UPPER UWCHLAN TOWNSHIP
PLANNING COMMISSION
REVISED **AGENDA**
September 13, 2018
7:30 p.m.

Packet Page #

I. Call To Order

II. Eagleview Corporate Center Lot 1B Maintenance Area — 2
Preliminary / Final Land Development Plan – Revised Plan
A Plan proposing construction of a paved area for two 900-SF storage enclosures and maintenance vehicle parking on Eagleview Corporate Center Lot 1B. Review Consultants' comments.

III. Eagleview Corporate Center Lot 1C Final Land Development Plan — 49
A Plan proposing proposing construction of a 1-story 113,-000 SF Office/warehouse flex building on Eagleview Corporate Center Lot 1C, which is 20.28 acres. Review Consultants' comments.

IV. Villages at Byers Station – Parcel 5C – Lot #1 Residential — 79
Proposed amendment to the Final PRD Plan approval to eliminate the lot lines around the townhomes and instead have the footprint of the townhome units serve as the lot lines.

V. Vantage Point Retirement Living (Byers Station Parcel 6C) — 90
Amended PRD Plan – Revised Plan
A Plan proposing a 3-story, 100-unit retirement facility on the 4.3 acre parcel On the currently vacant northeast corner of Byers Road and Graphite Mine Road, known as Byers Station Parcel 6C. Review Consultants' comments.

VI. Approval of Minutes: July 12, 2018 Meeting — 106

VII. Open Session

VIII. Next Meeting Date: October 11, 2018 7:30 p.m.

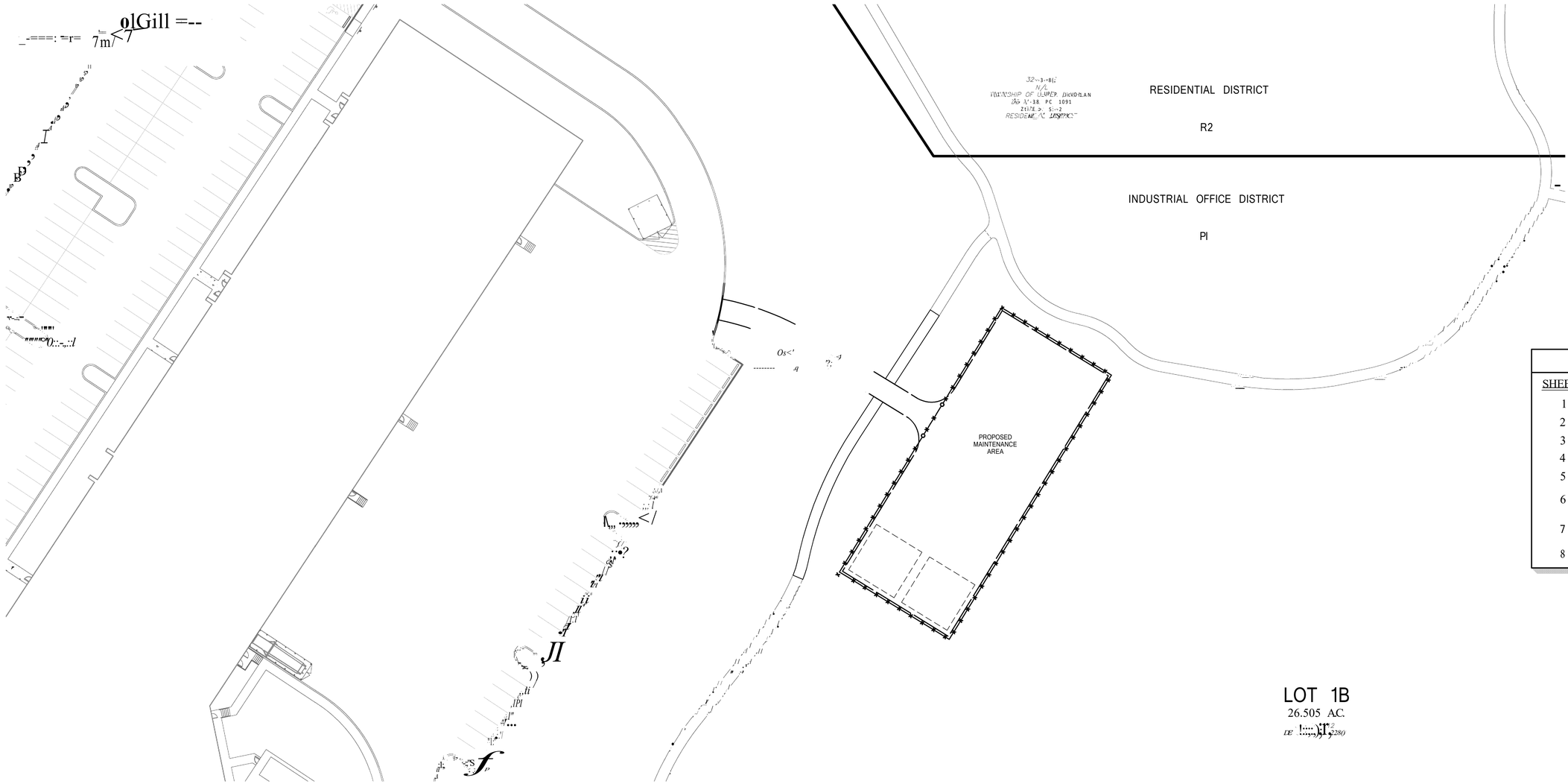
IX. Adjournment

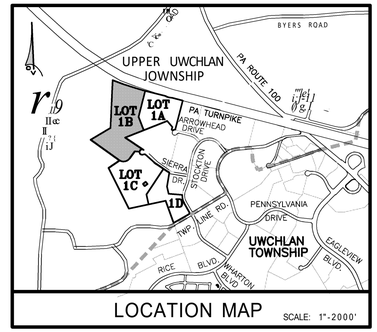
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

FOR

EAGLEVIEW LOT 1B - MAINTENANCE AREA

UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA





PLAN INDEX

SHEETS	TITLE
1	COVER SHEET
2	OVERALL LOT PLAN
3	SITE LAYOUT PLAN
4	SITE ANALYSIS PLAN
5	CONSTRUCTION PLAN & DETAILS
6	EROSION & SEDIMENTATION CONTROL PLAN
7	EROSION & SEDIMENTATION CONTROL DETAILS
8	LANDSCAPING PLAN

Scale in I'eet

1" = 30'

COVER SHEET

NO.	DATE	REVISION
1	6/14/18	RELOCATED MAINTENANCE AREA ADJACENT TO SUNOCO PIPELINE EASEMENT

PROPOSED MAINTENANCE AREA
FOR
EAGLEVIEW LOT 1B
THE **HANKIN** GROUP
UPPER UWCHLAN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

ChesterVaUey ENGINEERS, INC.
83ChestnutRoad.. P.O.Box447,Paoli,PA19301
610-044-4623 I 610-889-3143 Fax
www.chestnv.com

PROJECT NO. I11960-1B
FB.

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1" = 30'	03/26/18	N.A.H.	J.M.H.	

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UNIFORM PARCEL IDENTIFER: 32 - 3 - 81.12

PENNSYLVANIA_ACT_187_RIOITIBEMFNTS
UNDERGROUND UTIUTES SERIAL NOs: XXXXXXXXXX
CHESTER VALLEY ENGINEERS, INC DOES NOT GUARANTEE THE ACCURACY OF THE UCATIONS FTh mtsINGS SUBSURFACt UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES CHESTER VALLEY ENGINEERS, INC. GUARANTEE THAt All SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE UOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTES BEFORE THE START OF WORK.

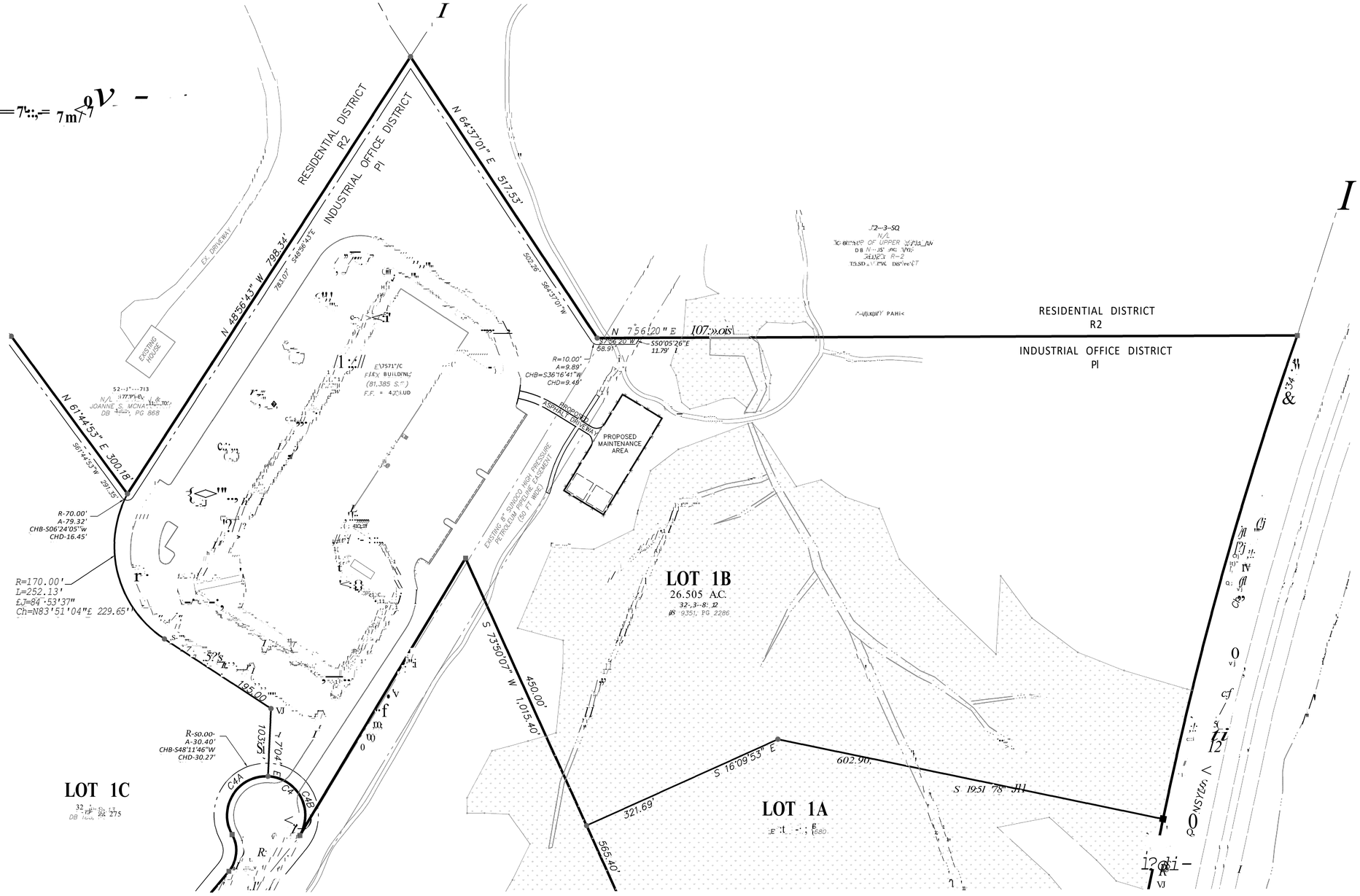
EXCAVATIONS, TRENCHING, AND SHORING
ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REGULtIONS OF THE FOLLOWING UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PUBLICATIONS OR THE LATEST REVISIONS THERETO:

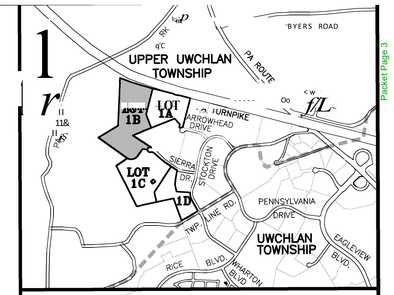
(1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2207) SUBPART 'P', PART 1926/1910 - 'EXCAVATIONS, TRENCHING AND SHORING'.
(2) %":t:J_ND TRENCHING OPERATIONS" (OSHA 2226) DATED

SEE SHEET _1_ FOR
J-/CILITY OWTL/:RS
DESIG'UATED OFFICE
ADDRESS AND
TtiLJ::FHONI:'. NUMBUS:R.

PENNSYLVAKTA ONE CALL SYSTEM, AC:
C:ILL 3 \VOIJKING D;YS IB-FORE YOU DIGi
1-800-242-1776
POCS S.L::RIAL UMHL::R: X.X.'IIX.XX

SHEET 1 OF 8





LOCATION MAP SCALE: 1"=2000'

LEGEND

- EXISTING BUILDINGS
- EXISTING CURB
- EXISTING WETLAND
- EXISTING STREAM
- EXISTING IRON PIN
- EXISTING MONUMENT
- EXISTING TRACT BOUNDARY
- EXISTING EASEMENT
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED EDGE OF PAVING
- PROPOSED FENCE

CURVE	RADIUS, FT.	LENGTH, FT.	CHORD, FT.	BEARING	DELTA
C4	60.00	260.41	99.09	S13°07'35"W	248°40'35"
C4A	60.00	8.85	8.84	N46.45'44"W	8°27'12"
C4B	60.00	251.56	103.81	S08°53'59"W	240°13'22"

Scale in Feet
0 20 40 60 80 160 240 320
1" = 80'

OVERALL LOT PLAN

NO.	DATE	REVISION
1	6/14/18	RELOCATED MAINTENANCE AREA ADJACENT TO SUNOCO PIPELINE EASEMENT

PROPOSED MAINTENANCE AREA
FOR
EAGLEVIEW LOT 1B
THE HANKIN GROUP
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

ChesterValley Engineers, Inc.
83 Chesterville Road, P.O. Box 447, Paoli, PA 19301
610-644-4623 | 610-889-9143 Fax
www.chestervalley.com

PROJECT NO. 11960-1B
FB -

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1" = 80'	03/26/18	N.A.H.	J.M.H.	

UNIFORM PARCEL IDENTIFIER: 32,3,81.12

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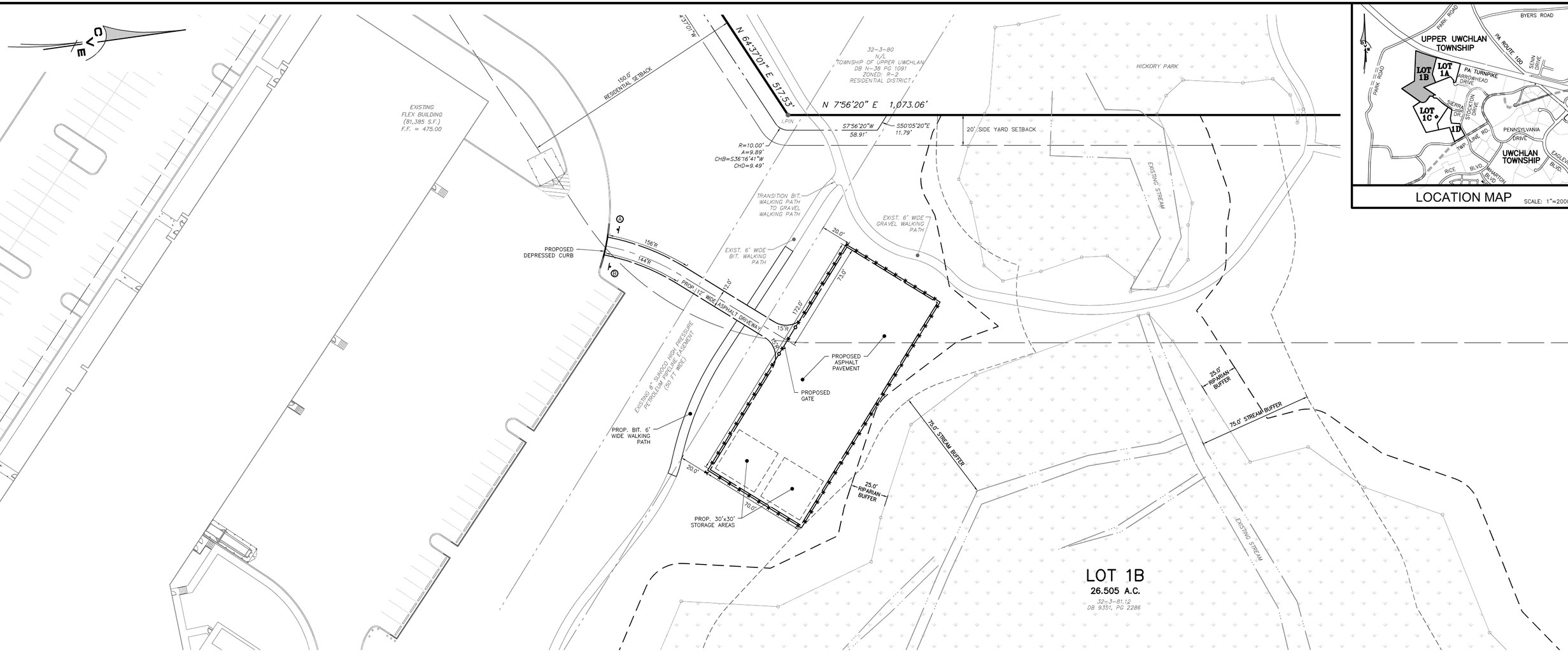
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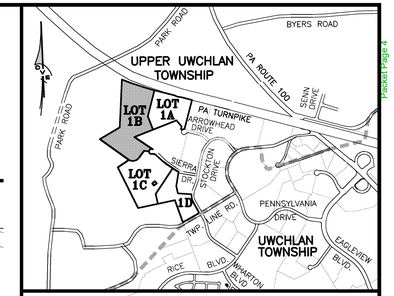
PENNSYLVANIA ACT 187 REQUIREMENTS
UNDERGROUND UTILITIES SERIAL NO.: XXXXXXXXXX
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(2) "EXCAVATIONS AND TRENCHING OPERATIONS" OSHA 2226 DATED 1985 (REVISED).

SEE SHEET 1 FOR UTILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.
PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 811 OR 1-800-242-1776
POCS SERIAL NUMBER: XXXXXXXX

saernoe





LOCATION MAP SCALE: 1"=2000'

On this, the _____ day of _____, 20____, before me,
the undersigned Owner's Agent, personally appeared _____
(Name of Owner's Agent)
_____
(Signature of Owner' Agent)
who, being duly sworn according to the law, deposes and says that he is the Agent for the Owner of the property shown on this plan, and that he acknowledges the same to be his act and plan and desires the same recorded as such according to law.

Witness my hand and seal the day and date shown above written.

My Commission Expires:

_____ _____
(Notary Public or Other Officer)

REVIEWED by the Chester County Planning Commission this _____ day of _____, 20____.

_____
Director
_____
Secretary

Recorded in the Office of the Recorder of Deeds of Chester County at West Chester, Pennsylvania in Plan Book _____, Page _____, on the _____ day of _____, 20____.

_____
(Deputy) Recorder of Deeds

REVIEWED by the Planning Commission of Upper Uwchlan Twp., Chester Co., Pa., this _____ day of _____, 20____.

_____
Chairman
_____
Vice Chairman
_____
Member

APPROVED by the Board of Supervisors of Upper Uwchlan Twp., Chester Co., Pa., this _____ day of _____, 20____.

_____
Chairman
_____
Vice Chairman
_____
Member

APPROVED by the Upper Uwchlan Twp., Engineer

_____ _____
Date

CERTIFICATION OF ACCURACY

I hereby certify that the plan shown and described hereon is true and correct to the accuracy required by the Subdivision and Land Development Regulations of the Township of Upper Uwchlan.

_____ _____
Date

GENERAL NOTES:

1. BOUNDARY SURVEY PERFORMED BY HOPKINS AND SCOTT, INC., REGISTERED SURVEYORS, BOX 244, KIMBERTON, PENNSYLVANIA, 19442 (610-933-1754), AS IDENTIFIED ON THE FOLLOWING:
   1.1. MAP OF PROPERTY MADE FOR HANKIN BUILDERS, DRAWING NO. 1-07-39-018, DATED APRIL 15, 1992;
   1.2. MAP OF PROPERTY MADE FOR HANKIN BUILDERS, DRAWING NO. 1-07-39-003, DATED OCTOBER 28, 1985; AND
   1.3. MAP OF PROPERTY MADE FOR HANKIN BUILDERS, DATED SEPTEMBER 16, 1985, LAST REV. SEPTEMBER 5, 1986.
2. THE DEED BOOK AND PAGE NUMBER FOR LOT 1B IS FOR FOLLOWING: PARCEL: 32-03-81.12, D.B. 9351 P.G. 2286.
3. THE TOPOGRAPHY SHOWN ON THE PLANS HAS BEEN PHOTOGRAMMETRICALLY COMPILED. DATUM IS U.S.G.S. AND IS BASED ON PA TURNPIKE COMMISSION BENCHMARK NO. 20 LOCATED ON A SPIKE SET IN B.T. COMPANY PILE, 68 FEET LEFT OF STATION 493+00 OF L.R. 147. INFORMATION TAKEN FROM PLANS PREPARED FOR PA TURNPIKE COMMISSION BY ESHBACK, KALE AND ASSOC. AND DICROCE AND LEAPSON, DATED APRIL 16, 1985. BENCHMARK ELEVATION 488.29.
4. WETLANDS HAVE BEEN DELINEATED BY MARATHON ENGINEERING & ENVIRONMENTAL SERVICES, INC. A WETLANDS DELINEATION REPORT WAS PREPARED NOVEMBER 13, 2006.
5. GLENVILLE SOILS EVALUATED ON-SITE WERE FOUND NOT TO CONTAIN HYDRIC INCLUSIONS.
6. REFERENCE PLANS:
   6.1. PLAN OF SUBDIVISION/EAGLEVIEW CORPORATE CENTER, DRAWING NO. 8341- 2, PREPARED BY CHESTER VALLEY ENGINEERS, INC., SHEETS 2 AND 3, DATED FEBRUARY 18, 1987, LAST REVISED SEPTEMBER 8, 1995.
   6.2. PRELIMINARY / FINAL LAND DEVELOPMENT PLANS FOP EAGLEVIEW LOTS 10/11 PREPARED BY CHESTER VALLEY ENGINEERS SHEETS 1 THROUGH 16, DATED 8/2/12, LAST REVISED 11/16/12.
7. LOT 1B SHALL COMPLY WITH THE PERMITTED USES OF THE PLANNED INDUSTRIAL/OFFICE DISTRICT OF THE UPPER UWCHLAN TOWNSHIP ZONING ORDINANCE.

LEGEND

- EXISTING BUILDINGS
- EXISTING CURB
- EXISTING WETLAND
- EXISTING STREAM
- EXISTING IRON PIN
- EXISTING TRACT BOUNDARY
- EXISTING EASEMENT
- 25 FT. RIPARIAN BUFFER LINE
- 75 FT. RIPARIAN STREAM BUFFER LINE
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED SETBACK LINE
- PROPOSED EDGE OF PAVING
- PROPOSED FENCE

Scale in Feet
0 10 20 30 60 90 120
1" = 30'

SIGN LEGEND

(A) STOP SIGN 30"x30" (R1-1)
(B) MAINTENANCE AREA ENTRY SIGN

UPPER UWCHLAN TOWNSHIP ZONING REQUIREMENTS
PI – PLANNED INDUSTRIAL/OFFICE DISTRICT
PROPOSED USE: MAINTENANCE AREA

	REQUIRED	EXISTING LOT 1B	PROPOSED LOT 1B
MIN. LOT AREA	2 ACRES	26.505 AC.	26.505 AC.
MIN. LOT WIDTH	200 FT.	>=200 FT.	>=200 FT.
MIN. FRONT YARD	40 FT.	184.7 FT.	184.7 FT.
MIN. YARD (ABUTTING RESIDENTIAL)	150 FT.	150 FT.	150 FT.
MIN. SIDE YARD	15 FT.	70.0 FT.	70.0 FT.
MIN. REAR YARD	15 FT.	N/A	N/A
MAX. BUILDING COVERAGE	35 %	7.05%	7.05%
MAX. IMPERVIOUS COVERAGE	60 %	21.01% (5.57 AC.)	22.22% (5.89 AC.)
MAX. BUILDING HEIGHT	35 FT. 3 STORIES	1 STORY	1 STORY

LOT 1B AREA TABULATION

EXISTING LOT AREA = 26.505 A.C.

SITE LAYOUT PLAN

NO.	DATE	REVISION
1	6/14/18	RELOCATED MAINTENANCE AREA ADJACENT TO SUNOCO PIPELINE EASEMENT

PROPOSED MAINTENANCE AREA
FOR
EAGLEVIEW LOT 1B
THE HANKIN GROUP
UPPER UWCHLAN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
63 Chestnut Road, P.O. Box 447, Paoli, PA 19301
610-644-4623 | 610-889-3143 Fax
www.chestervy.com

PROJECT NO. 11960-1B
F.B.

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1" = 30'	03/26/18	N.A.H.	J.M.H.	

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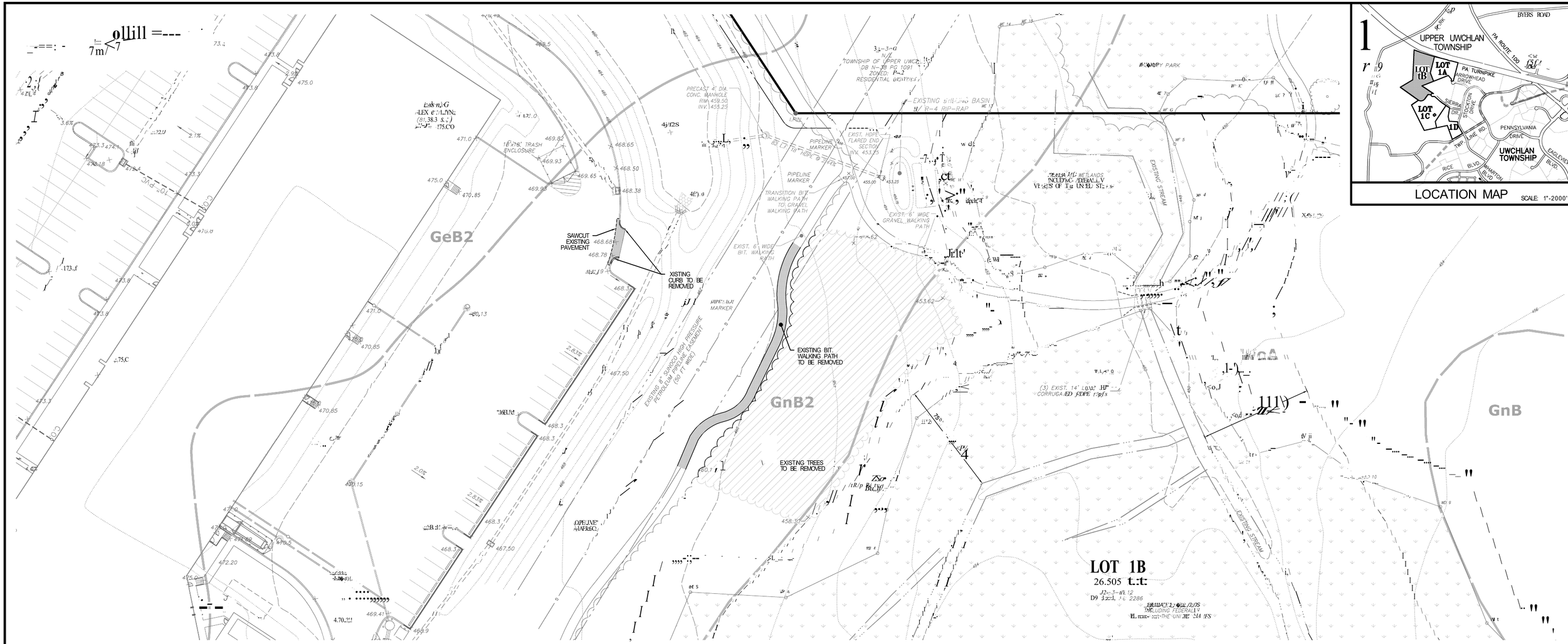
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(2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

SEE SHEET 1 FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER: XXXXXXX

UNIFORM PARCEL IDENTIFIER: 32 - 3 - 81.12

Packet Page 4



LOCATION MAP SCALE: 1"-2000'

THE CONTRACTOR SHALL REMOVE FROM THE SITE, RECYCLE. OR DISFDSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE FENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL ffiOTECTIONS SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET SEQ., AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY. DUMP. OR DISCHARGE ANY BUILDING MATERIAL AT THE SITE.

LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING BUILDINGS
- EXISTING CURB
- EXISTING WETLAND
- EXISTING STREAM
- EXISTING TRACT BOUNDARY
- EXISTING EASEMENT
- EXISTING WOODS LINE
- 25 FT RIPARIAN BUFFER LINE
- 75 FT. RIPARIAN STREAM BUFFER LINE
- SOILS BOUNDARY
- EXISTING STORM LINE (YUH INLET)
- EXISTING SANITARY SEWER LINE (WITH MANHOLE)
- EXISTING UNDERGROUND GAS LINE

SOILS LIST

SYMBOL	DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK	SUITABILITY FOR: WATER GRADING	ROAD SUBGRADE	ROAD FILL	TOPSOIL	CHARACTERISTICS THAT AFFECT: FARM POND EMBANKMENTS
GLENELG CHANNERY SILT LOAM								
GeB2	3% TO 8% SLOPES MODERATELY ERODED	5' PLUS	3' TO 5'	GOOD	FAIR TO GOOD	FAIR TO GOOD	GOOD	PERMEABILITY
GLENVILLE SILT LOAM								
G,B	3% TO 8% SLOPES	1' TO 1-1/2'	3' TO 6'	FAIR	POOR TO FAIR	POOR	GOOD	-
GnB2	3% TO 8% SLOPES MODERATELY ERODED	1' TO 1-1/2'	3' TO 6'	FAIR	POOR TO FAIR	POOR	GOOD	--
WORSHAM SILT LOAM								
WeA	0% TO 3% SLOPES	0' TO 1'	3' TO 5'	POOR	POOR	POOR	FAIR	INSTABILITY

Scale in feet

0 10 20 10 60 90 120

1" = 30'

SITE ANALYSIS PLAN

NO.	DATE	REMARKS
1	6/14/18	RELOCATED MAINTENANCE AREA ADJACENT TO SUNOCO PIPELINE EASEMENT
NO.	DAU	REMARKS

PROPOSED MAINTENANCE AREA
FOR
EAGLEVIEW LOT 1B
THE HANKIN GROUP
UPPER UWCHLAN TOWNSHIP· CHESTER COUNTY - PENNSYLVANIA

ChesterVaUey ENGINEERS, INC.
83ChestnutRoed, P.O.Box447,Paoli,PA19301
610-044-4623 I 610 889-3143 Fax
www.chesterv.com

PROJECT NO. 11960-1B
F.B.

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1" = 30'	03/26118	NAH.	J.M.H.	

UNIFORM PARCEL IDENTIFIER: 32-3-81.12

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PENNSYLVANIA ACT 187 REQUIREMENTS
UNDERGROUND UTILITIES SERIAL NO. XXXXXXXXXXX
CHESTER VALLEY ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES CHESTER VALLEY ENGINEERS, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

EXCAVATIONS TRENCHING AND SHORING
ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PUBLICATIONS OR THE LATEST REVISIONS THEREOF:

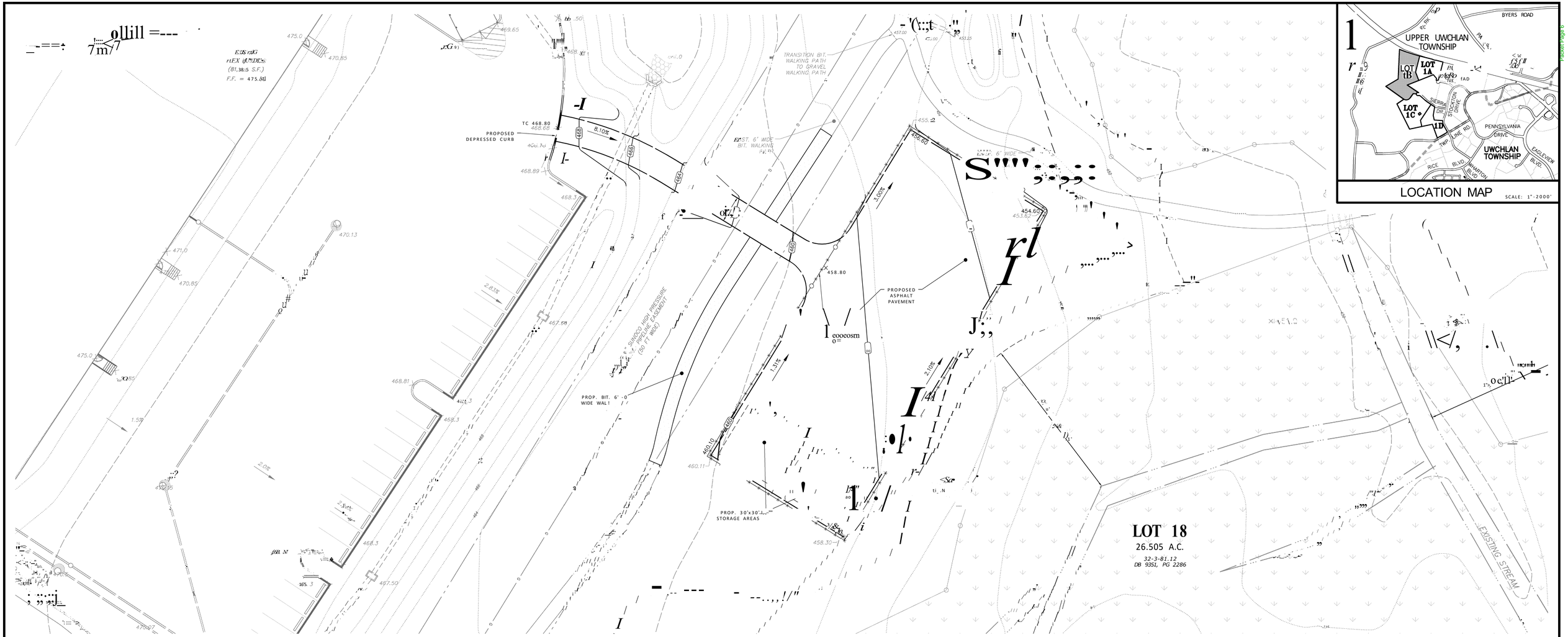
(1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2207) SUBPART "P", PART 1926/2650 - "EXCAVATIONS, TRENCHING AND SHORING"

(2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED 1986 (REVISED).

PENNSYLVAKTA ONE CALL SYSTEM, NC.
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SEE SHEET _1_ FOR 1-:/\CILITY OWN\I\".RS DESJG'\JATED OFFICE ADDRESS AND TILL::PHONI:. NUMEUR.

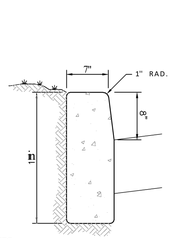
SHEET 4 OF 8



LOCATION MAP SCALE: 1"=2000'

LEGEND

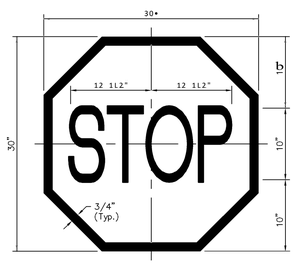
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING BUILDINGS
- EXISTING CURB
- EXISTING WETLAND
- EXISTING STREAM
- EXISTING TRACT BOUNDARY
- EXISTING EASEMENT
- 25 FT. RIPARIAN BUFFER LINE
- 75 FT. RIPARIAN STREAM BUFFER LINE
- EXISTING STORM LINE (WITH INLU)
- EXISTING SANITARY SEWER LINE (WITH MANHOLE)
- EXISTING UNDERGROUND GAS LINE
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED EDGE OF PAVING
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- X456.00 PROPOSED SPOT ELEVATION
- PROPOSED FENCE



NOTES

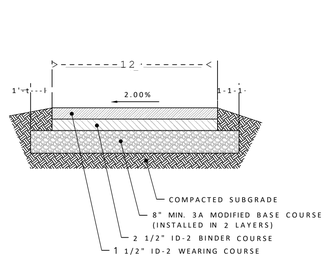
1. CONCRETE TO BE CLASS A 3500 PSI 28-DAY STRENGTH AIR ENTRAINED.
2. SLOPE TOP SURFACE OF CURB BACK TO FRONT AT 1/4" PER FOOT.
3. EXPANSION JOINTS OF 1/4" BITUMIN-IMPREGNATED FELT TO BE INSTALLED EVERY 30',

STANDARD SJRAIGHT CONCRETE CURB DETAIL
N.T.S.



COLOR: LEGEND AND BORDER WHITE (REFLECTORIZED)
BACKGROUND RED (REFLECTORIZED)
SERIES: C
BLANK STD: B1-30

STOP SIGN R1-1
N.T.S.

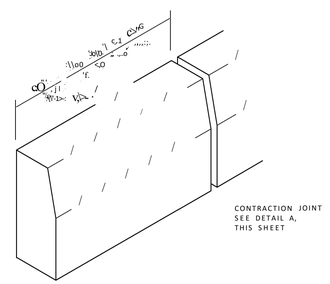


NOTE: BASE REPAIR SHALL BE COMPLETED IN THE AREAS AS DETERMINED IN THE FIELD BY THE TOWNSHIP ENGINEER BEFORE PLACEMENT OF THE WEARING COURSE

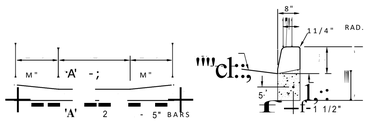
DRIVEWAY/pAVEMENJ SECTION DETAIL
N.T.S.



DETAIL_A
CONTRACTION JOINT



PLAIN CEMENT CONCRETE CURB
N.T.S.



PLAN VIEW SECTION A-A

DEPRESSED CURB DETAIL
N.T.S.

Scale in feet
0 5 10 H 20 40 60 80
1" =20'

CONSTRUCTION PLAN & DETAILS

1	6/14/18	RELOCATED MAINTENANCE AREA ADJACENT TO SUNOCO PIPELINE EASEMENT
NO.	DAU	REVISION

PROPOSED MAINTENANCE AREA
FOR
EAGLEVIEW LOT 1B
THE HANKIN GROUP
UPPER UWCHLAN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
83 Chestnut Road, P.O.Box 447, Paoli, PA 19301
610-644-4623 | 610-889-3143 Fax
www.chesterv.com

PROJECT NO. 11960-1 B
ee.

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1" = 20'	03/26/18	N.A.H.	J.M.H.	

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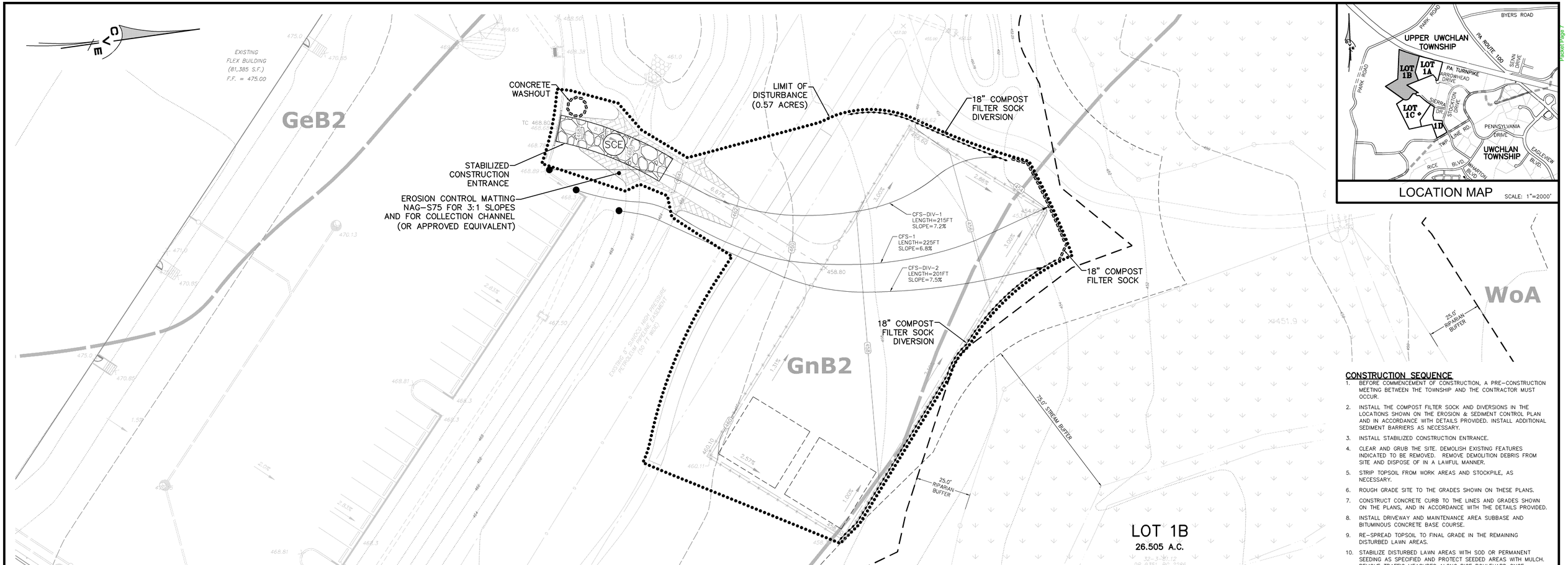
PENNSYLVANIA_ACT_187_RIQUIIBFMFNTS
UNDERGROUND UTILITIES SERIAL NO(S). XXXXXXXXXXX
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EXCAVATIONS, TRENCHING, AND SHORING
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(1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2207), SUBPART "P", PART 1926/650 - EXCAVATIONS, TRENCHING AND SHORING.
(2) TRENCHING OPERATIONS" (OSHA 2226) DATED

PENNSYLVAKTA ONE CALL SYSTEM, NC.
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UNIFORM PARCEL IDENTIFIER: 32-3-81.12



CONSTRUCTION SEQUENCE

1. BEFORE COMMENCEMENT OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING BETWEEN THE TOWNSHIP AND THE CONTRACTOR MUST OCCUR.
2. INSTALL THE COMPOST FILTER SOCK AND DIVERSIONS IN THE LOCATIONS SHOWN ON THE EROSION & SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH DETAILS PROVIDED. INSTALL ADDITIONAL SEDIMENT BARRIERS AS NECESSARY.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
4. CLEAR AND GRUB THE SITE. DEMOLISH EXISTING FEATURES INDICATED TO BE REMOVED. REMOVE DEMOLITION DEBRIS FROM SITE AND DISPOSE OF IN A LAWFUL MANNER.
5. STRIP TOPSOIL FROM WORK AREAS AND STOCKPILE, AS NECESSARY.
6. ROUGH GRADE SITE TO THE GRADES SHOWN ON THESE PLANS.
7. CONSTRUCT CONCRETE CURB TO THE LINES AND GRADES SHOWN ON THE PLANS, AND IN ACCORDANCE WITH THE DETAILS PROVIDED.
8. INSTALL DRIVEWAY AND MAINTENANCE AREA SUBBASE AND BITUMINOUS CONCRETE BASE COURSE.
9. RE-SPREAD TOPSOIL TO FINAL GRADE IN THE REMAINING DISTURBED LAWN AREAS.
10. STABILIZE DISTURBED LAWN AREAS WITH SOD OR PERMANENT SEEDING AS SPECIFIED AND PROTECT SEEDED AREAS WITH MULCH. REMOVE TRAFFIC MEASURES ALONG RICE BOULEVARD ONCE CONSTRUCTION HAS BEEN COMPLETED.
11. ONCE DISTURBED LAWN AREAS HAVE BECOME STABILIZED, INSTALL THE AMENDED SOIL FOR THE BIO-FILTRATION AREA AND THE INFILTRATION TRENCH.
12. REMOVE EROSION CONTROL FEATURES UPON APPROVAL BY THE TOWNSHIP ENGINEER. STABILIZE THOSE AREAS DISTURBED DURING THE REMOVAL PROCESS WITH PERMANENT SEEDING AND MULCH.
13. INSTALL BITUMINOUS CONCRETE WEARING COURSE.

SOIL TYPE USE LIMITATIONS AND RESOLUTIONS

1. SOIL TYPES POORLY SUITED AS SOURCES OF TOPSOIL RESTRICT OR PLACE CONDITIONS ON PLANNING VEGETATIVE STABILIZATION. ACIDIC, LOW FERTILITY, EXCESSIVE DRYNESS AND EXCESSIVE WETNESS LIMIT PLANT GROWTH.
   - RESOLUTIONS: IDENTIFYING AND RESOLVING CHARACTERISTICS, THAT RENDER THE SOIL TYPES POORLY, SUITED AS TOPSOIL.
2. ACIDIC SOIL TYPES EXHIBITING PH REACTION VALUES LOWER THAN ABOUT 5.5, LIMIT VEGETATIVE STABILIZATION. SOIL TESTS MIGHT BE NECESSARY TO DETERMINE SITE SPECIFIC PH REACTION.
   - RESOLUTIONS: APPLYING LIME CONSISTENT WITH RATES DETERMINED BY SOIL TESTING; SELECTING VEGETATIVE SPECIES TOLERANT TO ACIDIC SOIL CONDITIONS; AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND PUBLISHED BY PENN STATE.
3. LOW FERTILITY SOIL TYPES LACKING IN SUFFICIENT AMOUNTS OF ESSENTIAL PLANT NUTRIENTS SUCH AS: NITROGEN, PHOSPHOROUS, POTASSIUM, SULFER, MAGNESIUM, CALCIUM, IRON, MANGANESE, BORON, CHLORINE, ZINC, COPPER AND MOLYBDENUM, LIMIT VEGETATION STABILIZATION. SOIL TESTS MIGHT BE NECESSARY TO DETERMINE SITE SPECIFIC SOIL FERTILITY.
   - RESOLUTIONS: INCORPORATING SOIL NUTRIENTS CONSISTENT WITH RATES DETERMINED BY SOIL TESTING; SELECTIVE VEGETATIVE SPECIES TOLERANT TO LOW FERTILITY SOIL CONDITIONS, AND IMPLEMENTING COMBINATIONS OF THESE AND OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND PUBLISHED BY PENN STATE.
4. ERODIBLE SOIL TYPES EXHIBITING K VALUES GREATER THAN 0.36 OR PLASTICITY INDEX VALUES LOWER THAN 10, LIMIT VEGETATIVE STABILIZATION OF CHANNELS.
   - RESOLUTIONS: TEMPORARY CHANNEL LINING, PROVIDING PERMANENT CHANNEL LINING, DECREASING CHANNEL GRADE, INCREASING CHANNEL WIDTH, SELECTING VEGETATIVE WITH GREATER RETARDANCE, SELECTING PERMANENT LININGS OTHER THAN GRASSES, AND IMPLEMENTING COMBINATION OF THESE AND/OR METHODS. VEGETATIVE RETARDANCE INFORMATION IS PROVIDED IN TABLES 6 AND 7 OF THE EROSION AND SEDIMENT POLLUTION CONTROL MANUAL PUBLISHED BY PADEP.
5. WET SOIL TYPES HAVE EXCESSIVE ROOT ZONE AND SOIL MOISTURES. SOME SOIL SURVEYS INDICATE WETNESS, HIGH WATER TABLE AND FLOODING. THIS INDICATOR IS AFFECTED BY SOIL DISTURBANCE.
   - RESOLUTIONS: SELECTING VEGETATIVE SPECIES TOLERANT TO WET CONDITIONS, TILING VEGETATIVE AREAS, AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND PUBLISHED BY PENN STATE.
6. DRY SOIL TYPES LACK SUFFICIENT ROOT ZONE SOIL MOISTURES. THIS INDICATOR IS AFFECTED BY SOIL DISTURBANCE.
   - RESOLUTIONS: SELECTING VEGETATIVE SPECIES TOLERANT TO DRY CONDITIONS, IRRIGATING VEGETATED AREAS AND IMPLEMENTING COMBINATION OF THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND PUBLISHED BY PENN STATE.
7. SOIL TYPES SUSCEPTIBLE TO SINKHOLE AND SOLUTION CHANNEL/CHAMBER FORMATION POSE LIMITATIONS ON LOCATING RESERVOIR AREAS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORMWATER RETENTION BASINS, AND STORMWATER DETENTION BASINS.
   - RESOLUTIONS: LOCATING THOSE FACILITIES ON OTHER SOIL TYPES, LINING RESERVOIR AREAS WITH IMPERMEABLE LININGS, LIMITING STANDING WATER DEPTHS, LIMITING RETENTION TIMES AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS.
8. SOIL TYPES THAT EXHIBIT INSTABILITY IN POND EMBANKMENTS OR SUSCEPTIBILITY TO PIPING AND SEEPING POSE LIMITATIONS ON PLANNING EMBANKMENTS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORMWATER RETENTION BASINS AND STORMWATER DETENTION BASINS.
   - RESOLUTIONS: IMPORTING OTHER SOIL FOR EMBANKMENT OF THOSE FACILITIES, LOCATING THOSE FACILITIES ON OTHER SOIL TYPES, LIMITING EMBANKMENT SLOPE STEEPNESS AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS.
9. SOILS THAT ARE DIFFICULT TO COMPACT, UNSUITABLE FOR WINTER GRADING, OR SUSCEPTIBLE TO FROST ACTION POSE LIMITATIONS ON PLANNING EMBANKMENTS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORM WATER RETENTION BASINS AND STORMWATER DETENTION BASINS.
   - RESOLUTIONS: IMPORTING OTHER SOIL FOR EMBANKMENT OF THOSE FACILITIES, LOCATING THOSE FACILITIES ON OTHER SOILS TYPES, NOT CONSTRUCTING EMBANKMENTS DURING PERIODS PRONE TO FROST AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS.
10. SUSCEPTIBILITY FOR THE DEVELOPMENT OF SINKHOLES WITHIN IDENTIFIED SOILS.
    - RESOLUTIONS: IN THE EVENT THAT THE PRESENCE OF A SINKHOLE IS DETECTED DURING THE COURSE OF WORK, CORRECTIVE MEASURES SHALL BE PERFORMED UNDER THE OBSERVATION AND GUIDANCE OF THE OWNER'S GEOTECHNICAL CONSULTANT. EXCAVATE THE LOOSE, WET SOILS SURROUNDING THE SINKHOLE TO EXPOSE THE SINKHOLE "THROAT" (THE OPENING IN THE ROCK) AND THE ADJACENT STABLE SOILS/ROCK WHERE POSSIBLE, THE EXCAVATION SHALL EXTEND A MINIMUM OF TWO FEET (2') BEYOND THE STABLE SOILS OR TO THE ROCK SURFACE, WHICHEVER IS ENCOUNTERED FIRST. FILL THE EXPOSED SINKHOLE "THROAT" WITH LEAN CONCRETE TO BLOCK THE MIGRATION OF THE UPPER LAYERS OF SOIL THROUGH THE ROCK OPENING. AFTER CONCRETE HAS CURED OVERNIGHT, BACKFILL THE REMAINDER OF THE EXCAVATION WITH CLAYEY SOILS TO PROVIDE A LOW PERMEABILITY BARRIER. THE CLAYEY SOILS SHALL BE PLACED IN 8" LIFTS AND EACH LIFT COMPACTED BY REPEATED PASSES OF THE COMPACTION EQUIPMENT UNTIL STABLE. CARE SHALL BE TAKEN TO ASSURE THE THE SOIL AT THE EDGES OF THE EXCAVATION ARE WELL COMPACTED.

GENERAL EROSION & SEDIMENT CONTROL NOTES:

1. WHILE THE TOWNSHIP HAS MADE EVERY EFFORT TO DETERMINE COMPLIANCE WITH ORDINANCES RELATING TO STORM WATER DRAINAGE AND EROSION CONTROL, MATTERS WITH REGARD TO FINAL GRADING AND DRAINAGE MAY BE AFFECTED BY GRADES AND FINAL LOCATIONS IN THE FIELD. THEREFORE, AS A CONDITION TO FINAL APPROVAL, THE TOWNSHIP RESERVES THE RIGHT TO REQUIRE SUCH MODIFICATIONS TO THE STORMWATER DRAINAGE AND EROSION CONTROL SYSTEMS AS MAY BE NECESSARY TO PREVENT THE DISCHARGE OF STORM DRAINAGE ACROSS PATHWAYS, TOWARDS OR AGAINST BUILDINGS, AND TO CURE PROBLEMS OF EROSION OCCURRING BECAUSE OF INADEQUATE CONSTRUCTION METHODS OR DESIGN. MORE SPECIFICALLY, UPON VERBAL AND/OR WRITTEN NOTICE FROM THE TOWNSHIP TO THE DEVELOPER OF UNSATISFACTORY DRAINAGE OR EROSION CONDITIONS, THE DEVELOPER SHALL HAVE NO MORE THAN FIVE (5) CALENDAR DAYS FROM THE DATE OF SAID NOTICE TO CORRECT THE CONDITIONS IN ACCORDANCE WITH THE TOWNSHIP'S DIRECTION, WHICH MAY INCLUDE THE INSTALLATION OF ADDITIONAL PIPING OR OTHER CORRECTIVE MEASURES AS ARE NECESSARY TO REDIRECT DRAINAGE FLOWS AND TO RESTORE THE SURFACE OF THE GROUND AND/OR TO PREVENT FURTHER EROSION.
2. THE STRIPPING, PILING, REMOVAL, REPLACEMENT OR HARVESTING OF TOPSOIL IS TO BE DONE IN SUCH A MANNER AS NOT TO CREATE HEAVY DUST OR CAUSE MUD OR FLOODING ON ANY ROADS, PROPERTIES OR STREAMS.
3. DUST SHALL BE KEPT WITHIN TOLERABLE LIMITS (AS DETERMINED BY THE TOWNSHIP ENGINEER) BY USE OF SPRINKLED WATER. IF SPRINKLED WATER PROVES TO BE INEFFECTIVE (AS DETERMINED BY THE TOWNSHIP ENGINEER) ADDITIONAL MEASURES WILL BE NECESSARY, INCLUDING (BUT NOT LIMITED TO) APPLICATION OF CHEMICALS APPROVED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, PLACING EROSION CONTROL BLANKETS ON ALL EXPOSED AREAS, PLACING PLASTIC ON STOCKPILE AREAS, OR MULCHING THE ENTIRE SITE.

SPECIAL PROTECTION WATERSHED NOTES

1. THIS PROJECT IS IN A SPECIALLY PROTECTED HIGH QUALITY OR EXCEPTIONAL VALUE WATERSHED. EXTREME CARE SHOULD BE EXERCISED IN ALL DISTURBANCE ACTIVITIES TO PREVENT DEGRADATION TO THE WATERS OF THE COMMONWEALTH.
2. THE RECEIVING WATERCOURSE FOR THIS PROJECT IS WITHIN THE MARSH CREEK WATERSHED WHICH IS CLASSIFIED AS A HIGH QUALITY WATERSHED (HQ) WITH TROUT STOCKING (TSF) AND MIGRATORY FISHES (MF) BY THE PENNSYLVANIA CODE, TITLE 25, CHAPTER 93.
3. BECAUSE THIS PROJECT IS IN A SPECIALLY PROTECTED HIGH QUALITY OR EXCEPTIONAL VALUE WATERSHED, UPON COMPLETION OR TEMPORARY CESSATION OF EARTH DISTURBANCE ACTIVITIES, THE PROJECT SITE MUST BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.
4. THE NON-GERMINATING PERIODS ARE FROM JUNE 15 THROUGH AUGUST 15, AND FROM SEPTEMBER 30 THROUGH APRIL 15. AREAS DISTURBED DURING THESE PERIODS MUST BE STABILIZED IMMEDIATELY.
5. IF ANY SIGNIFICANT CHANGES ARE MADE TO THE EROSION & SEDIMENTATION CONTROL PLANS, THE BUILDER OR LANDOWNER MUST CONTACT THE CHESTER COUNTY CONSERVATION DISTRICT AT (610) 925-4920 FOR THE ADEQUACY OF THE CHANGES.

RESPONSIBILITIES FOR FILL MATERIALS

IF THE SITE WILL NEED TO IMPORT OR EXPORT MATERIAL FROM THE SITE, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND DETERMINATION OF CLEAN FILL WILL REST WITH THE PROPERTY OWNER.

CLEAN FILL IS DEFINED AS:UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE).

CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL LIMITS IN TABLES FP-1A AND FP-1B FOUND IN THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".

ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL.

ENVIRONMENTAL DUE DILIGENCE: THE APPLICANT MUST PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL".

FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE. THESE REGULATIONS ARE AVAILABLE ON-LINE AT WWW.PACODE.COM.

E&S OPERATION & MAINTENANCE PROGRAM

TEMPORARY

TEMPORARY EROSION CONTROL FACILITIES MAINTENANCE WILL CONSIST OF INSPECTION, CLEANING, REPAIR / REPLACEMENT OF THE ON-SITE EROSION CONTROL FACILITIES THAT ARE SHOWN ON THESE EROSION AND SEDIMENTATION CONTROL PLANS. ALL EROSION AND SEDIMENTATION CONTROL FACILITIES WILL BE CHECKED BY THE CONTRACTOR'S SITE PROJECT MANAGER ON A WEEKLY BASIS AND AFTER EACH STORM EVENT. ALL SEDIMENT MATERIAL COLLECTED BY THE CONTROL FACILITIES WILL BE CLEARED AND REDISTRIBUTED ON-SITE. ANY FACILITIES FOUND TO BE DAMAGED OR MALFUNCTIONING SHALL BE REPAIRED OR REPLACED IMMEDIATELY.

PERMANENT

PERMANENT EROSION CONTROL MAINTENANCE WILL CONSIST OF MAINTAINING THE STORMWATER CONTROL BASINS, INCLUDING THE VEGETATIVE COVER OF THE BASIN, THE OUTLET STRUCTURE IN THE BASIN, THE OUTLET PIPING AND THE ROCK ENERGY DISSIPATER AT THE END OF THE OUTLET PIPE. THE VEGETATIVE COVER OF THE STORMWATER BASIN WILL BE GRASS WHICH WILL REQUIRE REGULAR MOWING AND FERTILIZATION. BARE SPOTS WHICH DEVELOP IN THE GRASS SURFACE WILL BE REPAIRED WITH NEW SOIL, SEED AND MULCH AS NECESSARY. THE PERMANENT FACILITIES MAINTENANCE WILL BE THE RESPONSIBILITY OF THE LANDOWNER.

SEEDING AND MULCHING SPECIFICATIONS

TEMPORARY

- SEEDING SHALL BE COMMON RYE GRASS APPLIED AT 45 LBS. PER ACRE.
- LIMING TO BE APPLIED AT 1 TON/ACRE.
- 5-5-5 FERTILIZER TO BE APPLIED AT 1000 LBS./ACRE
- HAY OR STRAW MULCH TO BE APPLIED AT 3 TONS/ACRE.

PERMANENT

- SEEDING SHALL BE 15% KENTUCKY BLUEGRASS, 35% KENTUCKY 31 FESCUE, 25% CHEWINGS FESCUE, 15% PERENNIAL RYE GRASS AND 10% RECLEANED REDTOP AT A RATE OF 5 LBS. PER 1000 SQUARE FEET.
- LIMING TO BE APPLIED AT 3 TONS/ACRE.
- 10-20-20 FERTILIZER TO BE APPLIED AT 1000 LBS./ACRE
- HAY OR STRAW MULCH TO BE APPLIED AT 3 TONS/ACRE.

THE NON-GERMINATING PERIODS ARE BETWEEN JUNE 15 THRU AUGUST 15, AND SEPTEMBER 30 THRU APRIL 15. AREAS DISTURBED DURING THESE PERIODS MUST BE LIMED, FERTILIZED, SEEDED AND MULCHED IMMEDIATELY.

A SEED PURITY AND GERMINATION OF 85%-95% IS REQUIRED FOR ALL SEED MIX.

IMMEDIATE STABILIZATION SHALL OCCUR FOR ALL AREAS UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY. REFER TO IMMEDIATE STABILIZATION CRITERIA NOTE ON SHEET 170 FOR EXPLANATION OF IMMEDIATE STABILIZATION.

LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING BUILDINGS
- EXISTING CURB
- EXISTING WETLAND
- EXISTING STREAM
- EXISTING TRACT BOUNDARY
- EXISTING EASEMENT
- 25 FT. RIPARIAN BUFFER LINE
- 75 FT. RIPARIAN STREAM BUFFER LINE
- EXISTING STORM LINE (WITH INLET)
- EXISTING SANITARY SEWER LINE (WITH MANHOLE)
- EXISTING UNDERGROUND GAS LINE
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED ORANGE CONSTRUCTION FENCE
- PROPOSED COMPOST FILTER SOCK
- PROPOSED COMPOST FILTER SOCK DIVERSION
- CFS CALCULATION
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED EROSION CONTROL BLANKET NAG-S75

A COPY OF THESE EROSION AND SEDIMENTATION CONTROL PLANS MUST BE POSTED AT THE CONSTRUCTION SITE AT ALL TIMES IN ACCORDANCE WITH STATE LAW.

SOILS LIST

SYMBOL	DESCRIPTION	DEPTH TO SEASONALLY HIGH WATER TABLE	DEPTH TO BEDROCK	SUITABILITY FOR: WINTER GRADING	ROAD SUBGRADE	ROAD FILL	TOPSOIL	CHARACTERISTICS THAT AFFECT: FARM POND EMBANKMENTS
GLENELG CHANNERY SILT LOAM								
GeB2	3% TO 8% SLOPES, MODERATELY ERODED	5' PLUS	3' TO 5'	GOOD	FAIR TO GOOD	FAIR TO GOOD	GOOD	PERMEABILITY
GLENVILLE SILT LOAM								
GnB	3% TO 8% SLOPES	1' TO 1-1/2'	3' TO 6'	FAIR	POOR TO FAIR	POOR	GOOD	–
GnB2	3% TO 8% SLOPES MODERATELY ERODED	1' TO 1-1/2'	3' TO 6'	FAIR	POOR TO FAIR	POOR	GOOD	–
WORTHAM SILT LOAM								
WoA	0% TO 3% SLOPES	0' TO 1'	3' TO 5'	POOR	POOR	POOR	FAIR	INSTABILITY

Scale in Feet

0 5 10 15 20 40 60 80

1" = 20'

EROSION & SEDIMENTATION CONTROL PLAN

NO.	DATE	REVISION
1	6/14/18	RELOCATED MAINTENANCE AREA ADJACENT TO SUNOCO PIPELINE EASEMENT

PROPOSED MAINTENANCE AREA FOR EAGLEVIEW LOT 1B

THE HANKIN GROUP

UPPER UWCHLAN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
83 Chestnut Road, P.O. Box 447, Paoli, PA 19301
610-644-4623 | 610-889-3143 Fax
www.chestervalley.com

PROJECT NO. 11960-1B

F.B.

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1" = 20'	03/26/18	N.A.H.	J.M.H.	

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NOTE TO USER OF THESE PLANS:

WARNING! THE INFORMATION CONTAINED ON THIS PLAN MAY NOT BE CONSISTENT WITH CONDITIONS IN THE FIELD. ANY PERSON OR CONTRACTOR USING OR RELYING ON THESE PLANS MUST CONTACT CVE FOR VERIFICATION OF ANY APPARENT DISCREPANCY BEFORE CONSTRUCTION OR INSTALLATION OF IMPROVEMENTS SHOULD OCCUR THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

EXCAVATIONS, TRENCHING, AND SHORING

ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PUBLICATIONS OR THE LATEST REVISIONS THERETO:

(1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2207) SUBPART 'P', PART 1926/1910 – "EXCAVATIONS, TRENCHING AND SHORING".

(2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

PENNSYLVANIA ACT 187 REQUIREMENTS

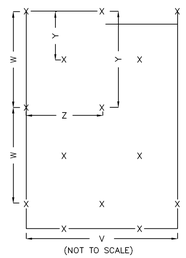
UNDERGROUND UTILITIES SERIAL No. XXXXXXXXXX

CHESTER VALLEY ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES CHESTER VALLEY ENGINEERS, INC. GUARANTEE

SEE SHEET 1 FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER: XXXXXXX

UNIFORM PARCEL IDENTIFER: 32 - 3 - 81.12

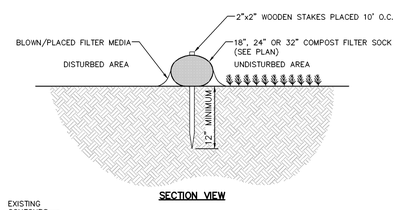


NORTH AMERICAN GREEN STAPLE PATTERN SCHEDULE

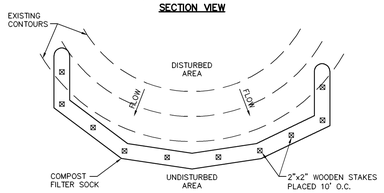
STAPLE PATTERN	EDGE		INTERIOR STAPLE SPACING	
	STAPLES PER SQ/YD " V "	STAPLE SPACING " W "	ALONG ROLL " Y "	ACROSS ROLL " Z "
A	1	6 ft	3 ft	3 ft
B	1.5	6 ft	6 ft staggered	6 ft staggered
C	2	4 ft	4 ft staggered	3 ft staggered
D	3.5	4 ft	2 ft	20 in.
E	3.8	10 in.	40 in. staggered	20 in. staggered

NOTE: Use 6 inch, 11 gauge ' U " staples. Staples 8 inch and may be used for loose soils, Staples 9 guage or heavie may be necessary in hard or rocky soils

NORTH AMERICAN GREEN STAPLE PATTERN SPECIFICATIONS



SECTION VIEW

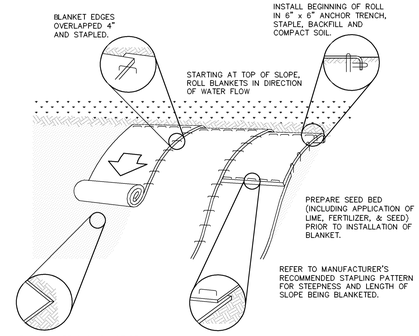


PLAN VIEW

COMPOST FILTER SOCK DETAIL

N.T.S.

NOTES:
1. SOCK FABRIC SHALL MEET THE STANDARDS OF TABLE 4.1 IN THE PADEP EROSION AND SEDIMENTATION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 THE EROSION AND SEDIMENTATION CONTROL MANUAL.
2. COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT. STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURER.
3. TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.
4. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVEGROUND HEIGHT OF TECH SOCK AND DISPOSED IN THE MATTER DESCRIBED ELSEWHERE IN THE PLAN.
5. SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
6. BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
7. UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.
8. CONCRETE BLOCKS OR SAND BAGS ARE TO BE USED IN PLACE OF WOODEN STAKES FOR INSTALLATION OF COMPOST FILTER SOCKS ON PAVEMENT.

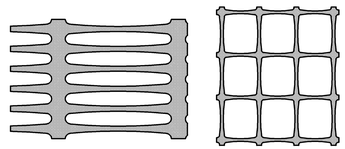


NOTES:
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
2. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.
3. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
4. ROLL THE BLANKET DOWN OR ACROSS THE SLOPE. THE BLANKET MUST BE SECURELY FASTENED TO SOIL SURFACE WITH STAPLES.
5. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH A 4" OVERLAP. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE END OVER END (SHINGLE STYLE) WITH A 4" OVERLAP.
6. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP x 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
7. BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.
8. THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
9. BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

LINING	MATERIAL COMPOSITION
S-75BN	STRAW: 0.50 LBS./SQ.YD. NET: LENO WOVEN 100% BIODEGRADABLE NATURAL ORGANIC FIBER TOP SIDE ONLY THREAD: BIODEGRADABLE
NAG P300	FIBERS: 0.80 LBS./SQ.YD. NET: EXTRA HEAVYWEIGHT UV STABILIZED BOTH SIDES THREAD: BLACK POLYESTER

EROSION CONTROL BLANKET INSTALLATION DETAIL

N.T.S.

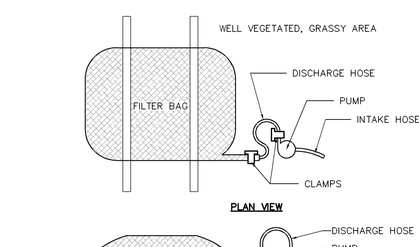


FOR GENERAL USE:
TENSAR SAFETY FENCE BX 2051, 4' HT., ORANGE
FOR EXTRA PROTECTION:
TENSAR SAFETY FENCE UX 4250, 4' HT., ORANGE
INSTALLATION: ATTACH FENCE TO 2" x 2" PINE STAKES DRIVEN AT LEAST 18" INTO THE GROUND, SPACED 8' ON CENTER, WITH WIRE FASTENERS IN 3 PLACES PER STAKE.

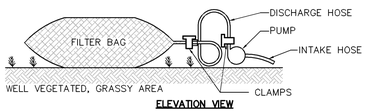
ORANGE CONSTRUCTION FENCING SHALL BE USED WHEREVER TREE PROTECTION FENCING AND STEEP SLOPE PROTECTION FENCING IS SHOWN ON THE EROSION CONTROL PLAN. ORANGE CONSTRUCTION FENCING SHALL BE USED TO DELINEATE THE LIMITS OF DISTURBANCE AS SHOW ON THE EROSION CONTROL PLAN.

ORANGE CONSTRUCTION FENCE DETAIL

N.T.S.



PLAN VIEW



ELEVATION VIEW

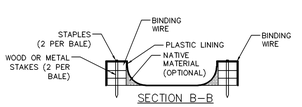
PUMPED WATER FILTER BAG DETAIL

N.T.S.

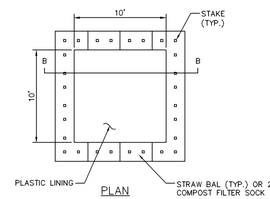
NOTES:
1. LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

2. A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME ½ FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.
3. BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%. FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.
4. NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.
5. THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.
6. THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR ½ THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.
7. FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.



SECTION B-B



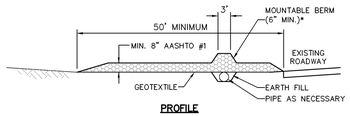
PLAN

CONCRETE WASHOUT AREA

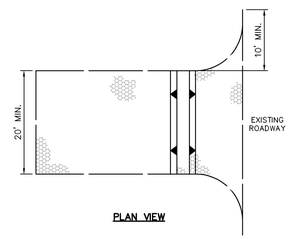
N.T.S.

GENERAL EROSION AND SEDIMENTATION CONTROL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION, AND MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROLS, AND RELATED ITEMS INCLUDED WITHIN THESE PLANS.
2. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN A MANNER SUCH THAT ALL EROSION AND AIR/WATER POLLUTION IS MINIMIZED.
3. EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCTED, STABILIZED AND FUNCTIONAL BEFORE GENERAL SITE DISTURBANCE WITHIN THE TRIBUTARY AREA OF THOSE CONTROLS BEGINS.
4. ACCUMULATED SILT SHALL BE REMOVED ALONG COMPOST FILTER SOCKS, REGRADED, AND STABILIZED ELSEWHERE WITHIN THE LIMITS OF CONSTRUCTION.
5. SHOULD ANY MEASURES CONTAINED WITHIN THIS PLAN PROVE TO BE INCAPABLE OF ADEQUATELY REMOVING SEDIMENT FROM ON-SITE FLOWS PRIOR TO THE DISCHARGE OF OR STABILIZING OF SURFACES INVOLVED, ADDITIONAL MEASUREMENT MUST BE IMPLEMENTED IMMEDIATELY BY THE CONTRACTOR TO ELIMINATE SUCH PROBLEMS.
6. COMPOST FILTER SOCKS ARE TO BE MAINTAINED, AND REPLACED IF NECESSARY, DURING THE ENTIRE CONSTRUCTION PERIOD UNTIL A PERMANENT VEGETATIVE COVER WITHIN THE TRIBUTARY AREA IS ESTABLISHED.
7. ALL PUMPING OF SEDIMENT LADEN WATER OR POTENTIALLY SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER NON-DISTURBED AREAS.
8. CONTRACTOR SHALL ESTABLISH A CONCRETE WASHOUT AREA WHERE NOTED ON THE PLANS AND IN ACCORDANCE WITH THE DETAIL PROVIDED.
9. WHILE THE TOWNSHIP HAS MADE EVERY EFFORT TO DETERMINE COMPLIANCE WITH ORDINANCES RELATING TO STORM WATER DRAINAGE AND EROSION CONTROL, MATTERS WITH REGARD TO FINAL GRADING AND DRAINAGE MAY BE AFFECTED BY GRADES AND FINAL LOCATIONS IN THE FIELD. THEREFORE, AS A CONDITION TO FINAL APPROVAL, THE TOWNSHIP RESERVES THE RIGHT TO REQUIRE SUCH MODIFICATIONS TO THE STORMWATER DRAINAGE AND EROSION CONTROL SYSTEMS AS MAY BE NECESSARY TO PREVENT THE DISCHARGE OF STORM DRAINAGE ACROSS PATHWAYS, TOWARDS OR AGAINST BUILDINGS, AND TO CURE PROBLEMS OF EROSION OCCURRING BECAUSE OF INADEQUATE CONSTRUCTION METHODS OR DESIGN. MORE SPECIFICALLY, UPON VERBAL AND/OR WRITTEN NOTICE FROM THE TOWNSHIP TO THE DEVELOPER OF UNSATISFACTORY DRAINAGE OR EROSION CONDITIONS, THE DEVELOPER SHALL HAVE NO MORE THAN FIVE (5) CALENDAR DAYS FROM THE DATE OF SAID NOTICE TO CORRECT THE CONDITIONS IN ACCORDANCE WITH THE TOWNSHIP'S DIRECTION, WHICH MAY INCLUDE THE INSTALLATION OF ADDITIONAL PIPING OR OTHER CORRECTIVE MEASURES AS ARE NECESSARY TO REDIRECT DRAINAGE FLOWS AND TO RESTORE THE SURFACE OF THE GROUND AND/OR TO PREVENT FURTHER EROSION.
10. THE STRIPPING, PILING, REMOVAL, REPLACEMENT OR HARVESTING OF TOPSOIL IS TO BE DONE IN SUCH A MANNER AS NOT TO CREATE HEAVY DUST OR CAUSE MUD OR FLOODING ON ANY ROADS, PROPERTIES OR STREAMS.
11. DUST SHALL BE KEPT WITHIN TOLERABLE LIMITS (AS DETERMINED BY THE TOWNSHIP ENGINEER) BY USE OF SPRINKLED WATER. IF SPRINKLED WATER PROVES TO BE INEFFECTIVE (AS DETERMINED BY THE TOWNSHIP ENGINEER) ADDITIONAL MEASURES WILL BE NECESSARY, INCLUDING (BUT NOT LIMITED TO) APPLICATION OF CHEMICALS APPROVED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, PLACING EROSION CONTROL BLANKETS ON ALL EXPOSED AREAS, PLACING PLASTIC ON STOCKPILE AREAS, OR MULCHING THE ENTIRE SITE.
12. SEDIMENT TRACKED ONTO ANY ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORKDAY, OR AS NEEDED, OR AS DIRECTED BY THE MUNICIPALITY AND DISPOSED OF IN A MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED OR SWEPT INTO ANY ROAD SIDE DITCH, STORM SEWER OR SURFACE WATER.
13. BEFORE REMOVAL OF ANY EROSION AND SEDIMENT CONTROL BMP, REMOVAL OF THAT BMP MUST BE APPROVED BY THE TOWNSHIP ENGINEER.
14. CONTRACTOR SHALL UTILIZE THE STOCKTON DRIVE ACCESS FOR DELIVERIES AND SITE ACCESS DURING CONSTRUCTION.



PROFILE



PLAN VIEW

* MOUNTABLE BERM USED TO PROVIDE COVER FOR PIPE.

ROCK CONSTRUCTION ENTRANCE DETAIL

N.T.S.

NOTES:
1. REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
2. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
3. MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

MAINTENANCE:
ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

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UNIFORM PARCEL IDENTIFER: 32 - 3 - 81.12

PENNSYLVANIA ACT 187 REQUIREMENTS
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EXCAVATIONS, TRENCHING, AND SHORING
ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PUBLICATIONS OR THE LATEST REVISIONS THERETO:

(1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2207) SUBPART "P", PART 1926/1910 – "EXCAVATIONS, TRENCHING AND SHORING".
(2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

SEE SHEET 1 FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER: XXXXXXX

EROSION & SEDIMENTATION CONTROL DETAILS

NO.	DATE	REVISION
1	6/14/18	RELOCATED MAINTENANCE AREA ADJACENT TO SUNOCO PIPELINE EASEMENT

PROPOSED MAINTENANCE AREA
FOR
EAGLEVIEW LOT 1B
THE HANKIN GROUP
UPPER UWCHLAN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

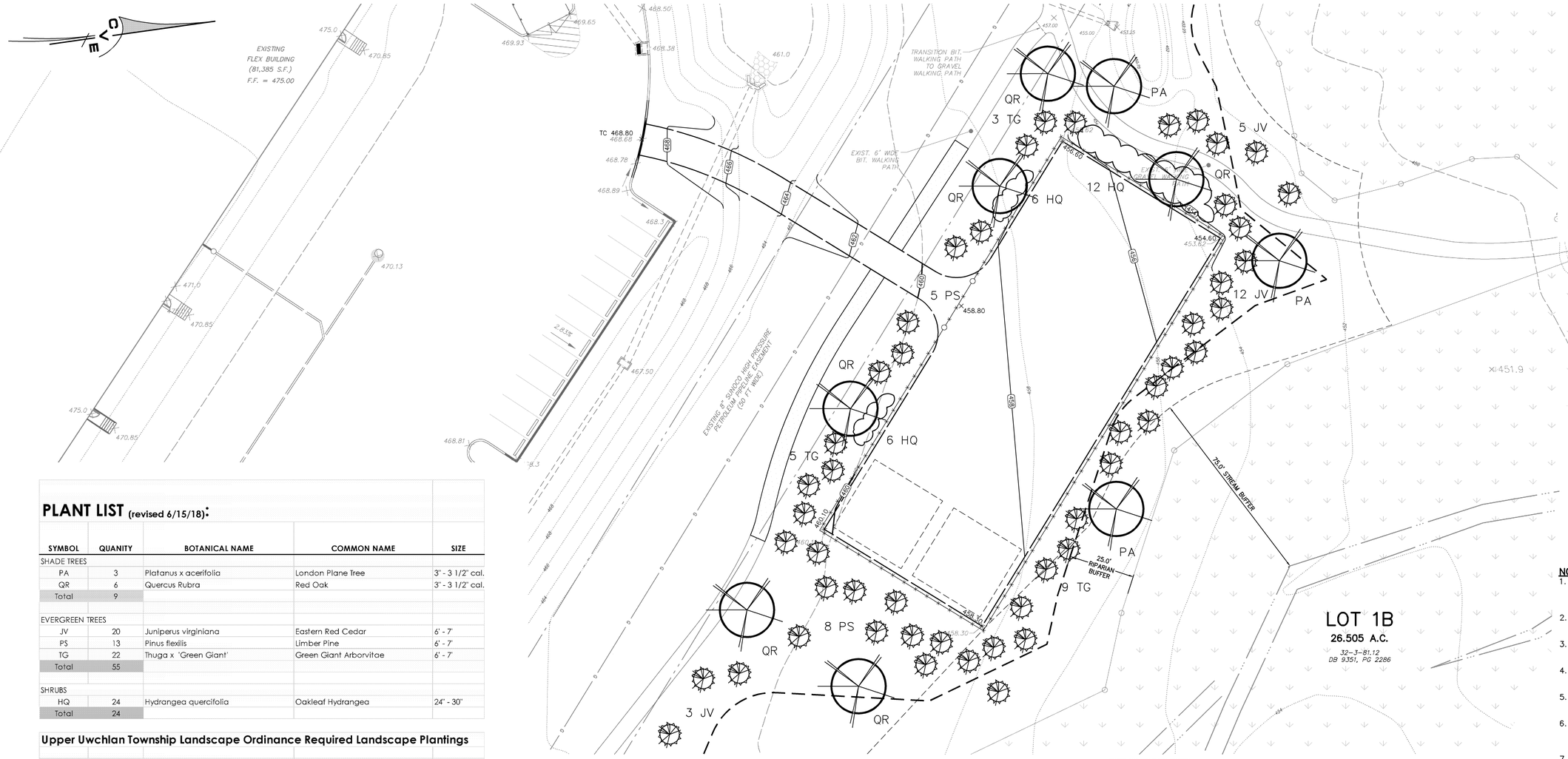
ChesterValley ENGINEERS, INC.
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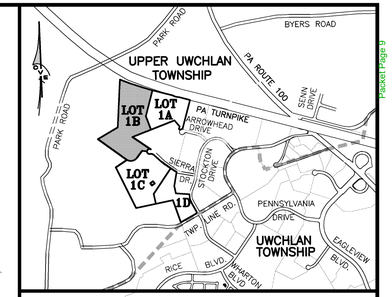
PROJECT NO. 11960-1B
F.B.

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1" = 40'	03/26/18	N.A.H.	J.M.H.	

Packet Page 8

J:\CVE-11960-1B\CAD\PLAN SHEETS\11960-1B EROSION CONTROL DETAILS.DWG





LOCATION MAP SCALE: 1"=2000'

LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING BUILDINGS
- EXISTING CURB
- EXISTING WETLAND
- EXISTING STREAM
- EXISTING TRACT BOUNDARY
- EXISTING EASEMENT
- 25 FT. RIPARIAN BUFFER LINE
- 75 FT. RIPARIAN STREAM BUFFER LINE
- EXISTING STORM LINE (WITH INLET)
- EXISTING SANITARY SEWER LINE (WITH MANHOLE)
- EXISTING UNDERGROUND GAS LINE
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED EDGE OF PAVING
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED FENCE
- PROPOSED PLANTINGS

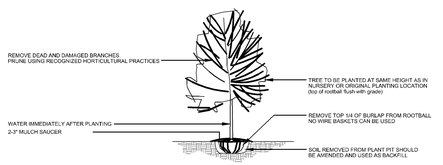
PLANT LIST (revised 6/15/18):

SYMBOL	QUANITY	BOTANICAL NAME	COMMON NAME	SIZE
SHADE TREES				
PA	3	Platanus x acerifolia	London Plane Tree	3" - 3 1/2" cal.
QR	6	Quercus Rubra	Red Oak	3" - 3 1/2" cal.
Total	9			
EVERGREEN TREES				
JV	20	Juniperus virginiana	Eastern Red Cedar	6' - 7'
PS	13	Pinus flexilis	Limber Pine	6' - 7'
TG	22	Thuga x 'Green Giant'	Green Giant Arborvitae	6' - 7'
Total	55			
SHRUBS				
HQ	24	Hydrangea quercifolia	Oakleaf Hydrangea	24" - 30"
Total	24			

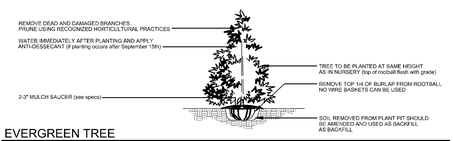
Upper Uwchlan Township Landscape Ordinance Required Landscape Plantings

Township Requirement	Site Quanity	Total
Street Trees		
1/50lf	NA	0
Building Gross		
2/1,000sf Shade Tree	NA	0
1/1,000sf Evergreen Tree	NA	0
8/1,000sf Shrubs	NA	0
Parking Lot		
1/5 spaces Shade Tree	12 Spaces	3
1/2,000sf Shade Tree	11,200sf (includes drive)	6
1/2,000sf Evergreen Tree	11,200sf (includes drive)	6
4/2,000sf Shrubs	11,200sf (includes drive)	24
Road Frontage Boundry		
2/100lf Shade Tree	NA	0
1/100lf Evergreen Tree	NA	0
5/100lf Shrubs	NA	0
Perimeter Boundry		
1/100lf Shade Tree	NA	0
2/100lf Evergreen Tree	NA	0
8/100lf Shrubs	NA	0
Screen of Outdoor Storage		
1/10lf Evergreen Tree	490lf	49

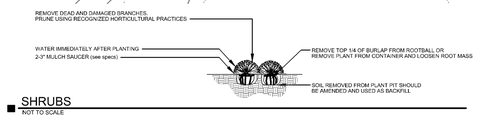
GRAND TOTAL	REQUIRED	PLAN	Overage/Deficancy
SHADE TREES	9	9	0
EVERGREEN TREES	55	55	0
SHRUBS	24	24	0



■ SHADE TREE / TRANSPLANT SHADE TREE
NOT TO SCALE



■ EVERGREEN TREE
NOT TO SCALE



■ SHRUBS
NOT TO SCALE

GENERAL NOTES:

1.) PROPERTY OWNERS SHALL MAINTAIN LANDSCAPING, INCLUDING PRUNING AND TRIMMING OF BRANCHES, TO ENSURE ADEQUATE LIGHTING IS MAINTAINED.

2.) PROPERTY OWNERS SHALL ENSURE THAT ALL SHADE TREES WILL BE PRUNED AND MAINTAINED TO PROVIDE CLEAR SIGHT UNDER THE CANOPY TO ALLOW FOR SAFE MANEUVERING THROUGHOUT THE SITE.

NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND PIPES, STRUCTURES AND UTILITIES.
2. ALL BED AREAS SHALL RECEIVE A 2" LAYER OF TRIPLE GROUND HARD WOOD MULCH.
3. GROUNDCOVER SHALL BE PLANTED IN UNIFORM ROWS THROUGHOUT ALL GROUNDCOVER BED AREAS.
4. ALL PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION.
5. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER.
6. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SHRUBS AND GROUNDCOVER IN A WEED AND DEBRIS FREE CONDITION.
8. ANY TREE OR SHRUB WHICH DIES WITHIN EIGHTEEN (18) MONTHS OF THE DEDICATION OF PUBLIC IMPROVEMENTS OR OCCUPANCY SHALL BE REPLACED. ANY TREE OR SHRUB WHICH WITHIN THE AFOREMENTIONED TIME PERIOD, IS DEEMED, IN THE OPINION OF AN AGENT AUTHORIZED BY THE TOWNSHIP, NOT TO HAVE SURVIVED OR GROWN IN A MANNER CHARACTERISTIC OF ITS TYPE, SHALL BE REPLACED. ANY SUBSTITUTIONS SHALL BE APPROVED BY THE TOWNSHIP.
9. THE OWNER SHALL MAINTAIN VEGETATION AROUND THE LIGHTING FIXTURES SUCH THAT THE LIGHT SOURCE IS NOT OBSTRUCTED AND THAT LIGHT FIXTURES DISTRIBUTE LIGHT AT THE LEVELS SHOWN ON THE LIGHTING PLAN.

Scale in Feet
0 5 10 15 20 40 60 80
1" = 20'

LANDSCAPING PLAN

LANDSCAPING, AS INDICATED ON THIS PLAN, WAS DESIGNED BY:

Independance Property Services, Inc.
708 Blair Mill Road
Willow Grove, PA 19090
Phone: 215-784-4200

Mary Elisabeth Becker PA Liscense #940R

NO.	DATE	REVISION
1	6/14/18	RELOCATED MAINTENANCE AREA ADJACENT TO SUNOCO PIPELINE EASEMENT

PROPOSED MAINTENANCE AREA
FOR
EAGLEVIEW LOT 1B
THE HANKIN GROUP
UPPER UWCHLAN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
83 Chestnut Road, P.O.Box 447, Paoli, PA 19301
610-644-4623 | 610-889-3143 Fax
www.chestervalley.com

PROJECT NO.	F.B.
11960-1B	

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1" = 20'	03/26/18	N.A.H.	J.M.H.	

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UNIFORM PARCEL IDENTIFIER: 32 - 3 - 81.12

PENNSYLVANIA ACT 187 REQUIREMENTS
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STORMWATER MANAGEMENT AND EROSION & SEDIMENT CONTROL CALCULATIONS

FOR

EAGLEVIEW LOT 1B – MAINTENANCE AREA

UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

Prepared for

The Hankin Group
707 Eagleview Boulevard
Exton, PA 19341

March 26, 2018
Revised June 14, 2018

CVE # 11960-0001

Prepared by:

CHESTER VALLEY ENGINEERS, INC.
83 CHESTNUT ROAD
P.O. BOX 447
PAOLI, PA 19301
PH: 610.644.4623
FAX: 610.889.3143

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Pre/Post-Development Hydrology (CP-1) 2
Water Quality Volume Requirement (CP-1) 18
Erosion & Sediment Control Supporting Calculations 28

PROJECT SUMMARY

The Hankin Group is proposing to construct a maintenance storage and parking area and driveway on Lot 1B, in the Eagleview Corporate Center. Lot 1B consists of 26.51 acres and is situated in Upper Uwchlan Township's PI – Industrial Office Zoning District. The proposed development will have access from the rear parking area of the recently constructed 81,000 SF office/warehouse building on Lot 1B. The area to be disturbed is approximately 0.57 acres.

POST-CONSTRUCTION STORMWATER MANAGEMENT

The increase in the peak runoff rate as well as the increase in runoff volume from a 2-year, 24-hour storm event associated with the proposed Maintenance Area will be managed off-site via the existing Lot 1B stormwater management facilities.

Existing Infiltration Basins 1 & 2 and existing Detention Basin "A" will provide peak rate control for all design storms to the previously studied CP-1. The proposed Maintenance Area lies within the watershed boundary of CP-1. Page 141 of the Post Construction Stormwater Management Report for Eagleview Lot 1B, last revised February 28, 2013 has been included in this report. This summary table contains the calculated pre-development peak flows to CP-1 which has been utilized in the proposed Maintenance Area peak rate analysis. Refer to the Pre/Post-Development Hydrology section for additional information.

Water quality will be managed by the existing Infiltration Basin 2. Both the Lot 1B Infiltration Basins 1 & 2 were designed to meet water quality demands without considering infiltration. When infiltration is considered, there is a reduction in the utilized 2-year, 24-hour storm storage volume available in the basin. As a result, there is an increased capacity greater than the increase in runoff due to the proposed Maintenance Area. Page 84 of the Post Construction Stormwater Management Report for Eagleview Lot 1B, last revised February 28, 2013 has been included in this report to aid in the analysis of existing Infiltration Basin 2. Refer to the Water Quality Volume Requirement section for additional information.

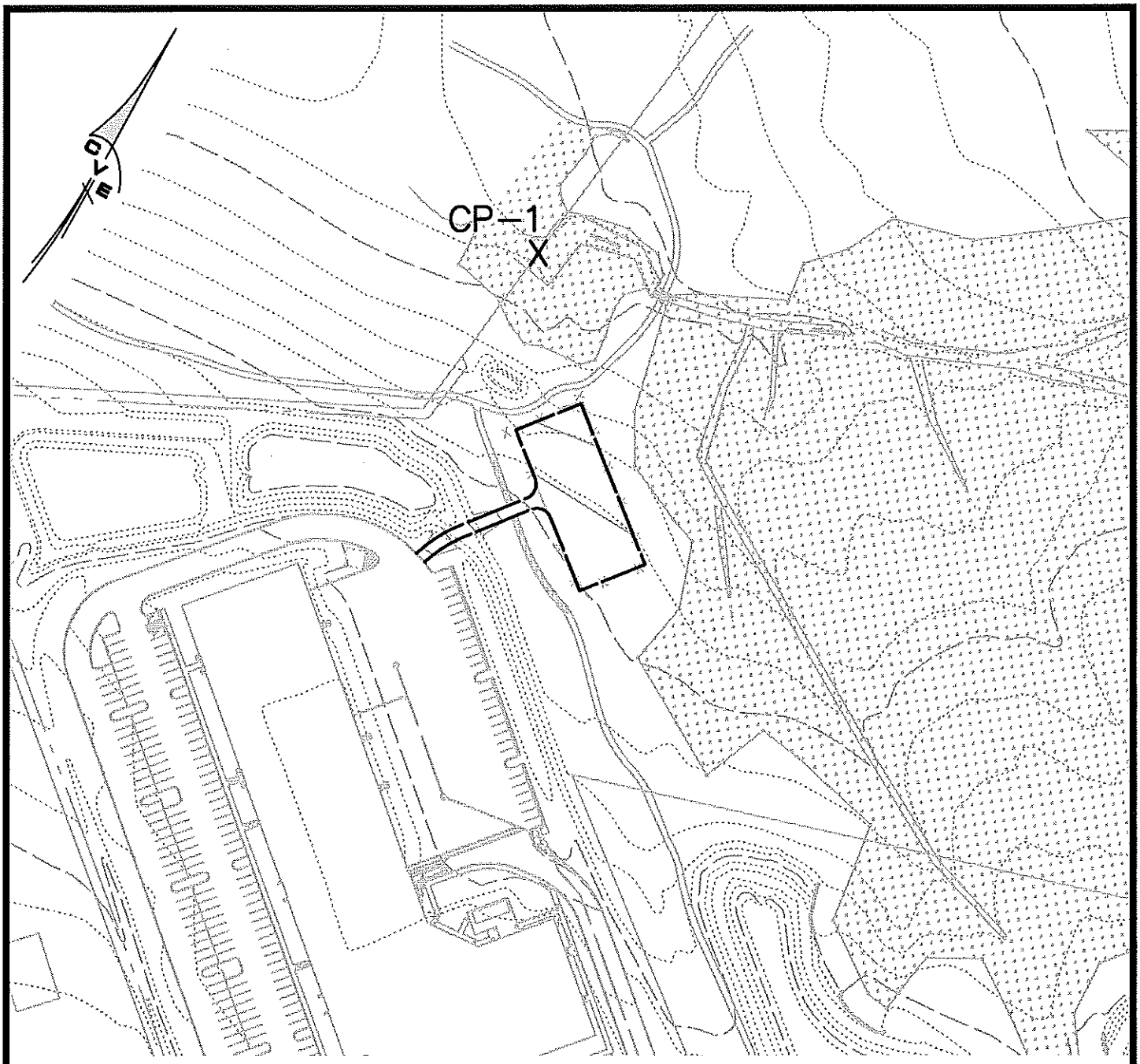
The project site is located within the Marsh Creek Watershed which is classified as a High Quality Watershed (HQ) with Trout Stocking (TSF) and Migratory Fishes (MF) by the Pennsylvania Code, Title 25, Chapter 93. The Marsh Creek Watershed eventually flows to the Brandywine Creek and is part of the Delaware River Basin.

EROSION & SEDIMENT CONTROL

Erosion and sediment control on-site will be managed primarily via the use of two 18" Compost Filter Sock Diversions leading to an additional length of 18" Compost Filter Sock. A Stabilized Construction Entrance will also be provided off the existing Lot 1B parking Area. A Concrete Washout will be made available near this location. Erosion Control Matting will be used on all disturbed slopes equal to or greater than 3:1. Refer to the Erosion & Sediment Control Supporting Calculations section for additional information.

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PRE/POST-DEVELOPMENT HYDROLOGY
(CP-1)



ChesterValley ENGINEERS
83 Chestnut Road, P.O. Box 447, Paoli, PA 19301
610-644-4623 | 610-889-3143 Fax
www.chesterv.com

DRAINAGE EXHIBIT (CP-1)

FOR

EAGLEVIEW LOT 1B PRELIMINARY/FINAL LD PLAN

UPPER UWCHLAN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

PROJECT NO.	F.B.	SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
11960		1"= 150"	6/14/18	N.A.H.	J.M.H.	

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Eagleview Lot 1

REF. NO. 11960-0001

SUMMARY OF FLOWS

Stormwater Peak Runoff Rates

CP1-Discharge 1 Analysis

	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr
CP1/Discharge 1 [Detention Basin 'A' outflow and CP-1 Bypass Combined Hydrograph]	**1.16**	**2.12**	**2.97**	**3.64**	**4.45**	**5.55**
CP1/Discharge 1 PRE-Development	*3.99*	*12.26*	*20.86*	*27.97*	*36.85*	*49.00*

CONCLUSION: The proposed design for CP1-Discharge 1 (which encompasses everything not draining to the existing Lot 10/11 Basins 2 and 3) results in post-development peak flows that are less than pre-development.

(3A)

141*

*FROM LOT 1B STORMWATER REPORT

CHESTER VALLEY ENGINEERS, INC.
Civil Engineers & Surveyors

Eagleview Lot 1B - Maintenance Area

REF. NO. 11960-0001

Stormwater Peak Runoff Rates
Post-Development Condition

SUMMARY OF FLOWS - CP-1
(Maintenance Area)

	Peak Runoff Rate (cfs)					
	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr
Pre-development	*1.03*	*1.78*	*2.43*	*2.93*	*3.53*	*5.37*

SUMMARY OF FLOWS
(Lot 1B*)

	Peak Runoff Rate (cfs)					
	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr
Pre-development	*3.99*	*12.26*	*20.86*	*27.97*	*36.85*	*49.00*

*Refer to Eagleview Lot 1 Stormwater Management Report for additional information.

CHESTER VALLEY ENGINEERS, INC.
Civil Engineers & Surveyors

Eagleview Lot 1B - Maintenance Area

REF. NO. 11960-0001

Stormwater Peak Runoff Rates
Post-Development Condition

SUMMARY OF FLOWS - CP-1
(Maintenance Area)

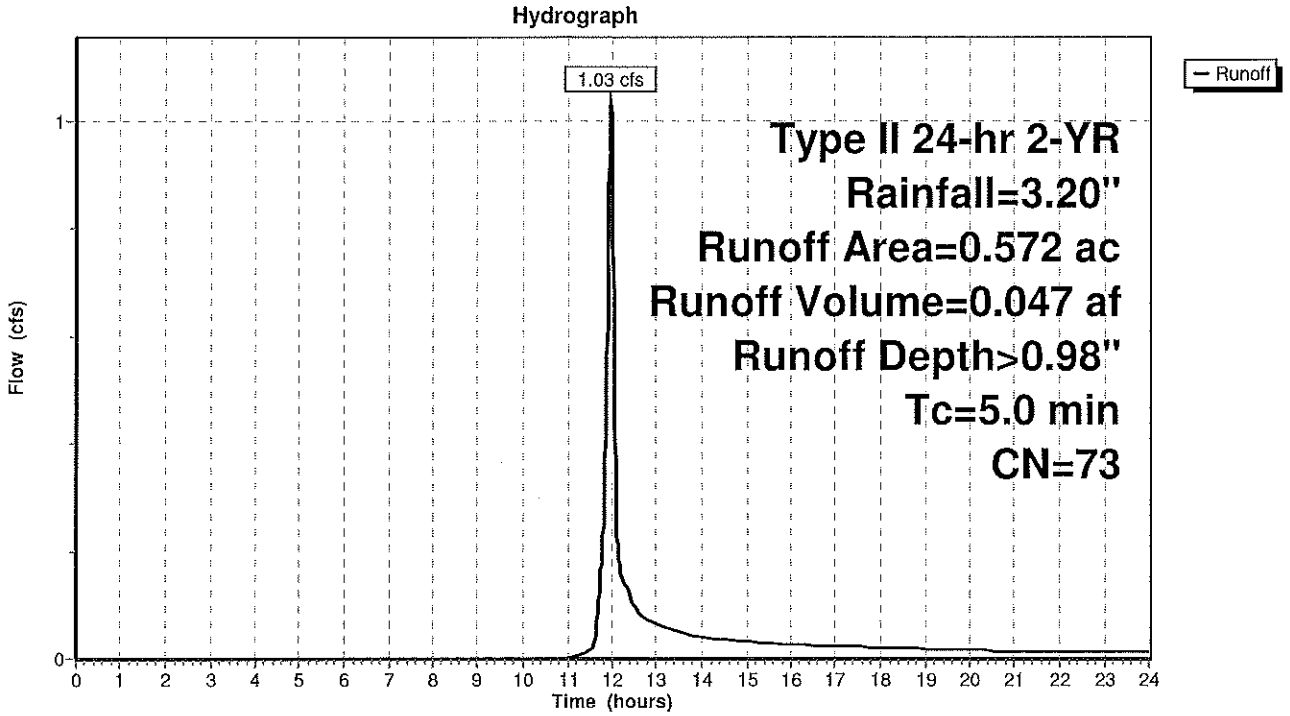
	Peak Runoff Rate (cfs)					
	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr
Post-development	2.14	3.03	3.75	4.28	4.90	6.74
Pre-development Match	*1.03*	*1.78*	*2.43*	*2.93*	*3.53*	*5.37*
Pre vs. Post (Increase)	1.11	1.25	1.32	1.35	1.37	1.37

SUMMARY OF FLOWS
(Lot 1B*)

	Peak Runoff Rate (cfs)					
	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr
Post-development (Lot 1B)	1.16	2.12	2.97	3.64	4.45	5.55
Maint. Area. Pre vs. Post	1.11	1.25	1.32	1.35	1.37	1.37
Total Pre. vs. Post	2.27	3.37	4.29	4.99	5.82	6.92
Pre-development Match	*3.99*	*12.26*	*20.86*	*27.97*	*36.85*	*49.00*
CP-1 Pre vs. Post	-1.72	-8.89	-16.57	-22.98	-31.03	-42.08

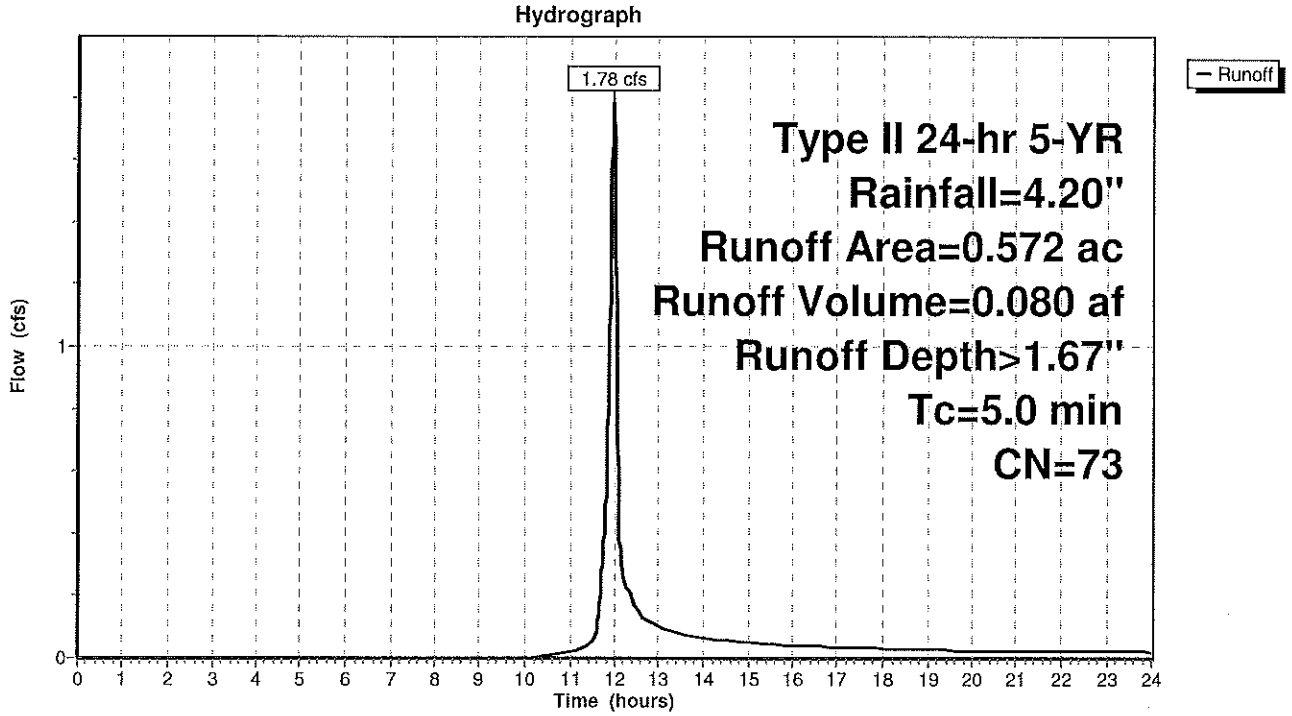
*Refer to Eagleview Lot 1 Stormwater Management Report for additional information.

Subcatchment PRE: Pre-Development Drainage Area



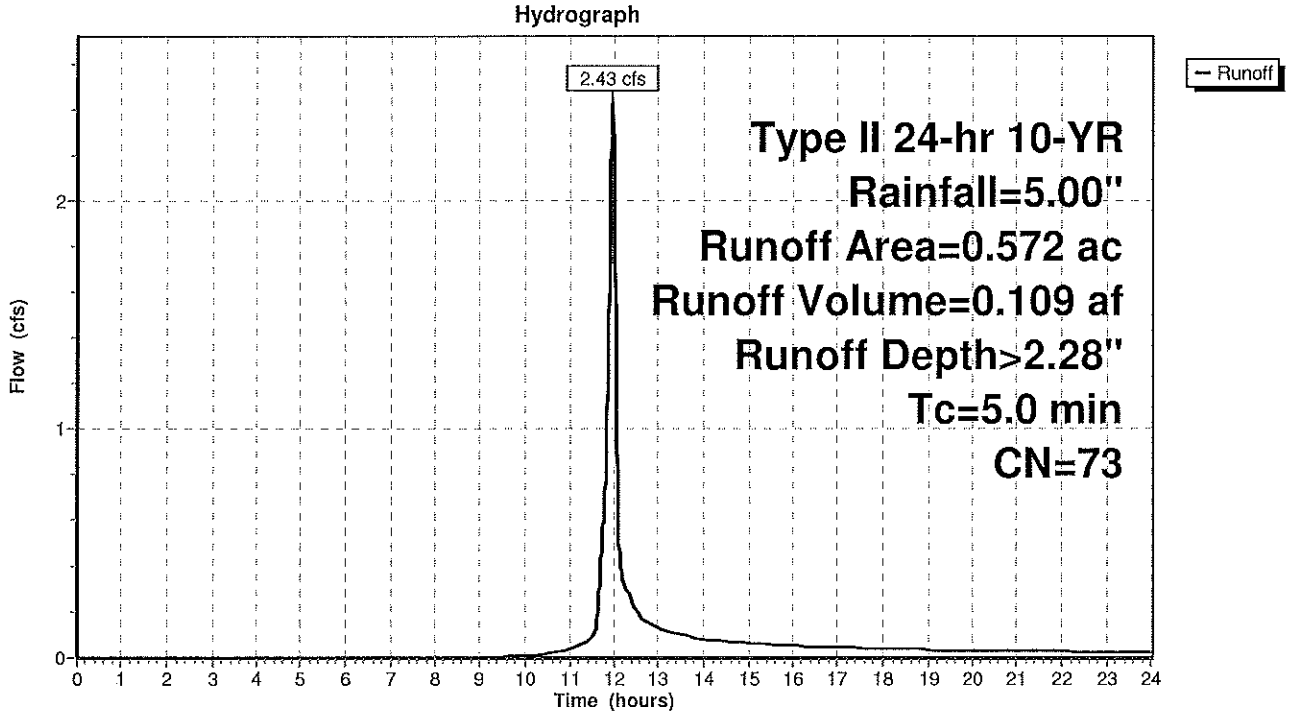
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Subcatchment PRE: Pre-Development Drainage Area



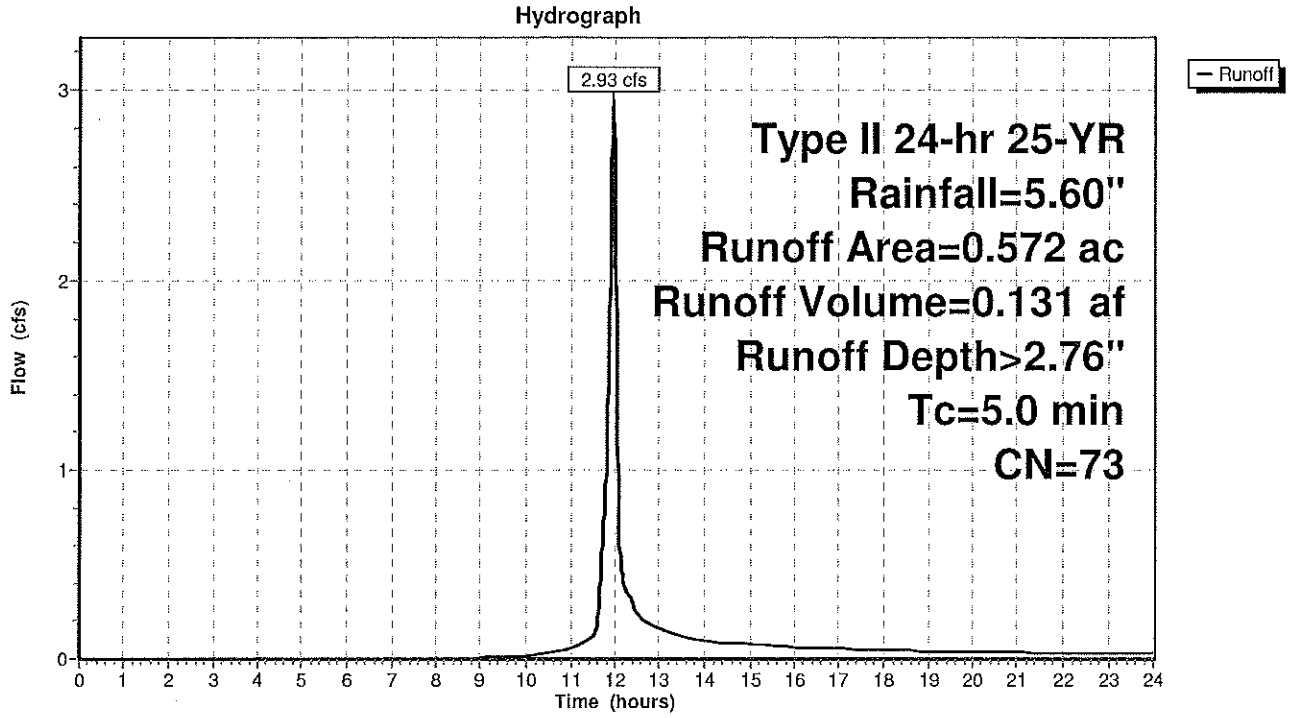
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Subcatchment PRE: Pre-Development Drainage Area



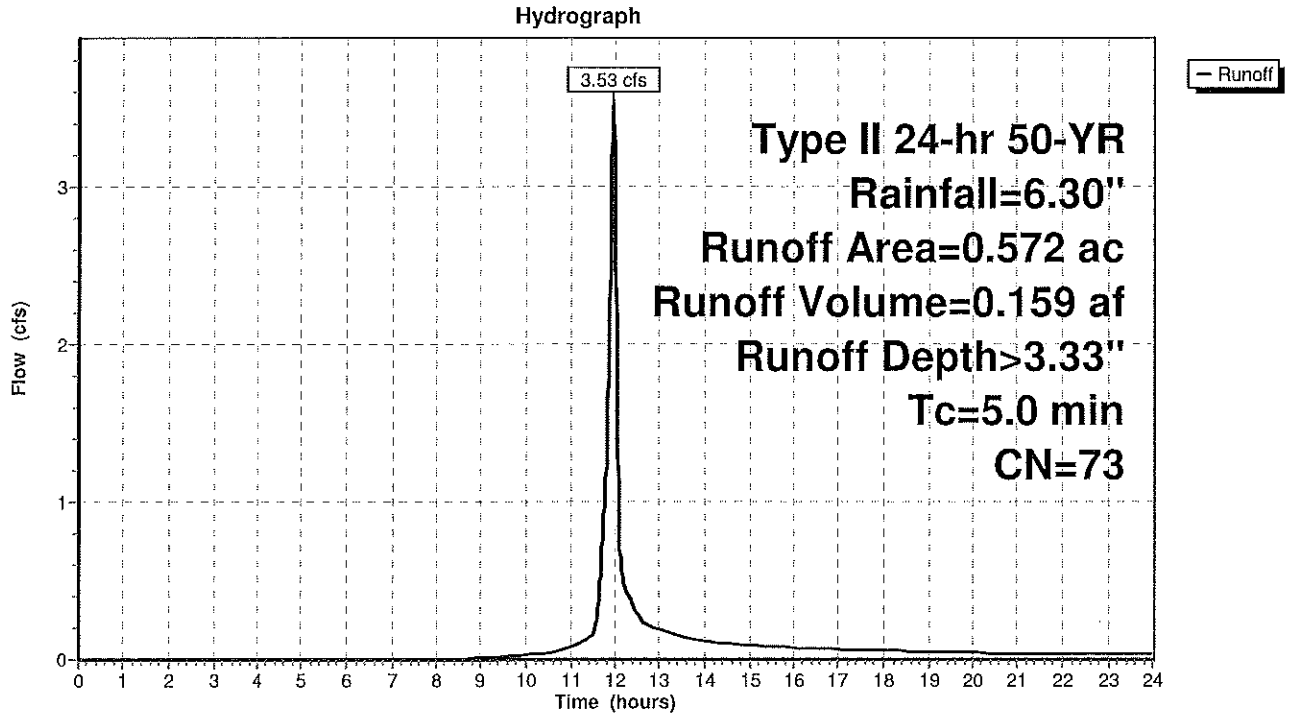
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Subcatchment PRE: Pre-Development Drainage Area



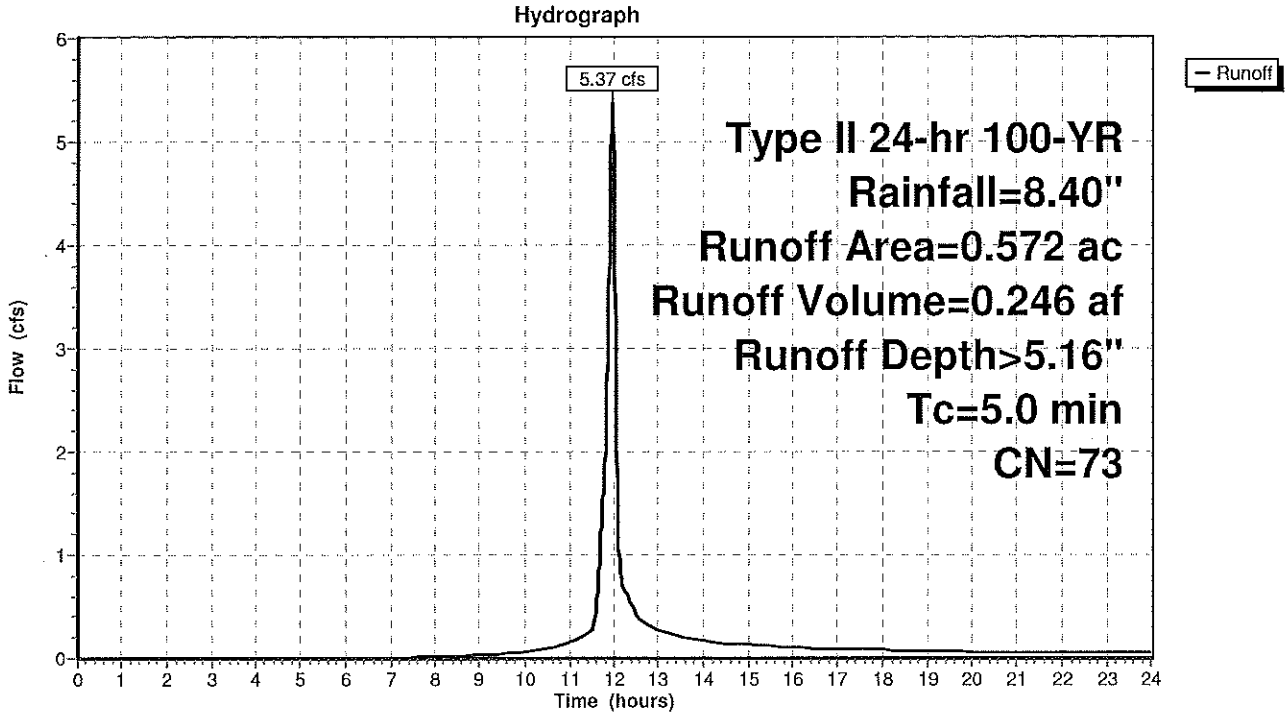
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Subcatchment PRE: Pre-Development Drainage Area



