



**UPPER UWCHLAN TOWNSHIP
PLANNING COMMISSION
AGENDA
November 14, 2019**

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

6:00 PM Work Session

Packet Page #

Ordinance review and amendment discussion:

Alternate Energy Systems, Commercial Districts – residential uses

7:00 PM Meeting

I.	Call To Order	
II.	Profound Technology – Land Development Plan Review and discuss the consultants' comments regarding the land Development plan proposing a building addition to the existing Building. Review new architectural elevations.	2
III.	Starbucks – Eaglepointe Shopping Center Final Land Development Plan Review and discuss the consultants' comments regarding the proposed renovation of the former Key Bank drive-through in Eaglepointe Shopping Center for a Starbucks Coffee Shop.	15
IV.	DSM Biomedical – Eagleview Corporate Center Lot 2 -- Preliminary / Final Land Development Plan Review and discuss the consultants' comments regarding the addition of an @ 500 SF pre-manufactured building to be used for storage.	25
V.	Approval of Minutes: Revised September 12, 2019 Work Session, Meeting October 10, 2019 Work Session, Meeting	34 37
VI.	Open Session	
VII.	Next Meeting Date: December 12, 2019 Location: 415 Eagleview Boulevard, Suite 116, Exton, PA 19341	
VIII.	Adjournment	



November 6, 2019

File No. 18-07009T

Shanna P. Lodge
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

Attention: Shanna P. Lodge, Assistant Township Manager

Reference: 125 Little Conestoga Road
Preliminary/Final Land Development Review
Upper Uwchlan Township, Chester County, PA

Dear Shanna:

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 October 14, 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 October 14, 2019.
- Stormwater Management Report titled, "125 Little Conestoga Road", dated November 9, 2018, last revised October 14, 2019.
- Proposed Building Renderings, undated.

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 third 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)** 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 or has previously been granted.

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

I. OVERVIEW

The Applicant is proposing to construct a 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 an associated retaining wall located on the subject property. 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.

A conditional use was approved for the increased building size on September 16th, 2019 by the Board of Supervisors.

- 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.

The Applicant has provided a rendering of the proposed building; however, it is not part of the Land Development Plan Set. In the Conditions of Approval, the specific design for the architecture for the Addition and Existing Building shall be further discussed with the Planning Commission and Historical Commission as part of their review of the land development plans and ultimately approved by the Board as part of final land development approval. Once approved, these renderings shall be incorporated into the Land Development Plan Set.

3. *§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.

The Board of Supervisors approved the 42 parking spaces as part of the conditional use decision on September 16th, 2019.

4. (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.

A variance was granted from this requirement from the Zoning Hearing Board on June 3rd, 2019.

III. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REVIEW COMMENTS

1. (W) §162-7.B.(2)(b) & (c) – This plan has now been submitted as a “Preliminary / Final” Application. Although the plan has been previously reviewed, Preliminary Approval was never granted. As such, if it is the Applicant’s intent to seek “Preliminary / Final Approval” at this time, a waiver is required from this section. We would have no objection to this waiver if it were to be requested.

IV. STORMWATER MANAGEMENT ORDINANCE REVIEW

All previous stormwater management comments have been addressed.

V. 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.

It is our understanding the Applicant has submitted a Highway Occupancy Permit Application to PennDOT.

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.

Please Update the proposed side yard setback distances in the Zoning Data Table on the Cover Sheet and the Land Development Plan sheet to match what is shown on the plans. (The proposed column says 31.7/102.1, but the plan references 37.7 and 130.5)

VI. TOWNSHIP TRAFFIC CONSULTANT COMMENTS

McMAHON ASSOCIATES, INC.

1. SALDO Section 162-27.1.F – The applicant is requesting a waiver to allow two driveways for this property. Since it is proposed that the existing western driveway will be restricted to exiting traffic only, and the eastern driveway will be restricted to entering traffic only, we could support this waiver.

2. SALDO Section 162-27.1 – The plans show a 30-foot wide conceptual location of future access easement for connection to the adjacent properties on the south side of the subject property. We recommend that this conceptual access easement should be established as part of this land development, so that the properties along Little Conestoga Road can be connected in the future. The applicant should review this access easement with the Township and the Township Solicitor.
3. SALDO Section 162-28.A and 162-28.E – The applicant is requesting a partial waiver to allow roadway widening along Little Conestoga Road of less than the required 16-foot half width cartway. The applicant proposes a 14-foot half width cartway along Little Conestoga Road which is recommended in the Township's Village Transportation Plan, and as such, we could support a partial waiver to reduce the amount of road widening.
4. SALDO Section 162-28.A and 162-28.E – General Note 1 on sheet 1 should be revised to read as follows:

“The Record Owner and its successors and assigns in ownership of Tax Parcel 32-4-38.3 shall convey and dedicate in fee to Upper Uwchlan Township upon demand, at no cost, the land area between the existing legal right-of-way line and the ultimate right-of-way line along Little Conestoga Road (S.R. 4016) to be used for public road purposes, sidewalks, utilities, and other public purposes.”
5. Please revise the placement of the “No Left-Turn” signs at the eastern right-in only driveway to match the Highway Occupancy Permit plans.
6. 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.
7. 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**.
8. 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.

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

VII. TOWNSHIP PLANNING CONSULTANT COMMENTS
BRANDYWINE CONSERVANCY

1. **Pedestrian Access.** We recommend the Applicant update the plans to provide a sidewalk linking the proposed sidewalk along Little Conestoga Road with the entrance of the proposed addition, in keeping with *Zoning Ordinance (ZO) 200-36.C(1)*. A 5-foot-wide sidewalk, 35 feet in length would result in an additional 175 SQ FT of impervious surface. When combined with the proposed impervious surface specified on the revised preliminary/final land development plans, the total impervious surface for the entirety of the site would be 30,789 SQ FT, resulting in a total percentage of 59.7% lot coverage, below the 60% maximum outlined in ZO 200-34.E(2). Landscaping adjacent to the proposed addition entrance should be adjusted to allow for the sidewalk connection to occur.
2. **Street Lighting.** We recommend the Applicant install five (5) streetlights along the length of the proposed sidewalk along Little Conestoga Road, at 50-foot intervals, in keeping with Upper Uwchlan Township's Village Design Guidelines for Lighting.
3. **Conditional Use Approval Conditions and Architectural Design.** The Board of Supervisors granted Conditional Use Approval on September 16, 2019, subject to conditions. Condition 2 indicates that the "design for the architecture for the Addition and Existing Building shall be further discussed with the Planning Commission and Historical Commission as part of their review of the land development plans." We commend the Applicant on modifying the design of the addition to include the use of stucco and ribbed panels, modification of the fenestration including the size, number, and style of windows, and the incorporation of a pitched roof with overhanging eaves. We defer to the Planning Commission and Historical Commission on any further recommended changes to the design of the proposed addition.

VIII. TOWNSHIP SEWER CONSULTANT COMMENTS
ARRO CONSULTING, INC.

1. ARRO previously recommended 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. The required additional capacity will need to be purchased.

IX. TOWNSHIP LIGHTING CONSULTANT COMMENTS
STUBBE CONSULTING LLC

1. Control/Hrs of Operation – It was 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: Sheet 12 Note 3 revised to provide additional data per this comment.

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

2. Landscaping – Overlooked on the past review is the proposed location of a Linden Plane and a Black Gum tree to the left and above the Type B5M-2 luminaire, which at maturity or before, are judged to provide significant blockage of the output of the Type B5M-2 luminaire assembly illuminating the paved driveway. **It is recommended Applicant be requested to take appropriate corrective action to resolve this light-blockage issue.**

X. TOWNSHIP HISTORICAL COMMISSION COMMENTS

At their October 28, 2019 meeting, the Historical Commission reviewed the renderings and elevations previously provided and new renderings provided October 28, 2019, which were generated at the request of the Upper Uwchlan Township Planning and Historical Commissions after initial review of the Application.

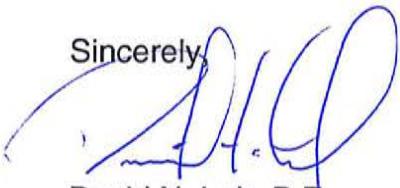
The Historical Commission agreed to approve the structure as displayed in the October 28, 2019 rendering with the condition that the Applicant provide a physical sample of the materials to be used on the exterior of the building, specifically the materials for the black-colored pillars and for the fiber cement ribbed panels.

This concludes our third review of the above referenced Preliminary / Final 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.

Shanna P. Lodge, Upper Uwchlan Township Assistant Manager
Reference: 125 Little Conestoga Road
Preliminary/Final Land Development Review
Upper Uwchlan Township, Chester County, PA
File No. 18-07009T
November 6, 2019

Page - 8 -

Sincerely,



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

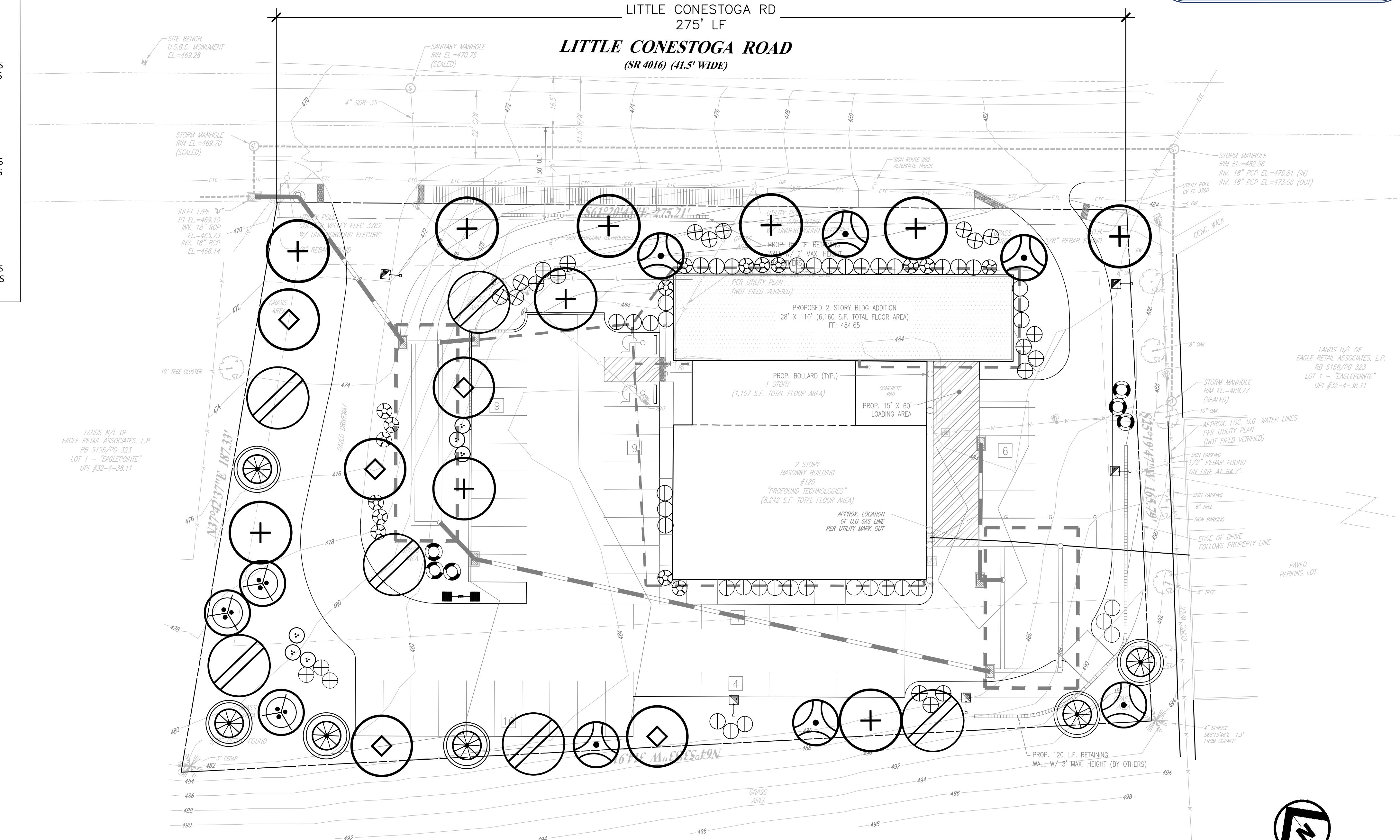
cc: Upper Uwchlan Township Planning Commission Members
Upper Uwchlan Township Board of Supervisors
Al Gaspari – Township Zoning Officer
Kristin Camp, Esq. – Buckley, Brion, McGuire, & Morris LLP
Sheila A. Fleming, ASLA, Brandywine Conservancy (via email only)
Christopher J. Williams, P.E., McMahon Associates, Inc. (via email only)
G. Mathew Brown, P.E., ARRO Consulting, Inc. (via email only)
David Schlott, P.E., ARRO Consulting, Inc. (via email only)
C. Stanley Stubbe, Stubbe Consulting, LLC (via email only)
Christopher M. Daily, P.E., D.L. Howell & Associates, Inc. (via email only)
Kevin A. Busza, RIP Holdings, LLC (via email only)

UPPER UCHLAN TOWNSHIP LANDSCAPE REQUIREMENTS		
CODE LANGUAGE	REQUIRED	PROPOSED
C-1 VILLAGE DISTRICT		
162-57. 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 8 SHRUBS PER 1,000 SF -		
3,080 GROSS BLDG SF / 1,000 SF = 3.08 DECIDUOUS TREES : 3 X 2 = 6 TREES EVERGREEN TREES : 3 X 1 = 3 TREES SHRUBS : 3 X 8 = 24 SHRUBS	6 DECIDUOUS TREES 3 EVERGREEN TREES 24 SHRUBS	6 DECIDUOUS TREES 3 EVERGREEN TREES 38 SHRUBS
D. (1) PER 2,000 SF OFF-STREET PARKING OR LOADING AREA, EXCLUDING DRIVEWAYS LESS THAN 18 FEET WIDE, RESIDENTIAL SUBDIVISIONS EXEMPT. - 1 DECIDUOUS TREES, 1 EVERGREEN TREE, AND 4 SHRUBS PER 2,000 SF -		
18,590 OFF-STREET PARKING SF / 2,000 SF = 9.25 DECIDUOUS TREES : 9 X 1 = 9 TREES EVERGREEN TREES : 9 X 1 = 9 TREES SHRUBS : 9 X 4 = 36 SHRUBS	9 DECIDUOUS TREES 9 EVERGREEN TREES 36 SHRUBS	9 DECIDUOUS TREES 9 EVERGREEN TREES 36 SHRUBS
D. (1) PER 100 LINEAR FEET OF NEW AND EXISTING PUBLIC OR PRIVATE ROAD FRONTOAGE, MEASURED ON BOTH SIDES WHERE APPLICABLE. - 2 DECIDUOUS TREES, 1 EVERGREEN TREE, AND 5 SHRUBS PER 100 LF -		
LITTLE CONESTOGA RD: 275 ROAD FRONTOAGE LF / 100 LF = 2.75 DECIDUOUS TREES : 3 X 2 = 6 TREES EVERGREEN TREES : 3 X 1 = 3 TREES SHRUBS : 3 X 5 = 15 SHRUBS	6 DECIDUOUS TREES 3 EVERGREEN TREES 15 SHRUBS	6 DECIDUOUS TREES 3 EVERGREEN TREES 18 SHRUBS

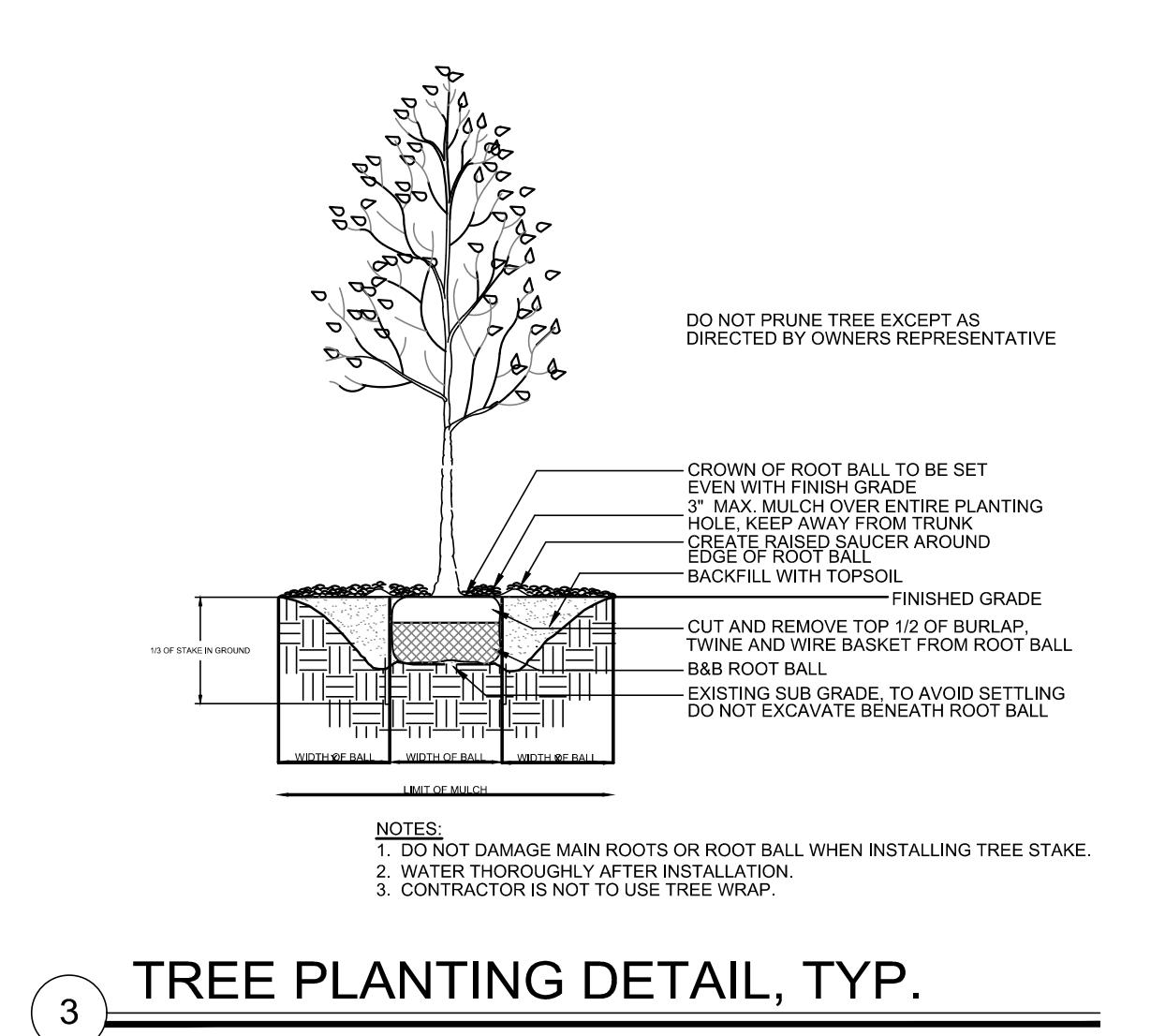
PLANT SCHEDULE				
Quantity	Symbol	Scientific Name	Common Name	Size
162-57. LANDSCAPE DESIGN, INSTALLATION, AND MAINTENANCE STANDARDS				
TREES				
10	+	QUERCUS PHELLOS	WILLOW OAK	3-3.5" CAL., B&B
6	+	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	3-3.5" CAL., B&B
5	◇	NYSSA SYLVATICA	BLACK GUM	3-3.5" CAL., B&B
6	●	PICEA OMORIKA	SERBIAN SPRUCE	7'-8" HT., B&B
6	●	PICEA ABIES	NORWAY SPRUCE	7'-8" HT., B&B
3	●	PICEA GLAUCA	WHITE SPRUCE	7'-8" HT., B&B
SHRUBS				
41	○	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24-30" HT., 36-48" SPACING
6	○	MYRICA PENNSYLVANICA	BAYBERRY	24-30" HT., 36-48" SPACING
16	○	ILEX VERTICILLATA 'RED SPRITE'	'RED SPRITE' WINTERBERRY	24-30" HT., 36-48" SPACING
23	○	CORNUS SERICEA 'FLAVIRAMEA'	YELLOW TWIG DOGWOOD	24-30" HT., 36-48" SPACING
6	○	LINDERA BENZIN	SPICEBUSH	24-30" HT., 36-48" SPACING

PLANTING NOTES:

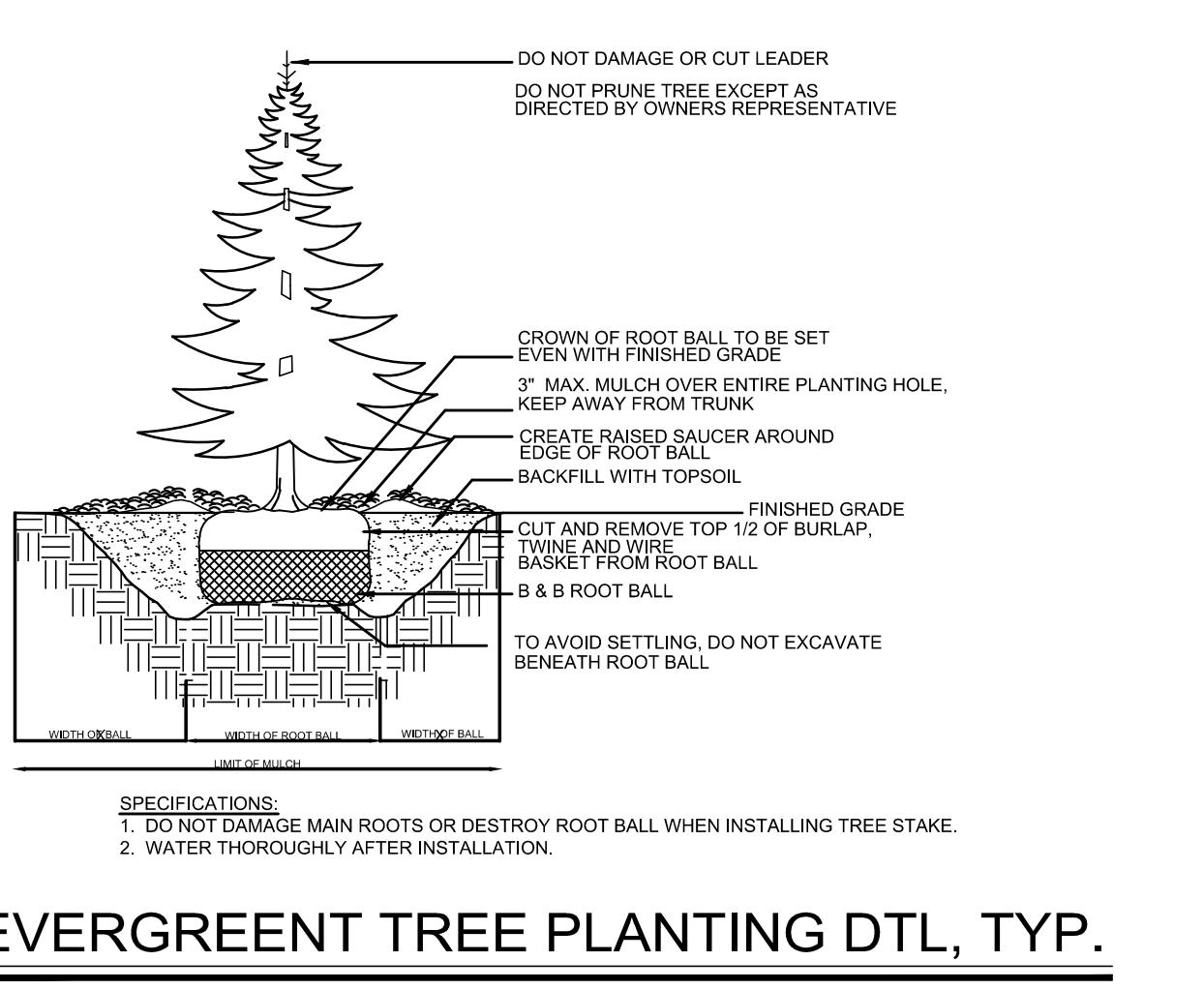
1. ALL PLANTS SHALL BE OF SPECIMEN QUALITY.
2. ALL PLANTS SHALL CONFORM WITH THE MOST CURRENT VERSION OF THE "AMERICAN STANDARD FOR NURSERY STOCK" OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
3. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF (24) TWENTY-FOUR MONTHS.
4. THIS PLAN TO BE USED FOR LANDSCAPING AND SITE IMPROVEMENT PURPOSED ONLY.
5. ALL TREES SHALL BE PROVIDED WITH A 3" DEEP SAUCER, CONSISTING OF SHREDDED OAK BARK MULCH. ALL SHRUBS BEDS SHALL BE PROVIDED WITH A 3" DEEP LAYER OF SHREDDED OAK BARK MULCH.
6. 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.
7. 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.
8. LANDSCAPING PLANS CREATED FROM DRAWINGS BY D.L. HOWELL ASSOCIATES, INC. DATED, 06/22/2018.
9. LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXISTING TREES AND PLANT MATERIAL WITHIN THE AREA OF PROPOSED IMPROVEMENTS.
11. 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 LAWNS AREAS.
12. LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS.
13. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO UNDERGROUND UTILITIES DAMAGED.
14. CONTRACTOR SHALL PROVIDED SCREENED PLANTING SOIL WHERE PLANTING IS TO OCCUR. 36" DEPTH.
15. FOLLOWING COMPLETION OF ALL PLANTING INSTALLATION WORK, THE CONTRACTOR SHALL BE REQUIRED TO RESTORE ALL DISTURBED LAWN AREAS WITH SOD.
16. ALL LINES ARE PARALLEL OR PERPENDICULAR UNLESS SHOWN OTHERWISE.
17. VERIFY LAYOUT OF ALL PROPOSED WORK TO EXISTING CONDITIONS. REPORT DISCREPANCIES BEFORE ANY CLEARING OR EXCAVATION IS DONE.
18. PROVIDE STAKED LAYOUT ON SITE FOR OWNER AND LANDSCAPE ARCHITECT'S REVIEW PRIOR TO COMMENCING WORK.
19. 162-57.C.(3)(E) - NO TREES SHALL BE PLANTED CLOSER THAN 15 FEET FROM FIRE HYDRANTS, STREETLIGHTS, OR STOP SIGNS.



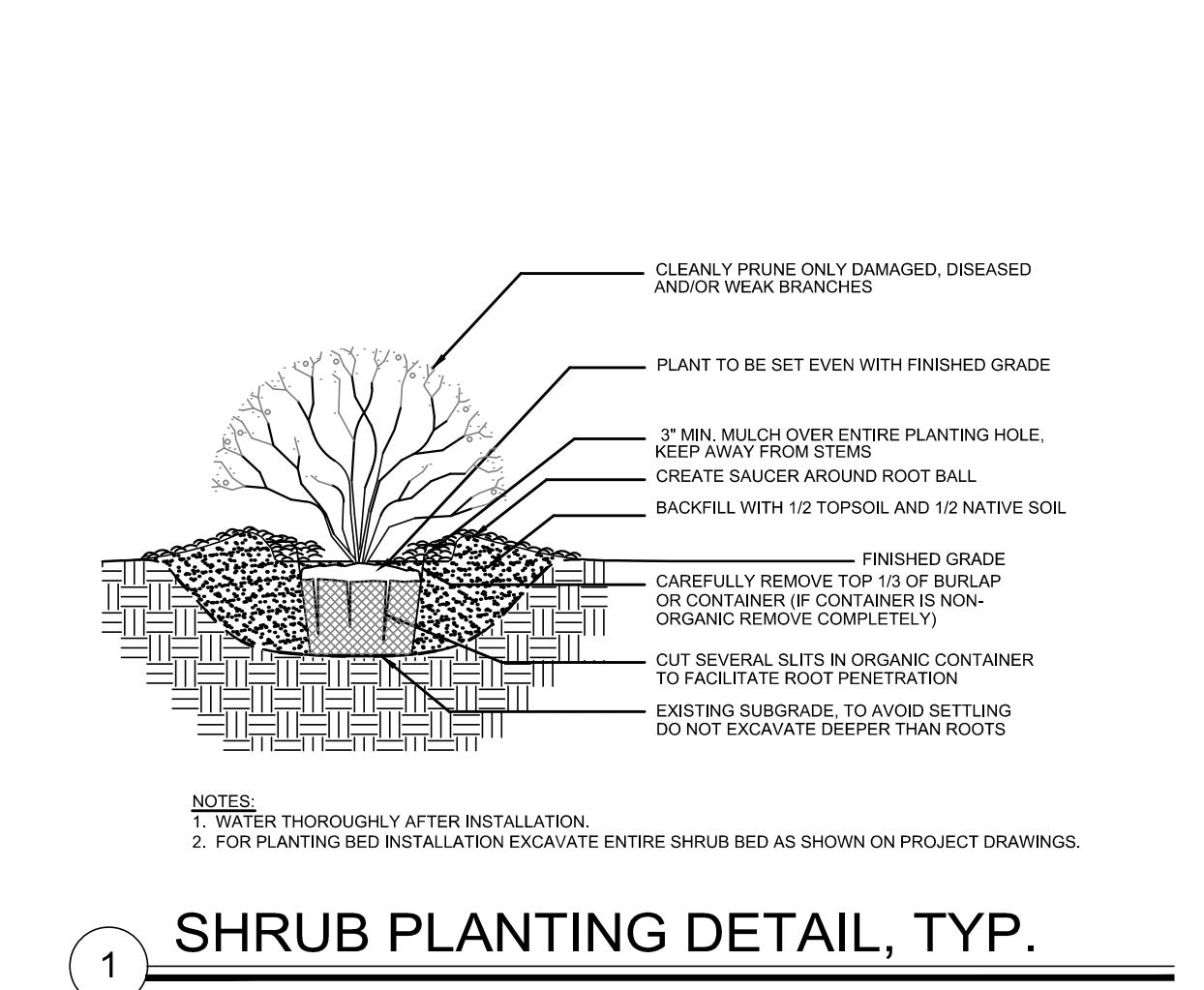
DATE: 11/09/18	SCALE: 1"=20'
DRAWN BY: TAS	CHECKED BY: PJS
PROJECT NO: 3155	PROJ. PARKING ADDITION
FILE: 0-11-2018_TOWNSHIP_LAND_PLAN_JAS.dwg	LOCATOR: 125 LITTLE CONESTOGA ROAD, CHESTER CO., PA
PLOTTED: 10/14/19	DRAWING NO: C07.1
SHEET 14 of 14	



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



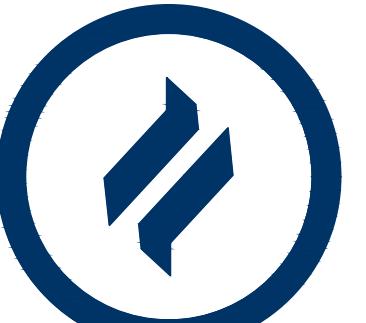
2 EVERGREEN TREE PLANTING DTL, TYP.
N.T.S.



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

ORSATTI STUART
ASSOCIATES, INC.
PLANNERS & LANDSCAPE ARCHITECTS

551 First Avenue • Suite 9B • King of Prussia • PA • 19406
610 357-2100 • FAX: 610 357-3450 • www.orsattistuart.com



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8	7	6	5	4	3	2	1
10/4/19	REvised for the Township's Review Letter dated 04/29/19	10/4/19	REvised for the Township's Review Letter dated 04/29/19	10/4/19	REvised for the Township's Review Letter dated 04/29/19	10/4/19	REvised for the Township's Review Letter dated 04/29/19
REV.	DATE	REV.	DATE	REV.	DATE	REV.	DATE





PROFOUND
TECHNOLOGIES





PROFOUND
TECHNOLOGIES



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

November 6, 2019

File No. 03-0307T2

Ms. Shanna P. Lodge
Upper Uwchlan Township Assistant Manager
140 Pottstown Pike
Chester Springs, PA 19425

Reference: Starbucks at Eaglepointe Village
Preliminary / Final Land Development Application
Upper Uwchlan Township, Chester County, PA

Dear Shanna:

Gilmore & Associates, Inc. (G&A) is in receipt of the following information prepared and submitted by E. B. Walsh & Associates, Inc. (EBW) on behalf of Eagle Retail Associates, L.P., the Applicant:

- Applicant for Final Subdivision / Land Development.
- Plan set consisting of five (5) sheets titled "Land Development Plan of Starbucks at Eaglepointe Village," dated September 18, 2019, last revised September 25, 2019.

The subject property is the former Key Bank site within the Eaglepointe Village Shopping Center located at 300 Simpson Drive.

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

Please note that comments with a **(CU)**, **(RW)** or a **(W)** may require relief from the Township Ordinances. A **(CU)** denotes conditional use approval has been granted, **(RW)** denotes a requested waiver, and a **(W)** denotes a waiver that has not been requested.

I. OVERVIEW

The site is zoned C-1 Village District. The existing building is 3,500 SF with thirty-four (34) existing parking spaces. There are existing drive-through lanes which will be converted to one

File No. 03-0307T2
November 6, 2019

drive-thru lane. The site has one (1) existing access point from within the Shopping Center access drive. Minor exterior construction is proposed in conjunction with this application.

The applicant proposes to utilize the 3,500 SF building as a Starbucks Coffee Shop. The applicant indicates the facility will operate with approximately seven (7) employees per shift.

II. ZONING ORDINANCE REVIEW COMMENTS

1. **(CU)** §200-33.B.(5) – A Conditional Use to permit an individual retail store, shop or establishment with drive-thru service has been granted at the July 24th, 2019 Board of Supervisors Meeting.
2. §200-98 – The Applicant shall provide a comprehensive signage plan as part of the plan set as required by the conditions of the Decision and Order of the Conditional Use Application. The signage plan shall be reviewed by the Township Historical Commission for recommendations to sign area, height and lighting.

III. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REVIEW COMMENTS

1. **(W)** §162-7.B.(2)(b) & (c) – This plan has been submitted as a “Final Plan”. If it is the Applicant’s intent to review this as a “Preliminary / Final Application, a waiver is required from this section. We would have no objection to this waiver if it were to be requested.
2. §162-9.B.(1)(i) – Please label/title the approved conditional use information provided on the Site Plan, Sheet 2.
3. §162-9.B.(2)(b)[4] – Provide zoning information, including applicable district, lot size, and yard requirements on the plans.
4. §162-9.B.(2)(b)[6] – Please remove the duplicate north arrow from the Cover Sheet, Sheet 1. Please add the revision date and description to the Site Plan, Sheet 2.
5. §162-9.C.(2)(a)[8] – It appears from the Grading Plan that the proposed inlet has a top of grade higher than surrounding spot elevations along the curbline and will not collect runoff as designed.
6. §162-9.E.(1)(g) – Provide the limit of disturbance on the Erosion & Sedimentation Control Plan.
7. §162-39.H. – Provide a detail for the depressed curb area. Also, provide spot elevations for the depressed curb location along the drive-thru lane interior.

IV. GENERAL COMMENTS

1. Clarify what appears to be hatching on the Erosion & Sedimentation Control Plan is for.
2. Provide a detail for the proposed concrete island and proposed concrete slab as labeled on Site Plan, Sheet 2.
3. Provide spot elevations at the location of the extended existing sidewalk near the building. In addition, it appears there is an inaccurate existing spot elevation at this location (496.25).

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

Conditional Use Order

1. Conditional Use Order Section 3 – The following comments pertain to the design of the reconfigured drive-through lane, which has been modified since the conditional use application process:
 - a. The applicant should demonstrate that 10 stacking spaces are provided with the drive-through lane.
 - b. The design of the drive-through lane has been revised by shifting the entrance of the drive-through lane west so it is adjacent to the existing parking aisle. As part of this revision, the seven parking spaces have been relocated to the east side of the drive-through lane. This shift allows further separation of the entrance and exit points of the drive-through lane, and allows drive-through traffic the opportunity to exit the drive-through lane in the event of an emergency at two locations (i.e., just north of the proposed menu board via mountable curb, as well as via the new parking aisle for the seven parking spaces by traversing the painted gore area). However, we recommend the mountable curb area should be expanded/lengthened to provide additional space for vehicles to exit the drive-through in this area.
2. Conditional Use Order Sections 5 and 6 – Please provide truck turning templates which depict the Township's largest emergency vehicle, as well as the largest anticipated delivery vehicles that will visit the site. In addition, the plans should clearly delineate the proposed loading areas that will be used for delivery vehicles. The Township's emergency service personnel should review the plan as it relates to emergency vehicle access.

File No. 03-0307T2
November 6, 2019

3. Conditional Use Order Section 7 – The applicant should provide a parking tabulation which calculates the required parking supply for the coffee shop, which requires one parking place per two seats and one parking space per employee. In addition, the plan should clearly delineate the location of these parking spaces on the coffee shop pad site, as well as within the Acme parking lot immediately to the west of the coffee shop pad site.
4. Conditional Use Order Section 9 – If after a minimum of 90 days the Township observes queuing of vehicles onto the shopping center drive aisles, Simpson Drive, and/or Pottstown Pike, the applicant may be required to complete a traffic study which evaluates the drive-through queuing issues. The study should also recommend feasible improvements to the shopping center drive aisles or Simpson Drive, which the applicant would be required to complete. The scope of this study, if required, should be discussed with our office prior to completion of the study.

Land Development Plans

5. SALDO Section 162-28.A – It appears the existing legal right-of-way, as well as the ultimate right-of-way along the property frontage is less than a 40-foot half-width. As such, additional ultimate right-of-way should be provided along PA Route 100 so that a 40-foot half width ultimate right-of-way is provided to meet this requirement. In addition, a note should be added to the plans, which reads as follows:

"The Record Owner and its successors and assigns in ownership of Tax Parcel 32-4-38.11 shall convey and dedicate in fee to Upper Uwchlan Township upon demand, at no cost, the land area between the existing legal right-of-way line and the ultimate right-of-way line along Pottstown Pike (S.R. 0100) to be used for public road purposes, sidewalks, utilities, and other public purposes."

6. The plans should be revised to show all traffic signs to enforce one-way traffic flow within the drive-through lane, as well as to separate the drive-through traffic and the two-way parking maneuvers immediately west of the drive-through lane exit. As such, the following information should be provided:
 - a. Provide a solid painted line extending from the drive-through concrete island south to a point four feet north of the proposed cross walk at the end of the drive-through lane.
 - b. Provide a stop bar for traffic exiting the drive-through. The stop bar should be located a minimum of four feet from the edge of the crosswalk at the end of the drive-through lane.

File No. 03-0307T2
November 6, 2019

- c. Provide a Do Not Enter sign at the northern end of parking aisle immediately west of the drive-through aisle.
7. Please provide a vehicle turning template to demonstrate the ability of a passenger vehicle to back out of the northernmost parking space of the seven parking spaces provided on the east side of the drive-through lane without interfering with drive-through traffic. It may be necessary to increase the curb radius immediately north of this space to facilitate vehicles exiting this parking space.
8. Chapter 79-8.A – The trip generation analysis indicates the proposed redevelopment of the site will generate more traffic than the previous bank use, and the trip generation difference (76 coffee shop trips – 47 bank trips = 29 additional weekday afternoon peak hour trips) will be subject to the Township's the Transportation Impact Fee. As such, the number of trips subject to the Transportation Impact Fee is 29, and the resultant Transportation Impact Fee is **\$67,686**.

VI. TOWNSHIP PLANNING CONSULTANT COMMENTS
BRANDYWINE CONSERVANCY

The Township Planning Consultant has indicated they have no comments at this time.

VII. TOWNSHIP SEWER CONSULTANT COMMENTS
ARRO CONSULTING, INC.

1. The site was formerly a bank that is presently connected to the sanitary sewer system and the wastewater generated is treated at the Eaglepointe Wastewater Treatment Plant (WWTP). The proposed use is a Starbucks Coffee Shop and will likely utilize more than the 225 GPD of capacity which was purchased for this sewer connection. In order to determine the necessary wastewater capacity, water consumption usage records (1 year minimum) from a similarly sized establishment with a drive-thru should be provided. 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 sewer lateral for the building should be shown on the plan.
3. Wastewater discharge shall be in compliance 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. The Township personnel and/or agent shall have access to the site for implementation of this resolution. This needs to be noted on the plans.

Ms. Shanna P. Lodge, Upper Uwchlan Township Assistant Manager
Reference: Starbucks Coffee – Eaglepointe Village Shopping Center
Final Land Development Application
Upper Uwchlan Township, Chester County, PA

Page - 6 -

File No. 03-0307T2
November 6, 2019

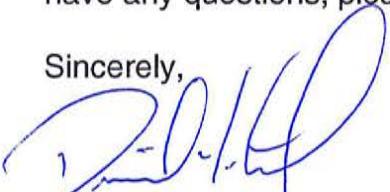
VIII. TOWNSHIP LIGHTING CONSULTANT COMMENTS
STUBBE CONSULTING, LLC.

Insufficient information has been provided to allow adequate assessment of whether the pole relocation will result in lighting levels and uniformities at grade per Ordinance requirements.

It is recommended Applicant be requested to submit a plot of maintained footcandles at grade that would result from the pole relocation, i.e. a minimum of 0.2 maintained footcandles at grade on parking pavement. If the luminaires are to be upgraded it is recommended information regarding the proposed replacements be fully described and submitted for review and approval.

This concludes our first review of the above referenced 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.

cc: Upper Uwchlan Township Planning Commission Members
Upper Uwchlan Township Board of Supervisors
Al Gaspari – Township Zoning Officer
Kristin Camp, Esq., Buckley, Brion, McGuire & Morris, LLP (via email only)
Sheila A. Fleming, ASLA, 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)
Timberlake M. Townes, Eagle Retail Associates, LP (via email only)
Andy Eberwine – EB Walsh & Associates, Inc. (via email only)



THE COUNTY OF CHESTER

COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION
Government Services Center, Suite 270
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West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515



October 25, 2019

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

Re: Land Development – Starbucks at Eaglepointe Village
Upper Uwchlan Township - LD-10-19-16093

Dear Ms. Jonik:

The Chester County Planning Commission has reviewed the proposed final land development plan as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code. The referral for review was received by this office on October 7, 2019. We offer the following comments to assist in your review of the proposed land development.

PROJECT SUMMARY:

Location:	west side of Route 100, opposite the intersection with Byers Rd.
Site Acreage:	14.15
Lots/Units:	1 lot
Non-Res. Square Footage:	Existing-no additional footage proposed.
Proposed Land Use:	Starbucks Coffee House with drive-through
Municipal Land Use Plan Designation:	C-1 Village District
UPI#:	32-4-38.11

PROPOSAL:

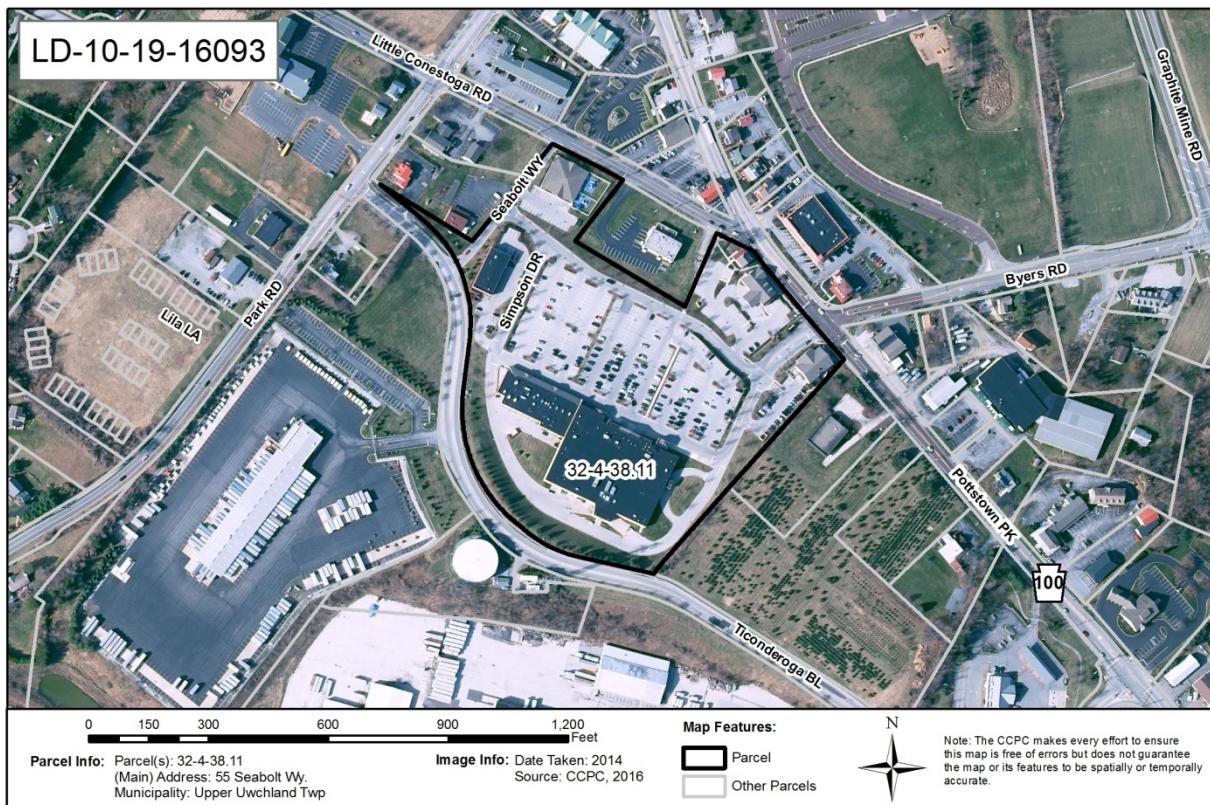
The applicant proposes the conversion of an existing bank building into a Starbucks Coffee House and redesign of the drive-through lanes. The project site is located in the C-1 Village zoning district; no new sewage disposal or water supply is proposed.

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

COUNTY POLICY:

LANDSCAPES:

1. The project 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 land development is consistent with the objectives of the **Suburban Center Landscape**.



WATERSHEDS:

2. **Watersheds**, the water resources component of *Landscapes3*, indicates the proposed development is located within the Pickering Creek watershed. **Watersheds**' highest priority land use objectives within this watershed are: implementation of comprehensive stormwater management, protection of vegetated riparian corridors, and protection of first order streams. **Watersheds** can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

3. The plan indicates the applicant received conditional use approval on July 24, 2019. The Township should verify that all applicable conditions of approval have been incorporated into the final plan.

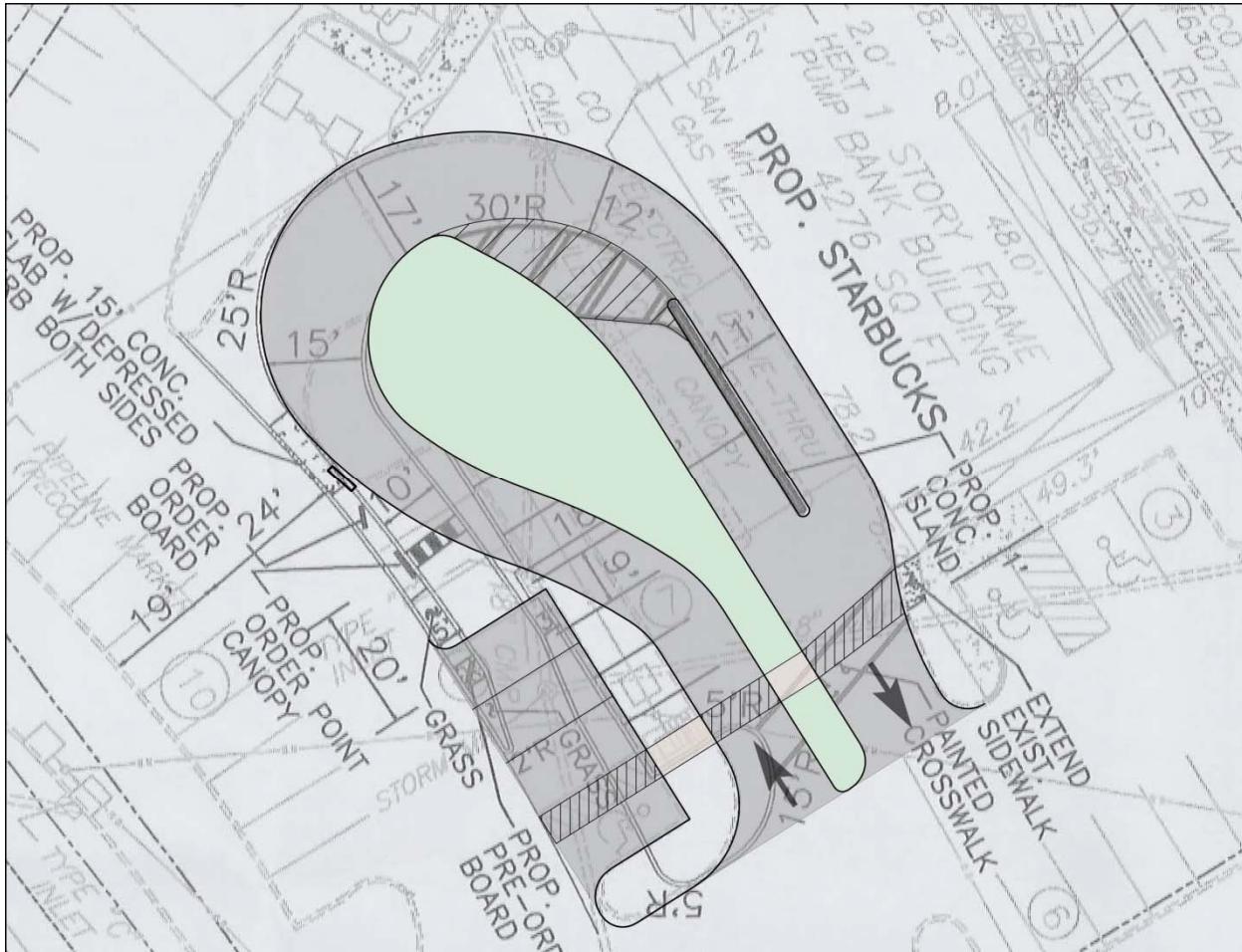


Detail of the cover sheet of the plan

4. The circulation plan for the revised drive-through facilities creates several crossing movements for vehicles using the drive-through and those using the parking. It appears that vehicles using the escape lane could encounter vehicles head-on intending to park in one of the seven parking stalls located between the ordering station and the pick up window. The plan does not indicate any proposed one-way arrows on the pavement so the proposed approach to this parking bay is unclear. We recommend that the drive-through circulation be separated from parking areas to provide safer vehicle and pedestrian movement. The sketch on page 4 illustrates an alternative layout for the drive-through and escape lane. This illustration also depicts a relocated order board to allow for additional stacking.
5. If the applicant is considering using a mobile pick up area, it should be detailed on the plan.

ADMINISTRATIVE ISSUES:

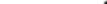
6. The applicant should contact the office of the Chester County Conservation District (CCCD) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
7. A minimum of four (4) 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.



Alternate drive-through lane design

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,



Glenn Bentley
Senior Review Planner

cc: Eagle Retail Associates, L.P.
Edward B. Walsh & Associates, Inc.
Chester County Conservation District



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

November 6, 2019

File No.: 03-0987T1

Ms. Shanna P. Lodge, Upper Uwchlan Township Assistant Manager
140 Pottstown Pike
Chester Springs, PA 19425

Reference: DSM Biomedical
Preliminary/Final Land Development Review
Upper Uwchlan Township, Montgomery County, PA

Dear Shanna:

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

- Application for Preliminary and Final Subdivision / Land Development.
- Plan set consisting of eight (8) sheets titled "Preliminary / Final Land Development Plan for DSM Biomedical," dated October 2, 2019.
- Sheet titled "Lighting Plan – Lot 2 / 2A Land Development Plan for The Hankin Group," dated March 10, 2004, and last revised August 10, 2004.
- Legal Description of Lot 2.

The subject site is comprised of one (1) parcel (TMP 32-3-81.1) located at 735 Pennsylvania Drive in the Eagleview Corporate Center in Upper Uwchlan Township. The property is located in the PI – Planned Industrial/Office Zoning District.

G&A, as well as other Township Consultants, has completed our first review of the above referenced Preliminary/Final Land Development Plan 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 consideration.

Please note that comments with a **(RW)**, or a **(W)** may require relief from the Township Ordinances. A **(RW)** denotes a requested waiver, and a **(W)** denotes a waiver that has not been requested.

I. OVERVIEW

The Applicant proposes to install a 486 square foot pre-manufactured building adjacent to an existing 2-story office/lab building on Lot 2 in the Eagleview Corporate Center. The project will generate an increase in impervious coverage of approximately 933 square feet, and a total disturbance of approximately 4,622 square feet. Stormwater runoff will be directed to yard inlets which will connect to an existing storm manhole.

II. ZONING ORDINANCE REVIEW COMMENTS

1. §200-80 – The Applicant has indicated the proposed intent is for the storage of chemical materials. We understand the Applicant has been communicating with the Township Zoning Officer regarding the associated requirements. As such, we defer to the Zoning Officer for compliance with the outdoor storage requirements.
2. §200-88.A. – “No fence or wall, except a retaining wall, or a wall of a building permitted under the terms of this chapter, over six feet in height, shall be erected within any required yards, unless that portion of the vertical plane of the fence or wall which exceeds six feet in height has a ratio of open area to solid area of at least 4:1. In no case shall a fence or wall exceed six feet in height in the front yard or eight feet in height in the side and rear yards, except for vegetative fences or the portions thereof that are greater than six feet or eight feet, as applicable.” It appears from the construction detail that the proposed screening wall is a solid, brick veneer CMU block wall at least 12 feet in height. We defer to the Township Zoning Officer with regard to the compliance of this wall.
3. §200-88.E. – “Fences or walls shall not be located in drainage easements or drainage swales that are part of an approved stormwater management plan pursuant to applicable ordinances, in such a manner as to impede water flow within the easement or swale.” A portion of the proposed screening wall and its concrete foundation will be within the stormwater easement, but will not affect overland flow. Based on the detail, the footer for the proposed wall will be located close to the existing 48” stormwater pipe. We defer to the Township Zoning Officer as to whether or not a variance is required. Either way, a note should be placed on the plan stating the owner will be responsible for the dismantling and reconstruction of the wall should the existing storm pipe need to be repair or replacement.

III. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REVIEW COMMENTS

1. **(RW)** §162-7.B.(2)(b) & (c) – The Applicant is requesting a waiver for concurrent review and approval of preliminary and final land development. We have no objection to this waiver request.

IV. STORMWATER MANAGEMENT ORDINANCE REVIEW COMMENTS

The Applicant is proposing 933 square feet of impervious cover and 4,622 square feet of proposed earth disturbance, which according to §152-106.B., are exempt from the majority of stormwater management requirements. We have no further stormwater management ordinance comments.

V. GENERAL COMMENTS

1. There appears to be a ground elevation of 511.80 to the east of the proposed pre-manufactured building which appears to send stormwater away from Yard Inlet 2. We presume this is intended as 510.80, but the Applicant shall verify this ground elevation.
2. The Applicant is showing the 8" HDPE storm sewer pipe from Yard Inlet 1 to Yard Inlet 2 below the proposed concrete foundation slab (to be designed by others). Please provide a detail of this foundation slab to verify if this pipe is not in conflict.
3. The rim of the Type 5 Concrete Doghouse Manhole is shown as 511.50 in the profile and 511.70 in the plan view. Please clarify which is this proposed elevation.
4. The Applicant shall verify if General Notes #1 and #4 on the Landscape Plan are applicable to this project.

VI. TOWNSHIP TRAFFIC CONSULTANT COMMENTS
McMAHON ASSOCIATES, INC.

1. ZO Section 200-73.H(3) – The plan should include a parking tabulation, which shows the required parking supply compared to the parking supply provided on the site, if the proposed expansion requires additional parking spaces.
2. SALDO Sections 162-9.H(1) and 162-42 – The applicant should provide a description of the use and traffic generation characteristics of the proposed outbuilding. If it is determined that the proposed expansion is expected to generate 200 additional daily trips or 20 additional peak hour trips, a traffic study should be completed for the proposed expansion.
3. The development is subject to a transportation contribution, and this contribution will be paid at the time of building permit issuance. The applicant should indicate whether the use of the proposed expansion will be office space or warehouse/manufacturing space for the purposes of determining the amount of the transportation contribution.

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

The Township Planning Consultant has indicated they have no comments at this time.

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

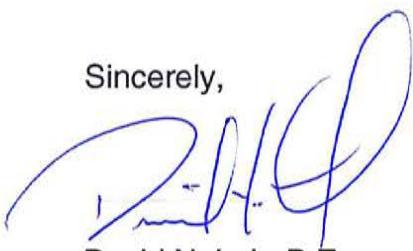
No sewer facilities appear to be proposed in the new storage building, as such we have no comments.

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

1. Specified luminaire has a correlated color temperature of 5000K, which during hours of darkness a person walking up the ramp to the building would get a full view of the light output along with considerable glare. **For employee safety and comfort, it is recommended Applicant be requested to specify a luminaire with a correlated color temperature not exceeding 3000K.**
2. Luminaire Mounting Height – The mounting height of the proposed wall pack has not been specified. **It is recommended Applicant be requested to specify the mounting height of the wall pack.**
3. 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 method of luminaire on/off control and proposed hours of operation. **If wall pack is to be automatically operated nightly, it is recommended Applicant be requested to specify or describe the on/off control device that is to be used to energize and extinguish the wall pack, the device's location, and the proposed hours of operation of the lighting. If the wall pack is to be photocell or motion controlled, it is recommended the necessary luminaire switching accessory be specified.**

This concludes our first review of the above referenced Preliminary/Final 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.

cc: Upper Uwchlan Township Planning Commission Members
Upper Uwchlan Township Board of Supervisors
Al Gaspari – Township Zoning Officer
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)
G. Mathew Brown, P.E., ARRO Consulting, Inc. (via email only)
David Schlott, P.E., ARRO Consulting, Inc. (via email only)
C. Stanley Stubbe, Stubbe Consulting, LLC (via email only)
John M. Hako, P.E., Chester Valley Engineers, Inc., Design Engineer (via email only)
Rob Harris, DSM Biomedical Facilities and Maintenance Manager, Owner/Applicant (via email only)



THE COUNTY OF CHESTER

COMMISSIONERS

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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



November 1, 2019

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

Re: Preliminary/Final Land Development - DSM Biomedical
Upper Uwchlan Township - LD-10-19-16101

Dear Ms. Jonik:

A preliminary/final land development plan entitled "DSM Biomedical", prepared by Chester Valley Engineers, Inc., and dated October 2, 2019, was received by this office on October 11, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	south of Pennsylvania Drive, west of West Township Line Rd.
Site Acreage:	18.51
Lots/Units:	1 lot
Non-Res. Square Footage:	486
Proposed Land Use:	Industrial addition
Municipal Land Use Plan Designation:	Suburban Employment
UPI#:	32-3-81.1

PROPOSAL:

The applicant proposes the construction of a 486 square foot industrial building addition. The project site is located in the PI-Planned Industrial/Office zoning district. No new sewage disposal or water supply is proposed.

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

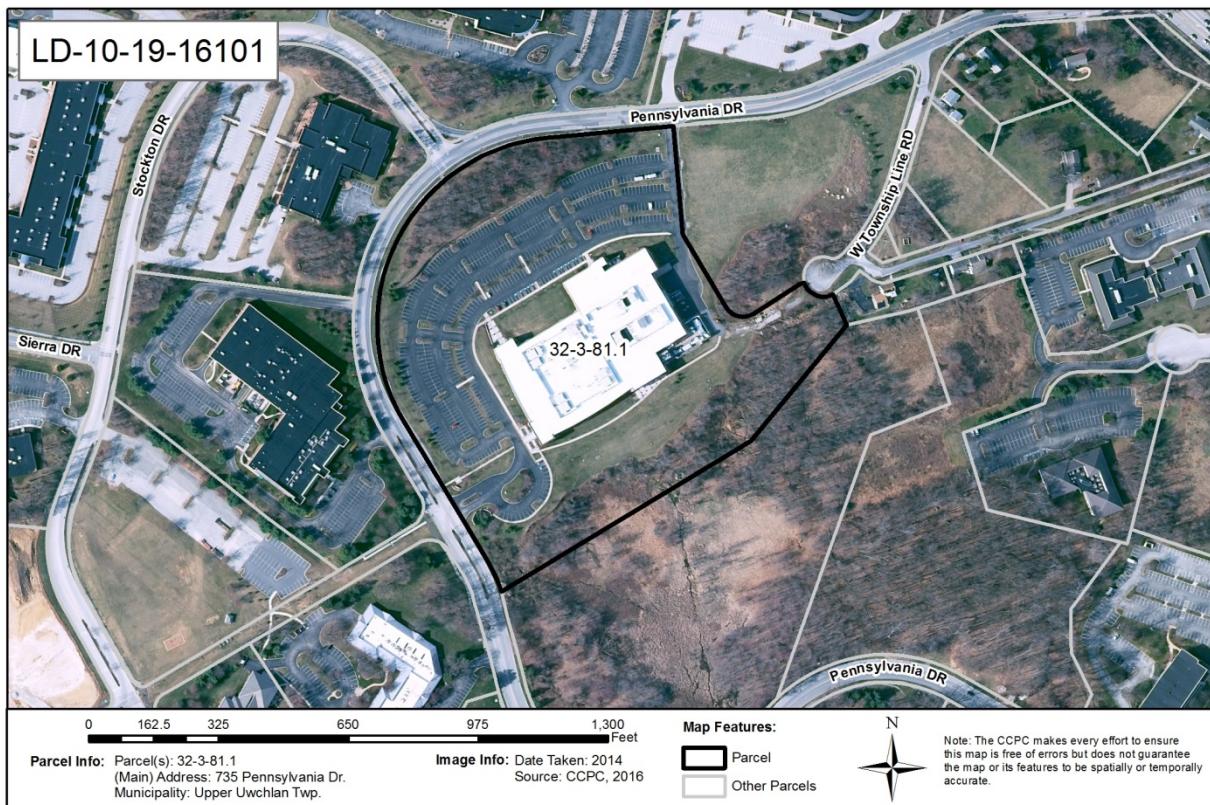
BACKGROUND:

1. The Chester County Planning Commission has previously reviewed a land development proposal for this site. That review, CCPC# 8132-45, dated May 3, 2004, which addressed the phased construction of a 194,250 square foot lab/office building, was approved by the Township on June 21, 2004.

COUNTY POLICY:

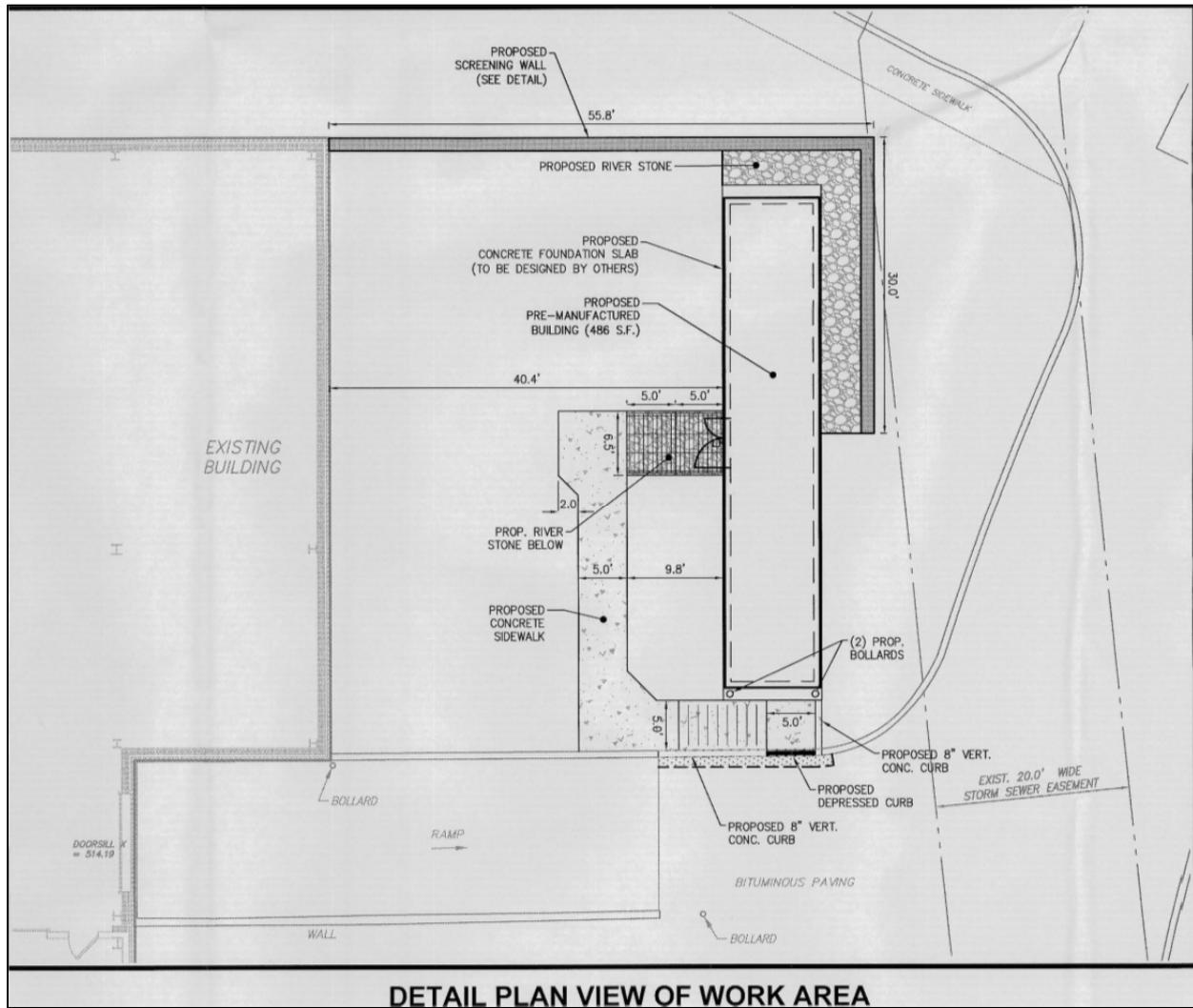
LANDSCAPES:

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



WATERSHEDS:

3. **Watersheds**, the water resources component of **Landscapes3**, indicates the proposed development is located within the Shamona Creek subbasin of the Brandywine Creek watershed. **Watersheds**' highest priority land use objectives within this watershed are: reduction of stormwater runoff, restoration of water quality of "impaired" streams, and protection of vegetated riparian corridors. **Watersheds** can be accessed at www.chesco.org/water.



Detail of sheet 2 of the plan

PRIMARY ISSUES:

4. We contacted the applicant to verify the purpose of the proposed building. They indicated that it would be used for storage of flammable/combustible solvents and that the premanufactured building meets all applicable storage codes of the IBC, NFPA and OSHA. Local and County emergency service providers should review the plans and be informed about what specific materials are being stored at the proposed facility, so an appropriate emergency response can be planned.

Page: 4

Re: Preliminary/Final Land Development - DSM Biomedical
Upper Uwchlan Township - LD-10-19-16101

ADMINISTRATIVE ISSUES:

5. The applicant is requesting one waiver from the provisions of the Township Subdivision and Land Development Ordinance. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.
6. A minimum of four (4) 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,



Glenn Bentley
Senior Review Planner

cc: DSM Biomedical Attn: Rob Harris
Chester Valley Engineers, Inc.
Chester County Conservation District



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
September 12, 2019
6:00 p.m. Work Session
7:00 p.m. Meeting
Minutes
DRAFT - REVISED

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

In Attendance:

Bob Schoenberger, Chair, Sally Winterton, Vice-Chair, Bob Davidson, Brett Hand, Jim Dewees, Jim Shrimp, Joe Stoyack, Sandy Diffendal, substituting for Gwen Jonik, Planning Commission Secretary

Invited Guests:

John Theilacker and Sarah Sharpe, Brandywine Conservancy, Township Planners

Bob Schoenberger called the Work Session to order at 6:06 p.m.

Existing Lighting Ordinance

Review and Discussion

There was a recommendation made that the existing Lighting Ordinance should be redone to include the recommendations of Stan Stubbe, Township Lighting Consultant. Bob Schoenberger suggested this subject be moved to the 'New Business' session to make it a formal issue. Since there was no 'New Business' session on the agenda, everyone agreed to move it to the 'Open Session'.

Existing Adaptive Reuse of Historic Structures Ordinance

John Theilacker and Sarah Sharp were back to see if the Planning Commission was ready to recommend the changes to the Adaptive Resource of Historic Structures Ordinance to the Board of Supervisors. Bob Schoenberger asked if the survey was completed. Sarah explained that they used the existing 2001 and 2008 surveys to do a GIS analysis. They did not go out and do a personal survey, and there were no survey forms found for the additional 55 resources. Bob said they did not have the time at last month's meeting to go over the changes thoroughly. Sarah said that Stephanie went over it with the Historical Commission, not the Planning Commission.

There were 5 recommended 'Next Steps for Township Consideration' brought up at the August Planning Commission meeting.

- Send the edits of the Adaptive Reuse Ordinance to the Historical Commission for final review and recommendation.
- Present the edits of the Adaptive Reuse Ordinance to the Planning Commission.

These two recommendations were completed.

The three remaining to be worked on are:

- Finalize and adopt the Adaptive Reuse Ordinance, understanding the ordinance has limitations on protections to historic resources.
- Update the Township's historic resource inventory for a complete and full list.
- Based on the findings of the survey, develop a full Historic Preservation Ordinance that is appropriate to the needs of the Township.

The Historical Commission added items to ensure that anything related to the adaptive reuse goes thru the Historical Commission, and have more properties reviewed by the Historical Commission, not necessarily only adaptive reuses.

Joe Stoyack recommended that the issue go to the Board of Supervisors, but Bob Schoenberger was not ready. The Planning Commission would like to see a list of properties to which the adaptive resource ordinance would apply. The next step would be to update the historic resources inventory. Also recommended that a comparison should be done to ensure that the Adaptive Resource Ordinance is comparable to that of the Village District C-1. Most of the historic structures are in the C-1 district. A question arose that perhaps the Adaptive Resource Ordinance could only be used in a Conditional Use for residential. Everyone agrees that they are trying to prevent developers from knocking down historical structures and building apartment complexes.

Should residential be in a commercial district? The Planning Commission agreed it should be mixed use and make it Conditional Use. Jim Shrimp stated that a major overhaul of Codes and Zoning ordinances is needed. Brandywine Conservancy will compare C-1, Historic District and the Village to ensure there are no conflicts. Brandywine Conservancy left at 6:45

Regarding the Solar Energy Ordinance, it was agreed that it needs a lot more than just deleting a few things. Joe Stoyack wrote the original ordinance and is willing to work with the Township staff to develop a new ordinance. It was agreed that there is no rush and Bob Schoenberger told Joe that he should take his time and do it right. There is more discussion needed, both technical and legal.

The Work session was adjourned at 7:00 PM.

Bob Schoenberger called the Planning Commission Meeting to order at 7:03 PM.

Bob Dwyer and Alyson Zarro were in attendance.

Byers Station 5C Commercial Lot 2 – Revised Alternate Plan

Bob Dwyer and Alyson Zarro requested that the Planning Commission recommend the revised plan to the Board of Supervisors for approval. Bob Dwyer stated that the retail could be increased from 13,000 square feet to 15,000 square feet. The Planning Commission agreed. Bob Dwyer offered to have his retail associate come to the next meeting to talk with the Planning Commission and explain the process required to attract retail to a development. All agreed that would be a good idea.

Bob Dwyer stated that the fact that there is no drive thru for a bank or coffee shop, and no anchor store is a deterrent to other retailers.

Jim Dewees asked if there was a tot lot planned? Bob Dwyer stated that is not in the Lot 2A/2B area, but there is one in the Toll part. It would be a long walk.

There are 10 on-street parking spots planned. Since it is private property, Township police have no jurisdiction there. Bob Dwyer said police can still go in and enforce the law. Alyson stated that there is a process for police to be involved in an area where an HOA has its own rules and regulations. Bob Dwyer said the Township will have to decide if they will allow township police to patrol that area.

Joe Stoyack asked if the Planning Commission would make a motion to provide their recommendation to the Board of Supervisors. The motion carried with three (3) in favor - Hand, Stoyack, Shrimp; two (2) opposed – Schoenberger, Dewees; two (2) abstentions – Winterton, Davidson.

OPEN SESSION

The Existing Lighting Ordinance:

There was a motion to include Stan Stubbe's comments from his July 26, 2019 letter into the existing ordinance so the Planning Commission can review. Sally seconded the motion.

Jim Shrimp suggested taking it out of SALDO and putting into the Zoning Ordinance. Sally edited the motion to have Stan Stubbe's comments incorporated into the existing ordinance and move it from SALDO to Zoning. Jim Shrimp 2nd. All were in favor.

Joe Stoyack will rework the existing Alternative Energy Ordinance since he drafted it originally. He will request assistance from the Township Solicitor and Township staff and then present a draft to the Planning Commission for review. All were in favor.

The minutes of the August 8th meeting were discussed. In the minutes, there were 3 requests from the Planning Commission. Under #2, Joe Stoyack questioned some of Zoning Ordinance Section 200-73.K. regarding off-site parking requirements. *The Township Solicitor's opinion of the Section follows:*

"ZO Section 200-73.K regulates Modifications to parking requirements.

*200-73.K(2) permits a conditional use applicant to request parking modifications.
(K)5) regulates off-site parking and permits modifications 'subject to consideration' of certain issues – not mandatory.*

(k)(5)(a) is a discretionary provision that provides that a site plan may be required showing perpetual joint use by contiguous property owners. This is meant to address a permanent arrangement where two contiguous properties have a common (joint use) parking lot.

*There is no mandatory requirement for the off-site parking to be contiguous or perpetual.
200-73.K(2) cited above gives broad discretion to the Board of Supervisors to permit Off-site parking arrangements."*

Approval of Minutes

Joe made a motion to approve the minutes of the Planning Commission's August 8, 2019 meeting as amended. Sally seconded. All were in favor.

Adjournment

Bob Schoenberger adjourned the meeting at 7:50 PM.

Respectfully submitted,
Sandra M. Diffendal
Finance, HR



UPPER UWCHLAN TOWNSHIP

Planning Commission Meeting

October 10, 2019

6:00 p.m. Work Session

7:00 p.m. Meeting

Minutes

DRAFT

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

In Attendance:

Bob Schoenberger, Chair, Sally Winterton, Vice-Chair, Joe Stoyack, Bob Davidson, Jim Shrimp, Jim Dewees, Jeff Smith (7:04), and Chad Adams (7:23), Gwen Jonik, Planning Commission Secretary

Al Gaspari, Township Codes Administrator (Work Session 6:00-6:40)

Kristin Camp, Esquire, Township Solicitor (Works Session 6:00-6:40)

Mary Lou Lowrie, P.E., Gilmore & Associates (Meeting 6:55-8:10)

Bob Schoenberger called the work session to order at 6:06 p.m. A quorum was present.

Ordinance Review, Amendment Discussion

Alternative Energy Ordinance Update

Joe Stoyack had met with Kristin Camp and Al Gaspari to discuss this ordinance, initially focusing on text related to solar energy and prohibition of roof-mounted arrays that face roadways. Research will include existing case law regarding solar power; safety and permitting discussions with Al Gaspari; reviewing other Chester County townships' ordinances for comparison. The 3 will meet again to discuss their research and potentially draft an amendment for discussion at the November Planning Commission meeting. New technology and materials can make solar arrays less conspicuous and might allow us to revise our regulations regarding roof mounted solar arrays facing roads. Al Gaspari advised that glare studies can be required, if that is the concern; otherwise, why wouldn't we allow arrays facing streets?

Lighting Ordinance Update

Kristin Camp had incorporated Township Lighting Consultant Stan Stubbe's suggestions with our current lighting regulations, within the Subdivision/Land Development Ordinance (SALDO). Mr. Stubbe had suggested moving them from SALDO and placing them in Zoning. Kristin Camp and Al Gaspari commented that would place a burden on property owners as it'd be hard to prove the need for a variance, whereas keeping them in SALDO provides more flexibility depending on the scenario.

Lighting regulations already exist within the Zoning Ordinance, including modification language (200-79.B.) and the Zoning light regulations refer to those within SALDO.

Discussion included:

1. residential lighting should be segregated from non-residential; make non-residential a little more rigid; needs to protect surrounding community;
2. need to address properties where commercial/industrial abuts residential
3. SALDO regulations are addressed during land development planning;

4. Zoning lighting regulations (200-79) revert readers back to SALDO;
5. Enforcement is covered in both SALDO and Zoning;
6. lighting of signs should go in the Zoning/Signs regulations;
7. flexibility within SALDO; can more adaptive with changes in light technology through SALDO; a waiver is easier and less expensive for a property owner than a Zoning variance.

Following this discussion, the consensus of the Planning Commission was that only the section regarding lighting of signs should be removed from SALDO and placed within Zoning.

Jim Dewees moved, seconded by Sally Winterton to make a recommendation to approve the Draft as presented this evening with the edits discussed [Draft Page 5 remove (j), adjust text in Page 5 (f)] and the Solicitor will draft the ordinance adding into the appropriate Zoning Section, the lighting of signs provisions. The Motion carried with five (5) in favor and one (1) opposed (Stoyack).

The Work Session was adjourned at 6:41 p.m. Al Gaspari and Kristin Camp left.

The Commission members briefly discussed dates to meet with Bob Dwyer's commercial-retail broker to learn about current difficulties with commercial-retail markets. October and November regular meeting dates didn't work for the broker. If the Commission's December meeting date doesn't work, we'll target November 4.

MEETING

Bob Schoenberger called the regular business meeting to order at 7:01 p.m. A quorum was present.

Windsor Baptist Church – Land Development Plan

Tom Ludgate of Ludgate Engineering reminded the Commission that they went through a Conditional Use Hearing in August regarding the size of their building addition and Approval was granted in September. He advised that they can comply with all of the consultants' comments contained in Gilmore's July 3, 2019 letter; however, they were requesting a number of waivers which were listed in a July 10, 2019 letter, seeking relief related to runoff infiltration, sidewalks along Park Road and Little Conestoga Road, street tree installation, street tree height and caliper, landscaping at parking lots, traffic study preparation, driveway count. The hardship and/or plan for each waiver was discussed.

Jeff Smith moved, seconded by Jim Dewees, to recommend Preliminary Plan Approval and granting the waivers as listed. The Motion carried unanimously.

Starbucks – Eaglepointe Shopping Center – Land Development Plan

Proposed Land Development Plan dated September 18, 2019

Tim Townes of Eagle Retail Associates distributed a demolition sheet and a grading plan sheet for the proposed Starbucks store in the Eaglepointe Shopping Center. The Board granted Conditional Use Approval in July. The proposed plan is that the former Key Bank building will remain the same with interior-only alterations; existing canopy and drive-through lanes removed to provide 1 drive-through lane and an escape or by-pass lane; the 7 existing parking stalls will become part of the travel lane and those 7 spaces will be located elsewhere;

impervious coverage will be reduced; 1 light pole will be moved; landscaping will be fixed; 11-12 cars will fit in the stacking lane; the largest vehicle that can maneuver through is a 2500 series pickup truck with a full-size bed.

Discussion included the following:

1. the configuration of the proposed drive-through lane and parking areas results in cross traffic; it doesn't flow well.
2. See if Starbucks would consider keeping the existing drive-through lanes and parking in place. One drive-through lane will become the escape lane. Adjust parking spaces from there. Mr. Townes will present this suggestion to Starbucks.
3. existing parking spaces would be blocked by the drive-through lane.

Joe Stoyack moved, seconded by Jim Shrimp, to accept the Plan for consultants' review. The Motion carried unanimously.

DSM Biomedical – Eagleview Corporate Center Lot 2 - Land Development Plan

James Fuller, of Hankin Group, was in attendance regarding the Preliminary/Final Land Development Plan dated October 2, 2019 proposing the addition of an accessory building for DSM Biomedical, an existing business operating on Eagleview Corporate Center Lot 2. The accessory building is a 465 SF pre-manufactured building which will be located by the dumpster area of the property. The Planning Commission asked that the following information be provided prior to their November meeting: purpose of the building, screen wall height and material, and they'd like to see the pre-manufactured building cut sheets and details.

Jim Dewees moved, seconded by Jeff Smith, to accept the plan for Consultants' reviews. The Motion carried unanimously.

Chad Adams suggested that floor plans and elevations be required with Land Development plan submissions. We'll check the submission regulations at the next Work Session.

Approval of Minutes

Joe Stoyack made comment that the draft September 12, 2019 Work Session and Meeting minutes did not contain a paragraph he had requested during that meeting. He moved that the September 12 minutes be revised and reviewed at the November meeting. All were in favor.

Open Session

The Commission briefly reviewed the architectural elevation options for Windsor Baptist Church's building addition – Options 1 and 2. There were parts of each that were liked and parts of each disliked.

Adjournment

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

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary