



**UPPER UWCHLAN TOWNSHIP
PLANNING COMMISSION
AGENDA
January 10, 2019
7:00 p.m.**

Packet Page #

- I. Call To Order
- II. Reorganization for 2019
Nominate and Elect Chair, Vice-Chair, Secretary
- III. Township Building Renovation/Expansion Land Development Plan 2
- IV. Approval of Minutes: December 13, 2018 Meeting 11
- V. Open Session
- VI. Next Meeting Date: February 14, 2019
- VII. Adjournment

LAND DEVELOPMENT PLAN

FOR

UPPER UWCHLAN TOWNSHIP

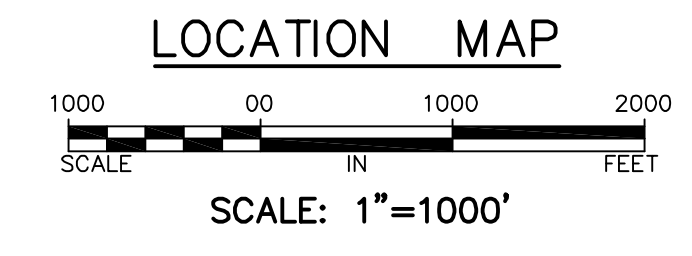
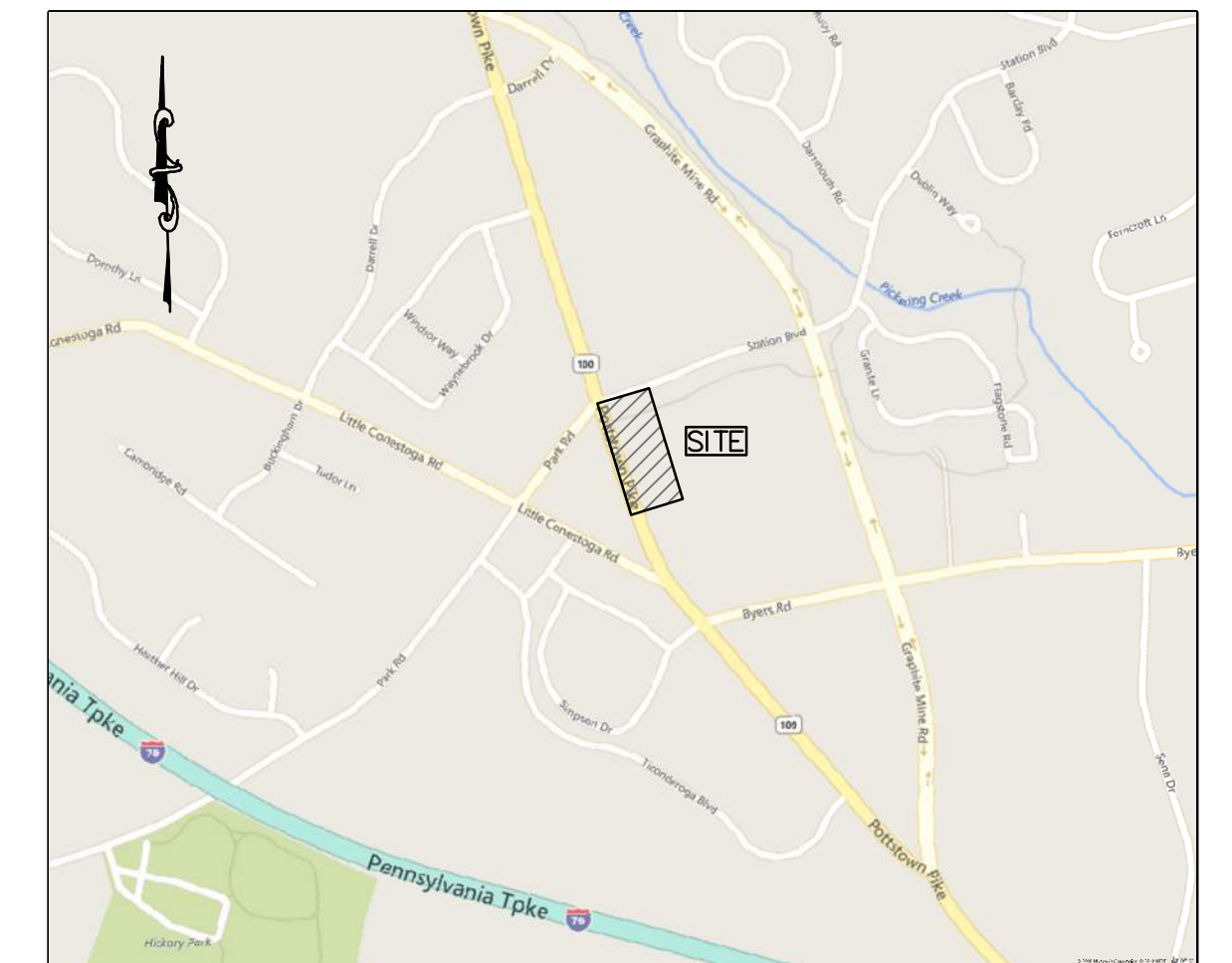
BUILDING EXPANSION

UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

PLAN SET LEGEND:

EXISTING	
	PROPERTY LINE
	MAJOR CONTOURS
	MINOR CONTOURS
	SPOT ELEVATION
	PAVED EDGE
	LEGAL RIGHT-OF-WAY
	ULTIMATE RIGHT-OF-WAY
	EASEMENT
	STORM LINE
	STORM INLET C
	STORM INLET M
	STORM MANHOLE
	ENDWALL
	GAS LINE
	GAS VALVE
	ELECTRIC LINE
	OVERHEAD ELECTRIC LINE
	OVERHEAD TELECOMMUNICATION LINE
	ELECTRIC METER
	GUY WIRE POLE
	UTILITY POLE
	ELECTRIC MANHOLE
	SANITARY SEWER LINE
	SANITARY LATERAL
	SANITARY MANHOLE
	WATER LINE
	WATER LATERAL
	WATER METER
	FIRE HYDRANT
	WATER MANHOLE
	SHRUB
	CONIFEROUS/DECIDUOUS TREE
	TREE LINE
	SOIL LINE
	SOIL TYPE
	MAILBOX
	LIGHT STANDARD
	CONCRETE MONUMENT FOUND
	IRON PIN FOUND

PROPOSED	
	MAJOR CONTOURS
	MINOR CONTOURS
	SPOT ELEVATION
	LEGAL RIGHT-OF-WAY
	ULTIMATE RIGHT-OF-WAY
	SANITARY EASEMENT
	STORM EASEMENT
	WATER EASEMENT
	UTILITY EASEMENT
	STORM LINE
	STORM INLET C
	STORM INLET M
	STORM MANHOLE
	ENDWALL
	GAS LINE
	GAS VALVE
	ELECTRIC LINE
	ELECTRIC METER
	GUY WIRE
	UTILITY POLE
	ELECTRIC MANHOLE
	SANITARY SEWER LINE
	SANITARY LATERAL
	SANITARY MANHOLE
	WATER LINE
	WATER LATERAL
	WATER VALVE
	FIRE HYDRANT
	WATER MANHOLE
	SHADE/CANOPY TREE
	FLOWERING/UNDERSTORY TREE
	EVERGREEN TREE
	SHRUB
	TREE LINE
	LIMIT OF DISTURBANCE
	SILT FENCE
	REINFORCED SILT FENCE
	SUPER SILT FENCE
	COMPOST SOCK-SIZE
	TREE PROTECTION SILT FENCE
	TREE PROTECTION FENCE
	INLET PROTECTION
	ROCK CONSTRUCTION ENTRANCE
	EROSION CONTROL MATTING
	TOPSOIL STOCKPILE



Sheet List Table

Sheet Number	Sheet Title
1	Cover Sheet
2	Record Plan
3	Existing Conditions Plan
4	Demolition Plan
5	Grading and Drainage Plan
6	Erosion & Sedimentation Control Plan
7	Landscape & Lighting Plan
8	Landscape Notes and Details
9	Construction Details

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

184 WEST MAIN STREET, SUITE 300, TRAPPE, PA 19426 • (610) 489-4949 • www.gilmore-assoc.com

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
17-1005711 UPPER UWCHLAN TOWNSHIP BUILDING EXPANSION

PLAN DATE: December 18th, 2018 SHEET NO.:

N:\Share\Municipal\Upper Uwchlan Twp\2017\17-1005711 - Township Bldg Expansion\DESIGN\CAD\Production Drawings\17100571 Cover Sheet.dwg Layout: Cover Plotted By: gmgulick on Tue Dec 18, 2018 at 1:22pm

N:\Share\Municipal\Upper Uwchlan Twp (2017)\17-100571 - Township Bldg Expansion\DESIGN\CAD\Production Drawings\17100571 Record Plan.dwg Layout, Record Plan Plotted By: gmgulak, on Tue Dec 18, 2018 at 1:23pm

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF CHESTER :
ON THIS, THE _____ DAY OF _____, 2018, BEFORE ME, THE
UNDERSIGNED OFFICER, PERSONALLY APPEARED _____
WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF
THE DOWNINGTOWN AREA SCHOOL DISTRICT, AND THAT HE/SHE AS SUCH AUTHORIZED
AGENT, ACKNOWLEDGES HE/SHE IS THE OWNER OF THE PROPERTY SHOWN ON THE
SUBDIVISION PLAN AND THAT HE/SHE DESIRES THAT THE PLAN BE RECORDED.
IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF CHESTER :
ON THIS, THE _____ DAY OF _____, 2018, BEFORE ME, THE
UNDERSIGNED OFFICER, PERSONALLY APPEARED JAMIE W. GONCHAROFF, WHO ACKNOWLEDGED
HIMSELF TO BE THE CHAIRMAN OF THE UPPER UWCHLAN TOWNSHIP BOARD OF SUPERVISORS
AND THAT HE AS SUCH OFFICER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING
INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.
IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____

REVIEWED BY THE PLANNING COMMISSION OF UPPER UWCHLAN TWP., CHESTER CO., PA.,
THIS _____ DAY OF _____ A.D. 20____

APPROVED BY THE BOARD OF SUPERVISORS OF UPPER UWCHLAN TWP., CHESTER CO., PA.,
THIS _____ DAY OF _____ A.D. 20____

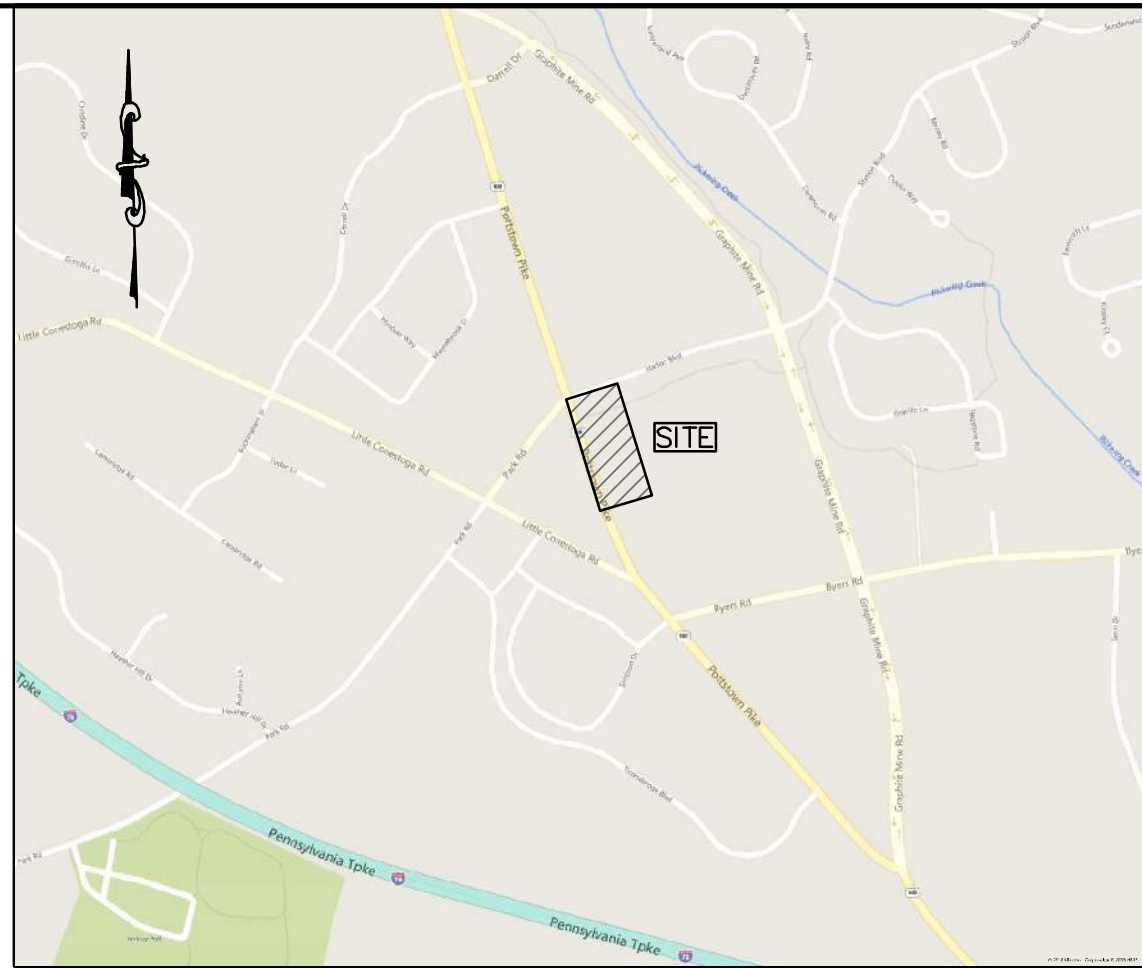
REVIEWED BY THE UPPER UWCHLAN TWP., ENGINEER

DATE _____

REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION
THIS _____ DAY OF _____ A.D. 20____

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

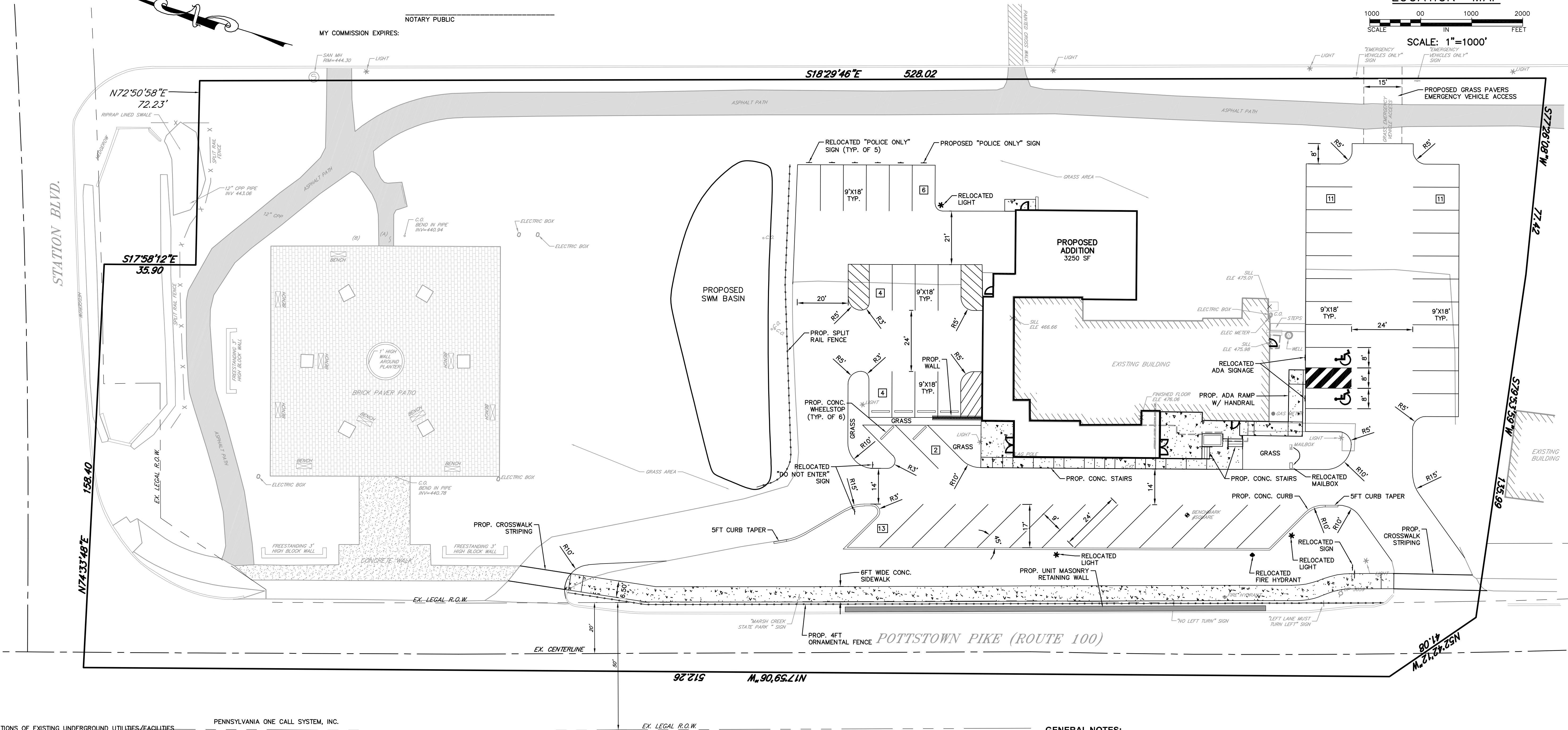
(DEPUTY) RECORDER OF DEEDS _____



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL SHOULD
BE CONSIDERED OFFICIAL AND RELIED UPON BY USER. THIS PLAN IS
NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR USED IN ANY MANNER
HEREIN, MODIFICATION, REVISION, OR USE, WITHOUT THE WRITTEN
CONSENT OF GILMORE & ASSOCIATES, INC. IS PROHIBITED.
©COPYRIGHT 2018 GILMORE & ASSOCIATES, INC. ALL RIGHTS RESERVED

NOT APPROVED FOR CONSTRUCTION



LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES
SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD
MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND
OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED
IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL
UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN
LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER
UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE
NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF
UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD
SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE.
COMPLETENESS OR ACCURACY OF UNDERGROUND
UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE &
ASSOCIATES INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY
LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES
PRIOR TO START OF WORK AND SHALL COMPLY WITH THE
REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974
AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50.
GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL
SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irish Run Road
West Mifflin, Pennsylvania
15122 - 1078
811
BEFORE YOU DIG ANYWHERE IN
PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE,
DRILL, BLAST OR DEMOLISH
SERIAL NO. --

LEGEND

LEGAL RIGHT-OF-WAY LINE
ULTIMATE RIGHT-OF-WAY LINE
PROPERTY LINE
CURB
EDGE OF PAVING

EXISTING
PROPOSED

PLAN REFERENCES:

- PLAN TITLED "PRELIMINARY/FINAL SITE LAYOUT PLAN: VILLAGE OF EAGLE", PREPARED BY D.L. HOWELL & ASSOCIATES, INC. OF WEST CHESTER, PENNSYLVANIA, DATED AUGUST 23, 2002 AND LAST REVISED ON JULY 19, 2004.
- HIGHWAY OCCUPANCY PERMIT PLANS: INTERSECTION OF S.R. 0100 AND PARK ROAD, PREPARED BY MCMAHON ASSOCIATES, INC. OF FORT WASHINGTON, PENNSYLVANIA, DATED APRIL 20, 2001 AND LAST REVISED ON JULY 7, 2003.
- PLAN TITLED "LAND DEVELOPMENT PLAN: PICKERING VALLEY ELEMENTARY SCHOOL FOR DOWNINGTOWN AREA SCHOOL DISTRICT", PREPARED BY CHESTER VALLEY ENGINEERS, INC. OF PAOLI, PENNSYLVANIA, DATED JULY 15, 2004 AND LAST REVISED ON SEPTEMBER 14, 2005.

GENERAL NOTES:

- THE SITE FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON FIELD SURVEYS PERFORMED BY GILMORE & ASSOCIATES INC. IN JANUARY OF 2018 AND SEPTEMBER OF 2018.
- THE PROPERTY LINES SHOWN ARE BASED ON THE METES AND BOUNDS DESCRIPTION CONTAINED IN THE VESTING DEEDS OF THE SUBJECT PROPERTY. THE BELOW REFERENCED PLANS AND EXISTING FIELD MONUMENTATION, NO TITLE RESEARCH WAS PERFORMED IN PREPARATION OF THIS PLAN. EASEMENTS, RESTRICTIONS AND/OR COVENANTS MAY APPLY.
- LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THIS DRAWING. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THIS DRAWING. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.
- ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON NOVEMBER 4, 2004, PENNSYLVANIA ACT 160.

JOB NO.: 17-100571
MUNICIPAL FILE NO.: 610-458-9400

LAND DEVELOPMENT PLAN
RECORD PLAN
UPPER UWCHLAN TOWNSHIP
BUILDING EXPANSION

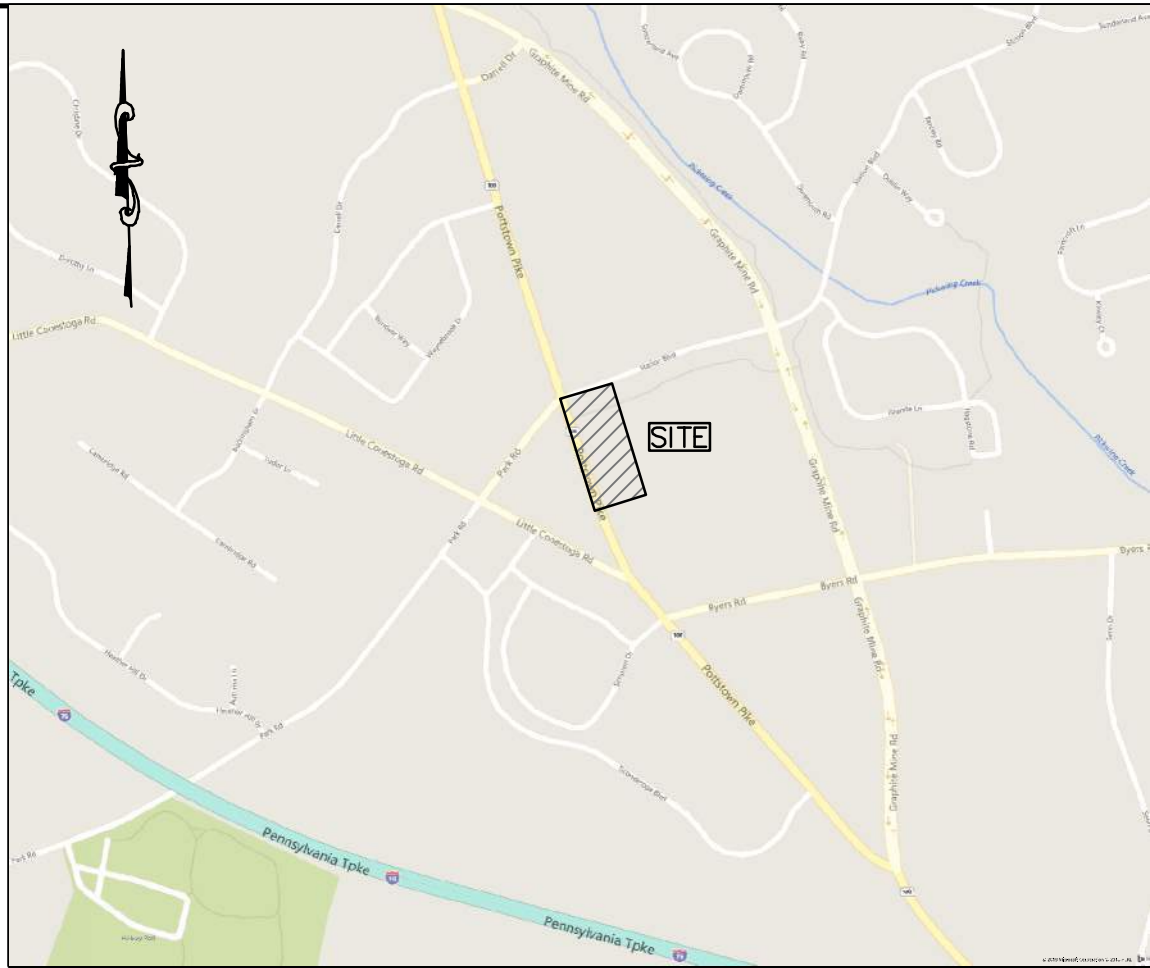
REV.	DESCRIPTION	DATE	BY

SHEET NO.:

2 OF 9

N:\Share\Municipal\Upper Uwchlan Twp 2017\17-100571 - Township Bldg Expansion\DESIGN\CAD\Production Drawings\17100571 Existing Conditions Plotted By: gmgajdak, on Tue Dec 18, 2018 at 1:25pm

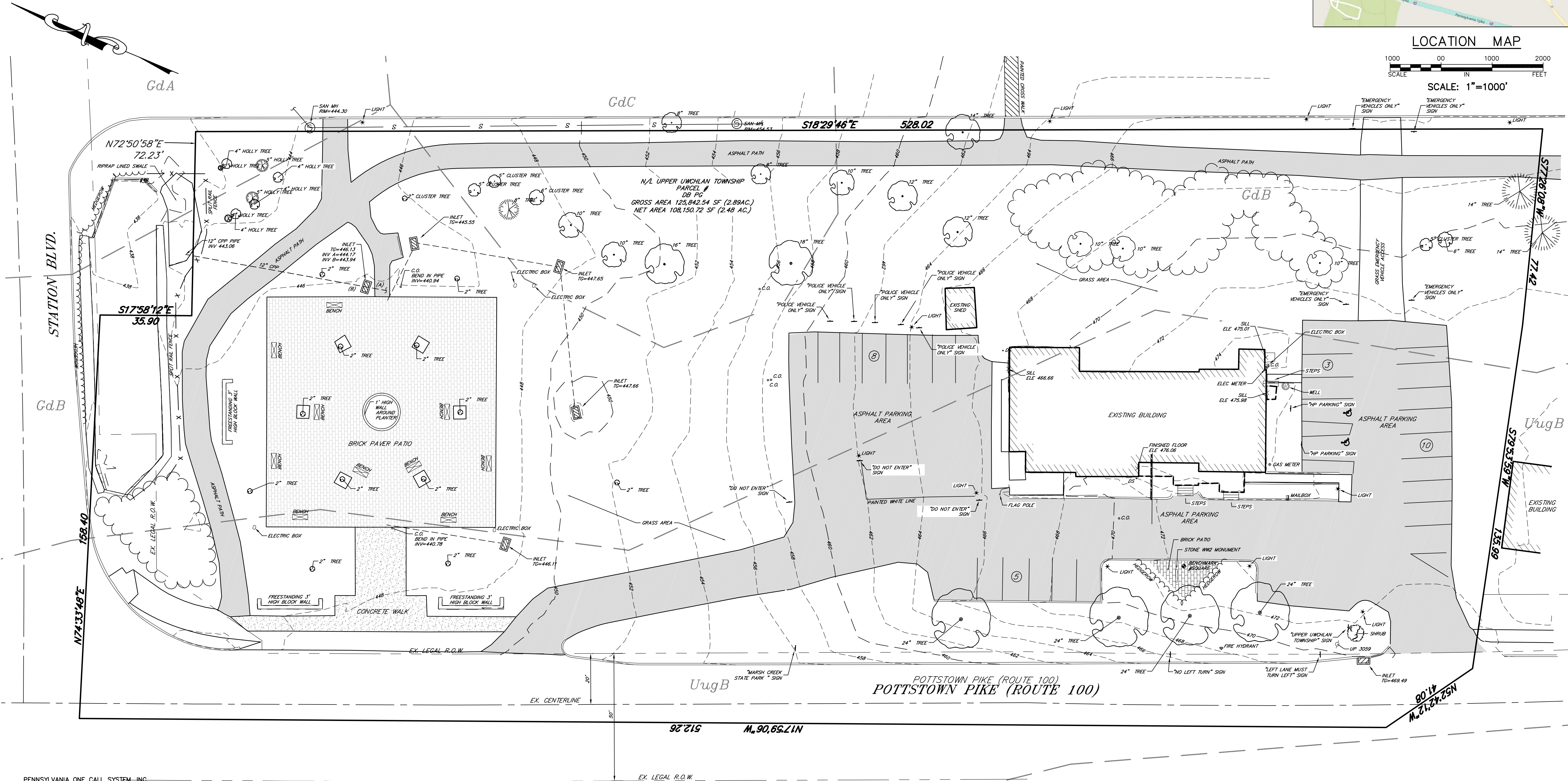
SOIL DATA TABLE						
SOIL SYMBOL	SOIL NAME	DEPTH TO SEASONAL HIGH WATER TABLE	DEPTH TO BEDROCK	AGRICULTURAL CAPABILITY CLASS	ERODIBILITY K FACTOR	HYDROLOGIC SOIL GROUP
GdA	GLADSTONE GRAVELLY LOAM, 0-3% SLOPES	>80"	60" TO 100"	2e	0.32	C
GdB	GLADSTONE GRAVELLY LOAM, 3-8% SLOPES	>80"	60" TO 80"	2e	0.28	B
GdC	GLADSTONE GRAVELLY LOAM, 8-15% SLOPES	>80"	65" TO 67"	3e	0.24	B
UgB	URBAN LAND-UDORTHENTS, SCHIST AND GNEISS COMPLEX, 0-8% SLOPES	0-6"	10" TO 44"	8e	0.37	C



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL SHOULD BE CONSIDERED OFFICIAL AND RELIED UPON BY USER. THIS PLAN IS THE PROPERTY OF GILMORE & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED, COPIED, MODIFIED, REVISED, OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF GILMORE & ASSOCIATES, INC. IS PROHIBITED. ©COPYRIGHT 2018 GILMORE & ASSOCIATES, INC. ALL RIGHTS RESERVED

NOT APPROVED FOR CONSTRUCTION



PENNSYLVANIA ONE CALL SYSTEM, INC.

925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1076



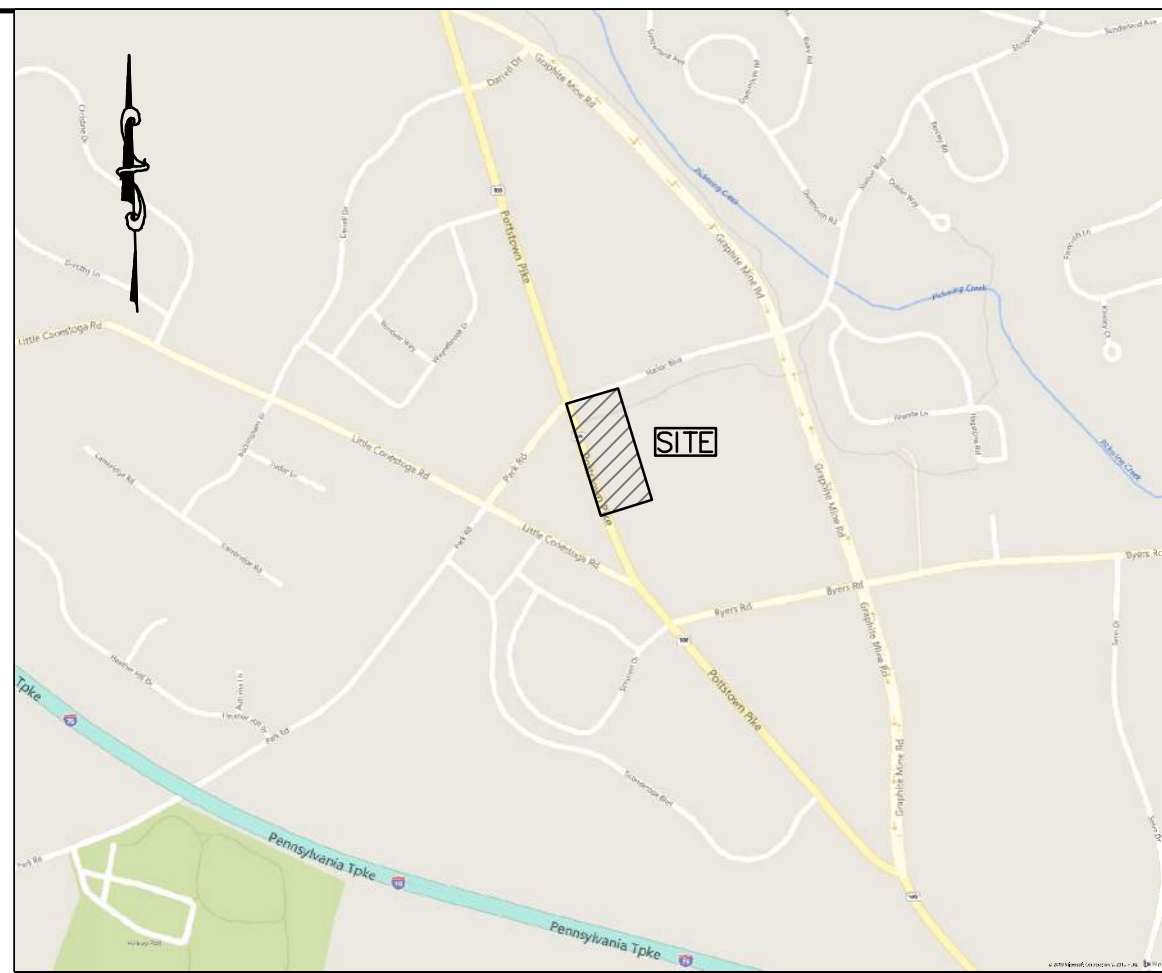
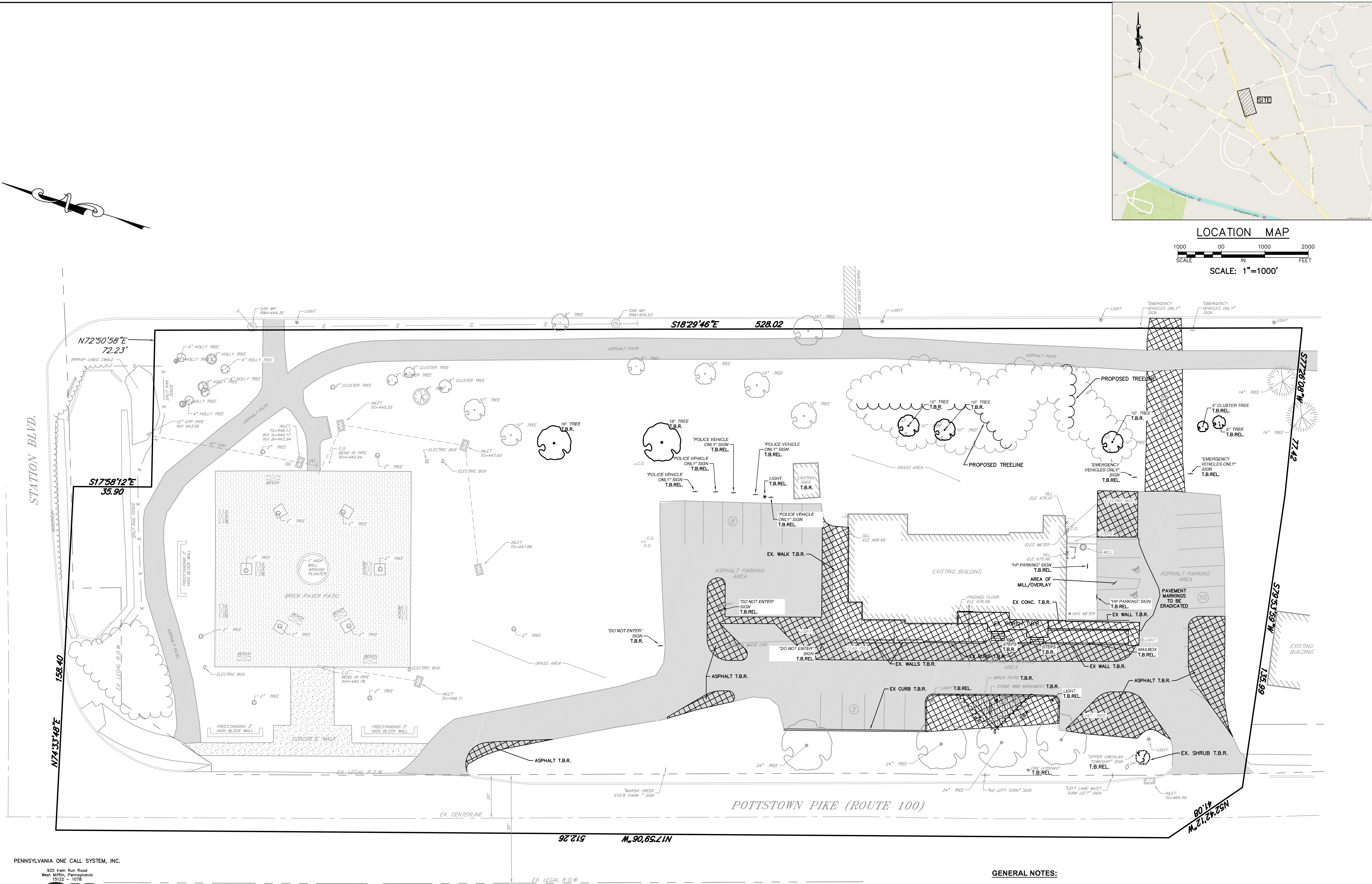
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE,
DRILL, BLAST OR DEMOLISH

GENERAL NOTES:

1. THE SITE FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES INC. IN SEPTEMBER OF 2018.
2. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THIS DRAWING. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THIS DRAWING. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.
3. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON NOVEMBER 4, 2004, PENNSYLVANIA ACT 160.

JOB NO:		TAX MAP PARCEL NO:	
2017100571		---	
MUNICIPAL FILE NO:		OWNER:	
---		UPPER UWCHLAN TOWNSHIP 1448 PARK DRIVE CHESTER SPRINGS, PA 19425 610-458-9400	
DESIGNED BY:		DRAWN BY:	
---		DAB	
CHECKED BY:		DATE:	
DUS		12-18-18	
PLAN OF SURVEY		BY:	
EXISTING CONDITIONS PLAN		DATE:	
UPPER UWCHLAN TOWNSHIP BUILDING EXPANSION PROJECT		DESCRIPTION:	
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA		REV.	
SHEET NO.:		3 OF 9	

N:\Share\Municipal\Upper Uwchlan Bldg Expansion\DESIGN\CAD\Production Drawings\7100571 Demolition Plan.dwg Layout: Demo Plan Plotted By: gmgulick on Tue Dec 18, 2018 at 1:25pm



LOCATION MAP
SCALE: 1"=1000'

PENNSYLVANIA ONE CALL SYSTEM, INC.

925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1076



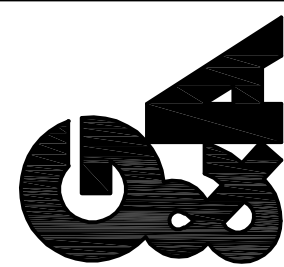
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

GENERAL NOTES:

1. THE SITE FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES INC. IN SEPTEMBER OF 2018.
2. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THIS DRAWING. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THIS DRAWING. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.
3. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON NOVEMBER 4, 2004, PENNSYLVANIA ACT 160.

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

104 WEST MAIN STREET, SUITE 300, TRAPPE, PA 15488 • 800-486-6468 • www.gilmore-inc.com
ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL SHOULD BE CONSIDERED OFFICIAL AND RELIED UPON BY USER. THIS PLAN IS THE PROPERTY OF GILMORE & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED, COPIED, MODIFIED, REVISION, DUPLICATION OR USE, WITHOUT THE CONSENT OF GILMORE & ASSOCIATES, INC. IS PROHIBITED.
©COPYRIGHT 2018 GILMORE & ASSOCIATES, INC. ALL RIGHTS RESERVED



JOB NO.: TAX MAP PARCEL NO.:
2017100571 ---

MUNICIPAL FILE NO.:
610-458-9400

OWNER:
UPPER UWCHLAN TOWNSHIP
1400 PARKWAY
CHESTER SPRINGS, PA 19425

TOTAL AREA:
2.89 AC

DATE:
12-18-18

LAND DEVELOPMENT PLAN
DEMOLITION PLAN

UPPER UWCHLAN TOWNSHIP
BUILDING EXPANSION PROJECT
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

REVISIONS

DATE

BY

SHEET NO.:

4 OF 9

NOT APPROVED FOR CONSTRUCTION

N:\Share\Municipal\Upper Uwchlan Twp 2017\17-1005711 - Township Bldg Expansion\DESIGN\CAD\Production Drawings\171005711 Graded&Drain.dwg Layout: c&d Plotted By: gmgulack, on Tue Dec 18, 2018 at 1:29pm

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50.

GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.

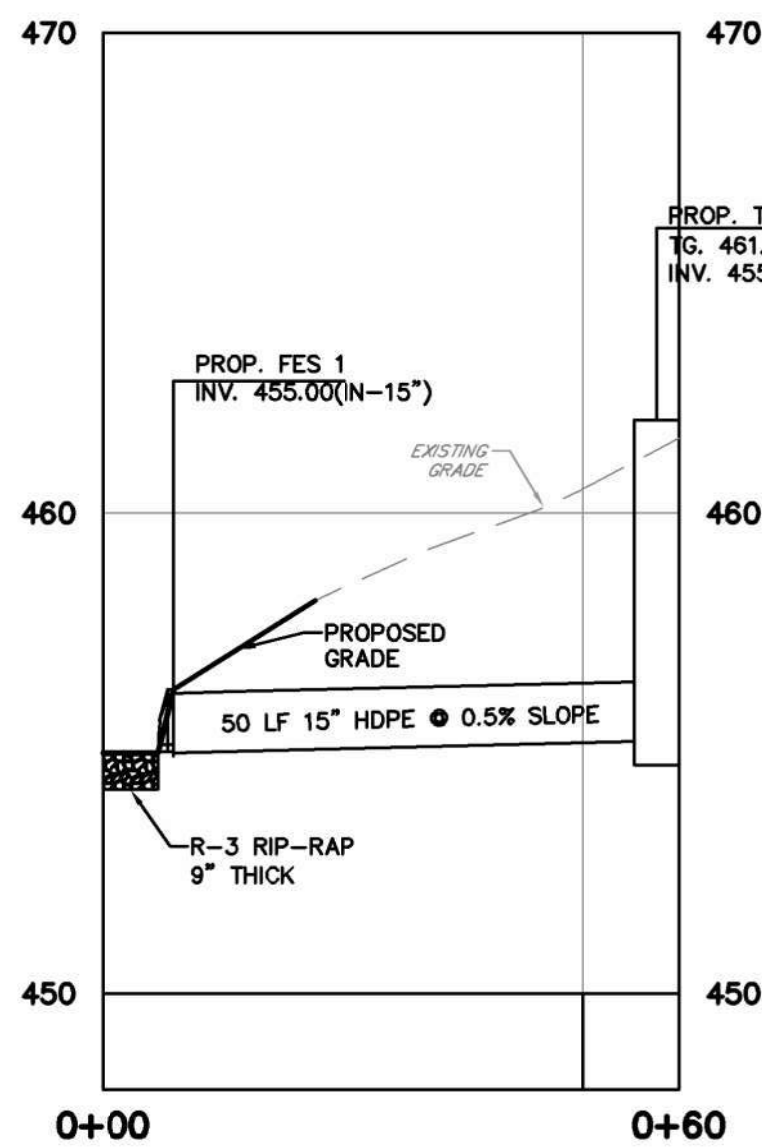
PENNSYLVANIA ONE CALL SYSTEM, INC.

925 Twin Run Road
West Mifflin, Pennsylvania
15122 - 1078

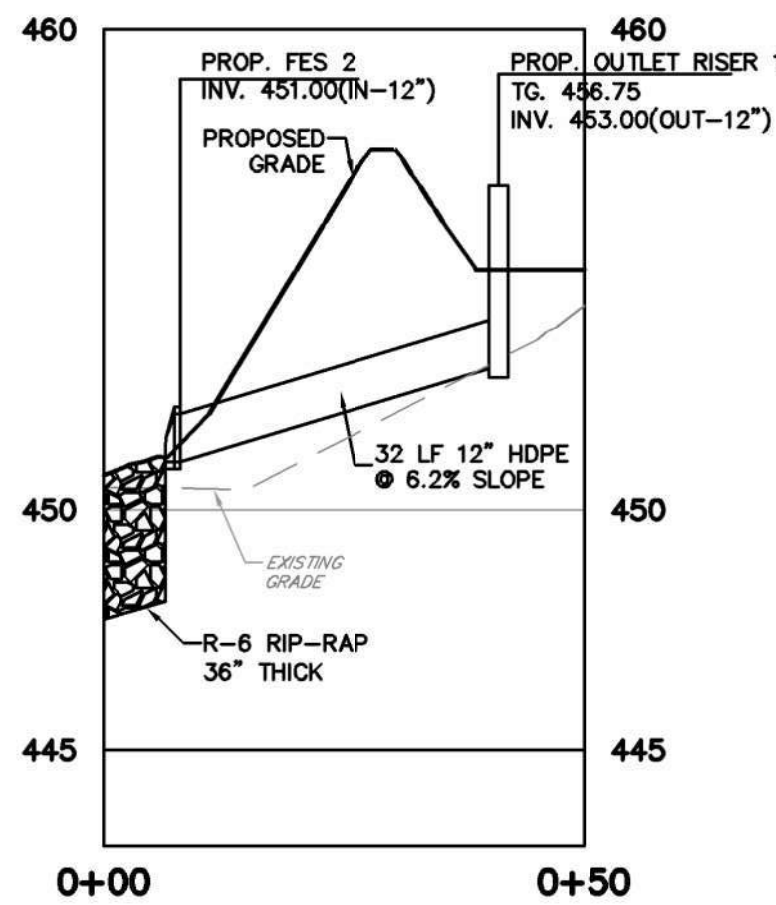
811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

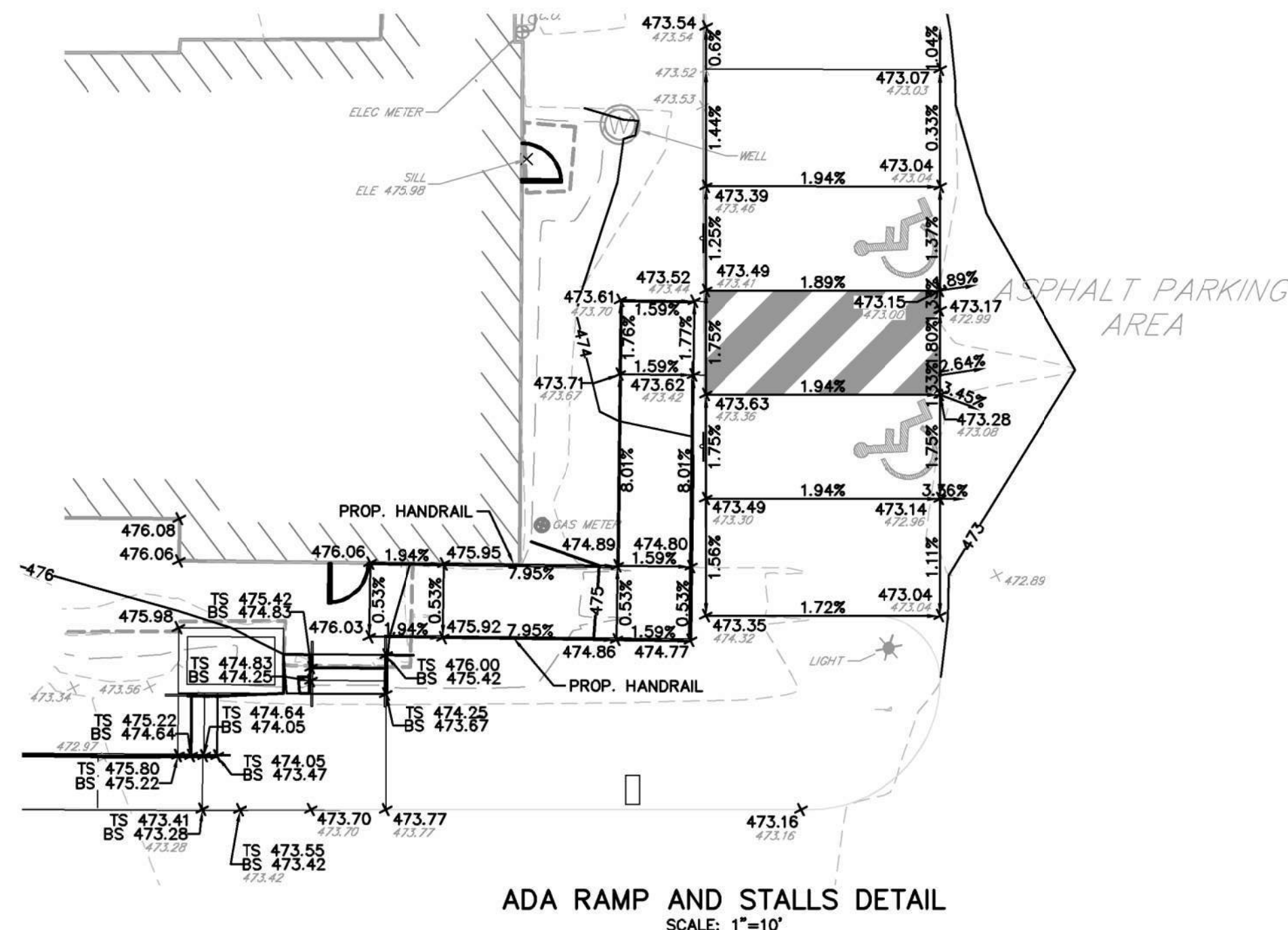
SERIAL NO. --



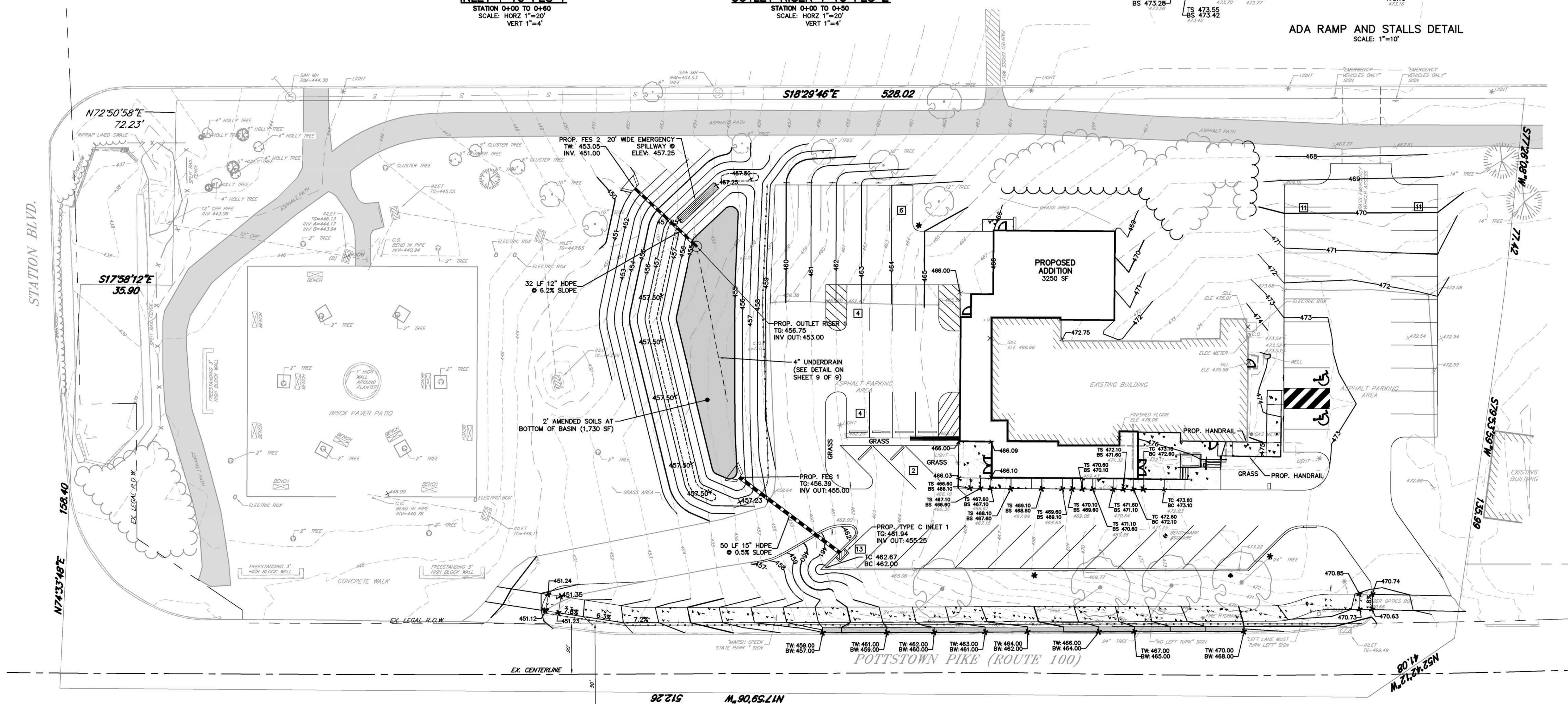
INLET 1 TO FES 1
STATION 0+00 TO 0+60
SCALE: HORIZ 1"=20'
VERT 1"=4'



OUTLET RISER 1 TO FES 2
STATION 0+00 TO 0+50
SCALE: HORIZ 1"=20'
VERT 1"=4'



ADA RAMP AND STALLS DETAIL
SCALE: 1"=10'



GENERAL NOTES:

1. THE SITE FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES INC. IN SEPTEMBER OF 2018.
2. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THIS DRAWING. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THIS DRAWING. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.
3. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON NOVEMBER 4, 2004, PENNSYLVANIA ACT 160.

GILMORE & ASSOCIATES, INC. ENGINEERING & CONSULTING SERVICES 104 WEST MAIN STREET, SUITE 300, TRAPPE, PA 19381 • P: 610-480-4800 • www.gilmoreinc.com	
NOT APPROVED FOR CONSTRUCTION	
GA	
JOB NO.: 17-1005711	TAX MAP PARCEL NO.: XX
MUNICIPAL FILE NO.: 17-1005711	SCALE: 1"=20'
OWNER: UPPER UWCHLAN TOWNSHIP 1440 PARKWAY CHESTER SPRINGS, PA 19425 610-458-9400	DESIGNED BY: JMG DRAWN BY: TBF CHECKED BY: DNL
LAND DEVELOPMENT PLAN GRADING AND DRAINAGE PLAN UPPER UWCHLAN TOWNSHIP BUILDING EXPANSION	
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA	
REV.	DESCRIPTION
DATE	
BY	
SHEET NO.: 5 OF 9	

N:\Share\Municipal\Upper Uwchlan Twp 2017\17-100571 - Township Bldg Expansion\DESIGN\CAD\Production Drawings\17100571 Graded&drain.dwg Layout: E&S Plotted By: gmgulek, on Tue Dec 18, 2018 at 1:30pm

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50.

GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.

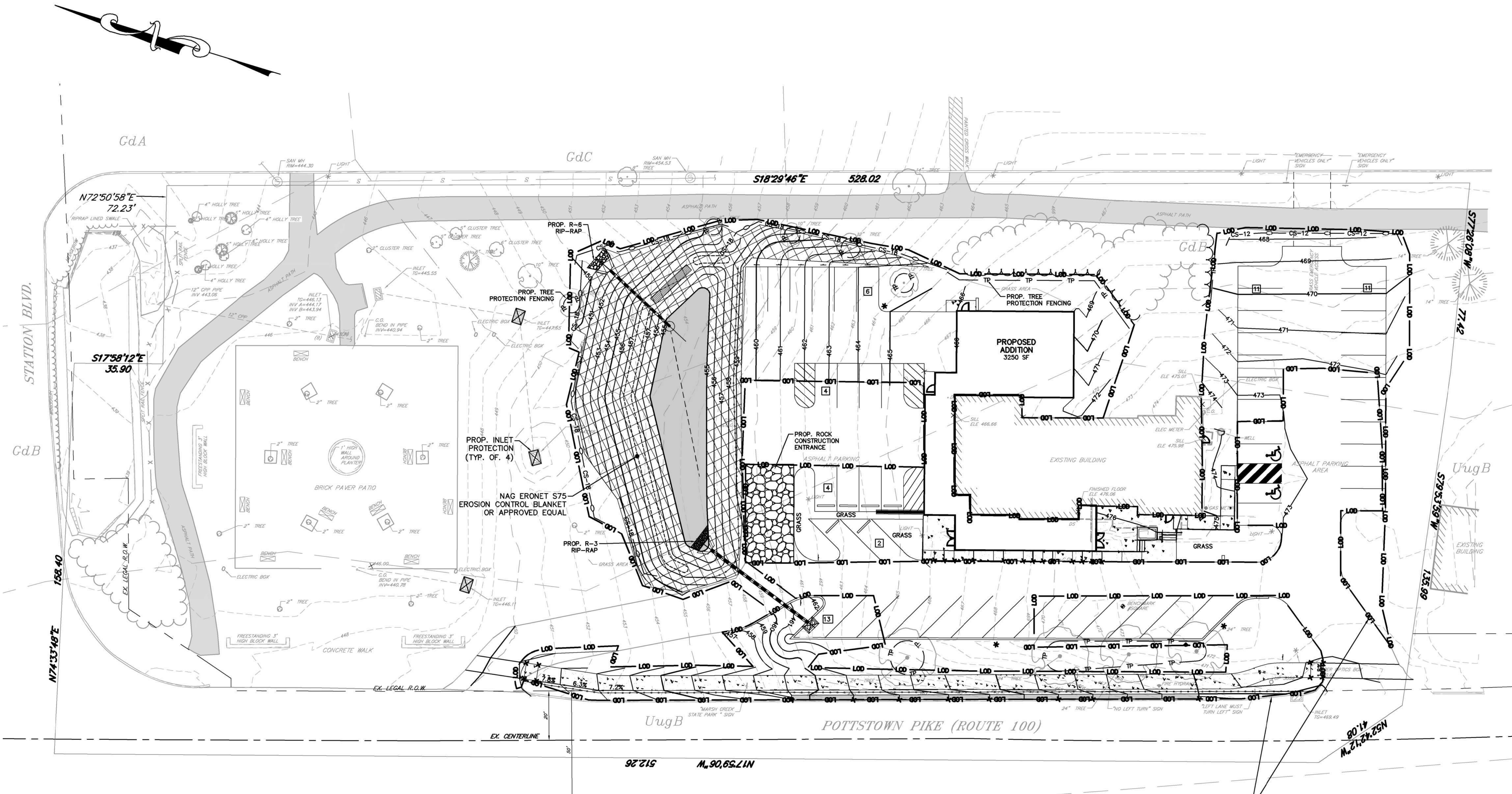
PENNSYLVANIA ONE CALL SYSTEM, INC.

925 Twin Run Road
West Mifflin, Pennsylvania
15122 - 1078



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE,
DRILL, BLAST OR DEMOLISH

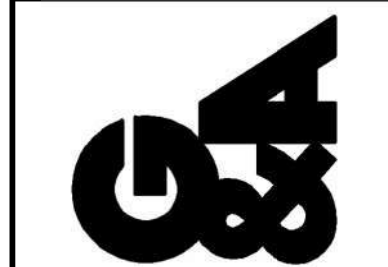
SERIAL NO. --



LIMIT OF DISTURBANCE:
38,145 SF (0.87 AC.)

LAND DEVELOPMENT PLAN
EROSION & SEDIMENTATION CONTROL PLAN
UPPER UWCHLAN TOWNSHIP
BUILDING EXPANSION
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

OWNER: UPPER UWCHLAN TOWNSHIP
104 PARK DRIVE
CHESTER SPRINGS, PA 19425
610-458-9400
TAX MAP PARCEL NO.: XX
MUNICIPAL FILE NO.: XX
JOB NO.: 17-100571
DESIGNED BY: JMG
DRAWN BY: TBF
CHECKED BY: DNL
DATE: 12-18-18
SCALE: 1"=20'
TOTAL AREA: 2.88 AC
TOTAL LOTS: XX
SCALE: 1"=20'



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
104 WEST MAIN STREET, SUITE 300, TRAPPE, PA 19428 • 610-468-4608 • www.gilmore-inc.com
ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL SHOULD BE CONSIDERED OFFICIAL AND RELIED UPON BY USER. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF GILMORE & ASSOCIATES, INC. NO PART OF THIS DOCUMENT, IN WHOLE OR IN PART, MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN CONSENT OF GILMORE & ASSOCIATES, INC. ALL RIGHTS RESERVED
© COPYRIGHT 2018 GILMORE & ASSOCIATES, INC.

SHEET NO.:
6 OF 9

NOT APPROVED FOR CONSTRUCTION

N:\Share\Municipal\Upper Uwchlan Twp (2017)\17-1005711 - Township Bldg Expansion\DESIGN\CAD\Production Drawings\171005711 Landscape.dwg Layout: L&L Plotted By: gmg/psk on Tue Dec 18, 2018 at 1:32pm

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50.

GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.

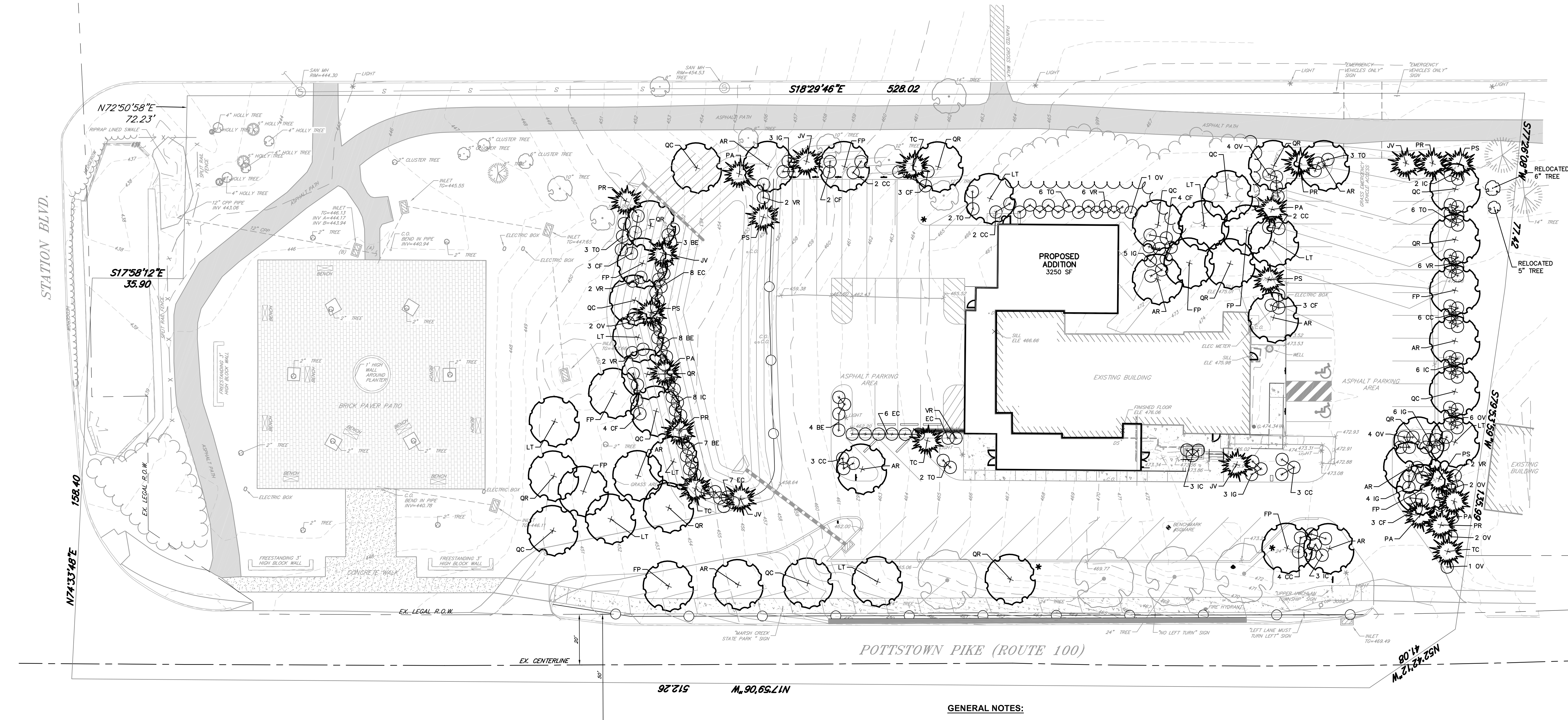
PENNSYLVANIA ONE CALL SYSTEM, INC.



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776. NON-MEMBERS MUST BE CONTACTED DIRECTLY. PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. SERIAL NO. --

PLANTING NOTES:

1. A MINIMUM OF SIX INCHES OF TOPSOIL MATERIAL SHALL BE PLACED ON ALL AREAS AFFECTED BY CONSTRUCTION OF DETENTION BASINS (BOTTOM OF BASIN, SIDE SLOPES, TOP OF BERM, ETC.). THE MATERIAL MUST MEET THE REQUIREMENTS OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, FORM 408 SPECIFICATION, AS AMENDED.
2. NO TREES SHALL BE PLANTED CLOSER THAN 15 FEET FROM FIRE HYDRANTS, STREETLIGHTS, OR STOP SIGNS.
3. EVERGREEN PLANTINGS SHALL BE PROVIDED THAT ARE AT LEAST 7 TO 8 FEET IN HEIGHT, PLANTED AT INTERVALS NO LESS THAN 10 FEET ON CENTER.
4. OTHER THAN STREET TREES, NO TREES SHALL BE PLACED WITH THEIR CENTER LESS THAN 5 FEET FROM ANY PROPERTY LINE, AND NO SHRUBS WITH THEIR CENTER LESS THAN 2 FEET FROM ANY PROPERTY LINE.
5. VEGETATIVE SCREENING SHALL BE CONTINUOUSLY MAINTAINED FOR THE DURATION OF OPERATION OF THE USE FOR WHICH SCREENING IS REQUIRED. DURING SUCH PERIOD, ANY PLANT MATERIAL WHICH DOES NOT SURVIVE SHALL BE REPLACED PRIOR TO THE START OF THE NEXT GROWING SEASON.
6. AT THE TIME OF PLANTING, STREET TREES SHALL BE AT LEAST 14 TO 16 FEET IN HEIGHT AND 3 TO 3-1/2 INCH CALIPER IN SIZE.
7. SHRUBS SHALL BE PROVIDED THAT ARE AT LEAST 24 TO 30 INCHES IN HEIGHT.
8. PLANTINGS AND THEIR MEASUREMENT SHALL CONFORM TO THE STANDARDS OF THE PUBLICATIONS "AMERICAN OR U.S.A. STANDARD FOR NURSERY STOCK," AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) OR U.S.A.S. Z60.1 OF THE AMERICAN ASSOCIATION OF NURSERYMEN, AS AMENDED.
9. ALL PLANT MATERIAL USED ON THE SITE SHALL HAVE BEEN GROWN WITHIN THE SAME U.S. DEPARTMENT OF AGRICULTURE (USDA) HARDINESS ZONE AS THE SITE, SHALL BE FREE OF DISEASE, AND SHALL BE NURSERY GROWN, UNLESS IT IS DETERMINED BY THE TOWNSHIP THAT THE TRANSPLANTING OF TREES PARTIALLY FULFILLS THE REQUIREMENTS OF THIS SECTION.
10. EXISTING PLANT MATERIALS OR OTHER MEANS OF LANDSCAPING SHALL BE PROTECTED DURING CONSTRUCTION FROM IMPACTS SUCH AS, BUT NOT LIMITED TO, ROOT COMPACTION, DEBARKING, AND SOIL STRIPPING. THE TOWNSHIP SHALL CONDUCT A POSTCONSTRUCTION INSPECTION, AND RESERVES THE RIGHT TO REQUIRE ADDITIONAL PLANTINGS IF THE EXISTING PLANT MATERIAL OR OTHER MEANS OF LANDSCAPING ARE DAMAGED OR DID NOT SURVIVE CONSTRUCTION.
11. PLANTING AND MAINTENANCE OF VEGETATION SHALL INCLUDE, AS APPROPRIATE, BUT NOT NECESSARILY BE LIMITED TO, PROVISIONS FOR: SURFACE MULCH, GUY-WIRES AND STAKES, IRRIGATION, FERTILIZATION, INSECT AND DISEASE CONTROL, PRUNING, MULCHING, WEEDING, AND WATERING.



GENERAL NOTES:


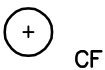
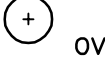
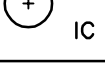
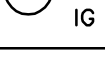
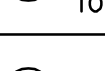

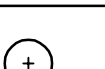

1. THE SITE FEATURES AND TOPOGRAPHY AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES INC. IN SEPTEMBER OF 2018.
2. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THIS DRAWING; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THIS DRAWING. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.
3. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON NOVEMBER 4, 2004, PENNSYLVANIA ACT 160.

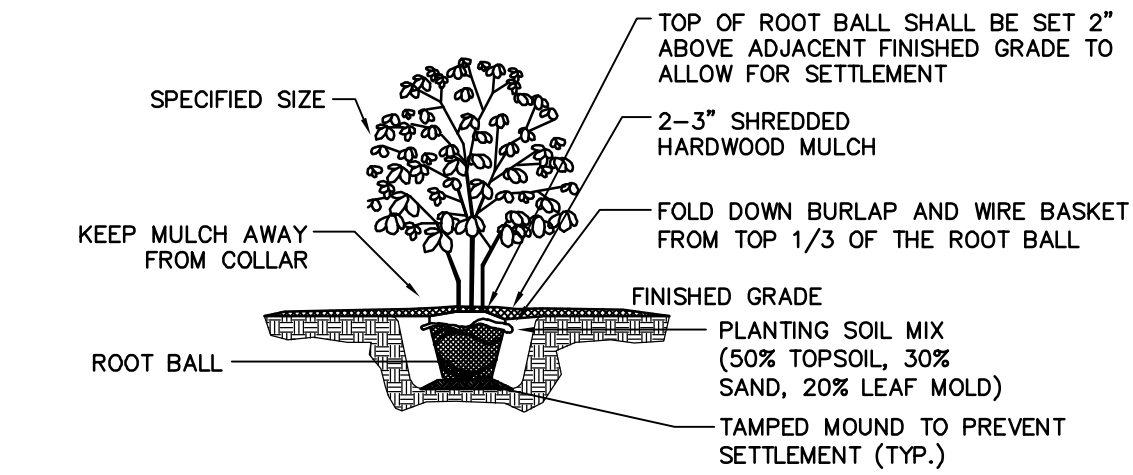
GILMORE & ASSOCIATES, INC. ENGINEERING & CONSULTING SERVICES 184 WEST MAIN STREET, SUITE 300, TRAPPE, PA 19488 • P: 610-486-6466 • www.gilmore-inc.com		ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL SHOULD BE CONSIDERED OFFICIAL AND RELIED UPON BY USER. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF GILMORE & ASSOCIATES, INC. NO PART OF THIS DRAWING, HEREIN, MODIFICATION, REVISION, DUPLICATION OR USE, WITHOUT THE WRITTEN CONSENT OF GILMORE & ASSOCIATES, INC. IS PROHIBITED. © COPYRIGHT 2018 GILMORE & ASSOCIATES, INC. ALL RIGHTS RESERVED		NOT APPROVED FOR CONSTRUCTION	
G&A		JOB NO.: 17-1005711 MUNICIPAL FILE NO.: XX TAX MAP PARCEL NO.: XX		OWNER: UPPER UWCHLAN TOWNSHIP UPPER UWCHLAN TOWNSHIP CHESTER SPRINGS, PA 19425 610-458-9400	
LAND DEVELOPMENT PLAN LANDSCAPE & LIGHTING PLAN UPPER UWCHLAN TOWNSHIP BUILDING EXPANSION		TOTAL AREA: 2.88 AC DATE: 12-18-18		BY: [Signature]	
SHEET NO.: 7 OF 9		REV. [Signature]		DESCRIPTION [Signature]	

N:\Share\Municipal\Upper Uwchlan - Bldg Expansion\DESIGN\CAD\Production Drawings\171005711 Landscape.dwg Layout: L&L Notes and Details Plotted By: gmgulick on Tue Dec 18, 2018 at 1:33pm

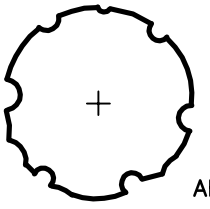
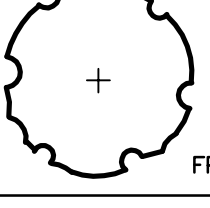
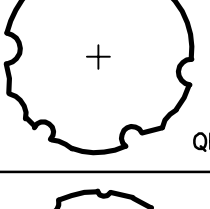
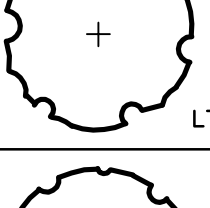
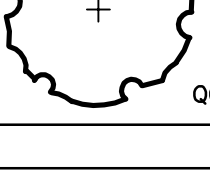
LANDSCAPING REQUIREMENTS			
IMPROVEMENT/CONDITIONS	DECIDUOUS TREES	EVERGREEN TREES	SHRUBS
PER 1,000 SQUARE FEET GROSS BUILDING AREA (7,483 SF / 1,000 = 7.48)	7.48 X 2 = 15	7.48 X 1 = 8	7.48 X 8 = 60
PER 2,000 SQUARE FEET OFF-STREET PARKING OR LOADING AREA, EXCLUDING DRIVEWAYS LESS THAN 18 FT WIDE (15,971 SF / 2,000 = 7.98)	7.98 X 1 = 8	7.98 X 1 = 8	7.98 X 4 = 32
PER 100 LINEAR FEET OF NEW AND EXISTING PUBLIC OR PRIVATE ROAD FRONTAGE (POTTSTOWN PIKE) (545 LF / 100 = 5.45)	5.45 X 2 = 11	5.45 X 1 = 6	5.45 X 5 = 28
PER 100 LINEAR FEET OF NEW AND EXISTING PUBLIC OR PRIVATE ROAD FRONTAGE (STATION BOULEVARD) (231 LF / 100 = 2.31)	2.31 X 2 = 5	2.31 X 1 = 3	2.31 X 5 = 12
PER 100 LINEAR FEET OF EXISTING TRACT BOUNDARY (SOUTHERN PROPERTY LINE) (213.41 LF / 100 = 2.13)	2.13 X 1 = 3	2.13 X 2 = 5	2.13 X 8 = 18
PER 100 LINEAR FEET OF EXISTING TRACT BOUNDARY (EASTERN PROPERTY LINE) (563.92 LF / 100 = 5.64)	5.64 X 1 = 6	5.64 X 2 = 12	5.64 X 8 = 46
TOTAL REQUIRED	48	42	196
TOTAL PROVIDED	48	~24	196
NOTE: WHERE CALCULATION OF THE MINIMUM NUMBER OF PLANTINGS REQUIRED AS ABOVE RESULTS IN FRACTIONS OF PLANTS REQUIRED, THE MINIMUM NUMBER OF PLANTS REQUIRED SHALL BE ROUNDED UP TO THE NEAREST WHOLE NUMBER.			
*DIFFERENCE IN EVERGREEN TREES REQUIRED VERSUS PLANTED IS OFFSET BY THE EXISTING TREES ON SITE TO REMAIN			

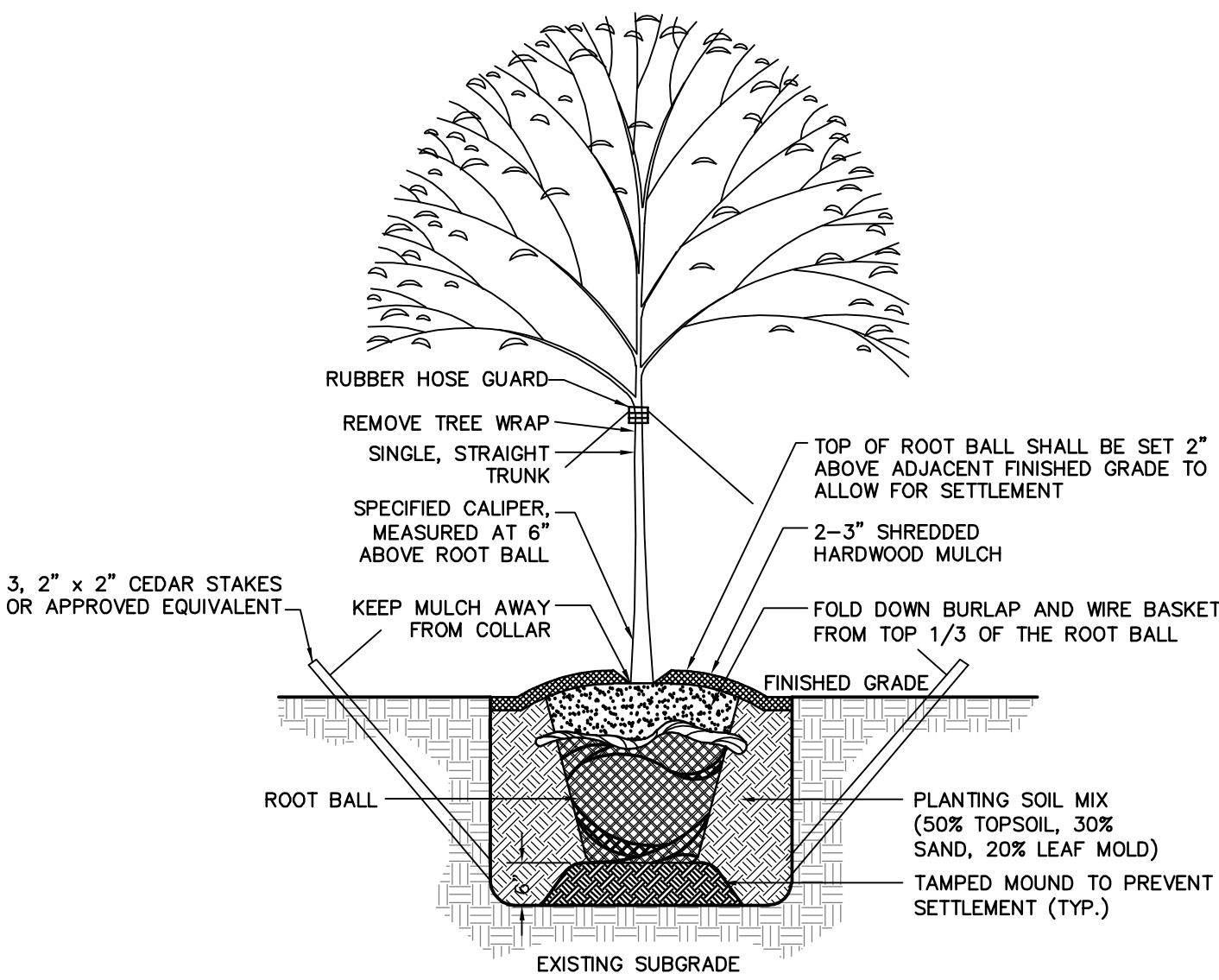
REPLACEMENT TREE REQUIREMENTS		
TREES TO BE REMOVED	REPLACEMENT REQUIREMENT PER TREE	PROVIDED
(1) 5" CLUSTER TREE	TREE UNDER 6 INCHES NOT REQUIRED TO REPLACE	N/A
(1) 6" TREE	ONE (4 TO 4-1/2 INCH) OR TWO (3 TO 3-1/2 INCH)	TWO EXISTING TREES PRESERVED
(3) 10" TREES	ONE (4 TO 4-1/2 INCH) OR TWO (3 TO 3-1/2 INCH)	SIX EXISTING TREES PRESERVED
(1) 16" TREE	ONE (5 TO 5-1/2 INCH) OR THREE (3 TO 3-1/2 INCH)	THREE EXISTING TREES PRESERVED
(1) 18" TREE	ONE (6 TO 6-1/2 INCH) OR FOUR (3 TO 3-1/2 INCH)	FOUR EXISTING TREES PRESERVED

SHRUB PLANTING SCHEDULE			
SYMBOL	QUANTITY	COMMON NAME	LATIN NAME
 CC	22	EASTERN REDBUD	CEREOIS CANADENSIS
 CF	22	FLOWERING DOGWOOD	CORNUS FLORIDA
 OV	22	AMERICAN HOPHORNBEAM	OSTRYA VIRGINIANA
 IC	22	COMPACT JAPANESE HOLLY	ILEX CRENATA 'COMPACTA'
 IG	21	SHAMROCK HOLLY	ILEX GLABRA 'SHAMROCK'
 TO	22	EMERALD GREEN ARBORVITAE	THUJA OCCIDENTALIS 'EMERALD'
 VR	21	LEATHERLEAF VIBURNUM	VIBURNUM RHYTIDOPHYLLUM
 EC	22	SILVERBERRY	ELAEAGNUS COMMUTATA
 BE	22	BARBERRY	BERBERIS
TOTAL: 196 SHRUBS			

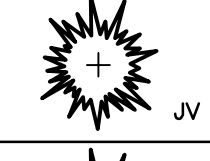
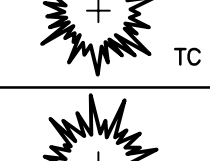
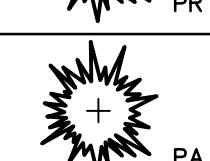
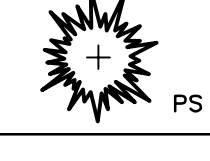



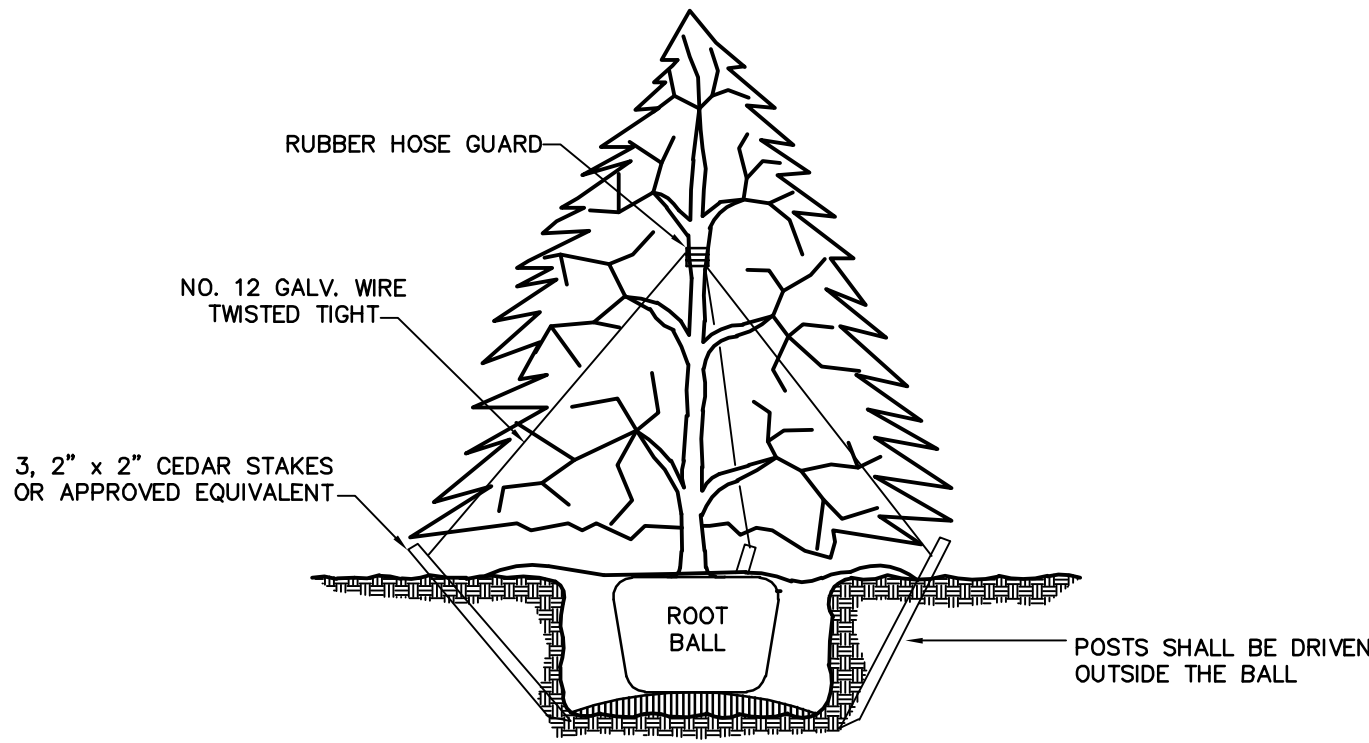
SHRUB PLANTING AND SHRUB BED PREPARATION
NOT TO SCALE

DECIDUOUS PLANTING SCHEDULE			
SYMBOL	QUANTITY	COMMON NAME	LATIN NAME
 AR	10	RED MAPLE	ACER RUBRUM
 FP	10	GREEN ASH	FRAXINUS PENNSYLVANICA
 QR	10	NORTHERN RED OAK	QUERCUS RUBRA
 LT	9	TULIP POPLAR	LIRIODENDRON TULIPIFERA
 QC	9	SCARLET OAK	QUERCUS COCCINEA
TOTAL: 48 DECIDUOUS TREES			

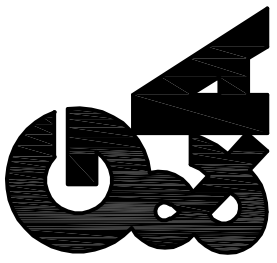


TREE PLANTING DETAIL
NOT TO SCALE

EVERGREEN PLANTING SCHEDULE			
SYMBOL	QUANTITY	COMMON NAME	LATIN NAME
 JV	5	EASTERN REDCEDAR	JUNIPERUS VIRGINIANA
 TC	4	CANADIAN HEMLOCK	TSUGA CANADENSIS
 PR	5	RED SPRUCE	PICEA RUBENS
 PA	5	NORWAY SPRUCE	PICEA ABIES
 PS	5	EASTERN WHITE PINE	PINUS STROBUS
TOTAL: 24 EVERGREEN TREES			



EVERGREEN TREE PLANTING AND STAKING DETAIL
NOT TO SCALE



JOB NO.: 17-1005711	TAX MAP PARCEL NO.: XX
MUNICIPAL FILE NO.: XX	XX
XX	XX
DESIGNED BY: JWG	DRAWN BY: TBF
CHECKED BY: UNL	
OWNER: UPPER UWCHLAN TOWNSHIP 1400 POTTSTOWN PIKE CHESTER SPRINGS, PA 19425 610-458-9400	TOTAL LOTS: XX TOTAL AREA: 2.89 AC DATE: 12-18-18
NOT TO SCALE	

LAND DEVELOPMENT PLAN
LANDSCAPE NOTES AND DETAILS
**UPPER UWCHLAN TOWNSHIP
BUILDING EXPANSION**
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

REV.	DESCRIPTION	DATE	BY



UPPER UWCHLAN TOWNSHIP

Planning Commission Meeting

December 13, 2018

Minutes

DRAFT

In Attendance:

Bob Schoenberger, Chair, Sally Winterton, Vice-Chair, Brett Hand, Jeff Smith, Jim Dewees, Mary Lou Lowrie, P.E. – Gilmore & Associates, Gwen Jonik, Planning Commission Secretary

Bob Schoenberger called the meeting to order at 7:30 p.m. A quorum was present.

125 Little Conestoga Road - Preliminary/Final Land Development Plan

Chris Daily of D.L. Howell was in attendance representing the Applicant, Profound Technologies, to introduce Profound Technologies' Plan proposing a 3,000 SF addition to the existing building at 125 Little Conestoga Road, additional parking, and creating a new 1-way entrance on the east side of the building and 1-way exit on the west side. The County Planning Commission has reviewed the Plan and Mr. Daily advised that they can comply with their remarks.

Jeff Smith moved, seconded by Jim Dewees, to accept the Plan for Township consultants' review. The Motion carried unanimously.

Windsor Baptist Church – Building Addition – Site Plan

Tom Ludgate of Ludgate Engineering and Phil Marks, Chair of the Church's Building Committee, were in attendance representing Windsor Baptist Church. Mr. Ludgate introduced a sketch Plan for a building addition (@ 6,000 or so SF) for the Windsor Christian Academy, Phase 1 of the Master Site Plan. It would be a 14-classroom building behind the existing Church building, which is presently serving as a multi-functional building – church, preschool, school. They aren't planning a large increase in student population, keeping the same grades, but taking the school functions out of the Church building. The modular classrooms will be removed after this building addition is completed and the pad will be turned into overflow parking - 15-25 stoned spaces. The building addition will have its own water supply and sewer. They also don't plan any street frontage improvements as the School's student population and hours of operation (7:00-3:30) aren't changing. They were seeking the Commission's thoughts prior to preparing formal land development plans.

Discussion included the following points:

1. If the building is doubling in size, additional parking would be needed because activities could now be held in the church during school hours. Mr. Ludgate advised that the church has greater parking needs and there are plenty of spaces (90) at this time. The church doesn't have activities until after 3:30 p.m., except for funerals.
2. There will be 2 separate playgrounds – 1 for preschool; 1 for school
3. Construction would take 9 months at best, which would impact on-site traffic flow but not on the public streets.
4. Would they consider realigning the Park Road driveway to be across from Ticonderoga Boulevard? Not at this time. It would be considered during a later Phase, perhaps when enlarging the sanctuary.

Mr. Ludgate advised their next step would be a formal Land Development Application.

Approval of Minutes

Jim Dewees moved, seconded by Jeff Smith, to approve as presented the minutes of the November 8, 2018 Planning Commission meeting. The Motion carried unanimously.

Open Session

The Members took a few minutes to review the Developable Parcel Map prepared in 2006, to aid in the Ordinance amendment discussions in the coming months.

The Members discussed changing the Commission's meeting time to begin at 7:00 p.m. All present were in favor of beginning the meetings at 7:00 p.m., beginning in January 2019.

Adjournment

Jim Dewees moved, seconded by Jeff Smith, to adjourn at 8:10 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary