



**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

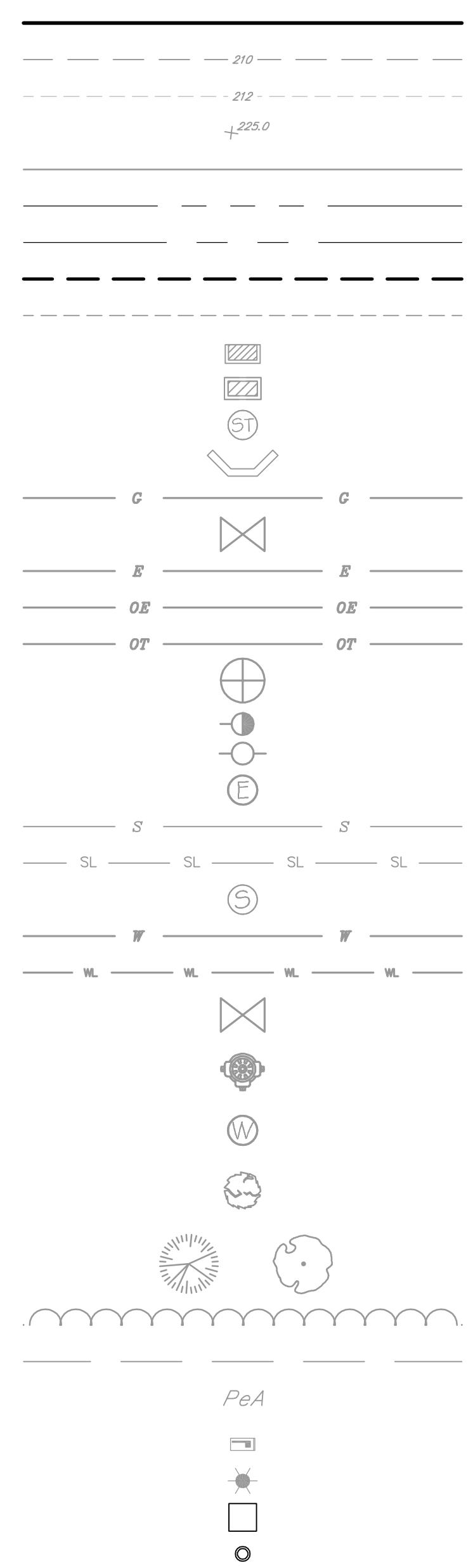
FOR

UPPER UWCHLAN TOWNSHIP BUILDING EXPANSION

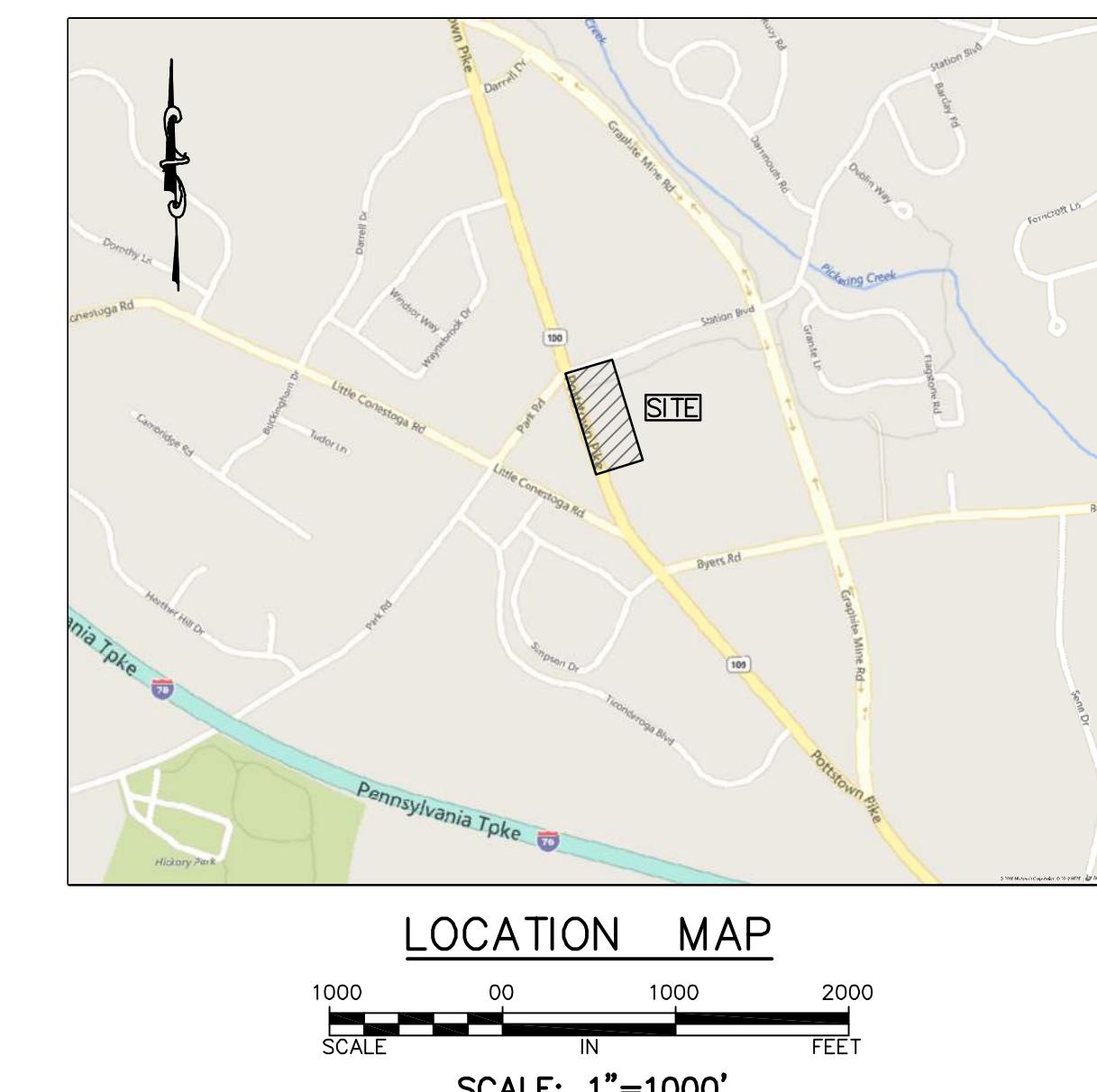
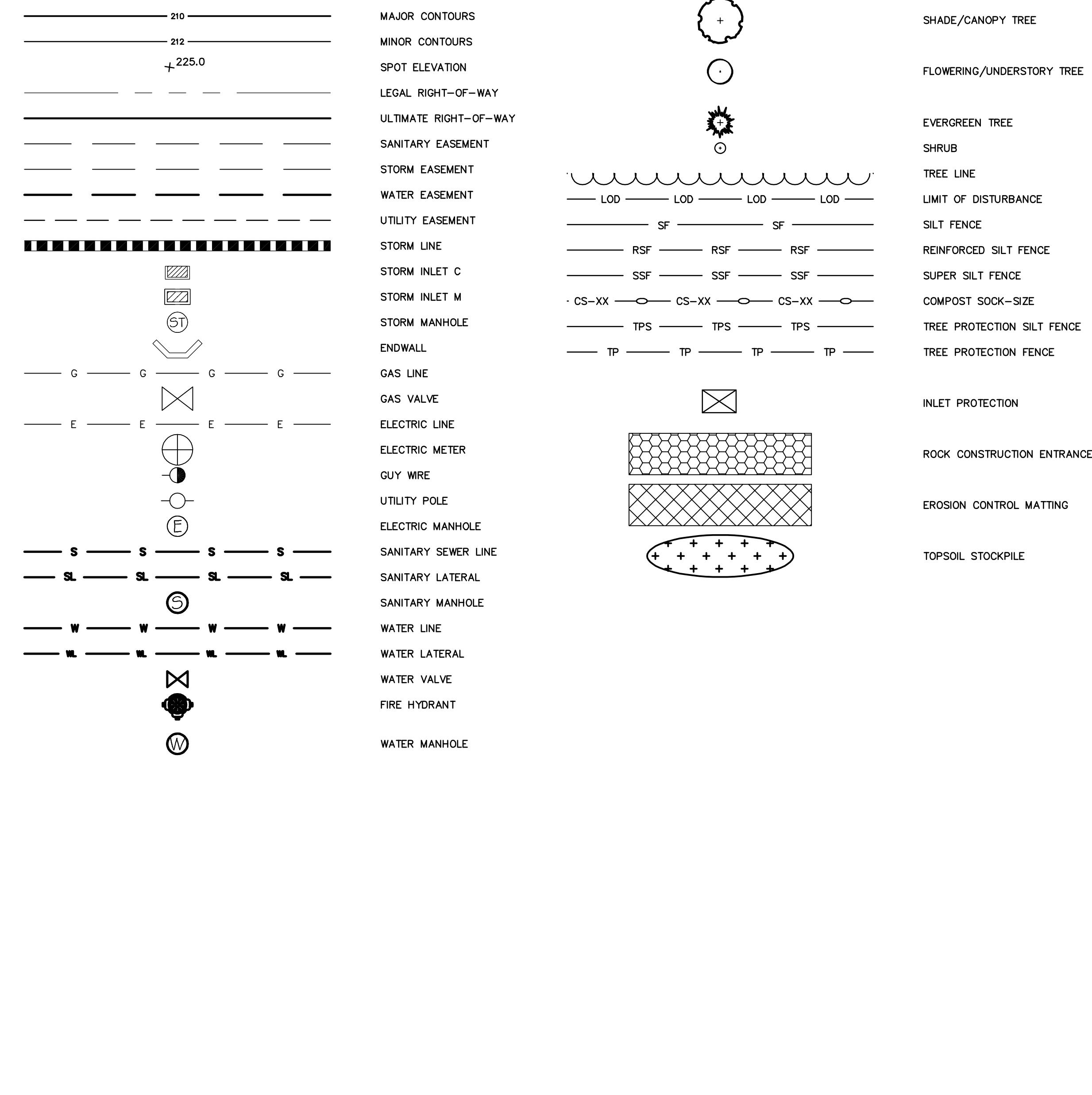
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

PLAN SET LEGEND:

EXISTING



PROPOSED



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

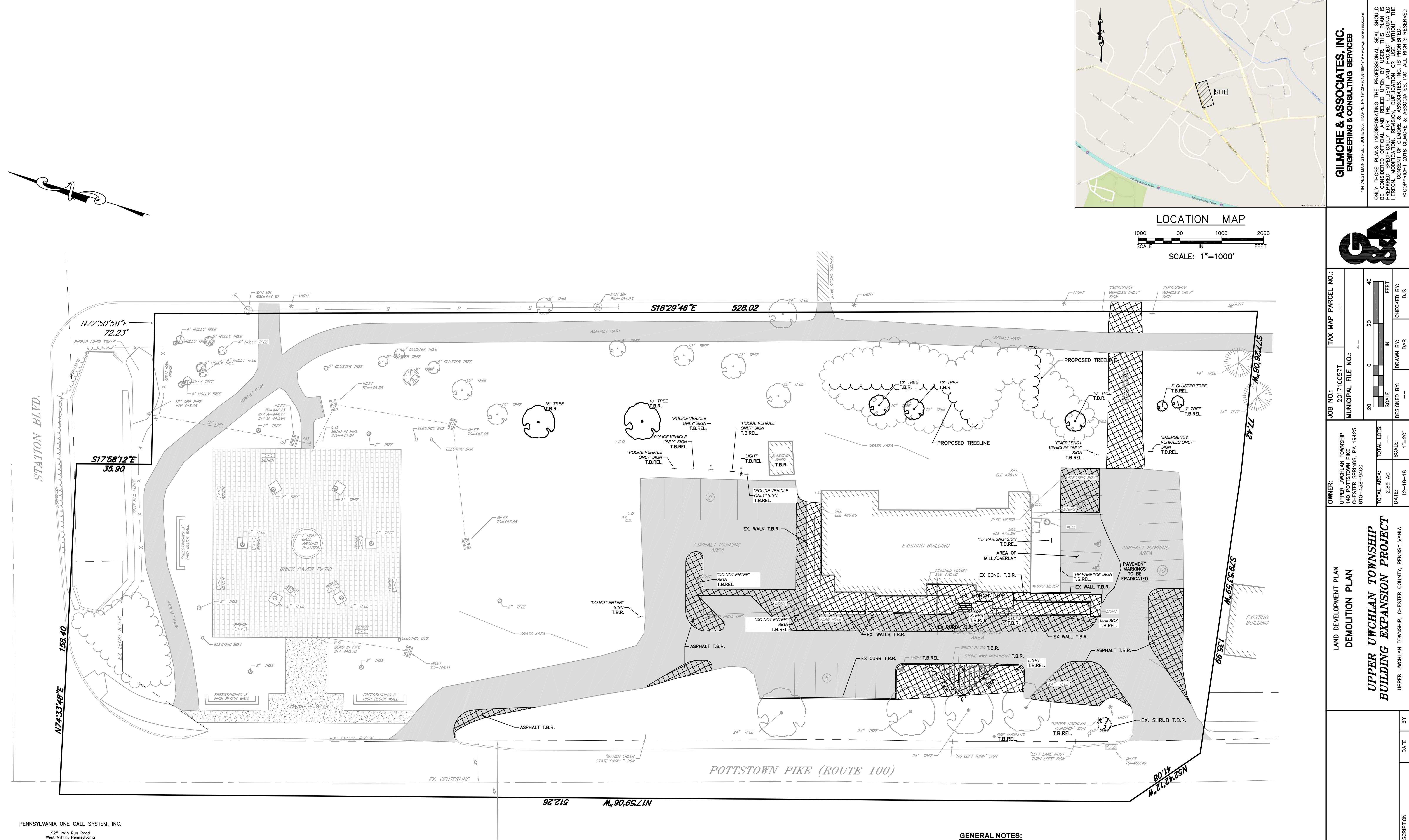
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GIA
GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
17-1005771 UPPER UWCHLAN TOWNSHIP BUILDING EXPANSION

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

1 OF 9

NOT APPROVED FOR CONSTRUCTION



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 TO AVOID
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.

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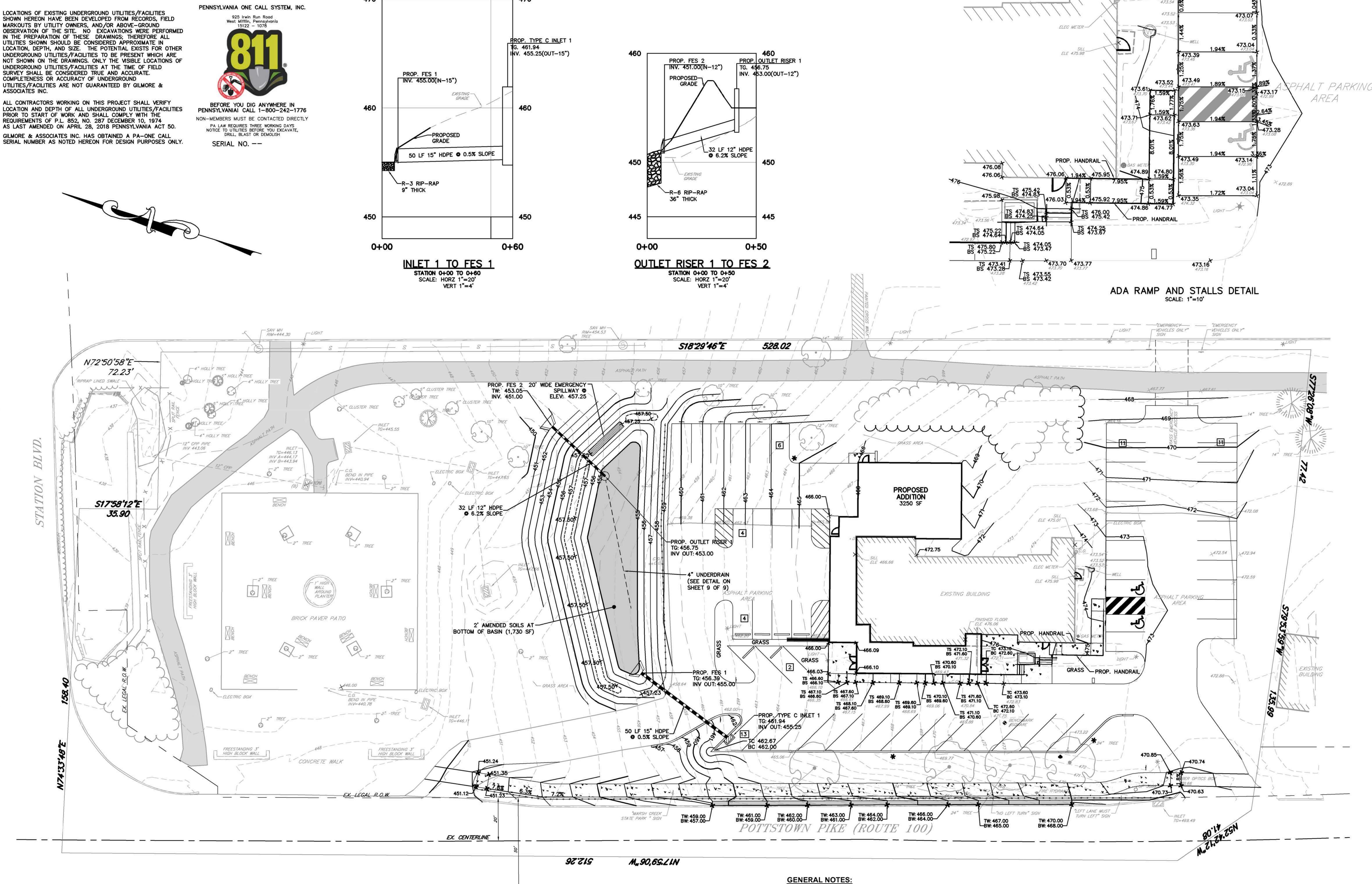
ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL SHOULD BE CONSIDERED OFFICIAL AND RELIED UPON BY USER. THIS PLAN IS PREPARED SPECIFICALLY FOR THE USE OF THE CONTRACTOR ON THE PROJECT IDENTIFIED ON THE PLANS. DUPLICATION, REPRODUCTION, OR USE OF THIS PLAN BY ANYONE OTHER THAN THE CONTRACTOR, CONSULTANT, OR OWNER OF THE PROJECT IS PROHIBITED. CONSENT OF GILMORE & ASSOCIATES, INC. IS REQUIRED FOR CONSTRUCTION

G&A

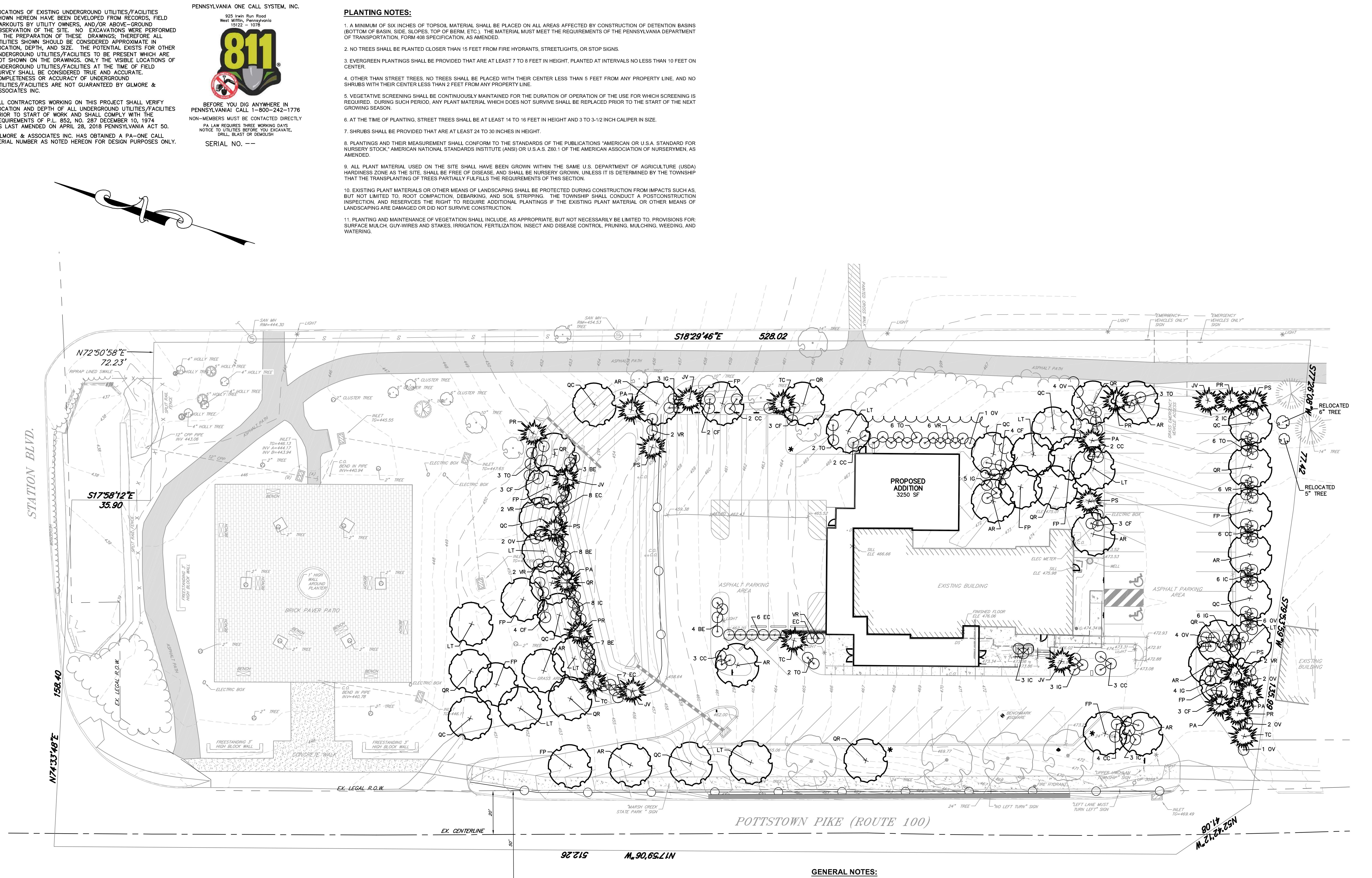
LAND DEVELOPMENT PLAN DEMOLITION PLAN		OWNER:	JOB NO.:	2017100577	TAX MAP PARCEL NO.:	---
		MUNICIPAL FILE NO.:	---	---	---	---
UPPER UWCHLAN TOWNSHIP	BUILDING EXPANSION PROJECT	UPPER UWCHLAN TOWNSHIP UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA	TOTAL AREA:	2.59 AC	FEET	---
			DATE:	12-18-18	SCALE: 1"=20'	DESIGNED BY: DAB
			RE. V.	DESCRIPTION	DATE	BY

4 OF 9

NOT APPROVED FOR CONSTRUCTION



GILMORE & ASSOCIATES, INC. ENGINEERING & CONSULTING SERVICES		G&A																																	
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SHEET NO.: 5 OF 9																																			



LAND DEVELOPMENT PLAN		LANDSCAPE & LIGHTING PLAN		GENERAL NOTES:	
OWNER: UPPER UWCHLAN TOWNSHIP 140 POTTSTOWN PIKE CHESTER SPRINGS, PA 19425 610-458-9400	JOB NO.: 17-1005711 MUNICIPAL FILE NO.: XX	TAX MAP PARCEL NO.: XX			
TOTAL AREA: 2.59 AC		TOTAL LOTS: XX			
DATE: 12-18-18	SCALE: 1"=20'	SCALE: 1"=20'	SCALE: 1"=20'	DATE:	BY:
RE.V.	DESCRIPTION	DRAWN BY: JWG	CHECKED BY: TBF	RE.V.	DESCRIPTION

**UPPER UWCHLAN TOWNSHIP
BUILDING EXPANSION**

UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

**GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES**

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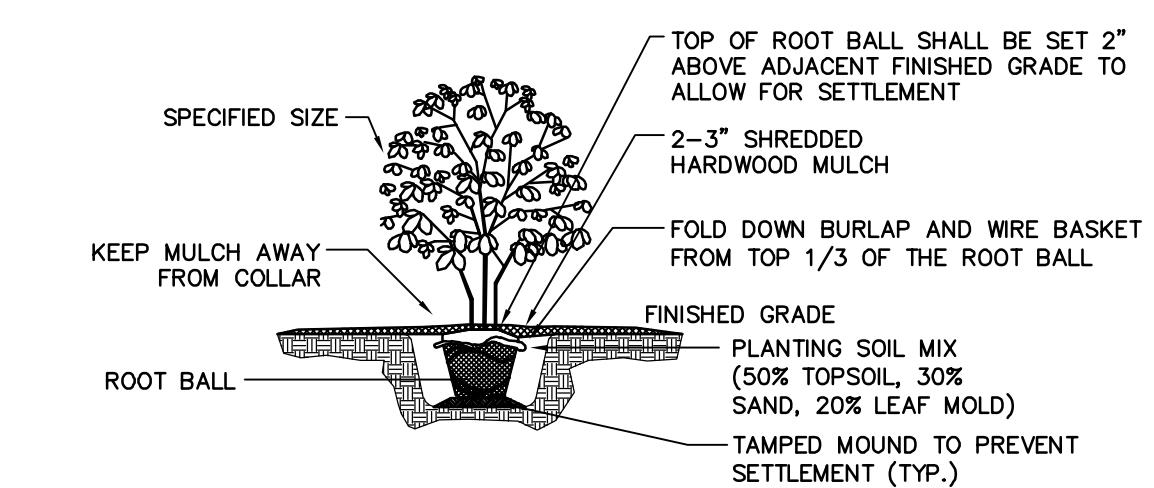
LANDSCAPING REQUIREMENTS			
IMPROVEMENT/CONDITIONS	DECIDUOUS TREES	EVERGREEN TREES	SHRUBS
PER 1,000 SQUARE FEET GROSS BUILDING AREA (7,483 SF / 1,000 = 7.48)	7.48 X 2 = 15	7.48 X 1 = 8	7.48 X 8 = 60
PER 2,000 SQUARE FEET OFF-STREET PARKING OR LOADING AREA, EXCLUDING DRIVEWAYS LESS THAN 18 FT WIDE (15,971 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 FRONTRAGE (POTTSVILLE 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 FRONTRAGE (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

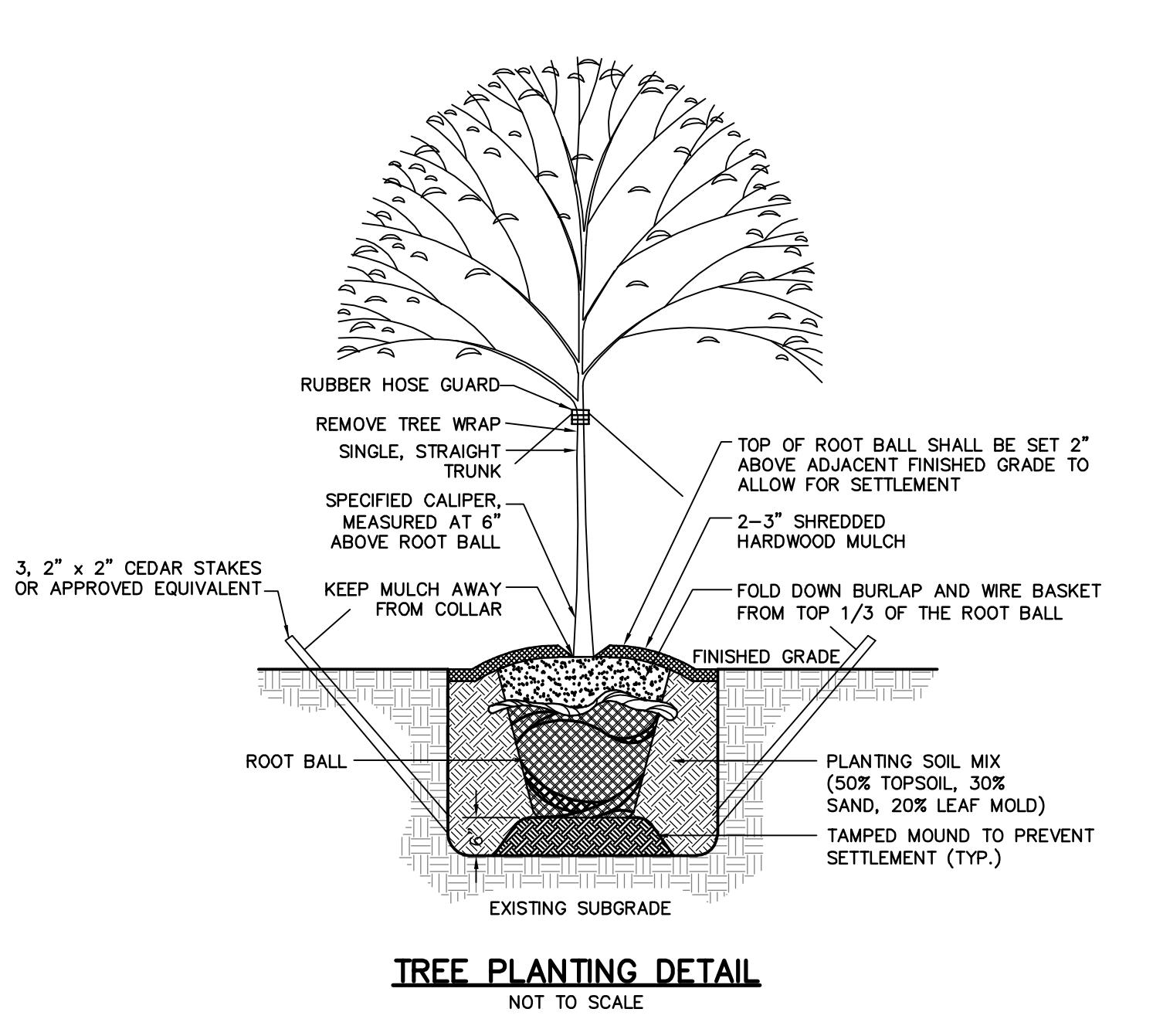
SHRUB PLANTING SCHEDULE			
SYMBOL	QUANTITY	COMMON NAME	LATIN NAME
⊕ CC	22	EASTERN REDBUD	CERCIS CANADENSIS
⊕ CF	22	FLOWERING DOGWOOD	CORNUS FLORIDA
⊕ OV	22	AMERICAN HOPHORNBEAM	Ostrya VIRGINIANA
⊕ IC	22	COMPACT JAPANESE HOLLY	ILEX CRENATA 'COMPACTA'
⊕ IG	21	SHAMROCK HOLLY	ILEX GLabra 'SHAMROCK'
⊕ TO	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

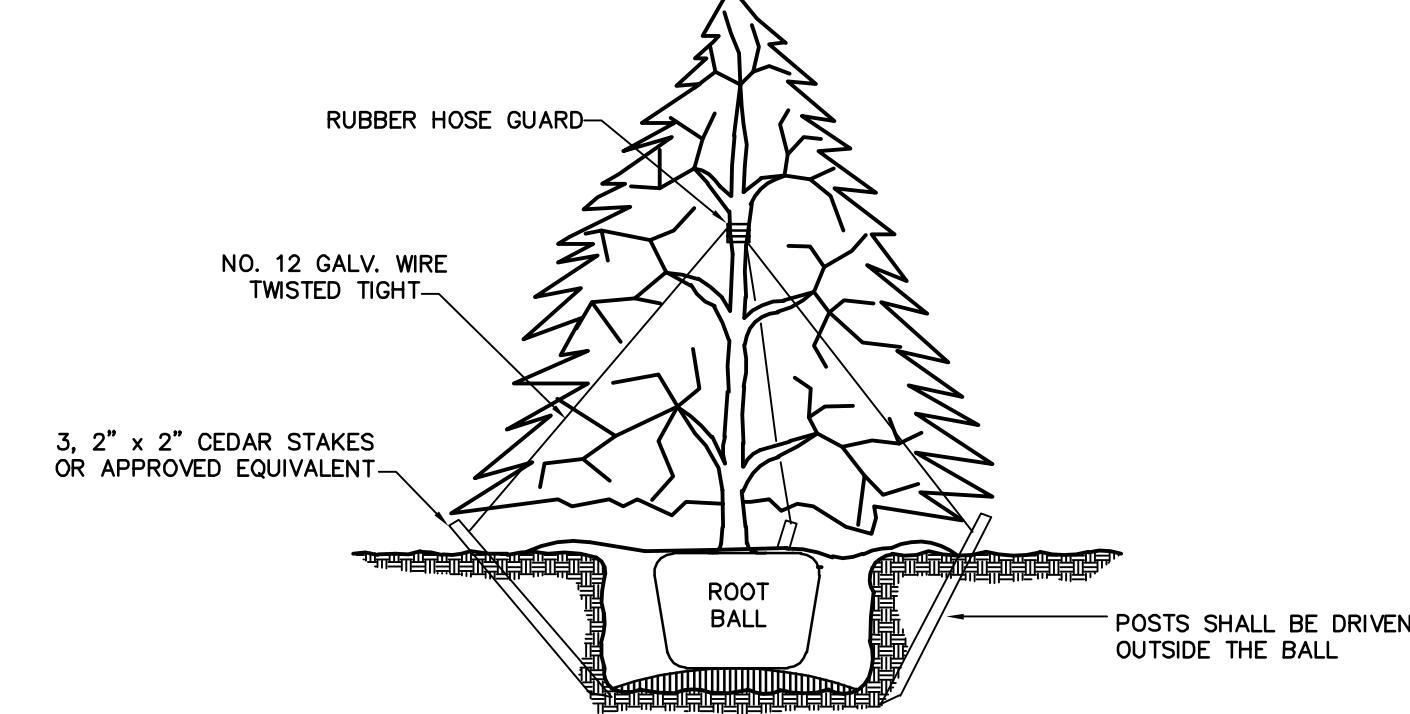
DECIDUOUS PLANTING SCHEDULE			
SYMBOL	QUANTITY	COMMON NAME	LATIN NAME
⊕ AR	10	RED MAPLE	ACER RUBRUM
⊕ FP	10	GREEN ASH	FRAXINUS PENNSYLVANICA
⊕ QR	10	NORTHERN RED OAK	QUERCUS RUBRA
⊕ LT	9	TULIP POPLAR	LIRIODENDRON TULIPIFERA
⊕ QC	9	SCARLET OAK	QUERCUS Coccinea
TOTAL: 48 DECIDUOUS TREES			



TREE PLANTING DETAIL

NOT TO SCALE

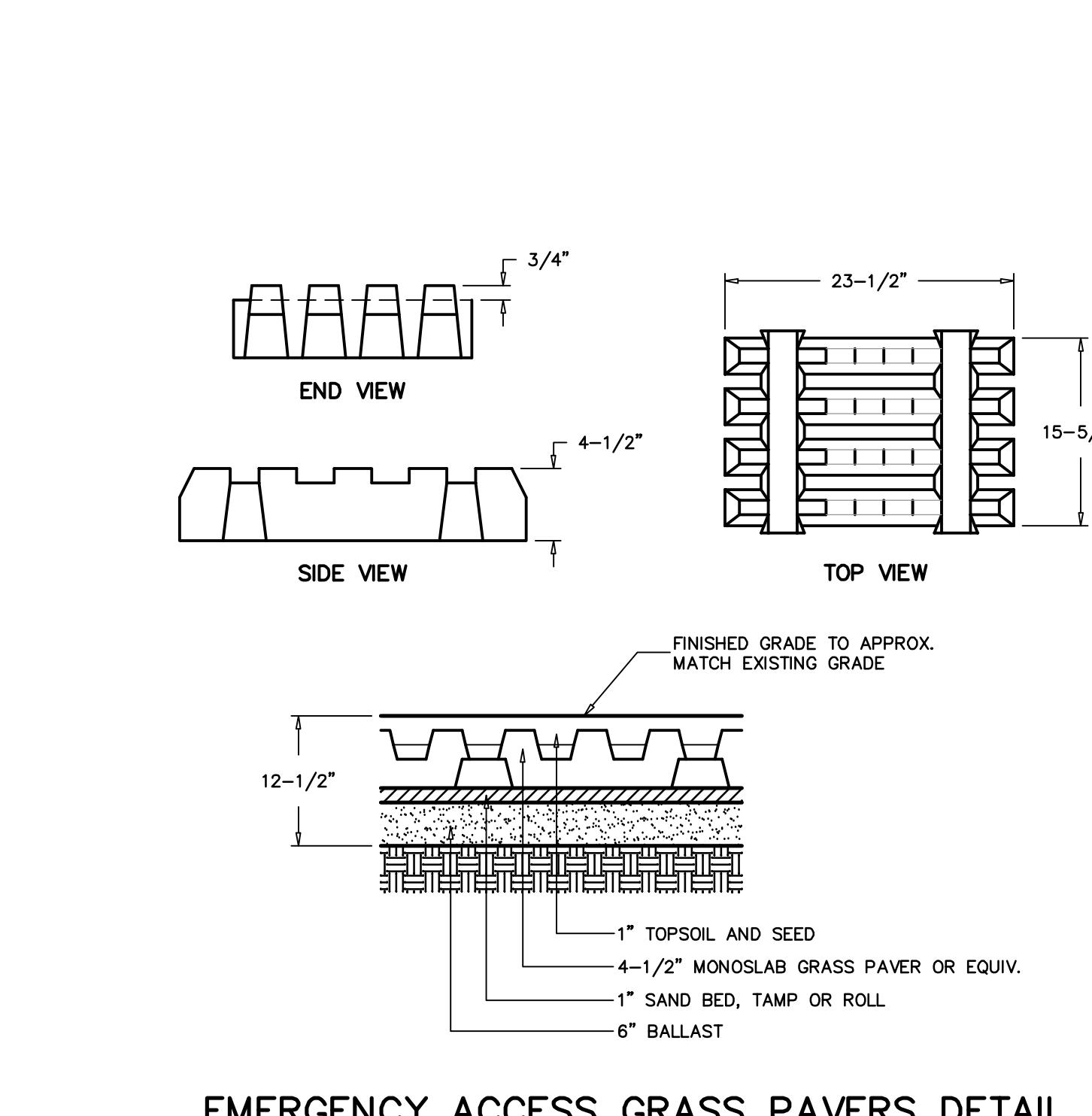
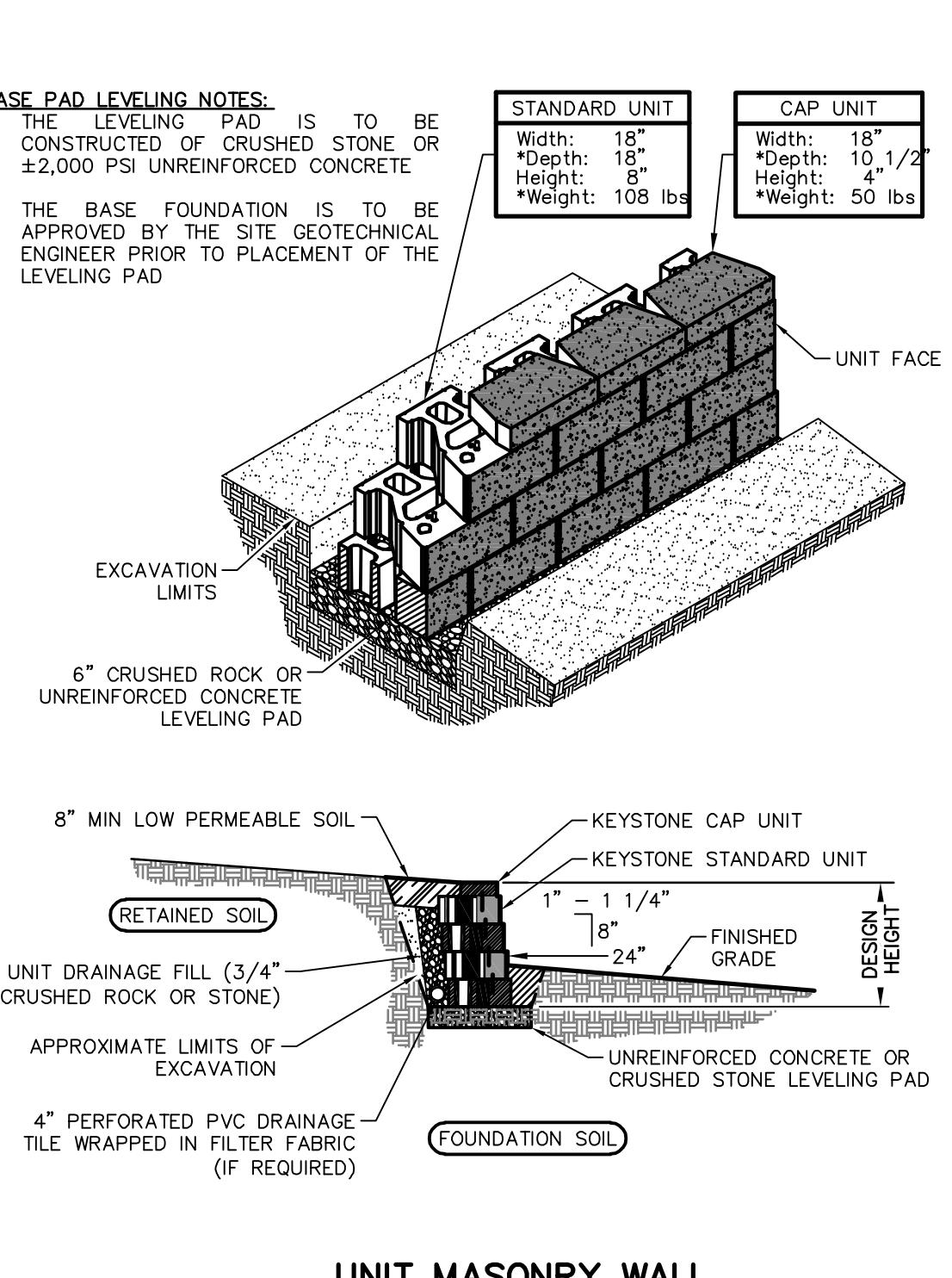
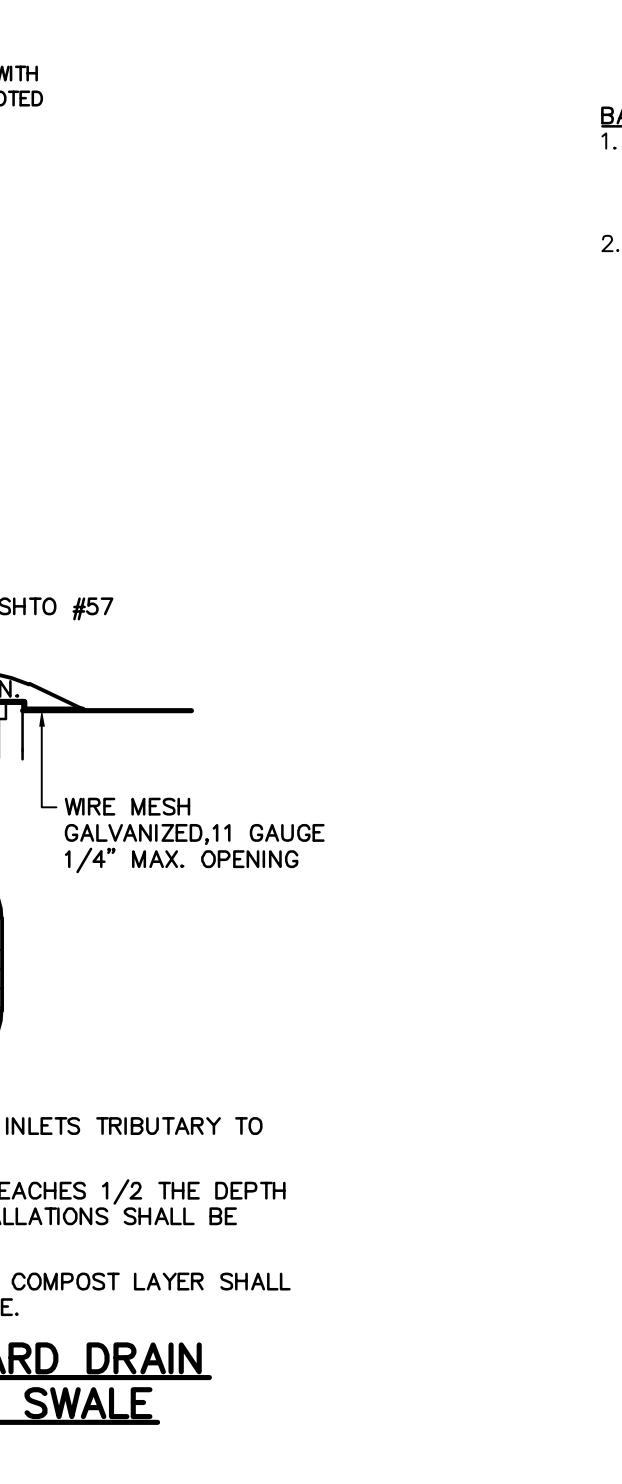
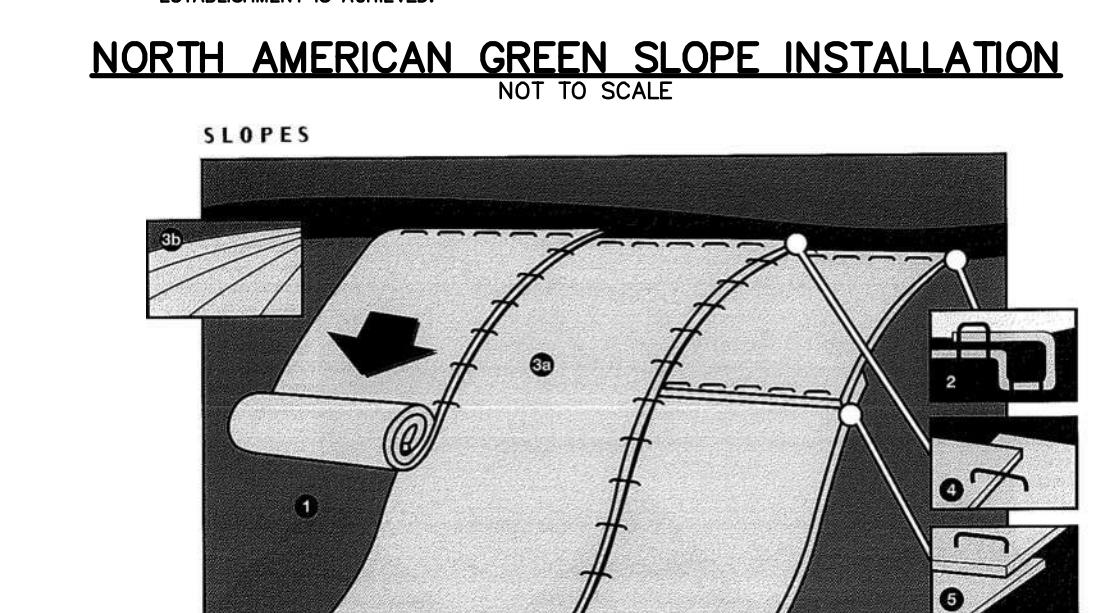
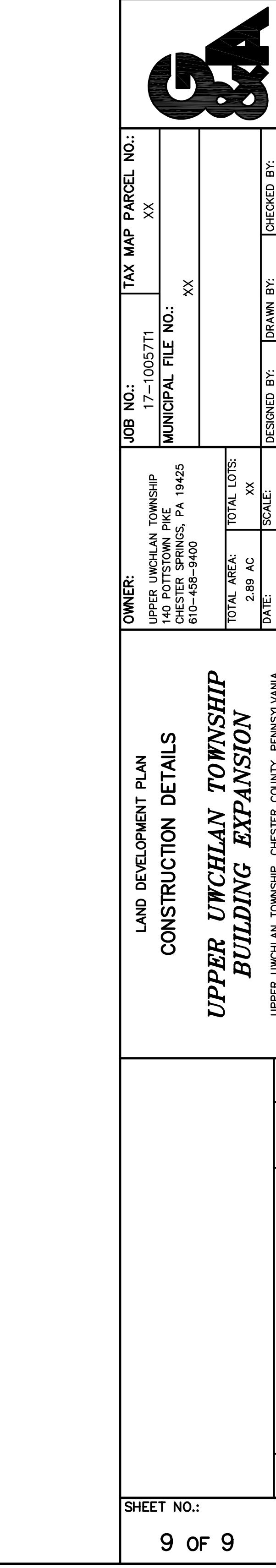
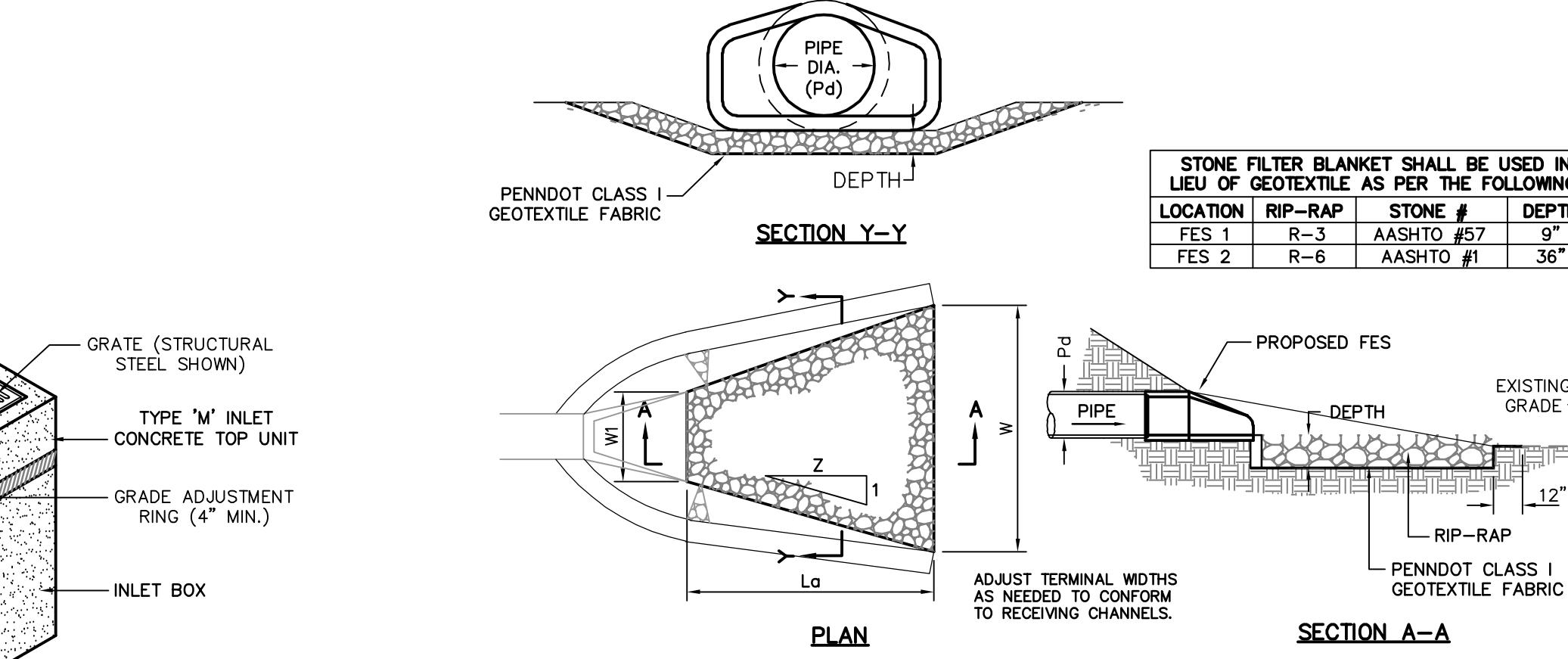
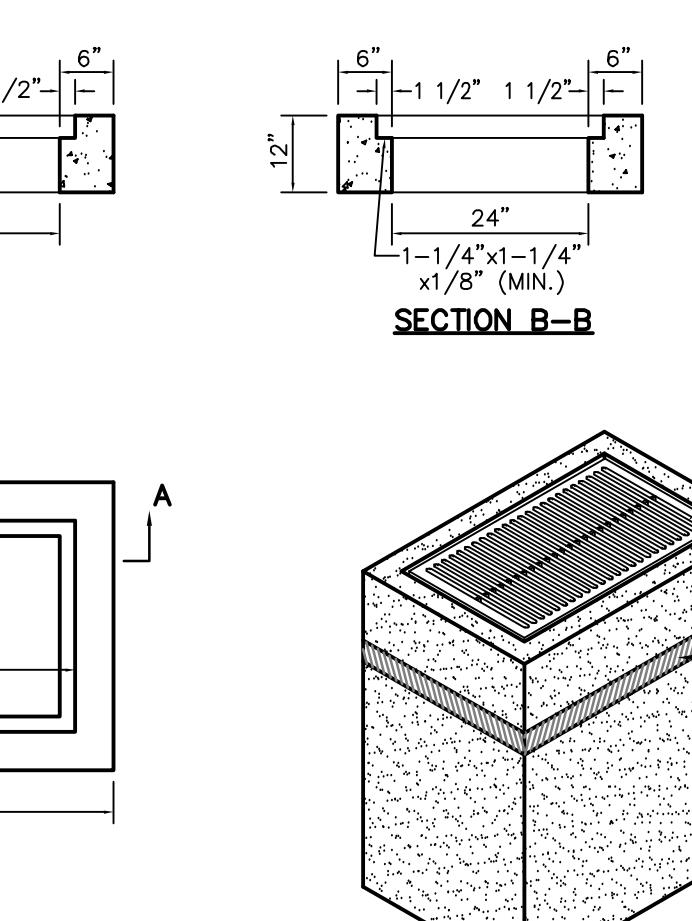
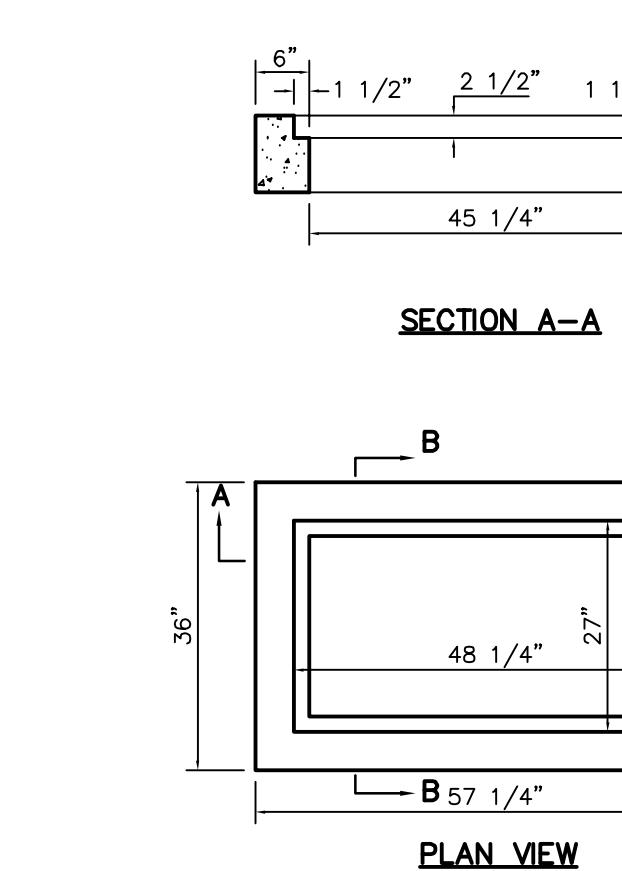
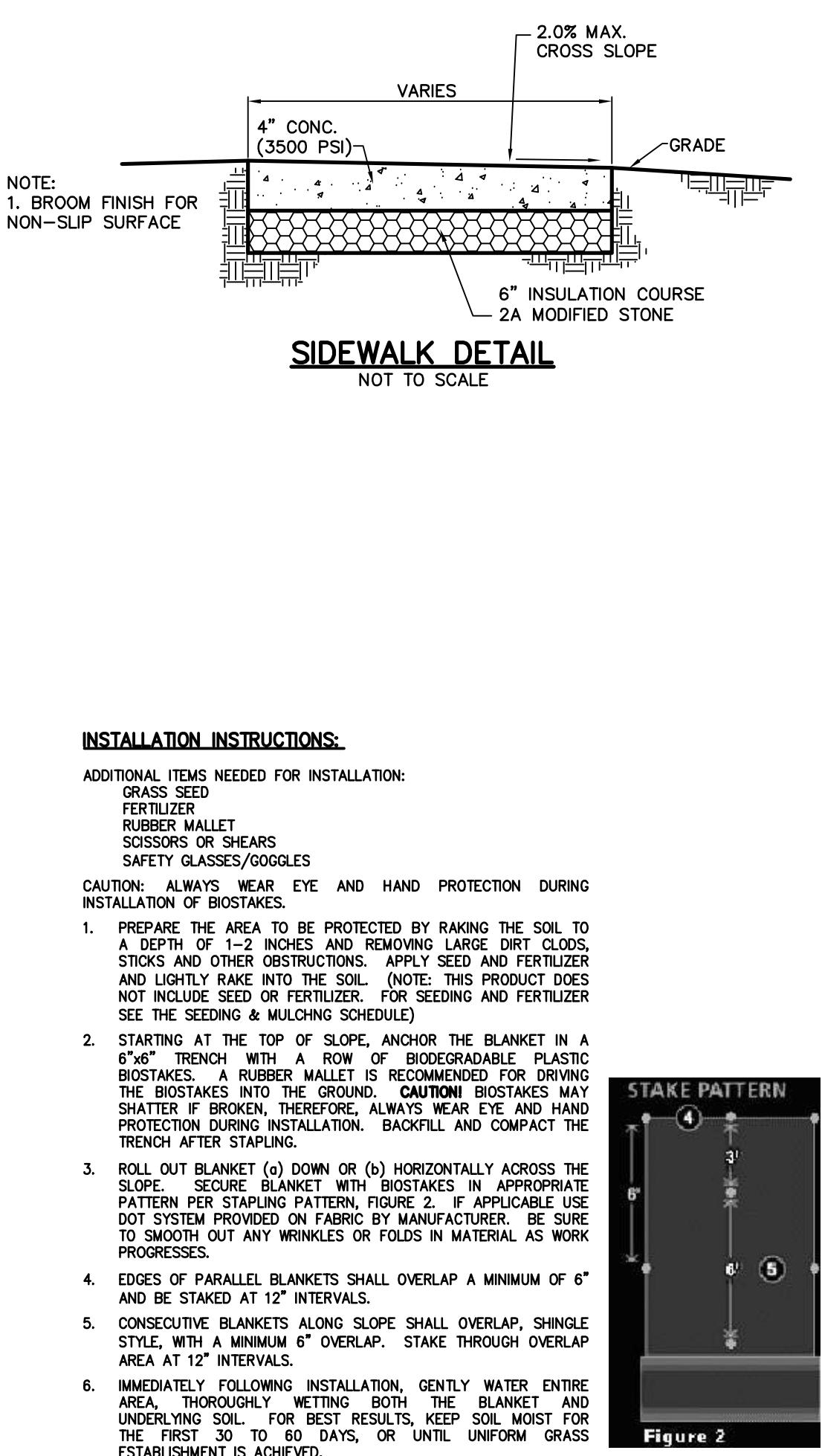
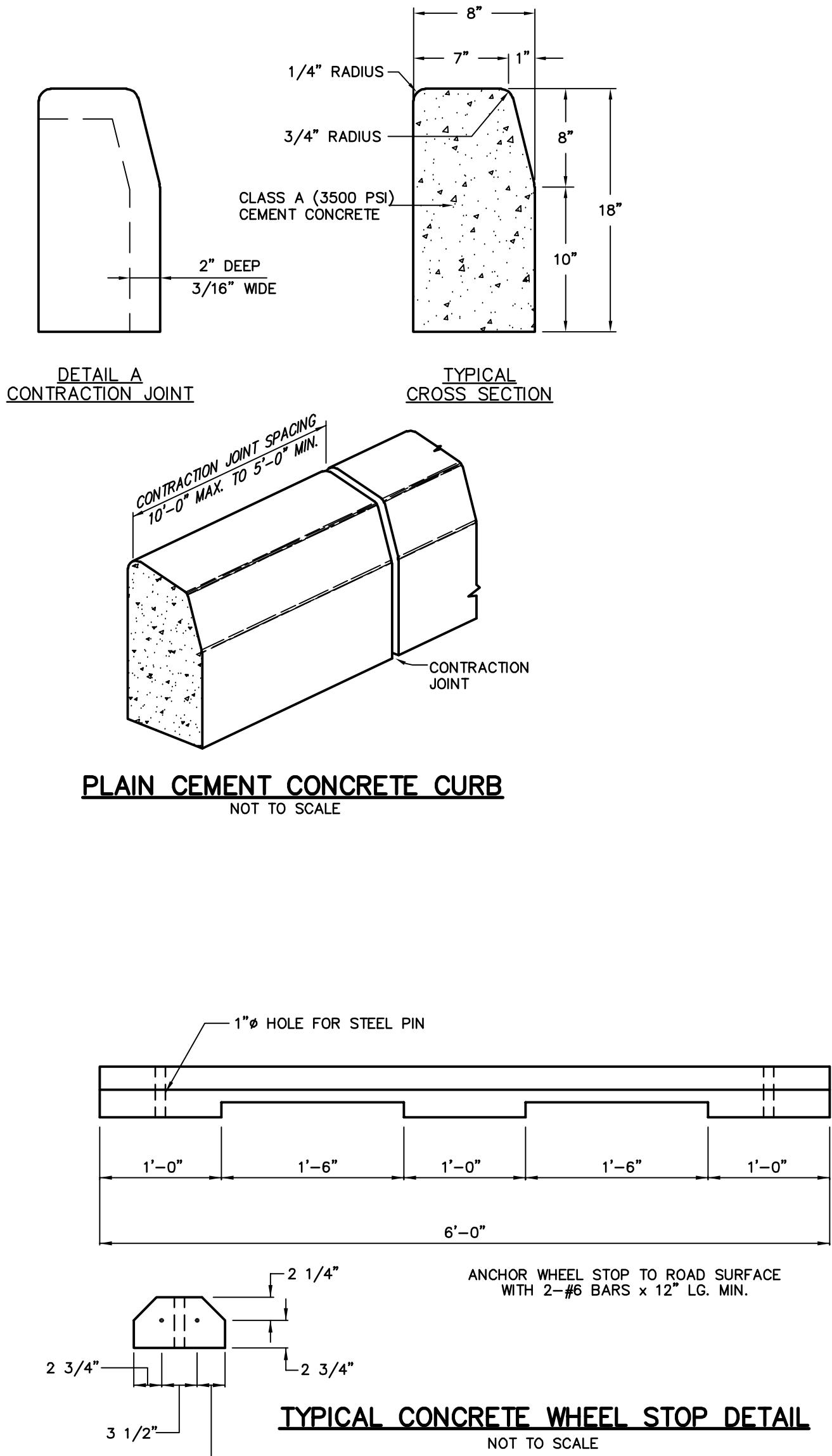
EVERGREEN PLANTING SCHEDULE			
SYMBOL	QUANTITY	COMMON NAME	LATIN NAME
⊕ JV	5	EASTERN REDCEDAR	JUNIPERUS VIRGINIANA
⊕ TC	4	CANADIAN HEMLOCK	TSUCA CANADENSIS
⊕ PR	5	RED SPRUCE	PICEA RUBENS
⊕ PA	5	NORWAY SPRUCE	PICEA ABIES
⊕ PS	5	EASTERN WHITE PINE	PINUS STROBIS
TOTAL: 24 EVERGREEN TREES			



EVERGREEN TREE PLANTING AND STAKING DETAIL

NOT TO SCALE

SHEET NO.:		GILMORE & ASSOCIATES, INC.	
		ENGINEERING & CONSULTING SERVICES	
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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