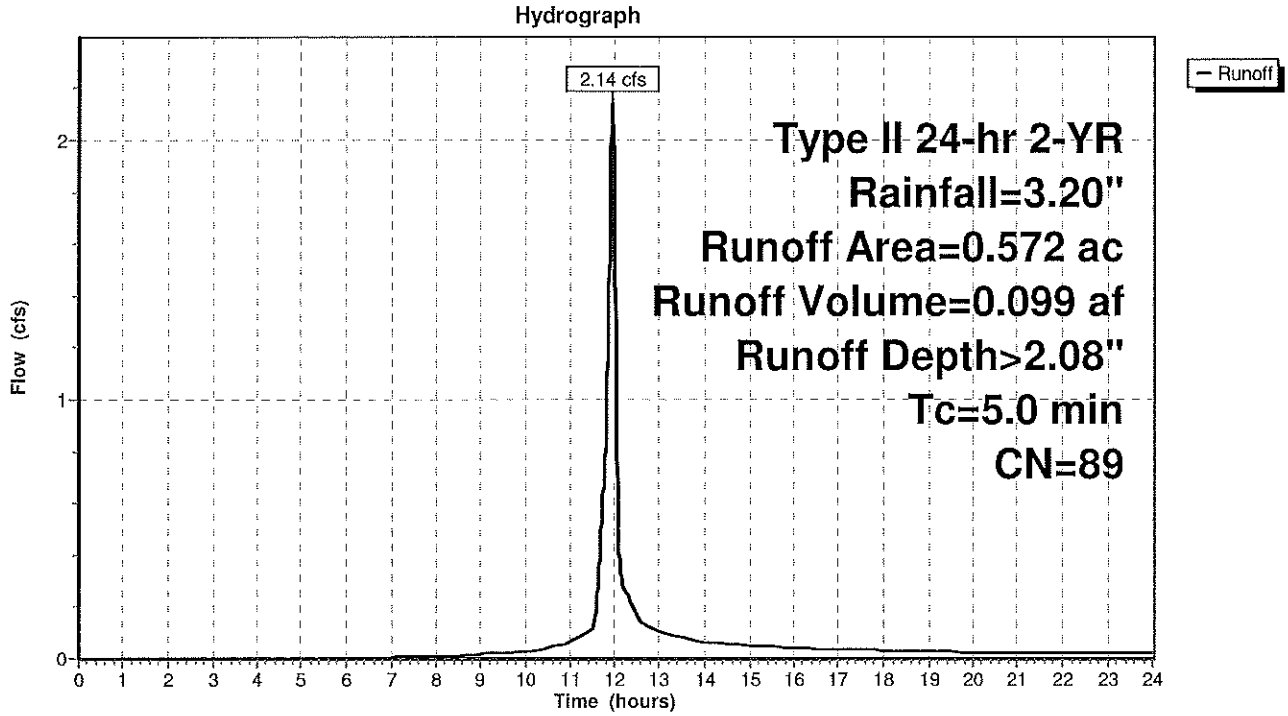
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Subcatchment PRE: Pre-Development Drainage Area



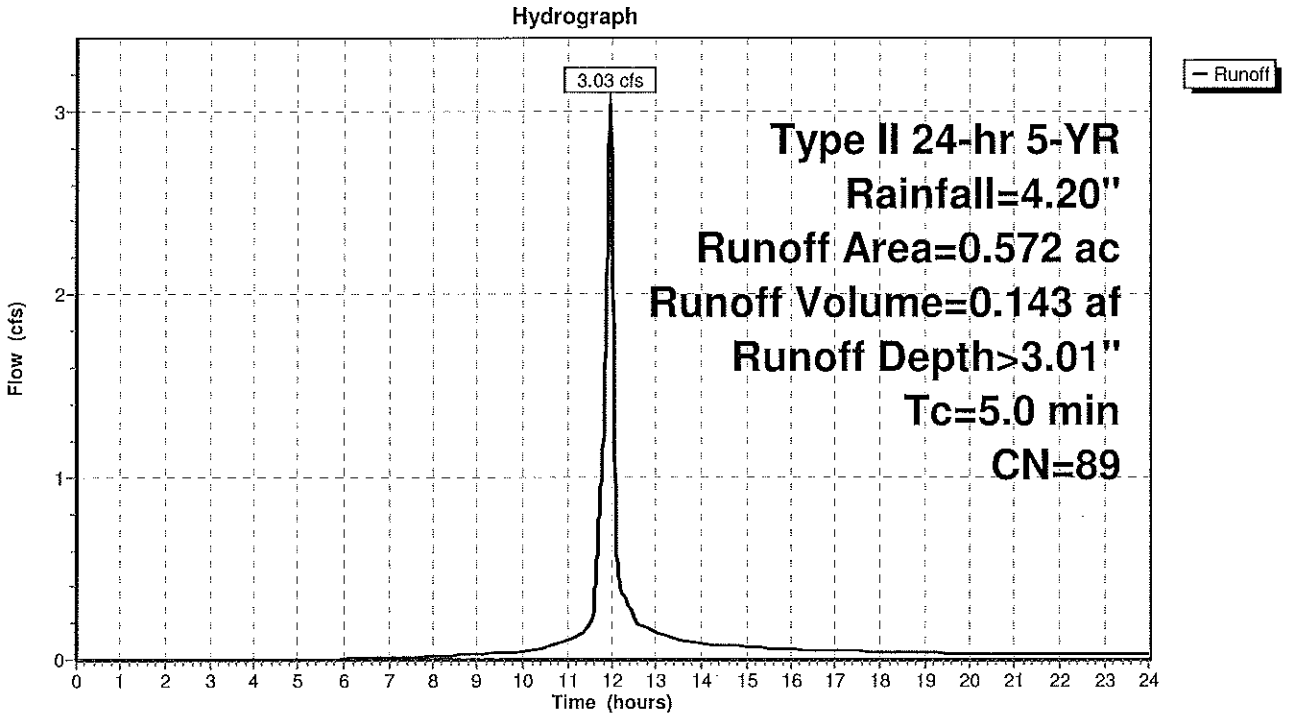
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Subcatchment POST: Post-Development Drainage Area



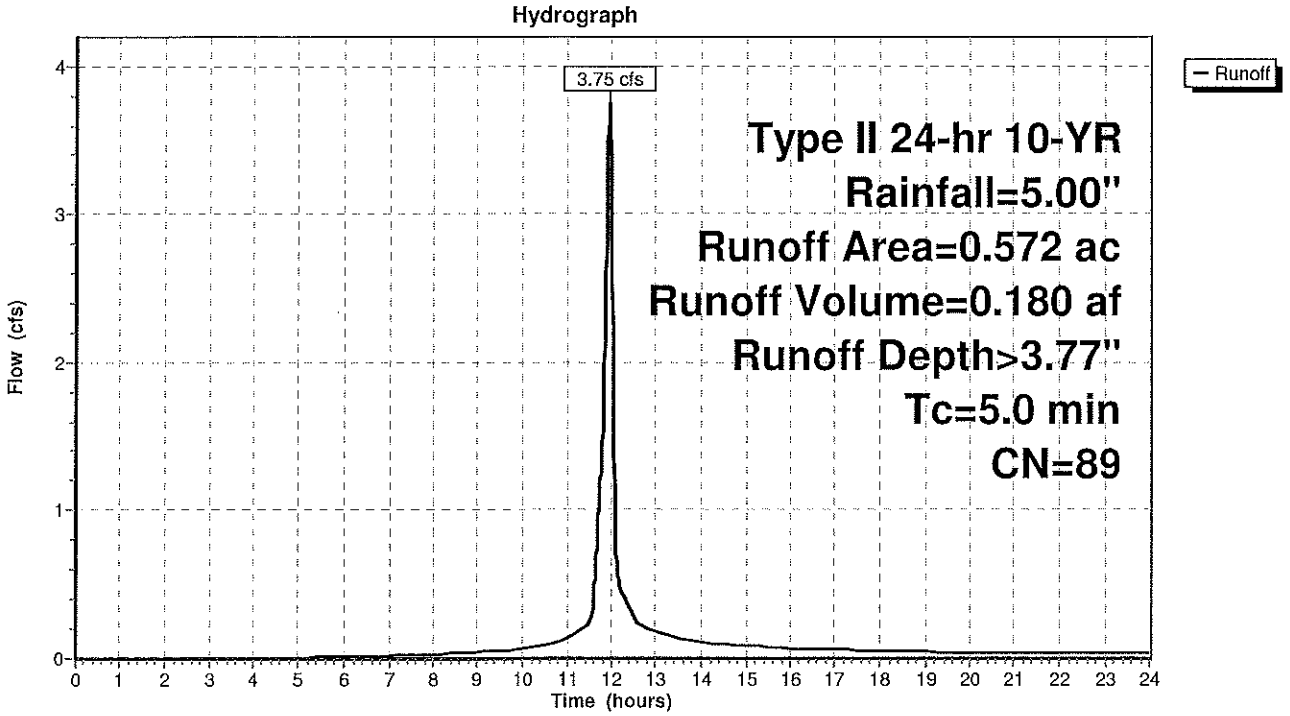
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Subcatchment POST: Post-Development Drainage Area



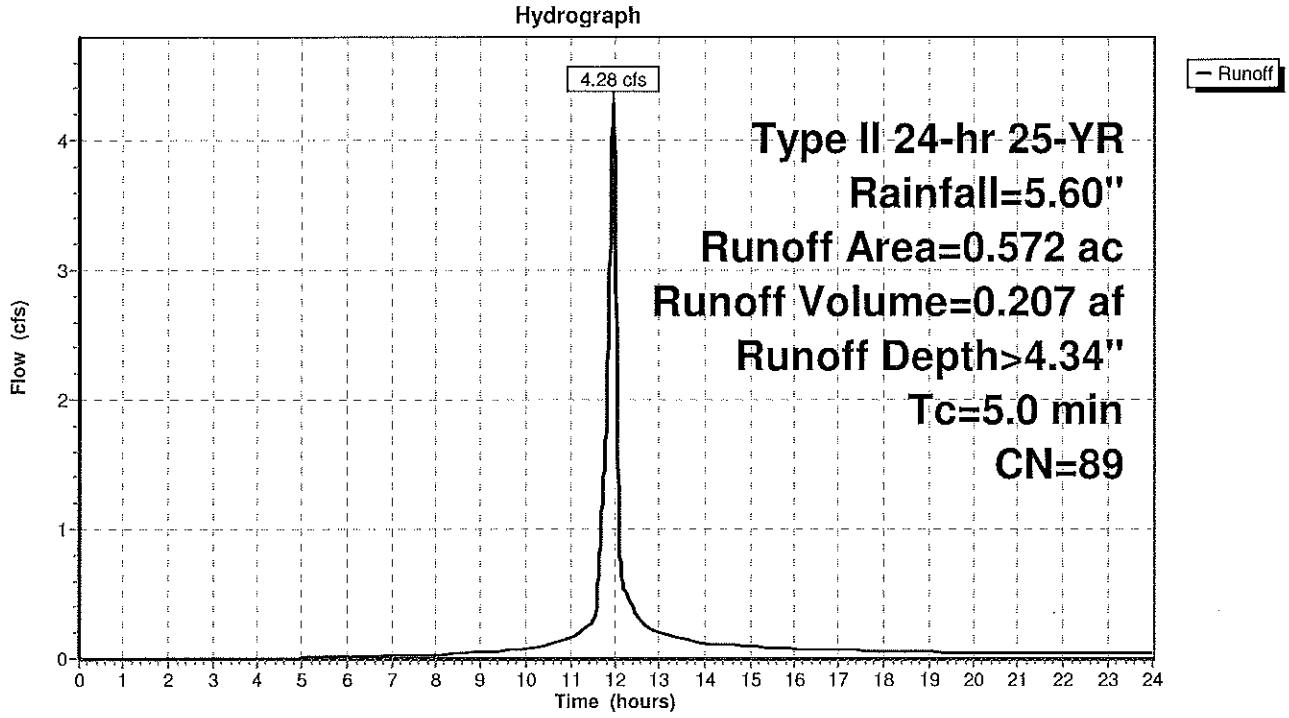
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Subcatchment POST: Post-Development Drainage Area



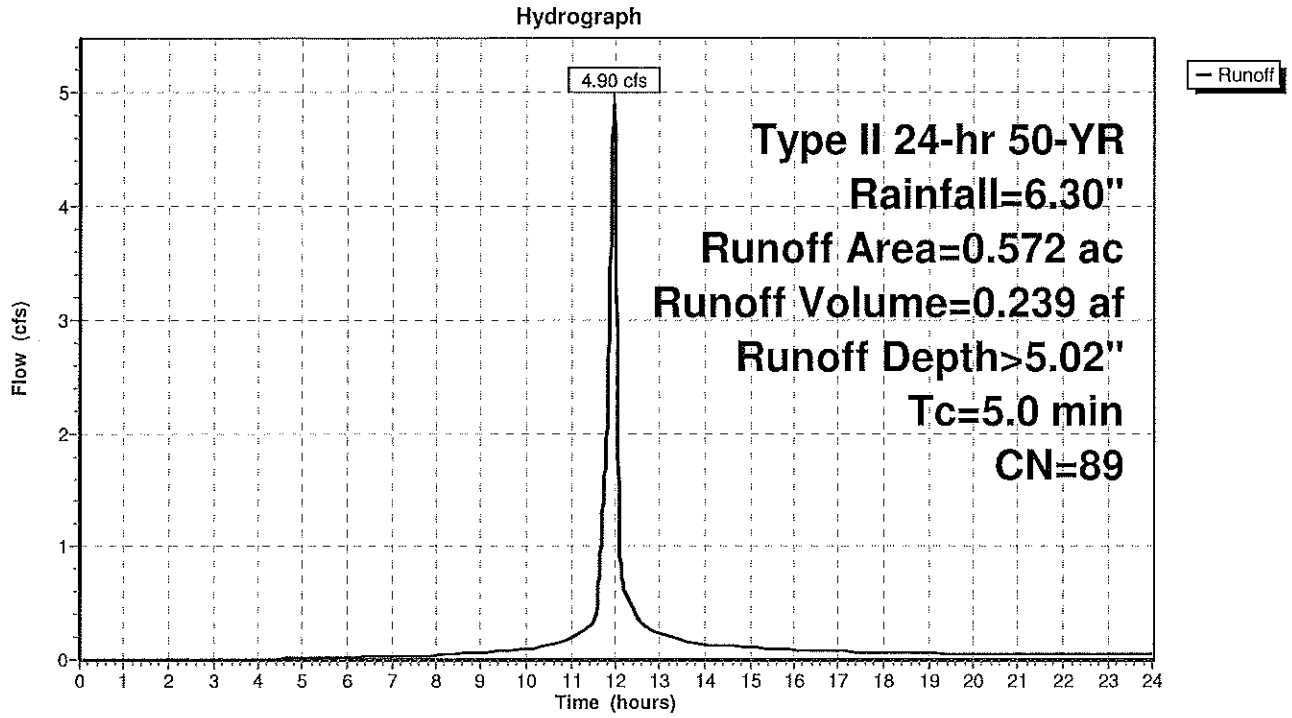
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Subcatchment POST: Post-Development Drainage Area



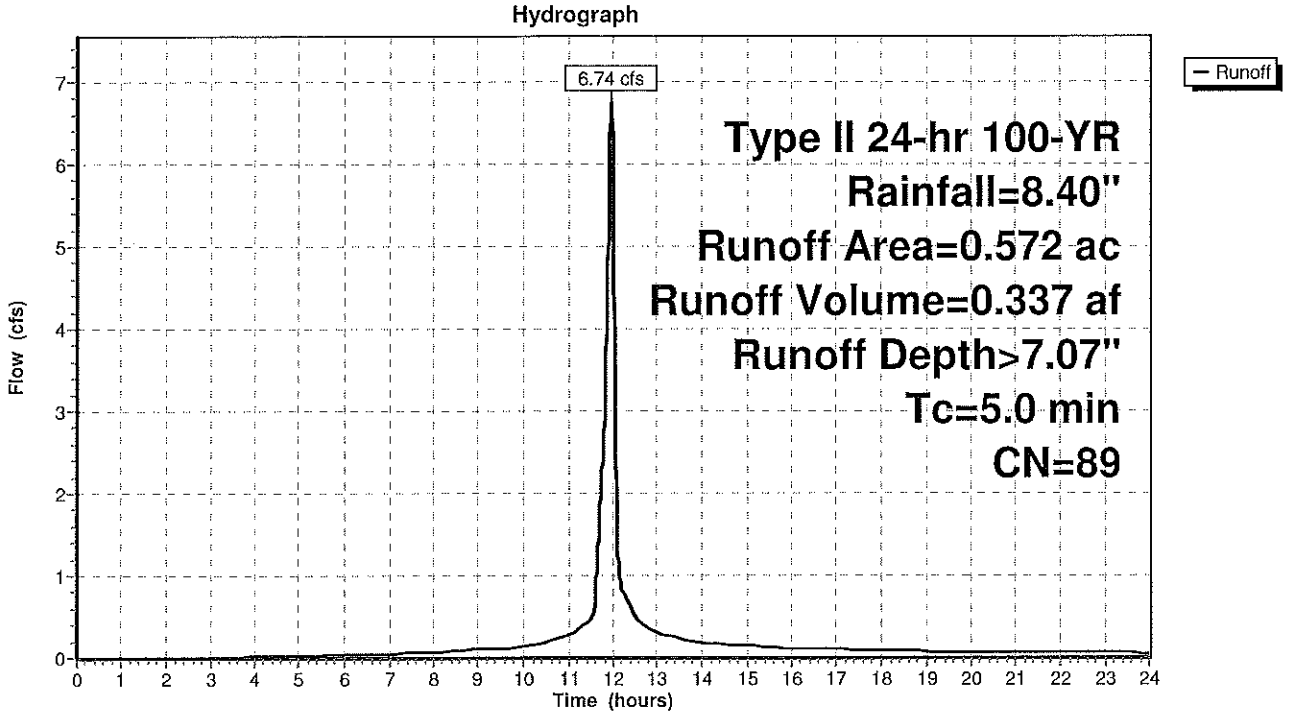
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Subcatchment POST: Post-Development Drainage Area



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Subcatchment POST: Post-Development Drainage Area



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WATER QUALITY REQUIREMENT
(CP-1)

CHESTER VALLEY ENGINEERS, INC.
Civil Engineers & Surveyors

Eagleview Lot 1B - Maintenance Area

REF. NO. 11960-0001

Water Quality Analysis Summary
Pre-Developed Condition vs. Post-Development Condition

Water Quality Analysis
(Maintenance Area & Lot 1B)

2-Year, 24-Hour Storm Event Required Storage Volume		
Infiltration Basin 2 (Lot 1B) Routed Without Infiltration	13,928	CF
Infiltration Basin 2 (Lot 1B) Routed With Infiltration	3,534	CF
Difference	**10,394**	**CF**
Maintenance Area Required Volume*	**2,449**	**CF**

The existing Infiltration Basin 2 on Lot 1B was designed to meet water quality demands without considering infiltration. If infiltration is considered, then there is a reduction in the utilized 2-Year, 24-Hour Storm storage volume available in the basin as outlined in the summary table above. A total of 10,394 cubic feet of runoff is infiltrated during the storm event. As a result, the existing Infiltration Basin 2 is able to accept additional volume below its first-stage orifice, which is greater than the increase of 2,449 cubic feet of runoff attributed to the proposed Maintenance Area. Considering this, on-site management of the increase in stormwater runoff attributed to the proposed Maintenance Area has not been proposed, and the increase will be managed by the existing Infiltration Basin 2 on Lot 1B.

Refer to Eagleview Lot 1 Stormwater Management Report for additional information.

*From the provided Standard Worksheet #4.

NOAA Atlas 14, Volume 2, Version 3
Location name: Upper Uwchlan Twp, Pennsylvania, USA*
Latitude: 40.0798°, Longitude: -75.6889°
Elevation: 454.16 ft**
* source: ESRI Maps
** source: USGS

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POINT PRECIPITATION FREQUENCY ESTIMATES

G.M. Bonnin, D. Martin, B. Lin, T. Parzybok, M.Yekta, and D. Riley

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.347 (0.317-0.381)	0.414 (0.378-0.454)	0.483 (0.440-0.529)	0.531 (0.483-0.582)	0.586 (0.531-0.642)	0.623 (0.561-0.682)	0.658 (0.590-0.721)	0.688 (0.614-0.755)	0.721 (0.639-0.792)	0.744 (0.655-0.820)
10-min	0.555 (0.507-0.609)	0.661 (0.605-0.727)	0.773 (0.704-0.848)	0.849 (0.773-0.931)	0.934 (0.846-1.02)	0.991 (0.893-1.09)	1.05 (0.937-1.15)	1.09 (0.974-1.20)	1.14 (1.01-1.25)	1.17 (1.03-1.29)
15-min	0.694 (0.634-0.761)	0.831 (0.760-0.913)	0.978 (0.891-1.07)	1.07 (0.978-1.18)	1.18 (1.07-1.30)	1.25 (1.13-1.38)	1.32 (1.19-1.45)	1.38 (1.23-1.51)	1.44 (1.27-1.58)	1.47 (1.30-1.62)
30-min	0.951 (0.869-1.04)	1.15 (1.05-1.26)	1.39 (1.27-1.52)	1.56 (1.42-1.71)	1.75 (1.59-1.92)	1.89 (1.70-2.07)	2.03 (1.81-2.22)	2.14 (1.91-2.35)	2.29 (2.02-2.51)	2.38 (2.10-2.62)
60-min	1.19 (1.08-1.30)	1.44 (1.32-1.58)	1.78 (1.62-1.95)	2.03 (1.85-2.22)	2.34 (2.11-2.56)	2.56 (2.31-2.81)	2.79 (2.50-3.06)	3.01 (2.68-3.30)	3.28 (2.90-3.60)	3.48 (3.06-3.83)
2-hr	1.41 (1.28-1.57)	1.72 (1.55-1.91)	2.13 (1.92-2.37)	2.45 (2.21-2.72)	2.87 (2.56-3.18)	3.20 (2.84-3.54)	3.53 (3.12-3.90)	3.86 (3.39-4.27)	4.30 (3.73-4.76)	4.64 (3.99-5.14)
3-hr	1.54 (1.39-1.71)	1.87 (1.68-2.07)	2.32 (2.09-2.58)	2.67 (2.40-2.97)	3.13 (2.80-3.47)	3.49 (3.10-3.86)	3.85 (3.40-4.26)	4.22 (3.70-4.66)	4.70 (4.07-5.20)	5.07 (4.35-5.63)
6-hr	1.91 (1.72-2.12)	2.30 (2.08-2.56)	2.86 (2.58-3.18)	3.31 (2.97-3.67)	3.92 (3.51-4.35)	4.42 (3.92-4.88)	4.94 (4.35-5.45)	5.48 (4.78-6.05)	6.23 (5.35-6.89)	6.83 (5.78-7.55)
12-hr	2.31 (2.09-2.60)	2.79 (2.52-3.13)	3.48 (3.14-3.90)	4.06 (3.64-4.53)	4.88 (4.33-5.43)	5.57 (4.90-6.17)	6.31 (5.49-7.00)	7.10 (6.11-7.87)	8.24 (6.95-9.14)	9.18 (7.62-10.2)
24-hr	2.70 (2.47-2.96)	3.24 (2.97-3.56)	4.06 (3.72-4.45)	4.74 (4.32-5.19)	5.72 (5.20-6.25)	6.54 (5.91-7.14)	7.43 (6.67-8.09)	8.38 (7.48-9.12)	9.76 (8.62-10.6)	10.9 (9.55-11.9)
2-day	3.13 (2.85-3.45)	3.77 (3.44-4.16)	4.73 (4.31-5.21)	5.51 (5.00-6.07)	6.61 (5.97-7.26)	7.51 (6.77-8.26)	8.48 (7.59-9.31)	9.50 (8.46-10.4)	11.0 (9.67-12.0)	12.1 (10.6-13.4)
3-day	3.30 (3.00-3.64)	3.97 (3.62-4.39)	4.97 (4.53-5.49)	5.78 (5.25-6.37)	6.92 (6.26-7.62)	7.86 (7.08-8.65)	8.86 (7.94-9.74)	9.92 (8.83-10.9)	11.4 (10.1-12.6)	12.6 (11.1-13.9)
4-day	3.47 (3.16-3.83)	4.17 (3.80-4.62)	5.21 (4.74-5.76)	6.05 (5.49-6.68)	7.24 (6.54-7.98)	8.21 (7.39-9.04)	9.24 (8.28-10.2)	10.3 (9.20-11.4)	11.9 (10.5-13.1)	13.1 (11.5-14.5)
7-day	4.06 (3.73-4.44)	4.86 (4.46-5.32)	6.00 (5.50-6.57)	6.94 (6.35-7.59)	8.28 (7.54-9.04)	9.38 (8.51-10.2)	10.5 (9.52-11.5)	11.8 (10.6-12.8)	13.6 (12.1-14.8)	15.0 (13.2-16.4)
10-day	4.63 (4.27-5.03)	5.53 (5.10-6.01)	6.73 (6.21-7.32)	7.70 (7.08-8.36)	9.05 (8.29-9.80)	10.1 (9.25-11.0)	11.2 (10.2-12.2)	12.4 (11.2-13.4)	14.0 (12.6-15.2)	15.3 (13.7-16.6)
20-day	6.25 (5.82-6.74)	7.42 (6.90-7.99)	8.85 (8.22-9.52)	9.96 (9.25-10.7)	11.5 (10.6-12.3)	12.6 (11.7-13.6)	13.8 (12.7-14.9)	15.0 (13.8-16.1)	16.6 (15.2-17.9)	17.9 (16.2-19.2)
30-day	7.78 (7.31-8.28)	9.17 (8.61-9.76)	10.7 (10.0-11.4)	11.9 (11.1-12.6)	13.4 (12.5-14.2)	14.5 (13.6-15.5)	15.7 (14.6-16.7)	16.8 (15.6-17.9)	18.3 (16.9-19.5)	19.4 (17.8-20.7)
45-day	9.87 (9.34-10.5)	11.6 (11.0-12.3)	13.3 (12.6-14.1)	14.6 (13.8-15.5)	16.3 (15.4-17.2)	17.5 (16.5-18.5)	18.6 (17.5-19.7)	19.7 (18.5-20.8)	21.0 (19.7-22.3)	22.0 (20.5-23.3)
60-day	11.8 (11.2-12.5)	13.9 (13.1-14.6)	15.8 (15.0-16.7)	17.3 (16.4-18.2)	19.1 (18.1-20.1)	20.4 (19.3-21.5)	21.6 (20.4-22.8)	22.7 (21.5-24.0)	24.1 (22.7-25.5)	25.1 (23.6-26.6)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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PF graphical



SWM BOUNDARY LINE

Scale in Feet

0 20 40 60 80 100 200 300 400

1" = 100'

ChesterValley ENGINEERS
83 Chestnut Road, P.O. Box 447, Paoli, PA 19301
610-644-4623 | 610-889-3143 Fax
www.chesterv.com

WORKSHEET 4 EXHIBIT (EXISTING CONDITION)

FOR

EAGLEVIEW LOT 1B PRELIMINARY/FINAL LD PLAN

UPPER UWCHLAN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

PROJECT NO.	F.B.	SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
11960		1"= 100"	6/14/18	N.A.H.	J.M.H.	



SWM BOUNDARY LINE

Scale in Feet

0 20 40 60 80 100 200 300 400

1" = 100'

ChesterValley ENGINEERS
83 Chestnut Road, P.O. Box 447, Paoli, PA 19301
610-644-4623 | 610-889-3143 Fax
www.chesterv.com

WORKSHEET 4 EXHIBIT (DEVELOPED CONDITION)

FOR

EAGLEVIEW LOT 1B PRELIMINARY/FINAL LD PLAN

UPPER UWCHLAN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

PROJECT NO.	F.B.	SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
11960		1"= 100"	6/14/18	N.A.H.	J.M.H.	

Chester Valley Engineers, Inc.
83 Chestnut Road, P.O. Box 447
Paoli, PA

WORKSHEET 4. CHANGE IN RUNOFF VOLUME FOR 2-YR STORM EVENT

Project:	Eagleview Lot 1B - Maintenance Area	By	NAH	Date	6/14/2018
Location:	Project Site	Checked	JMH	Date	6/14/2018
Subarea:	Pre-Post	Revised		Date	
2-Year Rainfall	3.24 in.				

Existing Conditions:

Cover Type	Soil Type	Area (sf)	Area (ac)	CN	S	Q Runoff (in)	Runoff Volume (cf)
Impervious	N/A	1,056	0.024	98	0.20	3.01	265
Meadow	C	7,642	0.175	71	4.08	0.90	575
Woods (Good Condition)	C	13,964	0.321	72	3.89	0.95	1,111
Woods (Good Condition)	D	2,285	0.052	79	2.66	1.37	260
TOTAL:		24,947	0.572				2,210

Developed Conditions:

Cover Type	Soil Type	Area (sf)	Area (ac)	CN	S	Q Runoff (in)	Runoff Volume (cf)
Impervious	N/A	14,893	0.342	98	0.20	3.01	3,732
Grass (Good Condition)	C	8,905	0.204	74	3.51	1.06	790
Grass (Good Condition)	D	1,149	0.026	80	2.50	1.43	137
TOTAL:		24,947	0.572				4,659

2-Year Volume Increase (ft3):	2,449

2-Yr Volume Increase (ft3) = Developed Conditions Runoff Volume - Existing Conditions Runoff Volume

Formula's Used:

Runoff (in) = Q = ((P-0.2S)^2)/(P+0.8S)
P = 2-Year Rainfall (in)
S = 1000/CN - 10

Runoff Volume (ft3) = Q x Area x 1/12 x 43,560 ft2/acre
Q = Runoff (in)

Note: Runoff volume must be calculated for EACH land use type/condition and HSGI.
The use of a weighted CN value for volume calculations is not acceptable.

Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2012 by Autodesk, Inc. v9 Friday, 00 22, 2013

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Hyd. No. 9

Infilt Basin 2-Total Inflow (INFLOW HYDROGRAPH TO INFILTRATION BASIN #2)

Hydrograph type	= Combine	Peak discharge	= 6.615 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.97 hrs
Time interval	= 2 min	Hyd. volume	= 13,928 cuft
Inflow hyds.	= 6, 8	Contrib. drain. area	= 5.050 ac

Hydrograph Discharge Table

(Printed values >= 55.00% of Qp.)

Time (hrs)	Hyd. 6 + (cfs)	Hyd. 8 = (cfs)	Outflow (cfs)
11.90	0.000	4.802	4.802
11.93	0.000	6.201	6.201
11.97	0.000	6.615 <<	6.615
12.00	0.000	5.568	5.568
12.03	0.000	3.684	3.684

<<

...End

(23A)
84*

* FROM LOT 1B STORMWATER REPORT

Pond Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v12 — Thursday, 06 / 14 / 2018

Pond No. 2 - Infiltr Basin 2 (w/o Inf.)

Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Begining Elevation = 461.70 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	461.70	12,423	0	0
0.30	462.00	12,423	3,727	3,727
0.80	462.50	13,124	6,387	10,114
1.30	463.00	13,840	6,741	16,855
1.80	463.50	14,570	7,103	23,957
2.30	464.00	15,369	7,485	31,442
3.30	465.00	16,913	16,141	47,583
4.30	466.00	18,605	17,759	65,342
5.30	467.00	20,303	19,454	84,796
6.30	468.00	22,181	21,242	106,038
6.80	468.50	23,110	11,323	117,361

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 24.00	6.00	0.00	0.00
Span (in)	= 24.00	6.00	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 460.50	463.50	0.00	0.00
Length (ft)	= 48.00	0.00	0.00	0.00
Slope (%)	= 1.04	0.00	0.00	n/a
N-Value	= .012	.012	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	No	No

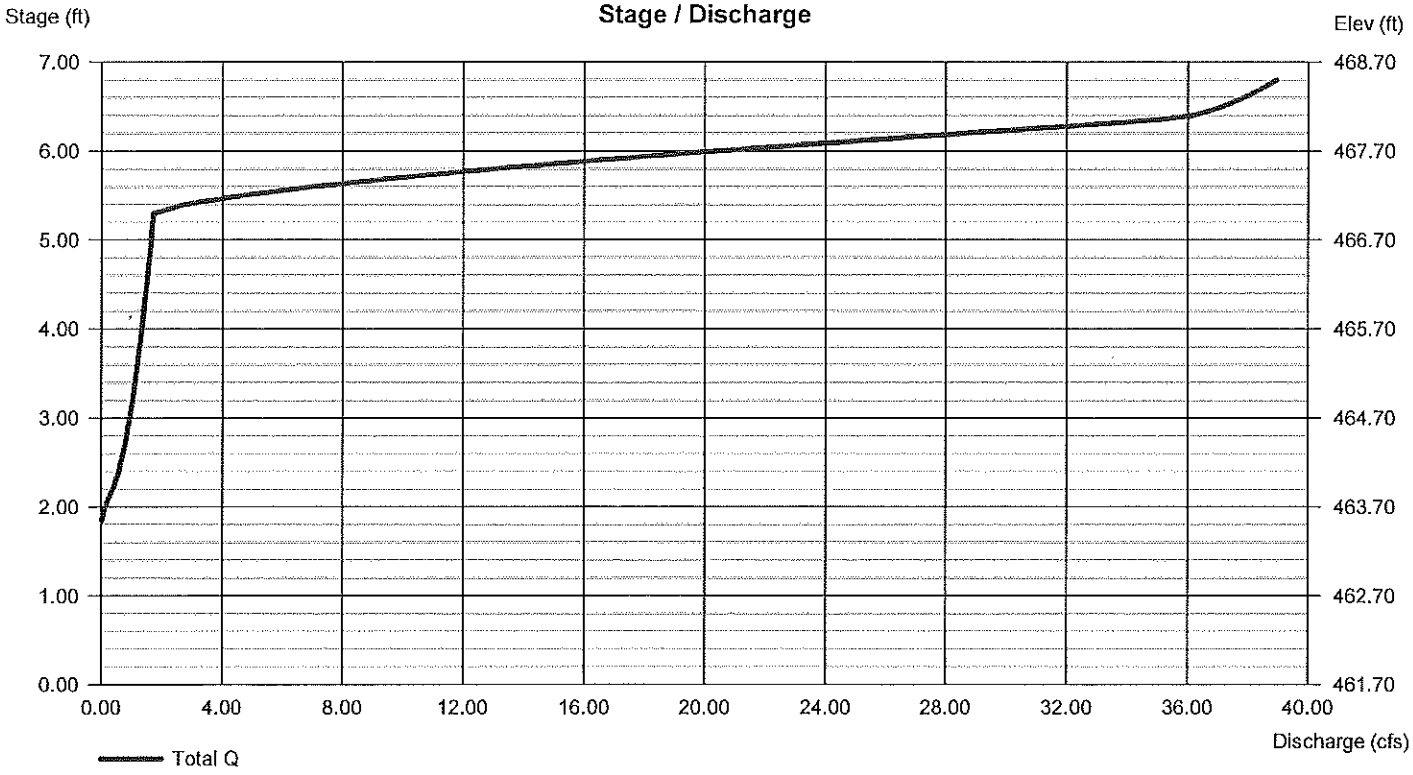
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 9.85	0.00	0.00	0.00
Crest El. (ft)	= 467.00	0.00	0.00	0.00
Weir Coeff.	= 3.20	3.33	3.33	3.33
Weir Type	= 1	---	---	---
Multi-Stage	= Yes	No	No	No

Exfil.(in/hr) = 0.000 (by Contour)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v12 — Thursday, 06 / 14 / 2018

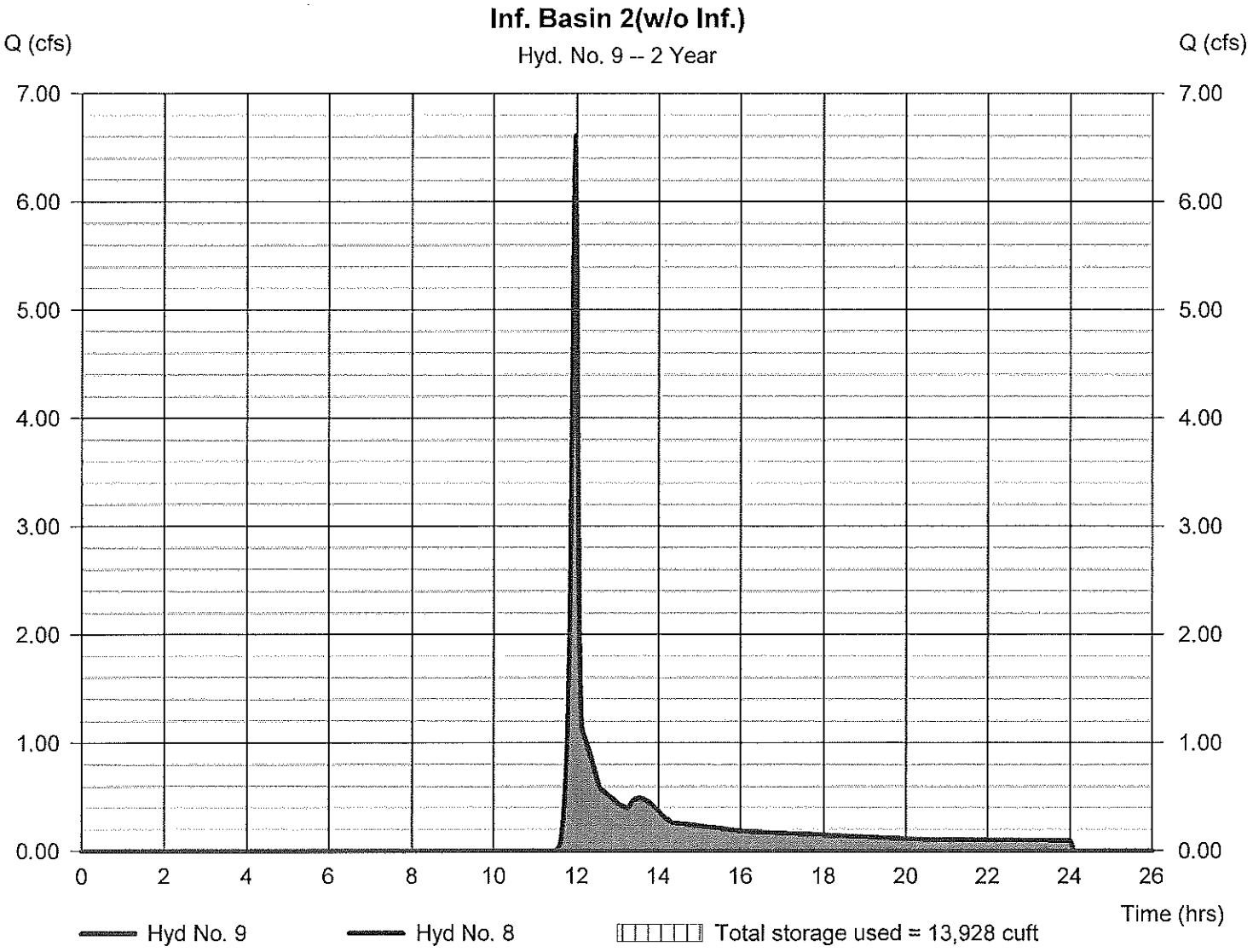
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Hyd. No. 9

Inf. Basin 2(w/o Inf.)

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 2 yrs	Time to peak	= n/a
Time interval	= 2 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 8 - Infilt Basin 2-Total Inflow	Max. Elevation	= 462.78 ft
Reservoir name	= Infiltr Basin 2	Max. Storage	= 13,928 cuft

Storage Indication method used.



Pond Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v12 — Thursday, 06 / 14 / 2018

Pond No. 2 - Infiltr Basin 2 (w/ Inf.)

Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Begining Elevation = 461.70 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	461.70	12,423	0	0
0.30	462.00	12,423	3,727	3,727
0.80	462.50	13,124	6,387	10,114
1.30	463.00	13,840	6,741	16,855
1.80	463.50	14,570	7,103	23,957
2.30	464.00	15,369	7,485	31,442
3.30	465.00	16,913	16,141	47,583
4.30	466.00	18,605	17,759	65,342
5.30	467.00	20,303	19,454	84,796
6.30	468.00	22,181	21,242	106,038
6.80	468.50	23,110	11,323	117,361

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 24.00	6.00	0.00	0.00
Span (in)	= 24.00	6.00	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 460.50	463.50	0.00	0.00
Length (ft)	= 48.00	0.00	0.00	0.00
Slope (%)	= 1.04	0.00	0.00	n/a
N-Value	= .012	.012	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	No	No

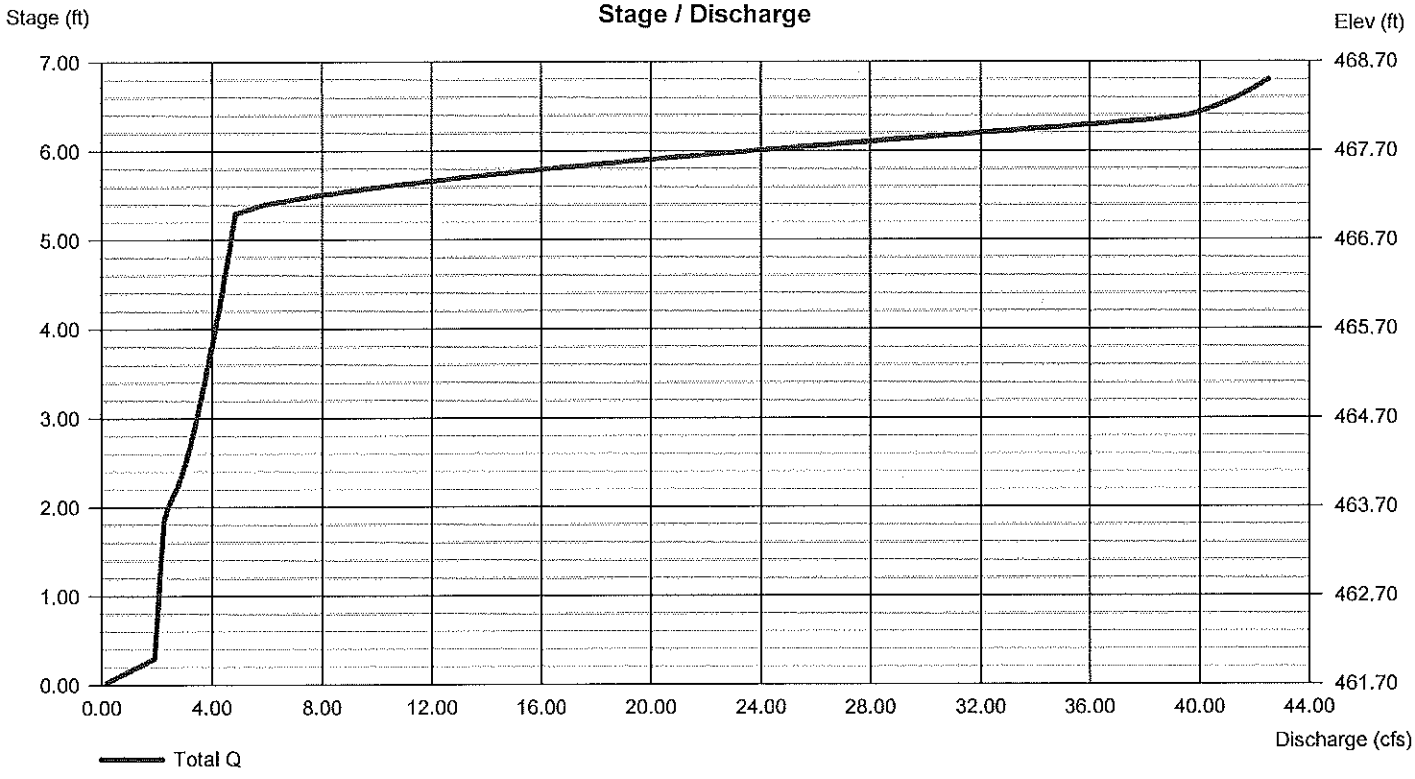
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 9.85	0.00	0.00	0.00
Crest El. (ft)	= 467.00	0.00	0.00	0.00
Weir Coeff.	= 3.20	3.33	3.33	3.33
Weir Type	= 1	---	---	---
Multi-Stage	= Yes	No	No	No

Exfil.(in/hr) = 6.650 (by Contour)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Hydrograph Report

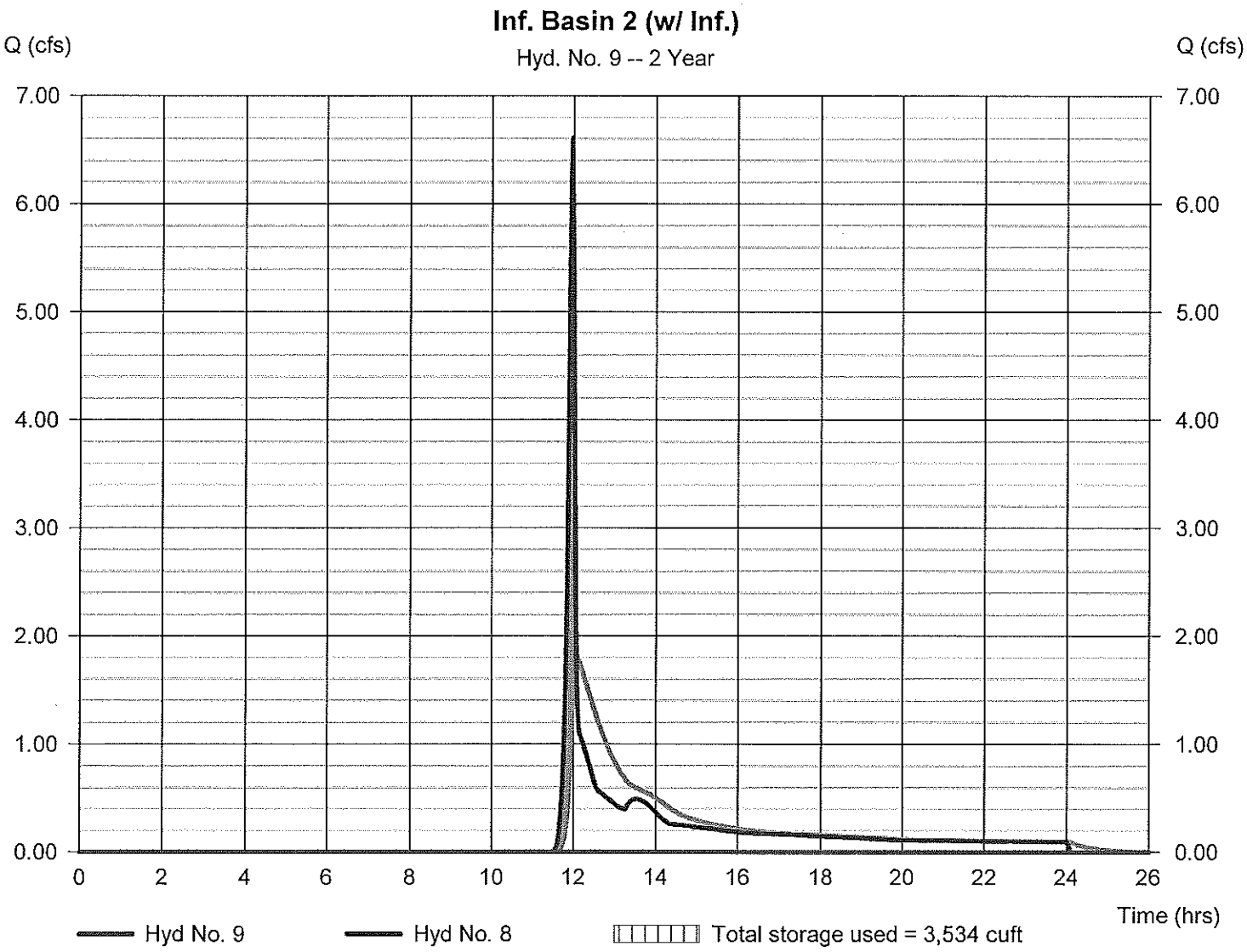
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v12 — Thursday, 06 / 14 / 2018

Hyd. No. 9

Inf. Basin 2 (w/ Inf.)

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 2 yrs	Time to peak	= 14.47 hrs
Time interval	= 2 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 8 - Infilt Basin 2-Total Inflow	Max. Elevation	= 461.99 ft
Reservoir name	= Infiltr Basin 2	Max. Storage	= 3,534 cuft

Storage Indication method used. Exfiltration extracted from Outflow.

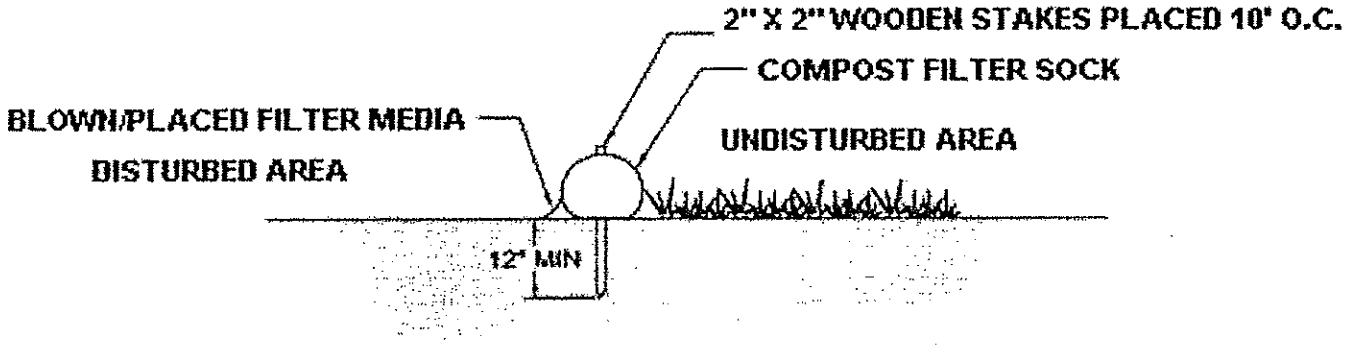


EROSION & SEDIMENT CONTROL
SUPPORTING CALCULATIONS

STANDARD WORKSHEET #1
Compost Filter Socks

PROJECT NAME:	Eagleview Lot 1B - Maintenance Area		
LOCATION:	Project Site		
PREPARED BY:	NAH	DATE:	06/14/18
CHECKED BY:	JMH	DATE:	06/14/18

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SOCK NO.	DIA (IN.)	LOCATION	SLOPE (%)	SLOPE LENGTH ABOVE BARRIER (FT)
CFS-1	18	North edge of site boundary	6.8%	225
CFS-DIV-1	18	Northwest edge of site boundary	7.2%	215
CFS-DIV-2	18	Northeast edge of site boundary	7.5%	201

July 5, 2018

File No. 03-0987T6

Cary B. Vargo
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

Attention: Cary B. Vargo, Township Manager

Reference: Eagleview Lot 1B – Maintenance Area
Preliminary/Final Land Development Review
Upper Uwchlan Township, Chester County, PA

Dear Cary:

Gilmore & Associates, Inc. (G&A) is in receipt of the following information prepared and submitted by Chester Valley Engineers, Inc. (CVE) on behalf of The Hankin Group, the applicant:

- Plan titled, "Preliminary/Final Land Development Plan for Eagleview Lot 1B – Maintenance Area", prepared for The Hankin Group, by Chester Valley Engineers, Inc., dated March 26, 2018, last revised June 14, 2018.

- Report titled, "Stormwater Management Calculations for Eagleview Lot 1B – Maintenance Area", prepared by Chester Valley Engineers, Inc., dated March 26, 2018, last revised June 14, 2018.

The subject site is comprised of one (1) parcel (TMP 32-3-81.12) located south of the Pennsylvania Turnpike (I-76) with access from Sierra Drive. The property is located in the PI Planned Industrial/Office District.

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

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Please note that comments in *italics* are from our previous review letter, and comments in **bold text** require resolution by the applicant. Comments that have been addressed are not repeated herein.

I. OVERVIEW

The Applicant is proposing to construct a new proposed maintenance area just north of the existing DSM facility. The maintenance area will consist of an asphalt pavement area with two 30'x30' storage areas. An area of existing trees is to be removed and a section of the existing bituminous walking path is to be relocated to accommodate the maintenance area. Stormwater management will be handled by the existing Lot 1B stormwater management facilities. Landscaping improvements are also proposed.

II. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REVIEW

1. *§162-52 – Add note to Erosion & Sedimentation Control Plan stating "Upon completion of other construction, the entire amount of topsoil stripped shall be replaced on the site. No topsoil shall be disposed of, by sale or otherwise, off the site of the construction."*

   This note still does not appear on the plans.

2. *§162-55.B.(3) – Woodland disturbance exceeding the standards listed in the section shall require woodland replacement in accordance with Subsections B(6) through B(9) of this section of the Ordinance. It appears proposed development is disturbing approximately 37,000 square feet of woodland area. These required replacement plantings shall be in addition to any required landscape requirements stipulated by applicable provisions of this chapter or of Zoning. We defer to the Township's Land Planner for this requirement.*

   The proposed disturbance has now been reduced to approximately 16,450 square feet. However, woodland replacement will still be required in accordance with Subsection B(6) which requires one tree and two shrubs planted for each 300 square feet of woodland disturbance area, and tree replacement according to the table provided in Subsection B(7). This does not appear to be factored into the Required Landscape Plantings Table shown on Sheet 8, Landscaping Plan.

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III. STORMWATER MANAGEMENT ORDINANCE REVIEW

1. *§152-306.J.(2) – Field testing reports shall be provided for the infiltration rates as used on the plans. A recommended design safety factor of 2 as suggested in Appendix C – Site Evaluation and Soil Testing of the Pennsylvania Stormwater BMP Manual does not appear to be factored into the infiltration design rate calculations.*

   Please clarify where the design infiltration rate of 6.65 inches per hour was derived from.

2. *§152-308.A. – Provide stormwater calculations which show that the postconstruction peak flow rates from this project do not exceed the predevelopment peak flow rates as shown for each of the design storms specified in Table 308.1.*

   The proposed 10 year post development runoff rate of 4.29 cfs is required to be less than the existing 2 year pre development runoff rate of 3.99 cfs. We recommend an infiltration trench be installed along the north and west sides of the proposed maintenance area to mitigate runoff.

IV. GENERAL COMMENTS

1. *There is a side yard setback dimension of 20 feet labeled on Plan Sheet 3. Side yard setback as listed in Table on Sheet 3 is 15 feet.*

   20' Side Yard Setback dimension still remains on Plan Sheet 3.

2. *Plans as submitted do not have proposed lighting. Applicant shall indicate if lighting is needed. Lighting is mentioned in the note #9 on the Landscape Plan.*

   Note #9 still remains on the Landscape Plan in regards to lighting plan. No lighting is proposed on the plans.

3. *The scale in the title block on Sheets 8 and 9 should be AS NOTED, not 1" = 40'.*

   The scale in the title block on Sheet 7 should be AS NOTED, not 1" = 40'.

4. **Only 17 of the 22 listed Green Giant Arborvitae (TG) plantings are shown on the Landscaping Plan.**

5. **Construction Sequence Note #11 on the Erosion & Sedimentation Control Plan shall be removed as there are no new stormwater management facilities being proposed.**

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6. Provide a detail for the proposed fence with gate around the maintenance area.

V. TOWNSHIP PLANNING CONSULTANT COMMENTS BRANDYWINE CONSERVANCY

Comments to be provided under separate cover.

This concludes our second review of the above referenced preliminary/final land development application. We would recommend the plans be revised to address the above referenced comments as well as any raised by the Planning Commission and the Board of Supervisors. If you have any questions, please do not hesitate to contact me.

Sincerely,

David N. Leh, P.E.
Municipal Services Manager
Gilmore & Associates, Inc.

cc: Upper Uwchlan Township Board of Supervisors (via email only)
Upper Uwchlan Planning Commission (via email only)
Kristin S. Camp, Esq., BBMM, LLP (via email only)
Sheila Fleming, Brandywine Consulting (via email only)
Neal Fisher, The Hankin Group (via email only)
John M. Hako, P.E., Chester Valley Engineers, Inc. (via email only)

BRANDYWINE CONSERVANCY

Preserving Our Land & Water

M E M O R A N D U M

TO: **Cary Vargo, Manager**
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

FROM: **Kathleen McCaig**
Associate Planner

DATE: **July 5, 2018**

RE: **Lot 1B – Eagleview Corporate Center**
Proposed Maintenance Area

We received a Preliminary/Final Land Development Application for Eagleview Lot 1B as prepared by Chester Valley Engineers, dated June 14, 2018. The property owner is Sierra Drive L.P. The property is located in the Planned Industrial/Office (PI) Zoning District.

The property is approximately 26.5 acres in size and fronts on the new Sierra Drive cul-de-sac extension in the Eagleview Corporate Center. The property is improved with an 81,385 square foot "Flex" building and associated site improvements (parking, loading, landscaping, stormwater management, etc). The property borders Hickory Park to the west and the Pennsylvania Turnpike to the north. The applicant proposes to construct a paved access drive and maintenance area where wood mulch, salt, and maintenance vehicles would be stored. Our comments on the plan revisions follow below.

1. An asphalt trail and gravel trails cross the site just north of a Sunoco pipeline easement and link Eagleview to Hickory Park. The existing asphalt trail has

been adjusted to provide space for the maintenance area to be constructed outside a 25' riparian buffer and 75' stream buffer. We recommend that the Township encourage the Applicant to consider granting a public trail easement for trails, both existing and relocated, on the site.

2. The plant list indicates that 22 Thuja X 'Green Giant' trees are to be planted as part of the site's development. However, a total of 17 Thuja X 'Green Giant' trees are illustrated on the landscaping plan. We recommend that the Township require the Applicant to update the plan to illustrate the 22 Thuja X 'Green Giant' trees indicated on the plant list.

If the Township should have any questions, please call Kathleen McCaig (610-388-8396) or email kmccaig@brandywine.org.

Upper Uwchlan Township

May 24, 2018

Neal Fisher, P.E.
The Hankin Group
707 Eagleview Boulevard
Exton, PA 19341

RE: Eagleview Corporate Center – Lot 1C
Preliminary Land Development Plan Approval with Conditions

Dear Mr. Fisher,

The Board of Supervisors, at their May 21, 2018 meeting, granted Preliminary Land Development Plan Approval to the "Preliminary Land Development Plan for The Hankin Group" dated March 26, 2018, with the following conditions:

1. The Applicant shall comply with all of the comments listed in the Gilmore & Associates review letter dated May 3, 2018.
2. The Applicant shall obtain all required permits from PaDEP and the Chester County Conservation District.
3. A waiver is hereby granted from SALDO Section 162-41.G. to permit the elimination of sidewalk expansion joints for the proposed on-site sidewalk.
4. A waiver is hereby granted from SALDO Section 162-55.B. to allow a fee to be paid to the Township in lieu of woodland replacement. The amount of the fee shall be determined at the time of Final Plan Approval.
5. The Applicant agrees to pay a fee in lieu of a Transportation Impact Fee in the amount of $39,550. The fee is to be paid at the time of building permit issuance.

Please contact this office with any questions.

Sincerely,

Cary B. Vargo,
Township Manager

CBV/gaj

Enclosure: May 3, 2018 Gilmore & Associates Review Letter

Cc: Via Email Only With Enclosure
Al Gaspari, Township Codes Administrator
Dave Leh, P.E. – Gilmore & Associates
Sheila Fleming, ASLA – Brandywine Conservancy
Chris Williams, P.E. – McMahon Associates
Matt Brown, P.E., DEE – ARRO

May 3, 2018

File No. 03-0987T13

Cary B. Vargo
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

Attention: Cary B. Vargo, Township Manager

Reference: Eagleview Lot 1C
Preliminary Land Development Review
Upper Uwchlan Township, Chester County, PA

Dear Cary:

Gilmore & Associates, Inc. (G&A) is in receipt of the following information prepared and submitted by Chester Valley Engineers, Inc. (CVE) on behalf of The Hankin Group, the applicant:

- Plan titled, "Preliminary Land Development Plan for Eagleview Lot 1C", prepared for The Hankin Group, by Chester Valley Engineers, Inc., dated March 26, 2018.
- Report titled, "Post Construction Stormwater Management Plan Narrative for Eagleview Lot 1C", prepared by Chester Valley Engineers, Inc., dated March 26, 2018.
- Preliminary Land Development Application, dated March 26, 2018.
- Traffic Analysis Letter prepared by Traffic Planning and Design, Inc., dated March 26, 2018.

The subject site is comprised of one (1) parcel (TMP 32-3-81.13) located south of the Pennsylvania Turnpike (I-76) with two points of access from Sierra Drive. The property is located in the PI Planned Industrial/Office District.

G&A, as well as other Township Consultants, have completed our first review of the above referenced preliminary land development application for compliance with the applicable sections of the Township's Zoning Ordinance, Subdivision and Land Development Ordinance,

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and Stormwater Management Ordinance, and wish to submit the following comments for your consideration.

I. OVERVIEW

The Applicant is proposing to construct a 113,000 s.f. proposed flex use office/warehouse building on the northern portion of the property with associated access driveways, parking areas, sidewalks, etc. Stormwater management will be handled by a biofiltration area at the north of the site, an infiltration basin south of the proposed building, a subsurface infiltration basin west of the proposed building, and several porous pavement areas throughout the parking lot. Stormwater then leaves the site towards a stream of the Jerry Run, which is part of the East Branch Brandywine Creek and has a designated use of HQ-TSF. Landscaping and lighting improvements are also proposed. There are existing wetlands on the south portion of the site. There are no FEMA floodplains or floodways located on the site. Lot 1C also encloses Lot 1A, which houses an existing sanitary sewer pump station.

II. ZONING ORDINANCE REVIEW

1. §200-73.D.(5)(e) – The handicap parking space to the east of the proposed flex building is not a van accessible space as shown as it does not include an eight foot wide access aisle. Please provide the eight foot wide access aisle or remove the van accessible space signage associated with this parking space.

2. §200-73.H.(1) – The applicant has provided a parking space tabulation indicating 407 spaces will be provided. Based on the proposed use, 397 spaces are required.

III. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REVIEW

1. §162-9.B.(2)(b)[7] – It appears a tract boundary distance in the southern portion of the site is labeled incorrectly. (S 83°09'23" W distance of 842.59 feet only appears to be approximately 450 feet when scaled from drawing). Please revise.

2. §162-9.B.(2)(b)[11] – Notations on the plans indicate the Wetlands Study was completed in 2006. An updated delineation should be completed and provided.

3. §162-9.B.(2)(c)[7] – It appears there is a proposed stormwater management area erroneously shown on the Overall Record Plan to the east of the proposed building overlapping the existing 20' wide utility easement along Sierra Drive. This should be removed.

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4. §162-9.D.(1)(h) – Relocate the soil type table on the Site Analysis Plan which is being covered by the north arrow and steep slope shading.

5. §162-9.G. – Applicant shall provide will-serve letters to ensure adequate water service.

6. §162-41.G. – Revise the note on the Typical Sidewalk Detail on Construction Details Sheet 14 to state expansion joints shall be provided every 30 feet.

7. §162-49.D. – The Township Fire Marshall should review the plan for fire protection adequacy.

8. §162-52 – A note shall be added to the Erosion & Sediment Control Plans stating: "Upon completion of other construction, the entire amount of topsoil stripped shall be replaced on the site. No topsoil shall be disposed of, by sale or otherwise, off the site of the construction."

9. §162-55.B.(3) – Applicant proposed to disturb approximately 11.03 acres of woodland area on the site. Woodland and hedgerow disturbance exceeding the standards listed in this section shall require woodland replacement in accordance with Subsections B.(6) through B.(9). These amounts shall be added to the Upper Uwchlan Township Landscape Ordinance Required Landscape Plantings Table on the Landscape Plan. We defer to the Township's Land Planner for this requirement.

10. §162-57.C.(3)(e) – Relocate plantings shown on the Landscape Plan away from underground utilities such as roof drains, storm sewer piping, endwalls, etc. It appears some plantings are proposed directly on top of underground utilities, and shall therefore be proposed in an alternate location. Also, it appears plantings are proposed within the Sierra Drive right-of-way outside the property boundary.

IV. STORMWATER MANAGEMENT ORDINANCE REVIEW

1. It is difficult to determine from reviewing the submitted computations, whether or not the rate and runoff requirements have been met. In addition, the narrative does not speak to CP-2 through CP-6 with regard to rate control. The computations should be revised to clearly indicate the require rate and volume requirements have been met both in the narrative and in the supporting computations.

2. §152-306.K.(3) – Bio-Filtration Area #1 appears to cross the property boundary along Lot 1B. The basin should be revised or an easement provided.

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3. §152-307.A. – Provide calculations using SCS method showing that the postconstruction, peak flow rate of the two year, twenty-four hour design storm is reduced to the predevelopment peak flow rate of the one-year, twenty-four hour storm.

4. §152-307.B. – Provide calculations for BMPs which show the postconstruction one year, twenty-four hour storm flow is detained for a minimum of 24 hours.

5. §152-308.A. – Post construction peak flow rates shall not exceed the predevelopment peak flow rates as shown for each of the design storms specified in Table 308.1. Peak runoff rates for Pre CP1 shown on Sheet 13 do not appear to match what is shown in the summary requirement on Sheet 7 of the Post Construction Stormwater Management Narrative.

6. §152-308.F. – Peak flow rate controls shall be separately addressed for each drainage area. Stormwater Peak Rate summary for CP-2 through CP-6 must be analyzed individually. The narrative does not seem to discuss peak flow rates for CP-2 through CP-6.

7. §152-309.D.(1)(b) – Predevelopment ground cover conditions shall be determined using the ground cover assumptions presented in this section. As such, any predevelopment drainage area considered grass should be considered meadow in good condition (CN=58).

8. Revise the legend on the Post-Development Drainage Area Map to reflect post-development boundary.

9. Revise drainage area labels on Pre and Post Development Drainage Area Maps to list area in acres and weighted CN values.

10. Sheet 5 is missing from the Post Construction Stormwater Management Narrative.

11. Infiltration Basin D Detail shows an 18" RCP outlet pipe, whereas the Post Construction Stormwater Management Narrative HydroCAD report input has a 24" pipe as an outlet. Please revise.

12. Infiltration Basin #2 Details show an 18" HDPE outlet pipe leaving Outlet Structure 2, Profile view has a 24" HDPE pipe leaving Outlet Structure 2, and Post Construction

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Stormwater Management Narrative HydroCAD report input has a 24" pipe as an outlet. Please revise.

13. Roof drain pipe sizes not specifically called out on plans, but Infiltration Basin #2 Plan Detail shows an 8" HDPE roof drain, whereas page 149 of Post Construction Stormwater Management Narrative lists roof drain sizes of 12" and above. Please revise detail on plans.

V. GENERAL COMMENTS

1. There has been an easement reserved on the plan for a potential connection from Eagleview to the Pond View neighborhood. The construction of this lot maybe the last opportunity to make this connection if it is desired. The Applicant should discuss this matter with the Planning Commission.

2. PCSWM Plan & NPDES Permit Notes Note #2 on Post-Construction Stormwater Management Plan makes mention to Sheet 19 as part of the Erosion and Sedimentation Control Design Plans. Sheet 19 is a Site Lighting Plan.

3. Provide a graphic scale on the Landscape Plan.

4. Porous Pavement Area 9 has a text leader to it calling out Porous Pavement Area 8 on Post Construction Stormwater Management Plan. Please revise.

5. Revise Long-Term Operation & Maintenance Plan for PCSWM BMPs Note #10 on Sheet 7 to reflect the proposed BMPs for this site.

6. Turn off point labels referring to "POPL##IN" shown in bold on the Site Analysis Plan on adjacent property Lot 1B.

7. Revise the pavement section details on Construction Details Sheet 14 from ID-2 to a Superpave asphalt mixture design meeting the requirements of PennDOT Publication 408.

VI. TOWNSHIP TRAFFIC CONSULTANT COMMENTS McMAHON ASSOCIATES, INC.

1. Previously, the Lot 1B plans included a note requiring the applicant to study traffic conditions at the intersection of Pennsylvania Drive and Stockton Drive if requested by the Township. The purpose of the study is to determine the need for traffic

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improvements (such as signalization). Our office has not been made aware of any recent traffic issues at this intersection; however, we recommend the applicant confirm this with the Township. Also, please provide a similar note to the General Notes on the Record Plan (Sheet 2) for Lot 1C.

2. ZO Section 200-75.H(3) – Please label the available and required sight distances for traffic exiting both driveways looking left and looking right.

3. There are no new public use pedestrian facilities proposed as part of this project; however, we defer to the Township's Land Planner and the Planning Commission as to whether a pedestrian connection should be provided between this site and the trail that runs along the east side of Sierra Drive. In addition, the applicant's engineer should ensure that all proposed on-site facilities meet current ADA requirements, as appropriate.

4. On Sheet 17, please also provide a truck turning template for a WB-50 truck exiting the site. The driveway design should be verified subject to the truck turning templates.

5. The Lot 1C development is subject to a transportation contribution, and this contribution will be paid at the time of building permit issuance.

VII. TOWNSHIP PLANNING CONSULTANT COMMENTS BRANDYWINE CONSERVANCY

1. Section 200-50.C of the Zoning Ordinance requires a minimum open space set-aside of 5 percent of Net Tract Area, or 1.01 acres. Such area shall be usable for any active or passive recreation. It may be dedicated to the township, or may remain under the ownership of the Applicant. The Applicant shall verify that the 5 percent Open Space set-aside standard is met and clarify the intended ownership of the open space. This should be reported on the Overall Record Plan (Sheet 2) and identified on the Site Layout Plan (Sheet 4).

2. The Riparian Buffer area shall be revised to include areas of hydric soil. On this site, hydric soils include Glenville silt loam where infiltration basin #1 is proposed. We strongly recommend that the Board of Supervisors enforce the riparian buffer requirement, prohibit disturbance to the riparian buffer areas, and prohibit removal of mature woodlands in riparian buffer areas.

3. SLDO Section 162.55.B.(3)(a) requires that woodland disturbance exceeding 10,000 square feet shall require woodland replacement in accordance with Subsections B(6) through B(9). Subsection B(6) specifies that for every 300 square feet of woodland removal, one tree and two shrubs shall be planted. The calculation for woodland replacement should be included in the table on the Landscape Plan (Sheet 18). SLDO Section 162.55.B(12) states that in lieu of woodland replacement, the Township may, at its sole discretion, require the Applicant to place the equivalent cash value, as agreed upon by the Township and the Applicant, of some or all of the required replacement trees into a special fund established for that purpose. Such funds shall be utilized for the purchase and installation of trees elsewhere in the Township at the discretion of the Township, especially if the site cannot accommodate the replacement trees required pursuant to this chapter. We acknowledge that the landscape plan, as proposed, is heavily planted and cannot accommodate additional shade trees. Therefore, we suggest that the Township require the Applicant to contribute a sum, as agreed upon by the Township and the Applicant, into a special fund established for the purpose of woodland replacement in the Township.

4. The table of required plantings shown on the Landscape Plan (Sheet 18) shows a proposed deficiency of 82 shade trees, and an overage of 457 shrubs. We are in support of this modification to the planting quantities, as the site is not able to accommodate an additional 82 shade trees. In our opinion, the proposed plant species and quantities meet the general intention of Section 162-57 of the SLDO.

VIII. TOWNSHIP SEWER CONSULTANT COMMENTS ARRO CONSULTING, INC.

1. The Applicant is proposing to construct a 113,000 square feet (SF) flex use office/warehouse building. In accordance with the Act 537 Plan, wastewater generated on this property is to be conveyed to and treated at the Eagleview Wastewater Treatment Plant which is located in Uwchlan Township. As such Uwchlan Township should have the opportunity to review since they will be responsible for wastewater conveyance and treatment.

2. Should extension of the sanitary sewer be required, all sanitary sewer improvements shall be design and constructed in accordance with the Upper Uwchlan Township Municipal Authority Specifications.

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IX. TOWNSHIP LIGHTING CONSULTANT COMMENTS STUBBE CONSULTING, LLC.

1. Plan Content - Catalog Cuts - §614.D.1.c. requires catalog cuts of specified lighting equipment. It is recommended Applicant be requested to include on plan a manufacturer's catalog cut of all specified luminaires.

2. Pole Protection - The pole details depict a concrete pedestal that is 5' high AFG. Ordinance suggests a 30" high pedestal as one of the means of pole protection when poles supporting luminaires are vulnerable to backing vehicles. It is recommended Applicant be requested to justify the use of what is judged to be an excessively high base.

This concludes our first review of the above referenced preliminary land development application. We would recommend the plans be revised to address the above referenced comments as well as any raised by the Planning Commission and the Board of Supervisors. If you have any questions, please do not hesitate to contact me.

Sincerely,

David N. Leh, P.E.
Municipal Services Manager
Gilmore & Associates, Inc.

cc: Upper Uwchlan Township Board of Supervisors (via email only)
Upper Uwchlan Planning Commission (via email only)
Kristin S. Camp, Esq., BBMM, LLP (via email only)
Christopher J. Williams, P.E., McMahon Associates, Inc. (via email only)
G. Matthew Brown, P.E., ARRO Consulting, Inc. (via email only)
David M. Schlott, Jr., P.E., ARRO Consulting, Inc. (via email only)
Sheila Fleming, Brandywine Consulting (via email only)
Neal Fisher, The Hankin Group (via email only)
John M. Hako, P.E., Chester Valley Engineers, Inc. (via email only)

ChesterValley
ENGINEERS, INC.

83 Chestnut Road
P.O. Box 447
Paoli, PA 19301
610-644-4623
610-889-3143 Fax
www.chesterv.com

August 10, 2018

VIA Hand Delivery
Mr. Cary Vargo
Township Manager
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

RECEIVED
AUG 10 2018
UPPER UWCHLAN TWP

RE: EAGLEVIEW CORPORATE CENTER LOT 1C
FINAL LAND DEVELOPMENT PLAN SUBMISSION
UPPER UWCHLAN TOWNSHIP
THE HANKIN GROUP
CVE PROJECT No. 11960-1111

Dear Mr. Vargo:

On behalf of our client, The Hankin Group, please find enclosed the following plans, reports, documents, correspondence, and fees for an Eagleview Corporate Center - Lot 1C Final Land Development Plan submission:

1. Nine (9) full size copies of Final Land Development Plans for Eagleview Lot 1C, last revised August 2, 2018;

2. Three (3) 11" x 17" copies of Final Land Development Plans for Eagleview Lot 1C, last revised August 2, 2018;

3. One (1) CD containing pdf files of the Final Land Development Plan Submission;

4. Three (3) copies of the Post Construction Stormwater Management Plan Narrative for Eagleview Lot 1C, last revised August 2, 2018;

5. Three (3) copies of the Geo-Technology Associates, Inc., June 25, 2018 letter;

6. Three (3) copies of the May 29, 2018 Aqua PA Water Availability Letter; and

7. Three (3) copies of the Uwchlan Township Municipal Authority's April 5, 2018 review letter.

Chester Valley Engineers, Inc. has revised the Final Land Development Plans for the Eagleview Lot 1C development. Plan revisions have addressed comments contained in the following review letters:

- Gilmore & Associates, Inc., May 3, 2018 review letter; and
- Uwchlan Township Municipal Authority, April 5, 2018 review letter.

Comments in the Township consultant's review letters have been listed below followed by the responses shown in bold italicized text.

Gilmore & Associates, Inc., May 3, 2018 review letter

II. ZONING ORDINANCE REVIEW

1. §200-73.D.(5)(e) - The handicap parking space to the east of the proposed flex building is not a van accessible space as shown as it does not include an eight foot wide access aisle. Please provide the eight foot wide access aisle or remove the van accessible space signage associated with this parking space.

   The van accessible sign has been removed from the noted handicap parking space. Please see Sheet 4 of 21.

2. §200-73.H.(1) - The applicant has provided a parking space tabulation indicating 407 spaces will be provided. Based on the proposed use, 397 spaces are required.

   The total proposed number of parking spaces is 406. Please see Sheet 4 of 21.

III. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REVIEW

1. §162-9.B.(2)(b)[7] - It appears a tract boundary distance in the southern portion of the site is labeled incorrectly. (S 83°09'23" W distance of 842.59 feet only appears to be approximately 450 feet when scaled from drawing). Please revise.

   The tract boundary distance has been revised to 450.00 feet on Sheet 2 of 21.

2. §162-9.B.(2)(b)[11] - Notations on the plans indicate the Wetlands Study was completed in 2006. An updated delineation should be completed and provided.

   The wetlands have been verified and adjusted by Marathon Engineering & Environmental Services, Inc. on June 25, 2018. Please see General Note 13 on Sheet 2 of 21.

3. §162-9.B.(2)(c)[7] - It appears there is a proposed stormwater management area erroneously shown on the Overall Record Plan to the east of the proposed building overlapping the existing 20' wide utility easement along Sierra Drive. This should be removed.

   The stormwater management area adjacent to Sierra Drive has been removed from Sheet 2 of 21.

4. §162-9.D.(1)(h) - Relocate the soil type table on the Site Analysis Plan which is being covered by the north arrow and steep slope shading.

   The soil type labels have been moved from under the north arrow and steep slope shading. Please see Sheet 3 of 21.

5. §162-9.G. - Applicant shall provide will-serve letters to ensure adequate water service.

   An Aqua PA Water Availability Letter has been enclosed with the Final Plan submission package.

6. §162-41.G. - Revise the note on the Typical Sidewalk Detail on Construction Details Sheet 14 to state expansion joints shall be provided every 30 feet.

   The Applicant is requesting a waiver from Section 162-41.G. of the Upper Uwchlan Township SALDO. Please see Sheet 2 of 21 for the waiver request note.

7. §162-49.D. - The Township Fire Marshall should review the plan for fire protection adequacy.

   Comment acknowledged.

8. §162-52 - A note shall be added to the Erosion & Sediment Control Plans stating: "Upon completion of other construction, the entire amount of topsoil stripped shall be replaced on the site. No topsoil shall be disposed of, by sale or otherwise, off the site of the construction."

   The requested note has been added to the plans as General Erosion & Sediment Control Note 5 on Sheets 10 & 11 of 21.

9. §162-55.8.(3) - Applicant proposed to disturb approximately 11.03 acres of woodland area on the site. Woodland and hedgerow disturbance exceeding the standards listed in this section shall require woodland replacement in accordance with Subsections 8.(6) through 8.(9). These amounts shall be added to the Upper Uwchlan Township Landscape Ordinance Required Landscape Plantings Table on the Landscape Plan. We defer to the Township's Land Planner for this requirement.

   Comment acknowledged.

10. §162-57.C.(3)(e) - Relocate plantings shown on the Landscape Plan away from underground utilities such as roof drains, storm sewer piping, endwalls, etc. It appears some plantings are proposed directly on top of underground utilities, and

shall therefore be proposed in an alternate location. Also, it appears plantings are proposed within the Sierra Drive right-of-way outside the property boundary.

Landscape plantings have been relocated away from underground utilities and outside of the Sierra Drive right-of-way. Please see Sheet 19 of 21.

IV. STORMWATER MANAGEMENT ORDINANCE REVIEW

1. It is difficult to determine from reviewing the submitted computations, whether or not the rate and runoff requirements have been met. In addition, the narrative does not speak to CP-2 through CP-6 with regard to rate control. The computations should be revised to clearly indicate the require rate and volume requirements have been met both in the narrative and in the supporting computations.

   Control Points CP-2 through CP-6 are drainage areas, within the boundary of the Eagleview Lot 1C site, that were previously considered in the peak runoff rate design calculations for the design of existing stormwater management facilities, both onsite and offsite. These existing stormwater management facilities include Infiltration Basins 1 & 2 and Detention Basin A, located on Eagleview Lot 1B; Detention Basin 2 located on Eagleview Lot 10; and Detention Basin 3 (designed for Lot 10), located on Lot 1C.

   To show that runoff from the Lot 1C development, to each of the existing stormwater management facilities will not increase, the existing stormwater management facilities post development condition was considered a predevelopment condition for the Eagleview Lot 1C peak rate analysis. For an additional factor of safety, areas considered grass in the previous Lot 1B and Lot 10 design calculations are considered meadow in the Lot 1C analysis. The product of the Areas and CNs were then calculated for comparison.

   Please see the revised PCSM Plan Narrative.

2. §152-306.K.(3) - Bio-Filtration Area #1 appears to cross the property boundary along Lot 1B. The basin should be revised or an easement provided.

   Bio-Filtration Area #1 has been reshaped to be located entirely within the Lot 1C property boundary. The infiltration area/area of amended soils remains at 5288 S.F. High points were located so the drainage area to Bio-filtration Area #1 also remains unchanged. Please see Sheets 5 & 6 of 21.

3. §152-307.A. - Provide calculations using SGS method showing that the postconstruction, peak flow rate of the two year, twenty-four hour design storm is reduced to the predevelopment peak flow rate of the one-year, twenty-four hour storm.

   Revisions have been made to the plans and calculations so that the 2-year post development

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peak runoff rate is less than the 1-year predevelopment peak runoff rate at CP-1. Please see Pages 8 & 36 of the revised PCSM Plan Narrative.

Post-development peak runoff rates to CP-2 through CP-6 were modeled as the product of the Area and CN because these areas drain to existing stormwater management facilities previously designed and approved to control peak rates. These products are provided for comparison to the products of the Area and CN, for the areas within the Lot 1C property, previously designed to drain to an approved stormwater management facility.

4. §152-307.B. - Provide calculations for BMPs which show the postconstruction one year, twenty-four hour storm flow is detained for a minimum of 24 hours.

   Please see Pages 130 – 143 of the revised PCSM Plan Narrative.

5. §152-308.A. - Post construction peak flow rates shall not exceed the predevelopment peak flow rates as shown for each of the design storms specified in Table 308.1. Peak runoff rates for Pre CP1 shown on Sheet 13 do not appear to match what is shown in the summary requirement on Sheet 7 of the Post Construction Stormwater Management Narrative.

   Page 8 of the revised PCSM Plan Narrative has been revised to be consistent with Page 18, as well as the rest of the revised PCSM Plan Narrative.

6. §152-308.F. - Peak flow rate controls shall be separately addressed for each drainage area. Stormwater Peak Rate summary for CP-2 through CP-6 must be analyzed individually. The narrative does not seem to discuss peak flow rates for CP-2 through CP-6.

   Peak flow rates, modeled as the product of Area and CN, for CP-2 through CP-6 have been analyzed individually. Please see the revised PCSM Plan Narrative.

7. §152-309.D.(1)(b) - Predevelopment ground cover conditions shall be determined using the ground cover assumptions presented in this section. As such, any predevelopment drainage area considered grass should be considered meadow in good condition (CN=58).

   The stormwater management calculations have been revised to consider all predevelopment ground cover conditions that are not woodland as meadow.

8. Revise the legend on the Post-Development Drainage Area Map to reflect post-development boundary.

   The Post-Development Drainage Area Map Legend has been revised.

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9. Revise drainage area labels on Pre and Post Development Drainage Area Maps to list area in acres and weighted CN values.

   The Pre and Post Development Drainage Area Maps have been revised as requested. Please see the revised PCSM Plan Narrative.

10. Sheet 5 is missing from the Post Construction Stormwater Management Narrative.

    Page 5 has been included in the revised PCSM Plan Narrative.

11. Infiltration Basin D Detail shows an 18" RCP outlet pipe, whereas the Post Construction Stormwater Management Narrative HydroCAD report input has a 24" pipe as an outlet. Please revise.

    The Infiltration Basin #2 Outlet Structure Detail has been revised to show the outlet pipe as 18" HDPE, consistent with the PCSM Narrative. Please see Sheet 7 of 21.

12. Infiltration Basin #2 Details show an 18" HDPE outlet pipe leaving Outlet Structure 2, Profile view has a 24" HOPE pipe leaving Outlet Structure 2, and Post Construction Stormwater Management Narrative HydroCAD report input has a 24" pipe as an outlet. Please revise.

    The proposed storm pipes from Outlet Structure 2 to Inlet 16 have been revised on the plans and in the PCSM Plan Narrative for consistency. Please see all appropriate plan sheets and the revised PCSM Plan Narrative.

13. Roof drain pipe sizes not specifically called out on plans, but Infiltration Basin #2 Plan Detail shows an 8" HDPE roof drain, whereas page 149 of Post Construction Stormwater Management Narrative lists roof drain sizes of 12" and above. Please revise detail on plans.

    A roof drain table has been added to Sheet 5 of 21. Also, the roof drains shown in the Infiltration Basin #2 Plan Detail, on Sheet 7 of 21, have been revised for consistency with Page 156 of the revised PCSM Plan Narrative.

V. GENERAL COMMENTS

1. There has been an easement reserved on the plan for a potential connection from Eagleview to the Pond View neighborhood. The construction of this lot maybe the last opportunity to make this connection if it is desired. The Applicant should discuss this matter with the Planning Commission.

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A 6' wide porous asphalt walking trail has been added to the plans that runs from the Eagleview Lot 1C western property line to the existing trail on the eastern side of Sierra Drive. Please see all appropriate sheets.

2. PCSWM Plan & NPDES Permit Notes Note #2 on Post-Construction Stormwater Management Plan makes mention to Sheet 19 as part of the Erosion and Sedimentation Control Design Plans. Sheet 19 is a Site Lighting Plan.

   PCSWM Plan Note 2, on Sheet 6 of 21, has been revised to refer to Sheets 10, 11, 12 & 13 of 21 for the Erosion & Sedimentation Control Design.

3. Provide a graphic scale on the Landscape Plan.

   A 1" = 40' graphic scale has been added to Sheet 19 of 21.

4. Porous Pavement Area 9 has a text leader to it calling out Porous Pavement Area 8 on Post Construction Stormwater Management Plan. Please revise.

   The text leader to Porous Pavement Area 9 has been revised on Sheet 6 of 21.

5. Revise Long-Term Operation & Maintenance Plan for PCSWM BMPs Note #10 on Sheet 7 to reflect the proposed BMPs for this site.

   The Long-Term O & M Plan Note 10 has been revised to reflect the proposed BMPs. Please see Sheet 7 of 21.

6. Turn off point labels referring to "POPL##IN" shown in bold on the Site Analysis Plan on adjacent property Lot 1B.

   The requested point labels on Lot 1B have been removed from Sheet 3 of 21.

7. Revise the pavement section details on Construction Details Sheet 14 from ID-2 to a Superpave asphalt mixture design meeting the requirements of PennDOT Publication 408.

   The Standard Duty and Heavy Duty Pavement Section Details have been revised, on Sheet 15 of 21, to a Superpave asphalt mixture design.

VI. TOWNSHIP TRAFFIC CONSULTANT COMMENTS McMAHON ASSOCIATES, INC.

1. Previously, the Lot 1B plans included a note requiring the applicant to study traffic conditions at the intersection of Pennsylvania Drive and Stockton Drive if requested by the Township. The purpose of the study is to determine the need for traffic

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improvements (such as signalization). Our office has not been made aware of any recent traffic issues at this intersection; however, we recommend the applicant confirm this with the Township. Also, please provide a similar note to the General Notes on the Record Plan (Sheet 2} for Lot 1C.

The requested note has been added to Sheet 2 of 21 as General Note 20.

2. ZO Section 200-75.H{3) - Please label the available and required sight distances for traffic exiting both driveways looking left and looking right.

   Sight Distances have been added to both site access driveways. Please see Sheet 4 of 21.

3. There are no new public use pedestrian facilities proposed as part of this project; however, we defer to the Township's Land Planner and the Planning Commission as to whether a pedestrian connection should be provided between this site and the trail that runs along the east side of Sierra Drive. In addition, the applicant's engineer should ensure that all proposed on-site facilities meet current ADA requirements, as appropriate.

   A 6' wide porous asphalt walking trail has been added to the plans that runs from the Eagleview Lot 1C western property line to the existing trail located on the eastern side of Sierra Drive. Please see all appropriate sheets. The proposed trail meets ADA requirements. Walking Trail Curb Ramp Details have been provided on Sheet 15 of 21.

4. On Sheet 17, please also provide a truck turning template for a WB-50 truck exiting the site. The driveway design should be verified subject to the truck turning templates.

   The Vehicle Circulation Plan has been revised to show a WB-50 truck entering and exiting the site. Please see Sheet 18 of 21.

5. The Lot 1C development is subject to a transportation contribution, and this contribution will be paid at the time of building permit issuance.

   Will comply.

VII. TOWNSHIP PLANNING CONSULTANT COMMENTS BRANDYWINE CONSERVANCY

1. Section 200-50.C of the Zoning Ordinance requires a minimum open space set-aside of 5 percent of Net Tract Area, or 1.01 acres. Such area shall be usable for any active or passive recreation. It may be dedicated to the township, or may remain under the ownership of the Applicant. The Applicant shall verify that the 5 percent

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Open Space set-aside standard is met and clarify the intended ownership of the open space. This should be reported on the Overall Record Plan (Sheet 2) and identified on the Site Layout Plan (Sheet 4).

Areas of recreational open space, totaling 1.01 acres, have been identified on Sheets 2 & 4 of 21. Designated open space has also been added to the zoning table on Sheet 2 of 21.

2. The Riparian Buffer area shall be revised to include areas of hydric soil. On this site, hydric soils include Glenville silt loam where infiltration basin #1 is proposed. We strongly recommend that the Board of Supervisors enforce the riparian buffer requirement, prohibit disturbance to the riparian buffer areas, and prohibit removal of mature woodlands in riparian buffer areas.

   Please see the enclosed Geo-Technology Associates, Inc., June 25, 2018 letter for the response to this comment.

3. SLDO Section 162.55.8.(3)(a) requires that woodland disturbance exceeding 10,000 square feet shall require woodland replacement in accordance with Subsections 8(6) through 8(9). Subsection 8(6) specifies that for every 300 square feet of woodland removal, one tree and two shrubs shall be planted. The calculation for woodland replacement should be included in the table on the Landscape Plan (Sheet 18). SLDO Section 162.55.B(12) states that in lieu of woodland replacement, the Township may, at its sole discretion, require the Applicant to place the equivalent cash value, as agreed upon by the Township and the Applicant, of some or all of the required replacement trees into a special fund established for that purpose. Such funds shall be utilized for the purchase and installation of trees elsewhere in the Township at the discretion of the Township, especially if the site cannot accommodate the replacement trees required pursuant to this chapter. We acknowledge that the landscape plan, as proposed, is heavily planted and cannot accommodate additional shade trees. Therefore, we suggest that the Township require the Applicant to contribute a sum, as agreed upon by the Township and the Applicant, into a special fund established for the purpose of woodland replacement in the Township.

   The Applicant is requesting a waiver from Sections 162-55.B(3)(a) and 162-55.B(6) through 162-55.B(9) of the Upper Uwchlan Township SALDO. Please see Sheet 2 of 21 for the waiver request note.

4. The table of required plantings shown on the Landscape Plan (Sheet 18) shows a proposed deficiency of 82 shade trees, and an overage of 457 shrubs. We are in support of this modification to the planting quantities, as the site is not able to accommodate an additional 82 shade trees. In our opinion, the proposed plant species and quantities meet the general intention of Section 162-57 of the SLDO.

   Comment acknowledged

VIII. TOWNSHIP SEWER CONSULTANT COMMENTS ARRO CONSULTING, INC.

1. The Applicant is proposing to construct a 113,000 square feet (SF) flex use office/warehouse building. In accordance with the Act 537 Plan, wastewater generated on this property is to be conveyed to and treated at the Eagleview Wastewater Treatment Plant which is located in Uwchlan Township. As such Uwchlan Township should have the opportunity to review since they will be responsible for wastewater conveyance and treatment.

   Plans were submitted to Uwchlan Township for review of the proposed sanitary sewer line on March 28, 2018. As a result, an April 5, 2018 review letter from the Uwchlan Township Municipal Authority was issued. Please see a copy of the review letter enclosed with this Eagleview Lot 1C Final Plan submission.

2. Should extension of the sanitary sewer be required, all sanitary sewer improvements shall be design and constructed in accordance with the Upper Uwchlan Township Municipal Authority Specifications.

   Comment acknowledged

IX. TOWNSHIP LIGHTING CONSULTANT COMMENTS STUBBE CONSULTING, LLC.

1. Plan Content - Catalog Cuts - §614.D.1.c. requires catalog cuts of specified lighting equipment. It is recommended Applicant be requested to include on plan a manufacturer's catalog cut of all specified luminaires.

   Lighting Spec Sheet 21 of 21 has been added to the Final Land Development Plans.

2. Pole Protection - The pole details depict a concrete pedestal that is 5' high AFG. Ordinance suggests a 30" high pedestal as one of the means of pole protection when poles supporting luminaires are vulnerable to backing vehicles. It is recommended Applicant be requested to justify the use of what is judged to be an excessively high base.

   The concrete pedestals have been removed from the light pole details. Light poles will be located behind curbs and/or sidewalks, providing adequate distance for protection from vehicles. Light poles are similarly located throughout Eagleview. Please see Sheet 20 of 21.

Uwchlan Township Municipal Authority, April 5, 2018 review letter

1. What is the proposed or anticipated use of the building? Will it be strictly office space?

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The proposed 113,000 S.F. flex building will contain 70,000 S.F. of office space and 43,000 S.F. of warehouse space.

2. What is the anticipated wastewater flow that will be generated at full occupancy?

   Anticipated sewage flows for the proposed flex building are 3,390 gallons per day. Sewage flows are calculated based on Uwchlan Townships formula of 0.03 gpd/s.f. for flex buildings.

3. Floor drains may not be connected to the sanitary sewer system. Please confirm that there will be no floor drains connected to the sanitary sewer system.

   Floor drains will not be connected to the sanitary sewer system.

4. The access drive to the Sierra Drive Pumping Station will be altered and tied in to the new building access road. The pumping station access road easement must be widened at the intersection of the new intersection of the pumping station access road and the building access road. The easement must be wide enough to permit access by large vehicles heading to and from the pumping station such that the vehicles will not have to go outside of the easement. Also, a revised access road easement agreement will be required to be provided to the Uwchlan Township Municipal Authority.

   The pumping station access road easement has been widened to allow for large vehicles to stay within the easement when accessing the pump station. Please see Sheet 4 of 21.

   A revised access road easement agreement will be provided to the Uwchlan Township Municipal Authority upon approval of its revised location.

5. A new 6-inch sewer lateral will be extended from the proposed building to the existing sanitary sewer between manholes 24.3.5 and 24.3.4. Connection to the existing sewer main must be made by using an InsertaTee. A detail of an InsertaTee is provided on the details sheet of the drawings. A note must also be added to the drawings indicating that the connection will be made using an InsertaTee.

   The requested note has been added to the plans as Sanitary Sewer Note 5, on Sheet 17 of 21.

6. Sanitary Sewer Notes must be added to the drawings. A list of required Sanitary Sewer Notes is attached to this letter.

   The sanitary sewer notes have been added to Sheet 17 of 21.

7. Act 537 Planning requirements must be met. This project should qualify for a

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planning exemption. A Sewage Facilities Planning Module Application Mailer must be completed together with supporting documentation. The Sewage Facilities Planning Module Application Mailer must be submitted to Upper Uwchlan Township for processing. A copy of the application and supporting documentation should be submitted to the Uwchlan Township Municipal Authority, Attention: Thomas Brown.

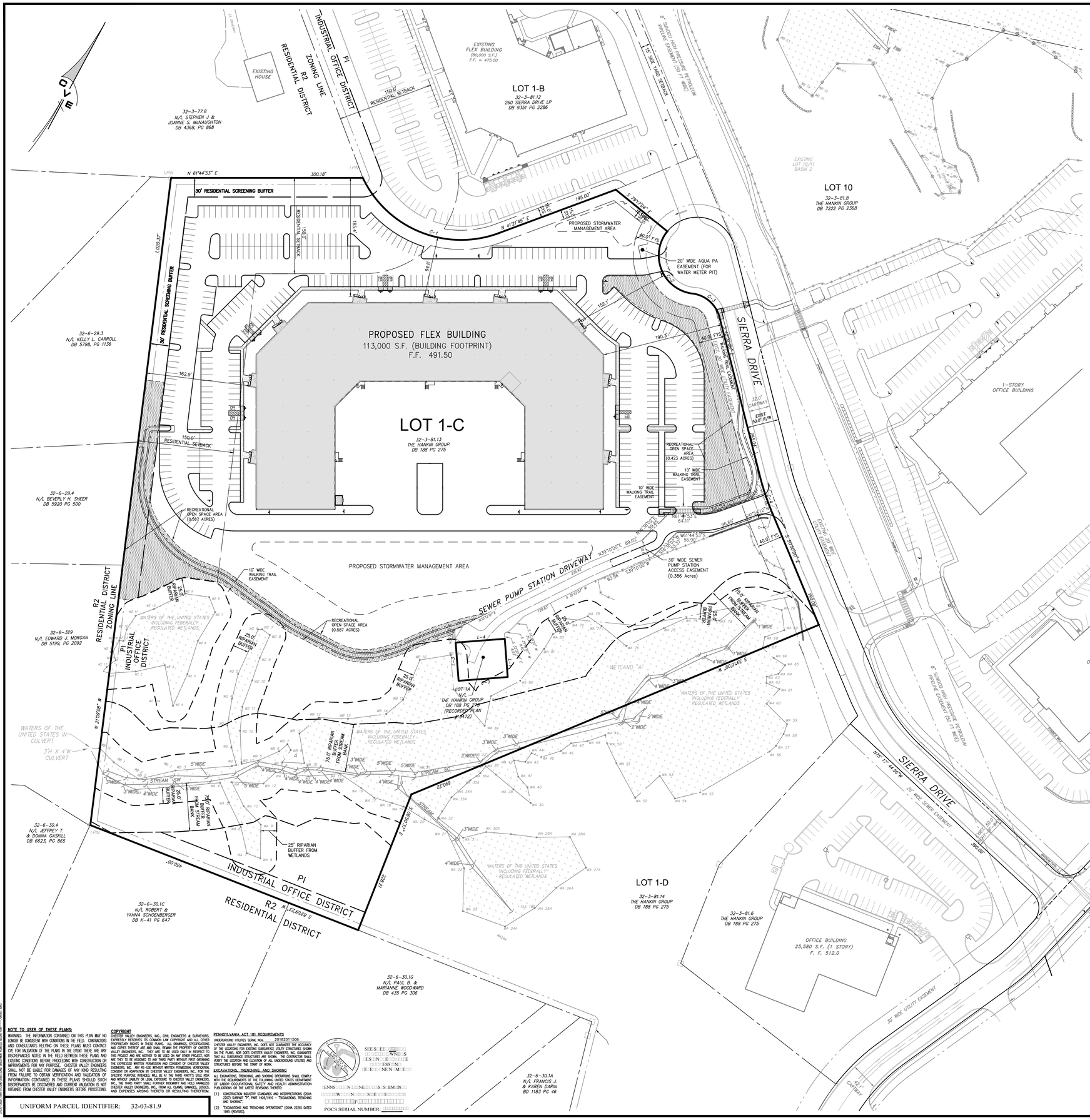
Copies of the Sewage Facilities Planning Module Application Mailer were submitted to Upper Uwchlan Township on March 26, 2018. A copy of the mailer will be submitted to Uwchlan Township Municipal Authority at the time of resubmission.

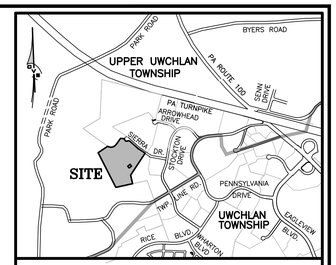
We trust the above noted revisions address the comments raised by the Township consultants. However, should you have any questions or require additional information, please call me at 610-644-4623 (extension 191), or send an email to jhako@chesterv.com.

Very truly yours,
Chester Valley Engineers, Inc.

John M. Hako, P.E.
Senior Associate

cc: Neal Fisher, P.E.


PROPOSED FLEX BUILDING
113,000 S.F. (BUILDING FOOTPRINT)
F.F. 491.50
LOT 1-C
32-3-81.13
THE HANKIN GROUP
DB 188 PG 275
LOT 1-B
32-3-81.12
260 SIERRA DRIVE LP
DB 9351 PG 2286
LOT 10
32-3-81.8
THE HANKIN GROUP
DB 7222 PG 2368
LOT 1-D
32-3-81.14
THE HANKIN GROUP
DB 188 PG 275
SIERRA DRIVE
STOCKTON DRIVE
PROPOSED STORMWATER MANAGEMENT AREA
SEWER PUMP STATION DRIVEWAY
30' RESIDENTIAL SCREENING BUFFER
20' RESIDENTIAL SCREENING BUFFER
INDUSTRIAL OFFICE DISTRICT
PI
R2 RESIDENTIAL DISTRICT
ZONING LINE
150.0' RESIDENTIAL SETBACK
15' SIGN/ YARD SETBACK
8" SUNOCO HIGH PRESSURE PETROLEUM PIPELINE EASEMENT (50 FT WIDE)
20' WIDE AQUA PA EASEMENT (FOR WATER METER PIT)
40.0' FYG
20' WIDE SANITARY SEWER EASEMENT
30' WIDE SEWER PUMP STATION ACCESS EASEMENT (0.386 Acres)
10' WIDE WALKING TRAIL EASEMENT
RECREATIONAL OPEN SPACE AREA (0.587 ACRES)
RECREATIONAL OPEN SPACE AREA (0.423 ACRES)
EXISTING FLEX BUILDING (80,000 S.F.) F.F. = 475.00
EXISTING HOUSE
1-STORY OFFICE BUILDING
OFFICE BUILDING 25,580 S.F. (1 STORY) F. F. 512.0
EXISTING LOT 10/11 BASIN 2
EXISTING 20' WIDE UTILITY EASEMENT
20' WIDE UTILITY EASEMENT
30' WIDE UTILITY EASEMENT
30' WIDE SANITARY SEWER EASEMENT
32-6-329 N/L EDWARD J. MORGAN DB 5199, PG 2092
32-6-30.4 N/L JEFFREY T. & DONNA CASKILL DB 6623, PG 865
32-6-30.1C N/L ROBERT & YAHNA SCHOENBERGER DB K-41 PG 647
32-6-30.1G N/L PAUL B. & MARIANNE WOODWARD DB 435 PG 306
32-6-30.1A N/L FRANCIS J. & KAREN DARIN BD 1183 PG 46
32-6-29.3 N/L KELLY L. CARROLL DB 5798, PG 1136
32-6-29.4 N/L BEVERLY H. SHEER DB 5920 PG 500
32-3-77.8 N/L STEPHEN J. & JOANNE S. McNAUGHTON DB 4368, PG 868
WATERS OF THE UNITED STATES INCLUDING FEDERALLY REGULATED WETLANDS
WETLAND "A"
WETLAND "B"
WETLAND "C"
WETLAND "D"
WETLAND "E"
WETLAND "F"
WETLAND "G"
WETLAND "H"
WETLAND "I"
WETLAND "J"
WETLAND "K"
WETLAND "L"
WETLAND "M"
WETLAND "N"
WETLAND "O"
WETLAND "P"
WETLAND "Q"
WETLAND "R"
WETLAND "S"
WETLAND "T"
WETLAND "U"
WETLAND "V"
WETLAND "W"
WETLAND "X"
WETLAND "Y"
WETLAND "Z"
WETLAND "AA"
WETLAND "BB"
WETLAND "CC"
WETLAND "DD"
WETLAND "EE"
WETLAND "FF"
WETLAND "GG"
WETLAND "HH"
WETLAND "II"
WETLAND "JJ"
WETLAND "KK"
WETLAND "LL"
WETLAND "MM"
WETLAND "NN"
WETLAND "OO"
WETLAND "PP"
WETLAND "QQ"
WETLAND "RR"
WETLAND "SS"
WETLAND "TT"
WETLAND "UU"
WETLAND "VV"
WETLAND "WW"
WETLAND "XX"
WETLAND "YY"
WETLAND "ZZ"
25.0' RIPARIAN BUFFER
25' RIPARIAN BUFFER FROM WETLANDS
25.0' RIPARIAN BUFFER FROM STREAM BANK
LOT 1A N/L THE HANKIN GROUP DB 188 PG 275 (RECORDED PLAN #9472)
N 61°44'53" E 300.18'
S 28°17'04" E 195.00'
N 41°31'45" E 172.18'
N 21°59'28" W 1320.37'
S 21°59'28" E 1320.37'
N 39°17'45.98" W 380.00'
S 32°57'39" E 60.00'
S 57°22'21" W 77.00'
N 32°37'39" W 60.00'
N 57°22'21" E 77.00'
S 50°40'41" E 2.30'
N 83°07'04" E 300.18'
S 50°14'53" E 104.92'
S 76°52'25" E 56.41'
S 46°41'04" E 61.50'
S 44°30'23" E 29.24'
S 48°30'00" E 30.01'
N 83°51'04" E 300.18'
S 32°57'39" E 60.00'
S 57°22'21" W 77.00'
N 32°37'39" W 60.00'
N 57°22'21" E 77.00'
S 50°40'41" E 2.30'
N 61°44'53" E 64.11'
S 61°44'53" W 56.96'
S 61°44'53" W 64.11'
S 28°15'07" E 89.02'
N 39°10'00" E 89.02'
S 39°10'00" W 83.86'
N 39°10'00" E 83.86'
S 50°40'41" E 2.30



LOCATION MAP SCALE: 1"=2000'

LEGEND

- EXISTING BUILDINGS
- EXISTING ADJOINING LOT LINE
- EXISTING TRACT BOUNDARY
- EXISTING EDGE OF PAVING
- EXISTING RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- REQUIRED RIGHT-OF-WAY
- EXISTING IRON PIN (FND.)
- EXISTING FENCE LINE
- EXISTING EDGE OF PAVING
- EXISTING CURB
- EXISTING EASEMENT
- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED CONC. SIDEWALK
- PROPOSED HANDICAP RAMPS
- PROPOSED 6' WIDE POROUS ASPHALT WALKING PATH
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- RECREATIONAL OPEN SPACE

SIGN LEGEND

- (A) STOP SIGN 30"x30" (R1-1)
- (B) RESERVED PARKING SIGN 12"x18" (R7-8)
- (C) VAN ACCESSIBLE SIGN 12"x18" (R7-8B)
- (D) NO PARKING FIRE LANE SIGN 12"x18"

OWNER / APPLICANT
THE HANKIN GROUP
CONTACT: NEAL FISHER
VICE PRESIDENT OF DEVELOPMENT
Phone: 610.□58.1900
Email: neal.□isher□ han□ingro□□.com
□D□ EAGLEVIEW BO□□LEVARD
EXTON, PA 193□1

PROPOSED FLEX BUILDING
113,000 S.F. (BUILDING FOOTPRINT)
F.F. 491.50

INFILTRATION AREA #1

BIO-FILTRATION AREA #1

PROPOSED RETAINING WALL (MAX. HEIGHT 5')

PROPOSED HEAVY DUTY ASPHALT PAVEMENT

PROP. TRASH ENCLOSURE

SEWER PUMP STATION DRIVEWAY

EXISTING 30' WIDE SANITARY SEWER AND PUMP STATION DRIVE EASEMENT

SIERRA DRIVE

EXIST. 80' WIDE UTILITY EASEMENT

EXIST. 50.0' R/W

32.0' CARTWAY

R2 RESIDENTIAL DISTRICT
ZONING LINE
PI INDUSTRIAL OFFICE DISTRICT

WATERS OF THE UNITED STATES INCLUDING FEDERALLY REGULATED WETLANDS

"WETLAND "A"

25.0' RIPARIAN BUFFER

75.0' RIPARIAN BUFFER FROM STREAM BANK

30.0' RIPARIAN BUFFER

10' WIDE WALKING TRAIL EASEMENT

6' WIDE POROUS ASPHALT WALKING TRAIL

WALKING TRAIL RAMP 1 (TYPE 6 & 4A)

WALKING TRAIL RAMP 2 (TYPE 4A)

WALKING TRAIL RAMP 3 (TYPE 6)

WALKING TRAIL RAMP 4 (TYPE 4A)

RECREATIONAL OPEN SPACE AREA (0.423 ACRES)

RECREATIONAL OPEN SPACE AREA (0.587 ACRES)

REQUIRED SIGHT DISTANCE 150' AVAILABLE SIGHT DISTANCE 200'+

75' CLEAR SIGHT TRIANGLE

TYPE 2 CURB RAMP

30.0' RESIDENTIAL SCREENING BUFFER

150.0' RESIDENTIAL SETBACK

PARKING SPACE TABULATION

1-STORY FLEX OFFICE/WAREHOUSE BUILDING = 113,000 SF (BUILDING FOOTPRINT)

REQUIRED:

OFFICE SPACE = 70,000 SF	5.0 SPACES PER 1000 SF GFA =	350 SPACES
WAREHOUSE SPACE = 43,000 SF	1.0 SPACES PER 1000 SF GFA =	43 SPACES
	TOTAL PARKING SPACES REQUIRED	393 SPACES
	TOTAL HANDICAPPED PARKING SPACES REQUIRED	8 SPACES

PROPOSED:

TOTAL HANDICAPPED PARKING SPACES PROPOSED	9 SPACES
TOTAL REGULAR PARKING SPACES PROPOSED	397 SPACES
TOTAL SPACES PROPOSED	406 SPACES

PENNSYLVANIA ACT 181 REQUIREMENTS
UNDERGROUND UTILITIES SERIAL NOs. 20182011506
CHESTER VALLEY ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES CHESTER VALLEY ENGINEERS, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

EXCAVATIONS, TRENCHING, AND SHORING
ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PUBLICATIONS OR THE LATEST REVISIONS THERETO:
(1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2207) SUBPART "P", PART 1926/1910 – "EXCAVATIONS, TRENCHING AND SHORING".
(2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

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UNIFORM PARCEL IDENTIFIER: 32-03-81.9

SITE LAYOUT PLAN

NO.	DATE	DESCRIPTION
2	08/02/18	FINAL PLAN REVISIONS
1	07/20/18	REV. PER TWP. CONSULTANT REVIEW LTRS. & NPDES APP.

FINAL LAND DEVELOPMENT PLAN
EAGLEVIEW LOT 1C
FOR
THE HANKIN GROUP
UPPER UWCHLAN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
83 Chestnut Road, P.O. Box 447, Paoli, PA 19301
610-644-4635 | 610-889-2149 Fax
www.chestervalley.com

PROJECT NO. 11960

SCALE	DATE	DRAWN BY:	CHECKED BY:	DRAWING
1" = 30'	07/26/18	S.F.D.	J.M.H.	F.B.

September 4, 2018

File No. 03-0987T13

Mr. Cary B. Vargo
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

Attention: Cary B. Vargo, Township Manager

Reference: Eagleview Lot 1C
Final Land Development Review
Upper Uwchlan Township, Chester County, PA

Dear Cary:

Gilmore & Associates, Inc. (G&A) is in receipt of the following information prepared and submitted on behalf of The Hankin Group, the Applicant:

- Response Letter prepared by Chester Valley Engineers, Inc., dated August 10, 2018.
- Plan consisting of twenty-one (21) sheets titled, "Final Land Development Plan for Eagleview Lot 1C", prepared by Chester Valley Engineers, Inc., dated March 26, 2018, last revised August 2, 2018.
- Report titled, "Post Construction Stormwater Management Plan Narrative for Eagleview Lot 1C", prepared by Chester Valley Engineers, Inc., dated March 26, 2018, last revised August 2, 2018.
- Letter prepared by Geo-Technology Associates, Inc., dated June 25, 2018.
- Water Availability Letter prepared by Aqua Pennsylvania, Inc., dated May 29, 2018.
- Review Letter prepared by Uwchlan Township Municipal Authority, dated April 5, 2018.

The subject site is comprised of one (1) parcel (TMP 32-3-81.13) located south of the Pennsylvania Turnpike (I-76) with two points of access from Sierra Drive. The property is located in the PI Planned Industrial/Office District.

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Preliminary Land Development Plan Approval was granted by the Board of Supervisors at their May 21, 2018 meeting. Waivers were granted from Subdivision and Land Development Ordinance §162-41.G. and §162-55.B.

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

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 Applicant is proposing to construct a 113,000 s.f. proposed flex use office/warehouse building on the northern portion of the property with associated access driveways, parking areas, sidewalks, etc. Stormwater management will be handled by a biofiltration area at the north of the site, an infiltration basin south of the proposed building, a subsurface infiltration basin west of the proposed building, and several porous pavement areas throughout the parking lot. Stormwater then leaves the site towards a stream of the Jerry Run, which is part of the East Branch Brandywine Creek and has a designated use of HQ-TSF. Landscaping and lighting improvements are also proposed. There are existing wetlands on the south portion of the site. There are no FEMA floodplains or floodways located on the site. Lot 1C also encloses Lot 1A, which houses an existing sanitary sewer pump station.

II. ZONING ORDINANCE REVIEW

1. *§200-73.D.(5)(e) – The handicap parking space to the east of the proposed flex building is not a van accessible space as shown as it does not include an eight foot wide access aisle. Please provide the eight-foot-wide access aisle or remove the van accessible space signage associated with this parking space.*

   The handicap parking space to the east of the proposed flex building has been revised to indicate the correct signage, **however, please remove the "van accessible" signage from any ADA accessible parking areas shown with only 5-foot gore areas.**

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III. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REVIEW

1. *§162-9.B.(2)(b)[7] – It appears a tract boundary distance in the southern portion of the site is labeled incorrectly. (S 83°09'23" W distance of 842.59 feet only appears to be approximately 450 feet when scaled from drawing). Please revise.*

   This tract boundary distance has been revised, **however, the chord distance provided for Curve C-1 as listed in the Curve Table provided on Sheet 2 does not appear to be correct. It should be revised to 229.65 feet, instead of 300.18 feet as listed.**

2. **§162-9.C.(2)(a)[10] – A certification of ownership, acknowledgement of plan and offer of dedication shall be affixed on the Overall Record Plan Sheet 2, and shall be duly acknowledged and signed by the owner(s) of the property and notarized upon Final Plan Approval.**

3. **§162-9.C.(2)(a)[11] – Rename the "Waivers Requested" to "Waivers Granted" and indicate the specific Board of Supervisors meeting at which the waivers were granted.**

4. **§162-9.C.(2)(a)[12] – Signature blocks shall be provided on the right-hand side of the title plan for the Township Planning Commission review approval, Board of Supervisors approval, Township Engineer review and approval, and County Planning Commission approval.**

5. *§162-49.D. – The Township Fire Marshal should review the plan for fire protection adequacy.*

6. *§162-55.8.(3) - Applicant proposed to disturb approximately 11.03 acres of woodland area on the site. Woodland and hedgerow disturbance exceeding the standards listed in this section shall require woodland replacement in accordance with Subsections B.(6) through B.(9). These amounts shall be added to the Upper Uwchlan Township Landscape Ordinance Required Landscape Plantings Table on the Landscape Plan. We defer to the Township's Land Planner for this requirement.*

IV. STORMWATER MANAGEMENT ORDINANCE REVIEW

1. *Revise the legend on the Post-Development Drainage Area Map to reflect post-development boundary.*

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Although the linetype name has changed in the legend on the Post-Development Drainage Area Map (Sheet 2 of 3), the words "Pre-Development Watershed Plan" still appear. Please revise.

2. *Roof drain pipe sizes not specifically called out on plans, but Infiltration Basin #2 Plan Detail shows an 8" HDPE roof drain, whereas page 149 of Post Construction Stormwater Management Narrative lists roof drain sizes of 12" and above. Please revise detail on plans.*

   The Applicant shall revise the roof drain table provided on Sheet 5 to change the slopes listed to 2% and not 0.02%. The Applicant shall also add a column providing pipe sizes as shown on page 156 of the PCSM Narrative. Also, please label RD 4 and RD 5 in the Infiltration Basin #2 Plan Detail on Sheet 7.

3. **Please label the invert on the level spreader detail as well as the distance from pipe to bottom of stone.**

4. **Please clarify the exact depths of stone and soil to be provided in both the Infiltration Basin and the Bio-Filtration Area in the details on Sheet 8.**

V. GENERAL COMMENTS

1. *Revise Long-Term Operation & Maintenance Plan for PCSWM BMPs Note #10 on Sheet 7 to reflect the proposed BMPs for this site.*

   This note has been updated, **however, the porous asphalt walking path shall be added to the PCSM BMPs requiring long-term maintenance.**

2. **Revise the Plan Index on Sheet 1 to be consistent with the sheet names provided on each sheet.**

3. **General Note #6 on Sheet 2 shall be revised to refer to Section 162-47.B.(1) of the Upper Uwchlan Township Ordinances.**

VI. TOWNSHIP TRAFFIC CONSULTANT COMMENTS McMAHON ASSOCIATES, INC.

Based on our review, we have no further technical comments; however, it is reminded the development is subject to a transportation contribution, and this contribution is to be paid at the time of building permit issuance.

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VII. TOWNSHIP PLANNING CONSULTANT COMMENTS BRANDYWINE CONSERVANCY

General Zoning

1. Section 200-50.C of the Zoning Ordinance requires a minimum open space set-aside of 5 percent of Net Tract Area, or 1.01 acres. The Applicant has updated the plans to indicate that the 5 percent Open Space set-aside standard has been met.

Site Analysis Plan

2. In a letter addressed to the Hankin Group, dated June 25, 2018, the Applicant's environmental consultant, Geo-Technology Associates, Inc., indicated that recent soil survey mapping shows that the majority of the site is composed of Gladstone and Californ soil series. The Applicant should clarify the source of recent soil survey mapping described by their environmental consultant. Sheet 3 lists Glenelg Channery silt loam, Glenville silt loam, and Chester silt loam as soils found on site. Sheet 3 should be revised to reflect the recent soil survey mapping referenced by the Applicant's environmental consultant. Pages 2 and 3 of the Post Construction Stormwater Management Plan Narrative describe the existing soil conditions as primarily Glenelg and Glenville and should also be revised to reflect recent soil survey mapping described above.

3. A waiver is requested for Sections 162-55.B(3)(a) and 162-55.B(6) through 162-55.B(9). SLDO Section 162.55.B.(3)(a) requires that woodland disturbance exceeding 10,000 square feet shall require woodland replacement in accordance with Subsections B(6) through B(9). Subsection B(6) specifies that for every 300 square feet of woodland removal, one tree and two shrubs shall be planted. The landscape plan is heavily planted and cannot accommodate additional woody plant material. As such, we are in support of this waiver request.

Landscaping

4. The table of required plantings shown on the Landscape Plan (Sheet 18) shows a proposed deficiency of 130 shade trees, increased from a previous deficiency of 82 shade trees, and an overage of 457 shrubs. We are in support of this modification to the planting quantities, as the site is not able to accommodate all of the required shade trees.

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VIII. TOWNSHIP SEWER CONSULTANT COMMENTS ARRO CONSULTING, INC.

1. The Applicant is proposing to construct a 113,000 square feet (SF) flex use office/warehouse building. In accordance with the Act 537 Plan, wastewater generated on this property is to be conveyed to and treated at the Eagleview Wastewater Treatment Plant which is located in Uwchlan Township. Uwchlan Township has reviewed the plans since they will be responsible for wastewater conveyance and treatment. We have no further comments.

IX. TOWNSHIP LIGHTING CONSULTANT COMMENTS STUBBE CONSULTING, LLC.

1. Plan Content - Catalog Cuts - §614.D.1.c. requires catalog cuts of specified lighting equipment. It is recommended Applicant be requested to include on plan a manufacturer's catalog cut of all specified luminaires.
   Catalog cuts provided on Sheet 21. Issue considered resolved, no further action deemed necessary.

2. Pole Protection - The pole details depict a concrete pedestal that is 5' high AFG. Ordinance suggests a 30" high pedestal as one of the means of pole protection when poles supporting luminaires are vulnerable to backing vehicles. It is recommended Applicant be requested to justify the use of what is judged to be an excessively high base. Base type revised from concrete pedestal to direct burial poles. Issue considered resolved, no further action deemed necessary.

This concludes our first review of the above referenced final land development application. We would recommend the plans be revised to address the above referenced comments as well as any raised by the Planning Commission and the Board of Supervisors. If you have any questions, please do not hesitate to contact me.

Sincerely,

David N. Leh, P.E.
Municipal Services Manager
Gilmore & Associates, Inc.

Packet Page 78

cc: Upper Uwchlan Township Board of Supervisors (via email only)
Upper Uwchlan Planning Commission (via email only)
Kristin S. Camp, Esq., BBMM, LLP (via email only)
Christopher J. Williams, P.E., McMahon Associates, Inc. (via email only)
G. Matthew Brown, P.E., ARRO Consulting, Inc. (via email only)
David M. Schlott, Jr., P.E., ARRO Consulting, Inc. (via email only)
Sheila Fleming, Brandywine Consulting (via email only)
C. Stanley Stubbe, Stubbe Consulting (via email only)
Neal Fisher, The Hankin Group (via email only)
John M. Hako, P.E., Chester Valley Engineers, Inc. (via email only)

ALYSON M. ZARRO
alyson@rrhc.com
Extension 202

RILEY RIPER HOLLIN & COLAGRECO
ATTORNEYS AT LAW

Packet Page 79

RECEIVED
AUG 13 2018
UPPER UWCHLAN TWP.

August 13, 2018

Via Hand Delivery

Cary Vargo
Township Manager
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

Re: Toll/Villages at Chester Springs (Parcel 5C of Byers Station)
Amended Final Planned Residential Development Application – Parcel 5C – Lot 1

Dear Cary:

As you know, I represent Byers Commercial LP ("Applicant") in connection with Lot 1 of Parcel 5C of the Byers Station Planned Residential Development ("PRD"), which is also identified as part of UPI No. 32-4-497 and part of Lot 263 of the Byers Station PRD ("Property"). On May 15, 2017, the Board of Supervisors approved a Final PRD Plan for development of Lot 1, consisting of 121 townhouse units. The Final PRD Plan for Lot 1 was subsequently recorded on December 20, 2017 in Plan Book No. 20263 ("Record Plan").

Although the Record Plan showed individual lots around each townhouse dwelling unit, the PRD provisions of the Zoning Ordinance do not require each townhouse dwelling to have individual lot lines separate from the footprints of the dwelling units. The individual lots around the townhouse dwelling units limit the ability of homeowners to construct reasonably sized decks on their units, in some cases limiting the depth of a deck to less than 3 feet. In order to provide a reasonable deck size for dwelling units, Applicant is proposing to eliminate the separate lots for townhouses and instead provide that the townhouse dwelling unit lot lines will be concurrent with the footprints of the dwelling units. Accordingly, Toll is filing this Amended Final Planned Residential Development Application to provide for lot lines concurrent with the townhouse dwelling units and to show the dwelling units that Toll is constructing ("Application").

Enclosed for filing in connection with the Application are the following materials:

1. Eight (8) full size and seven (7) 11 x 17 copies of the Amended Final Planned Residential Development Plan for the Villages at Chester Springs, consisting of Sheets 1, 3, 5 and 8, which are the sheets amended with this filing, prepared by Bohler Engineering dated May 20, 2016 and last revised August 9, 2018;

rrhc.com
PO Box 1265 717 Constitution Drive, Suite 201 Exton, PA 19341 Phone 610.458.4400 Fax 610.458.4441

2. One (1) copy of the Plan on CD;
3. One (1) copy of marked up and clean changes to Sections 3.01(4) and 6.02 of the Villages at Chester Springs Homeowners' Association Declaration to provide for zero lot line units and the maximum size of decks;
4. One (1) copy of the Act 247 Referral Form;
5. A check in the amount of $500.00 made payable to Upper Uwchlan Township, the Amended Final PRD application fee; and
6. A check in the amount of $165.00 made payable to the County of Chester, the Chester County Planning Commission review fee.

Kindly forward the Application to the Township Consultants for review. We plan to attend the September 13, 2018 meeting of the Township Planning Commission to discuss the Application. It is my understanding that an escrow account was previously established for this project. To the extent that it needs to be replenished, kindly advise and I will arrange to have Applicant submit additional funds.

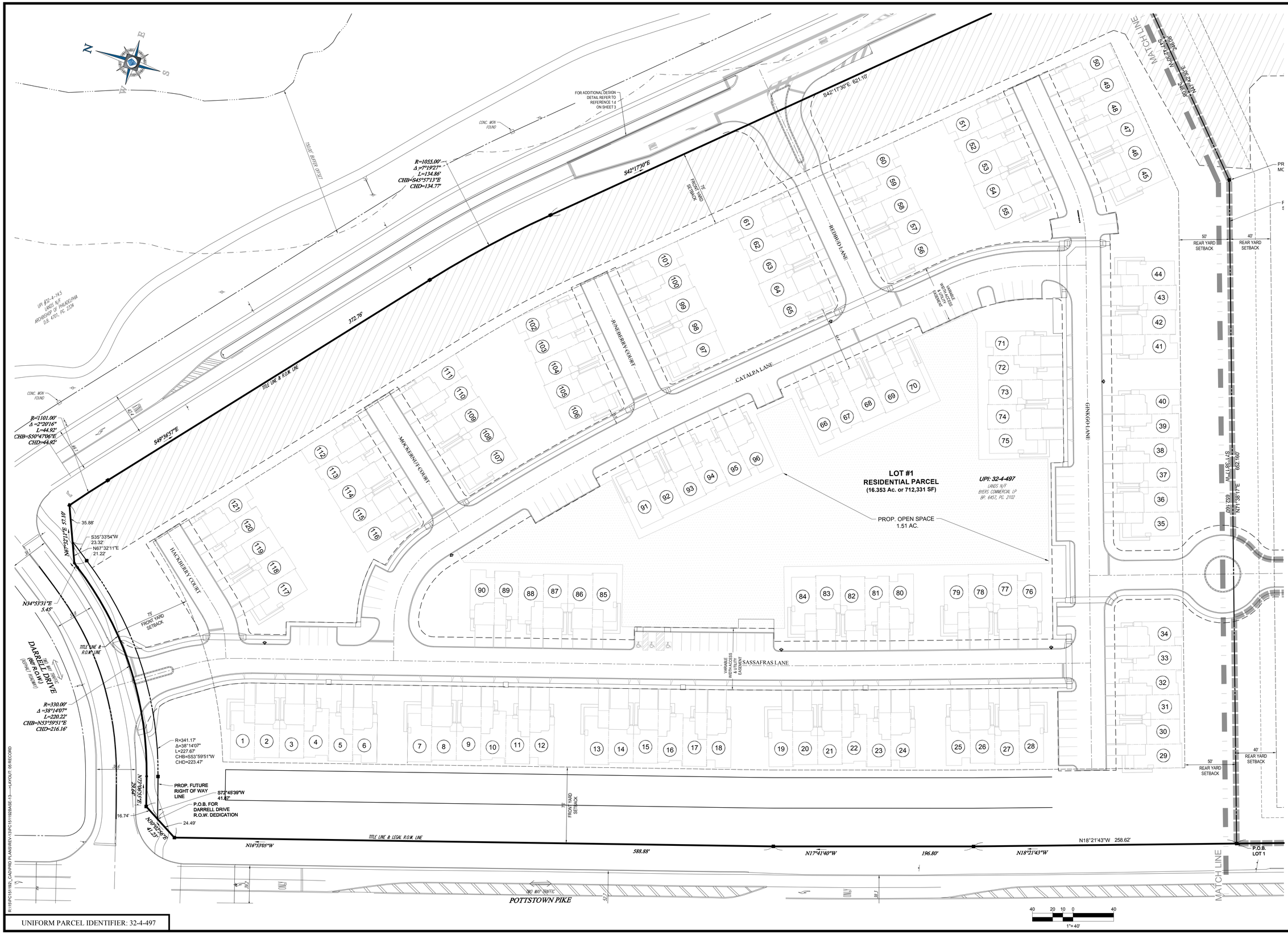
As always, please feel free to contact me with questions. Thank you for your attention to this matter.

Very truly yours,

ALYSON M. ZARRO

AMZ/kmr
Enclosures

cc: Kristin Camp, Esquire (w/out encls. – via email)
Gwen Jonik, Township Secretary (w/out encls. – via email)
Christopher Kopitsky, Toll Brothers (w/out encls. - via email)
Gary Chase, Toll Brothers (w/out encls. - via email)
C. J. Bock, Bohler (w/out encls. - via email)
George Bongart, Bohler (w/out encls. - via email)



UNIFORM PARCEL IDENTIFIER: 32-4-497

R:\15\PC151192_CAD\PRD PLANS\REV-13\PC151192BASE-13-----LAYOUT: 05 RECORD

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REVISIONS

REV	DATE	COMMENT	BY
4	05/30/17	REV. FOR CCCD ADMIN. COMMENTS	GB
5	06/26/17	REV. FOR CCCD TECH. COMMENTS	GB
6	07/05/17	REV. FOR CCCD TECH. COMMENTS	GB
7	09/27/17	REV. FOR TOWNSHIP COMMENTS	GB
8	10/10/17	REV. PER ARRO COMMENTS	JCF
9	10/17/17	REV. PER ARRO COMMENTS	JCF
10	11/14/17	REV. PER MCMAHON COMMENTS	GB
11	11/22/17	REV. PER CLIENT COMMENTS	GB
12	12/06/17	REV. PER MCMAHON COMMENTS	GB
13	08/09/18	REV. PER NEW BUILDING FOOTPRINT	GB

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

PA1 SYSTEM, INC. 1-800-242-1776

POCS SERIAL NUMBER 20152533137 7

PROJECT No.:	PC151192
DRAWN BY:	E.N.P.
CHECKED BY:	W.R.R.
DATE:	2016.05.20
SCALE:	1"=40'
CAD I.D.:	PC151192BASE-13

PROJECT:

SUBDIVISION & AMENDED FINAL PRD PLANS

FOR

TOLL PA II, L.P.

'THE VILLAGE @ BYERS STATION'

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

BOHLER ENGINEERING
1600 MANOR DRIVE, SUITE 200
CHALFONT, PENNSYLVANIA 18914
Phone: (215) 996-9100
Fax: (215) 996-9102
www.BohlerEngineering.com

W.R. REARDEN
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE073243

SHEET TITLE:

RECORD PLAN
(RECORD PLAN - SHEET 5 OF 15)

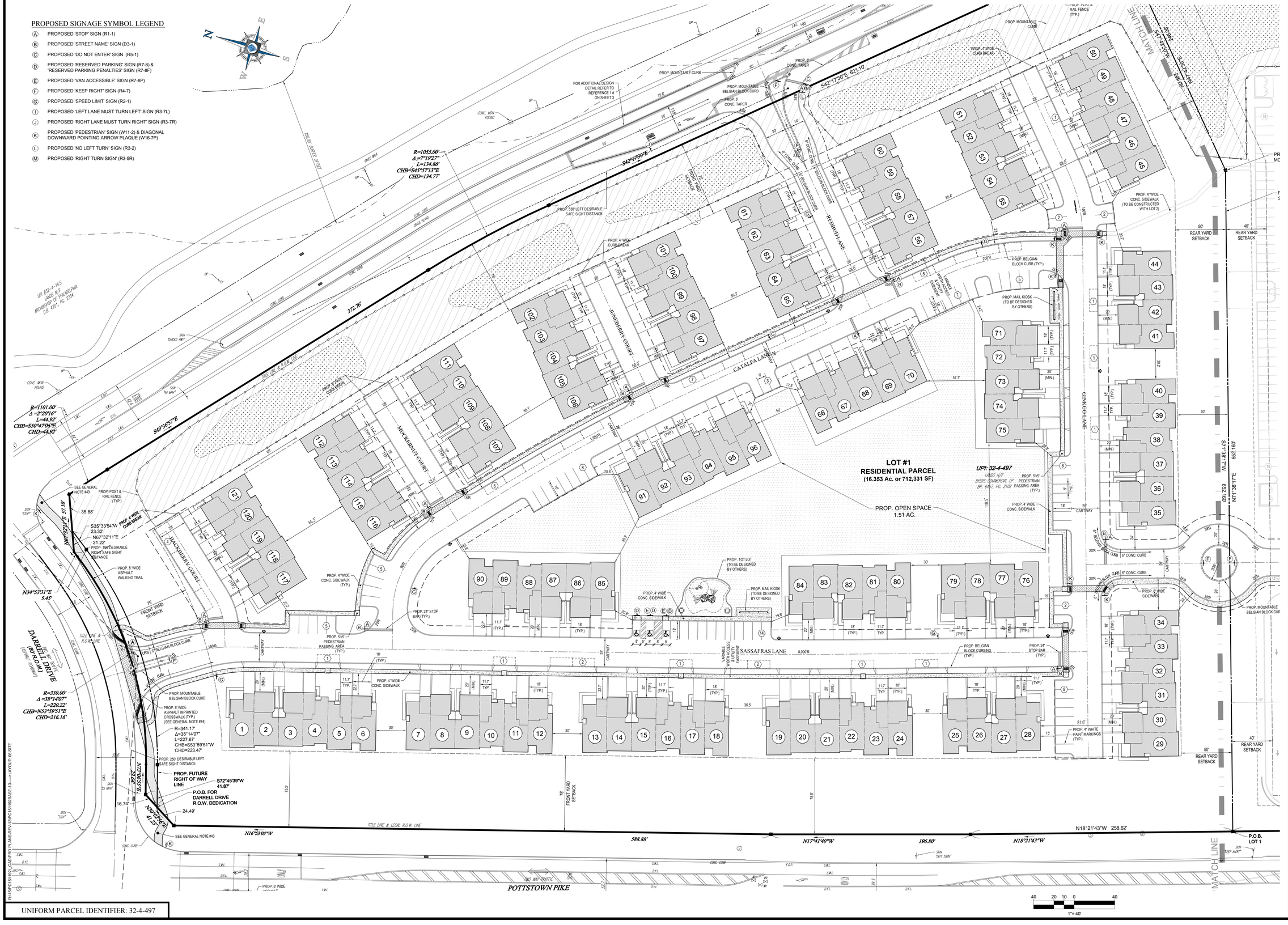
SHEET NUMBER:

5
OF 60

REVISION No. 13

PROPOSED SIGNAGE SYMBOL LEGEND

- (A) PROPOSED 'STOP' SIGN (R1-1)
- (B) PROPOSED 'STREET NAME' SIGN (D3-1)
- (C) PROPOSED 'DO NOT ENTER' SIGN (R5-1)
- (D) PROPOSED 'RESERVED PARKING' SIGN (R7-8) & 'RESERVED PARKING PENALTIES' SIGN (R7-8F)
- (E) PROPOSED 'VAN ACCESSIBLE' SIGN (R7-8P)
- (F) PROPOSED 'KEEP RIGHT' SIGN (R4-7)
- (G) PROPOSED 'SPEED LIMIT' SIGN (R2-1)
- (I) PROPOSED 'LEFT LANE MUST TURN LEFT' SIGN (R3-7L)
- (J) PROPOSED 'RIGHT LANE MUST TURN RIGHT' SIGN (R3-7R)
- (K) PROPOSED 'PEDESTRIAN' SIGN (W11-2) & DIAGONAL DOWNWARD POINTING ARROW PLAQUE (W16-7P)
- (L) PROPOSED 'NO LEFT TURN' SIGN (R3-2)
- (M) PROPOSED 'RIGHT TURN SIGN' (R3-5R)



UNIFORM PARCEL IDENTIFIER: 32-4-497

R:\15\PC151192_CAD\PRD PLANS\REV-13\PC151192BASE-13—LAYOUT: 08 SITE

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POCS SERIAL NUMBER 201525331377

PROJECT No.:	PC151192
DRAWN BY:	E.N.P.
CHECKED BY:	W.R.R.
DATE:	2016.05.20
SCALE:	1"=40'
CAD I.D.:	PC151192BASE-13

PROJECT:

SUBDIVISION & AMENDED FINAL PRD PLANS

FOR

TOLL PA II, L.P.

'THE VILLAGE @ BYERS STATION'

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

BOHLER ENGINEERING
1600 MANOR DRIVE, SUITE 200
CHALFONT, PENNSYLVANIA 18914
Phone: (215) 996-9100
Fax: (215) 996-9102
www.BohlerEngineering.com

W.R. REARDEN

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE073243

SHEET TITLE:

SITE PLAN
(RECORD PLAN - SHEET 8 OF 15)

SHEET NUMBER:

8
OF 60

REVISION No. 13

August 29, 2018

File No. 03-0434T2

Mr. Cary B. Vargo
Upper Uwchlan Township Manager
140 Pottstown Pike
Chester Springs, PA 19425

Reference: Byers Station Parcel 5C – Lot Line Adjustment Plan Review
Upper Uwchlan Township, Chester County, PA

Dear Cary:

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

- Transmittal Letter from Alyson Zarro (RRH&C) dated August 13, 2018
- Sheets 1,3,5, and 8 of the Plan sixty (60) sheet plan set titled "Byer's Station Subdivision and Amended Final PRD Plans Parcel 5-C – The Village at Byer's Station" prepared by Bohler Engineering, dated May 20, 2016 and last revised August 9, 2018.
- Excerpts from the "Declaration of Covenants, Easements, Conditions, and Restrictions with a notation "Marked up 8-13-18".

G&A has reviewed the above referenced documents and wish to offer the following comments.

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 is being developed under the Planned Residential Development Option as set forth in the Byers Station conditions of tentative approval. The site will be developed with both residential and commercial improvements and is split with 16.353 acres in residential and 13.439 acres in commercial. The residential portion is currently under construction.

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The approved subdivision plan provided for individual lots for the residential units. Toll Brothers has submitted a revised record plan which would extinguish these lot lines. Toll has indicated the reason for this proposed modification is to allow for homeowners to have an opportunity to construct reasonably sized decks; which they cannot do with the current configuration due to building setback lines. The proposed lot lines will now follow the footprint of the individual units.

II. COMMENTS

1. The Applicant's Attorney has indicated that Planned Residential Development (PRD) section of the Township Zoning Ordinance does not preclude this modification. Based on our reading of the ordinance, as well as the Conditions of Tentative Approval for this development, we would agree; but defer to the Township Solicitor.

2. It is our understanding the only modification to these plans is the removal of individual lot lines. If additional modifications have been made, they should be documented for review.

3. Previously, driveways and decks resided on individual lots and presumably, were the maintenance responsibility of the individual homeowners. Now, these elements will be located in common open space. It should be clarified how these responsibilities will be handled and documented.

4. Units 7-12 and 117-121 are, or soon will be, under construction. We presume at least some of these homes have been sold. If this is the case, it should be clarified how the removal of the lot lines will be handled with previously sold homes.

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

Sincerely,

David N. Leh, P.E.
Municipal Services Manager
Gilmore & Associates, Inc.

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cc: Upper Uwchlan Township Planning Commission Members
Upper Uwchlan Township Board of Supervisors
Kristin Camp, Esq. – Buckley, Brion, McGuire, & Morris LLP
Gary Chase – Toll Brothers, Inc. (via email only)
Chris Kopitsky – Toll Brothers, Inc. (via email only)
Alyson Zarro, Esq. – RRHC (via email only)
CJ Bock - Bohler Engineering (via email only)
George Bongart - Bohler Engineering (via email only)

THE COUNTY OF CHESTER

COMMISSIONERS
Michelle Kichline
Kathi Cozzone
Terence Farrell

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

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September 10, 2018

David Leh, PE, Township Engineer
Upper Uwchlan Township
184 West Main Street, Suite 300
Trappe, PA 19426

Re: Amended Final Subdivision & Amended Final Plans – Parcel 5-C - The Village at Byers Station
SD-08-18-15560 - Upper Uwchlan Township

Dear Mr. Leh:

An amended final land development plan entitled "Byers Station Subdivision & Amended Final PRD Plans – Parcel 5-C - The Village at Byers Station ", prepared by Bohler Engineering, dated May 20, 2016 and last revised on August 9, 2018, was received by this office on August 20, 2018. 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 subdivision for your consideration.

PROJECT SUMMARY:

Location:	East of Pottstown Pike (State Route 100), west of Graphite Road, north of Station Boulevard
Site Acreage:	29.79 acres
Proposed Land Use:	Residential
Municipal Land Use Plan Designation:	Village
UPI#:	32-4-497

PROPOSAL:

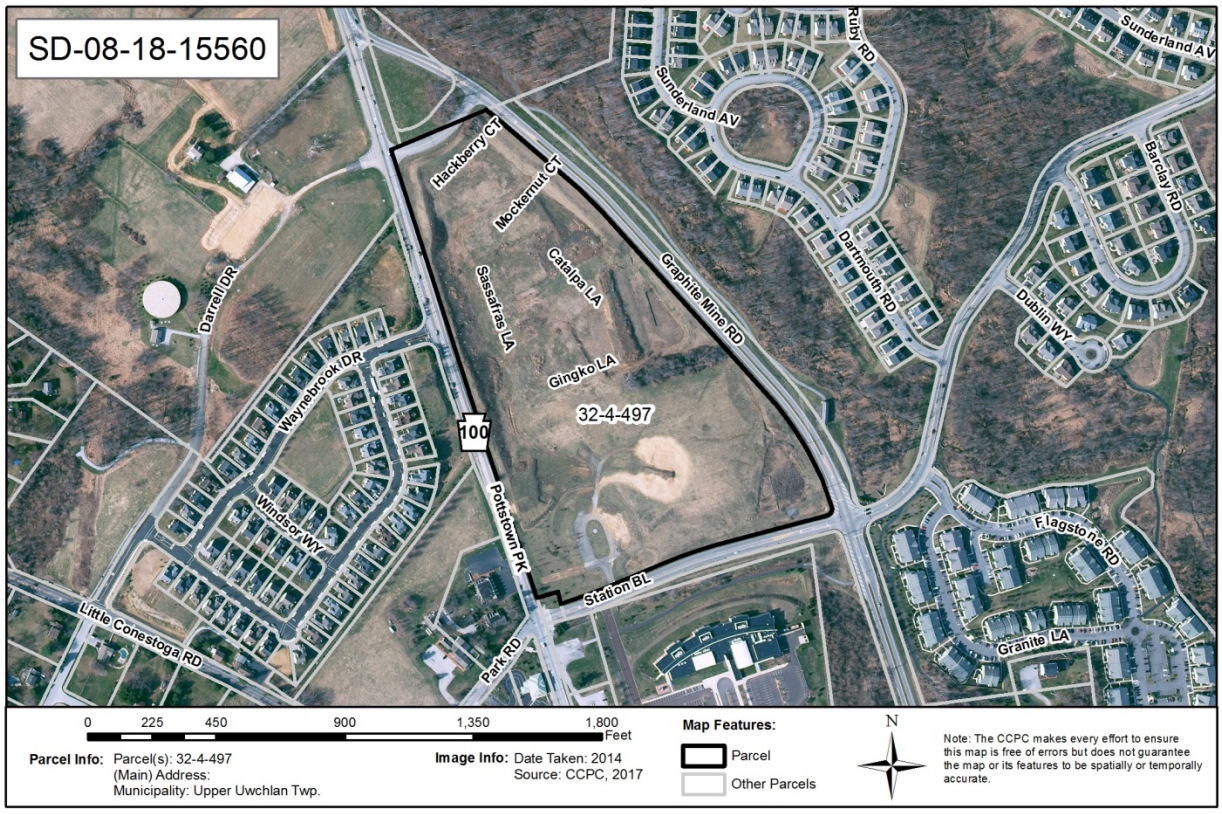
The applicant proposes to revise the lot lines involving 121 townhouse units to be concurrent with the footprints of the individual dwellings. The site, which will be served by public water and public sewer facilities, is located in the Upper Uwchlan Township PRD Planned Residential Development Overlay zoning district. No additional lots are proposed.

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

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BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a land development for a portion of the applicant's site. That review, CCPC# LD-6-16-13973, dated June 16, 2016, addressed the construction of 121 residential units and 363 parking spaces. The proposed land development was approved by the Township on May 15, 2017.

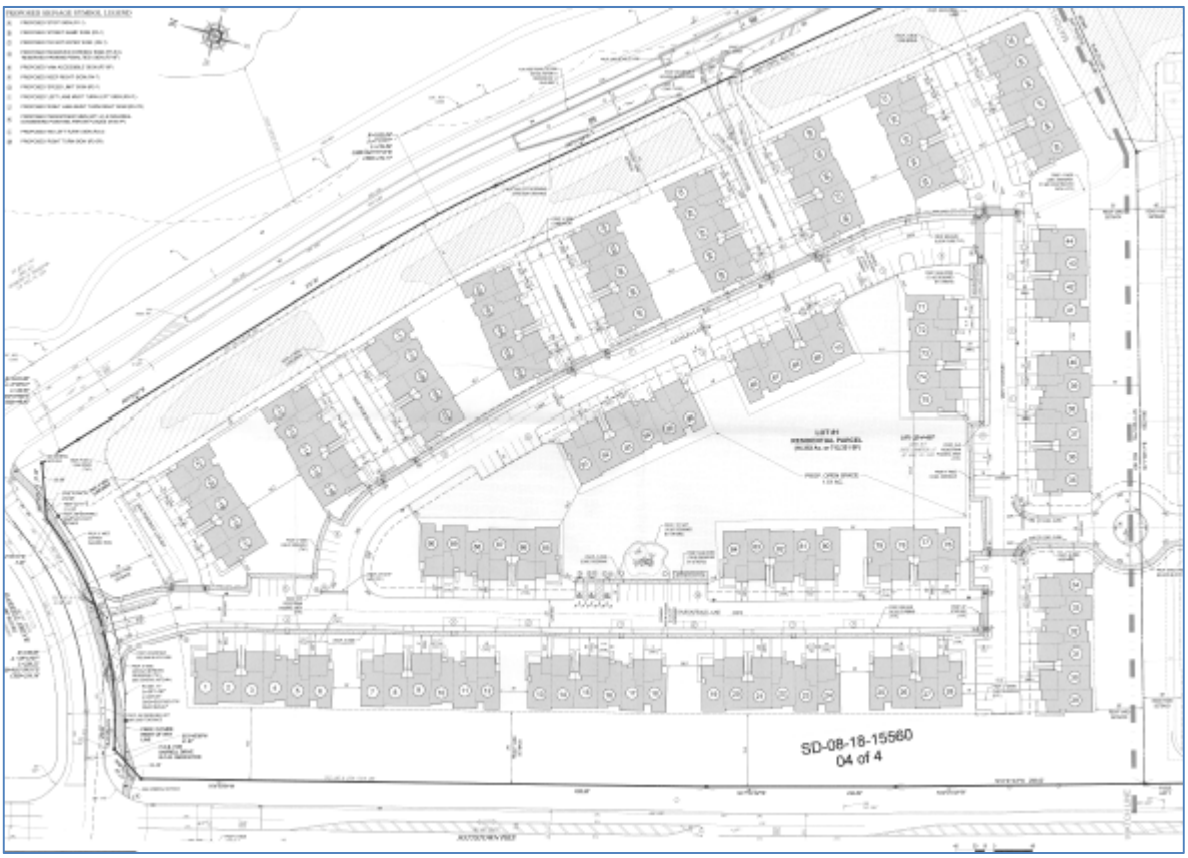


COUNTY POLICY:

LANDSCAPES:

2. The site is located within the **Suburban Center Landscape** designation of ***Landscapes2***, the 2009 County Comprehensive Plan. The objective of the **Suburban Center Landscape** is to promote new development to accommodate anticipated population and employment growth, using appropriate density, sustainable design, and smart transportation principles. Additionally, ***Landscapes2*** supports infill development and redevelopment efforts in the **Suburban Center Landscape** based upon infrastructure capacity and environmental constraints. The proposed subdivision plan is consistent with the objectives of the **Suburban Center Landscape**.

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Detail of Parcel 5-C - The Village at Byers
Final Amended Station Subdivision Plan

PRIMARY ISSUE:

3. The applicant indicated in a letter dated August 13, 2018 to Township Manager Cary Vargo, that the intent of the subdivision is to make the lot lines concurrent with the footprints of the individual dwellings, in order to improve the ability of the homeowners to construct reasonably sized decks on their units. This seems to imply that the decks will be constructed outside the resultant lot lines of the individual units, presumably in the areas of common open space.

   The Township should ensure that this proposed arrangement will not reduce the required open space areas on the tract. (The Site Design Requirements Table on Sheet 3 does not appear to show this information for the residential component of this development.) It may also be beneficial for the applicant to show conceptual footprint areas of potential decks, to ensure that such future decks will not result in excessive loss of privacy for the home owners or significant encroachment into the open space.

ADMINISTRATIVE ISSUE:

4. 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

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

Sincerely,

Wes Bruckno

Wes Bruckno, AICP
Senior Review Planner

cc: Bohler Engineering
Executive Land holdings, L.P.
Byers Commercial L.P.

TITLE REPORT NOTE:

This survey was performed utilizing a commitment for title insurance by Fidelity National Title Insurance Company, Commitment No. 24848, commitment date: 1/22/2016. Schedule B–section 2 of the title commitment contains the following survey related matters (item numbers below correspond to the numbers from the title commitment and are indicated on the plan of survey where applicable):

6. Easements, encroachments, overlaps, boundary line disputes and other matters affecting title which an accurate survey would disclose. A UTILITY POLE WITH OVERHEAD WIRES IS ON THE PROPERTY NEAR THE SOUTHEAST CORNER; A PAVED WALKWAY CROSSES THE NORTHERLY PART OF THE PROPERTY; A PAVED WALKWAY CROSSES THE SOUTHERLY PART OF THE PROPERTY; (PLOTTED HEREON).
7. Road ways, streams or easements, if any, not shown by the public records, riparian rights and the title to any filled–in lands.
8. Notes and conditions as set forth on recorded plan # 17289. PLAN IS SUPERSEDED BY RECORD PLAN #17608 WHICH SHOWS A TEMPORARY CONSTRUCTION EASEMENT (DRAINAGE); A 20 FEET WIDE ACCESS EASEMENT TO LOT 261 (PLOTTED HEREON–DOES NOT TOUCH SURVEYED PREMISES); AND A WALKING TRAIL ALONG THE NORTHERLY PROPERTY LINE (PLOTTED HEREON).
9. Rights granted to Utilities as in Record Books 2213 page 98 DOES NOT TOUCH THE SURVEYED PREMISES; and 2213 page 101. DOES NOT TOUCH THE SURVEYED PREMISES.
10. Rights granted to Upper Uwchlan Township in Record Book 5753 page 613. CONVEYS THE NORTHERLY PORTION OF THE RIGHT–OF–WAY OF BYERS ROAD TO UPPER UWCHLAN TOWNSHIP (PLOTTED HEREON).
11. Grant of Sign Easement as in Record Book 7795 page 1626. GRANTS EASEMENTS FOR THREE (3) SIGNS TO BE PLACED ALONG GRAPHITE MINE ROAD, BYERS ROAD, AND NEAR THE SOUTHERLY TERMINUS OF THE EXISTING DRIVEWAY ON BYERS ROAD. 'D' SIGN FOR 'THE DOWNING ESTATE' IS LOCATED ON LOT 259 (PLOTTED HEREON–DOES NOT TOUCH SURVEYED PREMISES). NO OTHER PANEL SIGNS OBSERVED AT THE TIME OF SURVEY.

GENERAL NOTES

1. RECORD OWNER/MAILING ADDRESS:
   GUNNER PROPERTIES, LTD
   2 LINDBERGH BOULEVARD
   UNIT 5B
   COATESVILLE, PA 19320
2. SITE ADDRESS: NORTHEAST CORNER OF GRAPHITE MINE ROAD & BYERS ROAD, CHESTER SPRINGS, PA
3. SOURCE OF TITLE: RECORD BOOK 9254, PAGE 2142
4. TAX PARCEL #32–4–493 (LOT #258, RECORD PLAN BOOK #17608)
5. LOT AREA: 4.248 ACRES
6. BOUNDARY, TOPOGRAPHIC AND PHYSICAL IMPROVEMENTS SHOWN ARE FROM FIELD SURVEY BY HOWELL KLINE SURVEYING, LLC. PERFORMED ON AUGUST 24, 2017.
7. CONTOURS PLOTTED FROM FIELD RUN TOPOGRAPHIC SURVEY BY HOWELL KLINE SURVEYING, L.L.C.. DATUM: NAVD 88 (COMPUTED USING GEOID12A) & NAD 83 (2011) (EPOCH:2010.0000) (AS DETERMINED BY GPS OBSERVATION), SITE BENCH = TOP GRATE OF TYPE C INLET LOCATED APPROXIMATELY 20' S.W. OF SOUTH EASTERN PROPERTY CORNER. ELEVATION= 441.54', CONTOUR INTERVAL: 2 FEET.
8. UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF SURVEY AND INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON.
9. THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR CHESTER COUNTY, PA. MAP NO. 42029C0095F, PANEL 95 OF 380, DATED SEPTEMBER 29, 2006.
10. THERE WAS NO OBSERVED EVIDENCE OF SEWER OR WATER ON THE SURVEYED PREMISES.
11. THERE WAS NO OBSERVED EVIDENCE OF GAS SERVICE ON THE SURVEYED PREMISES.
12. SOILS INFORMATION PROVIDED WITH SUPPORT FROM THE NATURAL RESOURCES CONSERVATION SERVICE. SOILS ATTRIBUTE DATA IS SERVED FROM THE NRCS SOIL DATA MART.
13. ALL BUILDING MATERIALS AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET SEQ., 271.1 ET SEQ. AND 287.1 ET SEQ. NO BUILDING MATERIAL SHALL BE BURIED, DUMPED OR DISCHARGED FROM THE SITE.
14. UPPER UWCHLAN TOWNSHIP SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, THROUGH A BLANKET EASEMENT TO ENTER THE PROPERTY FOR ACCESS TO THE PROPOSED BMP'S FOR INSPECTION AND/OR MENTIONED PURPOSES.
15. AN AS–BUILT SURVEY OF ALL STORMWATER BMP'S AND AN EXPLANATION OF ANY DISCREPANCIES WITH THE OPERATION AND MAINTENANCE PLAN SHALL BE PROVIDED TO UPPER UWCHLAN TOWNSHIP.
16. ALL SANITARY SEWERS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE UPPER UWCHLAN TOWNSHIP MUNICIPAL AUTHORITY SPECIFICATIONS.
17. THE AUTHORITY ENGINEER MUST BE NOTIFIED 48 HOURS PRIOR TO THE BEGINNING OF SANITARY SEWER CONSTRUCTION.
18. AN AS–BUILT PLAN MUST BE SUBMITTED TO THE AUTHORITY ENGINEER.

REFERENCE PLAN

1. PLAN ENTITLED, "AMENDED SUBDIVISION PLAN FOR BYERS STATION–PHASE 1", PREPARED BY TAYLOR WISEMAN & TAYLOR. DATED APRIL 28, 2005, RECORD PLAN BOOK #17608.

ZONING DATA TABULATION

UPPER UWCHLAN TOWNSHIP ZONING ORDINANCE
ARTICLE XIV – SUPPLEMENTAL LAND USE REGULATIONS
SECTION 200–71. – PLANNED RESIDENTIAL DEVELOPMENT
(B)(2) – USES PERMITTED
(E) – RETIREMENT HOME
SECTION 200–71.C.5 – AREA AND BULK REGULATIONS

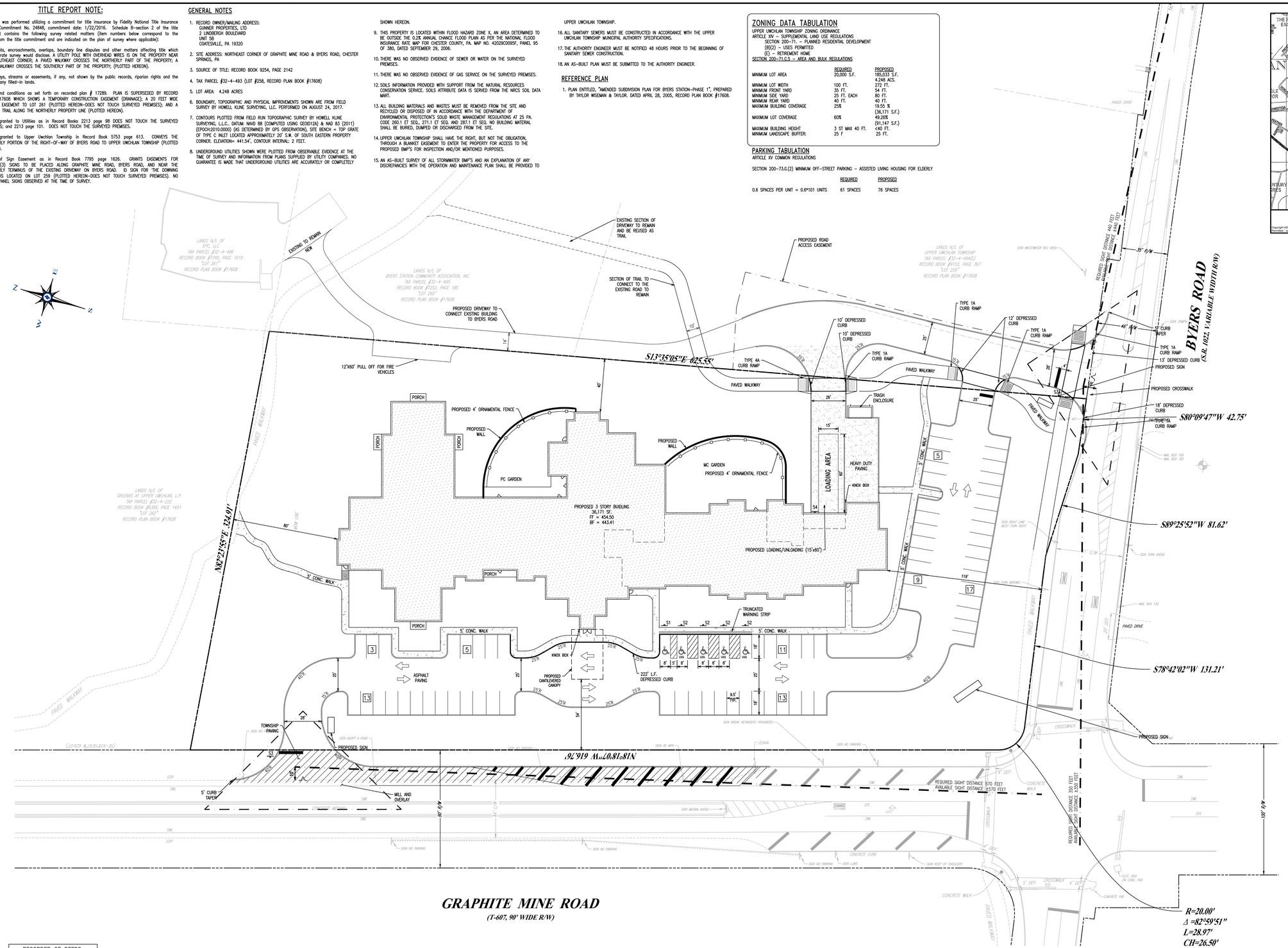
	REQUIRED	PROPOSED
MINIMUM LOT AREA	20,000 S.F.	185,033 S.F. 4.248 AC±.
MINIMUM LOT WIDTH	100 FT.	272 FT.
MINIMUM FRONT YARD	35 FT.	54 FT.
MINIMUM SIDE YARD	25 FT. EACH	80 FT.
MINIMUM REAR YARD	40 FT.	40 FT.
MAXIMUM BUILDING COVERAGE	20%	19.55 % (36,171 S.F.)
MAXIMUM LOT COVERAGE	60%	49.26% (91,147 S.F.)
MAXIMUM BUILDING HEIGHT	3 ST MAX 40 FT.	<40 FT.
MINIMUM LANDSCAPE BUFFER:	25 F	25 FT.

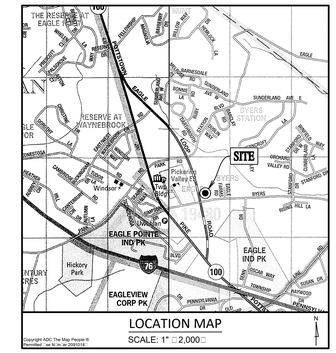
PARKING TABULATION

ARTICLE XV COMMON REGULATIONS

SECTION 200–73.G.(2) MINIMUM OFF–STREET PARKING – ASSISTED LIVING HOUSING FOR ELDERLY

	REQUIRED	PROPOSED
0.6 SPACES PER UNIT = 0.6*101 UNITS	61 SPACES	76 SPACES





COMMONWEALTH OF PENNSYLVANIA COUNTY OF CHESTER

ON THIS THE _____ DAY OF _____ 20 ___ A.D. BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ PERSONALLY APPEARED _____ WHO ACKNOWLEDGES _____ SELF TO BE THE _____ OF _____ A _____ AND THAT AS SUCH TO DO SO, _____ EXECUTED THE FOREGOING PLAN BY SIGNING THE NAME OF THE SAID _____ BY _____ SELF AS _____ THAT THE SAID _____ IS THE OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON AND THAT THE SAID _____ DESIRES THAT THE FOREGOING PLAN MAY BE DULY RECORDED.

_____
OWNER

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

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

_____
CHAIRPERSON
_____
MEMBER
_____
MEMBER

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

_____
CHAIRPERSON
_____
MEMBER
_____
MEMBER

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

_____
SECRETARY

REVIEWED BY THE UPPER UWCHLAN TOWNSHIP ENGINEER THIS _____ DAY OF _____ 20 ___.

_____
TOWNSHIP ENGINEER

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

_____
(DEPUTY) RECORDER OF DEEDS

CERTIFICATE OF CONFORMANCE – P.E.

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

_____
ANDREW M. DEFONZO, P.E. LICENSE NO. PE060427

RECORDER OF DEEDS

LEGEND

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

LAND DEVELOPMENT PLAN

SCALE: 1"=30'

30 0 15 30 60
GRAPHIC SCALE
1 inch = 30 feet

SIGN LEGEND

S1 HANDICAP PARKING SIGN
S2 HANDICAP PARKING SIGN – VAN ACCESSIBLE
S3 STOP SIGN
S4 LOADING BAY SIGN

SANITARY SEWER CAPACITY

THE REQUIRED SANITARY SEWER CAPACITY WILL NEED TO BE PURCHASED. UPPER UWCHLAN TOWNSHIP RESERVES THE RIGHT TO EVALUATE WATER USAGE AFTER THE BUILDING IS OPENED AND REQUIRE VANTAGE POINT RETIREMENT LIVING, INC. TO PURCHASE ADDITIONAL CAPACITY, IF NEEDED.

REQUIRED	
EDU'S	GPD
45	10,000

DRAWING INDEX

SHEET NUMBER	DRAWING NUMBER	SHEET TITLE
01	C01.1	LAND DEVELOPMENT PLAN
02	C02.1	EXISTING CONDITIONS PLAN
03	C03.1	SITE AERIAL PLAN
04	C04.1	GRADING & UTILITIES PLAN
05	C05.1	CONSERVATION PLAN
06	C05.2	CONSERVATION NOTES
07	C05.3	CONSERVATION DETAILS
08	C06.1	PCSWM PLAN
09	C06.2	PCSWM NOTES
10	C06.3	PCSWM DETAILS
11	C07.1	PROFILES
12	C08.1	CONSTRUCTION DETAILS
13	C09.1	LIGHTING PLAN
14	C10.1	LANDSCAPE PLAN

UPI# 32–4–493 D.B. 9254 PAGE 2142

THIS SHEET TO BE RECORDED

DLHowell
Civil Engineering
Land Planning
Environmental
www.DLHowell.com
1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003

NO.	DATE	DESCRIPTION
1	08/13/18	REV. PER TOWNSHIP ENGR. CONSULTANTS REVIEW LETTER DATED 05/02/18
2		
3		
4		
5		
6		
7		
8		

AMENDED TENTATIVE PLANNED RESIDENTIAL DEVELOPMENT PLAN
LAND DEVELOPMENT PLAN
CLIENT: VANTAGE POINT RETIREMENT LIVING, INC.
PROJECT: VANTAGE POINT RETIREMENT LIVING
LOCATION: GRAPHITE MINE ROAD AND BYERS ROAD
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PA

DATE:	09/21/18
SCALE:	1"=30'
DRAWN BY:	RAG
CHECKED BY:	JJG
PROJECT NO.:	3207
CAD FILE:	1 LAND DEVELOPMENT PLAN.dwg
PLOTTED:	08/13/18
DRAWING NO.:	C01.1
SHEET	01 OF 15

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LEGEND

EX. PROPERTY LINE	242 EXISTING CONTOUR	PROP. LIGHT POLE	E PROP. ELEC. LINE	PROP. STORM INLET	W PROP. WATER LINE
PROP. PROPERTY LINE	242 PROPOSED CONTOUR	EX. FENCE	EX. UTILITY POLE	PROP. STORM INLET ID	WL PROP. WATER LATERAL
EX. RIGHT-OF-WAY	x 423.00 EXISTING SPOT ELEV.	EX. MAIL BOX	PROP. UTILITY POLE	PROP. SEEPAGE BED	FW PROP. FIRE WATER LINE
PROP. RIGHT-OF-WAY	x 423.00 NEW SPOT ELEV.	EX. SIGN	EX. GUY ANCHOR		EX. WATER VALVE
EX. MONUMENT	GEB2 SOILS TYPE	PROP. SIGN	G EX. GAS LINE	S EX. SANITARY SEWER LINE	PROP. WATER VALVE
PROP. MONUMENT	SOILS LINE	PROP. PARKING SPACES	G PROP. GAS LINE	S PROP. SAN. SEWER LINE	EX. HYDRANT
EX. IRON PIPE	EX. POINT CURB	TO BE REMOVED (TBR)	EX. GAS VALVE	L PROP. SAN. SEWER LATERAL	PROP. HYDRANT
PROP. IRON PIPE	PROP. CONC. CURB	EX. TELE. LINE	G.V. PROP. GAS VALVE	EX. STORM SEWER LINE	EX. MANHOLE
EX. EASEMENT	EX. EDGE OF PAVING	T PROP. TELE. LINE	PROP. STORM SEWER LINE	MH 1 PROP. SANITARY MH. ID	PROP. MANHOLE
PROP. EASEMENT	PROP. EDGE OF PAVING	E EX. ELEC. LINE	EX. STORM INLET	W EX. WATER LINE	EX. PERC TEST
EX. WETLANDS	EX. LIGHT POLE				EX. TEST PIT

SITE AERIAL PLAN

SCALE: 1"=30'

30 0 15 30 60

GRAPHIC SCALE
1 inch = 30 feet

DLHowell
Civil Engineering
Land Planning
Environmental
www.DLHowell.com

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

REV.	DATE	DESCRIPTION
1	08/13/18	REV. PER TOWNSHIP ENGR. CONSULTANTS REVIEW LETTER DATED 05/03/18
2		
3		
4		
5		
6		
7		
8		

AMENDED TENTATIVE PLANNED RESIDENTIAL DEVELOPMENT PLAN

SITE AERIAL PLAN

CLIENT: VANTAGE POINT RETIREMENT LIVING, INC.
PROJECT: VANTAGE POINT RETIREMENT LIVING
LOCATION: GRAPHITE MINE ROAD AND BYERS ROAD
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PA

DATE:	09/21/18
SCALE:	1"=30'
DRAWN BY:	RAG
CHECKED BY:	JJG
PROJECT NO.:	3207
CAD FILE:	03 SITE AERIAL PLAN.dwg
PLOTTED:	08/13/18
DRAWING NO.:	C03.1
SHEET	03 OF 15

©J:\3rML 3D JOBS\3207\3207\2207 PRODUCTION PLANS\SHEET SET\SUBDIVISION & LDP\03 SITE AERIAL PLAN.DWG

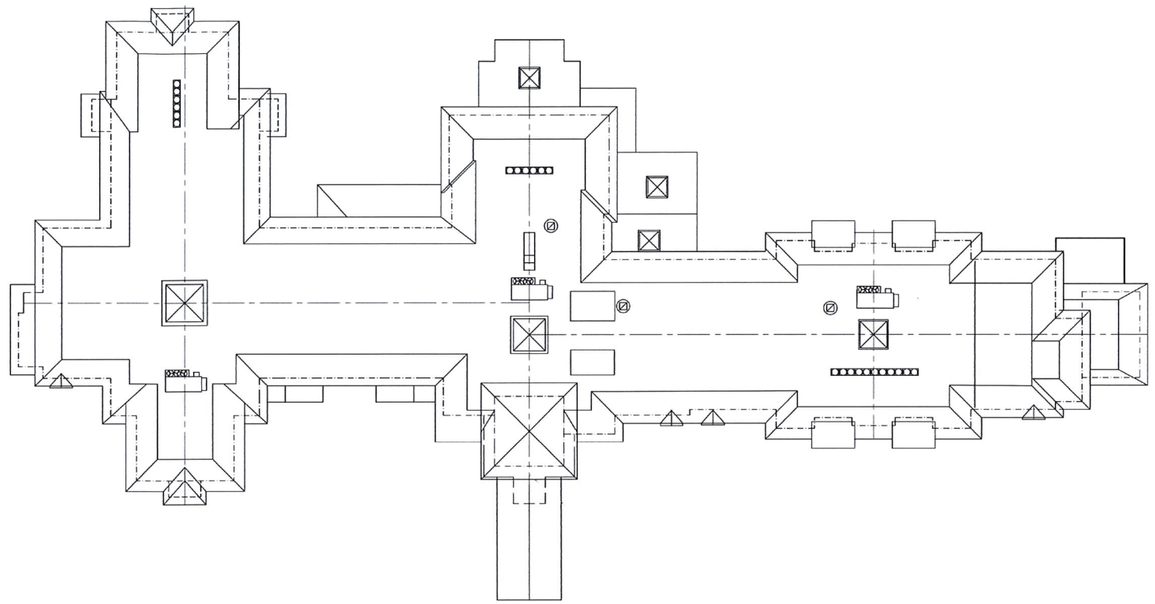
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VANTAGE POINT AT CHESTER SPRINGS



BYERS ROAD FACING ELEVATION 2

0 32'



ROOF PLAN / ELEVATION KEY

0 80'



GRAPHITE MINE ROAD FACING ELEVATION 1

0 32'

KIMMEL BOGRETTE
Architecture + Site

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CONCEPTUAL ELEVATION RENDERINGS
JULY 30, 2018

VANTAGE POINT
RETIREMENT LIVING, INC.

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September 6, 2018

File No. 03-0434T3

Mr. Cary B. Vargo
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

Attention: Cary B. Vargo, Township Manager

Reference: Vantage Point Retirement Living (Parcel 6C)
Amended Tentative PRD - Second Review
Upper Uwchlan Township, Chester County, PA

Dear Cary:

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

- Response Letter to Township, prepared by D.L. Howell & Associates, Inc., dated August 13, 2018.
- Response Letter to Fire Marshal, prepared by D.L. Howell & Associates, Inc., dated August 13, 2018.
- Amended Tentative Planned Residential Development Plan set consisting of fifteen (15) sheets titled, "Vantage Point Retirement Living", prepared for Gunner Properties Ltd., by D.L. Howell & Associates, Inc., dated September 21, 2017, last revised August 13, 2018.
- Report titled, "Post Construction Stormwater Management Report for Vantage Point", prepared by D.L. Howell & Associates, Inc., dated April 10, 2018, last revised August 13, 2018.

The subject site is comprised of one (1) parcel (TMP 32-4-493) located at the northeast corner of Byers Road (S.R. 1022) and Graphite Mine Road (T.R. 607). Points of access are proposed along both Byers Road and Graphite Mine Road. The property is located in the C-1 Village Zoning District within the PRD Planned Residential Development Overlay District (also part of F2 Flexible Development Overlay District).

G&A, as well as other Township Consultants, have completed our second review of the above referenced Amended Tentative Planned Residential Development Plan Application for compliance with the applicable sections of the Township's Zoning Ordinance, Subdivision and

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Land Development Ordinance, and Stormwater Management Ordinance, and Conditions of Tentative Approval Resolution #07-06-99-09 adopted July 6, 1999, and wish to submit the following comments for your consideration. Please note that comments with a **(W)** or an **(RW)** may require relief from the Township Ordinances. A "**(W)**" denotes a waiver that has not been requested and an "**(RW)**" denotes a requested waiver. 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 Applicant is proposing to construct a 36,171 s.f., 3 story proposed building on the property with associated access driveways, parking areas, sidewalks, etc. Stormwater management will be handled by three (3) subsurface infiltration beds along the north and south of the site. Stormwater eventually flows to an unnamed tributary of the Pickering Creek, which is part of the Pickering Creek Watershed and has a designated use of HQ-TSF. Landscaping, lighting improvements, and paved walkways which connect to the area trail network are also proposed. The site is not located within a flood hazard zone, and there are no wetlands or existing streams located on site. The parcel is part of an ongoing Planned Residential Development known as Byers Station PRD, and is the last site to be developed.

II. CONDITIONS OF TENTATIVE APPROVAL BYERS STATION PRD

1. *Section II.B.4.k. – The Conditions of Tentative Approval state Parcel 6C is allowed one free-standing pylon sign along Graphite Mine Road and a ground sign on Byers Road. It appears the proposed signage exceeds this requirement. The Applicant should discuss this with the Township Solicitor and Zoning Officer to determine what relief maybe needed.*

   The Applicant is showing three (3) signs in the same location as the previous submission. The Applicant indicates they are proposing freestanding monument signage and will submit details of the proposed signage in a future submission.

2. *Section II.B.4.k. – Conditions of Tentative Approval state free-standing pylon sign shall not exceed sixteen (16) square feet in area. It appears the proposed signage exceeds this requirement. The Applicant should discuss this with the Township Solicitor and Zoning Officer to determine what relief maybe needed.*

   The Applicant is showing three (3) signs in the same location as the previous submission. The Applicant indicates they are proposing freestanding monument signage and will submit details of the proposed signage in a future submission.

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III. ZONING ORDINANCE REVIEW

1. *§200-74.A.(1) & §200-74.B. – It is assumed the area labeled "Heavy Duty Paving" is intended for loading and unloading. Loading and unloading areas are required to be 15 feet wide by 60 feet deep. With this in mind, it does not appear the required 50-foot setback from the property line is provided.*

   The Ordinance clearly states "No permitted or required loading area shall be located within 50 feet of a property line." The edge of the proposed 15-foot-wide by 60-foot-deep loading area is approximately 43 feet from the rear property line. We defer to the Township Solicitor as to whether the Board could grant relief from this requirement during the hearing process.

2. *§200-76.A.(3) – Interior drives shall have a maximum grade of 4% along the centerline for a distance of not less than 25 feet from the street right-of-way line. It appears based on the proposed grading that the entrance drive along Graphite Mine Road is at 4.9%. A driveway profile should be provided, and the driveway shall be revised as necessary to comply with this requirement.*

   The Applicant has provided a centerline profile on Sheet 11 of 15: **however, the profile indicates there will be a centerline grade of 5% which is greater than the required maximum 4%. Please revise.**

IV. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REVIEW

1. *§162-9.B.(2)(b)[6] – Add a north arrow to the Lighting Plan.*

   The Applicant has provided a north arrow on the Lighting Plan; **however, the Applicant shall make the following revisions:**

   - **Sheets 4 and 11 shall have AS NOTED listed in the scale field in the title block.**
   - **Add a north arrow to the Graphite Mine Driveway Spot Plan view on Sheet 11.**
   - **Sheet 12 Vehicle Turning Plan has the incorrect scale listed in the title block.**
   - **Provide a north arrow on Sheet 12 Vehicle Turning Plan.**

2. *§162-9.E.(2)(g)[3] – Compost filter sock is proposed to be placed over the existing paved walkway along Byers Road. Consider relocating this compost filter sock*

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along the side of the path and provide orange construction fencing as well in this area in order to keep the paved walkway useable during construction.

The Applicant has relocated the compost filter sock off of the existing sidewalk; **however, the Applicant has not indicated to provide orange construction fencing along the existing sidewalk. Please also show the compost filter sock on the project side of the existing paved walkway.**

3. *§162-55.B.(7) – Applicant is proposing to remove a section of woodlands along the northern portion of the property. For each tree greater than six inches dbh removed, replacement trees shall be planted in accordance with the schedule listed in this section of the ordinance. These amounts shall be added to the Upper Uwchlan Township Landscape Ordinance Required Landscape Plantings Table on the Landscape Plan. We defer to the Township's Land Planner for this requirement.*

The Applicant has provided a replacement tree tabulation on the Landscape Plan according to §162-55.B.(7). **Please provide these tree locations on the Existing Conditions Plan.**

V. STORMWATER MANAGEMENT ORDINANCE REVIEW

1. *§152-307.B. – Provide calculations which show the post construction one-year, twenty-four hour storm flow shall be detained for a minimum of 24 hours and a maximum not to exceed 72 hours.*

Dewatering calculations have been provided in Appendix E of the Stormwater Management Report for when the each infiltration bed is at maximum capacity. **Please revise the dewatering calculations for Bed 3 in Appendix E of the Stormwater Management Report to accurately show the correct top of spillway and bottom of basin elevations.**

2. *§152-311.F.(1) – Provide pipe calculations which show the proposed storm network is designed to convey the 25 year storm event.*

Stormwater Conveyance Calculations have been provided in Appendix F; **however, some values need to be revised. Please verify that the values provided match what is shown on plans. Also, please add invert and sump information where missing on the profiles provided on Sheet 11.**

3. *§152-311.G.(4) – All storm pipes shall have a minimum diameter of 15 inches. Revise the size of the pipes leaving the outlet structures or a waiver should be sought.*

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The Outlet Structure for Infiltration Bed 1 should be revised to have a minimum pipe size of 15 inches leaving the structure. It is still currently 12 inches.

4. *Label Drainage Areas and points of interest on the Post Developed Drainage Area Plan sheet in conjunction with Pre-Development Drainage Area Plan and the Post Construction Stormwater Management Report.*

Points of Interest shall be shown on the Pre-Developed Drainage Area Plan and the Post-Developed Drainage Area Plan as shown on the PCSWM Plan. Also, verify the areas for Pre-Developed Drainage Area for POI 2 (2.55 acres), Post-Developed Bypass for POI 1 (0.39 acres), and Post-Developed Bypass for POI 2 (1.09 acres) are correct, as they scale on the plans 3.02 acres, 0.61 acres, and 1.56 acres respectively.

5. *Revise the values for infiltration bed 3 outlet pipe provided in table for Emergency Outlet Structures Details.*

Revise the values provided in the Emergency Outlet Structures (OS-1, MH8, MH4) Details on Sheet 10 to accurately reflect values provided in pond report of Stormwater Management Report.

VI. GENERAL COMMENTS

1. *Please ensure pipe lengths and sizes for all roof leader lines longer than 10 feet are provided on the Grading & Utilities Plan.*

There are still several roof leaders which appear longer than 10 feet which are not labeled on the Grading & Utilities Plan. Please revise.

2. Update the Drawing Index provided on Sheet 01.

VII. TOWNSHIP TRAFFIC CONSULTANT COMMENTS McMAHON ASSOCIATES, INC.

1. Conditions of Tentative Approval Section II.G.7.b – The conditions of tentative approval require the following accesses for the site:

   i. A right-turn-in/right-turn-out access located on the east side of the By-Pass Road (Graphite Mine Road) with a separate right-turn deceleration lane on the By-Pass (Graphite Mine Road).

   Comment: The latest plan shows a northbound right-turn deceleration lane along Graphite Mine, which satisfies this condition.

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ii. Any access to Byers Road, if necessary, is limited to right-turn-in/right-turn-out with a separate right-turn deceleration lane on Byers Road.

Comment: No separate access is proposed exclusively to Parcel 6C; however, the access as proposed consists of a full-movement access that is shared with the Butler House full-movement access. We support this access modification, as it results in a single, consolidated access, and it results in an access to Parcel 6C that is located further from the Graphite Mine Road/Byers Road intersection.

iii. Provide a connection through Parcel 4 for access to/from the Eagle Farms Road.

Comment: As discussed at a meeting between the applicant and the Township on July 31, 2018, an access connection through Parcel 4 is not feasible. As such, in lieu of this connection, we further support a shared full-movement access with the Butler House and Vantage Point.

2. SALDO Section 162-27.1.K(1) – The vehicle turning template plan (sheet 12) should also include the emergency vehicle turning template for trucks turning left into the site from eastbound Byers Road.

3. SALDO Section 162-28.A – There is a section of right-of-way along the Byers Road site frontage where the right-of-way is less than a 30-foot half width. Please provide a widened half-width right-of-way of 30 feet at minimum as measured from the road centerline.

4. SALDO Section 162-34.A – The applicant's engineer indicates that a separate eastbound left-turn lane will be provided along Byers Road at the site access intersection. The plans do not reflect this left-turn lane. Please provide detailed roadway design plans for the proposed left-turn lane. A complete review of the left-turn lane design will occur with the review of the PennDOT Highway Occupancy Permit (HOP) plans.

5. ZO Section 200.75.H – As previously requested, a PennDOT-style sight distance note should be provided on the plan indicating the required sight distances for each site access.

6. Please modify the northeast corner of the Graphite Mine Road driveway to pull back the curb radius and continue a consistent curbline and shoulder area on the east side of Graphite Mine Road north of the driveway to the property line.

7. The proposed curb ramp on the northeast corner of the Byers Road site access intersection should be revised so that positive drainage is provided that directs storm water towards the driveway.

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8. The applicant's engineer indicates the applicant will coordinate with PennDOT to verify the ADA pedestrian facilities at the signalized intersection of Byers Road and Graphite Mine Road are in accordance with current PennDOT requirements, and propose any recommended improvements. This should occur as part of the PennDOT HOP review.

9. Additional design detail should be provided for both site access intersections to assist in the review, which should include larger scale designs (1"=25') that show the access intersections, road widening, proposed grading/spot elevations, proposed new pavement, cross sections for the road widening, signing and pavement markings, etc. Detailed review of the site access designs will be completed once more detailed plans are received.

10. The Byers Road (S.R. 1022) access requires a PennDOT Highway Occupancy Permit (HOP). The applicant should copy the Township on all submissions and correspondence with PennDOT.

11. 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.

12. Additional comments regarding the traffic improvements and/or land development plans may follow upon receipt of future submissions.

VIII. TOWNSHIP PLANNING CONSULTANT COMMENTS BRANDYWINE CONSERVANCY

1. The Applicant's proposal of a 36,171 square foot, 3-story building exceeds the PRD tentative approval which established a 40,000 square foot commercial use for Parcel 6C with additional residential units on the second floor. It did not specifically allow for a full third floor (Findings of Fact, paragraph 7, table, page 2). In order to receive approval for the third floor during this PRD plan application, the Applicant should demonstrate that the structure's mass and height are compatible with nearby buildings and the village aesthetic. The Applicant should provide an architectural illustration of the building to demonstrate such compatibility. Please include the elevation in the next plan update packet.

2. In their cover letter dated August 13, 2018, the Applicant replied to Brandywine Conservancy's comment 3 in our portion of the May 3, 2018 review letter that

"As discussed with the Planning Commission and Traffic Consultant, this section of trail was determined to be unnecessary since the sidewalk around the building connects to the trail in two places. Also, the widening associated with the required

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decal lane on Graphite Mine Road creates steep slopes that makes construction of a sidewalk ir:npractical."

In the Applicant's reply to our comments, the Applicant implies that a private sidewalk facility adjacent to the planned structure (that intends to serve residents, staff, and visitors to the property) is equivalent to a sidewalk adjacent to a public roadway within public view. This proposed sidewalk will function for pedestrian access from vehicles into the proposed structure, rather than a public pathway. A private sidewalk separated from the roadway by a steep slope does not function as an adequate community facility and renders the existing sidewalk connections on the east and west sides of Graphite Mine Road less functional and viable for their intended village connectivity and pedestrian circulation north of the property. We recommend that the Applicant incorporate a public 5' wide concrete sidewalk along the top of the bank of Graphite Mine Road that is clearly visible from the public roadway along the entire Graphite Mine Road frontage of the property.

The Applicant has provided a parking space tabulation indicating that 76 parking spaces will be provided. Based on the proposed use, 61 spaces are required (§200-73.G.(2)). We recommend that the Applicant reconsider the layout of the parking spaces along the Graphite Mine Road frontage of the parcel in order to incorporate the 5' wide concrete sidewalk. The 5' wide concrete sidewalk running along the entire Graphite Mine Road frontage of the property would make optional the 6' wide concrete sidewalk that is currently proposed to connect with the existing macadam trail at the northwest corner of the building.

Such visible and functional trail and sidewalk pedestrian facilities allow for Upper Uwchlan Township's vision of an interconnected, walkable, safe connection between the neighborhoods in Byers Station and the proposed senior living facility to the destinations in the Village of Eagle, benefitting residents, staff, and visitors. Additionally, the Township's 2005 Community Trails Master Plan shows the entire Graphite Mine Road frontage as a neighborhood trail. This parcel should be consistent with the other parcels in having a publicly accessible neighborhood trail within the public view.

3. The Applicant proposes the removal of a section of woodlands along the northern portion of the property. The Applicant has added the replacement trees to its Landscape Plantings Table on the Landscape Plan that shall be planted in accordance with §162-55.B.(7). The Applicant is encouraged to select native species in its Landscape Plan from §162.168.H per Upper Uwchlan Township code.

4. We request further clarification on the Applicant's Landscape Plan in the following areas:

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a. The PC and MC Gardens currently depict stormwater management facilities as well as a proposed 4' ornamental fence. The applicant should provide further detail as to the surface treatment of the gardens.
b. In the Landscape Plantings Table on the Landscape Plan, the Applicant calculates 25 shrubs as required along the private road, but shows 5 shrubs in the proposed column. The Applicant should clarify this inconsistency.
c. In the Landscape Plantings Table on the Landscape Plan, "owner upgrades" are noted. The Applicant should clarify what is meant by "owner upgrades". The Applicant appears to have nearly met the landscaping requirements other than as noted above in comment 4b.

IX. TOWNSHIP SEWER CONSULTANT COMMENTS ARRO CONSULTING, INC.

Sanitary Sewer:

1. Based on the Sewage Facilities Planning Module (SFPM), the developer is proposing a three-story apartment building for elderly with 100-units. The proposed sewer flow capacity is 10,000 gallons per day, utilizing 225 gallons per Day/Equivalent Dwelling Unit (GPD/EDU) the sanitary sewer capacity required 45 EDUs. The proposed capacity appears acceptable, but we recommend that the Township reserve the right to evaluate water usage after the building is opened and require the purchase of additional capacity, if warranted. The required sanitary sewer capacity will need to be purchased for the project

2. The appropriate SFPM package has been prepared and submitted for approval by the Pennsylvania Department of Environmental Protection (Pa DEP). Any planning approval should be conditioned on receiving Pa DEP's approval of the SFPM.

3. The applicant is reminded that the sanitary sewer extension along Byers Road identified as "sewer main to be installed by others" is proposed. Therefore the lateral connection of this project shall occur subsequent to the construction and testing of the sanitary sewer extension.

X. TOWNSHIP LIGHTING CONSULTANT COMMENTS STUBBE CONSULTING, LLC.

1. Lighting Control - §614.C.3.e. requires that lighting proposed to operate after 11 p.m. or after normal hours of operation of the use, shall be reduced by 75% of normal lighting levels. Lighting Plan General Note 1. reiterates the Ordinance requirement but does not specify the proposed hour of extinguishing site lighting and which luminaires, if any, are to remain on past 11 p.m. and/or be dimmed by 75%. Plan contains a cut of a "Dynodimmer" lighting control device but does not contain a

specified catalog number, the level of dimming and the proposed on/off time settings.

It is recommended Applicant be requested to include on Lighting Plan proposed hours of operation of site lighting, which luminaires are to be extinguished and which are to be dimmed, the level of diming and hour at what time lighting is to be dimmed.

2. Source correlated color temperature. Proposed is the use of a 5700K source. A 5700K LED source is judged to be far in excess of what would be appropriate for this retirement community occupied and visited by people up-in years and typically more sensitive of glare.

It is recommended Applicant be required to specify luminaires with a correlated color temperature rated to not exceed a 3000K rating.

XI. UPPER UWCHLAN FIRE MARSHAL COMMENTS LIONVILLE FIRE COMPANY

Following review of the plan set as revised August 13, 2018, and DL Howell's letter of August 13, 2018, I find my comments have been satisfactorily addressed.

This concludes our second review of the above referenced Amended Tentative Planned Residential Development Plan Application. We would recommend the plans be revised to address the above referenced comments as well as any raised by the Planning Commission and the Board of Supervisors. If you have any questions, please do not hesitate to contact me.

Sincerely,

David N. Leh, P.E.
Municipal Services Manager
Gilmore & Associates, Inc.

cc: Upper Uwchlan Township Board of Supervisors (via email only)
Upper Uwchlan Planning Commission (via email only)
Kristin S. Camp, Esq., BBMM, LLP (via email only)
Sheila Fleming, Brandywine Consulting (via email only)
Christopher J. Williams, P.E., McMahon Associates, Inc. (via email only)
Stan Stubbe, Stubbe Consulting LLC (via email only)

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G. Matthew Brown, P.E., ARRO Consulting, Inc. (via email only)
David Schlott, Jr., P.E., ARRO Consulting, Inc. (via email only)
Alyson M. Zarro, Esq., Riley Riper Hollin & Colagreco (via email only)
Greg Stevens, Vantage Point Retirement Living, Inc. (via email only)
Fred Gunther, Gunner Properties Ltd. (via email only)
John J. Gallagher, P.E., D.L. Howell & Associates, Inc. (via email only)
Richard Ruth, Upper Uwchlan Township Fire Marshal (via'email only)

UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
July 12, 2018
Minutes
DRAFT

In Attendance:
Bob Schoenberger, Chair; Sally Winterton, Vice-Chair; Bob Phillips, Chad Adams, Joe Stoyack, Jim Shrimp, Jeff Smith, Jim Dewees, Mary Lou Lowrie, P.E. – Gilmore & Associates, and Gwen Jonik, Planning Commission Secretary

Bob Schoenberger called the meeting to order at 7:37 PM. A quorum was present.

Eagleview Corporate Center Lot 1B Maintenance Area
A representative of Hankin / Eagleview Lot 1B was not present at this time. The Commission wishes to discuss vegetation and screening with the Developer. All were in favor of tabling the topic until the August meeting.

Bob Schoenberger advised that Agenda Item III would be discussed next.

Chester County Landscapes3 - draft Comprehensive Plan
Commission members reviewed the printed materials provided by the County requesting the Municipality's opportunity to provide comments. It appears there are minimal changes from Landscapes2 regarding Upper Uwchlan Township. Discussion included traffic-related issues and sewage disposal responsibilities being the challenges over the next decade. The Commission has no substantive comments.

Subdivision - Land Development and Zoning Ordinances
The Commission discussed conducting a review of the Township's Subdivision, Land Development and Zoning ordinances, for general updating. It was noted that the County is offering a Vision Partnership Program Grant (VPP) that has been utilized in the past for larger-scale ordinance review.

Bob Schoenberger suggested the Township apply for VPP Grant funds and seek assistance from economic development experts in regard to commercial and industrial districts. Jim Dewees echoed the suggestion and the group agreed that time should be allotted on each upcoming meeting agendas for this work. All were in favor.

Approval of Minutes
Joe Stoyack suggested a minor revision to the June 14, 2018 meeting minutes – Page 2, first sentence of the first paragraph. Jeff Smith moved, seconded by Bob Phillips, to approve with revision the June 14, 2018 Planning Commission meeting minutes. The Motion carried with 7 in favor and 1 abstention (Winterton).

Open Session

Jim Dewees questioned the status and responsibility to complete the Reserve at Chester Springs trail's stream crossing. Gwen Jonik will investigate.

Jim Dewees asked if the new Park in the Village is complete. It is not. A few of the outstanding items include relocating the Veterans' Memorial Monument to the Park, installing light fixtures, chess/game tables and a comfort station, replacing several trees.

Bob Schoenberger announced the next Commission meeting: September 13, 2018, 7:30 p.m.

Adjournment

Jeff Smith moved to adjourn at 8:37 p.m. Sally Winterton seconded. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary