

BOARD OF SUPERVISORS
WORKSHOP,
CONDITIONAL USE HEARINGS

AGENDA

August 13, 2019

4:00 p.m.

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

- I. Call to Order
 - A. Salute to the Flag
 - B. Moment of Silence
 - C. Inquire If Any Attendee Plans to Audio or Video Record the Meeting
- II. Gunner Properties / Eagle Village Parking Expansion – Land Development Plan
Review and discuss the Land Development Plan proposing expansion
Of the existing parking area on the property at Route 100 and Park Road.
- III. Executive Session regarding personnel matters
- IV. Conditional Use Hearings:
 - 6:00 p.m.** Windsor Baptist Church
Conditional Use Application to allow a building addition
over 6,000 square feet footprint to house the existing
Academy's classrooms.
 - 7:00 p.m.** RIP Holdings/Profound Technologies
Conditional Use Application to allow a building addition
over 6,000 square feet footprint and allow a building
façade over 60 feet in length.
- V. Open Session
- VI. Adjournment



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

July 31, 2019

RECEIVED
AUG - 6 2019

File No. 17-04074T

BY:

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

Reference: 160 Park Road (Gunner Properties, Ltd.)
Preliminary/Final Land Development Application Review
Upper Uwchlan Township, Chester County, PA

Dear Cary:

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

- Transmittal Cover Letter prepared by Riley, Riper, Hollin & Colagreco, dated July 3, 2019.
- Preliminary/Final Land Development Application dated July 3, 2019.
- Waiver Request Letter prepared by D.L. Howell & Associates, Inc., dated July 3, 2019.
- Response Letter prepared by D.L. Howell & Associates, Inc., dated June 28, 2019.
- Plan set consisting of twelve (12) sheets titled "Preliminary/Final Plan," prepared by D.L. Howell & Associates, Inc., dated April 25, 2019, last revised June 5, 2019.
- Report titled "Stormwater Management Report for Eagle Village Parking Expansion," prepared by D.L. Howell & Associates, Inc., dated June 20, 2019.

G&A, as well as the other Township Consultants, have completed our first review of the above referenced Preliminary/Final Land Development Application for compliance with the Township Zoning Ordinance, Subdivision and Land Development Ordinance, as well as the Stormwater Management Ordinance, and wish to submit the following comments for consideration.

A **(RW)** denotes a requested waiver. Comments in *italics* are from our previous conditional use review letter, and comments in **bold text** require resolution by the applicant. Previous comments which have been satisfactorily addressed are not repeated herein.

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

Cary B. Vargo, Upper Uwchlan Township Manager
 Reference: 160 Park Road (Gunner Properties, Ltd.)
 Preliminary/Final Land Development Application Review
 Upper Uwchlan Township, Chester County, PA
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I. OVERVIEW

The subject site is comprised of two (2) parcels (TMP 32-4-86 & TMP 32-3-21) and located on the northwest corner of Pottstown Pike (SR 0100) and Park Road. Both properties are located in the C-1 Village Zoning District. The Applicant, Gunner Properties, Ltd., is proposing to utilize an existing building on the property to operate an eating and drinking establishment. The Applicant is also proposing to expand an existing parking area north of the existing buildings. Additional overflow parking is also being proposed on two other properties, which the Applicant will provide parking agreements for.

II. ZONING ORDINANCE REVIEW

1. §200-73.G & §200-73.H. – *The parking tabulation should be revised to indicate the total number of required parking spaces, and then indicate the total number of existing and proposed number of parking spaces.*

The Applicant has provided a parking tabulation which shows the required number of parking spaces, existing parking spaces, and proposed parking spaces; **However, although the indicated 128 spaces are provided as indicated, there are 2 spaces missing from the table. (i.e. – The spaces in the table only add up to 126 spaces) Please revise the table.**

2. §200-98.H.(8) – *The applicant is proposing a sign on Park Road. Any sign(s) proposed in the Byers Station Historic District shall be subject to review by the Upper Uwchlan Township Historic Commission prior to the issuance of any permit by the Township.*
3. §200-98.H.(9) – *Freestanding signs are permitted for a single use, and the gross area of a freestanding sign in the C-1 District shall in no case exceed 50 square feet for a single use. Any proposed signage shall be reviewed by the Township Zoning Officer.*
4. §200-117.F. – *The plan shall be reviewed by emergency services personnel to determine the facility has adequate access.*

III. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REVIEW

1. (RW) §162-8.B. – *The Applicant is requesting a waiver to allow the plans to be processed as Preliminary/Final. We have no objection to this waiver request.*
2. §162-9.B.(1)(i) – **The Applicant shall include the conditional use Decision and Order on the Title Plan.**

3. **§162-9.C.(2)(a)[12]** – Please provide signature blocks on the right hand side of the title plan for the Township Planning Commission, Board of Supervisors, Township Engineer, and County Planning Commission approval.
4. (RW) **§162-57.C.(7)(f)[3]** – *Landscaped islands at the end of parking bays where the parking bay abuts an accessway shall be at least 15 feet in width. The applicant is providing a 10-foot-wide buffer. It should be noted that the board previously granted a waiver for a 10-foot-wide buffer on aprons for this site.*

The Applicant has indicated a waiver request on the Title Plan.

IV. STORMWATER MANAGEMENT ORDINANCE REVIEW

1. **§152-306.I.(2)** – Please show the location of the test pits on the plan sheets.
2. **§152-402.A.(3)** – Please provide the applicant revision acknowledgement note as listed in this section of the ordinance on the Post Construction Stormwater Management Plan.
3. **§152-402.B.(18)(a)** – Please indicate in the Rain Garden/Bioretenion and Subsurface Infiltration Bed Maintenance Notes on Sheet 4 the person(s) responsible for ongoing inspections, operation, repair, and maintenance of the BMPs.
4. **§152-804.A. & B.** – Please add the Alteration of BMPs notes as listed in this section of the ordinance to the Post Construction Stormwater Management Plan.
5. Please revise the length of the outlet pipe in the Pond Report of the Stormwater Management Report to match the length shown on the plans.
6. Please remove the references to inlets upgradient of the infiltration bed Operation and Maintenance Note 5 of the Subsurface Infiltration Bed Detail on Sheet 4 as the inlets listed do not appear on the plans.
7. It is recommended the Applicant provide additional maintenance access ports along the headers of the infiltration bed piping.

Cary B. Vargo, Upper Uwchlan Township Manager
Reference: 160 Park Road (Gunner Properties, Ltd.)
Preliminary/Final Land Development Application Review
Upper Uwchlan Township, Chester County, PA
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V. GENERAL COMMENTS

1. Please provide a sheet index.
2. Please provide detailed plans for the proposed ADA curb ramps and ADA accessible parking areas and associated sidewalks.
3. Please provide a detail for the proposed fence.
4. Please remove reference to the broad based dip from the provided construction sequence on the Erosion and Sediment Control Plan.

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

Plan Comments/Additional Information Needed

1. Conditional Use Order 13 – The applicant has indicated that through parking agreements with nearby property owners, 133 additional off-site parking spaces will be provided for use by beer garden patrons during the hours of operation. The applicant should provide these parking agreements for Township review prior to opening of the beer garden. In addition, if there is insufficient parking on the subject property and off-site parking areas, then the applicant will reduce the occupancy on site to match the available parking.
2. Conditional Use Order 14 – The plans should show continental crosswalk markings for the proposed pedestrian crossing of Park Road. In addition, the proposed advanced pedestrian warning signs for this crossing (In-Street Pedestrian Crossing (R1-6) sign) shown on the plan are not appropriate for use as post-mounted signs, according to the Manual on Uniform Traffic Control Devices (MUTCD) and PennDOT Publication 236. As such, alternative advance pedestrian warning signs, such as Pedestrian (W11-2) signs with Diagonal Downward Pointing Arrow (W16-7P) supplemental plaques should be provided at the pedestrian crossing (i.e., not in advance of the crossing) to warn approaching Park Road traffic of the pedestrian crossing.
3. Conditional Use Order 14 – Detailed designs of the proposed curb ramps along Park Road should be provided for review, including separate grading details, and all dimensions for construction, including widths, lengths, and all slopes to assist during construction. All proposed curb ramps should provide labels for the ramp types. PennDOT's standard curb ramp details should be provided for each curb ramp type

Cary B. Vargo, Upper Uwchlan Township Manager
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proposed. In addition, the applicant's engineer should also ensure that all on-site facilities are ADA compliant as appropriate.

4. Conditional Use Order 14 – The applicant is required to maintain the proposed Park Road pedestrian crosswalk and curb ramps. As such, we recommend the applicant coordinate with the Township and Solicitor as to whether a maintenance agreement is needed.
5. Conditional Use Order 15 – The applicant should provide a detail of the “Beer Garden” sign proposed on the northeast corner of the property for review of the Township, and it is reminded that the intent of this sign is for traffic entering the beer garden to use the Park Road access.
6. Conditional Use Order 22 – The plan should indicate the area and specific on-site parking spaces to be designated for the sole use of Uber and Lyft ride services during operation of the beer garden. These spaces should be identified by signing, and details of the proposed signing should be provided on the plans.
7. SALDO Section 162-28.A – The plan indicates that PA Route 100 currently provides a 25-foot half width right-of-way along the site frontage; however, a 40-foot half width is required. The plan should be revised to show the additional right-of-way necessary to provide a consistent 40-foot half width right-of-way along PA Route 100.

Informational Comments

8. Conditional Use Order 10 – The applicant is responsible to pay the Township's Transportation Impact Fee. The fee will be based on a trip generation study based on traffic counts conducted during the weekday afternoon peak hour, and the number of trips determined by this study will be applied to the Township's Transportation Impact Fee of \$2,334 per weekday afternoon peak hour trip. The applicant should coordinate with the Township and McMahon regarding the scope of the trip generation study prior to completing the counts. We recommend the counts should be conducted at least a month or more after the initial opening of the beer garden so that traffic volumes for the beer garden use have a chance to stabilize.
9. Conditional Use Order 16 – If requested by the Township, the applicant must complete a traffic study for the purpose of determining the need for traffic improvements at the Park Road and Pottstown Pike site access intersections, as well as the need for improvements to the northbound left-turn lane from Park Road onto Pottstown Pike at the Pottstown Pike/Park Road/Station Boulevard intersection. Prior to completing this study, the applicant should coordinate with the Township and McMahon to confirm the scope.

Cary B. Vargo, Upper Uwchlan Township Manager
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10. Although not relevant to this application, if and when the open areas of the site develop in the future, and as mentioned previously, the applicant must consolidate and relocate the PA Route 100 access further from the PA Route 100/Park Road intersection such that it is located opposite the Byers Station Parcel 5C Lot 2 access on the east side of PA Route 100. The current Byers Station Parcel 5C plans show this access located approximately 145 feet south of the northern Eagle Village property line.
11. Previous plans showed an extension of the path along the Park Road frontage from the driveway to the intersection with Little Conestoga Road. At minimum, this path should be constructed when that portion of the property located at the Park Road/Little Conestoga Road corner is developed.

VII. TOWNSHIP PLANNING CONSULTANT COMMENTS
BRANDYWINE CONSERVANCY

Waiver Requests

1. A waiver is requested from Section 162-8.B to allow the plans to be submitted and processed as a Preliminary/Final Land Development application. We support this waiver request.
2. A partial waiver is requested from Section 162-57.C.(7)(f)(2) to reduce the required 15 foot landscaped island between parking bays to 10 feet. We support this waiver request.

Conditional Use Approval Conditions

3. The Board of Supervisors granted Conditional Use Approval of the eating and drinking establishment on July 25, 2019, subject to conditions. Condition 17 indicates that there shall be bicycle racks on the Property which accommodate a minimum of 20 bicycles. Please update the Plan to include specifications for the bicycle racks depicted.
4. Condition 22 indicates that there shall be designated drop-off/pick-up spaces for transportation services, such as Uber or Lyft, on the Property. Please update the Plan to indicate the location of drop-off/pick-up spaces.

Cary B. Vargo, Upper Uwchlan Township Manager
 Reference: 160 Park Road (Gunner Properties, Ltd.)
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Sidewalks and Streetscape

5. Zoning Ordinance (ZO) 200-36.C.(1) indicates that pedestrian access within the C-1 Village District shall be designed to provide convenient, safe, and direct access between the various uses within the district and other nearby concentrations of development. Subdivision and Land Development Ordinance (SALDO) 162-41.B indicates that sidewalks shall be required, in the opinion of the Board, to continue existing sidewalks in adjacent developments or to access community facilities. The parcel has frontage along three roads: Pottstown Pike, Little Conestoga Road, and Park Road. Sidewalk exists along the entirety of the Little Conestoga Road frontage, from the Waynebrook neighborhood to Park Road; along the entirety of the Pottstown Pike frontage, from the Waynebrook neighborhood to Park Road; and partially along the Park Road frontage. The Plan proposes a sidewalk connection from Building 1 to a mid-block crosswalk across Park Road.

To promote walkability, the provision of a continuous pedestrian network from adjacent developments to the entrance of the proposed establishment would be beneficial. We recommend the Township request the Applicant to extend the sidewalk proposed as part of this Plan, filling in the remaining gaps in the sidewalk network along Park Road.

6. ZO 200-73.A.(3) indicates that pedestrians paths shall be provided to building entrances and adjacent street sidewalks from parking areas. We recommend the Township request the Applicant to update the Plan to include pedestrian paths in accordance with this Section, that would provide pedestrian facilities from Building 1 to Building 3 to Building 4, along the edge of the proposed parking lot.
7. ZO 200-36.D.(1-4) outlines streetscape landscaping and pedestrian amenities that shall be provided to meet village planning objectives. The parcel under review is also a part of the Village of Eagle/Byers Concept Plan (2010), Eagle Village Core Sub-Area. The following elements of the Eagle Village Core Sub-Area Vision apply to this preliminary/final land development plan: enhanced streetscape along Pottstown Pike, Little Conestoga Road, and Park Road including street trees, lights, sidewalks, site furniture, signage, banners, hanging flower baskets. We recommend the Township consider whether the Applicant should be required to install Village Light Standards along sidewalks along Pottstown Pike and Park Road, from, at a minimum, the entrance driveway at Pottstown Pike to the entrance driveway at Park Road.

Cary B. Vargo, Upper Uwchlan Township Manager
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Landscaping

8. SALDO 162-57.A.(2) indicates, regarding perimeter buffer requirements, that the entire tract subject to land development approval shall be provided with a minimum twenty-foot wide buffer planting strip. SALDO 162-57.D.(1) indicates per 100 linear feet of existing tract boundary, one (1) deciduous tree, two (2) evergreen trees, and eight (8) shrubs shall be provided. The gaps along the existing tract boundary appear to be 515 feet in total. We request the Applicant to update the Plan to extend the perimeter buffer provided on the plan to fill in gaps at the corners between the Property and Waynebrook by Pottstown Pike and Little Conestoga Road, and update the Landscape Requirements table to include one (1) additional deciduous tree, one (1) additional evergreen tree, and seven (7) additional shrubs.

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

1. The property is already connected to the sanitary sewer system with 3.5 EDUs or 788 GPD of capacity purchased at the time of sewer connection. Based on the existing and proposed uses on-site, ARRO recommends that 12 EDUs or 2,735 GPD be required. Since 3.5 EDUs were already purchased, an additional 8.5 EDUs should be purchased for the proposed use. The conditions associated with the additional capacity shall be in accordance with the conditional use decision and order dated July 24, 2019.
2. Sewage Facilities Planning Modules approved by Pennsylvania Department of Environmental Protection (PaDEP) will be required.
3. A note should be provided on the Plans indicating that the proposed establishments will need to comply with the Regulations for the Discharge of Non-Residential Waste into the Upper Uwchlan Township Municipal Authority's Sewerage System, Resolution #10-20-04-15, dated October 20, 2004.

IX. TOWNSHIP LIGHTING CONSULTANT COMMENTS **STUBBE CONSULTING, LLC.**

The following comments and recommendations, based on the lighting requirements contained in SLDO §614, Lighting, and reasonable customary engineering practices, offered for Township consideration.

1. Glare Control – Ordinance §614.C.3.a. Control of Glare, requires that lighting not create a nuisance. The specified LED source with a correlated color temperature of 5700K will emit a blue-rich white light that will be a potential glare source as seen by

site visitors, especially those up in age, and is judged not to be compatible with the assumed relaxed atmosphere of the use.

Applicant has arbitrarily returned to 5700K sources. It is strongly recommended Applicant be required to return all luminaires to the previously specified 3000K sources.

2. Control/Hrs of Operation – §614.C.3.d. & e. requires that unless otherwise permitted by the Township (e.g., for safety or security or all-night operations), lighting shall be controlled by automatic switching devices to extinguish outdoor lighting by 11 p.m. Lighting proposed for use after 11 p.m. shall be reduced by 75% from then until dawn unless supporting a specific purpose and approved by the Township. No information could be found on Lighting Plan with respect to proposed hours of operation of the lighting, the device or devices proposed to control the lighting and the intended hours of operation of the lighting.

It is recommended Applicant be requested to include details of luminaire on/off control on Lighting Plan.

3. Plan Notes – §614.D.4. Requires that the inclusion of notes on lighting plan:
 - i. "Post-approval alterations to lighting plans or intended substitutions for approved lighting equipment shall be submitted to Township for review and approval prior to installation."
 - ii. It is further recommended that Applicant be requested to add the following note: "Upper Uwchlan Township reserves the right to conduct one or more post-installation site visits to confirm satisfactory compliance with approved plan commitments and if deemed necessary, to require remedial action at no expense to the Township."

It is recommended Applicant be requested to include above notes on Lighting Plan.

4. Landscaping/Lighting Conflicts – A honey locust is to be located to the west (left) of the 5 space parking area in the lower left of plan. This tree, at maturity or before, will likely prevent light from reaching the site-entrance road from Park Road.

It is recommended Applicant be requested to review this matter for possible corrective action.

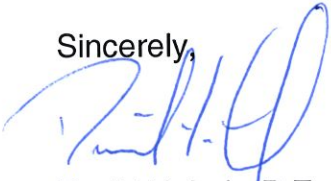
Cary B. Vargo, Upper Uwchlan Township Manager
Reference: 160 Park Road (Gunner Properties, Ltd.)
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File No. 17-04074T
July 31, 2019

This concludes our first review of the above referenced Preliminary/Final Land Development Application. 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 Camp, Esq., Township Solicitor (via email)
Sheila Fleming, Brandywine Conservancy (via email only)
Christopher J. Williams, P.E., McMahon Assoc., Inc. (via email only)
David M. Schlott, Jr., P.E, ARRO Consulting, Inc. (via email only)
Fred Gunther, Gunner Properties, Ltd. (via email only)
Chase Gunther, Gunner Properties, Ltd. (via email only)
Alyson M. Zarro, Esq., RRHC (via email only)
Joe Russella, D.L. Howell & Associates, Inc. (via email only)
Denny Howell, PE, D.L. Howell & Associates, Inc. (via email only)

Lionville Fire Company

15 South Village Avenue P.O. Box 478 Lionville, Pennsylvania 19353
Emergency: 911 Business: (610) 363-7663

TO: Upper Uwchlan Township
FROM: Richard Ruth
DATE: August 7, 2019
RE: Gunner Properties / Eagle Village Parking Expansion – Land Development Plan

MEMORANDUM

I have reviewed the "Preliminary/Final Plan for Gunner Properties Eagle Village Parking Expansion" dated July 3, 2019 and offer the following comments:

- The needed fire flow for the proposed fire hydrant(s) is 2000 GPM @ 20 PSI residual pressure.
- Please confirm the location(s) of proposed fire hydrants and that they are every 750' to serve the commercial buildings.
- The addresses need to be clearly posted for each residence and/or business, visible when traveling in either direction.
- The driveway/travel lanes appear wide enough for the Tower Truck to travel.
- Landscaping/trees along roadway need to be of a variety that will not impede fire apparatus in the future

Thank you for the opportunity to review this plan and offer comments for consideration. Feel free to contact me if you have any questions regarding this or any other matters of mutual concern.

Sincerely,



Richard Ruth
Fire Marshal



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 30, 2019

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

Re: Preliminary/Final Subdivision and Land Development - Eagle Village Parking Expansion
Upper Uwchlan Township - SD-07-19-15999 & LD-07-19-16000

Dear Ms. Jonik:

A preliminary/final subdivision and land development plan entitled "Eagle Village Parking Expansion", prepared by DL Howell & Associates, Inc. and dated July 3, 2019, was received by this office on July 15, 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 subdivision and land development for your consideration.

PROJECT SUMMARY:

Location:	North of Park Road, west Pottstown Pike (State Route 100) and east of Little Conestoga Road
Site Acreage:	9.20 acres
Lots/Units:	1 lot
Proposed Land Use:	Lot consolidation and parking lot expansion
New Parking Spaces:	63 new parking spaces
Municipal Land Use Plan Designation:	Village
UPI#:	32-4-86, 32-3-21

PROPOSAL:

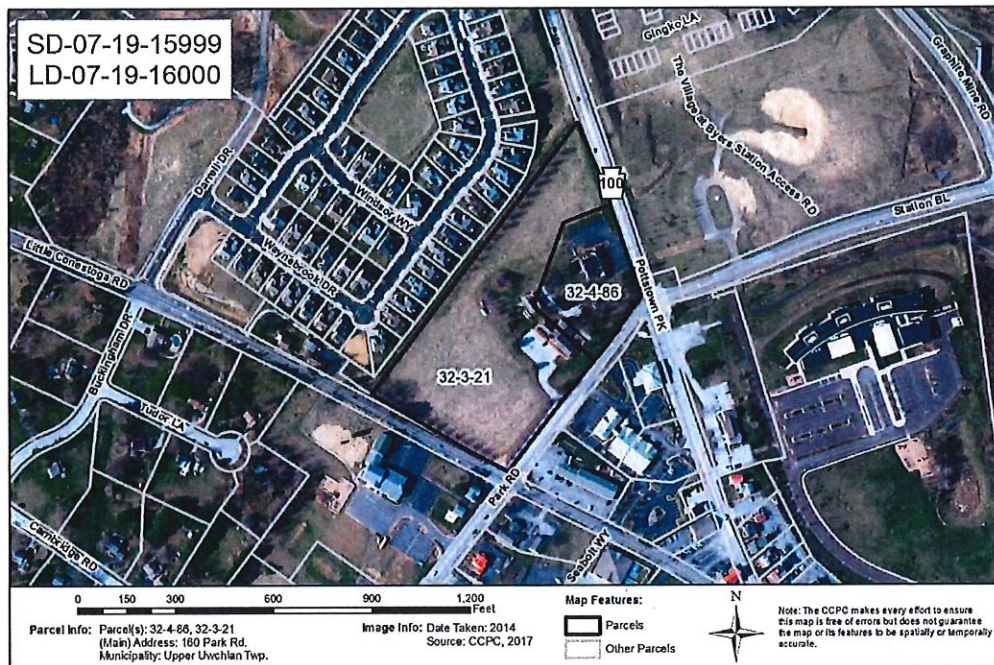
The applicant proposes the merger of two lots into one lot and the construction of 63 additional parking spaces. The proposed parking lot will not require any changes to the site's water or sewer facilities. No changes to the site's accesses onto Park Road or Pottstown Pike are proposed. The site is located in the Upper Uwchlan Township C-1 Village 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 subdivision and land development plan.

COUNTY POLICY:

LANDSCAPES:

1. The site is located within the **Suburban Center Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. The proposed subdivision and land development are consistent with the objectives of the **Suburban Center Landscape**.



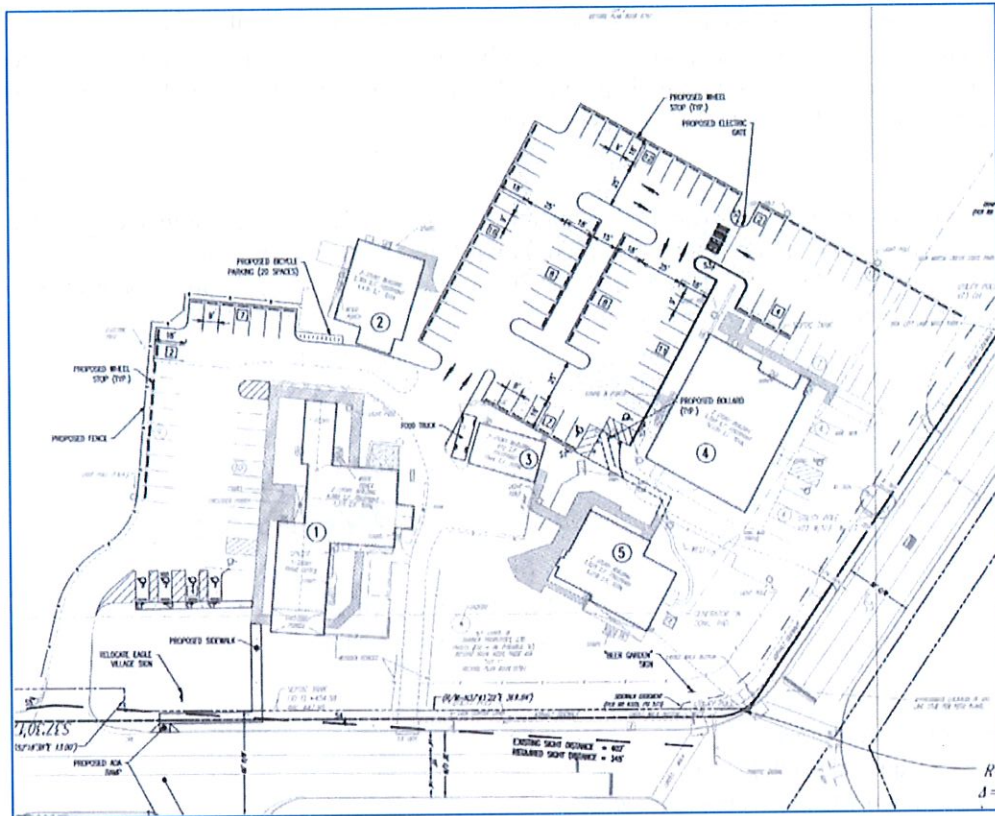
WATERSHEDS:

2. *Watersheds*, the water resources component of *Landscapes3*, indicates the proposed development is located within the Pickering Creek watershed. *Watersheds'* highest priority land use objectives within this watershed are:
 - implement comprehensive stormwater management,
 - restore water quality of "impaired" streams, and
 - protect first order streams.

Watersheds can be accessed at www.chesco.org/water.

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Re: Preliminary/Final Subdivision and Land Development - Eagle Village Parking Expansion
Upper Uwchlan Township - SD-07-19-15999 & LD-07-19-16000



**Detail of Eagle Village Parking Expansion
Preliminary/Final Subdivision and Land Development Plan**

PRIMARY ISSUES:

3. The Township may wish to inquire why an electric gate is proposed at the eastern entrance to the new parking area; we note that there is no electric gate proposed for the other entrance.
4. We have no comments on the design of the proposed lot consolidation.
5. The Township should ensure that sidewalks are provided along the frontages of North of Park Road and Pottstown Pike. Sidewalks are an essential design element for new construction in the **Suburban Center Landscape**. Also, "Connect" Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas.

ADMINISTRATIVE ISSUES:

6. 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.

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Re: Preliminary/Final Subdivision and Land Development - Eagle Village Parking Expansion

Upper Uwchlan Township - SD-07-19-15999 & LD-07-19-16000

7. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

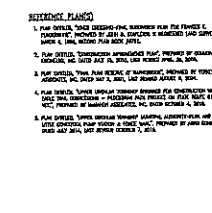
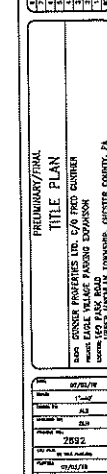
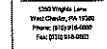
This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Upper Uwchlan Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to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

Sincerely,

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


Wes Bruckno, AICP
Senior Review Planner

cc: Gunner Properties, LLC
DL Howell & Associates, Inc.
Chester County Health Department
Chester County Conservation District

[illegible]

WATER REQUEST

TITLE PLAN
SCALE: 1"=40'



GRAPHIC SCALE
1 inch = 40 feet

[illegible]

SIGN LEGEND

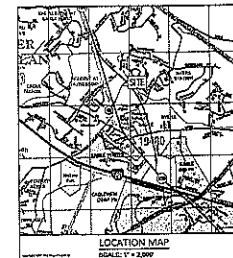
014 JAWABAN BENAR (01-0 12'18" & 17-2014)

024 JAWABAN BENAR - TAN AKSESIBEL (01-0 12'18" 20-00 & 17-2014)

034 DIT HATI KETER BENAR (01-1 20'18")

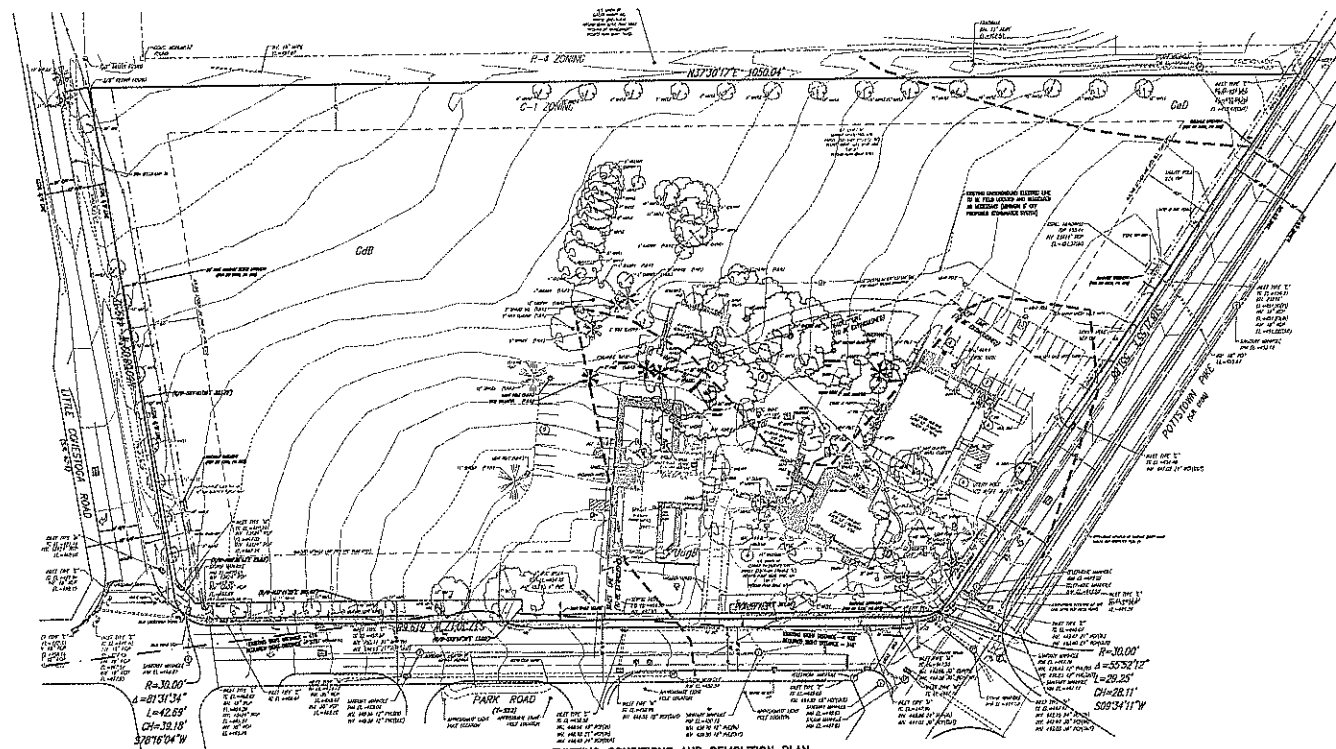
044 BE-KETERAKSI PASANGAN AKSESIBEL TAN (01-0 12'18")

054 STOP JAWAB (01-1 20'18")



PRELIMINARY/FINAL
EXISTING CONDITIONS AND DEMOLITION PLAN
GUNNER PROPERTIES LTD. C/O THE GARDNER
EAGLE VILLAGE PARKING LOT
160 PARK ROAD
TOWNSHIP OF GUNTER COUNTY AL

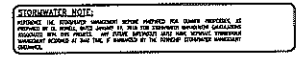
DATE	07/03/18
TIME	1:40
UNIT NO	ALN
ORDER NO	DLN
ISSUE NO	2892
ISSUE DATE	07/03/18



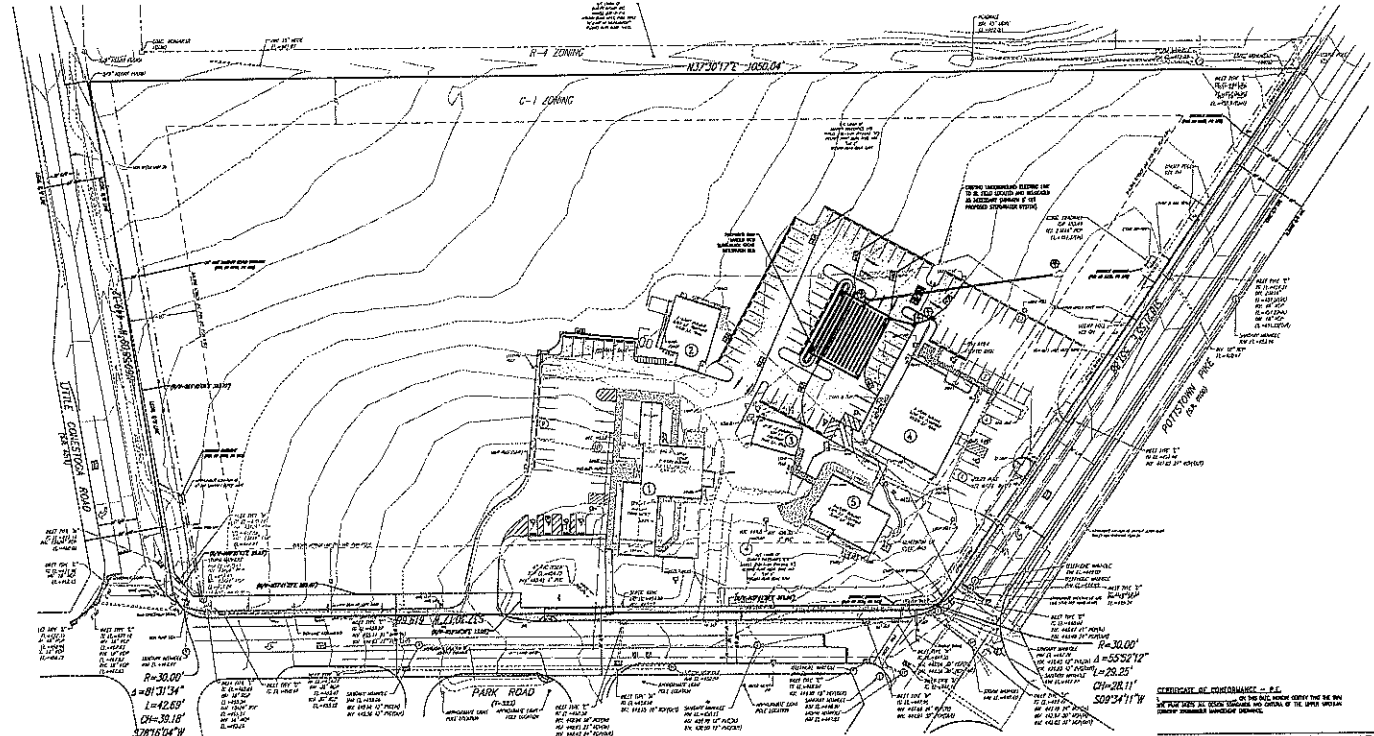
EXISTING CONDITIONS AND DEMOLITION PLAN

GRAPHIC SCALE

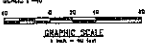
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GRADING & PCSM PLAN
FORM G-107



- [illegible]

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 2 WORKING
DAYS IN DESIGN STAGE-STOP CALL

Pennsylvania One Call System, Inc.

 1-800-242-1776

ONE CALL NOTE
SCALE: NO SCALE

PA. STATE CALL

ACT JUD. CORRE. ADVISORY INST. (AIC) IS. POWELL, IN JEROMEVILLE, MD. DOES NOT CONVINCE IN ACCORDANCE OF THE LOCALITIES FOR EMBROIDERED SURFACES. VILLY LANE, STAMFORD, THE. SHOWS ON THE PLANS, NEW COR. POWELL NAME. STAMFORD, THE. STAMFORD. THAT ALL. STAMFORD VILLY LANE, STAMFORD. THE. AIC.

CONSIDER WHEN. VILLY THE. LOCATION AND EXTENSION OF. ALL. STAMFORD VILLY LANE, STAMFORD, THE. WITHIN THE. STATE OF. MARY. BY. COUNCIL OF. JEROMEVILLE. THE. CALL. EPSON. AT. 3-000-262-1275.

[illegible]

PRELIMINARY/FINAL	
GRADING & PCSM PLAN	
DRAKE GUNNER PROPERTIES LTD. C/O TRIED GUNNTER PROJECT: EAGLE VILLAGE PARKING EXPANSION ADDRESS: 140 PARK ROAD TOWNSHIP: UPPER MERIDIAN TOWNSHIP, CHESTER COUNTY, PA	
DATE:	07/26/18
SCALE:	1"=40'
DESIGNER: JAY	ALB
PROJECT NO.	2892
DATE:	07/26/18



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: BOARD OF SUPERVISORS
Cary Vargo, Township Manager
Shanna Lodge, Assistant Township Manager

FROM: Gwen Jonik, Township Secretary

RE: Windsor Baptist Church – Conditional Use Hearing

DATE: August 9, 2019

A Conditional Use Hearing for Windsor Baptist Church is scheduled for Tuesday, August 13, 2019, beginning at 6:00 PM. The Hearing has been advertised in the Daily Local News July 23 and July 30, 2019. Al Gaspari posted the property August 2, 2019. Kristin Camp, Esq., will conduct the Hearing and a Court Reporter has been coordinated.

The Planning Commission, at their August 8, 2019 meeting, again reviewed and discussed the Application. Jim Dewees moved, seconded by Sally Winterton, to recommend the Church proceed to a Hearing with the Board of Supervisors and as a Condition of Approval, the Church shall annually advise the Township of the enrollment and when total enrollment (preschool and Academy) goes above 500 students, a traffic impact study should be required. The Motion carried unanimously.



213 LITTLE CONESTOGA ROAD
P.O. BOX 596
UWCHLAND, PA 19480
(610) 458-5177

June 10, 2019

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

Re: Windsor Baptist Church Conditional Use Application

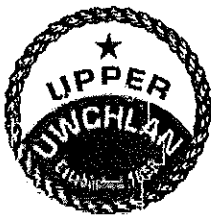
Dear Mrs. Jonik:

Windsor Baptist Church submitted a conditional use application to Upper Uwchlan Township on May 9, 2019. The Church is seeking conditional use approval to construct a building addition over 6,000 SF. The Church and the Township have not been able to schedule the Public Hearing within the required timeframe; therefore, the Church grants an extension to August 13, 2019 for the Hearing to take place.

Please feel free to call me at 610.223.6483 should you have any questions.

Sincerely,

Phil Marks
Elder and Building Committee Chairperson
Windsor Baptist Church



UPPER UWCHLAN TOWNSHIP
140 Pottstown Pike
Chester Springs, PA 19425
610-458-9400 Fax 610-458-0307

RECEIVED

MAY - 9 2019

UPPER UWCHLAN TWP.

CONDITIONAL USE APPLICATION

Tax Parcel Number: 32-3-66/32-3-65.31/32-3-65.29 Date: 5-9-19
Name of Applicant: Windsor Baptist Church
Address: 213 Little Conestoga Road Uwchland, Pa.
Telephone: 610-458-5177 Email: wbc01@comcast.net

Owner of Parcel: Windsor Baptist Church
Address / Location of Parcel: 213 Little Conestoga Road Uwchland, Pa.
Zoning District: C-1/R-2 Existing Use: Church
Article / Section Authorizing Conditional Use: 200-33.B(1) & 200-34.H
Description of Proposed Conditional Use: _____
Construct building addition on site to house the existing, on site school;
building addition to be over 6,000 sq ft footprint

This Application shall be accompanied by:

1. A fee of \$500.00 for Non-Commercial or \$1,000.00 for Commercial/Industrial;
 2. Twenty (20) copies of:
 - parcel plot plans (half of which can be of reduced size, i.e. 11 x 17),
 - impact statements (if applicable pursuant to the Township's Zoning Ordinance §200-83),
 - and any other information pursuant to Zoning Ordinance §200-116, §200-117 (Conditional Uses, Conditional Use Standards).
- The Applicant will be responsible for reimbursing the Township for Consultants' Fees and Legal Fees, and if additional Hearings are necessary, a Fee will be charged for each Additional Hearing:
Non-Commercial \$250.00/Hearing; Commercial/Industrial \$500.00/Hearing

I hereby depose and say that all of the above statements, and the statements contained in any papers submitted herewith, are true to the best of my knowledge and belief.

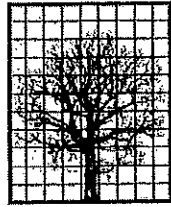
Philip E. Marks
Printed Name of Applicant

[Signature]
Signature of Applicant

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER

Sworn to and subscribed before me this
9 day of May, 2019.
Rhonda R. Holly
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Rhonda R. Holly, Notary Public
Wallace Twp., Chester County
My Commission Expires Oct. 7, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



LUDGATE
ENGINEERING
CORPORATION

Memo

To: Upper Uwchland Township
From: Thom Ludgate, PE, PLS, LEED AP
Date: 5.22.19
RE: Request for Waiver from Required Studies / Impact Statements – traffic, recreation, or fiscal

On behalf of the applicant I would like to request a waiver from the required impact studies associated with the Conditional Use Application.

The proposed conditional use request is for a new school building, on site. This new building will "replace" the school use within the existing church. Essentially, today, the church building has three uses – church, preschool and grades 1-8 school. The new building will house the grades 1-8 school (the Academy) leaving the existing church building for the church and preschool uses.

Due to this movement of the school from the church building to the proposed building there should be minimal impact to traffic, recreation and/or fiscal concerns. No changes to the site traffic flows, traffic volumes and/or driveways are proposed. The on site play ground will be relocated per this proposed building. The Academy is not public school; this is to remain with the new building.



213 LITTLE CONESTOGA ROAD
P.O. BOX 596
UWCHLAND, PA 19480

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

Dear David,

This letter regards File No. 18-11016T, Preliminary Land Development Review of Windsor Baptist Church – Proposed School Building. Specifically, this letter provides information on the existing and future enrollments of the preschool and academy for the purposes of traffic impact considerations.

1. Current Enrollments and Staffing

- The current preschool enrollment is 165 students. There is 1 full-time director and 22 part-time teachers.
- The current academy enrollment is 187 students. There are 4 full-time administrative staff members, 13 full-time teachers, and 7 part-time teachers.
- The church currently employs 3 full-time administrative staff, 1 part-time staff member, 1 on-call custodian, and 2 evening custodians.

The impetus for new construction is to consolidate the Academy classrooms from across the campus into one modern classroom wing. We are not increasing the number of classrooms on campus. The intention is not to increase enrollment, but to provide quality educational facilities. While the motivation is not to increase enrollment, we anticipate that improved facilities will likely attract more students to the academy.

As you might surmise, enrollment fluctuates annually. For example, in the 2015-2016 school year, academy enrollment was 232 students and preschool enrollment was 185 students. There were proportionally more faculty and staff during that school year.

2. Future Estimated Enrollments and Staffing

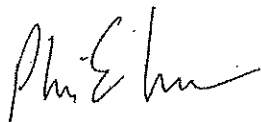
Within the next five years, we anticipate that enrollment and staffing will not exceed the 2015-2016 numbers. As such, we estimate the following future enrollment and staffing:

- The future preschool enrollment may be 190 students. We will maintain 1 full-time director and 24 part-time teachers.
- The future academy enrollment may be 230 students. We may grow to 5 full-time administrative staff, 15 full-time teachers, and 7 part-time teachers.
- The church administrative staff would remain 3 full-time and 1 part-time. We anticipate 1 part-time daytime custodian and 3 evening custodians.

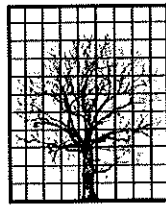
3. Academy hours will remain from 8:45 – 3:30 weekdays. Student drop-off begins at 8:20 and Academy traffic has left the site by 3:50 p.m.
4. Preschool operating hours will remain from 9-11:30 and 12:30-3 weekdays. Preschool traffic has left the site by 3:10 pm daily. Academy and preschool drop-off and pick-up times are coordinated such that the academy students are in class when the preschool students arrive, and the preschool students are picked up before the academy school day ends.
5. Church office hours will remain from 8:30-4 weekdays. Church administrative staff is 4 persons (see para. 2), so regular church traffic at 4 pm is four cars at most.
6. Combined activities of the preschool, academy and church.
 - As a practice, church and school activities are coordinated to minimize combined use of the facility. For example, funerals are scheduled on weekends or when school is not in session. School is not in session during major Christian holidays like Christmas and Easter.
 - Preschool and academy activities may overlap on rare occasions (4x/year). For example, the academy Christmas program is presented on a weekday morning while preschool is in session, and is typically attended by grandparents and a few parents. The same program is presented again in the evening and is more heavily attended by parents and church members. These programs utilize the church sanctuary because it is the biggest available space; the program attendance is therefore limited to sanctuary capacity.
7. 250 Park Road: As previously stated, existing students and teachers from the modular buildings at 250 Park will be consolidated into the proposed building addition. As such, the students, teachers and related traffic counts are included in the above Academy counts (para. 2). Additionally, the modular buildings will be removed from the campus, and the future traffic flow will be overflow only with no future daily use (as there will be no building at 250 Park).
8. 260 Park Road: The existing student/teacher counts are included in the above Academy counts (para. 2). The building at 260 Park will remain in its current location, and may continue to allow a maximum of 4 staff parking at 260 Park on weekdays, which is the same traffic flow at 260 Park today.

I hope this information is enough for you to agree that the new construction will not significantly affect traffic nor parking, and therefore does not require a traffic impact study. However, if you need any further information or clarification, please don't hesitate to contact me.

Sincerely,



Phil Marks
Elder and Building Committee Chairperson
Windsor Baptist Church



LUDGATE ENGINEERING CORPORATION

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.

STORMWATER ORDINANCE RELIEF			
Section	Required	Relief (requested)	Reason (hardship)
152.305.I.(2)	Runoff infiltration	To not provide a stormwater management plan with infiltration	The soils testing did not realize any infiltration rate
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO) RELIEF			
Section	Required	Relief (requested)	Reason (hardship)
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

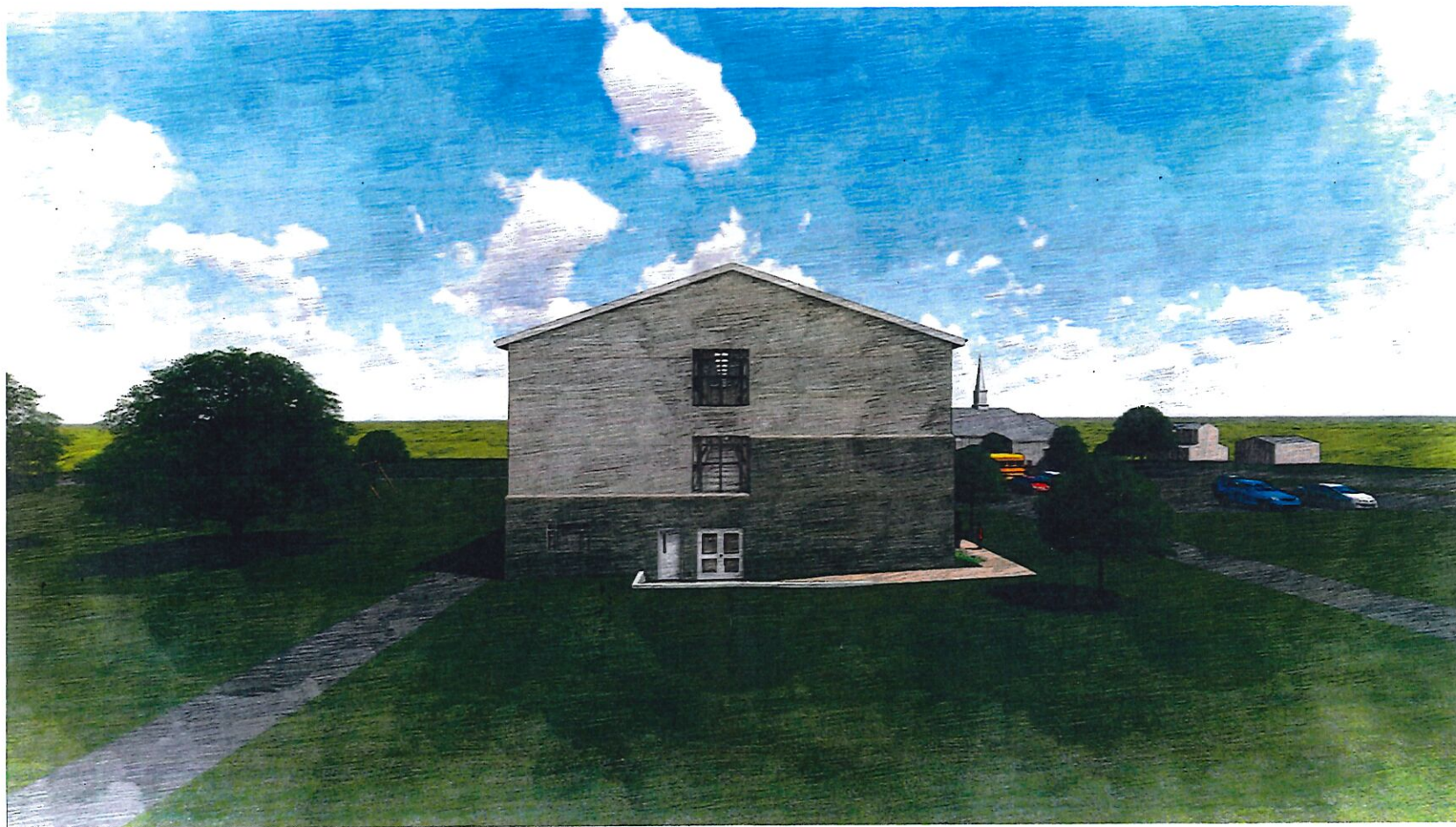
			building, there is not extensive area for landscaping
162.9.H	To prepare a traffic study	To not prepare a traffic study	The proposed development will not realize an increase in overall traffic as the overall church size is not increasing, the pre school census is not increasing and the academy census 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).

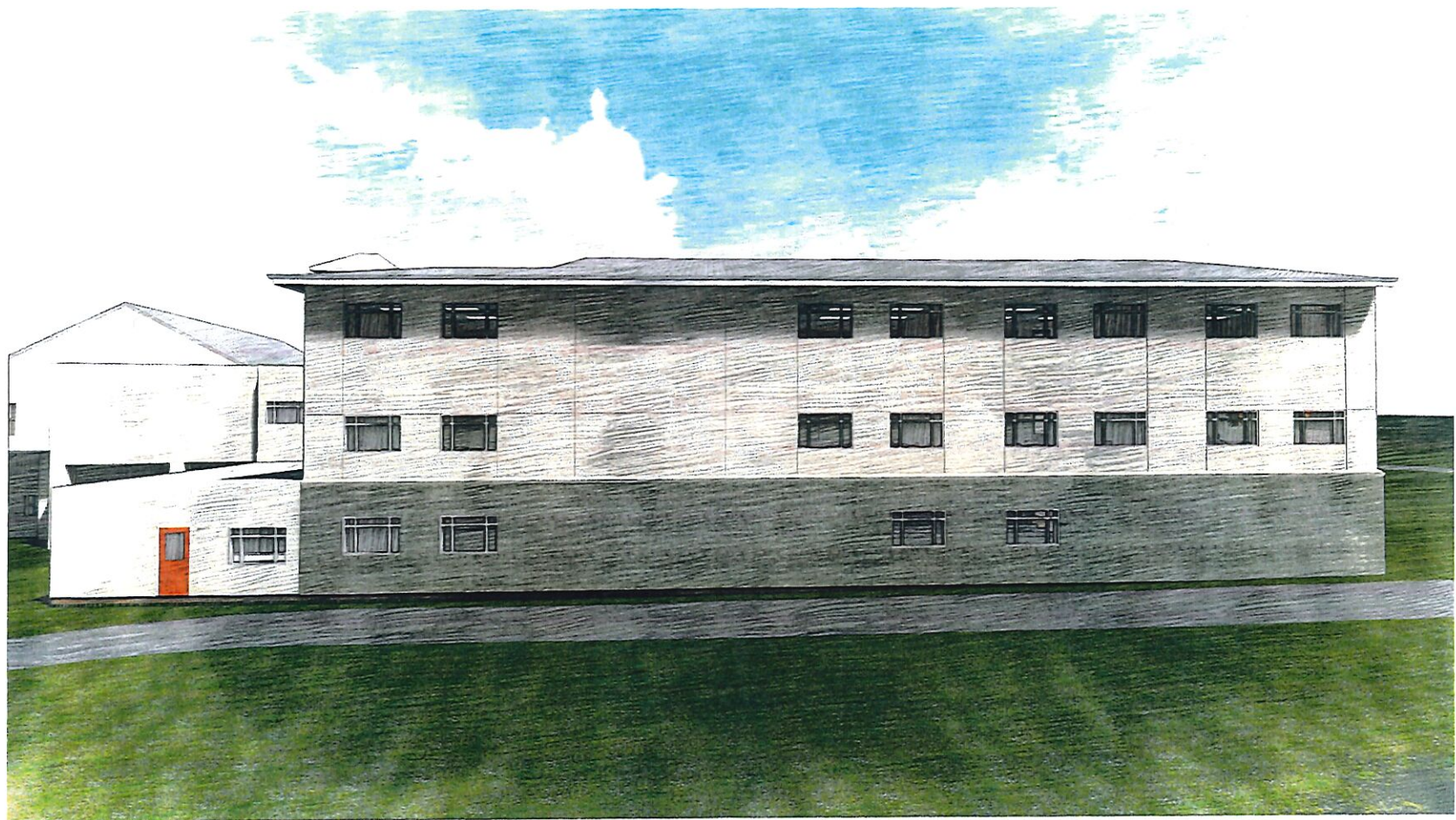
Thank you for your review of this request.
TBL













BRANDYWINE CONSERVANCY

*Preserving Our
Land & Water*

MEMORANDUM

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

FROM: Sheila Fleming, Manager for Municipal Assistance
Kathleen McCaig, Associate Planner

DATE: July 2, 2019

RE: Conditional Use Request for 213 Little Conestoga Road (Windsor Baptist Church)

We received a Conditional Use Application for a building addition in the C-1 Village District and a building addition in excess of 6,000 square feet submitted by Windsor Baptist Church, Applicant. The addition is proposed at 213 Little Conestoga Road in the Village of Eagle. The application included a conditional use application dated May 9, 2019, revised land development plans, a stormwater management report, and enrollment staffing letter, and response letters. The three parcels owned by the Applicant (213 Little Conestoga Road, 250 Park Road, 260 Park Road) total 9.4-acres. Two parcels are zoned C-1 Village District and one parcel is zoned both C-1 Village District and R-2 Residential District, with direct access provided from Park Road and Little Conestoga Road. Our comments on the plan submission follow.

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.

We appreciate the opportunity to provide comments on the proposed application. If the Township should have any questions, please contact Sheila Fleming at sfleming@brandywine.org or Kathleen McCaig at kmccaig@brandywine.org.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

July 3, 2019

File No. 18-11016T

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

RECEIVED

JUL 22 2019

UPPER UWCHLAN TWP.

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.

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

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 13th.

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*

File No. 18-11016T
July 3, 2019

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 13th.

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 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

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.

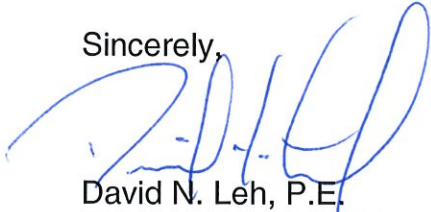
1. The existing sewer flow capacity for the site is 1,058 gallons per day, utilizing 225 gallons per Day/Equivalent Dwelling Unit (GPD/EDU) the sanitary sewer capacity required 4.7 EDUs. Based on the letter from the Windsor Baptist Church which provides information on the existing and future enrollments 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

Page - 13 -

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)



Upper Uwchlan Township

Letter of Determination

August 5, 2019

Windsor Baptist Church School Addition

To all,

The existing non-conforming structure at Windsor Baptist may be enlarged up to 25% when approved as a special exception by the Zoning Hearing Board.

Additionally, under the C-1 Area and Bulk regulations, the BOS can approve an enlargement above the 6000 sf limit as a conditional use under 200-34H.

200-34H.

Building size restriction. 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.

Therefore, I believe the applicant can seek conditional use approval for the additional space.

Sincerely,



Al Gaspari

Zoning Officer



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: BOARD OF SUPERVISORS
Cary Vargo, Township Manager
Shanna Lodge, Assistant Township Manager

FROM: Gwen Jonik, Township Secretary

RE: RIP Holdings / Profound Technology – Conditional Use Hearing

DATE: August 9, 2019

A Conditional Use Hearing for RIP Holdings / Profound Technology is scheduled for Tuesday, August 13, 2019, beginning at 7:00 PM. The Hearing has been advertised in the Daily Local News July 23 and July 30, 2019. Al Gaspari posted the property August 2, 2019. Kristin Camp, Esq., will conduct the Hearing and a Court Reporter has been coordinated.

The Planning Commission (PC), at their August 8, 2019 meeting, reviewed and discussed the Application, the land development plans, and an architectural elevation distributed that evening.

The PC favors the Use and expansion of the business. However, they discussed the following concerns:

1. the proximity to Route 100 of the 1-way entrance at the south end of the property on Little Conestoga Road;
2. the amount of impervious coverage;
3. the square footage breakdown of the various uses within the building and the required parking necessary for each type of use;
4. the architectural elevation presented this evening continues to lack compatibility with the surrounding buildings in the Village of Eagle – there are no features or elements proposed to provide similarity with the "Village look".

Following lengthy discussion of the above, Joe Stoyack moved, seconded by Sally Winterton, to provide a recommendation for approval of the Use conditioned upon the Applicant working with the Historic Commission and Planning Commission throughout the land development review process on the façade and options for the driveway arrangement. The Motion carried unanimously.

ALYSON M. ZARRO
alyson@rrhc.com
Extension 202



June 28, 2019

via email

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 – Extension

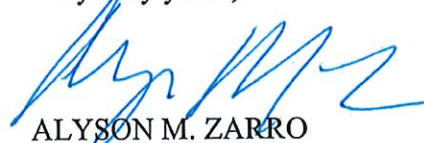
Dear Cary:

As you know, this firm represents RIP Holdings, LLC (“Applicant”), in connection with its approximately 1.184 acre property 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. Applicant submitted a Conditional Use Application on May 29, 2019, requesting conditional use approval in connection with a proposed expansion of the building.

It is my understanding that a Conditional Use hearing before the Board of Supervisors has been scheduled for this matter on August 13, 2019. By way of this correspondence, Applicant herein grants an extension of the time period in which the Township has to commence a hearing on the Conditional Use Application through August 13, 2019.

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

Very truly yours,

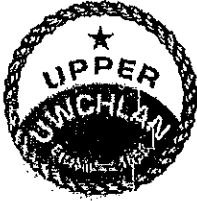


ALYSON M. ZARRO

AMZ/bas

1040076.1

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



UPPER UWCHLAN TOWNSHIP
140 Pottstown Pike
Chester Springs, PA 19425
610-458-9400 Fax 610-458-0307

RECEIVED

MAY 29 2019

UPPER UWCHLAN TWP
ADMINISTRATIVE OFFICES

CONDITIONAL USE APPLICATION

Tax Parcel Number: 32-4-38.3 Date: 5/23/19
Name of Applicant: RIP Holdings, LLC
Address: 64 East Uwchlan Avenue, Exton, PA 19341
Telephone: 484-876-1229 Email: kevin.busza@profound-tech.com

Owner of Parcel: RIP Holdings, LLC

Address / Location of Parcel: 125 Little Conestoga Road

Zoning District: C-1 Village Existing Use: Profound Technologies - commercial

Article / Section Authorizing Conditional Use: § 200-34.H; § 200-36.B.(1)(a)

Description of Proposed Conditional Use: Applicant requests conditional use approval for a building having in excess of 6,000 square feet of total floor area and to permit a single building facade greater than 60 feet in length.

This Application shall be accompanied by:

1. A fee of \$500.00 for Non-Commercial or \$1,000.00 for Commercial/Industrial;
2. Twenty (20) copies of:
 - parcel plot plans (half of which can be of reduced size, i.e. 11 x 17),
 - impact statements (if applicable pursuant to the Township's Zoning Ordinance §200-83),
 - and any other information pursuant to Zoning Ordinance §200-116, §200-117 (Conditional Uses, Conditional Use Standards).

- The Applicant will be responsible for reimbursing the Township for Consultants' Fees and Legal Fees, and If additional Hearings are necessary, a Fee will be charged for each Additional Hearing:
Non-Commercial \$250.00/Hearing; Commercial/Industrial \$500.00/Hearing

I hereby depose and say that all of the above statements, and the statements contained in any papers submitted herewith, are true to the best of my knowledge and belief.

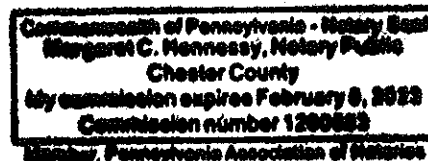
RIP Holdings, LLC by
Kevin Busza
Printed Name of Applicant

Kevin Busza
Signature of Applicant

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER

Sworn to and subscribed before me this
23RD day of MAY 23, 2019.

Margaret C. Hennessy
Notary Public



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

RECEIVED
MAY 29 2019
UPPER UWCHLAN TWP
ADMINISTRATIVE OFFICES

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;

Cary Vargo, Township Manager
Upper Uwchlan Township
May 29, 2019
Page 2

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.

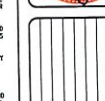
Very truly yours,



ALYSON M. ZARRO



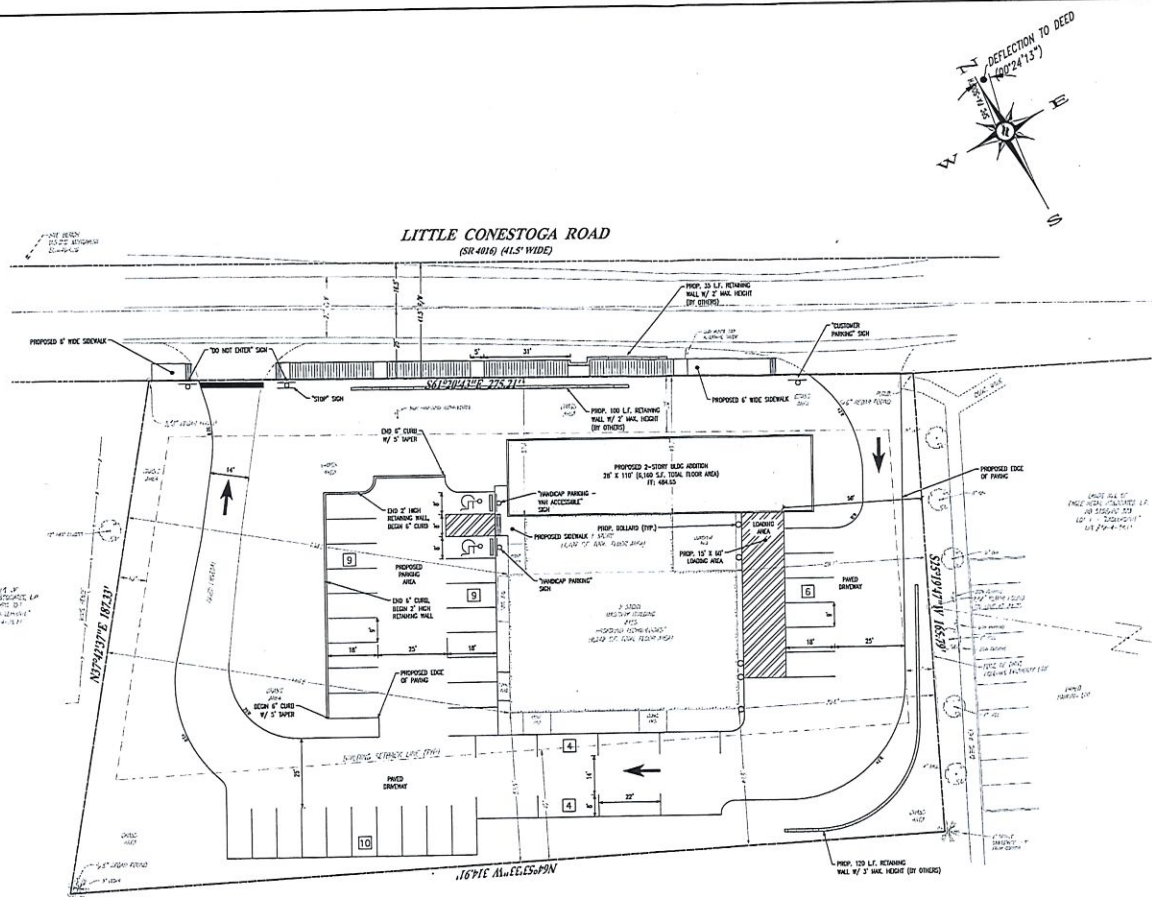
1250 Wrights Lane
West Chester, PA 10380
Phone: (610) 918-0002
Fax: (610) 918-0003

[illegible]

CONDITIONAL USE PLAN

PROFOUND TECHNOLOGIES
PROJECT: BUILDING & PARKING ADDITION
ADDRESS: 125 LITTLE CONESTOGA ROAD

DATE:	05/29/19
SCALE:	1"=20'
DRAWN BY:	ADW
CHECKED BY:	CMD
PROJECT NO.:	3155
CAD FILED BY:	LAND DEVELOPMENT PLANK
PLATTED:	05/29/19
DRAWING NO.:	CU-1
SHEET	0.1 of 0.4



CONDITIONAL USE PLAN

SCALE: 1"=20'



LEGEND

[illegible]

GENERAL NOTES:

- [illegible]

20.A KNOX BOX SHALL BE
REFERENCE PLANS

- [illegible]

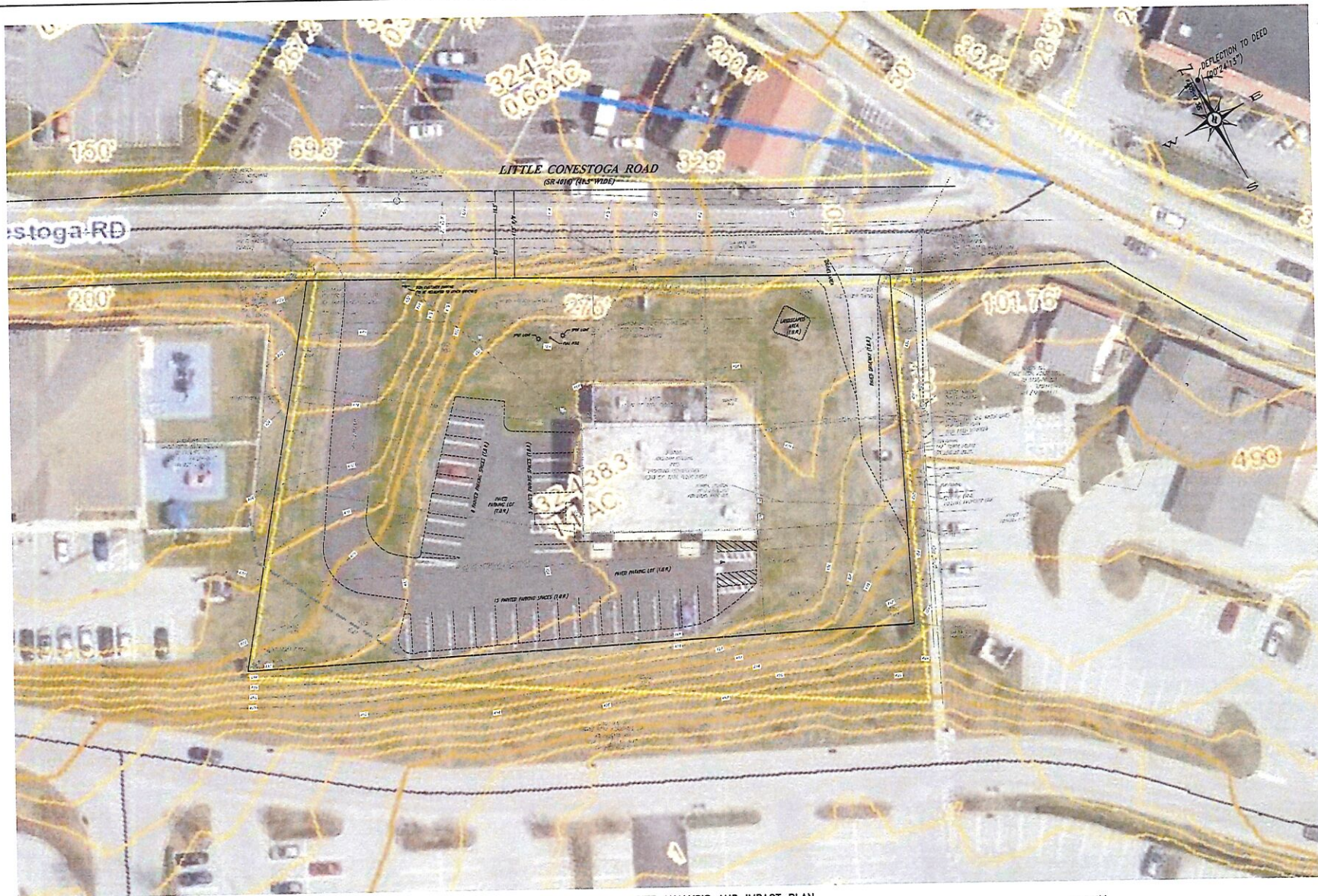
PARKING TABULATION

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

ZONING DATA TABULATION

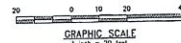
UPPER UWCHLAN TOWNSHIP

	REQUIRED	EXISTING	PROPOSED
MIN. NET LOT SIZE	10,000 S.F.	51,340 S.F.	51,340 S.F.
MIN. LOT WIDTH	100 FT.	275 FT.	275 FT.
BUILDING SETBACKS			
MIN. FRONT YARD	20 FT.	49.7 FT.	21.3 FT.
MIN. SIDE YARD	10 FT. OR 5% OF LOT AREA	68.1 FT./138.5 FT.	33.7 FT./102.2 FT.
MIN. REAR YARD	40'	49.5 FT.	49.5 FT.
MAX. BUILDING COVERAGE	20%	10.14% (5,227 S.F.)	16.11% (8,361)
MAX. LOT COVERAGE	60%	45.93% (23,322 S.F.)	45.93% (23,825)
MAX. BUILDING HEIGHT	35'	N/A	40'



SITE ANALYSIS AND IMPACT PLAN

SCALE: 1"=20'



SOIL TYPE(S)

GLD - GLAUCOUS GRAY LAY, 3 TO 8 PERCENT SLOPES
 UGLD - URBAN LAND-USE/IMPACT, STREET AND DRIVE COMPLEX, 0 TO 8 PERCENT SLOPES



DLHowell

Civil Engineering
 Land Planning
 Environmental
www.DLHowell.com

1250 Wright Lane
 West Chester, PA 19380
 Phone: (610) 918-0002
 Fax: (610) 918-0003



NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

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

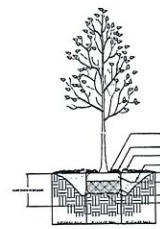
DATE	05/29/19
SCALE	1"=20'
SHEET NO.	001
SHEET TOTAL	001
PROJECT NO.	3155
DATE FILED	05/29/19
FILED BY	CU-2
SHEET	02 of 04

UPPER MERIDIAN TOWNSHIP LANDSCAPE REQUIREMENTS		
CODE LANGUAGE	REQUIRED	PROPOSED
C-1 VILLAGE DISTRICT		
42-57. LANDSCAPE DESIGN, INSTALLATION, AND MAINTENANCE STANDARDS		
D. (1) PER 1,000 SF GROSS BUILDING AREA, GROUND FLOOR ONLY (BUILDING "FOOTPRINT"); RESIDENTIAL SUBDIVISIONS EXEMPT. - 2 DECIDUOUS TREES, 1 EVERGREEN TREE, AND 4 SHRUBS PER 1,000 SF -		
3,084 GROSS BLDG SF / 1,000 SF = 3.08		
DECIDUOUS TREES: 3 X 3 = 6 TREES EVERGREEN TREES: 1 X 1 = 1 TREES SHRUBS: 13 X 8 = 34 SHRUBS	6 DECIDUOUS TREES 1 EVERGREEN TREES 34 SHRUBS	6 DECIDUOUS TREES 1 EVERGREEN TREES 34 SHRUBS
D. (2) PER 3,000 SF OFF-STREET PARKING OR LOADING AREA, EXCLUDING DRIVEWAYS LESS THAN 18 FEET WIDE, RESIDENTIAL SUBDIVISIONS EXEMPT. - 1 DECIDUOUS TREE, 1 EVERGREEN TREE, AND 4 SHRUBS PER 3,000 SF -		
18,950 OFF-STREET PARKING SF / 3,000 SF = 6.32		
DECIDUOUS TREES: 1 X 1 = 1 TREES EVERGREEN TREES: 1 X 1 = 1 TREES SHRUBS: 13 X 8 = 36 SHRUBS	1 DECIDUOUS TREES 1 EVERGREEN TREES 36 SHRUBS	1 DECIDUOUS TREES 1 EVERGREEN TREES 36 SHRUBS
D. (3) PER 100 LINEAR FEET OF NEW AND EXISTING PUBLIC OR PRIVATE ROAD FRONTAGE, MEASURED ON BOTH SIDES WHERE APPLICABLE. - 2 DECIDUOUS TREES, 1 EVERGREEN TREE, AND 5 SHRUBS PER 100 LF -		
LITTLE CONESTOGA RD 275' ROAD FRONTAGE LF / 100 LF = 2.75		
DECIDUOUS TREES: 2 X 1 = 2 TREES EVERGREEN TREES: 1 X 1 = 1 TREES SHRUBS: 13 X 5 = 15 SHRUBS	2 DECIDUOUS TREES 1 EVERGREEN TREES 15 SHRUBS	2 DECIDUOUS TREES 1 EVERGREEN TREES 15 SHRUBS

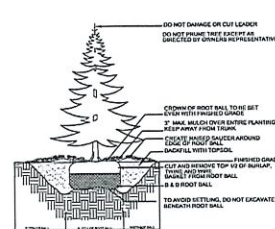
PLANT SCHEDULE			
Quantity	Symbol	Scientific Name	Common Name
180-57. LANDSCAPE DESIGN, INSTALLATION, AND MAINTENANCE STANDARDS			
TREES			
10	+	QUERCUS PHellos	WILLOW OAK
6	⊕	PLATANUS X ACERIFOLIA	LONDON PLANE TREE
5	⊕	NYSSA SYRIACA	BLACK GLIM
6	⊕	PIEA OMORICA	SERBIAN SPRUCE
6	⊕	PIEA ABIES	NORWAY SPRUCE
3	⊕	PIEA GLAUCA	WHITE SPRUCE
SHRUBS			
28	⊕	VIBURNUM RHYTHYDOPHYLLUM	LEATHERLEAF VIBURNUM
10	⊕	MYRTUS PYRULIFOLIA	DAYBERRY
12	⊕	KEP. VERTICILLATA "RED SPIRIT"	RED SPIRIT WINTERBERRY
20	⊕	CORONILLA SERICEA	YELLOW THING DOODWOOD
5	⊕	UNIONIA RENDON	SPICEBUSH

PLANTING NOTES:

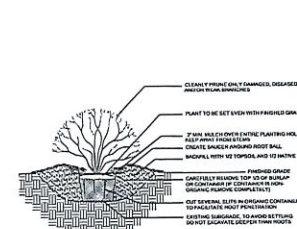
- ALL PLANTS SHALL BE OF SPECIMEN QUALITY.
- ALL PLANTS SHALL CONFORM WITH THE MOST CURRENT VERSION OF THE "AMERICAN STANDARD FOR NURSERY STOCK" OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF (24) TWENTY-FOUR MONTHS.
- THIS PLAN TO BE USED FOR LANDSCAPING AND SITE IMPROVEMENT PURPOSES ONLY.
- ALL TREES SHALL BE PROVIDED WITH A 3" DEEP SHROUD, CONSISTING OF SHREDDED OAK BARK MULCH. ALL SHRUBS BEDS SHALL BE PROVIDED WITH A 3" DEEP LAYER OF SHREDDED OAK BARK MULCH.
- ALL PLANTS SHALL BE THOROUGHLY WATERED BY THE CONTRACTOR AT LEAST (3) THREE TIMES (IN THE ABSENCE OF NATURAL RAINFALL), PRIOR TO ACCEPTANCE OF PLANTING BY THE OWNER.
- ALL TREES AND SHRUBS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT, PRIOR TO PLANTING. ALL PLANT MATERIAL SHALL BE LAID OUT IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- LANDSCAPING PLANS CREATED FROM DRAWINGS BY D.L. HOWELL ASSOCIATES, INC. DATED, 06/22/2018.
- LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXISTING TREES AND PLANT MATERIAL WITHIN THE AREA OF PROPOSED IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS OFF-SITE, CLEAN-UP OF ALL PAVED AREAS (ROADWAYS, SIDEWALKS, ETC.), AND RESTORATION OF ALL DISTURBED LAWN AREAS.
- LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO UNDERGROUND UTILITIES DAMAGED.
- CONTRACTOR SHALL PROVIDE SCREENED PLANTING SOIL WHERE PLANTING IS TO OCCUR, 36" DEPTH.
- FOLLOWING COMPLETION OF ALL PLANTING INSTALLATION WORK, THE CONTRACTOR SHALL BE REQUIRED TO RESTORE ALL DISTURBED LAWN AREAS WITH SOIL.
- ALL LINES ARE PARALLEL OR PERPENDICULAR UNLESS SHOWN OTHERWISE.
- VERIFY LAYOUT OF ALL PROPOSED WORK TO EXISTING CONDITIONS. REPORT DISCREPANCIES BEFORE ANY CLEARING OR EXCAVATION IS DONE.
- PROVIDE STAKED LAYOUT ON SITE FOR OWNER AND LANDSCAPE ARCHITECT'S REVIEW PRIOR TO COMMENCING WORK.
- 180-57.2 (3)(E) - NO TREES SHALL BE PLANTED CLOSER THAN 15 FEET FROM FIRE HYDRANTS, STREETLIGHTS, OR STOP SIGNS.



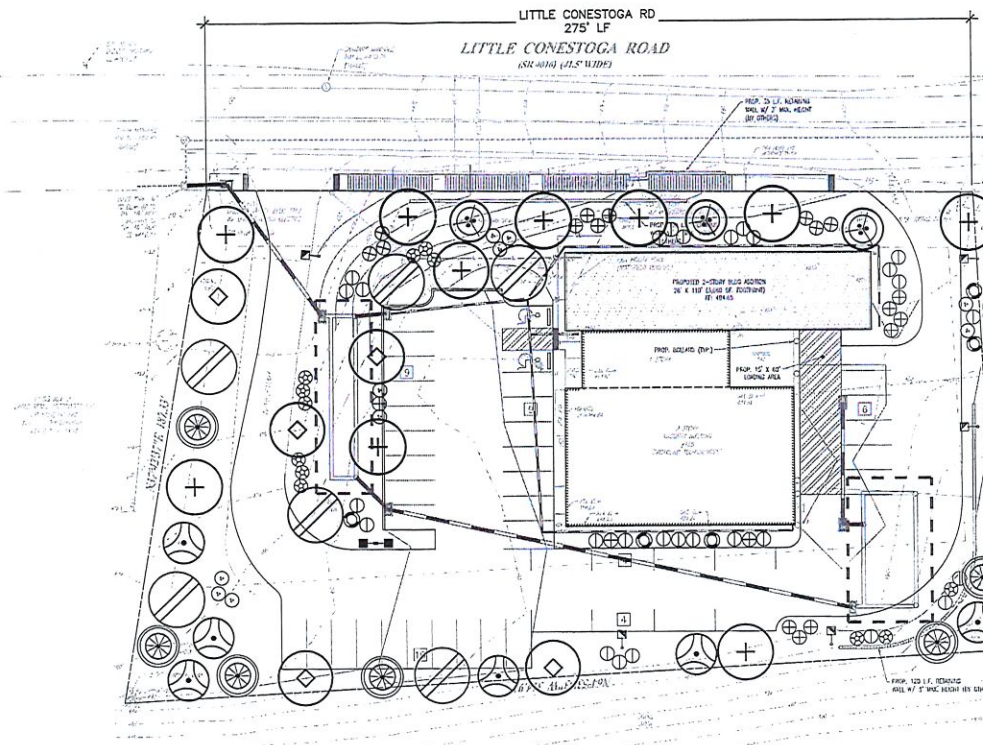
3 TREE PLANTING DETAIL, TYP.
N.T.S.



2 EVERGREEN TREE PLANTING DETAIL, TYP.
N.T.S.



1 SHRUB PLANTING DETAIL, TYP.
N.T.S.

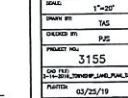
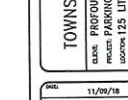
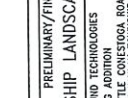
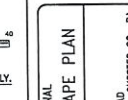
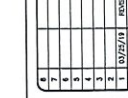
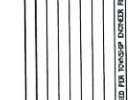
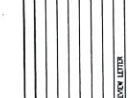
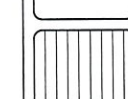


ORSATTI & STUART
ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
1000 N. 10TH ST., SUITE 100
P.O. BOX 1000
P.O. BOX 1000
P.O. BOX 1000



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Civil Engineering
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Environmental
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1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-0002
Fax: (610) 918-0003



PROFOUND TECHNOLOGIES | NEW BUILDING | RENDERING KEY
FRONT-SIDE PERSPECTIVE

GENERAL NOTES:

- EXISTING BUILDING MATERIALS AND COLORS TO REMAIN (UNO)
- THERE ARE NO FLAT ROOFS IN THE NEW CONSTRUCTION
- SEE EXISTING PHOTOS FOR EXISTING COLOR REFERENCE (RENDERING MATCHES AS CLOSE AS POSSIBLE)



Planning Commission 8/8/19
Meeting



April 29, 2019

File No. 18-07009T

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

Attention: Cary B. Vargo, Township Manager

Reference: 125 Little Conestoga Road
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 D.L. Howell & Associates, Inc. (DL) on behalf of RIP Holdings, LLC, the applicant:

- Response Letter dated March 25, 2019.
- Preliminary/Final Land Development Plan consisting of fourteen (14) sheets titled, "125 Little Conestoga Road", prepared for Profound Technologies, dated November 9, 2018, last revised March 25, 2019.
- Sheet titled "Drainage Area Plan," dated November 9, 2018, last revised March 25, 2019.
- Stormwater Management Report titled, "125 Little Conestoga Road", dated November 9, 2018, last revised March 25, 2019.

The subject site is comprised of one (1) parcel (TMP 32-4-38.3) located along Little Conestoga Road approximately 100 feet northwest of the intersection of Little Conestoga Road (S.R. 4016) and Pottstown Pike (S.R. 0100). The property is located in the C-1 Village Commercial Zoning District.

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

Please note that comments with a **(V)** or **(CU)** will require relief from the Township Ordinances. A **(V)** denotes a variance may be required or has previously been granted, and a **(CU)** denotes that a conditional use is required.

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.

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 a two-story building addition with proposed parking areas. This paved area will take access from the existing paved driveway entrances along Little Conestoga Road. The total increase in impervious surface coverage onsite is approximately 8,159 square feet, and the total proposed disturbance for the construction is approximately 0.99 acres. Two proposed infiltration beds, associated inlets, and piping are proposed to control the runoff from the proposed improvements. A retaining wall approximately three feet in height at its maximum is proposed along the eastern and southern edges of the property, as some of the paved area is lower than the existing grade. The applicant is also proposing a pathway at the property frontage within the right-of-way of Little Conestoga Road with two associated retaining walls, one of which is located on the subject property. These retaining walls are to be designed by others. There are no existing wetlands on the site.

II. ZONING ORDINANCE REVIEW

1. **(CU)** §200-34.H. – *No individual building shall contain more than 6,000 square feet of total floor area. The total proposed building footprint is 8,307 square feet. The Applicant shall contact the Township Zoning Officer as to whether a conditional use or zoning variance is required.*

The Applicant intends to file a Conditional Use Application.

2. §200-36.B.(1) – *To the extent practicable, all new construction and/or additions to existing structures within the C-1 Village District shall be designed with either a traditional village architectural character or may be a contemporary expression of traditional styles and forms, respecting the scale, proportion, roof pitch, character, and materials of historic examples in Byers, Eagle and the surrounding area, in accordance with the following standards listed in this section.*

An architectural rendering shall be provided verifying these requirements have been met.

An architectural rendering has been submitted. We defer to the Township Planning Consultant for their review; **however, the architectural rendering shall be incorporated into the Land Development Plan Set.**

3. §200-36.D.(4) – *A planting strip no less than five feet in width and planted with shade trees along Little Conestoga Road shall be provided to the extent feasible. We defer to the Township Planning Commission and Land Planner on this matter.*

The applicant is providing a grass strip in the right-of-way between a proposed 6-foot wide paved trail and the existing edge of pavement of Little Conestoga Road. The applicant states that due to the small width of the existing grass strip in the right-of-way, it is not feasible to provide the required five feet. We feel the Applicant has done the best they can to provide the required five-foot-wide grass strip; however, we defer to the Township Planning Consultant on this matter.

4. §200-73.H.(1) – *Please indicate how the parking tabulation is calculated based on the table provided for "Commercial Uses, Industrial Uses, and Services" in this section of the ordinance. It is unclear how the provided parking tabulation is calculated from the ordinance based on proposed number of employees.*

The Applicant indicates there are twenty-five (25) employees and is providing forty-two (42) parking spaces. **It should be determined during the conditional use process what the maximum permitted number of employees will be.**

5. (V) §200-74.A.(1) – *No permitted or required loading area shall be located within 50 feet of a property line. It appears the proposed loading area is located closer than 50 feet from the Southeastern property line and the front yard property line. The location of the proposed loading area shall be revised or a variance sought.*

The Applicant has provided a 15 foot by 60 foot loading area on the plans, which is approximately 49.42 feet from the front property line (right-of-way line). The Applicant intends to request a zoning variance from this requirement. **A requested variance should be listed on the Cover Sheet. In addition, the Township Traffic Consultant should review the loading area for adequate vehicular accessibility.**

III. STORMWATER MANAGEMENT ORDINANCE REVIEW

1. Label inlet IC-5 on PCSWM Plan to receive water quality insert. Also, clarify sump elevation of this inlet.

IV. GENERAL COMMENTS

1. *A Highway Occupancy Permit will be required from PennDOT for the proposed access as well as connection to storm sewer within the existing right-of-way.*

The Applicant acknowledges this comment and will file a Highway Occupancy Permit Application upon receiving a decision on Conditional Use.

2. *Please clarify the listed proposed side yard distance of 102.1 feet provided in the Zoning Table. This value appears to be incorrect.*

This still has not been updated in the Zoning Table. Also, label the front and side yard distances for the proposed building on the Land Development Plan sheet as in previous submission.

3. The grading at the 6-foot-wide path along Little Conestoga Road appears to have a greater than 2% cross-slope near the entrance driveway, and appears flat near the exit driveway. Please revise.

V. TOWNSHIP TRAFFIC CONSULTANT COMMENTS McMAHON ASSOCIATES, INC.

1. SALDO Section 162-9.H – Based on the January 14, 2019 meeting with the Township and applicant, it is our understanding the proposed expansion will increase the number of employees at the site from 22 to 41. In addition, the site also includes some limited retail customers that visit the site by appointment only. As such, based on the Institute of Transportation Engineers (ITE) publication *Trip Generation*, 10th Edition as an office, the proposed expansion will generate approximately 62 daily trips, seven additional weekday

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morning peak hour trips (total in both directions), and eight additional weekday afternoon peak hour trips (total in both directions) based on the proposed 19 employee expansion. As such, a traffic study is not required for this development, since it will not generate 200 additional daily trips, or 20 additional peak hour trips.

2. SALDO Section 162-27.1.F – The applicant proposes two driveways for the property, which includes modification of the existing western driveway for exiting traffic only, and the eastern driveway for entering traffic only. However, the ordinance allows only one driveway per property. As discussed at the meeting with the applicant on January 14, 2019, if the one-way pair of driveways is to remain, the applicant should restrict the left-turn entering movement at the eastern driveway from westbound Little Conestoga Road, and as such, No Left-Turn (R3-2) signs should be placed on the northeast and southwest corners of Little Conestoga Road/Site Access intersection. The plans should be revised to show these signs. Also, the applicant should remove a portion of the driveway to channelize the access for right-in traffic only. Furthermore, the applicant should request a waiver to allow two driveways for this property.
3. SALDO Section 162-27.1 – The applicant's engineer has indicated it is not possible to provide an internal connection to the existing retail properties on either side of the site without exceeding the Township's lot coverage requirements. Ideally, these access interconnections would be provided as it would allow for internalization of traffic and interaction with the shopping center, as well as access to the Route 100 traffic signal. As discussed at the meeting on January 14, 2019, if the internal access connections cannot be provided to the adjacent properties at this time, then at a minimum, access easements should be provided so these connections can be provided in the future. As such, the plans should be revised to indicate these access easements.
4. SALDO Section 162-28.A and 162-28.E – Based on the plans, it appears that Little Conestoga Road provides a 25-foot half width right-of-way along the site frontage, which does not meet the Township's right-of-way requirements for a major collector. As discussed at the January 14, 2019 meeting, the applicant should provide a 30-foot half width ultimate right-of-way as part of the proposed development, and the plans should be revised to indicate that this ultimate right-of-way is offered to the Township in perpetuity, and at no cost.
5. SALDO Section 162-28.A and 162-28.E – The SALDO requires a 16-foot half width roadway along the site frontage. However, as outlined in the Township's Village Transportation Plan, the Township envisions an 11-foot travel lane with a three-foot shoulder along Little Conestoga Road across the site frontage. As such, we could support a partial waiver to reduce the amount of road widening, but we continue to recommend that Little Conestoga Road should be widened along the site frontage to provide a continuous 11-foot travel lane with a three-foot shoulder consistent with the Village Plan.
6. SALDO Section 162-41 – The plan proposes sidewalk along the site frontage, which is consistent with the Village Plan. However, we question the need for the proposed retaining wall on the north side of the sidewalk within the road right-of-way in the vicinity of a utility pole, as well as the long ramps and landing areas proposed along the length of the sidewalk. Due to these items, we recommend a meeting or conference call with the applicant's engineer to discuss and better understand the design of the proposed sidewalk.

File No. 18-07009T
April 29, 2019

7. ZO Section 200-73.K – The proposed parking supply does not show compliance with the Township's parking supply requirements in accordance with any specific land use; however the Township allows for modifications to parking supply requirements subject to the approval of the Board of Supervisors. Based on the January 14, 2019 meeting, the applicant indicated the site currently has 22 employees, and it is proposed to expand the site for a total of 41 employees. In addition, the applicant indicated there is limited retail activity at the site, and all retail traffic is by appointment only. As such, the proposed parking supply of 42 parking spaces will accommodate the future 41 employees, and one retail customer. The operations of the site should be discussed with the Planning Commission to verify the adequacy of the proposed parking supply. It may be appropriate to limit the retail appointments to one customer at a time based on the availability of only one retail customer space upon full occupancy of all 41 employees. In addition, the parking tabulation on sheet 2 should be revised to note the future employee count, as well as the future customer count that can be accommodated by the proposed 42 parking space supply.
8. The road widening and sidewalk improvements require a PennDOT Highway Occupancy Permit (HOP) since Little Conestoga Road (S.R. 4016) is a State Road. The applicant should copy the Township on all submissions and correspondence with PennDOT.
9. Chapter 79-8.C – The proposed development 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. Based on the ITE publication *Trip Generation, 10th Edition*, the proposed office expansion will generate eight additional weekday afternoon peak hour trips based on the proposed 19 employee expansion. As such, the number of trips subject to the Township's Transportation Impact Fee is **eight**, and the resultant Transportation Impact Fee is **\$18,672**.
10. 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.
11. Additional comments regarding the traffic improvements and/or land development plans may follow upon receipt of future submissions.

VI. TOWNSHIP PLANNING CONSULTANT COMMENTS
BRANDYWINE CONSERVANCY

1. Pedestrian Access

While Subdivision and Land Development (SALDO) 162-41, Sidewalks, states in Subsection D that *"Sidewalks shall be located within the street right-of-way a minimum of one foot from the right-of-way line,"* Zoning Ordinance (ZO) 200-33, Design Standards, states in Subsection C(1) that *"Pedestrian access within the C-1 Village District shall be designed to provide convenient, safe, and direct access between the various uses within the district and other nearby concentrations of development."*

We recommend the easternmost terminus of the proposed sidewalk along Little Conestoga Road be modified. Extending the sidewalk further along the curvature of the driveway curb would reduce the crossing distance for pedestrians between the proposed sidewalk at 125 Little Conestoga Road and the existing sidewalk immediately to the east of the parcel,

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improving the alignment between sidewalks. Additionally, we recommend the applicant include a sidewalk connection, providing direct pedestrian access between a building entrance and the proposed sidewalk network along Little Conestoga Road. We recommend the applicant install two crosswalks, one at each point where the proposed sidewalk along Little Conestoga Road crosses the access driveways on the parcel.

2. Village Street Lighting

We recommend that the Township consider whether the applicant should be required to install street lighting improvements as part of the land development process. We will defer to the Township's lighting consultant on matters of adequate and compliant exterior site lighting for the proposed development. We suggest that the applicant follow recommended practices for village lighting 1, highlighted in Upper Uwchlan Township's Village Design Guidelines for Lighting, which states that the "village light standard shall be placed along both sides of public roads at 50-foot intervals."

3. Architectural Design

The elevation drawings and rendering submitted reference two of the building's four total facades. We recommend the applicant provide elevation drawings for all facades, as it is unclear if changes are being proposed for the remaining two facades as well.

ZO 200-36 Design Standards, Subsection B(1) states (b) "...roof color should reflect local traditional use of color, and shall specifically exclude white, tan, or blue shingles, red clay tiles, and corrugated metal or other corrugated material..." and (c) "Exterior wall materials may include stucco, wood clapboard (including vinyl or aluminum imitation clapboard siding), native stone, brick, or other material of a shape, color, and texture similar to that found on historic structures in the vicinity." Due to the parcel's location in the Village of Eagle and proximity to Byers Station Historic District, we recommend the applicant specify the proposed roof color and explore an alternative color scheme for the vertical panels, reflecting colors that are more complimentary with the character of the village and consistent with existing color palettes in the village.

ZO 200-36.B.(a) specifies that "where any individual building facade (or adjoining facades which abut flush to the same building line) is visible from any public right-of-way or public space (including internal public spaces within a development) and exceeds 60 feet in length, there shall be a clear dimensional differentiation of roofline (i.e., an obvious difference in height) and/or an offset in facade of at least 10 feet, effectively breaking the single facade into two or more facades each no more than 60 feet in length. Where approved by the Board of Supervisors as a conditional use, single facades greater than 60 feet in length may be permitted, where applicant demonstrates to the satisfaction of the Board that the design of the building and its relationship(s) to surrounding buildings and landscaped areas mitigates any negative impacts of long continuous building facade(s) on the character of the C-1 Village District. Mitigating factors may include design which emulates characteristic historical building forms which typically included relatively long individual facade lengths such as barns, stables, churches, meeting houses, or other public buildings. Building arrangements which rely on repeated use of the same long facade element shall not be approved."

A 110' building length, proposed as a single facade, must be approved by the Board of Supervisors as a conditional use. We will provide recommendations regarding architectural design conditions of approval at the time of conditional use plan review.

4. **Signage**

Zoning Ordinance 200-98.D.3 states "the maximum display area of a sign mounted on any wall of a building or structure shall not exceed one square foot for each lineal foot of building frontage on which the sign is mounted, provided that: (a) The total display area of such sign shall not exceed 10% of the total area of the wall on which the sign is mounted. (b) The total display area of all signs mounted on the sides and/or rear of a structure shall not exceed the area of the sign mounted on the front wall." ZO 200-98.D.5 requires that "signs mounted on a side or rear wall exposed to the public view from either a street or parking area shall not extend above the height of the front mounted sign."

The elevation drawings and rendering submitted reference two of the building's four facades. Signage dimensions are not detailed on the provided drawings. We recommend the applicant including elevation drawings for all facades, as it is unclear if signage is being proposed for the remaining two facades as well. The dimensions of each sign proposed, reflecting the specifications in ZO 200-98.D.3 and ZO 200-98.D.5, shall be included on each elevation drawing for which a sign is intended.

The elevation drawings and rendering submitted reference a "digital audio fingerprint as Nichiha Panels." We recommend the Township request the applicant provide additional information to fully understand the goal and intent of the panels, including, but not limited to: specifications regarding the type of noise emitted from the panels, what the recording would state, how the noise would be activated or triggered, how often the noise would be emitted, and what the decibel level of the noise will be.

ZO 200-98 Signs, Subsection H states (1) "Signs affixed to the exterior of a building shall be architecturally compatible with the style, composition, materials, colors, and details of the building, as well as with other signs used on the building or its vicinity. In particular, artisan-crafted signs and high-quality materials are strongly encouraged." and (5) "Sign colors should be compatible with the colors of the building facade. A dull or matte finish is recommended, as it reduces glare and enhances legibility." We defer to the Zoning Officer as to whether or not auditory panels constitute signage.

5. **Site Plan**

Dumpster locations are not shown on the plan submission. Please revise submission to indicate dumpsters location(s) on the parcel.

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

1. This pre-existing building is connected to the sanitary sewer system; 0.99 EDU or 222 GPD of capacity was purchased at the time of the sewer connection. The proposed maximum number of employees has been revised to forty-two (42) of which, twenty-five (25) employees already exist. Taking into consideration current usage, ARRO recommends that 228 GPD or 1.01 additional EDU be required and purchased for this project. Additionally, the Township should reserve the right to review water usage in the future and require the purchase of additional sanitary sewer capacity if warranted.

2. The existing 4-inch SDR-35 lateral which was directional-drilled from the cleanout to the existing sanitary manhole located in Little Conestoga Road should be shown on the plans.

VIII. TOWNSHIP LIGHTING CONSULTANT COMMENTS
STUBBE CONSULTING LLC

1. Control/Hrs of Operation – §614.C.3.d. & e. require that unless otherwise permitted by the Township (e.g., for safety or security or all-night operations), lighting shall be controlled by automatic switching devices to extinguish exterior lighting by 11 p.m. Lighting proposed for use after 11 p.m. shall be reduced by 75% from then until dawn unless, supporting a specific purpose and approved by the Township. Plan is silent on proposed on/off control arrangement. It is recommended Applicant be requested to specify or describe on Lighting Plan, the on/off control device(s) to be used to automatically energize and extinguish exterior lighting nightly, and at what time the lighting is to be extinguished.

Applicant's Response: Lighting Note 3 has been added to Sheet 11 (should read 12) requiring the recommended information.

Although the added note instructs installer as to the need for a control device, it does not detail a particular device type. It is recommended Note 3 be requested to be more explicit by requiring a control device with an astronomical dial and battery or capacitor settings storage.

2. Landscaping – It is recommended Applicant be requested to place on Landscaping Plan the proposed luminaire locations, and to have the landscaping and lighting disciplines coordinate to avoid potential opportunities for foliage, at or before tree maturity, to block the Ordinance-required minimum illuminance levels.

Applicant's Response: The Landscaping Plan has been revised to show all proposed lighting fixtures.

Issue judged to have been resolved, no further action deemed necessary.

3. Correlated Color Temperature – Specified are luminaires utilizing LED sources with a correlated color temperature of 5700K. To limit on and off-site glare, it is recommended Applicant be requested to specify luminaires with a correlated color temperature not exceeding 3000K.

Applicant's Response: The plans have been revised to utilize luminaires with a correlated color temperature not exceeding 3000K.

Issue judged to have been resolved, no further action deemed necessary.

4. Other Lighting –
 - a. The pavement of the 2 entrance roads from Little Conestoga Rd have not been provided with lighting. It is recommended Applicant be requested to provide lighting for the 2 site entrances or to explain to the satisfaction of Township, why they are not adequately lighted.

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Applicant's Response: The plans have been revised to show 2 lights for the access points.

Issue judged to have been resolved, no further action deemed necessary.

- b. If other lighting, e.g., sign, flag, building-mounted, etc., is proposed, it is recommended Applicant be requested to submit it for Township review and approval as part of this Land Development Application.

Applicant's Response: All proposed lighting is currently shown on plan. No signs, flag pole or other lighting is currently being proposed.

Issue judged to have been resolved, no further action deemed necessary.

5. Plan Content – The following Ordinance-required information could not be found on Plan:
a. Specified Lighting Equipment – §614.D.1.c. requires the placement on Lighting Plan of catalog cuts of specified lighting equipment.

Applicant's Response: The specification sheets for the lights have been added to Sheet 13. (Should be Sheet 14)

- b. Plan Notes – §614.D.4. Requires that the inclusion of notes on lighting plan:

Applicant's Response: The specified notes and detail have been added to Sheet 12.

Issue judged to have been resolved, no further action deemed necessary.

6. Footcandle Plot – Footcandles have been plotted over the roof of the building. It is recommended Applicant be requested to remove footcandle values from building roof area, to avoid confusion as to what is to be lighted.

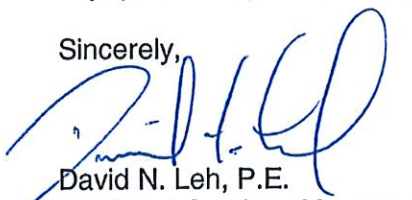
Applicant's Response: The footcandles have been removed in the location of the building.

Issue judged to have been resolved, no further action deemed necessary.

All issues, with the exception of Item 1, are judged to have been adequately resolved. It is recommended Applicant be requested to address Item 1 prior to Plan Approval.

This concludes our second review of the above referenced preliminary land development 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.

Sincerely,



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

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cc: Upper Uwchlan Township Planning Commission Members
Upper Uwchlan Township Board of Supervisors
Kristin Camp, Esq. – Buckley, Brion, McGuire, & Morris LLP
Sheila A. Fleming, ASLA, Brandywine Conservancy (via email only)
Christopher J. Williams, P.E., McMahon Associates, Inc. (via email only)
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