



**UPPER UWCHLAN TOWNSHIP  
PLANNING COMMISSION  
AGENDA**

**July 11, 2019**

**7:00 PM**

**LOCATION:** Temporary Township Administration Office  
415 Eagleview Boulevard, Suite 116  
Exton, PA 19341

		Packet Page #
I.	Call To Order	
II.	Windsor Baptist Church – Revised Land Development Plan, Conditional Use Review Consultants' comments of revised preliminary land development Plan. Discuss conditional use application to allow a building addition over 6,000 square feet footprint – to house the existing School.	2
III.	Struble Trail Extension Phase II – Conditional Use, Land Development Plan Discuss the retaining wall and fence details for Chester County Facilities & Parks' land development plan for the proposed extension of the existing Struble Trail.	23
IV.	Profound Technologies – Conditional Use Discuss the Conditional Use Application to allow a building over 6,000 square feet footprint and to permit a single building façade greater than 60' in length.	28
V.	Eagleview Corporate Center Lot 4 – Preliminary Land Development Plan Review Consultants' comments of preliminary land development plan for Eagleview Corporate Center Lot 4, proposing 27 new parking spaces, curbing, sidewalk and storm water management facilities.	34
VI.	Approval of Minutes: June 13, 2019 Work Session and Meeting	45
VII.	Open Session	
VIII.	Next Meeting Date: August 8, 2019	
	Location: 415 Eagleview Boulevard, Suite 116, Exton, PA 19341	
IX.	Adjournment	



July 3, 2019

File No. 18-11016T

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

Attention: Cary B. Vargo, Township Manager

Reference: Windsor Baptist Church – Proposed School Building  
Preliminary Land Development / Conditional Use Review  
Upper Uwchlan Township, Chester County, PA

Dear Cary:

Gilmore & Associates, Inc. (G&A) is in receipt of the following information submitted on behalf of Windsor Baptist Church, the Applicant/Developer:

- Response letter from Thom Ludgate, P.E., P.L.S. dated May 14, 2019.
- Response memo from Julie Parish, dated May 17, 2019.
- Enrollment and Staffing letter from Windsor Baptist Church dated May 28, 2019.
- Waiver Request Letter dated May 22, 2019.
- Conditional Use Application dated May 9, 2019.
- Land Development Plan Set titled "Windsor Baptist Church" consisting of twenty-two (22) sheets, prepared by Ludgate Engineering Corporation, dated January 22, 2019, last revised April 18, 2019.
- Stormwater Management Report consisting of forty-seven (47) pages, prepared by Ludgate Engineering Corporation, dated February 28, 2019, last revised May 17, 2019.

G&A has completed our second review of the above referenced Preliminary Land Development 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.

Please note that comments with a **(SE)** or **(CU)**, **(RW)**, or **(W)** may require relief from the Township Ordinances. A **(SE)** denotes a special exception is required, and a **(CU)** denotes that a conditional use is required, a **(RW)** denotes a requested waiver, and a **(W)** denotes a waiver that has not been requested. 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 subject site is comprised of three (3) parcels (TMP 32-3-65.31, 32-3-65.29, and 32-3-66) located at the intersection of Little Conestoga Road and Park Road. The property is located in the C-1 Village Commercial District with a section of TMP 32-3-66 located in the R-2 Residential District with F1 Flexible Development Overlay.

The Applicant is proposing to construct an approximately 9,190 square foot (footprint) Building Addition connected to the existing church and two playgrounds measuring approximately 3,872 square feet and 3,844 square feet respectively. The Applicant is also proposing to remove two existing modular buildings on site and replace with a future, stone, overflow parking area, and relocate the cemetery access drive. There are no existing wetlands on the site, and the site is not located within a FEMA designated Flood Hazard Area.

Stormwater runoff is proposed to be managed by an underground infiltration bed (BMP #1A) located northwest of the proposed building addition.

## II. CONDITIONAL USE APPLICATION REVIEW

1. §200-117 – The Applicant has indicated in a memo that they are requesting a waiver from the required impact studies associated with the Conditional Use Application.

## III. ZONING ORDINANCE REVIEW

1. **(CU)** §200-33.B.(1) – *In the C-1 Village District, a building may be erected, altered or used, and a lot may be used or occupied, for Educational or religious principal purposes when authorized as a conditional use by the Board of Supervisors. Therefore, a Conditional Use Application must be submitted.*

The Applicant has submitted a Conditional Use Application. The hearing has been scheduled for Tuesday, August 13<sup>th</sup>.

2. **(CU)** §200-34.H. – *In the C-1 Village District, no individual building shall contain more than 6,000 square feet of total floor area, except where increased square footage above 6,000 is entirely within an additional story or stories above the first floor or*

*where increased square footage above 6,000, and not limited to a 50% increase, is approved subject to conditional use approval and in accordance with all applicable design standards herein. The existing building is approximately 11,645 square feet, and the proposed building addition constitutes an approximately 9,190 square foot “footprint” increase (The increase will actually be greater due to multiple floors), of which, approximately 2,850 square feet of the footprint is within the C-1 Village Commercial District. The Applicant should discuss this with the Township Zoning Officer, but we believe a Conditional Use may be needed.*

The Applicant has submitted a Conditional Use Application. The hearing has been scheduled for Tuesday, August 13<sup>th</sup>.

3. *§200-36.C.(4) – Parking areas within the C-1 Village District shall be designed and landscaped so as to appear broken in mass, in proportion to the scale of structural development. If the proposed overflow parking is constructed, it shall be in conformance with this section. This section also states that to the extent practicable, should be avoided in the front yard. The Planning Commission and Board of Supervisors should determine if front yard parking shall be permitted.*

**The future overflow parking area is still shown located within the 20-foot front yard setback. Whether overflow parking or not, any proposed parking must conform to the design and landscape requirements of this section.**

4. (SE) *§200-103.A.(1) – The existing church building is an existing nonconforming structure due to the floor area exceeding 6,000 square feet. Nonconforming structures may be altered, renovated, or enlarged provided that such alteration, renovation or enlargement does not increase the floor area of the nonconforming structure by more than 25% of the floor area of the structure as it existed on the date when the structure became nonconforming. Such alteration, renovation or enlargement shall be authorized as a special exception by the Zoning Hearing Board and shall not increase any existing nonconforming and shall comply with all area and bulk regulations. In the case of a nonconforming structure which is occupied by a nonconforming use, such alteration, renovation or enlargement shall also meet the requirements of §200-102A of this article. In the case of a nonconforming structure which is located on a nonconforming lot, such alteration, renovation or enlargement shall also meet the requirements of §200-102C of this article. It is noted that the proposed enlargement is greater than 25% of the floor area of the existing structure. The Applicant shall list the total area of all the floors existing and proposed on the plans.*

**The Applicant has indicated they feel they are compliant. We assume the applicants position is based on the consideration of the building footprint**

area. However, the ordinance states this requirement is based on total floor area. The existing church within the C-1 district is 11,648 square feet with two stories, and an existing total floor area of 22,000 square feet (as listed on the Title Sheet). The proposed building addition within the C-1 district is approximately 4,460 square feet and three stories, with an assumed total floor area of 13,380 square feet. This proposed floor area is well over the 25% allowable threshold. The Applicant should discuss this matter with the Township Zoning Officer.

#### **IV. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REVIEW**

1. §162-9.B.(1)(b) – Provide a closure calculation for the entire tract with error of closure not to exceed one part per 10,000.

**Please provide a closure calculation which validates General Note #11 on the Title Sheet.**

2. §162-9.B.(1)(c) – Please revise the sheet names and sheet index to be sheets 1 of 21, 2 of 21, etc. Also, please ensure that sheet names match what is provided in the Sheet Index for each sheet (i.e. Existing Conditions vs Existing Features Plan, BMP Plan vs Storm Water BMP #1A Plan & Details, Details vs PCSM Narrative Detail Sheet). There is reference in the Sheet Index provided on Sheet 100, Title Sheet, to a Sheet 901, yet no Sheet 901 is present in the plan set. In addition, there should be a grading or construction plan provided, or the PCSM Plan should be renamed to “Grading/PCSM Plan.”

**Revise sheet index to be sheets 1 of 22, 2 of 22, etc. as previously requested. Also, current sheets 900 through 902, which should be revalued to sheets 19 through 22 of 22, should be listed in the Sheet Index as the sheets specific name, not “Details”.**

3. §162-9.B.(2)(b)[7] – It is unclear from the plan set if the intent is to consolidate the three existing parcels, as some plan sheets show the individual property boundary lines, and others do not. Please clarify. We feel this is the appropriate opportunity to consolidate all lots.

The Applicant has indicated they do not have an interest in consolidating the lots at this time. **If the Applicant chooses not to consolidate, then all property boundary lines shall be shown and labeled with bearings and distances for the three existing parcels on the Land Development Plan and the Existing Features Plan.**

4. (RW) §162-41.B. – The Applicant is requesting a waiver from the requirement to provide sidewalks along Park Road or Little Conestoga Road. **A Waiver Request Letter shall be provided indicating why relief is requested from this section.**
5. (RW) §162-57.C.(6) – The Applicant is requesting a waiver from the requirement to provide street trees along Park Avenue. **A Waiver Request Letter shall be provided indicating why relief is requested from this section..**
6. (RW) §162-57.C.(6)(c) – The Applicant is requesting a waiver from the requirement to provide street trees at a height of 14-16 feet at planting. **A Waiver Request Letter shall be provided indicating why relief is requested from this section..**
7. (RW) §162-57.C.(7) & §162-57.C.(7)(b) – The Applicant is requesting a waiver from the requirement to provide landscaping at existing parking areas. **A Waiver Request Letter shall be provided indicating why relief is requested from this section..**
8. (RW) §162-57.D.(4)(a) – The Applicant is requesting a waiver from the requirement to provide 3-3.5" caliper shade trees. **A Waiver Request Letter shall be provided indicating why relief is requested from this section.**

## **V. STORMWATER MANAGEMENT ORDINANCE REVIEW**

1. §152-306.I.(2) – *Provide field tests such as double-ring infiltrometer or other hydraulic conductivity tests (at the elevation of the proposed infiltration surface) to determine the appropriate hydraulic conductivity rate. Standard septic/sewage percolation tests are not acceptable for design purposes. The Applicant shall provide infiltration testing at the location of the proposed BMP #1A. It is unclear where the ½ in/hr rate used in the Stormwater Management Report is taken from.*

The Applicant has provided Double Ring Infiltration Testing in Section VII of the Stormwater Management Report, and the results yielded an infiltration rate of zero. **The Applicant shall request a waiver from the infiltration requirement. We would be in support of a waiver; however, it must be formally requested.**

2. §152-402.F. – *The Applicant shall provide an O&M plan, an O&M agreement, and any easement agreements that are needed to ensure access, inspection, maintenance, operation*
  - (1) *An O&M plan;*
  - (2) *An O&M agreement*

*(3) Any easement agreements that are needed to ensure access, inspection, maintenance, operation, repair and permanent protection of any permanent BMP(s) and conveyances associated with the regulated activity.*  
*(4) Any written deed, deed amendment or equivalent document (if needed) to be*

The Applicant indicates they will provide a full O&M Plan and Agreement.

3. *There is a proposed storm sewer pipe between CB#103 and JB#1 that runs underneath the proposed building. This should be reviewed for acceptability.*

The Applicant has indicated they have reviewed the pipe configuration; **however, the proposed storm sewer pipe between CB#103 and JB#1 is still proposed to run underneath proposed building.** It appears there is an alternative route that would allow the piping around the building which should be considered.

4. *On pages 26 and 27 of the Stormwater Management Report, please revise the basin elevations, outlet pipe size, length, and slope, and orifice size and elevation to match what is shown on the plans, and recalculate.*

**On page 30 of the Stormwater Management Report, the culvert rise and span should be revised to 18 inches, the length to 33 feet, and the barrel slope to 1.8% to match what is shown on the plans.**

5. Please clarify how stormwater runoff which enters the underground stone bed will get to OS #1A. As shown, there is no connection between the stone bed and the outlet structure inlet box walls. We would like the perforated pipe within the basin bed be shown to connect to the outlet structure box.

## **VI. GENERAL COMMENTS**

1. *The lot area values provided in the Zoning Data Table Chart on the Title Sheet do not appear to match. Please revise.*

**The Applicant shall reverify the values for each property. In General Note #2, the total area of the three properties listed as 1.13 acres, 6.17 acres, and 1.66 acres is 8.96 acres. However, the total area listed is 8.99 acres. Please clarify.**

2. The Traffic Sign Chart (On Site) on the Land Development Plan does not appear to reflect the correct number of proposed stop signs and ADA signs. Also, please indicate the significance of the date of "11-19-13" in the date column.

**VII. TOWNSHIP TRAFFIC CONSULTANT COMMENTS**  
**McMAHON ASSOCIATES, INC.**

1. SALDO Section 162-9.H – The applicant requests a waiver to not provide a traffic study for the site. Based on information provided by the applicant with the latest submission, the purpose of the proposed building is to provide improved facilities for the existing school operations, and it is not intended for a planned increase in enrollment, and therefore no new added traffic is anticipated. Furthermore, the current enrollment for the preschool is 165 students, and the current enrollment for the academy is 187 students. The applicant also indicated as recently as the 2015-2016 school year, the preschool enrollment was 185 students, and the enrollment for the academy was 232 students. The applicant states they do not anticipate student enrollment for either the preschool or the academy will exceed the enrollment of the 2015-2016 school year. In addition, the applicant indicates the existing pick-up and drop-off procedures will not be modified as part of the proposed building construction.

Since it is not proposed to increase enrollment beyond recent historical enrollment for the preschool or academy, we could support a waiver to not require a traffic study at this time; however, the Township may wish to impose a condition that if future on-site traffic operations create a safety or traffic issue which impacts traffic conditions along Little Conestoga Road or Park Road, then the applicant would be required to conduct a study if requested by the Township, and the applicant would be required to implement any needed solutions to improve traffic operations subject to review by the Township.

2. SALDO Section 162-27.1.F – The ordinance allows only one driveway per property in the C1 District; however, we understand this may not be feasible since this is an existing site. However, at minimum, if there is ever any land development or site modifications to 250 or 260 Park Road in the future beyond providing a gravel, overflow parking lot, then we recommend access consolidation at that time.
3. SALDO Section 162-27.1 – Consistent with the spirit and intent of the Township's access management ordinance, the applicant should explore the feasibility of limiting/consolidating access, such as along Park Road, and providing a cross-access connection between 213 Little Conestoga Road, 250 Park Road, and 260 Park Road. At minimum, this should be addressed in the future if there is ever any land development or site modifications to 250 or 260 Park Road beyond providing a gravel, overflow parking lot, as described above.
4. SALDO Section 162-28.A and 162-28.E – Based on the plans, it appears the 260 Park Road property does not provide an adequate half width right-of-way for a minor

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collector. As such, the applicant should provide a minimum 25-foot half width right-of-way along Park Road along the 260 Park Road property. This proposed right-of-way should be labeled “Required Right-of-Way (To Be Dedicated to Upper Uwchlan Township).” In addition, the proposed right-of-way along Little Conestoga Road should relabeled from ultimate right-of-way to “Required Right-of-Way (To Be Dedicated to Upper Uwchlan Township).”

5. SALDO Section 162-41 –Detailed designs of the reconstructed curb ramp on the north side of Park Road opposite the pedestrian crossing of Park Road should be provided, including separate grading details, and all dimensions for construction, including widths, lengths, and all slopes to assist during construction.
6. ZO Section 200-73.D(5) – The plans should be revised to indicate the new handicap parking space pavement markings are proposed (not existing).
7. ZO Section 200-73.H(3) – The proposed parking supply for the site includes 140 paved parking spaces, and 84 gravel parking spaces, for a total of 224 parking spaces. This parking supply exceeds the parking supply requirements separately for the Church use (160 spaces required), and the combined day care/school use (171 spaces required). However, the paved parking supply (140 parking spaces) does not meet either of these requirements. As such, the Township should determine whether the spaces shown as gravel, overflow spaces at 250 and 260 Park Road should be improved to paved parking spaces.
8. Chapter 79-8.C – The proposed redevelopment is located in the Township’s Act 209 Transportation Service Area, and is therefore subject to the Transportation Impact Fee of \$2,334 per weekday afternoon peak hour new trip. However, the applicant has indicated that the purpose of the expansion is to house the existing preschool and academy, and it is not proposed to expand enrollment for either of these uses, and therefore no new traffic is expected. As such, a traffic impact fee would not be required for this development. Alternatively, if there is the possibility of an enrollment increase and new added weekday afternoon peak hour traffic, then there would be two options: (1) if enrollment increases beyond the 2015-2016 school year enrollment based on the new building, then the added traffic could be determined based on a trip generation calculation according to the Institute of Transportation Engineers, or (2) a before and after site trip generation study could be conducted to confirm the increase in peak hour traffic.
9. 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.

10. 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**

#### **Conditional Use Requirements**

Half of the proposed addition falls in the R-2 Zoning District. The application form is missing a reference to Zoning Ordinance, Section 200-17.B(1), which states, regarding conditional uses, that "A building may be erected, altered or used, and a lot may be used or occupied for any of the following purposes and no other:

- A. Any use permitted by right in the R-1 District.
- B. The following uses when authorized as a conditional use by the Board of Supervisors subject to 200-116 of this chapter:
  - (1) "Educational or religious use."

Zoning Ordinance (ZO), Section 200-33.B(1) states, regarding conditional uses, "In the C-1 Village District, a building may be erected, altered or used, and a lot may be used or occupied, for any of the following principal purposes when authorized as a conditional use by the Board of Supervisors, subject to 200-116 of this chapter. Conditional use approval in the C-1 Village District shall require full compliance with all applicable design standards set forth in 200-36, except where as a specific condition of approval, the Board provides for modification to such standards upon satisfactory demonstration by the applicant that full compliance is not practicable, based upon a preponderance of evidence.

- (1) "Educational or religious use."

Zoning Ordinance (ZO), Section 200-34.H states, regarding building size restrictions, "No individual building shall contain more than 6,000 square feet of total floor area, except where increased square footage above 6,000 is entirely within an additional story or stories above the first floor or where increased square footage above 6,000, and not limited to a 50% increase, is approved subject to conditional use approval and in accordance with all applicable design standards herein. For purposes of this section, an individual building shall be considered as a space or contiguous spaces fully separated from any other building. For purposes of this section, abutting buildings shall be considered as an individual building whether or not separated by permanent walls."

## Site Context

The three parcels are located in the Village of Eagle. Two Class II Historic Resources are located on the 213 Little Conestoga Road parcel. The Windsor Church Parsonage at the intersection of Little Conestoga and Park Roads is noted in the 2001 PA Historical Resource Survey Form as a vernacular I-type house built in 1875 that is a Class II resource, and is described as "Although relatively intact, this house is not architecturally significant." Windsor Baptist Church, built between 1869-72, is noted as a Class II resource in the 2001 PA Historical Resource Survey Form, which states that "The resource is relatively intact, and historically significant, yet has several additions." It has two historic function categories, religion and funerary. The Seabolt House/Windsor Church Parsonage, a neighboring parcel home to the original parsonage for Windsor Baptist Church, is located at 240 Little Conestoga Road. The PA Historical Resource Survey Form indicates that the house and garage/shed building was built in 1830 and is a Class II resource.

## Description of Plot Plans

Applicant should verify the data provided in the Zoning Table on Sheet 100, due to several inconsistencies that we noticed. For example, if the Applicant is submitting a Conditional Use application for all three parcels at 250 Park Road, 260 Park Road, and 213 Little Conestoga Road, the Zoning Data Table should indicate the total acreage for all three parcels that is zoned C-1 Village District as 9.09 acres.

Three buildings exist on the 213 Little Conestoga Road parcel, identified as an existing church, existing two-story building, and existing two-story dwelling, on the plans. The church has a total floor area of 22,000 square feet, the two-story building has total floor area of 1,474 square feet, and the two-story dwelling has a total floor area of 2,102 square feet. The site includes a playground, cemetery, and green house. 222 parking spaces are currently on the site. A sidewalk extends partially along the parcel, along Park Road, to a mid-block crosswalk south and west of Ticonderoga Blvd. A second sidewalk segment is located on the parcel, at the intersection of Little Conestoga and Park Roads. The two parcels to the south and east that are also owned by the Applicant, 250 and 260 Park Road, include trailers, sidewalk, and a two-story building with a total floor area of 4,824 square feet.

The submitted plans and elevation schematics propose removing the trailers from the 250 Park Road parcel and expanding the existing church with a three-story school addition with a total floor area of 27,570 square feet. When combined with the existing church, the new school addition and church building will equal 49,570 square feet in total floor area. The proposed school addition is long and rectangular, with variations in façade massing, rooflines, cladding color, and materiality, in particular along the façade facing Little Conestoga Road. The color scheme is primarily tan, green, and red, with a gray roof. Four street trees are proposed along Little Conestoga Road. 19 shrubs and 27 trees are proposed along portions of the site

boundaries north and west of the addition, including 15 deciduous trees and 12 evergreen trees. A sidewalk is proposed from the existing sidewalk along Park Road to an existing pathway due south of the proposed playground.

### **Recommended Conditions of Approval**

Of primary concern to the Conservancy is the architectural design of the addition, specifically the overall building height and the design of the northwest facing façade, and its relationship to and site lines from Little Conestoga Road. We recommend the Land Development Plan be revised to reflect the following conditions of Conditional Use.

1. The Applicant shall demonstrate, to the satisfaction of the Township, the height of the proposed addition, by providing dimensioned elevation drawings for all four facades.
2. Due to the close proximity of the northwest facing façade in the R-2 Zoning District to the C-1 Village District, we suggest the Applicant demonstrate that the design of the addition and its relationship to surrounding buildings and landscaped areas mitigates any negative impacts of a long continuous building facade on the character of the C-1 Village District, as specified in Zoning Ordinance (ZO), Section 200-36.B.(1)(a) by: providing a perspective view rendering of the proposed building and site landscaping from Little Conestoga Road, specifically to show the visibility of the northwest facing façade from Little Conestoga Road.
3. Due to the close proximity of the northwest facing façade in the R-2 Zoning District to the C-1 Village District, we suggest the Applicant demonstrate that the design of the addition and its relationship to surrounding buildings and landscaped areas mitigates any negative impacts of a long continuous building facade on the character of the C-1 Village District by: incorporating elements and/or mitigating factors into the design of the northwest facing façade, visible from Little Conestoga Road, as outlined in ZO Section 200-36.B.(1)(a-d). In our opinion, the southeast façade facing Park Road, is a strong representation of the specifications in the Zoning Ordinance and is clearly depicted in the land development plans and renderings submitted by the Applicant.
4. The Applicant shall demonstrate, to the satisfaction of the Township, the roof materiality and wall outlined in ZO 200-36.B(1)(b) and ZO 200-36.B(1)(c). In our opinion, the Applicant has clearly provided a comprehensive representation of the architectural design of the proposed addition through the submitted renderings. We request the Applicant further clarify the materiality that is proposed for the roof and exterior walls.

Applicant has requested waivers from ZO Section 200-117.I for recreation, traffic, fiscal, and historic impact statements. We defer to the Township's traffic engineer, regarding the traffic impact statement waiver request. We support these Applicant's request for a waiver from

submitting a recreation impact statement, as they are providing a new, 5,600 square foot playground on the site to replace an existing playground, the request for an historic impact statement, and the request to waive the fiscal impact statement. While we support these waivers for the purposes of the Conditional Use Application, the waivers requested on Sheet 100 of the Revised Land Development Plan Set will require further review.

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

1. The existing sewer flow capacity for the site is 1,058 gallons per day, utilizing 225 gallons per Day/Equivalent Dwelling Unit (GPD/EDU) the sanitary sewer capacity required 4.7 EDUs. Based on the letter from the Windsor Baptist Church which provides information on the existing and future enrollments of the preschool and academy, this sewer capacity appears acceptable. 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.
2. If kitchen facilities are proposed within the new building, a concrete grease trap / interceptor should be installed on the sewer lateral. A detail of the proposed grease interceptor should be provided on the plans.
3. The sanitary sewer for 260 Park Road is connected to the sanitary lateral which transverses the 250 Park Road property and 213 Little Conestoga Road that generally parallels Park Road. All properties are owned by Windsor Baptist Church.
  - The above information should be duly noted on the Title Sheet, under the general notes.
  - The approximate location of this existing lateral for 260 Park Road should be shown on the Utility Plan.
  - It should be noted on the plans that the care shall be taken during the removal of the existing modular building on 250 Park Road as to not damage the existing service lateral.

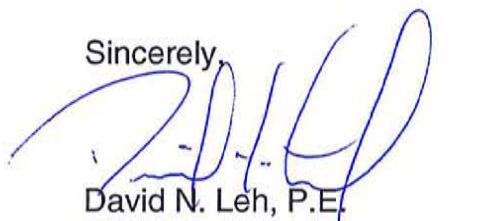
This concludes our second review of the above referenced Preliminary Land Development Application as well as our review of the Conditional Use Application. We would recommend the plans be revised to address the above referenced comments. If you have any questions, please do not hesitate to contact me.

Cary B. Vargo, Upper Uwchlan Township Manager  
Reference: Windsor Baptist Church – Proposed School Building  
Preliminary Land Development Review  
Upper Uwchlan Township, Chester County, PA  
File No. 18-11016T  
July 3, 2019

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Sincerely,

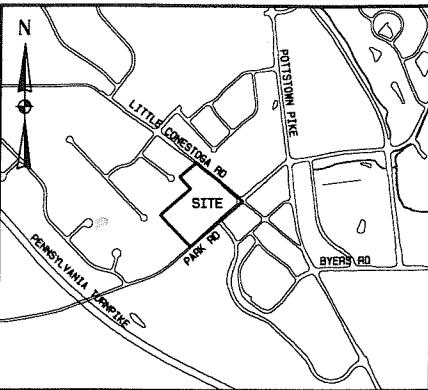
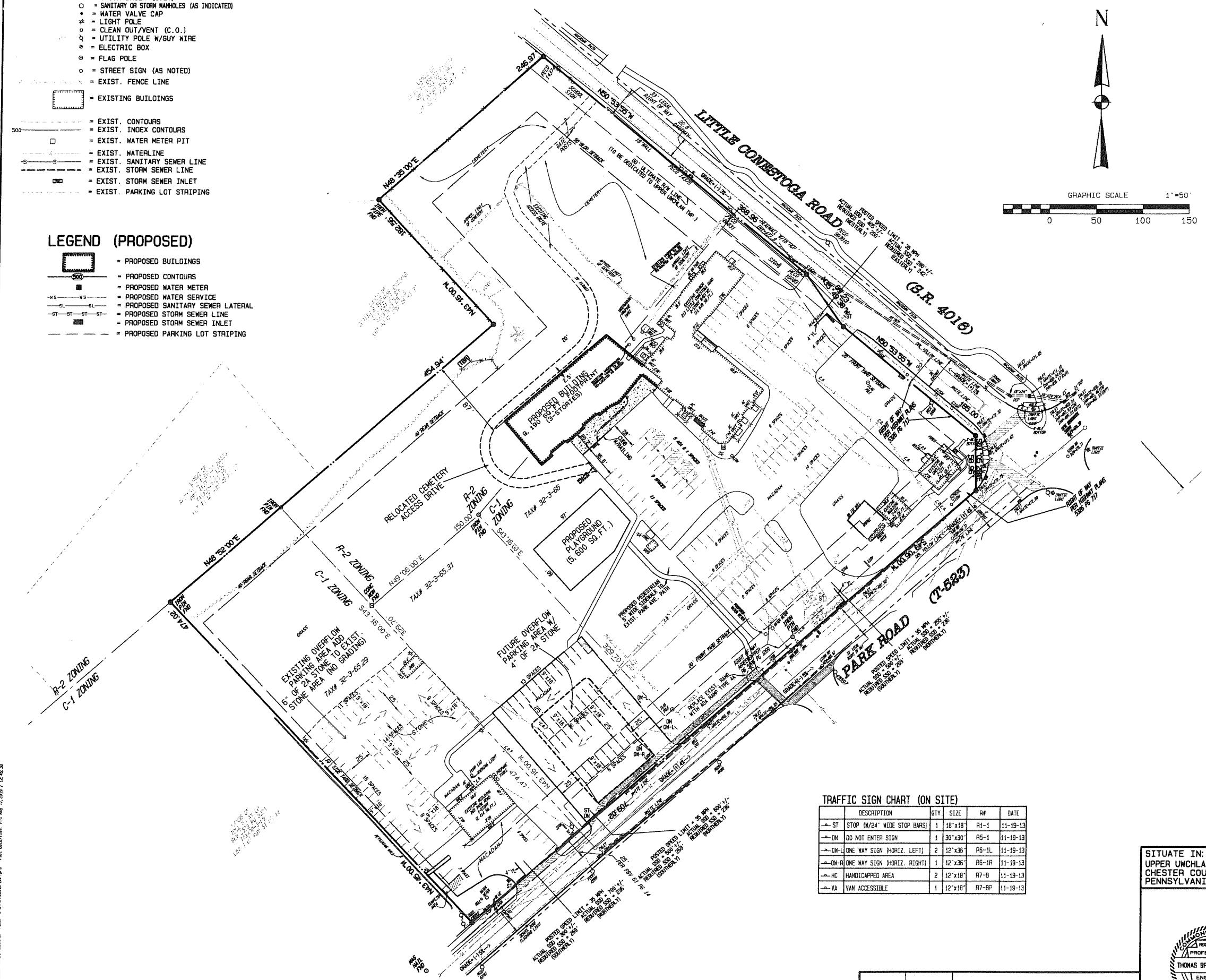


David N. Leh, P.E.  
Municipal Services Manager  
Gilmore & Associates, Inc.

cc: Upper Uwchlan Township Planning Commission Members  
Upper Uwchlan Township Board of Supervisors  
Upper Uwchlan Township Historic Commission (via email only)  
Sheila A. Fleming, ASLA, Brandywine Conservancy (via email only)  
Christopher J. Williams, P.E., McMahon Associates, Inc. (via email only)  
David M. Schlott, Jr., P.E., ARRO Consulting, Inc. (via email only)  
Kristin Camp, Esq. – Buckley, Brion, McGuire, & Morris LLP (via email only)  
Richard Ruth, Lionville Fire Company (via email only)  
Thomas Ludgate, PE – Ludgate Engineering (via email only)

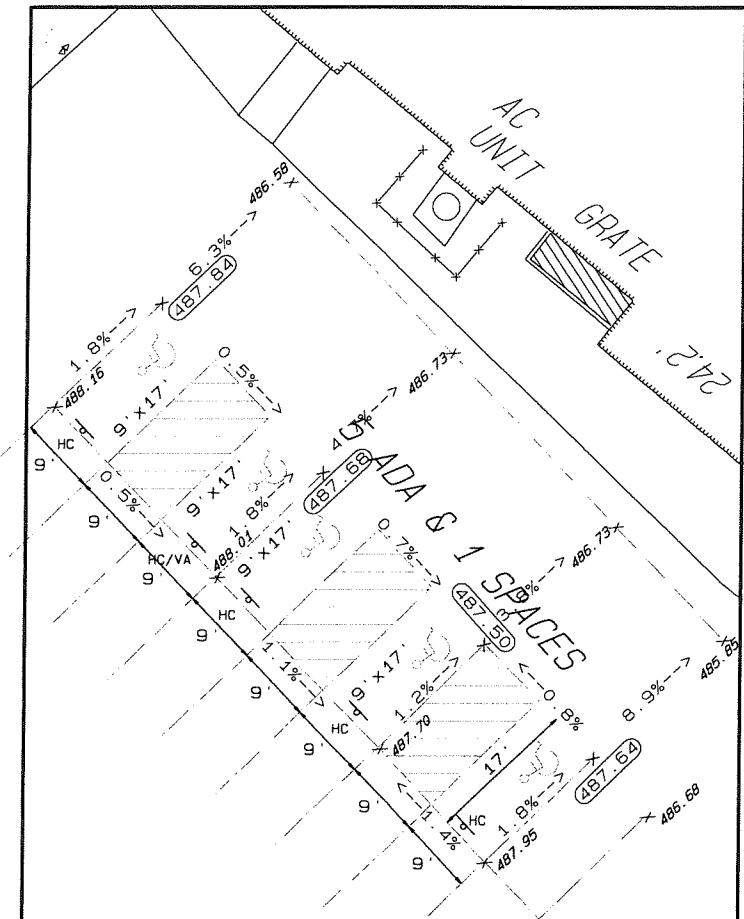
### LEGEND (EXISTING)

- = MAILBOX
- = CATCH BASIN (C.B.)
- = SANITARY OR STORM MANHOLES (AS INDICATED)
- = WATER VALVE CAP
- = LIGHT POLE
- = CLEAN OUT/VENT (C.O.)
- = UTILITY POLE W/GUY WIRE
- = ELECTRIC BOX
- = FLAG POLE
- = STREET SIGN (AS NOTED)
- = EXIST. FENCE LINE
- = EXISTING BUILDINGS
- = EXIST. CONTOURS
- = EXIST. INDEX CONTOURS
- = EXIST. WATER METER PIT
- = EXIST. WATERLINE
- = EXIST. SANITARY SEWER LINE
- = EXIST. STORM SEWER LINE
- = EXIST. STORM SEWER INLET
- = EXIST. PARKING LOT STRIPING



LOCATION MAP

SCALE: 1"=1,000'



ADA PARKING GRADING DETAIL

SCALE: 1"=10'

TRAFFIC SIGN CHART (ON SITE)

DESCRIPTION	QTY	SIZE	R#	DATE
ST STOP (W/24" WIDE STOP BARS)	1	18" x 18"	R1-1	11-19-13
DN DO NOT ENTER SIGN	1	30" x 30"	R5-1	11-19-13
ON ONE WAY SIGN (HORIZ. LEFT)	2	12" x 36"	R6-1L	11-19-13
ON-R ONE WAY SIGN (HORIZ. RIGHT)	1	12" x 36"	R6-1R	11-19-13
HC HANDICAPPED AREA	2	12" x 18"	R7-8	11-19-13
VA VAN ACCESSIBLE	1	12" x 18"	R7-8P	11-19-13

SITUATE IN:  
UPPER UMHLEN TOWNSHIP,  
CHESTER COUNTY,  
PENNSYLVANIA

WINDSOR BAPTIST CHURCH

Ludgate Engineering Corporation  
ENGINEERS SURVEYORS PLANNERS  
ENVIRONMENTAL SCIENTISTS  
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LINCOLN CORPORATE CENTER  
10 VANGUARD DRIVE, SUITE 90  
READING, PA 19606  
PHONE: 610/404-7330 A FAX: 610/404-7371  
www.ludgate-eng.com



THOMAS BRYAN LUDGATE  
ENGINEER  
PE076995  
PA  
PA ONE  
CAB DATE  
2/21/18  
DRAWN BY  
MAH  
01-22-19  
04-09-19  
SCALE  
1"=50'  
COMP (BNDY)  
RAB  
TAX MAP PARCEL  
DRAWING NUMBER  
D-7700413 SHEET 200

#1 WAH	04-18-19	PER GILMORE REVIEW 04-04-19
REVISION	DATE	DESCRIPTION

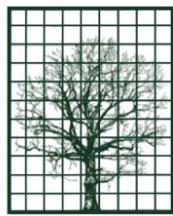












## Waiver Requests

To: Upper Uwchlan Township  
From: Thomas Ludgate PE PLS  
Date: 7.10.19  
RE: Waiver Requests – Windsor Baptist Church

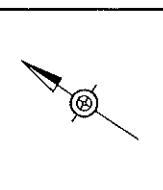
On behalf of the applicant, we are requesting the following waivers from the Upper Uwchlan Township Subdivision and Land Development Ordinance and Stormwater Ordinance.

<b>STORMWATER ORDINANCE RELIEF</b>			
<b>Section</b>	<b>Required</b>	<b>Relief (requested)</b>	<b>Reason (hardship)</b>
152.305.I.(2)	Runoff infiltration	To not provide a stormwater management plan with infiltration	The soils testing did not realize any infiltration rate
<b>SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO) RELIEF</b>			
<b>Section</b>	<b>Required</b>	<b>Relief (requested)</b>	<b>Reason (hardship)</b>
162-41.B	Sidewalk along Park Road and Little Conestoga Road	To not install the sidewalks	Park Road: There is existing sidewalk along Park Road for roughly half of the overall site frontage (this sidewalk then continues along the other side of Park); the remaining frontage has grades / slopes that would make sidewalk installation an issue  Little Conestoga Road: There is existing sidewalk on the opposite side of the road; along the site frontage there is a slope, stormwater pipe, and cemetery wall that would make sidewalk installation an issue
162-57.C.(8)	Provide Street Trees along Park Road	To not install Street Trees along Park Road	The proposed development is closer to the Little Conestoga Road frontage; the Park Road frontage is not being directly impacted by this development
162.57.C.(6)(c) & 162.57.D.(4)(a)	Street Tree height and caliper at planting	To allow Street Trees at lower height (and associated caliper) at planting	The Little Conestoga Road frontage and site area is approx. 4' higher than the roadway elevation; the smaller trees (at planting) will be partially mitigated by this elevation
162.57.C.(7) & 162.57.C.(7)(b)	Provide Landscaping at existing parking lots	To not provide additional landscaping at the existing parking lots	The existing parking lots near Park Road have a grass buffer between the roadway and the parking; the existing parking along Little Conestoga is directly against the roadway – with the location of the existing church

			building, there is not extensive area for landscaping
162.9.H	To prepare a traffic study	To not prepare a traffic study	The proposed development will not realize an increase in overall traffic as the overall church size is not increasing, the pre school census is not increasing and the academy census is not increasing
162.27.1.F & 162.27.1	Driveway Count	Not to reduce existing driveways	The proposed development will not impact the existing driveways. The existing driveways (along Park) serve the 3 lots (and for overflow from the church and academy during major events).

Thank you for your review of this request.

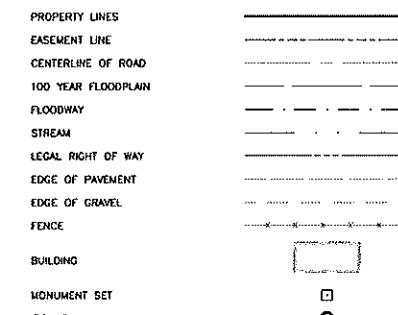
TBL



PROPOSED FEATURES LEGEND



#### EXISTING FEATURES LEGEND

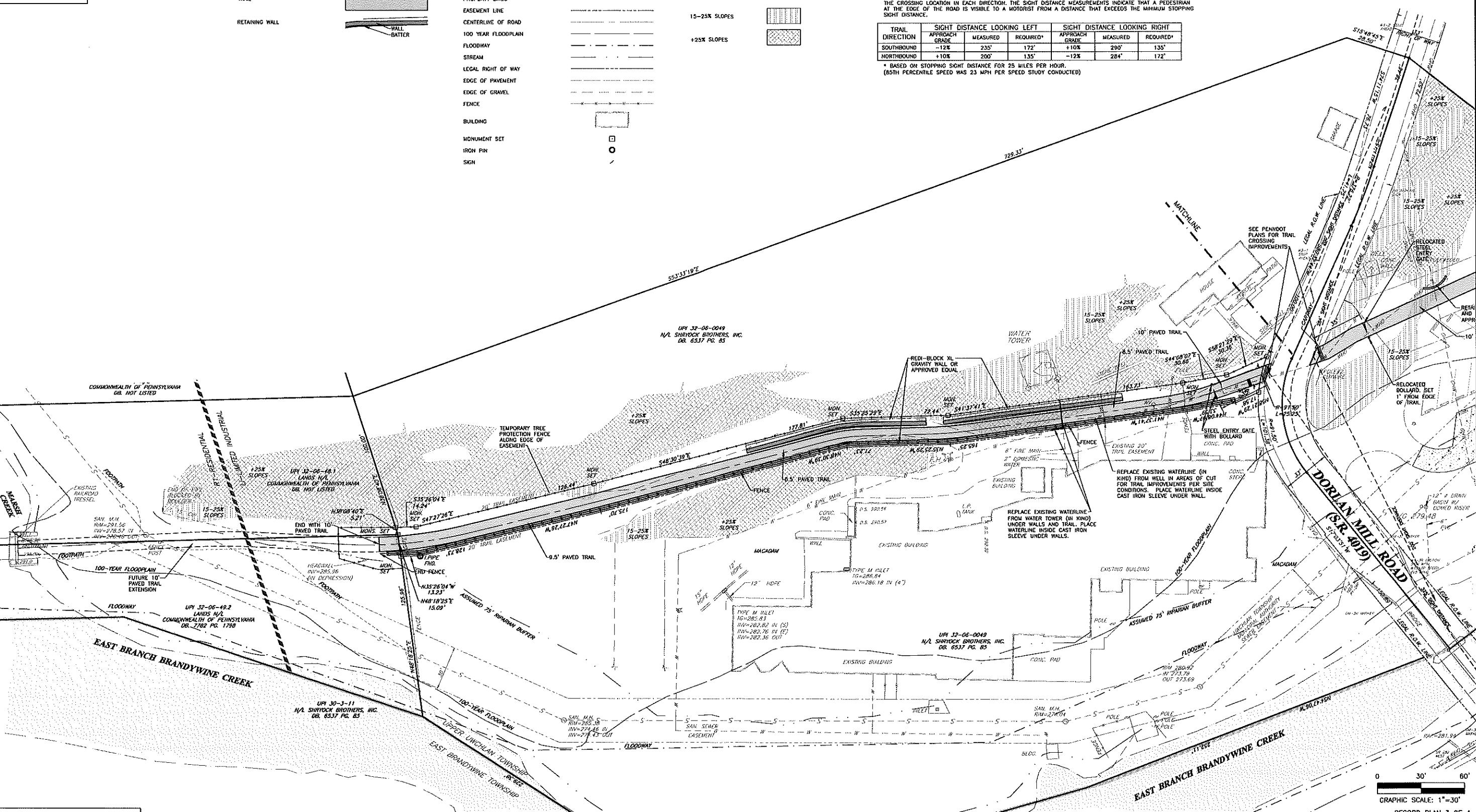


TRAIL SIGHT DISTANCE TABLE

SIGHT DISTANCE, MEASURED FROM THE EDGE OF THE ROAD, BASED ON THE EDGE LINE PAVEMENT MARKINGS, AT THE CROSSING LOCATION IN EACH DIRECTION. THE SIGHT DISTANCE MEASUREMENTS INDICATE THAT A PEDESTRIAN AT THE EDGE OF THE ROAD IS VISIBLE TO A MOTORIST FROM A DISTANCE THAT EXCEEDS THE MINIMUM STOPPING SIGHT DISTANCE.

TRAIL DIRECTION	SIGHT DISTANCE LOOKING LEFT			SIGHT DISTANCE LOOKING RIGHT		
	APPROACH GRADE	MEASURED	REQUIRED*	APPROACH GRADE	MEASURED	REQUIRED*
SOUTHBOUND	-12%	235'	172'	+10%	290'	135'
NORTHBOUND	+10%	200'	135'	-12%	284'	172'

\* BASED ON STOPPING SIGHT DISTANCE FOR 25 MILES PER HOUR.  
(85TH PERCENTILE SPEED WAS 23 MPH PER SPEED STUDY CONDUCTED)



UPI 32-6-48.1, 32-6-49, 32-6-49.2

			SEAL
DATE	BY	APP.	

1  
SEAL

MANAGER	NEF
DESIGN	CHKD. BY KK
DRAFT	CHKD. BY BG
FILE	DATE CHE-22
NOTES	SCALE 1"=30'

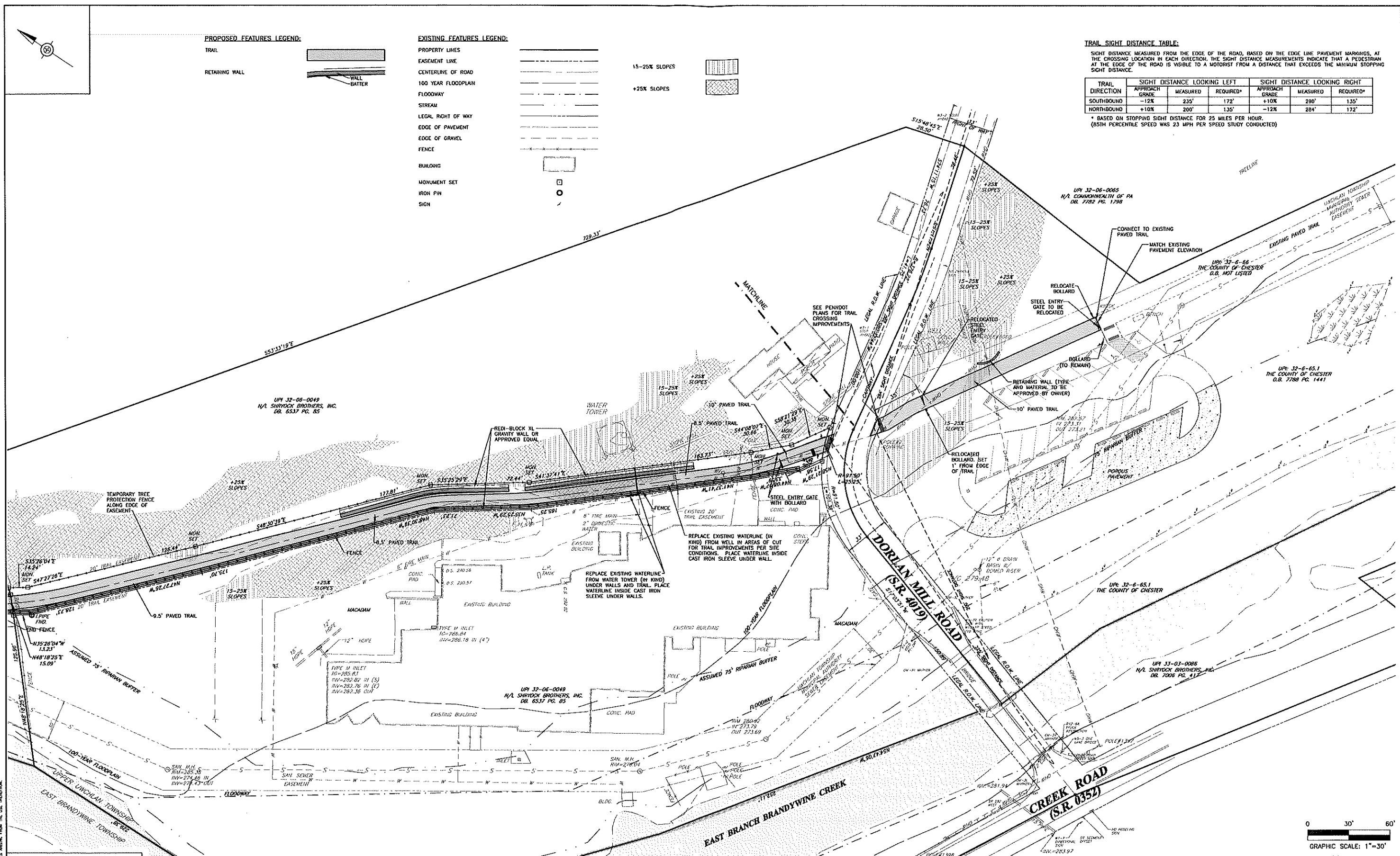
CLIENT

4

TE PLAN SUBJECT

UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

RECORD PLAN 3 OF 4	
JOB NO.	137340.01A
SHEET NO.	
3 OF 15	
DRAW. NO.	
L0137340-1A	

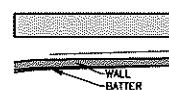


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UPI 32-8-48.1, 32-8-49, 32-6-49.2

PROPOSED FEATURES LEGEND:

TRAIL  
RETAINING WALL



EXISTING FEATURES LEGEND:

PROPERTY LINES  
EASEMENT LINE  
CENTERLINE OF ROAD  
100 YEAR FLOODPLAIN  
FLOODWAY  
STREAM  
LEGAL RIGHT OF WAY  
EDGE OF PAVEMENT  
EDGE OF GRAVEL  
FENCE  
BUILDING  
MONUMENT SET  
IRON PIN  
SIGN

15-25% SLOPES

+25% SLOPES

TRAIL SIGHT DISTANCE TABLE:

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\* BASED ON STOPPING SIGHT DISTANCE FOR 25 MILES PER HOUR.  
(85TH PERCENTILE SPEED WAS 23 MPH PER SPEED STUDY CONDUCTED)

0 30' 60'  
GRAPHIC SCALE: 1"=30'  
RECORD PLAN 4 OF 4

JOB NO. 137340.01A  
SHEET NO. 4 OF 15  
DWG. NO. L0237340-1A

**BURSICH**  
Sharing your Vision

Corporate Headquarters  
2129 East High Street  
Pottstown, PA 19464  
(404) 323-1040

Southhampton Office  
706 Lakeside Drive  
Southampton, PA 18960  
(404) 323-1040

[www.bursich.com](http://www.bursich.com)

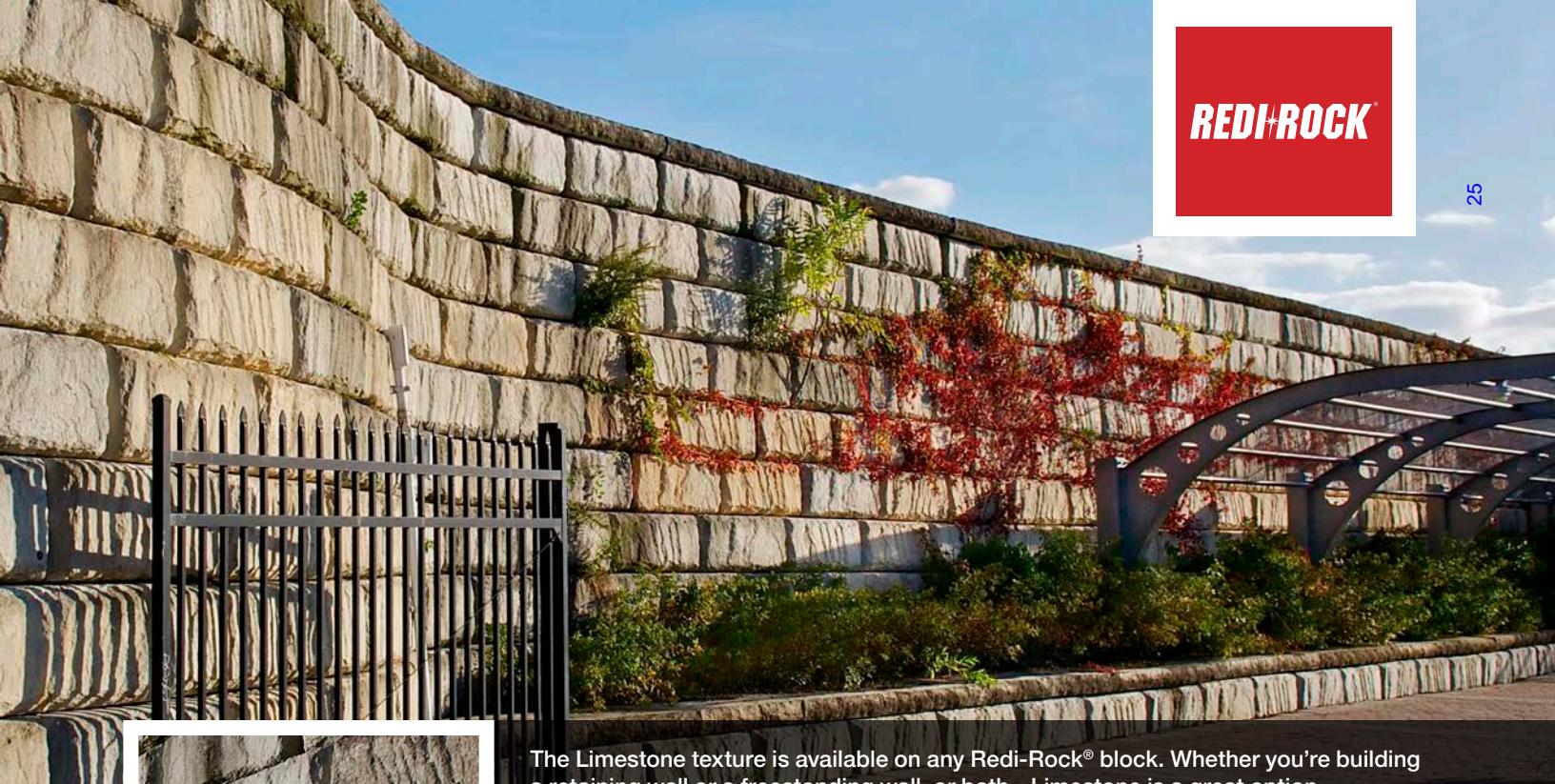
CLIENT  
CHESTER COUNTY DEPARTMENT OF FACILITIES & PARKS  
313 W. MARKET STREET  
SUITE 5400  
WEST CHESTER, PA 19380

SITE PLAN

SUBJECT  
STRUBLE TRAIL  
EXTENSION II

UPPER UCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

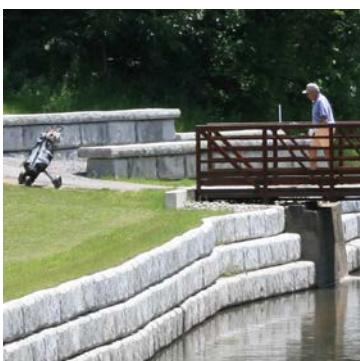
REVISION DATE BY APP.



The Limestone texture is available on any Redi-Rock® block. Whether you're building a retaining wall or a freestanding wall, or both—Limestone is a great option.



## REDI-ROCK TEXTURE: LIMESTONE



Legos. You probably loved them as a kid. We still love them, which is why we created these one-ton Redi-Rock blocks that lock together using a knob and groove system, just like stacking Lego blocks. Now, who wouldn't want a giant block wall on their project?

The design of Redi-Rock blocks goes beyond function, though. These blocks also look great.

Redi-Rock Limestone blocks have a natural split limestone texture that beautifully mimics real quarried stone. These large-scale block faces are perfect for commercial and residential projects—or anything in between!

### Limestone Block Specifications

- Quarried stone texture
- 5.75 square feet (0.5 square meters) of face
- Four unique faces to give walls a random aesthetic
- Approximately 23 square feet (2 square meters) of non-repeating texture available
- Wet-cast concrete gives a greater level of detail and durability

Regional colors and coordinating accessories are available. Contact your local Redi-Rock retailer or visit [redi-rock.com](http://redi-rock.com) to learn more about the Redi-Rock Limestone face today!

Redi-Rock projects near Upper Uwchlan:

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Greystone Development  
515 Greenhill Rd.  
West Chester

Liseter Development  
410 Liseter Rd.  
Newtown Square

Spring Valley Community Church  
962 E. Schuylkill Rd.  
Pottstown

West Chester School  
1181 McDermott Dr.  
West Chester

All of these projects are Limestone Texture.

If you need anything else please let me know.  
Thank you

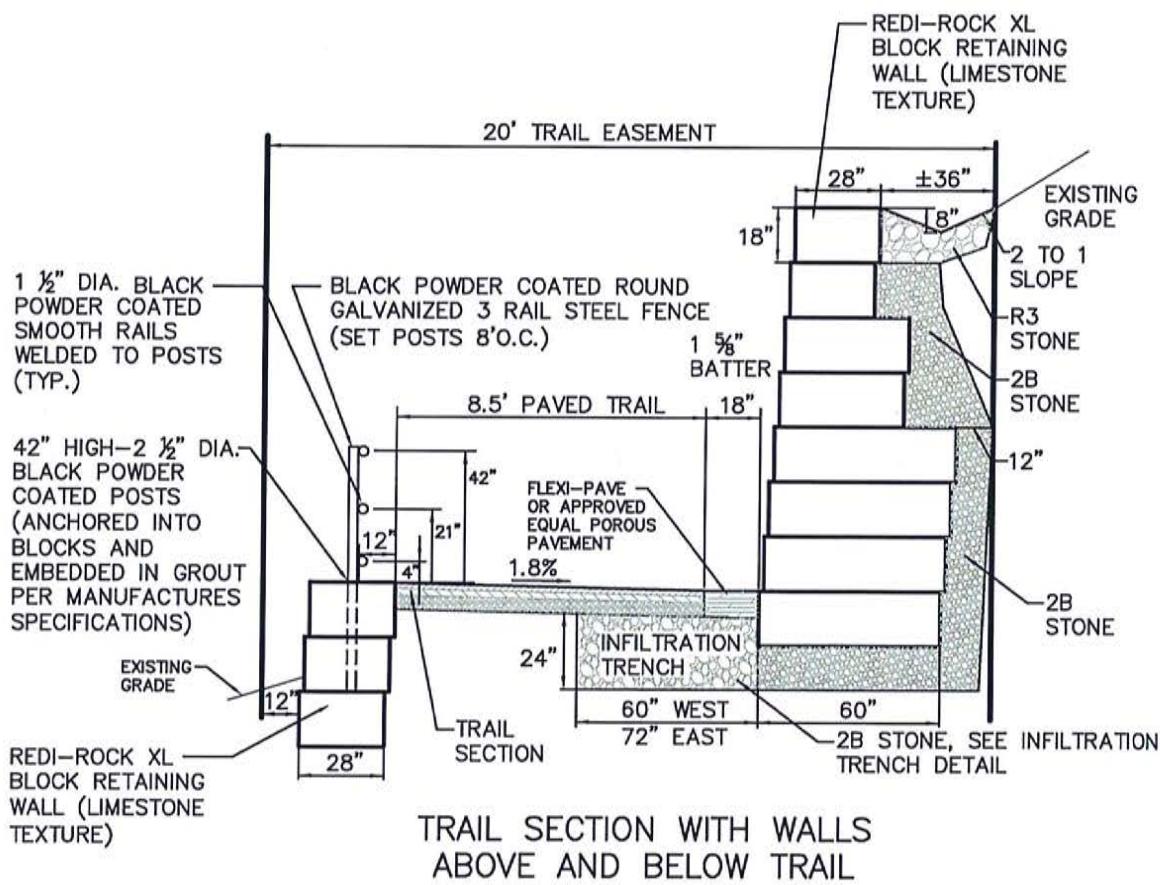
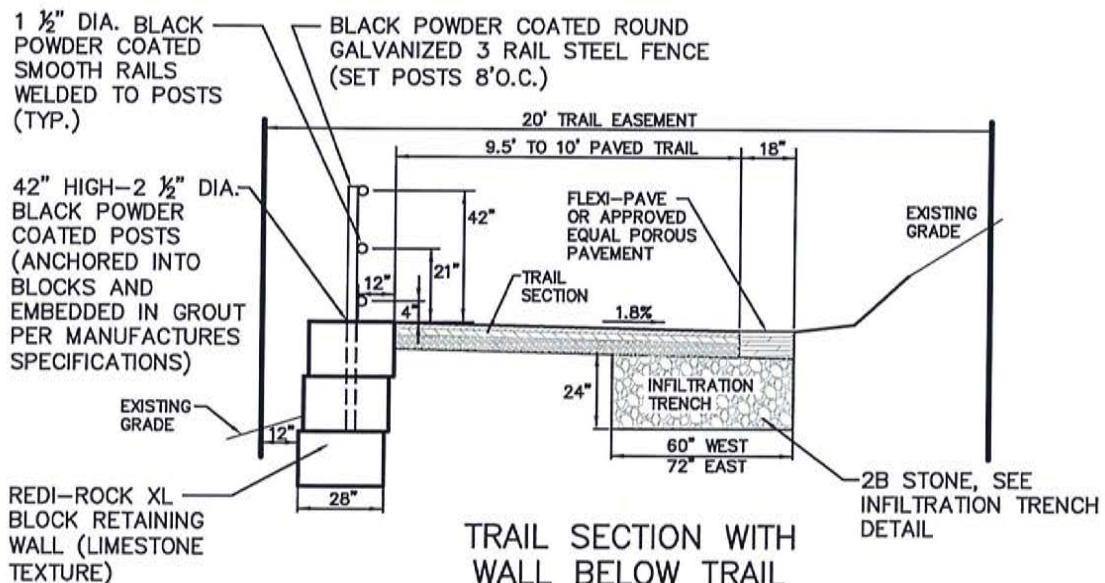
*Craig Herrmann*

**Redi-Rock Sales & Operations Manager**  
**Penn Dot Approved Material**  
**J.D.M. Materials Co.**

451 E. Reliance Rd  
Telford, PA 18969  
Office: 215-723-9801  
Fax: 215-723-7397  
Cell: 215-778-7347

### RETAINING WALL NOTES:

1. TOP OF WALL (TW) AND BOTTOM OF WALL (BW) ELEVATIONS SHOWN ARE APPROXIMATE AS INDICATED ON THESE PLANS.
2. CONSTRUCTION DRAWINGS, DETAILS, AND SPECIFICATIONS FOR THE PROPOSED RETAINING WALLS SHALL BE PREPARED BY A PROFESSIONAL ENGINEER LICENSED IN THE COMMONWEALTH OF PENNSYLVANIA, AND BE SUBMITTED TO CHESTER COUNTY'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

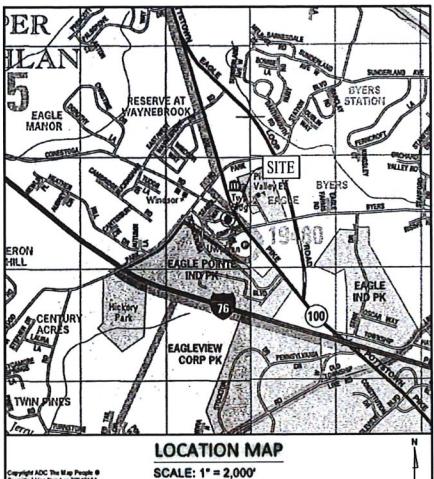




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Land Planning  
Environmental  
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LOCATION MAP  
SCALE: 1" = 2,000'

## GENERAL NOTES

1. RECORD OWNER: SITE ADDRESS:  
RIP HOLDINGS, LLC 125 LITTLE CONESTOGA ROAD  
64 EAST MICHIGAN AVENUE CHESTER SPRINGS, PA 19425  
EXTON, PA 19341 ATTN: KEVIN BUSA

2. SOURCE OF TITLE: RECORD BOOK 9598, PAGE 1324

3. TAX PARCEL #: 32-4-38-3

4. LOT AREA: 1.184 ACRES

5. BOUNDARY, TOPOGRAPHIC AND PHYSICAL IMPROVEMENTS INFORMATION SHOWN ARE FROM FIELD SURVEY BY HOWELL KLINE SURVEYING, LLC. PERFORMED ON 2/20/2018, 2/23/2018 & 2/28/2018.

6. CONTOURS PLOTTED FROM FIELD RUN TOPOGRAPHIC SURVEY BY HOWELL KLINE SURVEYING, LLC. DATUM: NAVD 88 (COMPUTED USING GEOD12A) & NAVD 83 (2011) (EPOCH 2010.0000) (AS DETERMINED BY GPS OBSERVATION), SITE BENCH U.G.S. MONUMENT ON NORTHEAST SIDE OF LITTLE CONESTOGA ROAD, ELEVATION= 469.28, CONTOUR INTERVAL 2 FEET.

7. 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.

8. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, WHICH WOULD DISCLOSE ANY RIGHTS, RESTRICTIONS, EASEMENTS, ETC., OF RECORD.

9. THE EXISTING LEGAL RIGHT-OF-WAY OF S.R. 4016 WAS TAKEN FROM REFERENCE PLAN #2.

10. THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE X, AN AREA OF MINIMAL FLOOD PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR CHESTER COUNTY, PA. MAP NO. 4202900090, PANEL 90 OF 380, DATED SEPTEMBER 29, 2017.

11. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREIN, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE DEEMED A BREACH OF CONTRACT. THE CONTRACTOR SHALL BE LIABLE FOR ALL COSTS OF DEVIATIONS ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING FROM IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATIONS AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.

12. DL HOWELL & ASSOCIATES, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS OF THE EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS. NOR DOES DL HOWELL & ASSOCIATES, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF WORK.

13. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE. SCALED DIMENSIONS SHALL NOT BE USED WITHOUT FIRST CONTACTING THE ENGINEER OR ARCHITECT.

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. A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE AVAILABLE ON SITE AT ALL TIMES.

16. SITE SHALL CONTINUE TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.

17. 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 2601 ET SEQ., 271.1 ET SEQ. AND 287.1 ET SEQ. NO BUILDING MATERIAL SHALL BE BURIED, DUMPED, OR DISCHARGED FROM THE SITE.

18. AN AS-BUILT SURVEY OF ALL STORMWATER BMP'S AND EXPLANATION OF ANY DISCREPANCIES WITH THE OPERATION AND MAINTENANCE PLAN SHALL BE PROVIDED TO UPPER UWCHLAN TOWNSHIP.

19. PROFOUND TECHNOLOGIES IS AN "IT" COMPANY SPECIALIZING IN AUDIO VIDEO AND CONTROL SYSTEM SOLUTIONS FOR COMMERCIAL, RESIDENTIAL, GOVERNMENT AND EDUCATIONAL APPLICATIONS. THE PROPOSED BUILDING EXPANSION IS TO ACCOMMODATE GROWTH OF THE COMPANY. THE OFFICE SPACE WOULD BE USED, IN PART, TO HOUSE ADDITIONAL EQUIPMENT STORAGE FOR THE "IT" SYSTEMS THAT ARE FABRICATED AT THE FACILITY. THE REMAINDER OF THE BUILDING WILL BE USED TO HOUSE TECHNICIANS AND OTHER TECHNICAL STAFF THAT DESIGN, BUILD AND PROJECT MANAGE TECHNOLOGY SYSTEMS.

20. A KNOB BOX SHALL BE INSTALLED IN A LOCATION APPROVED BY THE FIRE CHEF.

## REFERENCE PLANS

1. PLAN ENTITLED "TINAH SUBDIVISION PLAN - LAND DEVELOPMENT PLAN FOR EAGLEPOINTE", PREPARED FOR J. LOEW ASSOCIATES, INC., PREPARED BY EDWARD B. WALSH & ASSOCIATES, INC., EXTON, PA, DATED 2-17-99, LAST REVISED 1-31-01, RECORD PLAN BOOK #901576.

2. PLAN ENTITLED "PLAN OF PROPERTY FOR PORTER AND PANTER REAL ESTATE", PREPARED BY W. RICHARD CRAIG R.S., UWCHLAND, PA, DATED JUN. 30, 1973, RECORD PLAN BOOK #49, PAGE 7, SUBSEQUENTLY RE-RECORDED AS PLAN #1401.

3. PLAN ENTITLED "SUBDIVISION OF LAND FOR EDWARD SEARLESTON", PREPARED BY BERGER & HAYES, INC., COATESVILLE, DATED JULY 15, 1970, LAST REVISED MARCH 25, 1971, RECORD PLAN BOOK #37, PAGE 36.

4. PLAN ENTITLED "COMMONWEALTH SECTION OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION DRAWINGS FOR CONSTRUCTION OF STATE ROUTE 0100 SECTION S35 IN CHESTER COUNTY FROM STA. 16+000.000 TO STA. 17+000.000 LENGTH 1.000 FT. 0.610 KM FROM SEC. 0350 OFFSET 0688 TO SEC. 0350 OFFSET 0192 - TOWNSHIP ROUTE PARK ROAD FROM STA. 9405.659 TO STA. 10422.655", PREPARED BY PIGERSON, CORTS & SUMMERSON, INC., APPROVED 10-29-2004.

## PARKING TABULATION

EXISTING # OF EMPLOYEES:	25
PROPOSED # OF PARKING SPACES:	42
REQUIRED HC SPACES:	2 (FOR 26 TO 50 PARKING SPACES)

PROPOSED HC SPACES: 2

TOTAL SITE: 30,862 S.F.

TOTAL = 22,435 S.F.

TOTAL = 14,276 S.F.

EXISTING TO REMAIN: 8,427 S.F.

PROPOSED IMPERVIOUS

BUILDING 3,069 S.F.

PAVING 18,967 S.F.

CONC. WALL 240 S.F.

CONC. WALK 148 S.F.

TOTAL = 22,435 S.F.

TOTAL SITE: 30,862 S.F.

TOTAL = 14,276 S.F.

EXISTING IMPERVIOUS 12,288 S.F.

PRIMARY DRIVEWAY 1,930 S.F.

SECONDARY DRIVEWAY 37 S.F.

CONC. PAD/PAK 876 S.F.

TOTAL = 22,435 S.F.

TOTAL SITE: 30,862 S.F.

TOTAL = 14,276 S.F.

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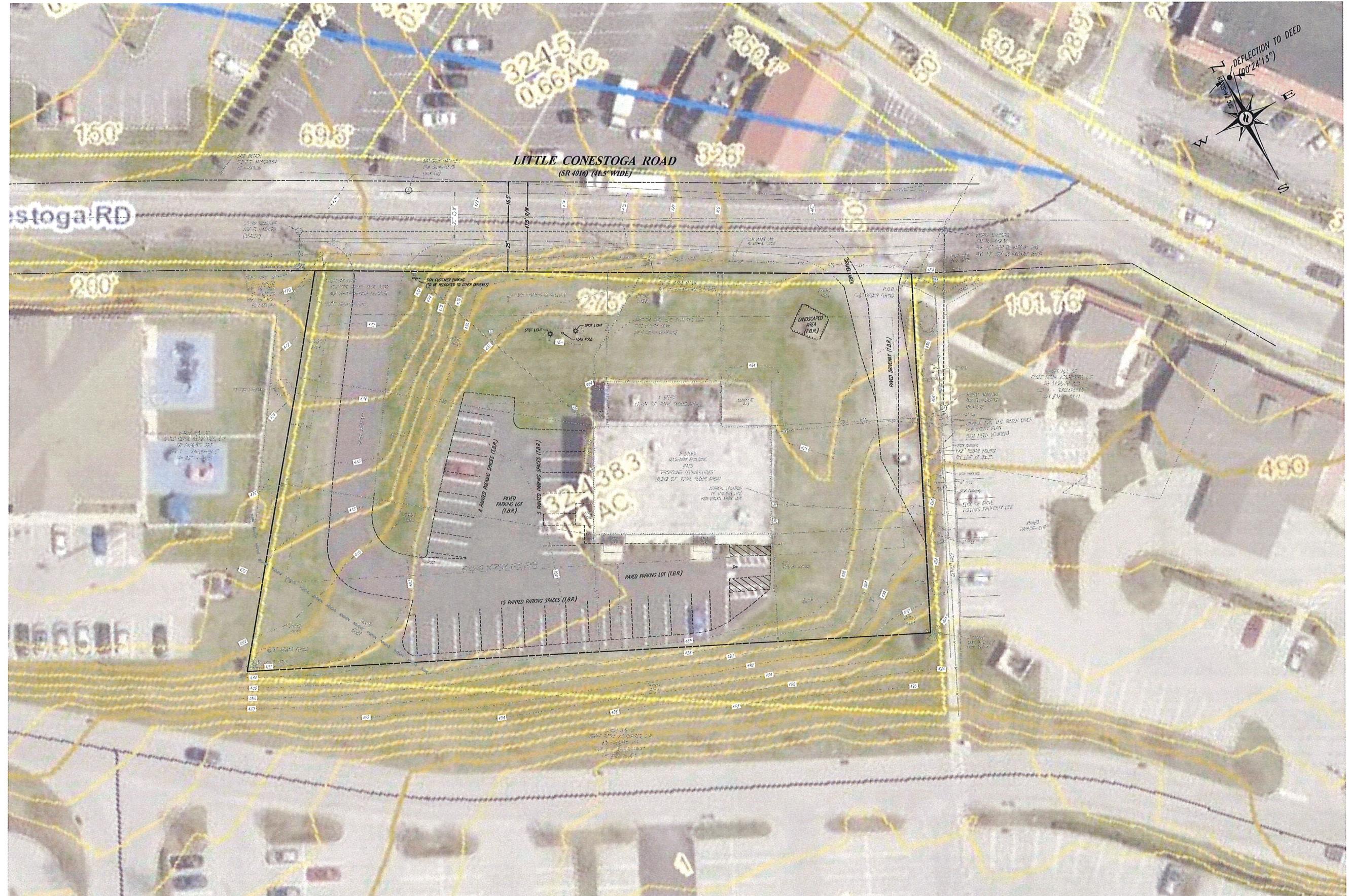
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Civil Engineering  
Land Planning  
Environmental  
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#### SITE ANALYSIS AND IMPACT PLAN

SCALE: 1"=20'  
20 0 10 20 40  
GRAPHIC SCALE  
1 inch = 20 feet

#### SOIL TYPE(S)

C6B - GLOSTONE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES  
UugB - URBAN LAND-UDORTHENS, SCHIST AND GNEISS COMPLEX, 0 TO 8 PERCENT SLOPES

CONDITIONAL USE	
SITE ANALYSIS AND IMPACT PLAN	
CLIENT:	PROFOUND TECHNOLOGIES
PROJECT:	BUILDING & PARKING ADDITION
LOCATION:	125 LITTLE CONESTOGA ROAD UPPER UCHLAN TWP., CHESTER COUNTY, PA

DATE:	05/29/19
SCALE:	1"=20'
DRAWN BY:	ADM
CHECKED BY:	CMD
PROJECT NO.:	
CAO FILE:	02 EXISTING CONDITIONS PLANNING
PLOTTED:	05/29/19
DRAWING NO.:	CU-2
HEET:	02 of 04



ALYSON M. ZARRO  
alyson@rrhc.com  
Extension 202



May 29, 2019

via Hand Delivery

Cary Vargo, Township Manager  
Upper Uwchlan Township  
415 Eagleview Boulevard  
Suite 116  
Exton, PA 19341

Re: RIP Holdings, LLC – Upper Uwchlan Township  
Conditional Use Application

Dear Cary:

This firm represents RIP Holdings, LLC (“Applicant”), the owner of approximately 1.184 acres located at 125 Little Conestoga Road, in Upper Uwchlan Township, identified as UPI No. 32-4-38.3 (“Property”). The Property is located in the C-1 Village District of the Township and is improved with a commercial building and attendant parking for commercial use by Profound Technologies.

The Applicant is proposing to construct a two-story addition to the existing building having a 3,080 square foot footprint, along with a loading area and additional parking. Applicant previously submitted a land development plan application, which is currently pending with the Township. Applicant has also obtained variance relief from the Zoning Hearing Board with respect to the setback of the loading area on the Property.

Applicant is now requesting conditional use approval pursuant to Section 200-34.H. of the Zoning Ordinance to permit a building having an excess of 6,000 square feet of total floor area. With the building addition, the building would have a total floor area of approximately 14,402 square feet. Applicant is also requesting conditional use approval pursuant to Section 200-36.B.(1)(a) to permit a single building façade greater than 60 feet in length. Applicant is proposing a building façade of 110 feet on the north side of the building.

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

1. One (1) original Conditional Use Application signed by Applicant;
2. Twenty (20) copies of the Conditional Use Plan, half of which are 11" x 17", prepared by D.L. Howell & Associates, Inc., dated May 29, 2019;

1026869.1

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

rrhc.com

3. Twenty (20) copies of proposed Exterior Building Elevations with three options prepared by The Omnia Group Architects;
4. Check in the amount of \$1,000.00 made payable to Upper Uwchlan Township, Application filing fee; and
5. Electronic copy of the Application, plan and all supporting documentation.

Section 200-117.I. of the Zoning Ordinance requires submission of certain impact statements in connection with Conditional Use Applications. Section 200-117.I. incorporates Section 162-9.H. of the Subdivision and Land Development Ordinance, which in subsection (1)(c) allows the Board of Supervisors to waive the requirements of impact statements if they are determined not to be applicable. Accordingly, the Applicant hereby requests a waiver not to submit recreation, historic resources, traffic or fiscal impact statements in connection with this Application. Applicant is not proposing any new use for the Property, and will continue to use the Property for operation of the commercial business, Profound Technologies. The proposed addition to the Property is minor in size and will not generate any new impact which would necessitate impact studies. Additionally, the Township's traffic engineer has determined a traffic study is not required for this proposed development since it will not generate 200 additional daily trips or 20 additional peak hour trips.

To the extent that the fiscal impact statement is not waivable pursuant to Section 200-117.K. of the Zoning Ordinance, the Applicant herein submits, in satisfaction of that requirement, that the Applicant is not currently seeking any change to its property tax assessment and therefore there should be no impact on property taxes. Additionally, there should be no fiscal impact to the School District as no school aged children would be attending school as a result of the proposed use. Since the proposed new development is a minor building addition, we do not believe there will be a substantive fiscal impact on services already provided by the Township to the Property. To the extent a fiscal impact statement is required, please allow this statement to serve as the Applicant's fulfillment of that requirement.

Please forward the Application and enclosed documents to the Planning Commission for review at its meeting on June 13, 2019 and to the Board of Supervisors for the scheduling of a conditional use hearing on the Application.

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

Very truly yours,



ALYSON M. ZARRO

## Profound Phase 2







July 3, 2019

File No. 03-0987T14

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

Attention: Cary B. Vargo, Upper Uwchlan Township Manager

Reference: Eagleview Lot 4  
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:

- Preliminary Land Development Application, dated June 4, 2019.
- Plan titled, "Preliminary Final Land Development Plan for Eagleview Lot 4", prepared by Chester Valley Engineers, Inc., dated June 5, 2019.
- Report titled, "Post Construction Stormwater Management Plan Narrative for Eagleview Corporate Center – Lot 4," prepared by Chester Valley Engineers, Inc., dated June 5, 2019.
- Chester County Planning Commission Act 247 County Referral.

The subject site is comprised of one (1) parcel (TMP 32-3-81.3) located south of the Pennsylvania Turnpike (I-76) with two points of access from Pennsylvania 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, and Stormwater Management Ordinance, and wish to submit the following comments for your consideration. Please note that comments with a (W) may require relief from the Township Ordinances. A "(W)" denotes a waiver that has not been requested but may be needed.

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

## **I. OVERVIEW**

The Applicant is proposing to construct twenty-seven (27) proposed parking spaces, curb, and sidewalk for an existing 81,810 sf office/warehouse building on the northeastern portion of the property. Access to the proposed parking area will be taken from an existing access driveway. Stormwater management will be handled by an underground stormwater infiltration basin. Stormwater then connects to an existing stormwater conveyance system in Pennsylvania Drive. The site 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 no FEMA floodplains or floodways located on the site.

## **II. ZONING ORDINANCE REVIEW**

1. §200-73.D.(5)(g) – Additional information should be provided for the proposed ADA access to ensure a compliant access is being provided to the building.

## **III. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REVIEW**

1. (W) §162-7.B.(2)(b) & (c) – The Applicant has titled the plans “Preliminary / Final Land Development Plan,” yet the application form was for a Preliminary Plan. The Applicant shall request a waiver to apply for preliminary/final land development application if that is their intention. We would be in support of this waiver request.
2. §162-9.B.(2)(b)[6] – Please provide a north arrow on the Record & Site Layout Plan Sheet 2. Also, please revise the graphic and written scale on the Landscape Plan Sheet 11.
3. §162-52 – Please add the following note to the Erosion & Sediment Control Plan Post-Earthwork Sheet 7:

“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.”

## **IV. STORMWATER MANAGEMENT ORDINANCE REVIEW**

1. Please revise the infiltration testing elevations for TP-2 and TP-3 in the Infiltration Testing Results Table on the Post-Construction Stormwater Management Plan Sheet 5 as they currently refer to values of 424.5 and 424.2.

2. Please revise the Infiltration Basin Outlet Structure Detail Elevation A-A and Elevation B-B on Sheet 6 to show the manhole lid and rungs and the 4" pvc drain on the correct side of the inlet box to match the Plan View Detail.

**V. TOWNSHIP TRAFFIC CONSULTANT COMMENTS**  
**McMAHON ASSOCIATES, INC.**

Based on our review, we have no technical comments from a traffic perspective.

**VI. TOWNSHIP PLANNING CONSULTANT COMMENTS**  
**BRANDYWINE CONSERVANCY**

**Background**

Eagleview Lot 4 is a 7.955 acre parcel located in the Planned Industrial Zoning District within the Eagleview Corporate Center complex. The lot contains an existing 80,000 square foot office/warehouse building and associated parking areas that were constructed around 1998. The Applicant proposes to construct a new parking area north of the existing office/warehouse with 27 parking spaces including a proposed sidewalk to a building entrance, landscaping, and lighting. An underground infiltration basin is proposed below the proposed parking area to manage stormwater. The total area of disturbance is 0.38 acres.

The project site is located in the Shamona Creek Watershed which is classified as a High-Quality watershed per the Pennsylvania Code, Title 25, Chapter 93.

**Pedestrian Access**

Subdivision and Land Development Ordinance 162-41.B states that "sidewalks shall be required in any subdivision or land development where it is desirable, in the opinion of the Board, to continue sidewalks that are existing in adjacent developments, or to provide access to community facilities (schools, shopping areas, recreational areas, etc.), or to insure the safety of pedestrians in unusual or peculiar conditions with respect to prospective traffic." The pedestrian trail network in the Eagleview Corporate Center is extensive and well used by residents and employees. An existing paved trail is located on the eastern side of Pennsylvania Avenue and access is currently provided via a sidewalks and pedestrian crossing at the south end of Lot 4.

We recommend that the Township consider whether the Applicant should be required to construct a sidewalk connection and pedestrian crossing at Pennsylvania Avenue from the proposed parking lot expansion at the north end of Lot 4 to the trail on the east side of Pennsylvania Avenue.

## Landscaping

The Applicant proposes to remove six (6) 8-10 inch caliper white pines and one (1) 10 inch caliper maple tree that were likely planted at the time of the initial development of Lot 4 some twenty years ago. However, several existing deciduous and evergreen trees will be retained and will provide a partial visual buffer for the new parking facility.

SALDO Subsection 162-57.C(7) describes requirements for Parking Lot Landscaping. Provision (7)(c) specifies that the interior of each parking area shall have at least one shade tree for every five parking spaces. Where 27 new parking spaces are proposed, at least 5 shade trees shall be provided. The landscape plan proposes 5 shade trees as well as shrubs, perennials and evergreens. The existing deciduous and evergreen trees in conjunction with the proposed tree planting satisfies the Parking Lot Landscaping requirements.

SALDO Subsection 162-57.D sets forth minimum planting standards for proposed improvements such as paved areas. For every 2,000 square feet of off-street parking the Applicant is required to provide 1 deciduous tree, 1 evergreen tree, and 4 shrubs. We estimate the proposed parking area to be at least 6,500 square feet and the Applicant proposes 5 deciduous trees, 6 evergreens, 115 shrubs, and 74 perennials/grasses. New plantings of trees, shrubs, and perennials are proposed to create a more robust visual buffer. In our opinion the landscape plan satisfies the minimum planting standards requirement.

## **VII. TOWNSHIP LIGHTING CONSULTANT COMMENTS** **STUBBE CONSULTING, LLC.**

1. Plan Content – The name of the manufacturer of the specified luminaires was not provided on the Luminaire Schedule, and – §614.D.1.c. requires catalog cut of specified lighting equipment. It is recommended Applicant be requested to include on plan a manufacturer's name and a catalog cut of all specified luminaires.
2. Pole Protection – Two of the poles are directly behind parking spaces, and unless the poles are wooden or located a minimum of 5' behind curb or tire stops, it is recommended Applicant be requested to provide a 30" high concrete base AFG, or other suitable means of pole protection.
3. The .ies photometric file name on plan was illegible. It is recommended Applicant be requested to provide a legible .ies file name.

Reference: Eagleview Lot 4

Preliminary Land Development Review

Upper Uwchlan Township, Chester County, PA

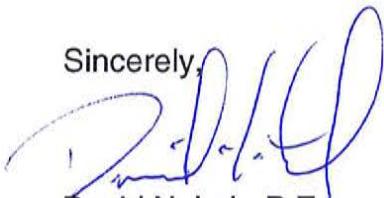
File No.: 03-0987T14

July 3, 2019

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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)  
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)



# 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



July 10, 2019

Gwen A. Jonik, Secretary  
Upper Uwchlan Township  
140 Pottstown Pike  
Chester Springs, 19425

Re:      Preliminary/Final Land Development - Eagleview Lot 4  
#      Upper Uwchlan Township - LD-06-19-15962

Dear Ms. Jonik:

A preliminary/final land development plan entitled "Eagleview Lot 4", prepared by Chester Valley Engineers, Inc. and dated June 5, 2019, was received by this office on June 21, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

## **PROJECT SUMMARY:**

Location:	East side of Stockton Drive, north of the municipal border with Uwchlan Township
Site Acreage:	7.95 acres
Lots:	1 lot
Proposed Land Use:	Parking Lot
New Parking Spaces:	27 spaces
Municipal Land Use Plan Designation:	Suburban Employment
UPI#:	32-3-81.3

## **PROPOSAL:**

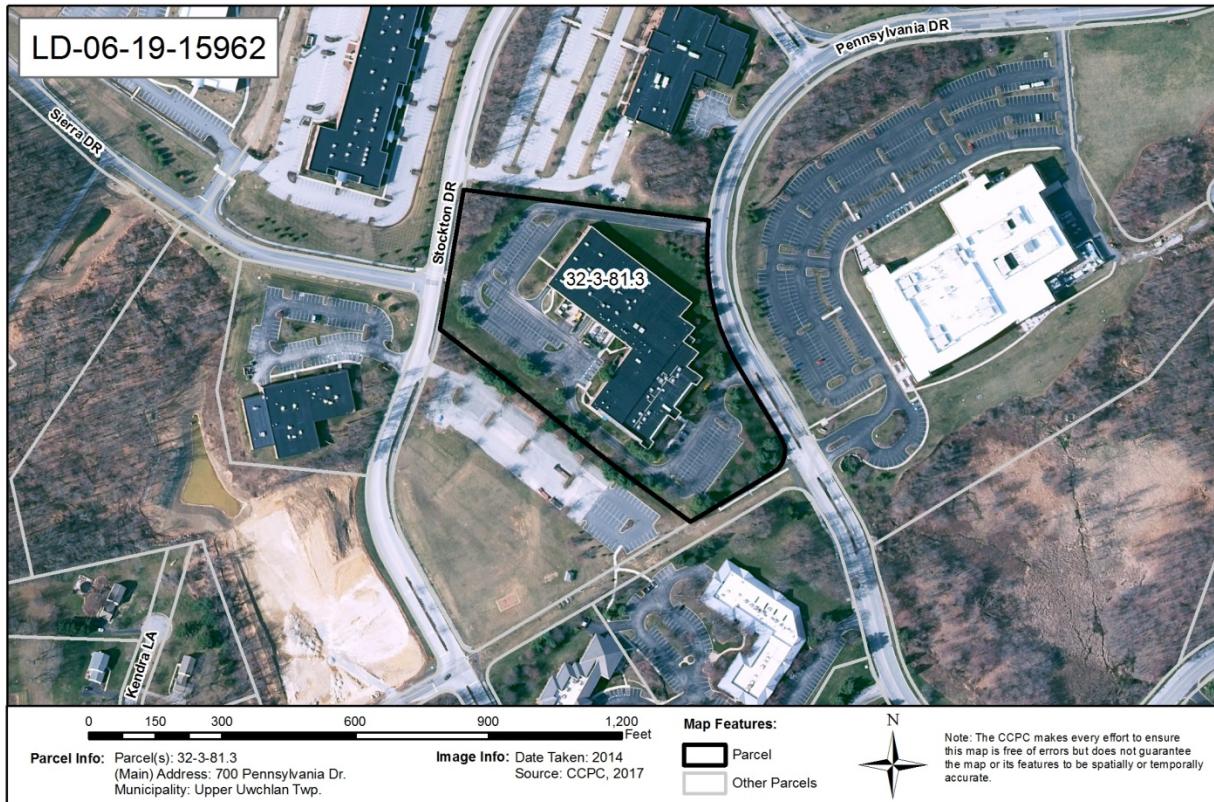
The applicant proposes the construction of 27 parking spaces at an office building. The site, which is served by public water and sewer facilities, is located in the Upper Uwchlan Township PI Planned Industrial/Office zoning district.

**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 land development plan.

## **COUNTY POLICY:**

### **LANDSCAPES:**

1. The site is located within the **Suburban Center Landscape** designation of *Landscape3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. The proposed land development is consistent with the objectives of the **Suburban Center Landscape**.

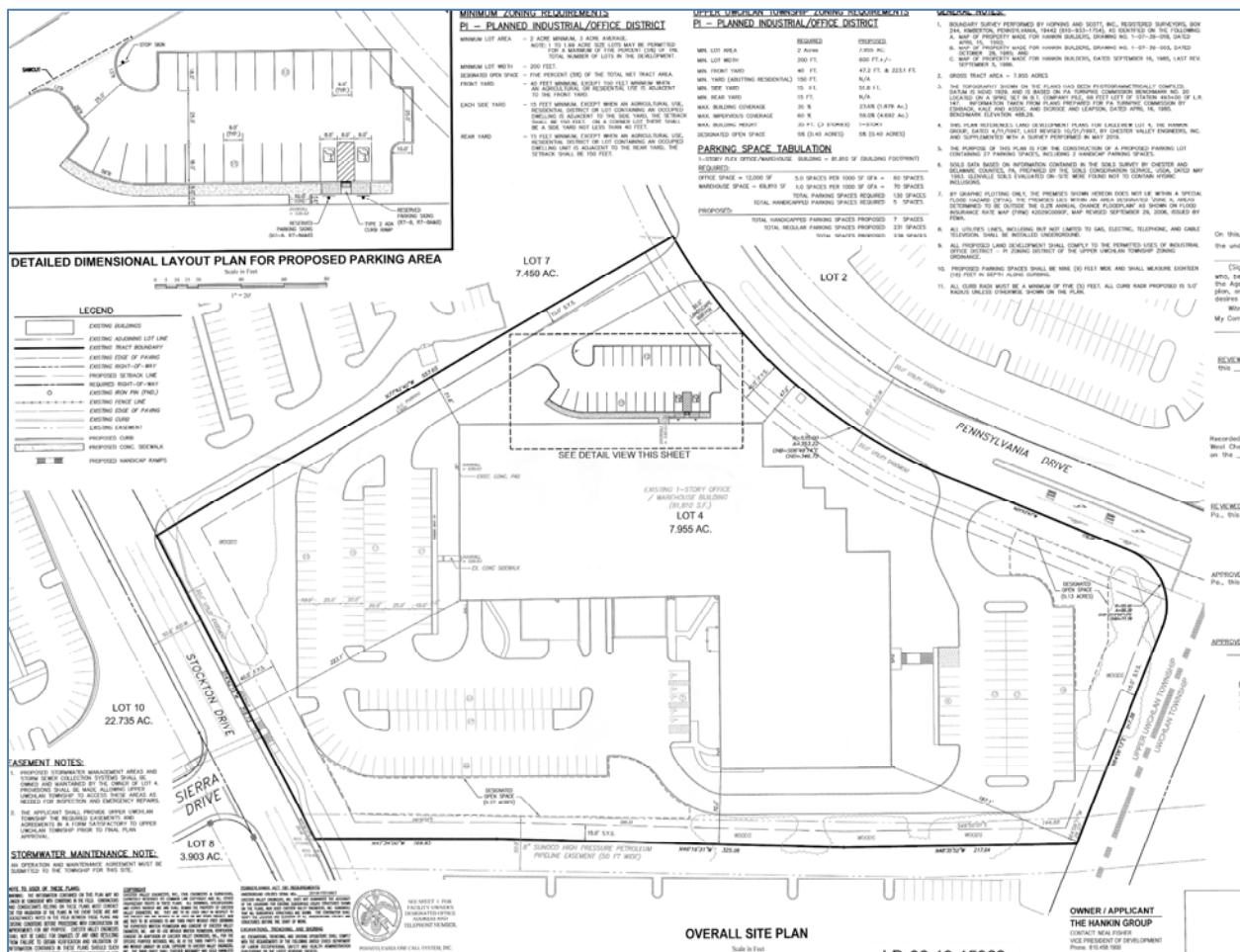


**WATERSHEDS:**

2. **Watersheds**, the water resources component of *Landscapes3*, indicates the proposed development is located within the Shamona Creek subbasin of the Brandywine Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:

- reduce stormwater runoff,
- restore water quality of “impaired” streams, and
- protect vegetated riparian corridors.

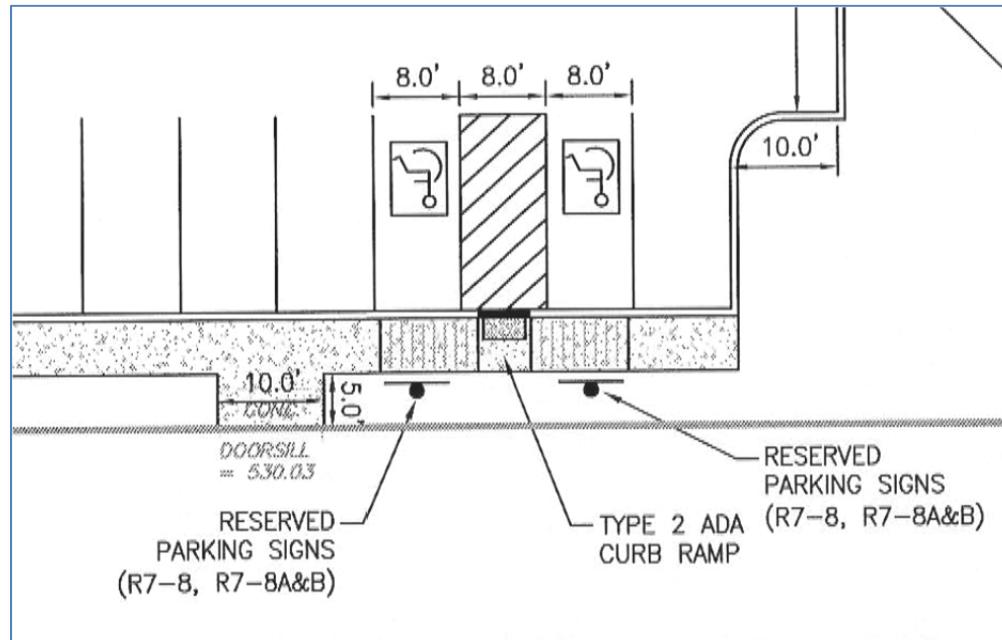
**Watersheds** can be accessed at [www.chesco.org/water](http://www.chesco.org/water).



**Detail of Eagleview Lot 4**  
**Preliminary/Final Land Development Plan**

**PRIMARY ISSUES:**

3. We suggest that the two handicap parking spaces would be more convenient to use if they were relocated directly opposite the entry door, instead of being offset to the east (refer to the detail below).

*Detail of Handicap Parking Space Locations*

4. We suggest the applicant provide at least one additional shade/street tree west of the proposed lot, or provide a tree in an island within the parking lot, to help minimize the heat-effect of the new paved area.

**ADMINISTRATIVE ISSUES:**

5. The applicant should contact the office of the Chester County Conservation District for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
6. 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.

Page: 5

Re: Preliminary/Final Land Development - Eagleview Lot 4

# Upper Uwchlan Township - LD-06-19-15962

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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,

A handwritten signature in black ink that reads "Wes Bruckno". The signature is fluid and cursive, with "Wes" on the left and "Bruckno" on the right.

Wes Bruckno, AICP  
Senior Review Planner

cc: The Hankin Group  
Hankin Ventures, LLC  
Chester Valley Engineers, Inc.  
Chester County Conservation District