if there is a roof drain collection piping proposed.**

Response: Proposed downspout connections have been picked up from the architectural plans attached as part of this submission. All roof drain pipe will be collected and directed towards Basin B.

4. Add top and bottom of wall elevations.
Verify the TW 498.50 elevation near Basin D, TW 501.00 near rear building corner, TW 497.00 near ST-17, and the TW as they appear incorrect.

Response: Proposed retaining wall has been revised, TW BW elevations are shown on the Improvement Construction / Utilities Plan – Sheet 4 of 18. Please see structural plans attached as part of this submission for further detail.

5. Clarify how the retaining wall construction area will be protected from water when the basin is activated during a storm.
The Applicant's Engineer indicated in her response letter this has been addressed in the construction sequence. Please clarify where as we were unable to locate.

Response: We have corresponded with Redi-Rock, the product specified for the proposed retaining wall, our structural engineer, and they provided a suggested resolution based on similar installations, which appears in the Sequence of Construction on Sheets 12 and 16 under Resolution for Retaining Wall Construction During Storm Event header.

6. Pipes and inlets near a retaining wall shall be included in the design of the walls.

Response: Both proposed storm outlet pipes going through the retaining wall have been included in the wall design. Inlets A3 and B4 are currently shown as Type C inlets, they will be revised to Type M inlets in the subsequent submission so to not interfere with the retaining wall construction.

7. Clarify the "C" line type and verify that it and underground electric are acceptable under/through Basin B, as currently shown on the plans.

The Applicant's Engineer indicated in her response letter this has been addressed in the construction sequence. Please clarify where as we were unable to locate.

Response: N/A, proposed electric and telecom service now cross above the storm conveyance run from Inlet A1 to A2. No conflict is anticipated, and these utilities have 4.3' of cover at its shallowest location.

8. Clarify how the retaining will be constructed adjacent to the infiltration basins, as the infiltration basin areas are to be protected from compaction and will be surrounded by geotextile material.

The Applicant's Engineer indicated in her response letter the product used for the retaining wall will not require geotextile fabric nor excessive compaction. **At a minimum, prior to preliminary plan approval, a preliminary structural design should be provided to confirm the walls can be constructed without adversely affecting the basins.**

Response: Proposed Basins A and B now have enough horizontal area away from the retaining wall to avoid compaction. Please see structural plans attached as part of this submission for further detail.

9. It seems construction easements will be required to construct the proposed retaining walls along the southern property line. These should be provided. Temporary construction easements are now shown on Sheets 16 and 17. **Executed easement agreements shall be provided to the Township prior to Final Plan Approval. In addition, these easements should be delineated on the "Site Layout Plan."**

Response: A temporary grading easement is in development with the neighboring FedEx property and will be provided with the Final Recorded Plans. Please see Site Layout / Record Plan – Sheet 3 of 18.

10. **A waiver request letter shall be provided indicating all requested waivers as well a justification for each request.**

Response: Agreed. Letter is attached as part of this submission.

11. **Written verification shall be provided from the owner of the large basin indicating his support for the proposed modifications.**

Response: The neighboring FedEx property, which has an existing easement over the existing surface basin for access, maintenance, discharge, etc., will be asked for a support letter and will be provided with the Final Plan.

12. **The site location map (USGS Quad) is not legible on the sheets which it appears. Please improve clarity.**

Response: This has been revised on all sheets in which it appears.

VI. TOWNSHIP TRAFFIC CONSULTANT MCMAHON ASSOCIATES, INC.

1. SALDO Section 162-9.H(1) – Based on the supplemental information provided by the applicant, the proposed building will feature 4,000 square feet of office space and the remaining portion of the building will be garage space. In addition, the applicant indicates the site will have 11 employees regularly on site, and contractors employed by the company will arrive and depart during off-peak hours. Based on this information, the site will generate 71 daily trips, and 11 trips during the weekday morning and weekday afternoon peak hours, and as such, the Township's threshold of 200 daily trips or 20 peak hour trips for completion of a traffic study is not met.

Response: Agreed, furthermore office space has been reduced, see architectural plans and Parking / Storage Tabulation on Sheet 3 of 18.

2. SALDO Sections 162-27.1.F(1) and 162-27.1.F(2) – This project is located within the LI zoning district, and is subject to the Township's access management standards. The development proposes two driveways to the site when only one driveway is permitted, unless it is demonstrated additional access is necessary to accommodate traffic to and from the site in a safe and efficient manner. According to the applicant's response letter, trucks are not able to access and circulate within the site with only one driveway, and therefore, two driveways are necessary for this use.

Response: Agreed

3. Section 162-27.1.K(1) – The following comments related to the truck turning template plan (sheet 5):
 - a. Provide the dimensions of the largest truck expected to access the site.

Response: Please see the Site Maneuverability Plan – Sheet 5 of 18 for maneuverability and vehicle sizing.

- b. As previously requested, truck turning templates for the Township's largest emergency service vehicle should also be provided.

Response: Please see the Site Maneuverability Plan – Sheet 5 of 18 for maneuverability and vehicle sizing.

- c. As currently shown, the on-site circulation of the truck will traverse in close proximity to the proposed building. If feasible, the applicant's engineer should modify the internal site layout to provide additional space for the trucks to navigate within the site in the vicinity of the building.

Response: This has been updated, please see the Site Maneuverability Plan – Sheet 5 of 18 for maneuverability and vehicle sizing.

- d. The driveway radii necessary to accommodate the truck will result in very wide driveway openings along Park Road. We recommend modifying the driveway edges and corner radii to give the appearance of narrower driveways. This can be accomplished using a flush pavement treatment (such as stamped asphalt or pavers) that can be traversed by trucks. Giving the appearance of narrower driveways will be more compatible with the area, and it will provide better alignment of the eastern driveway opposite Heather Hill Drive.

Response: Modifications to the driveways have been shown on the Site Layout / Record Plan – Sheet 3 of 18.

- e. The truck templates do not show any trucks entering or exiting to/from the west along Park Road. Please confirm the proposed truck routes, and a note to the plan to memorialize the proposed truck routes.

Response: Painted traffic arrows and traffic signage have been proposed on the Site Layout / Record Plan – Sheet 3 of 18. A callout for proposed truck route and note has been provided on the Site Maneuverability Plan – Sheet 5 of 18.

4. SALDO Section 162-28.A – The plans should clearly label and dimension the existing legal right-of-way along the Park Road site frontage. Since Park Road is classified as a minor collector

road, the half-width right-of-way along the site frontage should be 25 feet to meet the ordinance requirement. Any additional right-of-way required to meet the 25-foot half-width right-of-way requirement should be labeled "Required Right-of-Way (To Be Deeded To Upper Uwchlan Township)". If the "ultimate right-of-way" currently shown on the plan is less than the legal right-of-way, the line currently labeled as "ultimate right-of-way" should be removed from the plan. Furthermore, the applicant's engineer should verify that the proposed retaining wall and guiderail along the western driveway radius is located outside the legal right-of-way if the existing legal right-of-way is more than the right-of-way currently shown on the plan.

Response: As previously mentioned, the ultimate ROW for this site has been taken and is now legal and shown as such. No further ROW is needed for dedication. Due to the existing stormwater surface basin, the existing grade drops off sharply from Park Road. Since it was agreed that this site requires two driveways for proper commercial truck circulation, the proposed retaining wall is required to be within the ROW to protect public health and safety regarding the proposed western driveway. The applicant, successor, and assigns will be responsible for the maintenance of this retaining wall.

5. SALDO Section 162-28.A – The plans should be revised to show the location of the guiderail on the south side of Park Road in the vicinity of the western site driveway in order to determine whether the guiderail must be adjusted to accommodate the western driveway curb radius.

Response: A portion of the existing guiderail is proposed to be removed. Please see the Site Analysis & Impact / Demolition Plan – Sheet 2 of 18.

6. ZO Section 200-73.H – The parking tabulation on sheet 4 indicates that the proposed 3,900 square feet of office space will require 15 parking spaces. However, since the Township's parking supply requirement for office space is five parking spaces per 1,000 square feet, the parking requirement for the office space would be 20 parking spaces ($3.9 \times 5 = 20$ parking spaces), and as such, additional parking spaces will be required. In addition, the applicant's response to comment 1 indicates the office square-footage will be 4,000 square feet, and the parking tabulation should be updated to show the total square-footage of the office space.

Response: This has been updated. Please see Parking / Storage Tabulation on the Site Layout / Record Plan – Sheet 3 of 18.

7. The Planning Commission should determine whether a pedestrian connection to the existing path on the opposite side of Park Road should be required as part of this development. If a pedestrian connection is required, we recommend the appropriate pedestrian accommodations (ADA compliant curb ramps, pedestrian warning signs, and crosswalk markings) be provided at the crossing.

Response: As mentioned above, the Planning Commission agreed that sidewalks would not be necessary along the frontage of the property or leading to other adjacent developments.

8. ZO Section 200-75.H(3) – The plans have been revised to show sight lines for traffic existing both proposed driveways; however, these line should be labeled with the available sight distances . In addition, the plans should also label and dimension the available sight distances for left-turn vehicles entering both driveways looking ahead and behind. In addition, the plans should include a PennDOT-style sight distance note which states the required sight distances, as follows:

"All sight distance obstructions (including but not limited to embankments and vegetation) shall be removed by the permittee to provide a minimum of XXX sight distance to the left and XXX sight distance to the right for a driver exiting the proposed driveways onto the through highway. The driver must be considered to be positioned ten feet from the near edge of the

closest highway through travel lane (from the curblane if curbing is present) at an eye height of three feet six inches (3'6") above the pavement surface located in the center of the closest highway travel lane designated for use by approaching traffic. This sight distance shall be maintained by the permittee."

Response: Sight distance lines required and proposed sight distances, and the aforementioned note has been provided on the Landscaping Plan – Sheet 6 of 18.

9. Chapter 79-8.C – The proposed redevelopment is located in the Township's Act 209 Transportation Service Area, and as such, this development is subject to the Townships Transportation Impact Fee of \$2,334 per weekday afternoon peak hour trip. Based on the Institute of Transportation Engineers Publication Trip Generation Manual, 11th Edition (Land Use Code 71, General Office), the proposed 4,000 square feet of office space will generate 11 new trips during the weekday afternoon peak hour. As such, the Transportation Impact Fee for the proposed development will be \$25,674.

Upon resubmission, the applicant's engineer should compose a response letter that describes how each comment has been addressed and where any plan and/or report revisions are located. Additional comments regarding the traffic improvements and/or land development plans may follow upon receipt of future submissions.

Response: Agreed

VII. TOWNSHIP LAND PLANNER BRANDYWINE CONSERVANCY

The applicant's response letter dated March 1, 2023, addresses, and resolves most of the original comments provided by the Brandywine Conservancy in December of 2022. In consultation with the Township, it has been determined that the property is not classified as an historic resource within the Township and is not listed on its Historic Resource Inventory. The original comment regarding this item is not applicable.

Landscape Plan

The Applicant's revised submission included a landscape plan for the proposed development. The following are new observations based upon this newly submitted Plan sheet.

1. The Applicants Landscape Compliance Chart shows a lesser number of required deciduous, evergreen, and shrub material as required by SALDO. While recognizing the constraints of the property, the Conservancy suggests the Applicant work with the Township to identify opportunities to increase the number of trees and shrubs planted at the site. While not required under the provisions of the SALDO, consideration may be given to seeking alternative Township owned sites where the required planting could be installed to provide environmental and community benefits to residents and the Township.

Response: A SALDO waiver is being requested regarding required landscaping. We will work with the Township to determine the conditions of this requested waiver.

2. The twenty-seven shrubs located on the plan have been placed in a linear fashion along the edge of the driveway. The Conservancy suggests that a more "natural" configuration, staggering, and grouping of planting be considered in this area while also meeting the requirements of the ordinance. This may also provide opportunities to increase the number of shrubs planted at the site. In addition, the plan does not clearly identify where specific shrub species be planted. Suggest noting the specific species on the plan drawing.

Response: The configuration of the proposed shrubs has been updated to be staggered. The overall number of proposed shrubs on-site has been increased. Identifying labels have been added to all proposed landscaping with corresponding charts. Please see the Landscaping Plan – Sheet 6 of 18.

3. The required tree replacement caliper for four (4) of the listed tree replacements is 4-4.5", yet the table of planting material simply shows a minimum of 3.5" caliper. The Conservancy suggests the Applicant make clear in its table of plant material which four (4) trees will meet the replacement requirement of the 9", 10", and 11" trees that are to be removed.

Response: The Tree Replacement Requirements table and the Proposed Landscaping table have been color coded to more clearly demonstrate this. Please see the Landscaping Plan – Sheet 6 of 18.

4. Trees to be removed from the site should be noted on the plan.

Response: Please see Tree Replacement Requirements table, Landscaping Plan – Sheet 6 of 18.

5. The text associated with the tree protection and root pruning details on the sheet is difficult to read and should be improved for clarity.

Response: This has been updated, Landscaping Plan – Sheet 6 of 18.

6. While a planting guide for shrubs is provided, no tree planting guide is provided. The Conservancy suggest one be added.

Response: This detail has been added, Landscaping Plan – Sheet 6 of 18.

7. The planting material table lists five (5) evergreen trees (Pinus strobus), yet the plan includes six (6) evergreen trees. This discrepancy should be corrected.

Response: This has been updated, Landscaping Plan – Sheet 6 of 18.

8. The plan identifies two (2) pin oaks directly under the overhead utility line toward the eastern end of the property. The Conservancy suggests the Applicant ensure the mature height of these trees will not interfere with the overhead utility line and require unnecessary maintenance and significant pruning in the future, potentially undermining the integrity, appearance, and longevity of the tree. Alternatively, consider altering the location of these trees to not interfere with the overhead utility line. As a minor note, the orientation of the notation referring to the overhead utility line (OH) is oriented incorrectly (it reads HO, rather than OH). I suspect this may be a result of the direction the line was digitized originally.

Response: This has been updated, Landscaping Plan – Sheet 6 of 18.

9. The proposed features legend should include symbology for the plant material.

Response: This has been updated, Landscaping Plan – Sheet 6 of 18.

10. Subject to review and approval by the Township, Upper Uwchlan's SALDO allows for existing plant material to be credited toward the planting requirement provision. If the Applicant intends to utilize this provision in their calculations, the location and number of credits sought should be noted on the plan and the tables and charts modified accordingly.

Response: This is not being considered at this time.

VIII. TOWNSHIP SEWER CONSULTANT COMMENTS ARRO CONSULTING, INC.

We offer the following comments for your consideration at this time:

1. The site is currently a single-family dwelling. Plans proposed the demolition of the existing single-family home and the construction of a one-story office building with associated garage bays. Based on discussions with the applicant's engineer, the building is to be occupied by 11 full-time employees and includes associated restrooms, a small kitchen break room and a shop sink in the garage area. We estimate the anticipated sewer usage to be 225 gallons per day (GPD) or one equivalent dwelling unit (EDU). The required capacity will need to be purchased by the applicant. We recommend the Township reserve the right to review water usage in the future and require the purchase of additional sanitary sewer capacity if warranted. The proposed capacity shall be noted on the plans.

Response: The estimated sewer usage has been noted on the plan. Please see the Improvement Construction / Utility Notes (#6) on the Improvement Construction / Utilities Plan – Sheet 4 of 18.

2. The appropriate sewage facilities planning modules (SFPD) approval by the Pennsylvania Department of Environmental Protection is required prior to plan approval.

Response: A sewer planning module will be prepared for the estimated one (1) EDU and the change in use of the property.

3. The 6-inch sewer lateral pipe material shall be PVC SDR-35. The lateral connection into the existing manhole shall be core drilled and include a watertight seal. The profile shall be revised accordingly.

Response: The proposed sanitary sewer lateral material is shown as such, and a note regarding the connection has been added. Please see the Sanitary Sewer Lateral Profile on the Improvement Construction / Utilities Plan – Sheet 4 of 18.

4. The proposed sewer lateral vent and cleanout are proposed within a paved area. The Service Line Clean-out and Vent detail (7000SD18) should be replaced with Service Line Clean-out and Vent in Paved Areas (7000SD19).

Response: The Service Line Clean-out and Vent detail (7000SD18) has been replaced with Service Line Clean-out and Vent in Paved Areas detail (7000SD19). Please see the Construction Details Plan – Sheet 9 of 18.

5. A detail of the appropriately-sized oil and water separator shall be provided for the proposed shop sink on the plans.

Response: This construction detail has been provided, please see the Construction Details Plan – Sheet 10 of 18.

6. The necessary financial security shall be posted with the Township, which shall be in a form and amount acceptable to the Township.

Response: Acknowledged

Should you have any questions or require additional information during your review, please do not hesitate to contact me at 610-897-5032 or jmongeluzi@wknapex.com.

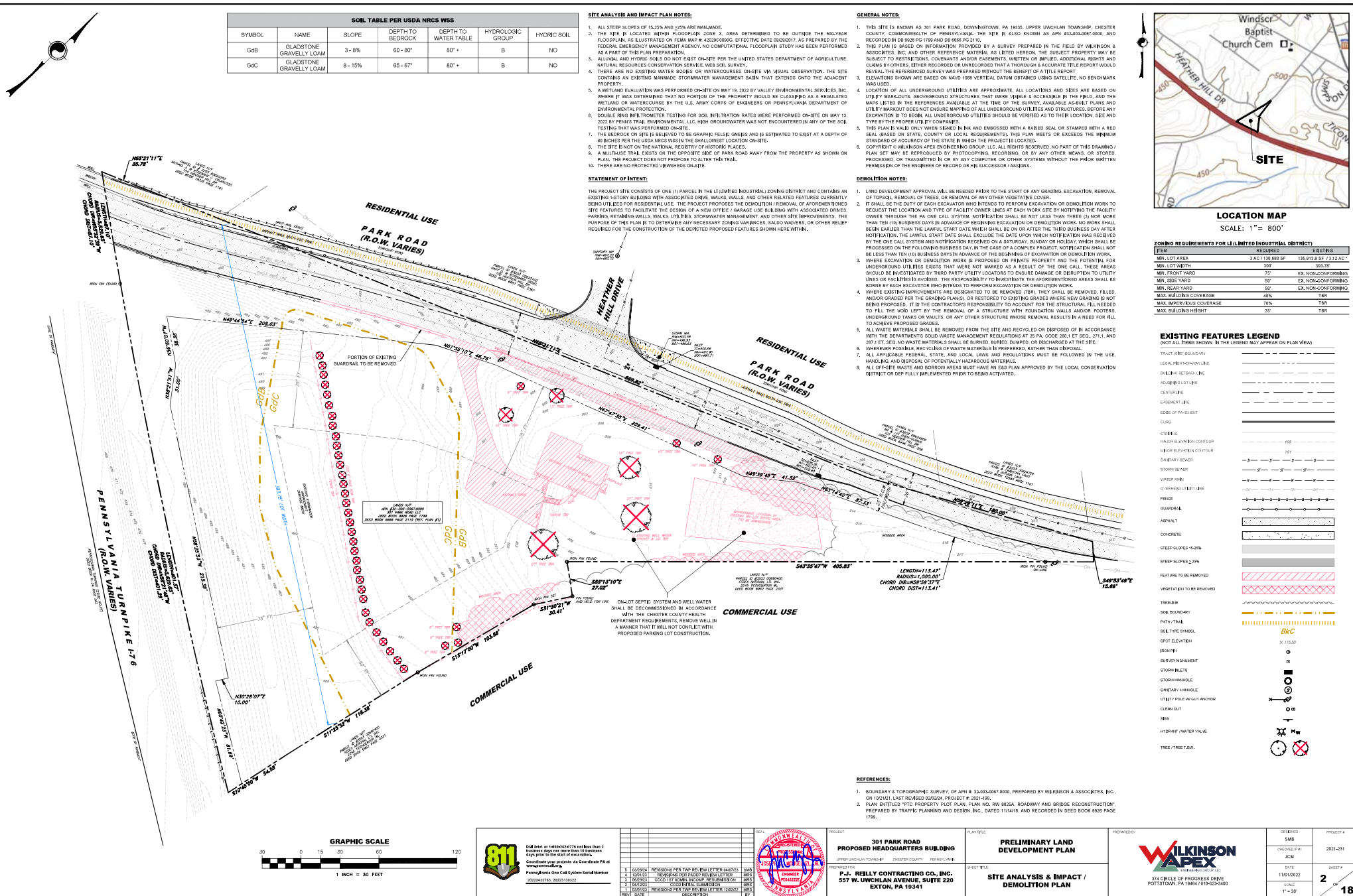
Sincerely,

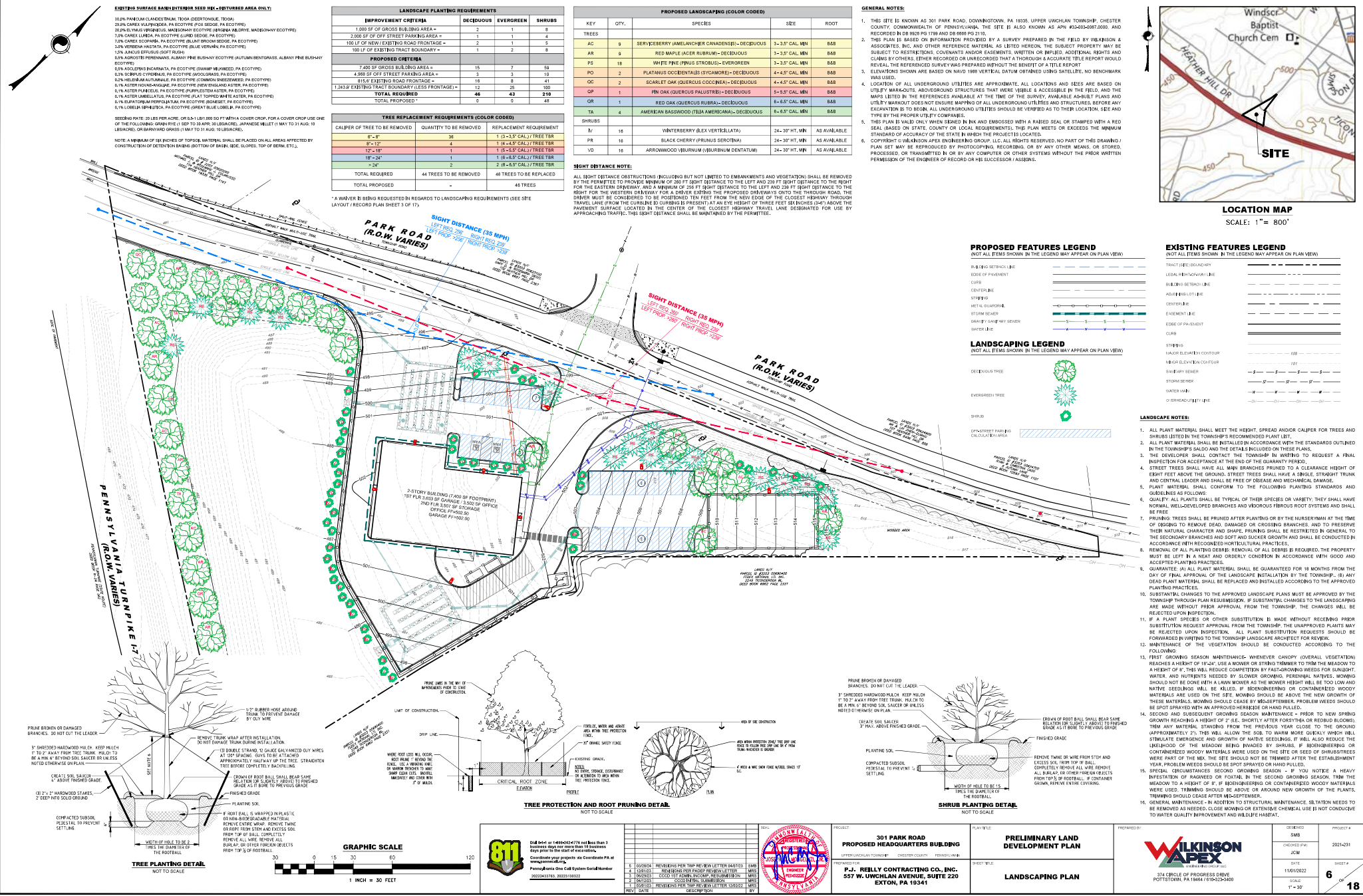
Wilkinson APEX Engineering Group, LLC

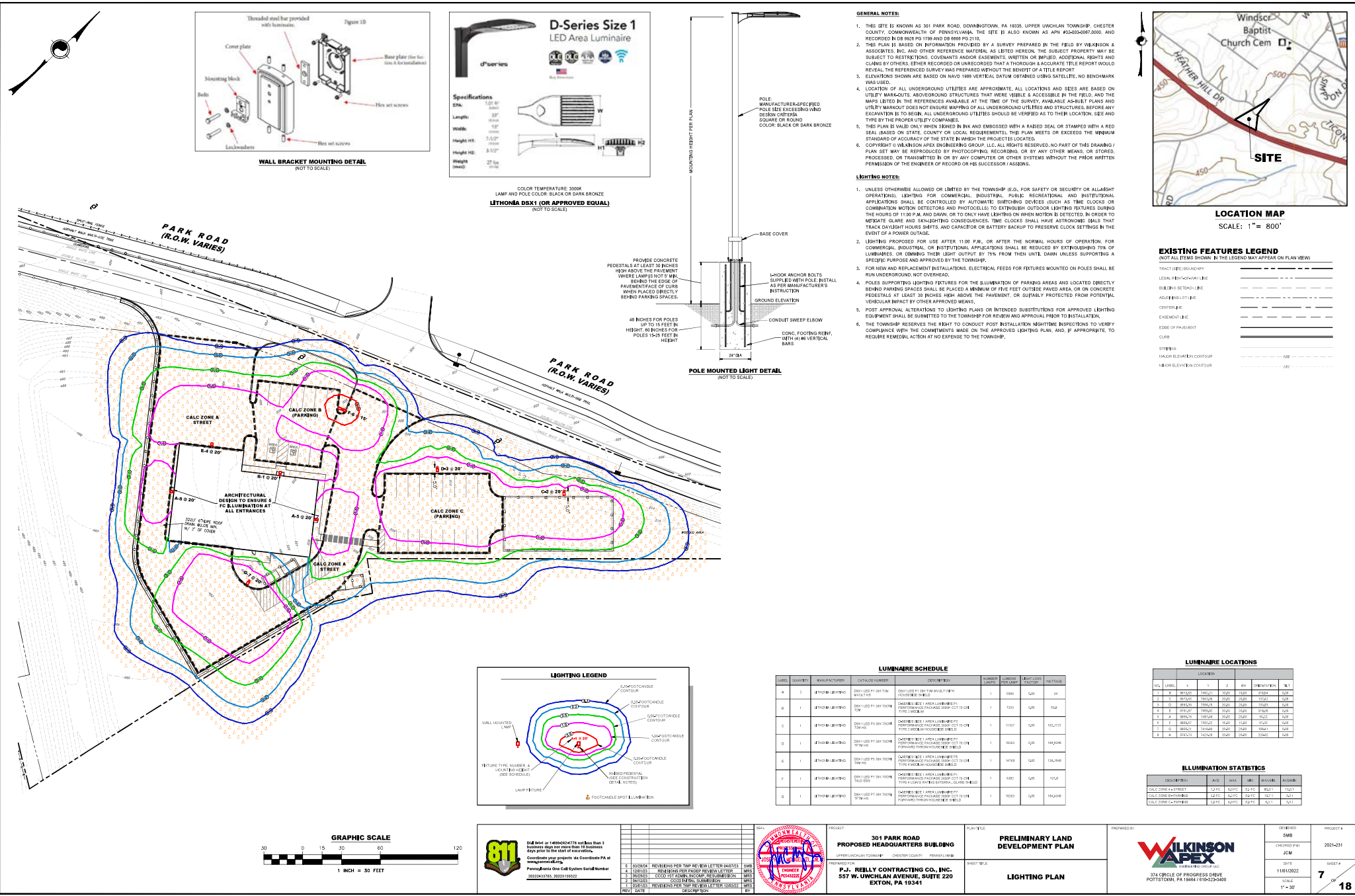
A handwritten signature in black ink, appearing to read 'JCM', is positioned below the company name.

Joseph C. Mongeluzi, Jr., P.E.
Principal Engineer

J:\Apex\PROJECTS WKNAPEX\2021\2021231 - PJ Reilly\Correspondence\Letters\2024-04-05 Twp Response Letter







PARK ROAD, DOWNINGTOWN, PA 19335
UPPER UWCHLAN TWP., CHESTER COUNTY



SHEET LIST - ARCHITECTURAL

SHEET LIST - STRUCTURAL

GENERAL NOTES

1. NOTIFY THE ARCHITECT, IN WRITING, OF ANY DISCREPANCIES FOUND WITHIN THE CONSTRUCTION DOCUMENTS PRIOR TO BEGINNING THE WORK. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL DIMENSIONS, FLOOR TO FLOOR HEIGHTS, TOP OF STEEL ELEVATIONS, MASONRY OPENING LOCATIONS AND SIZES, COLUMN LOCATIONS AND SIZES, AND SIMILAR CONDITIONS. FIELD VERIFY ALL EXISTING CONDITIONS OF EXISTING CONSTRUCTION WHERE NEW WORK IS REQUIRED TO TIE IN. THIS INCLUDES ALL DIMENSIONS AND CONSTRUCTION CONDITIONS WHETHER SHOWN ON PLANS OR NOT. IF DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT AND PROVIDE VERIFIED FIELD CONDITIONS.
2. COMPLY WITH, AND PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE LAWS, STATUTES, ORDINANCES, LAWFUL ORDERS OF GOVERNMENTAL AUTHORITY, BUILDING CODES, RULES AND REGULATIONS. UNLESS CONTRACT DOCUMENTS REQUIRE A HIGHER OR GREATER STANDARD TO BE CONFORMED TO, IF PORTIONS OF THE CONTRACT DOCUMENTS ARE RECOGNIZED AS NOT MEETING THE STANDARD ESTABLISHED THEREBY, PROMPTLY NOTIFY ARCHITECT IN WRITING BEFORE PROCEEDING WITH WORK.
3. BE ACQUAINTED WITH WORK TO BE DONE. MATERIALS AND EQUIPMENT TO BE INSTALLED AND COORDINATE IN ADVANCE PRIOR TO INSTALLING ANY SYSTEM OR PORTION THEREOF.
4. EACH CONTRACTOR WHO FAILS TO COORDINATE INSTALLATION OF HIS WORK WITH OTHER TRADES SHALL BEAR ALL COSTS OF EACH TRADE FOR DISCONNECTING, REMOVAL AND RE-INSTALLATION OF AFFECTED SYSTEMS, EQUIPMENT OR PORTION THEREOF.
5. UNLESS NOTED OTHERWISE, GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING FOR ALL STRUCTURAL STEEL, MISCELLANEOUS STEEL, AND LOOSE LINTELS NECESSARY TO SUPPORT ALL ROOF TOP MOUNTED EQUIPMENT, MASONRY OPENINGS, PASSAGES, WINDOWS AND FRAME ALL ROOF OPENINGS. GENERAL CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DRAWINGS OF ALL CONTRACTS TO DETERMINE QUANTITY, SIZE AND LOCATIONS OF ALL ROOF TOP EQUIPMENT, MASONRY OPENINGS AND ALL ROOF AND FLOOR OPENINGS.
6. REFER TO M/E/P DRAWINGS FOR RECESSED OR SEMI-RECESSED PLUMBING AND HEATING EQUIPMENT AND GRILLE LOCATIONS NOT SHOWN ON BUILDING PLANS. VERIFY EXACT LOCATION WITH ENGINEER PRIOR TO CONSTRUCTING WALLS.
7. PROVIDE BOND BREAKER SEPARATION AT ALL LOCATIONS OF DISSIMILAR MATERIALS.
8. PROVIDE WOOD BLOCKING OR STRAPPING AS REQUIRED IN WALLS TO SUPPORT WALL-MOUNTED ITEMS.
9. INTERIOR DIMENSIONS ARE TO FINISH FACE UNLESS OTHERWISE NOTED.

THIS DOCUMENT AND THE INFORMATION INCLUDED HEREIN ARE CONSIDERED THE EXCLUSIVE PROPERTY OF SCENIC RIDGE CONSTRUCTION AND ARE NOT TO BE CONVEYED IN DEALINGS WITH OTHER PARTIES WITHOUT WRITTEN CONSENT OF SCENIC RIDGE CONSTRUCTION. SHOULD UNAUTHORIZED USAGE BE REALIZED, IT WILL BE ASSUMED AS ACCEPTANCE OF RESPONSIBILITY FOR APPROPRIATE COMPENSATION.

DESIGN PROFESSIONAL:



717-629-9070
1704 WHITE WATER ROAD LANCASTER, PA 17603

CONTRACTOR:

2558 STEELTON ROAD
LANCASTER, PA 17601
TEL: 717.768.7522
FAX: 717.768.8522
www.scenicridge.com



**NEW BUILDING FOR:
PJ REILLY
CONTRACTING**

ISSUE: SCHEMATIC

ISSUE DATE: 03.12.2024

[illegible]

DWG NUMBER: E2298

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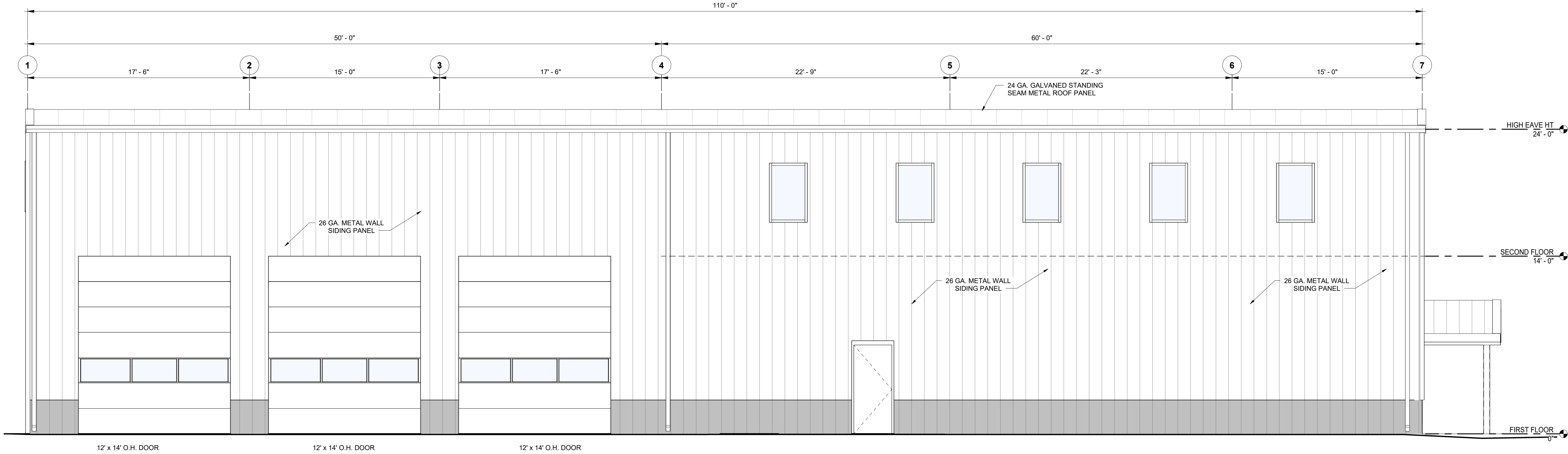
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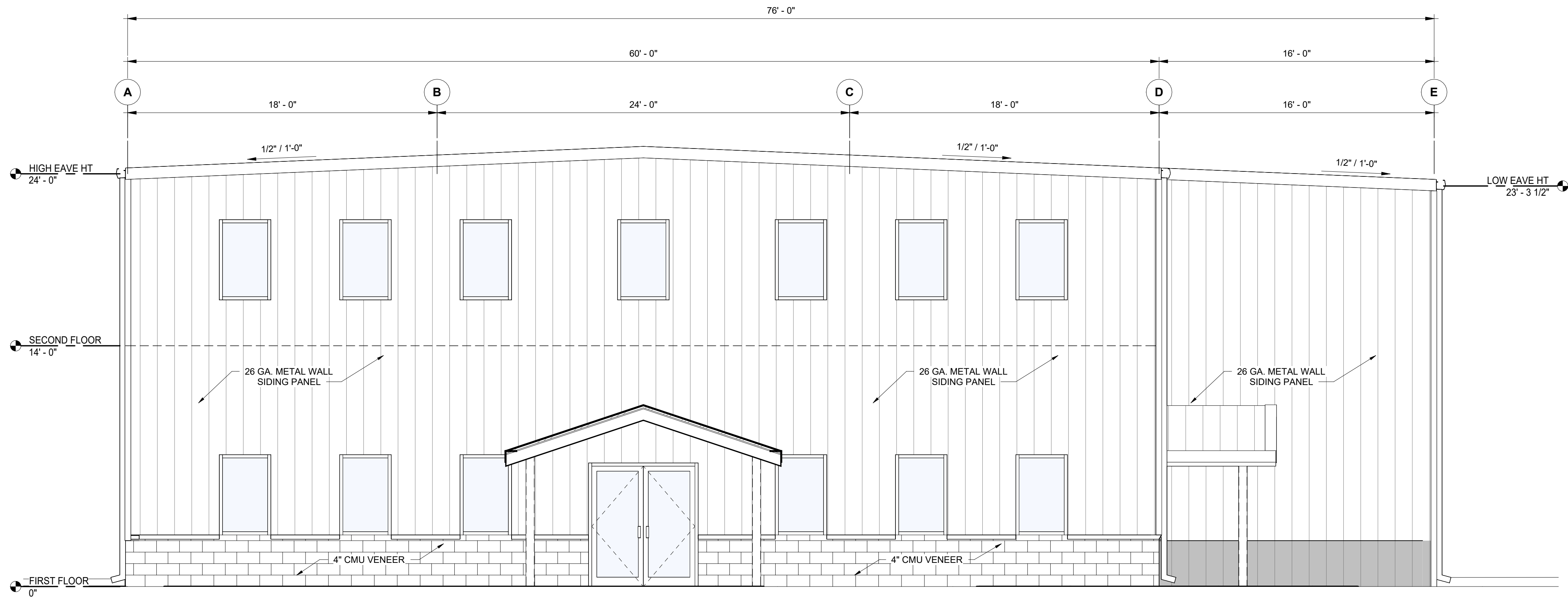
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COVER SHEET

A001

SET #



1 SOUTH ELEVATION
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2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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SEAL:

DESIGN PROFESSIONAL:

VOSBURGH ARCHITECTS
1704 White Water Road Lancaster, PA 17603
717.629.9070

CONTRACTOR:

Scenic Ridge Company
2558 STEELTON ROAD
LANCASTER, PA 17601
TEL: 717.768.7522
FAX: 717.768.6522
www.scenicridge.com

NEW BUILDING FOR:
PJ REILLY CONTRACTING
PARK ROAD, DOWNINGTOWN, PA 19335
UPPER UWCHLAN TWP., CHESTER COUNTY

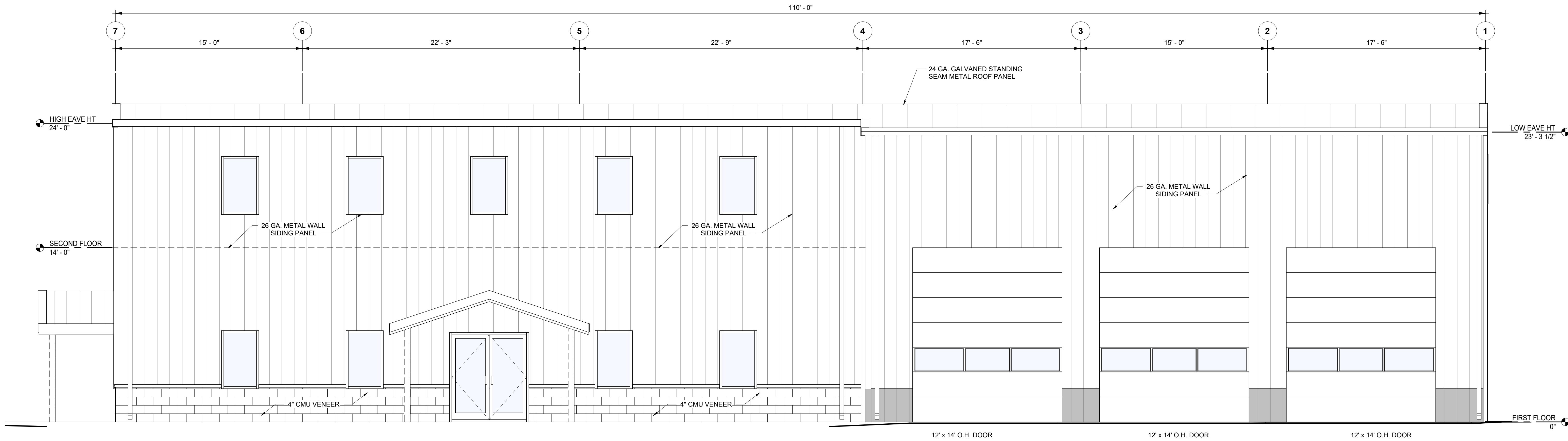
ISSUE: SCHEMATIC
ISSUE DATE: 03.12.2024

REV	DESCRIPTION	DATE

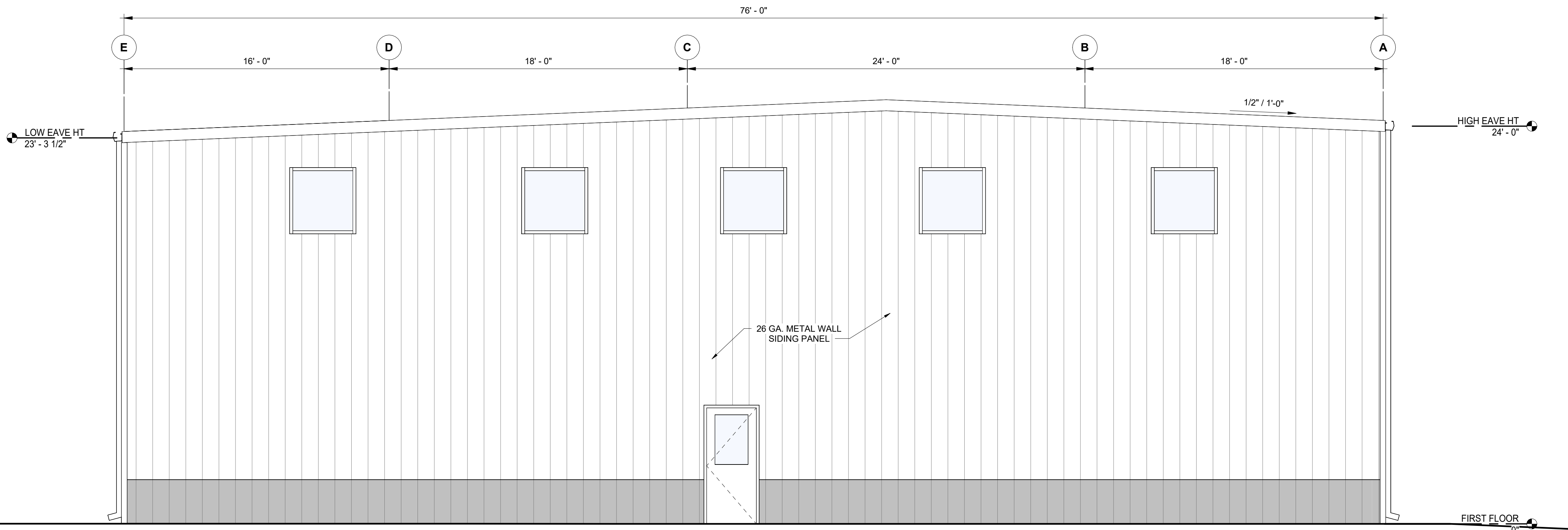
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DRAWN BY: DJD/JMR
REV BY:
SHEET NUMBER:
ELEVATIONS

A201

SET #
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1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

SEAL:

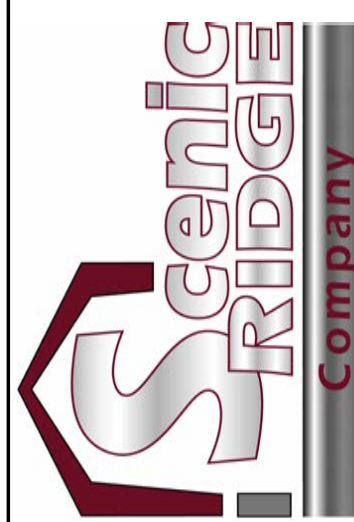
DESIGN
PROFESSIONAL:



VOSBURGH ARCHITECTS
1704 White Water Road Lancaster, PA 17603
717.629.9070

COMPENSATION FOR ARCHITECTURAL SERVICES AND FOR THE PROPERTY OF THE ARCHITECT WHEN THE PROJECT IS COMPLETED SHALL BE THE PROPERTY OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROJECT AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROJECT AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROJECT.

CONTRACTOR:



2558 STEELTON ROAD
LANCASTER, PA 17601
TEL: 717.768.6522
FAX: 717.768.6522
www.scenicridge.com

NEW BUILDING FOR:

PJ REILLY
CONTRACTING

PARK ROAD, DOWNINGTOWN, PA 19335
UPPER UWCHLAN TWP., CHESTER COUNTY

ISSUE: SCHEMATIC

ISSUE DATE: 03.12.2024

REV	DESCRIPTION	DATE

DWG NUMBER: E2298

SCALE: 1/4" = 1'-0"

DRAWN BY: DJD/JMR

REV BY:

SHEET NUMBER:
ELEVATIONS

A202

SET #

1

ALYSON ZARRO
alyson@rrhc.com
extension 202



April 19, 2024

Via email and hand delivery

Tony Scheivert, Township Manager
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425
tscheivert@upperuwchlan-pa.gov

**Re: Prosperity Property Investments, LLC/Upper Uwchlan Township
Byers Station Parcel 5C Lot 2B
Amended Final Planned Residential Development Plan Application**

Dear Tony:

As you know, I represent Prosperity Property Investments, LLC ("Applicant") in connection with Lot 2B of Parcel 5C in the Byers Station Planned Residential Development ("Property"). Applicant is the legal owner of the Property which is approximately 3.887 acres and is further identified as UPI Number 32-4-1090.1. Applicant is the legal owner of the Property.

On September 22, 2022, Applicant received Amended Final Planned Residential Development Plan Approval for the development of the Property with a 1,820 sq. ft. eating and drinking establishment with a drive through, a 6,000 sq. ft. retail pad, a 7,200 sq. ft. retail pad, and a 10,500 sq. ft. daycare center with a 5,500 sq. ft. play area ("2022 Approval"). The plan depicting the improvements from the 2022 Approval has not been recorded. Subsequently, Applicant filed an application seeking to phase the 2022 Approval on January 9, 2024. Applicant is now hereby withdrawing the January 9, 2024 application.

Applicant is now filing an application to amend the Final PRD Plan for the Property. This new amended plan depicts the development of the 10,500 sq. ft. daycare center with the 5,500 sq. ft. outdoor play area, although the outdoor play area has been relocated on this plan. Additionally, the plan depicts the development of one 10,500 sq. ft. commercial building which assumes that the space will primarily be retail and may include at least 1,250 sq. ft. of eating and drinking establishment space. In connection with this amended plan, the Applicant is again proposing to utilize shared parking for the proposed uses pursuant to Section J.8 of the Tentative Approval for the Byers Station Planned Residential Development dated June 7, 1999.

Enclosed for filing in connection with this Amended Final PRD Plan Application ("Application") for the Property are the following materials:

rrhc.com

1. Four (4) copies of a plan entitled 'Byers Station' Amended Final PRD Plans (Final Plan for Lot 2B of Parcel 5C) prepared by Bohler dated March 15, 2022, and last revised April 18, 2024;
2. Four (4) copies of the General Project Description and Stormwater Management Calculations prepared by Bohler dated March 25, 2019, and last revised April 18, 2024;
3. Four (4) copies of a Parking and Traffic Analysis prepared by Traffic Planning and Design, Inc. dated April 18, 2024;
4. Four (4) copies of a schematic floor plan for the retail building prepared by JAM Architecture;
5. Four (4) copies of proposed building elevations for the retail building prepared by JAM Architecture dated March 15, 2024;
6. One (1) copy of the Chester County Act 247 Referral form;
7. A check in the amount of \$250 made payable to Upper Uwchlan Township, the final plan application fee; and
8. A check in the amount of \$1,467 made payable to the Chester County Planning Commission for its review.

The proposed daycare center remains unchanged, so a new elevation is not being submitted with this Application. Additionally, a Reimbursement Agreement has previously been submitted to the Township and an escrow established for consultant review fees.

The electronic version of this letter includes a link to download all of the materials comprising the Application.

As always, please feel free to contact me with any questions or if you require any additional information. Thank you for your assistance with this matter.

Very truly yours,

/s/ *Alyson M. Zarro*

Alyson M. Zarro

AMZ/kdj
Enclosures

cc: Gwen Jonik, Township Secretary (*via email, w/enclosure*)
Kristin Camp, Esquire, Township Solicitor (*via email, w/enclosure*)
Allan Greenberg, Prosperity Property Investments, LLC (*w/enclosures, via email*)
Gary Large (*w/enclosures, via email*)
Chris Puzinas, P.E., Bohler Engineering (*w/enclosures, via email*)
Guy DiMartino, P.E., TPD (*w/enclosures, via email*)
Weston Blaney, JAM Architecture (*w/enclosures, via email*)



May 3, 2024

File No. 03-0434.07

E-MAIL ONLY

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

Reference: Parcel 5C (Byers Station) – Lot 2B
Amended Final PRD Plans – Fourth Review
Upper Uwchlan Township, Chester County, PA

Dear Tony:

Gilmore & Associates, Inc. (G&A) is in receipt of the following documents from Bohler Engineering, unless otherwise noted:

- Plan set consisting of Thirty Five (35) sheets titled “Byers Station Amended Final PRD Plans (Final Plan for Lot 2B of Parcel 5C)” dated March 15, 2022, last revised April 18, 2024.
- Byers Station Lot 2B, Parcel 5C - Parking and Traffic Analysis, prepared by TPD, dated April 18, 2024.
- General Project Description and Stormwater Management Calculations, dated March 25, 2019, last revised April 18, 2024.
- Correspondence from Alyson Zarro, Esq., RRH&C, dated April 19, 2024.

G&A, as well as the Township Traffic Consultant, Bowman, have completed our fourth review of the above referenced Amended Final Plans for compliance with the Conditions of Tentative Approval Byers Station PRD, Township Zoning Ordinance, Subdivision and Land Development Ordinance, as well as the Stormwater Management Ordinance, and wish to submit the following comments for consideration.

I. OVERVIEW

The subject parcel is located at the northeastern corner of the intersection of Station Boulevard and Pottstown Pike. The tract is approximately 29.8 acres in size and is located in the R-4 Residential District and C-1 Village District, being developed under the Planned Residential Development Option as set forth in the Byers Station conditions of tentative approval. The parcel was subdivided into three lots; Lot 1, Lot 2A, and Lot 2B. Lots 1 and 2A consisting of

184 West Main Street | Suite 300 | Trappe, PA 19426 | Phone: 610-489-4949 | Fax: 610-489-8447

File No.: 03-0434.07

May 3, 2024

16.353 acres and 9.468 acres respectively, are now fully constructed. This application is for Lot 2B which is 3.971 acres in size and is proposed to be developed as follows:

- 10,500 SF Daycare Center
- 10,500 SF Retail Space

The project received Amended Final PRD Approval on September 19, 2022. Due to difficulty finding tenants for the project, the applicant would like to reduce the scope of the project. This includes the reduction in the amount of proposed retail space as well as the elimination of a previously proposed 1,820 SF drive-thru restaurant. The location and size of the previously proposed daycare center will remain unchanged.

II. TOWNSHIP ENGINEERS COMMENTS **GILMORE & ASSOCIATES, INC.**

1. Please update the reference to the Parking Analysis Study in the Site Design Requirements Table on Sheet C-102 to indicate the current study date of April 18, 2024.
2. With the Iris Lane Extension to Pottstown Pike no longer proposed, if there are no immediate future plans for its intersection with Begonia Drive, we would recommend the existing curb radii along Begonia Drive be removed and a straight curb line be installed.
3. As Begonia Drive was paved less than a year ago, and Station Boulevard potentially being paved soon, extreme care must be taken with construction access to the site.

III. TOWNSHIP TRAFFIC CONSULTANT COMMENTS **BOWMAN**

1. ZO Section 200-73.F – The Byers Station Conditions of Tentative Approval allow for a reduction in the sum total of the required parking if there are efficiencies derived by shared parking for uses with complementary peak demands based on parking generation data, which is consistent with the parking supply methodology previously approved by the Township for this site. The applicant is using this same approach for the current plan based on the specific proposed land uses, consisting of the day care center, Jersey Mike's, and other retail space. Based on the results of the submitted shared parking analysis, the total combined peak parking demand for the mix of uses on the site is 69 parking spaces. By comparison, the plan proposes 80 parking spaces, and an additional eight future reserve parking spaces, and therefore, the proposed parking supply is sufficient to serve the needs of the development.

File No.: 03-0434.07

May 3, 2024

2. Although the proposed parking supply meets the parking needs of the site based on the shared parking analysis, we recommend a condition of approval, whereby if the actual parking needs of the development exceeds the proposed 80 space parking supply, then at the request of the Township, the applicant will construct the eight future reserve parking spaces, and if needed, the applicant will construct additional parking spaces within the vacant space on the north side of the site. The number of future parking spaces shall be approved by the Township.
3. ZO Section 200-73.H(3) – The current plan includes a new access to Begonia Drive, as well as the previously proposed access to Begonia Drive. The available sight distances for exiting traffic (looking to the left and right), and for left-turn traffic entering (looking ahead and behind) should be labeled on the plan at both Begonia Drive driveway locations and the following note should be added to the plan:
4. “All sight distance obstructions (including but not limited to embankments and vegetation) shall be removed by the applicant to provide a minimum of XXX sight distance to the left and XXX sight distance to the right for a driver exiting the proposed driveways onto the through highway. The driver must be considered to be positioned ten feet from the near edge of the closest highway through travel lane (from the curblane if curbing is present) at an eye height of three feet six inches (3’ 6”) above the pavement surface located in the center of the closest highway travel lane designated for use by approaching traffic. This sight distance shall be maintained by the applicant.”
5. For the ADA Garding Detail ‘D’ on Sheet C-402, please verify the existing top of curb elevations for the two proposed curb ramps at the newly proposed site access intersection with Begonia Drive in order to verify the ramp slopes meet ADA requirements.
6. The current development proposal consists of less development space and eliminates the access to Route 100. The applicant’s trip generation evaluation concludes the proposed site generates fewer trips than the previously approved plans for the site, and will not adversely impact area traffic conditions. If there are future plans to develop the vacant space on the north side of the site, then a new traffic study will be required, which may require the addition of the new direct access to Route 100, as previously proposed.

This concludes our fourth review of the above referenced Amended Final Plans. If you have any questions, please do not hesitate to contact me.

Mr. Tony Scheivert
Upper Uwchlan Township Manager
Reference: Parcel 5C (Byers Station) – Lot 2B
Amended Final PRD Plans – Fourth Review
Upper Uwchlan Township, Chester County, PA

Page – 4 –

File No.: 03-0434.07
May 3, 2024

Sincerely,

David N. Leh

David N. Leh, P.E.
Vice President
Gilmore & Associates, Inc.

cc: Upper Uwchlan Township Planning Commission Members
Upper Uwchlan Township Board of Supervisors
Kristin S. Camp, Esq., BBM&M
Christopher J. Williams, P.E., Bowman
David Schlott, P.E., ARRO Consulting, Inc.
Matt Brown, P.E., DEE – UUTMA Authority Administrator
Alyson Zarro, Esq. – RRHC
Chris Puzinas, P.E., Bohler Engineering
Guy DiMartino, P.E., TPD
Allan Greenberg Applicant
Gwen Jonik, Township Secretary



TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

April 18, 2024

Allan Greenberg, CFO
CELEBREE, Inc.
1306 Bellona Avenue
Lutherville, MD 21093

RE: Byers Station Lot 2B, Parcel 5C – Parking and Traffic Analysis

Upper Uwchlan Township, Chester County, PA
TPD No. CELE.00001

Dear Allan:

Traffic Planning and Design, Inc. (TPD) has completed a parking and traffic analysis for the proposed Byers Station Lot 2B, Parcel 5C, located on the northeast corner of the intersection of Pottstown Pike and Station Boulevard in Upper Uwchlan Township, Chester County, Pennsylvania. Land development for the entire site was previously approved. Under the current plan, only a portion of the site is proposed to be developed with no future phases/development under this application. As such, the purpose of this analysis is to evaluate the parking and traffic for the currently proposed development of the site. The development is proposed to consist of a daycare and 10,500 s.f. of commercial/retail space, as follows:

- 10,500 square foot (s.f.) daycare (140-student);
- 1,250 s.f. Jersey Mike's;
- 9,250 s.f retail space with unknown users.

PARKING ANALYSIS

Under the current site plan proposes a total of 80 parking spaces. To determine if the proposed parking is sufficient to support the site, the peak demand of each use was evaluated based on the Institute of Transportation Engineers' (ITE) Parking Generation Manual, 6th Edition, 2023. For the current plan, Land Use Code 565 (Day Care), Land Use Code 930 (Fast Casual Restaurant), and Land Use Code 822 (Strip Retail Plaza) were used to calculate the peak parking demand. **Table 1** shows the average peak parking demand rates for each use.

TABLE 1
ITE PEAK PARKING DEMAND

Land Use	ITE #	X	Average Rate	Peak Parking Demand
Day Care	565	140 students	$P = 0.25 * (X)$	35
Jersey Mike's	930	1.25 ksf	$P = 9.77 * (X)$	12
Strip Retail	822	9.25 ksf	$P = 2.79 * (X)$	26
Total Peak Parking Demand				73

P = Peak Parking Demand; X = Size

As shown in **Table 1**, if all the uses on-site experienced their peak parking demand simultaneously, the peak parking demand for the site would be 73 occupied spaces. However, mixed-use sites such as the proposed development have opportunities for shared parking. As such, the parking occupancy time of day from the ITE Parking Generation Manual methodology was utilized to evaluate the shared parking for the site. As shown in **Table 2**, the time-of-day parking demand distribution is summarized for the proposed uses. **Table 3** applies the time-of-day distributions to peak parking demand noted in **Table 1**, in order to determine the shared parking demand on an hourly basis.

TABLE 2
WEEKDAY TIME-OF-DAY VARIATION IN PARKING DEMAND (%)

Hour of Day	Percent of Peak Period		
	Day Care ¹	Jersey Mike's ²	Strip Retail ³
6:00 AM	11%	--	--
7:00 AM	45%	--	--
8:00 AM	89%	--	19%
9:00 AM	93%	--	33%
10:00 AM	100%	14%	47%
11:00 AM	100%	22%	55%
12:00 PM	97%	100%	89%
1:00 PM	93%	78%	100%
2:00 PM	88%	40%	73%
3:00 PM	82%	32%	73%
4:00 PM	88%	26%	66%
5:00 PM	96%	46%	70%
6:00 PM	61%	77%	75%
7:00 PM	30%	63%	70%
8:00 PM	--	34%	54%
9:00 PM	--	22%	48%
10:00 PM	--	14%	--
11:00 PM	--	--	--

1. Time-of-day data provided from 6 AM – 6 PM. 7PM assumed to be 50% of 6PM.
2. Time-of-day data provided from 8 AM – 10 PM, but assumed 0% for 8-10 AM since the store is not typically open.
3. Time-of-day data provided from 8 AM – 9 PM.

TABLE 3
WEEKDAY TIME-OF-DAY VARIATION IN PARKING DEMAND

Hour of Day	Occupied Parking Spaces			
	Day Care	Jersey Mike's	Strip Retail	Total
6:00 AM	4	0	0	4
7:00 AM	16	0	0	16
8:00 AM	31	0	5	37
9:00 AM	33	0	9	43
10:00 AM	35	2	12	49
11:00 AM	35	3	14	52
12:00 PM	34	12	23	69
1:00 PM	33	9	26	68
2:00 PM	31	5	19	55
3:00 PM	29	4	19	52
4:00 PM	31	3	17	51
5:00 PM	34	6	18	58
6:00 PM	21	9	20	50
7:00 PM	11	8	18	37
8:00 PM	0	4	14	18
9:00 PM	0	3	12	15
10:00 PM	0	2	0	2
11:00 PM	0	0	0	0

As shown in **Table 3**, per the referenced data, the maximum peak parking demand at any point during the day is anticipated to be 69 spaces, which is less than the proposed 80 parking spaces proposed for the current site. In addition, 8 additional potential (reserve) parking spaces are shown on the site plan, and will be constructed in the future if determined to be necessary.

TRAFFIC ANALYSIS

TPD previously submitted a Transportation Impact Study (TIS) for the site, dated October 29, 2019, that was approved by PennDOT and the Township. In 2022, the size and mix of land use for the site changed slightly relative to the 2019 TIS, but the overall site related roadway improvements remained consistent with the 2019 TIS. As noted, the current plan will consist of a 10,500 square foot (140-student) daycare, a 1,250 square foot (s.f.) Jersey Mike's and 9,250 s.f. of retail space. **Table 3** compares the peak hour trip generation of the current plan to former plans. Detailed trip generation data is **attached**.

TABLE 3
TRIP GENERATION COMPARISON

Time Period	Plan/Study	Total – New Trips	Enter	Exit
Weekday A.M. Peak Hour	2019 TIS	138	77	61
	2022 Plan	162	91	71
	Current Plan	108	52	56
	Difference	-54	-39	-15
Weekday P.M. Peak Hour	2019 TIS	64	30	34
	2022 Plan	125	62	63
	Current Plan	113	53	60
	Difference	-12	-9	-3
Saturday Midday Peak Hour	2019 TIS	125	64	61
	2022 Plan	142	73	69
	Current Plan	92	49	43
	Difference	-50	-24	-26

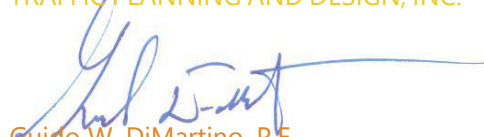
As shown in **Table 3**, the current plan will generate less traffic during the peak hours than the previously approved 2022 plan. The 2019 and 2022 plans accounted for the same site access to Station Boulevard (via Begonia Drive) and the internal site connections that provide additional access to Graphite Mine Road and Darrell Drive, plus an access to Route 100. The current plan will provide the same access as the prior plans, with the exception of the Route 100 access.

The prior TIS for the site showed that there was little to no material impact to the operations of the surrounding intersections, and the operations were well within PennDOT's level of service standards. Therefore, based on the above trip generation and the previous traffic analysis, it is TPD's opinion the surrounding intersections will operate at in a similar manner under the current proposed plan.

If you have any questions or comments, please feel free to contact us.

Sincerely,

TRAFFIC PLANNING AND DESIGN, INC.



Guido W. DiMartino, P.E.

Regional Leader – Transportation Planning

Trip Generation Information

TABLE 1
ITE TRIP GENERATION DATA

Land Use	ITE Code	Time Period	Equations/Rates	Enter %	Pass By %
55 Townhomes	215: Single Family Attached Housing	Weekday A.M. Peak Hour	$T = 0.48*(X)$	31%	--
		Weekday P.M. Peak Hour	$T = 0.57*(X)$	57%	--
		Saturday Midday Peak Hour	$\ln(T) = 0.82*\ln(X) + 0.43$	48%	--
10.5ksf Day Care	565: Day Care Center	Weekday A.M. Peak Hour	$T = 11.00*(X)$	53%	34% ¹
		Weekday P.M. Peak Hour	$T = 11.12*(X)$	47%	44%
		Saturday Midday Peak Hour	$T = 1.70*(X)$	63%	34% ¹
13.2ksf Retail/ Commercial Center ³	720: Medical/Dental Office Building	Weekday A.M. Peak Hour	$T = 3.10*(X)$	79%	--
		Weekday P.M. Peak Hour	$T = 3.93*(X)$	30%	--
		Saturday Midday Peak Hour	$T = 3.02*(X)$	57%	--
	822: Strip Retail Plaza <40k	Weekday A.M. Peak Hour	$T = 2.36*(X)$	60%	30% ^{1,2}
		Weekday P.M. Peak Hour	$T = 6.59*(X)$	50%	40%²
		Saturday Midday Peak Hour	$T = 6.57*(X)$	51%	31%²
1.82ksf Fast Food Restaurant with Drive-thru	934: Fast Food Restaurant	Weekday A.M. Peak Hour	$T = 44.61*(X)$	51%	50%
		Weekday P.M. Peak Hour	$T = 33.03*(X)$	52%	55%
		Saturday Midday Peak Hour	$T = 55.25*(X)$	51%	45% ¹

T = number of site-generated vehicular trips

X = independent variable (ksf, units)

¹No ITE data, used 10% less than PM Peak Hour

²No ITE data, used data for Land Use Code 821 (Shopping Plaza (40-150k))

³Utilized higher peak hour trip generation (bold text) between the two uses

*Excerpt from the Byers Station - Route 100 Driveway Analysis, dated 8/16/22, prepared by TPD
(Note: Current Plan referenced below refers to then current plan in 2022)*

TABLE 2
TRIP GENERATION SUMMARY

Land Use	Total	Enter	Exit	Internal	Pass By Trips			New Trips		
					Total	Enter	Exit	Total	Enter	Exit
Weekday A.M. Peak Hour										
Townhomes	26	8	18	-4	--	--	--	22	8	14
Retail/Commercial Space	41	32	9	-10	--	--	--	31	28	3
Day Care	116	61	55	--	40	20	20	76	41	35
Fast Food Restaurant	81	41	40	-14	34	17	17	33	14	19
<i>Total</i>	<i>264</i>	<i>142</i>	<i>122</i>	<i>-28</i>	<i>74</i>	<i>37</i>	<i>37</i>	<i>162</i>	<i>91</i>	<i>71</i>
Weekday P.M. Peak Hour										
Townhomes	31	18	13	-18	--	--	--	13	7	6
Retail/Commercial Space	87	43	44	-33	22	11	11	32	16	16
Day Care	117	55	62	--	52	26	26	65	29	36
Fast Food Restaurant	60	31	29	-27	18	9	9	15	10	5
<i>Total</i>	<i>295</i>	<i>147</i>	<i>148</i>	<i>-78</i>	<i>92</i>	<i>46</i>	<i>46</i>	<i>125</i>	<i>62</i>	<i>63</i>
Saturday Midday Peak Hour										
Townhomes	41	20	21	-7	--	--	--	34	17	17
Retail/Commercial Space	87	44	43	-15	22	11	11	50	25	25
Day Care	18	11	7	--	6	3	3	12	8	4
Fast Food Restaurant	101	51	50	-17	38	19	19	46	23	23
<i>Total</i>	<i>247</i>	<i>126</i>	<i>121</i>	<i>-39</i>	<i>66</i>	<i>33</i>	<i>33</i>	<i>142</i>	<i>73</i>	<i>69</i>

TABLE 3
TRIP GENERATION COMPARISON – CURRENT PLAN VS. OCTOBER 2019 TIS

Land Use	Total - New Trips	Enter	Exit
Weekday A.M. Peak Hour			
Current Plan	162	91	71
October 2019 TIS	138	77	61
<i>Difference</i>	<i>24</i>	<i>14</i>	<i>10</i>
Weekday P.M. Peak Hour			
Current Plan	125	62	63
October 2019 TIS	64	30	34
<i>Difference</i>	<i>61</i>	<i>32</i>	<i>29</i>
Saturday Midday Peak Hour			
Current Plan	142	73	69
October 2019 TIS	125	64	61
<i>Difference</i>	<i>17</i>	<i>9</i>	<i>8</i>

Trip Generation Data based on latest plan as of April 2024

TABLE 3
ITE TRIP GENERATION DATA

Land Use	ITE Code	Time Period	Equations/Rates	Enter %	Pass By %
Townhomes (55 units)	215: Single Family Attached Housing	Weekday A.M. Peak Hour	$T = 0.48*(X)$	31%	--
		Weekday P.M. Peak Hour	$T = 0.57*(X)$	57%	--
		Saturday Midday Peak Hour	$\ln(T) = 0.82*\ln(X) + 0.43$	48%	--
Day Care (10.5 ksf)	565: Day Care Center	Weekday A.M. Peak Hour	$T = 11.00*(X)$	53%	34% ¹
		Weekday P.M. Peak Hour	$T = 11.12*(X)$	47%	44%
		Saturday Midday Peak Hour	$T = 1.70*(X)$	63%	34% ¹
Retail (9.25 ksf)	822: Strip Retail Plaza <40k	Weekday A.M. Peak Hour	$T = 2.36*(X)$	60%	30% ^{1,2}
		Weekday P.M. Peak Hour	$T = 6.59*(X)$	50%	40% ²
		Saturday Midday Peak Hour	$T = 6.57*(X)$	51%	31% ²
Jersey Mike's (1.25 ksf)	930: Fast Casual Restaurant	Weekday A.M. Peak Hour	$T = 1.43*(X)$	50%	50%
		Weekday P.M. Peak Hour	$T = 12.55*(X)$	55%	55%
		Saturday Midday Peak Hour	$T = 32.64*(X)$	55%	45% ¹

T = number of site-generated vehicular trips

X = independent variable (ksf, units)

¹No ITE data, used 10% less than PM Peak Hour

²No ITE data, used data for Land Use Code 821 (Shopping Plaza (40-150k))

TABLE 4
TRIP GENERATION SUMMARY

Land Use	Total	Enter	Exit	Internal ³	Pass By Trips			New Trips		
					Total	Enter	Exit	Total	Enter	Exit
Weekday A.M. Peak Hour										
Townhomes ¹	26	7	19	0	--	--	--	26	7	19
Retail Space	22	13	9	0	7	4	3	15	9	6
Day Care	116	61	55	--	51	26	25	65	35	30
Jersey Mike's ²	2	1	1	0	34	17	17	33	14	19
<i>Total</i>	<i>166</i>	<i>82</i>	<i>84</i>	<i>0</i>	<i>58</i>	<i>30</i>	<i>28</i>	<i>108</i>	<i>52</i>	<i>56</i>
Weekday P.M. Peak Hour										
Townhomes ¹	31	18	13	-13	--	--	--	18	9	9
Retail Space	61	30	31	-17	18	9	9	26	13	13
Day Care	117	55	62	--	52	26	26	65	29	36
Jersey Mike's	16	9	7	-8	4	2	2	4	2	2
<i>Total</i>	<i>225</i>	<i>112</i>	<i>113</i>	<i>-38</i>	<i>74</i>	<i>37</i>	<i>37</i>	<i>113</i>	<i>53</i>	<i>60</i>
Saturday Midday Peak Hour										
Townhomes ¹	41	20	21	-9	--	--	--	32	16	16
Retail Space	61	31	30	-9	21	11	10	31	16	15
Day Care	18	11	7	--	6	3	3	12	8	4
Jersey Mike's	41	22	19	-10	14	7	7	17	9	8
<i>Total</i>	<i>161</i>	<i>84</i>	<i>77</i>	<i>-28</i>	<i>41</i>	<i>21</i>	<i>20</i>	<i>92</i>	<i>49</i>	<i>43</i>

1. Townhomes are approved, but included for comparison purposes since it was included in the prior trip generation evaluation for the site.
2. Jersey Mike's is closed during the morning peak hour, but assumed to be open in this evaluation.
3. Used the average of the AM+PM internal percentages by use for the Saturday midday peak hour.

NCHRP 684 Internal Trip Capture Estimation Tool					
Project Name:	CELE.01			Organization:	TPD
Project Location:	Upper Uwchlan Township			Performed By:	PG
Scenario Description:				Date:	
Analysis Year:				Checked By:	
Analysis Period:	AM Street Peak Hour			Date:	

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail	822	9	KSF	22	13	9
Restaurant	930	1	KSF	2	1	1
Cinema/Entertainment				0		
Residential	215	55	DU	26	7	19
Hotel				0		
All Other Land Uses ²	565	11	KSF	116	61	55
				166	82	84

Table 2-A: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	0	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	0	0	0	0	

Table 5-A: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	166	82	84
Internal Capture Percentage	0%	0%	0%
External Vehicle-Trips ⁵	166	82	84
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	0%	0%
Restaurant	0%	0%
Cinema/Entertainment	N/A	N/A
Residential	0%	0%
Hotel	N/A	N/A

¹ Land Use Codes (LUCs) from <i>Trip Generation Manual</i> , published by the Institute of Transportation Engineers.
² Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.
³ Enter trips assuming no transit or non-motorized trips (as assumed in ITE <i>Trip Generation Manual</i>).
⁴ Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.
⁵ Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.
⁶ Person-Trips
*Indicates computation that has been rounded to the nearest whole number.
Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

Project Name:	CELE.01
Analysis Period:	AM Street Peak Hour

Table 7-A: Conversion of Vehicle-Trip Ends to Person-Trip Ends						
Land Use	Table 7-A (D): Entering Trips			Table 7-A (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1.00	0	0
Retail	1.00	13	13	1.00	9	9
Restaurant	1.00	1	1	1.00	1	1
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	7	7	1.00	19	19
Hotel	1.00	0	0	1.00	0	0

Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	3		1	0	1	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	4	0		0
Hotel	0	0	0	0	0	

Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		4	0	0	0	0
Retail	0		1	0	0	0
Restaurant	0	1		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	2	0	0		0
Hotel	0	1	0	0	0	

Table 9-A (D): Internal and External Trips Summary (Entering Trips)						
Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	0	0	0	0	0	0
Retail	0	13	13	13	0	0
Restaurant	0	1	1	1	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	0	7	7	7	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	61	61	61	0	0

Table 9-A (O): Internal and External Trips Summary (Exiting Trips)						
Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	0	0	0	0	0	0
Retail	0	9	9	9	0	0
Restaurant	0	1	1	1	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	0	19	19	19	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	55	55	55	0	0

¹ Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A
² Person-Trips
³ Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator
*Indicates computation that has been rounded to the nearest whole number.

NCHRP 684 Internal Trip Capture Estimation Tool					
Project Name:	CELE.01			Organization:	TPD
Project Location:	Upper Uwchlan Township			Performed By:	PG
Scenario Description:				Date:	
Analysis Year:				Checked By:	
Analysis Period:	PM Street Peak Hour			Date:	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail	822	9	KSF	61	30	31
Restaurant	930	1	KSF	16	9	7
Cinema/Entertainment				0		
Residential	215	55	DU	31	18	13
Hotel				0		
All Other Land Uses ²	565	11	KSF	117	55	62
				225	112	113

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		3	0	8	0
Restaurant	0	3		0	1	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	3	1	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	225	112	113
Internal Capture Percentage	17%	17%	17%
External Vehicle-Trips ⁵	187	93	94
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	20%	35%
Restaurant	44%	57%
Cinema/Entertainment	N/A	N/A
Residential	50%	31%
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

³Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

⁴Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made.

⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

⁶Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

Project Name:	CELE.01
Analysis Period:	

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends						
Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1.00	0	0
Retail	1.00	30	30	1.00	31	31
Restaurant	1.00	9	9	1.00	7	7
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	18	18	1.00	13	13
Hotel	1.00	0	0	1.00	0	0

Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	1		9	1	8	2
Restaurant	0	3		1	1	0
Cinema/Entertainment	0	0	0		0	0
Residential	1	5	3	0		0
Hotel	0	0	0	0	0	

Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		2	0	0	1	0
Retail	0		3	0	8	0
Restaurant	0	15		0	3	0
Cinema/Entertainment	0	1	0		1	0
Residential	0	3	1	0		0
Hotel	0	1	0	0	0	

Table 9-P (D): Internal and External Trips Summary (Entering Trips)						
Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	0	0	0	0	0	0
Retail	6	24	30	24	0	0
Restaurant	4	5	9	5	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	9	9	18	9	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	55	55	55	0	0

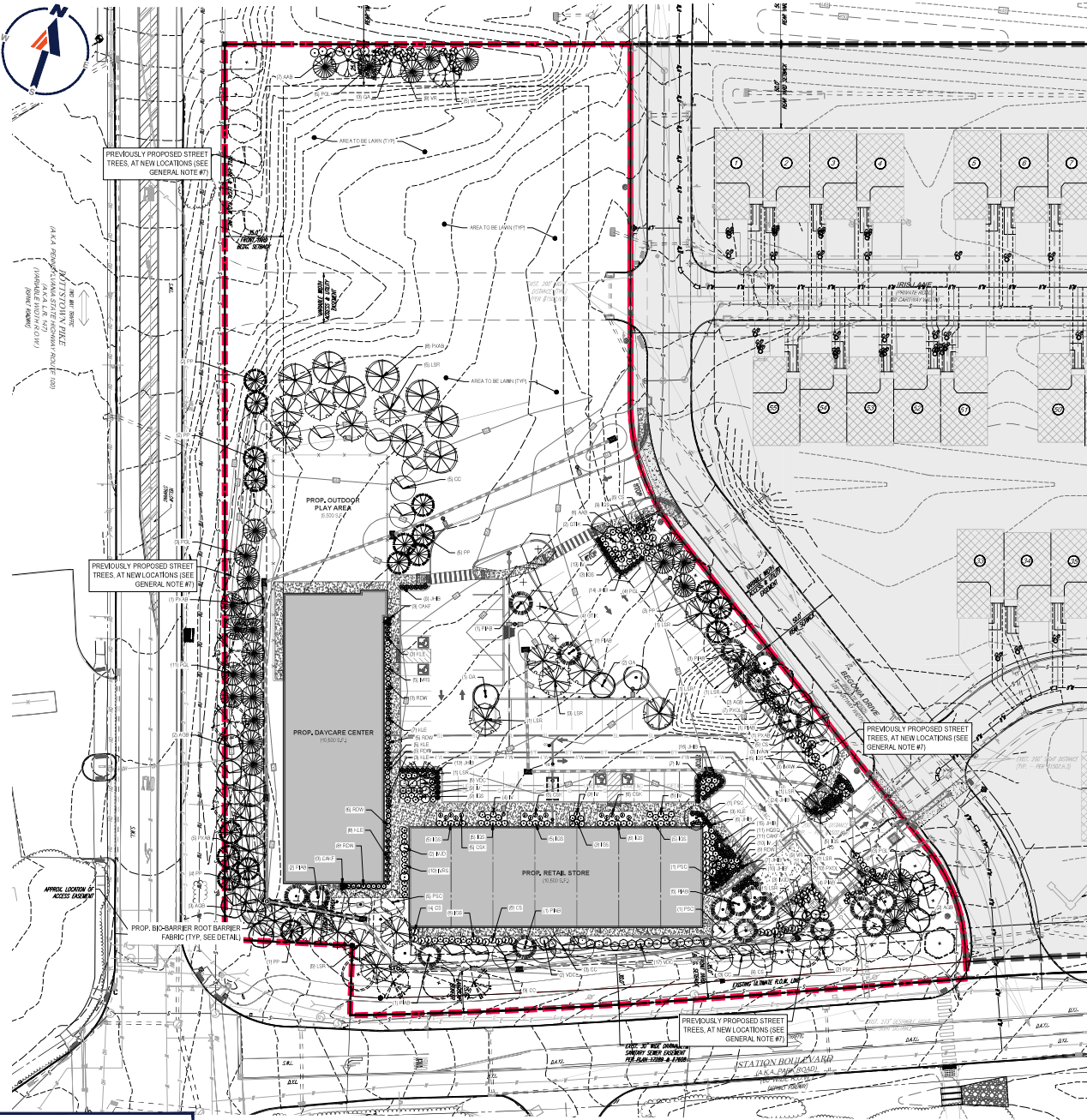
Table 9-P (O): Internal and External Trips Summary (Exiting Trips)						
Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	0	0	0	0	0	0
Retail	11	20	31	20	0	0
Restaurant	4	3	7	3	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	4	9	13	9	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	62	62	62	0	0

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

²Person-Trips

³Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

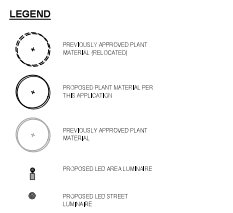
*Indicates computation that has been rounded to the nearest whole number.



COMPLIANCE CHART			
SECTION	REQUIREMENT	COMPLIANCE	COMMENTS
1.0	ALL STREET TREES AND PLANTINGS SHALL BE PROVIDED FOR THE ENTIRE LENGTH OF ANY PAVED STREET. THE PLANTING REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO STREET TREE ORDINANCE.	COMPLIES	ALONG STATION BOULEVARD AND POTTSVILLE, TREES PROVIDED FOR PROPOSED APPROVED PLANS, LOCATIONS SHOWN IN SEE GENERAL NOTE #7.
2.0	ALL PARKING LOT AREAS SHALL BE PROVIDED WITH A MINIMUM OF ONE TREE PER 1,000 SQUARE FEET OF PAVED AREA. TREES SHALL BE PROVIDED AT THE CORNERS OF EACH LOT AND AT THE MIDPOINT OF EACH LOT. TREES SHALL BE PROVIDED AT THE CORNERS OF EACH LOT AND AT THE MIDPOINT OF EACH LOT.	COMPLIES	TOTAL COMMERCIAL PARKING SPACES = 400. REQUIRED: 400 / 1,000 = 0.4 TREES. PROVIDED: 400 / 1,000 = 0.4 TREES. TREES PROVIDED AT THE CORNERS OF EACH LOT AND AT THE MIDPOINT OF EACH LOT.
3.0	ALL NEW PLANTINGS SHALL BE PROVIDED WITH A MINIMUM OF ONE TREE PER 1,000 SQUARE FEET OF PAVED AREA. TREES SHALL BE PROVIDED AT THE CORNERS OF EACH LOT AND AT THE MIDPOINT OF EACH LOT. TREES SHALL BE PROVIDED AT THE CORNERS OF EACH LOT AND AT THE MIDPOINT OF EACH LOT.	COMPLIES	TOTAL COMMERCIAL PARKING SPACES = 400. REQUIRED: 400 / 1,000 = 0.4 TREES. PROVIDED: 400 / 1,000 = 0.4 TREES. TREES PROVIDED AT THE CORNERS OF EACH LOT AND AT THE MIDPOINT OF EACH LOT.
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8.0	ALL NEW PLANTINGS SHALL BE PROVIDED WITH A MINIMUM OF ONE TREE PER 1,000 SQUARE FEET OF PAVED AREA. TREES SHALL BE PROVIDED AT THE CORNERS OF EACH LOT AND AT THE MIDPOINT OF EACH LOT. TREES SHALL BE PROVIDED AT THE CORNERS OF EACH LOT AND AT THE MIDPOINT OF EACH LOT.	COMPLIES	TOTAL COMMERCIAL PARKING SPACES = 400. REQUIRED: 400 / 1,000 = 0.4 TREES. PROVIDED: 400 / 1,000 = 0.4 TREES. TREES PROVIDED AT THE CORNERS OF EACH LOT AND AT THE MIDPOINT OF EACH LOT.
9.0	ALL NEW PLANTINGS SHALL BE PROVIDED WITH A MINIMUM OF ONE TREE PER 1,000 SQUARE FEET OF PAVED AREA. TREES SHALL BE PROVIDED AT THE CORNERS OF EACH LOT AND AT THE MIDPOINT OF EACH LOT. TREES SHALL BE PROVIDED AT THE CORNERS OF EACH LOT AND AT THE MIDPOINT OF EACH LOT.	COMPLIES	TOTAL COMMERCIAL PARKING SPACES = 400. REQUIRED: 400 / 1,000 = 0.4 TREES. PROVIDED: 400 / 1,000 = 0.4 TREES. TREES PROVIDED AT THE CORNERS OF EACH LOT AND AT THE MIDPOINT OF EACH LOT.
10.0	ALL NEW PLANTINGS SHALL BE PROVIDED WITH A MINIMUM OF ONE TREE PER 1,000 SQUARE FEET OF PAVED AREA. TREES SHALL BE PROVIDED AT THE CORNERS OF EACH LOT AND AT THE MIDPOINT OF EACH LOT. TREES SHALL BE PROVIDED AT THE CORNERS OF EACH LOT AND AT THE MIDPOINT OF EACH LOT.	COMPLIES	TOTAL COMMERCIAL PARKING SPACES = 400. REQUIRED: 400 / 1,000 = 0.4 TREES. PROVIDED: 400 / 1,000 = 0.4 TREES. TREES PROVIDED AT THE CORNERS OF EACH LOT AND AT THE MIDPOINT OF EACH LOT.

PLANT SCHEDULE			
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4.0	1	4.0	4.0
5.0	1	5.0	5.0
6.0	1	6.0	6.0
7.0	1	7.0	7.0
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97.0	1	97.0	97.0
98.0	1	98.0	98.0
99.0	1	99.0	99.0
100.0	1	100.0	100.0

- GENERAL NOTES:**
1. THE PLANS TO BE USED FOR LANDSCAPE PURPOSES ONLY.
 2. ALL PLANTS SHOWN ARE TO BE PROVIDED FOR THE ENTIRE LENGTH OF ANY PAVED STREET. THE PLANTING REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO STREET TREE ORDINANCE.
 3. TREES SHALL BE PROVIDED AT THE CORNERS OF EACH LOT AND AT THE MIDPOINT OF EACH LOT. TREES SHALL BE PROVIDED AT THE CORNERS OF EACH LOT AND AT THE MIDPOINT OF EACH LOT.
 4. IF PLANTING IS REQUIRED BY THE OWNER OF ADJACENT PROPERTY, THE PLANTING SHALL BE PROVIDED FOR THE ENTIRE LENGTH OF ANY PAVED STREET. THE PLANTING REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO STREET TREE ORDINANCE.
 5. PLANT MATERIAL SUBMITTED MUST BE FORMALLY SUBMITTED TO THE CHIEF ENGINEER AND THE CHIEF ENGINEER SHALL BE RESPONSIBLE FOR THE SELECTION OF THE PLANT MATERIAL. THE CHIEF ENGINEER SHALL BE RESPONSIBLE FOR THE SELECTION OF THE PLANT MATERIAL.
 6. TREES SHALL BE PROVIDED AT THE CORNERS OF EACH LOT AND AT THE MIDPOINT OF EACH LOT. TREES SHALL BE PROVIDED AT THE CORNERS OF EACH LOT AND AT THE MIDPOINT OF EACH LOT.
 7. STREET TREES AND OTHER PLANTING SHALL BE PROVIDED FOR THE ENTIRE LENGTH OF ANY PAVED STREET. THE PLANTING REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO STREET TREE ORDINANCE.



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	BY	CHK
1	05/01/2024	REV. PER TOWNSHIP COMMENTS	LOU	LOU
2	07/01/2024	REV. PER TOWNSHIP COMMENTS	LOU	LOU
3	10/01/2024	REV. PER TOWNSHIP COMMENTS	LOU	LOU
4	11/01/2024	REV. PER TOWNSHIP COMMENTS	LOU	LOU
5	11/01/2024	REV. PER TOWNSHIP COMMENTS	LOU	LOU

PROJECT No. PC211160
DRAWN BY LOU
CHECKED BY LOU
DATE 11/01/2024
CAD ID PC211160-LOT-5A

PROJECT:

AMENDED FINAL PRD PLANS

FOR
PROSPERITY PROPERTY INVESTMENTS, LLC

"FINAL PLAN FOR LOT 2B OF PARCEL 5C"
PROPOSED COMMERCIAL DEVELOPMENT

GRAPHITE HINE ROAD & STATION BOULEVARD
UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY
COMMONWEALTH OF PENNSYLVANIA

BOHLER

1600 MANOR DRIVE, SUITE 200
CHALFONT, PA 18914
Phone: (610) 956-1100
Fax: (610) 956-1102
www.BohlerEngineering.com

REGISTERED LANDSCAPE ARCHITECT

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

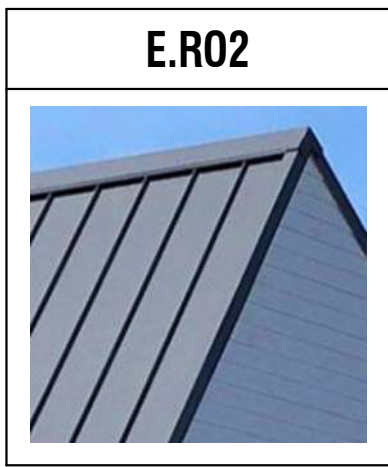
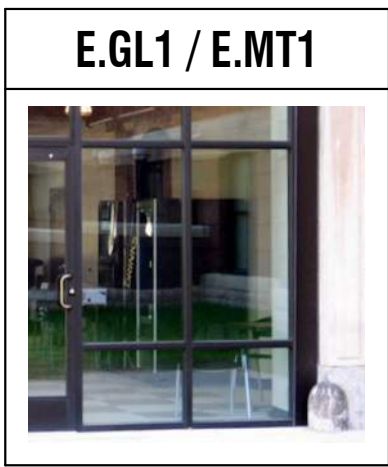
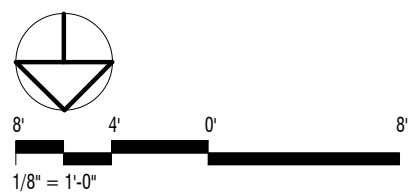
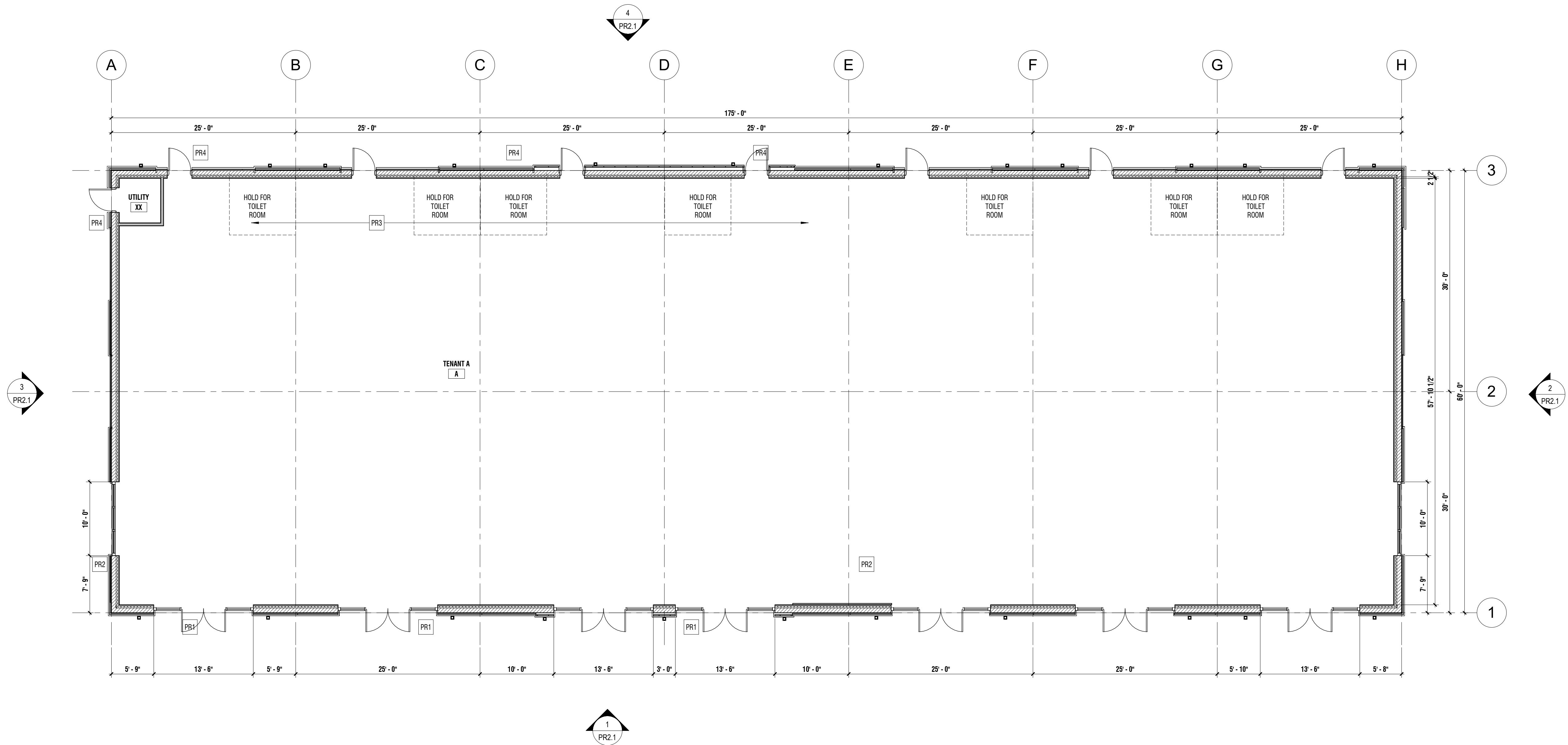
C-704

28 OF 38

REVISION 5 - 04/18/2024

KEYED NOTES - PRELIMINARY PRICING

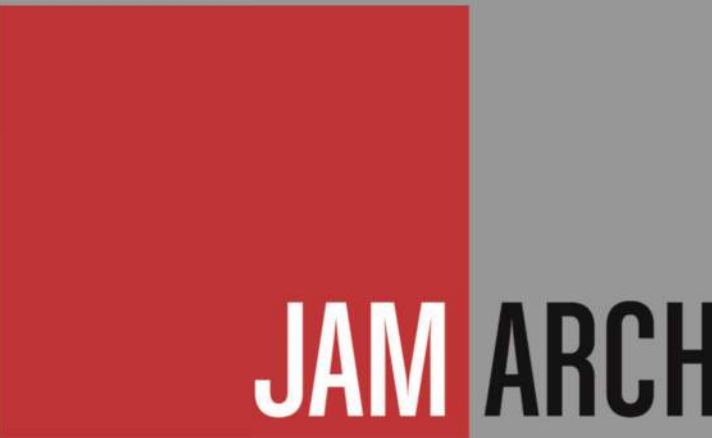
- PR1 ALUMINUM STOREFRONT ENTRY WITH INSULATED GLAZING
PR2 ALUMINUM STOREFRONT WITH INSULATED GLAZING
PR3 UNFINISHED CONCRETE SLAB WITH PLUMBING LEAVED OUT FOR RESTROOMS AT BACK OF BUILDING.
PR4 INSULATED HOLLOW METAL DOOR FRAME AND DOOR WITH PAINTED FINISH.



373 US HIGHWAY ROUTE 46 WEST
BUILDING D, SUITE 240
FAIRFIELD, NEW JERSEY 07004
p: 973.291.3730 f: 973.291.3740
e: jmihalik@jam-arch.com

LOT #2B: NEW MULTITENANT RETAIL BUILDING
PR1.1: SCHEMATIC FLOOR PLAN - 6 BAY DESIGN
POTTSTOWN PIKE & STATION BLVD.
UPPER UWCHLAN, PA 19425

07.08.2022





THE COUNTY OF CHESTER



COMMISSIONERS
Josh Maxwell
Marian D. Moskowitz
Eric M. Roe

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

May 7, 2024

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

Re: Final Land Development - Byers Station Amended Final PRD Plans
Upper Uwchlan Township - LD-04-24-18077

Dear Mr. Scheivert:

A final land development plan entitled "Byers Station Amended Final PRD Plans", prepared by Bohler Engineering, dated May 25, 2022 and last revised on April 18, 2024, was received by this office on April 24, 2024. 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:	East side of Pottstown Pike (State Route 100), north of Station Boulevard
Site Acreage:	3.89 acres
Lots:	1 lot; two structures
Non-Res. Square Footage:	21,000 square feet
Proposed Land Use:	Child daycare, retail
New Parking Spaces:	80 spaces
Municipal Land Use Plan Designation:	Village (2014 Comprehensive Plan)
UPI#:	32-4-1090.1

PROPOSAL:

The applicant proposes the construction of two 10,500 square foot commercial buildings totaling 21,000 square feet and 80 parking spaces. The site, which will be served by public water and public sewer facilities, is located in the Upper Uwchlan Township PRD Planned Residential Development Overlay 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.

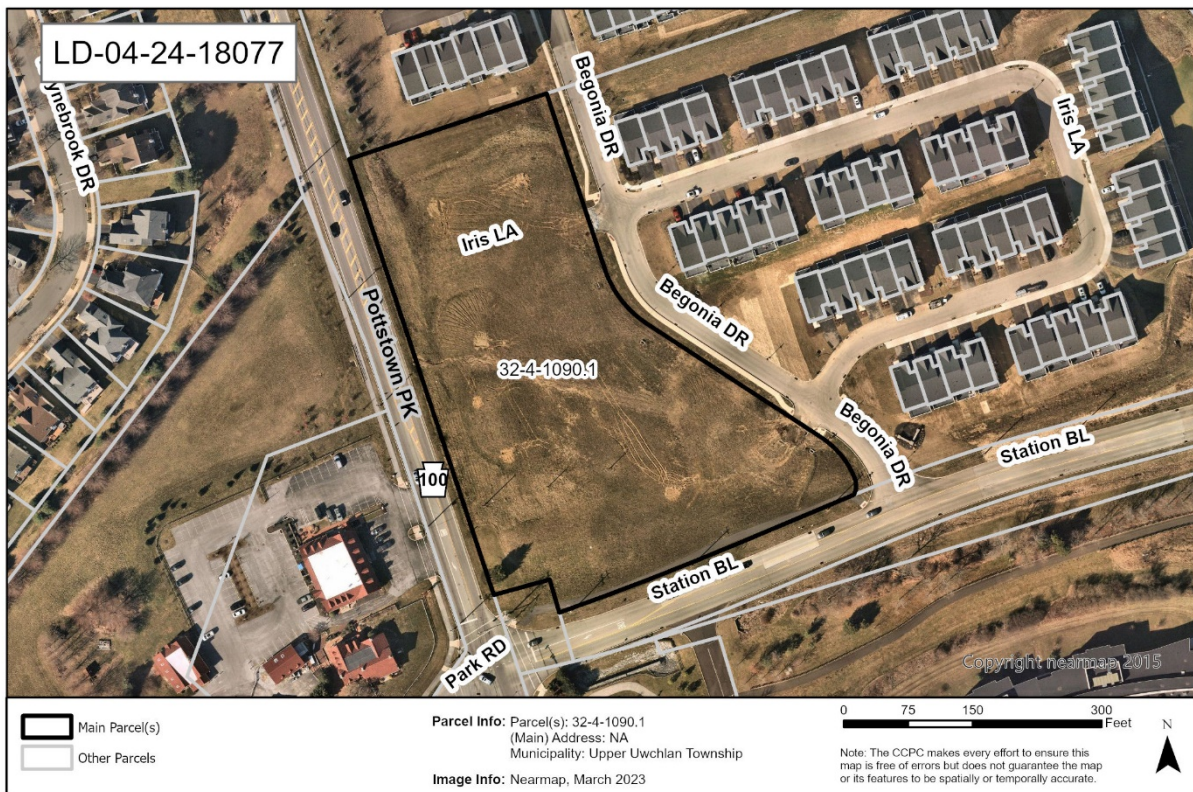
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a land development proposal for this site. Our review of that plan was submitted to the Township on April 12, 2022 (refer to CCPC# LD-03-22-17149). We have no record of Township action on that submission. This letter includes some of the previous comments that are still relevant to the current submission.

COUNTY POLICY:

LANDSCAPES:

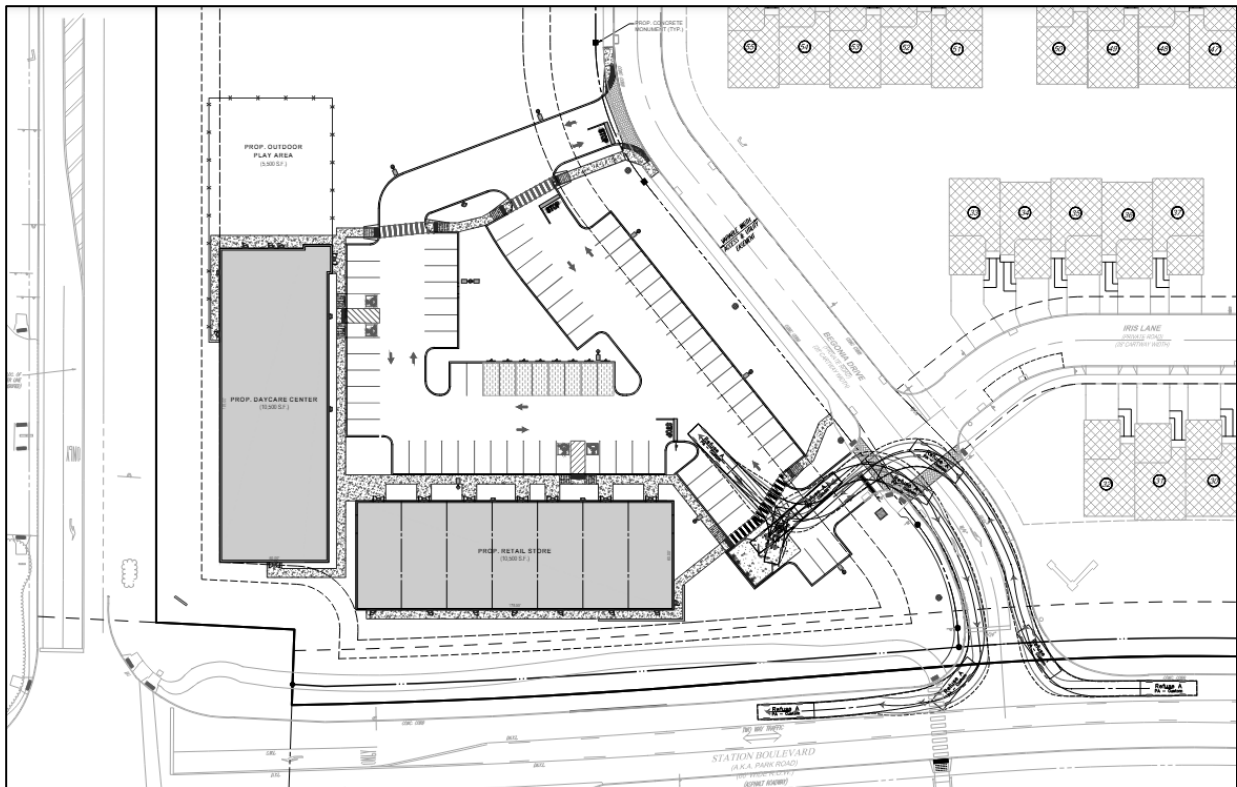
2. The site is located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth 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 2045:

3. ***Watersheds 2045***, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is located within the Pickering Creek watershed. The ***Watersheds 2045*** plan's highest priority objectives within this watershed are:
- protecting and restoring vegetated riparian buffers, first order streams, and floodplain connectivity;
 - reducing storm water runoff and mitigating flooding; implementing source water protection measures; and
 - encouraging holistic planning to reduce potential conflict between development and natural resources.

Watersheds 2045 can be accessed at www.chesco.org/watersheds2045.



***Detail of Byers Station Amended Final PRD Plan
Final Land Development Plan***

PRIMARY ISSUES:

4. The County Planning Commission's **Multimodal Circulation Handbook** (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Pottstown Pike (State Route 100) as a Major Arterial roadway. The Handbook (page 183) recommends a 150-foot-wide right-of-way for Major Arterial roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Pottstown Pike and that be offered to PennDOT for dedication.

5. Pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the **Suburban Center Landscape**. “Connect” Objective C of *Landscapes 3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas. We endorse the provision of sidewalks on this site, which also connect to the adjacent residential areas. We also encourage the applicant to provide appropriate crosswalk connections from this site across Pottstown Pike as well as along the eastern portion of Pottstown Pike.

PennDOT’s Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) recommend that sidewalks be a minimum of 5 feet in width. Additional information on this topic is provided in the Pedestrian Facilities Design Element of the County Planning Commission’s Multimodal Circulation Handbook (2016 Update), which is available online at: www.chescoplanning.org/MuniCorner/MultiModal/02-PedFacs.cfm.

6. While we acknowledge the proposed landscaping along Pottstown Pike and Station Boulevard, we recommend that the applicant consider incorporating pitched roofs to mitigate the views of the rear elevations from the public right-of-way. We also suggest that the applicant avoid the use of flat roofs on the structures because many of the nearby structures have pitched roofs and especially because the site is at a lower elevation from Pottstown Pike and Station Boulevard.
7. The roof areas may also offer opportunities to improve the facility’s long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate “green roofs,” “white roofs” and solar photovoltaic energy systems. Green roofs can reduce a building’s stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility’s long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at: <https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>. Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvrpc.org/EnergyClimate/AEOWG/>.
8. The Stormwater Management Plans indicate that vegetated swales 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.
9. The Township’s emergency service providers should be requested to review the plan to ensure that safe access and egress is provided for this site, especially to the structures’ rear areas.

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

Page: 5
Re: Final Land Development - Byers Station Amended Final PRD Plans
Upper Uwchlan Township - LD-04-24-18077

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,

A handwritten signature in black ink that reads "Wes Bruckno". The signature is written in a cursive, flowing style.

Wes Bruckno, AICP
Senior Review Planner

cc: Bohler Engineering
Prosperity Property Investments, LLC
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Chester County Conservation District



UPPER UWCHLAN TOWNSHIP

Planning Commission

April 11, 2024

6:00 p.m. Workshop

7:00 p.m. Meeting

Minutes

Draft

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

Attendees:

Sally Winterton, Chair; Chad Adams, David Colajezzi (Meeting, via Phone), Jim Dewees, Steve Fean, Jessica Wilhide, Taylor Young

Anthony Campbell, Zoning Officer (Workshop)
Mary Lou Lowrie, P.E., Gilmore & Associates (Meeting)
Gwen Jonik, Planning Commission Secretary

Absent: Jeff Smith, Joe Stoyack

Sally Winterton called the Workshop to order at 6:00 p.m. There was 1 citizen in attendance.

C1, C3, LI Zoning District Uses Ordinance Amendments ~ Review Draft

The Planning Commission (PC) and the Board of Supervisors have reviewed the uses by-right and via conditional use in these zoning districts, as some are antiquated, to provide for more contemporary uses, and coordinate with the ideas in the Village Concept Plan, trying to keep the Village quaint. A draft Ordinance incorporating all of their comments was crafted by the Township Solicitor. That draft is what the PC is reviewing tonight. The County Planning Commission has reviewed the draft ordinance and had several comments that the Township will address. One of the comments was to regulate hookah bar/lounges, cigar lounges, similar activities. The Planning Commission did not favor allowing these as a by-right use; and thought the C3 Highway Commercial District or the LI Limited Industrial Districts might be appropriate areas for these businesses. C1 Village Commercial uses were removed from the C3 Highway Commercial District uses and C3 uses were removed from the LI Limited Industrial District uses. The Township Solicitor will revise the draft accordingly and the PC will review next month. Anthony Campbell brought up the topic of short-term rentals: air BNBs, vacation rentals, etc. The Board of Supervisors requests that regulations be established to allow these in the R1 and R2 residential zoning districts via the conditional use process. Short-term is considered anything less than 30 days. More than 30 days is considered a rental property and that's allowable. The Township Solicitor has drafted an ordinance, which is under review, to allow the short-term rentals under certain circumstances and safety guidelines. It will include regulations for adequate parking, number of guests based on the number of bedrooms, trash service, etc. The PC should give some thought to it.

Sally Winterton advised that our Emergency Management Coordinator, Byron Nickerson, had talked briefly about at the April 9 Joint Boards & Commissions Workshop about the potential for hydrogen pipelines coming to our area. He'd like to attend a PC Workshop to discuss the topic and consider drafting an ordinance to regulate them. Chad Adams believes that since it would be an underground utility easement that the Township can't regulate it. Byron had mentioned that Kristin Camp was working on an ordinance with another municipality and we'll contact her.

Sally inquired of the status of the in-law quarters/accessory dwelling unit ordinance. The Planning Commission had decided it wasn't necessary at this time. Chad Adams asked about the status of the Heather Hill basin retrofits. They are not complete.

Sally asked if there were any other ordinances the PC should work on; signs, lighting, noise? Anthony responded that the sign ordinance is good; the size, location, and types of signs are fair for the businesses. There is an occasional issue with glare but otherwise the lighting ordinance is in good shape. The noise ordinance is adequate as is.

Anthony mentioned we might want to look at agricultural uses for properties over 10 acres in the R1 Residential Zoning District. Inquiries to allow domesticated/pet goats are on the rise. Sally asked about proposing an agricultural district, such as the Spackman property. Anthony noted that would have to be an overlay district.

Gwen Jonik suggested a review of the landscaping regulations and types of plants listed. It's been noted that we currently recommend some non-native species and some of those have become invasive over the years. Sally suggested also reviewing the number of plants required; are they overcrowded or affect sight distance?

Sally adjourned the Workshop at 6:52 p.m. and noted we'll have a 6:00 Workshop May 9.

7:00 p.m. Meeting

Sally Winterton called the meeting to order at 7:00 p.m. Four citizens were present.

Eagle Animal Hospital – Preliminary Land Development Plan

Bob Linn, Architect, Alyson Zarro, Esq., Matt Hammond, traffic engineer and Veterinarians Matunis and Granite were present. Mr. Linn advised they had received the consultants' comments of the Preliminary Land Development Plan dated March 4, 2024, and provided a summary of the project: tried to recreate the aesthetics of the previous building; 270 feet frontage on Byers road; the parcel has been occupied for 35 years as a veterinarian office; they plan to add 1 vet and 1 administrative staff; the building is 6,853 SF, 83 feet in length; they see 1,000 animals per month; they're open 5.5 days.

Mr. Linn advised that they can comply with most of the consultants' comments but there are a few to discuss.

1. parking in front of the building; they're using the existing parking area and expanding a few more spaces across the front, bringing them in compliance with current ratios; 36 spaces are required; they don't want to move the driveway, that would require a new PennDOT permit and would put it below a crown in the road; a landscaped area in front of the building and with the building set back from the road, the building doesn't look as big.
2. sidewalks; there's not enough room and it wouldn't go anywhere, no connection. Byers road is too narrow; they'll dedicate additional right-of-way.
3. traffic impact fee; since it isn't a new use, is the fee necessary?
4. Roof; Mr. Linn noted they've already changed the roof line;
5. building placement; this has already been addressed; the township doesn't want a new building built over an old rubble foundation that wasn't compacted.
6. Quoins; the previous building didn't have them; they don't work with vinyl siding;
7. Historical Impact Statement; the other buildings already have property surveys done and there had already been a building in this location. Is this necessary?

There was lengthy discussion about parking in the front of the building rather than behind, as suggested in the Village Design Guidelines. Comments included: This has been a veterinarian office since 1988 and the existing parking pre-dates the Village Design Guidelines. If they try to relocate the parking, they would run into the on-lot septic system, which will be decommissioned, and a stream that runs through the end of the parcel. Perhaps keep the parking to the side, not out front. Parking to the side doesn't provide enough spaces. Keeping the business in the Village is desired.

Jim Dewees moved, seconded by Taylor Young, to recommend approval of this Application to the Board of Supervisors. The motion carried with six in favor and one (1) opposed (Winterton).
Rockhill Real Estate Enterprises – 500 Pottstown Pike – Conditional Use Application

Alyson Zarro, Esq., Jake Tackett of T&M, and Matt Hammond of TPD were present. Alyson Zarro introduced the Application seeking conditional use approval for a vehicle service center, and a sales center at 500 Pottstown Pike in the C3 Commercial Highway Zoning District. Rockhill owns the property and a vehicle service center is permitted, which would be the principle use. They also propose vehicle storage, additional inventory for offsite sales centers, by conditional use. There won't be actual sales on this lot, that happens at other sites. They need conditional use approval for disturbance of steep slopes for stormwater and sanitary sewer facilities. The slopes are manmade, from the old tank farm.

In response to comments in the consultants' reviews:

1. There won't be a lot of customer traffic, it'll be a distinct Porsche service center. Luxury cars don't go to the service center – they are picked up at the customer's house, delivered to the service center, then taken back to the customer.
2. Mr. Tackett advised it will be a 36000 SF service center, and additional inventory storage will be behind the building. Employees take the cars to/from the customers. There will be one access on Pottstown Pike. Stormwater management will be at the back of parcel. All of the steep slopes identified are a result of the tank farm construction, containment areas and destruction.
3. Alyson Zarro noted that if Porsche would propose a sales center, it would be a new application, a new building.
4. Will a traffic light at Font Road and Route 100 be installed? Matt Hammond advised they're proposing a dedicated left turn lane into the site and a deceleration lane, aligning the driveway across from Font Road. It doesn't meet the signalized intersection criteria. Focus would be on the left turns out of the site. Traffic counts will be repeated because they weren't done on a typical school-in-session day. They can try to convince PennDOT that a signal is appropriate. The adjacent by-right uses generate more traffic than this will.
5. Perhaps they could partner with whomever buys Eagle Nursery and have access to/from Fellowship Road. Ms. Zarro said they could try to leave space for a connection with this property.
6. Hours of operation will most likely be 7:00-7:00.
7. Seeking a recommendation for conditional use. They are aware that a sidewalk or trail will be needed and the client is agreeable.

David Lipow, a Font Road traveler, made comment that this project impacts quality-of-life, and the building rendering shows no character, no compatibility with Upper Uwchlan Township. Several PC members and citizens in attendance agreed the building rendering is out of character and not pleasing.

Following discussion about the location of the property being within 250' of the WSFS Bank, an historic resource, Ms. Zarro agreed they would provide an historic resource impact report.

Taylor Young moved, seconded by Chad Adams, to recommend the Application move forward in the Conditional Use process. He amended his motion to include a condition that the Applicant provide an Historic Resource Impact Statement. Chad Adams seconded and the motion carried unanimously.

David Colajezzi left the meeting.

Meeting Updates

Environmental Advisory Council (EAC). Sally Winterton noted the EAC held a successful e-waste drop off event and an Earth Day event will be held 4/20 at Upland Farm Park.

Historical Commission (HC). Sally Winterton reported there was a great turnout for the Milford Mills lecture in March; the next lecture is May 22 regarding Barns; and the Upland Farm Barn and farmhouse are on the Chester County Summer Walking Tour – June 27.

Village Concept Plan / Village Design Guidelines (VCP/VDG). Sally advised the final draft of the VDG is being reviewed.

Comprehensive Plan (CompPlan). Sally noted we expect a revised draft shortly.

Approval of Minutes

Jim Dewees moved, seconded by Chad Adams, to approve as presented the minutes of the March 14, 2024 Planning Commission Meeting. The motion carried unanimously.

C1, C3, LI Zoning District Uses ~ Ordinance Amendments

The PC reviewed the February 9, 2024 draft ordinance amendments at their Workshop earlier this evening. Chad Adams moved, seconded by Jessica Wilhide, to have Kristin Camp edit the draft ordinance to correct a few typos, and address the Chester County Planning Commission's comments: replace the definition of "educational use"; clarify the definition of 'recreational uses'; include allowing the hookah/cigar shops by conditional use in the C3 zoning district and require those applicants to possess any required tobacco licensing. The motion carried unanimously.

Sally Winterton announced the next meeting date: May 9, 2024.

6:00 p.m. Workshop, 7:00 p.m. Meeting

Open Session

Steve Egnacyzk asked if the village guidelines were applicable anywhere else. At this point they are not applicable elsewhere. Zoning ordinances have some design requirements but they aren't architectural in nature.

David Lipow commented the stone on the Lexus Dealership building is nice.

Adjournment

Jim Dewees moved, seconded by Jessica Wilhide, to adjourn the meeting at 9:03 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary