



**UPPER UWCHLAN TOWNSHIP
PLANNING COMMISSION
AGENDA**
February 13, 2020
7:00 p.m.

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

- I. Call To Order
- II. Byers Station Parcel 6C Final Amended PRD Plan
Vantage Point Retirement Living. Presentation of the revised
Final PRD Plan for the 3-story, 100-unit senior living facility proposed
on the northeast corner of Byers Road and Graphite Mine Road
- III. Ordinance Amendments
Review and discuss proposed amendments to the C-1 Village
Commercial District regarding restricting residential uses,
and definitions.
- IV. Approval of Minutes: January 9, 2020 Meeting
- V. Next Meeting Date: March 12, 2020
Location:
Temporary Township Office
415 Eagleview Blvd, Suite 116
Exton PA 19341
- VI. Open Session
- VII. Adjournment



January 6, 2020

File No. 03-0434T3

Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

Attention: Shanna Lodge, Acting Township Manager

Reference: Vantage Point Retirement Living (Parcel 6C)
Final PRD Plan – First Review
Upper Uwchlan Township, Chester County, PA

Dear Shanna:

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

- Response Letter to Township, prepared by D.L. Howell & Associates, Inc., dated December 6, 2019.
- Amended Tentative Planned Residential Development Plan set consisting of seventeen (17) sheets titled, "Vantage Point Retirement Living", prepared for Vantage Point Retirement Living, Inc., by D.L. Howell & Associates, Inc., dated September 21, 2017, last revised December 6, 2019.
- Report titled, "Post Construction Stormwater Management Report for Vantage Point", prepared by D.L. Howell & Associates, Inc., dated April 10, 2018, last revised July 20, 2018. [sic. 2019]

The subject site is comprised of one (1) parcel (TMP 32-4-493) located at the northeast corner of Byers Road (S.R. 1022) and Graphite Mine Road (T.R. 607). Points of access are proposed along both Byers Road and Graphite Mine Road. The property is located in the C-1 Village Zoning District within the PRD Planned Residential Development Overlay District (also part of F2 Flexible Development Overlay District).

G&A, as well as other Township Consultants, have completed our first review of the above referenced Land Development Plan Application for compliance with the applicable sections of the Township's Zoning Ordinance, Subdivision and Land Development Ordinance, and Stormwater Management Ordinance, and Conditions of Amended Tentative Approval for Lot 6C adopted September 16, 2019, and wish to submit the following comments for your consideration. Please note that comments with a (W) or an (RW) may require relief from the Township Ordinances. A "(W)" denotes a waiver that has not been requested and an "(RW)" denotes a

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

requested waiver. 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 36,236 s.f., 3 story proposed building on the property with associated access driveways, parking areas, sidewalks, etc. Stormwater management will be handled by three (3) subsurface infiltration beds along the north and south of the site. Stormwater eventually flows to an unnamed tributary of the Pickering Creek, which is part of the Pickering Creek Watershed and has a designated use of HQ-TSF. Landscaping, lighting improvements, and paved walkways which connect to the area trail network are also proposed. The site is not located within a flood hazard zone, and there are no wetlands or existing streams located on site. The parcel is part of an ongoing Planned Residential Development known as Byers Station PRD, and is the last site to be developed.

II. CONDITIONS OF AMENDED TENTATIVE APPROVAL FOR LOT 6C

1. Condition 6 requires the applicant to “....design, permit, and construct the proposed new driveway for the Butler House Property and provide written evidence that Vantage Point has the legal authority to relocate the driveway to the new location on the Association property.....” It does not appear proposed grading information has been provided on the plans nor has any documentation been provided ensuring the applicant has the authority for the relocation. This information shall be provided.
2. Condition 7 requires the Applicant to provide an easement in favor of the Butler House Property to utilize the Butler House Property Access segment crossing the Vantage Point property. It does not appear this has been provided.
3. The agreement referenced in Condition 8 regarding the portion of “the Byers Road Access located on Township Property” still needs to be established.
4. Condition 9 indicates the Applicant and the Township shall determine whether or not the existing utility poles along the existing gravel driveway to the Butler House should be removed. This should be discussed.

III. ZONING ORDINANCE REVIEW

All zoning comments have been addressed.

IV. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REVIEW

All subdivision and land development ordinance comments have been addressed.

V. STORMWATER MANAGEMENT ORDINANCE REVIEW

1. *There is a callout on the Grading & Utilities Plan for Inlet IC12 which should be revised to Inlet IC13. It should also list the correct information for Inlet IC13.*
The top of grate elevation for IC13 is indicated as 443.50'. We believe this is a typo and it should be 442.50'. Please confirm and revise if necessary.
2. Infiltration Beds 2 and 3 are proposed to discharge to existing inlets located in Byers Road. As Byers Road is a State Roadway, confirmation should be obtained from Pa-DOT that they have no objection to these connections.

VI. GENERAL COMMENTS

1. An easement is delineated across the Byers Station Open Space Parcel in favor of the Butler House. The easement should be described with metes and bounds and information should be provided indicating its recordation.
2. Please provide an update on the status of both the HOP and NPDES Permits for this project. Final approval should be conditioned upon receipt of both.

VII. TOWNSHIP TRAFFIC CONSULTANT COMMENTS McMAHON ASSOCIATES, INC.

1. Decision and Order 11 – The following comments pertain to the proposed internal trail on the east side of the site:
 - i. The plan should be revised to clearly identify the portion of the Butler House driveway which will be paved to serve as a trail. In addition, a paving detail should be provided, which includes the following pavement section:
 - i. Superpave asphalt mixture design, WMA wearing course, PG 64-22, <0.3million EASLS, 9.5 mm mix, 1.5-inch depth, SRL-L.
 - ii. Superpave asphalt mixture design, WMA base course, PG 64-22, <0.3million EASLS, 25 mm mix, 3.0-inch depth.
 - iii. Four inches of PennDOT 2A stone.
 - ii. The trail pedestrian crossings of the loading area access and the parking area access on the southeast corner of the site should provide Pedestrian (W11-2)

signs with Diagonal Downward Pointing Arrow (W16-7P) supplemental plaques at the pedestrian crossing (i.e., not in advance of the crossing) to warn approaching traffic in both directions of the pedestrian crossings.

2. Decision and Order 12 – Our office previously reviewed the Highway Occupancy Permit (HOP) documents for the proposed roadway improvements within the Byers Road (S.R. 1022) right-of-way. The applicant should continue to copy the Township on all HOP submissions to PennDOT.

VIII. TOWNSHIP PLANNING CONSULTANT COMMENTS
BRANDYWINE CONSERVANCY

All previous comments have been addressed.

IX. TOWNSHIP SEWER CONSULTANT COMMENTS
ARRO CONSULTING, INC.

ARRO offers the following comments for your consideration based on current engineering practices in accordance with the Upper Uwchlan Township Municipal Authority Ordinances:

SANITARY SEWER:

1. The required sanitary sewer capacity of 10,100 (GPD) gallons per day (utilizing 225 gallons per Day/Equivalent Dwelling Unit (GPD/EDU) the sanitary sewer capacity required 45 EDU) will need to be purchased for the project. The plans should reflect the revised capacity to be consistent with the approved sewage facilities planning modules (SFPM). 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. The applicant is reminded that the sanitary sewer extension along Byers Road identified as “sewer main to be installed by others” is proposed. Therefore the lateral connection of this project shall occur subsequent to the construction and testing of the sanitary sewer extension.
3. The existing spray field areas adjacent to the property need to be shown on the construction plans. No encroachment of any kind onto those areas can occur; provisions to prevent access, such as heavy duty, orange fencing, should be added to the plan

4. The following comments pertain to the proposed lateral connection:

- The proposed sewer lateral is located within the access drive which is on adjacent property owned by the Township. The proposed utility easement should be provided for review.
- Profiles should be provided on the plans for the 8-inch lateral.
- The Authority's standard details for a precast manhole (SD01) and a frame and cover (SD04) should be added to the plans.
- The proposed new manhole connecting the lateral onto the Byers Road main will be at the developer's cost. The construction of this manhole should be coordinated with Byers Road Collection System Improvements.

X. TOWNSHIP LIGHTING CONSULTANT COMMENTS
STUBBE CONSULTING, LLC.

Sheet 16, Lighting Plan, Rev. 4, dtd. 12/06/19, for the Byers Station 6C, Lot 6, Vantage Point Retirement Living Parcel Land Development has been received and reviewed.

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

According to the revised Luminaire Schedule, all proposed site lighting has been revised from the previously specified 5700K LED luminaires to 3000K LED sources. However, the plotted illuminance levels continue to be as plotted on the Rev. 3 5000K version. Manufacturer's photometric data indicates that when going from 5000K to 3000K sources, there should be a measurable drop in light output, but the most recent lighting layout does not reflect any such reduction in plotted footcandle levels.

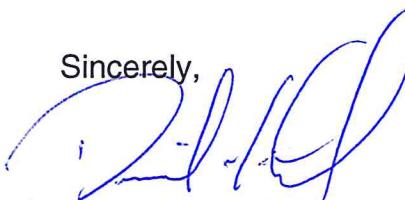
It is recommended Applicant be requested to review this apparent anomaly and to take appropriate corrective action, and to include on Sheet 16 the names of the .ies photometric files that were used to generate the plotted illuminance values.

This concludes our first review of the above referenced Final Planned Residential Development Plan Application. We would recommend the plans be revised to address the above referenced comments as well as any raised by the Planning Commission and the Board of Supervisors. If you have any questions, please do not hesitate to contact me.

Shanna Lodge, Acting Upper Uwchlan Township Manager
Reference: Vantage Point Retirement Living (Parcel 6C)
Final PRD Plan – First Review
Upper Uwchlan Township, Chester County, PA
File No.: 03-0434T3
January 6, 2020

Page – 6 –

Sincerely,



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

cc: Upper Uwchlan Township Board of Supervisors (via email only)
Upper Uwchlan Planning Commission (via email only)
Kristin S. Camp, Esq., BBMM, LLP (via email only)
Sheila Fleming, Brandywine Consulting (via email only)
Christopher J. Williams, P.E., McMahon Associates, Inc. (via email only)
Stan Stubbe, Stubbe Consulting LLC (via email only)
G. Matthew Brown, P.E., ARRO Consulting, Inc. (via email only)
David M. Schlott, Jr., P.E., ARRO Consulting, Inc. (via email only)
Alyson M. Zarro, Esq., Riley Riper Hollin & Colagreco (via email only)
Greg Stevens, Vantage Point Retirement Living, Inc. (via email only)
Fred Gunther, Gunner Properties Ltd. (via email only)
John J. Gallagher, P.E., D.L. Howell & Associates, Inc. (via email only)
Richard Ruth, Upper Uwchlan Township Fire Marshal (via email only)

February 03, 2020

Ms. Shanna P. Lodge
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425-9516

**Re: Vantage Point Retirement Living (Parcel 6C)
Final PRD Plan – First Review**
Upper Uwchlan Township, Chester County, PA

Dear Ms. Lodge:

Enclosed is a set of the Land Development Plans which have been revised per the review letters issued by Gilmore & Associates, Inc. on January 6, 2020.

The following explains how each comment was addressed corresponding to the review letter issued by Gilmore & Associates, Inc.:

II. CONDITIONS OF TENTATIVE APPROVAL BYERS STATION PRD

1. Written approval for the driveway relocation has been provided for review.
2. An easement has been provided. Documentation regarding the easement has been submitted for review.
3. Acknowledged, an agreement is currently being established and shall be submitted for review when completed.
4. The existing utility poles along the gravel driveway were determined to be decommissioned. The pole located within Vantage Point's property is to be replaced with a new pole to provide service to the site.

V. STORMWATER MANAGEMENT ORDINANCE REVIEW

1. The top of grate elevation callout for IC13 has been revised to 442.40 to match the profiles.
2. The most recent review letter from PennDOT has been provided for review. Copies of the Land Development plans showing the connection, and Stormwater report were submitted with the HOP plans for review prior to the issuance of the review letter.

VI. GENERAL COMMENTS

1. A metes and bounds description of the easement has been provided on the plan for review and approval.
2. A copy of the most recent review letter for the HOP Permit has been attached. We have received the technical review letter for the NPDES Permit and are making revisions to the plans as required.

VII. TOWNSHIP TRAFFIC CONSULTANT MCMAHON ASSOCIATES, INC.

1. A Sign has been added to the internal cross walks for the handicapped ramps on the site. The asphalt paving detail has been updated.

VIII. TOWNSHIP PLANNING CONSULTANT BRANDYWINE CONSERVANCY

Approved. No Further Comments

IX. TOWNSHIP SEWER CONSULTANT COMMENTS ARRO CONSULTING, INC.

1. We concur that the Township has the right to evaluate water usage after the building is opened and require the purchase of additional capacity, if warranted.
2. We agree that the sanitary sewer main extension must be in place for the lateral connection to occur.
3. The existing Township spray field has been added to the plans and a note added regarding no encroachment onto the property. Additionally, orange construction fencing has been placed around the proposed driveway along Byers road to prevent access and disturbance.
4. Additional Comments;
 - a. We recognize the lateral is located within the access drive which is on the Township Property. We have prepared a cross access and utility easement for this encroachment which will satisfy the Township, PADOT and the Municipal Authority. A copy of the agreement will be provided by the attorney to the Township Solicitor for review and approval.

- b. We have prepared sanitary sewer profiles for the 8" section of the sanitary lateral for review and approval.
- c. The standard details have been shown on the Detail Sheet.
- d. We recognize the proposed new manhole will be at the developer's expense and that the construction will need to be coordinated with the Byers Road Collection System Improvements. It is our intent to have the manhole installed at such time if the improvement project is ahead of the land development to eliminate any impacts.

X. TOWNSHIP LIGHTING CONSULTANT COMMENTS STUBBE CONSULTING LLC.

The lighting plan has been revised to use a 3000K color light instead of the previously proposed 5700K. A revised lighting plan has been submitted for review and approval.

Conclusion

We feel confident that all the comments have been adequately addressed. If you have any questions, please do not hesitate to contact me at (610) 918-9002.

Sincerely,
D.L. Howell & Associates, Inc.



Joseph S. Russell, Jr.
Director of Operations



 DLHowell
Civil Engineering
Land Planning

1250 Wrights Lane
West Chester, PA 19380
Phone: (810) 918-9002
Fax: (810) 918-9003

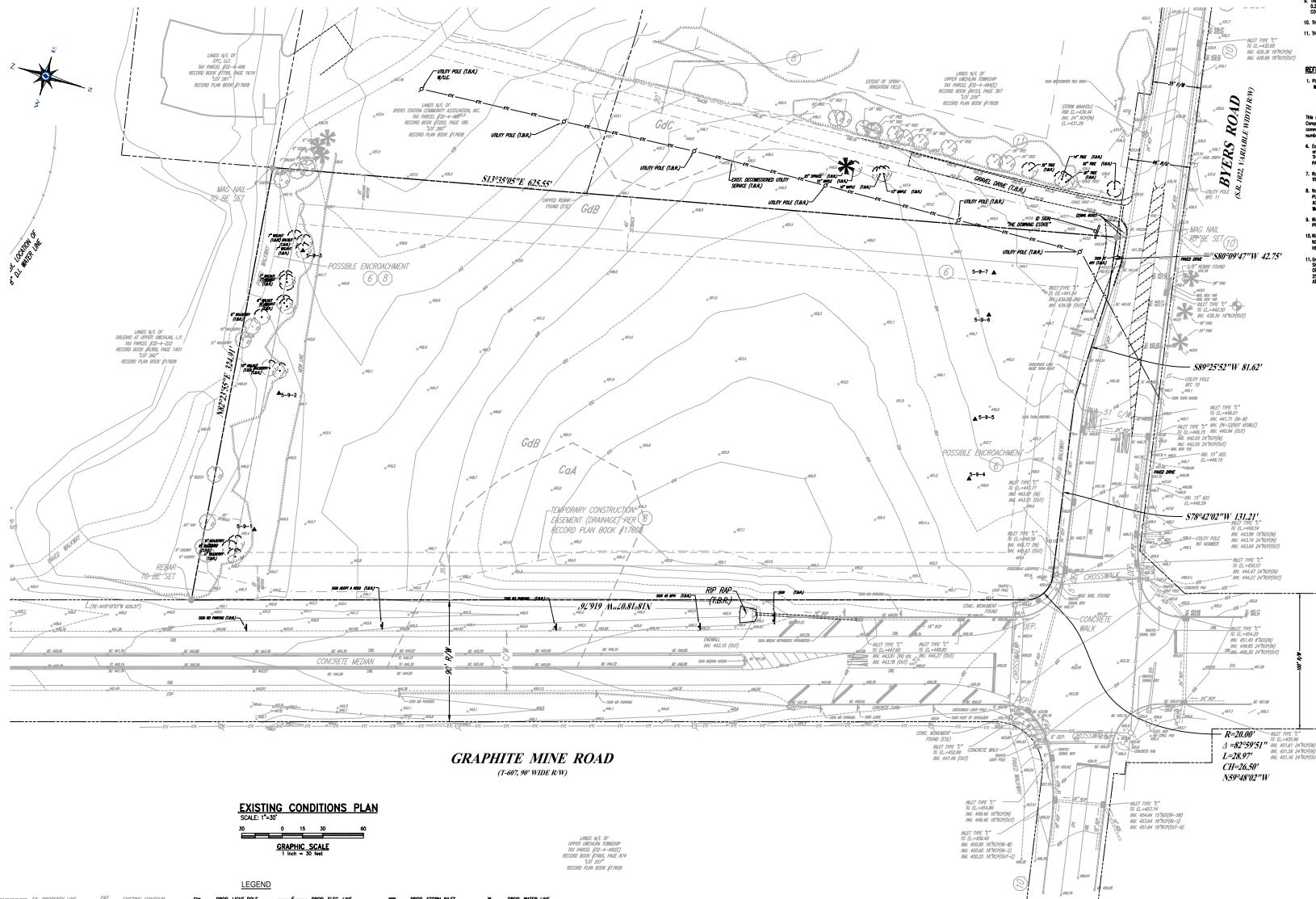


SURVEY NO.

REFERENCE

1. PLAN ENTITLED, "AMENDED SUBDIVISION PLAN FOR BYERS STATION-PHASE 1", PREPARED BY TAYLOR
MISERWICH & TAYLOR, DATED APRIL 28, 2005, RECORD PLAN BOOK #17608.

TITLE REPORT NOT



EXISTING CONDITIONS PLAN

EXERCISING CONDITIONS: FIRM
SCALE: 1°=30'
30 0 15 30 60
GRAPHIC SCALE
1°=30' 30°=60'

人體工程學

**FINAL AMENDED TENTATIVE PLANNED RESIDENTIAL DEVELOPMENT PLAN
EXISTING CONDITIONS PLAN**

DATE:	09/21/2018
SCALE:	1"=30'
DRAWN BY:	ACB
CHECKED BY:	AMC
PROJECT NO.:	3207
CADD INFORMATION: AS EXISTING CONDITIONS & DEMO PLANNING	
PLOTTED:	02/03/2020
DRAWING NO.:	C02.1
SHEET	



DLHowell
Civil Engineering
Land Planning
Environmental
www.DLHowell.com

1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003



LEGEND

SITE AERIAL PLAN

SCALE: 1"=30'

GRAPHIC SCALE

1 inch = 50 feet

GRAPHIC SCALE

GRAPHIC SCALE
1 inch = 30 feet

DATE:	09/21/2018
SCALE:	1"=30'
DRAWN BY:	ACB
CHECKED BY:	AMD
PROJECT NO.:	3207
CAD FILE:	03 SITE AREA.PLT-deg
PLOTTED:	02/03/2020
DRAWING NO.:	C03.1
SHEET:	03 of 17



DL Howell
Civil Engineering
Land Planning
Enviro
www.DLHowell.com

1200 Wright Lane
West Chester, PA 19380
Phone: (484) 934-9902
Fax: (484) 934-9902



COMMONWEALTH OF PENNSYLVANIA

GENERAL ASSEMBLY

STATE OF PENNSYLVANIA

RECEIVED



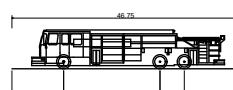
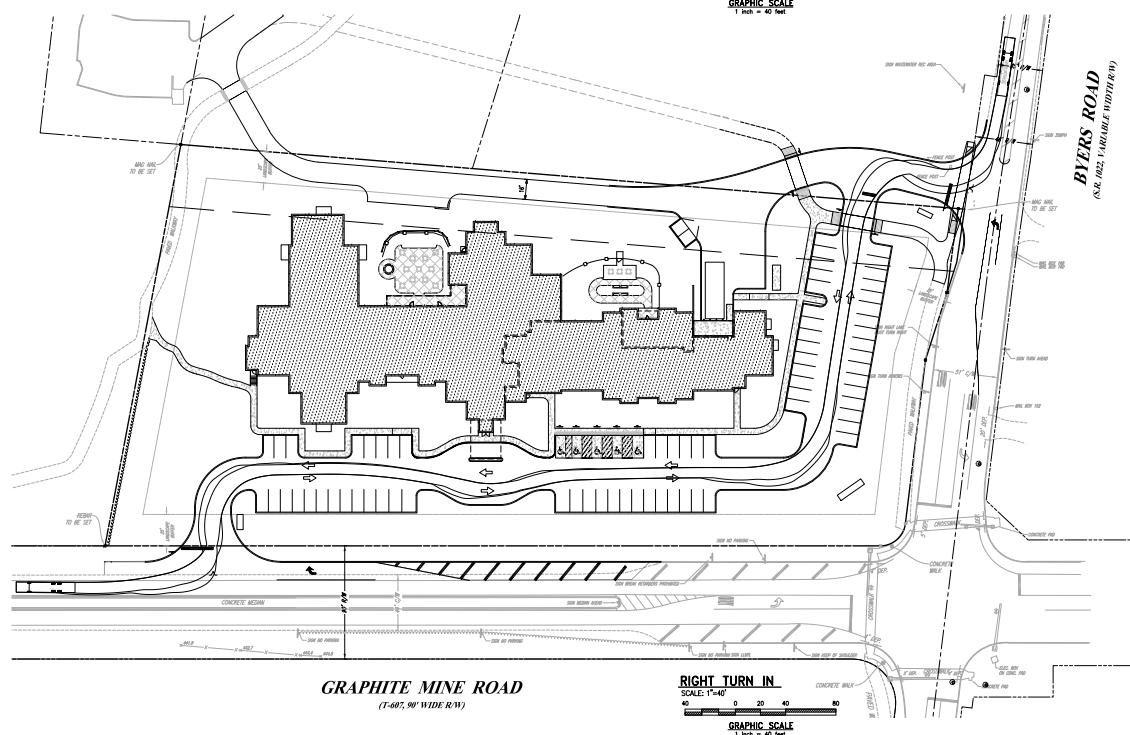
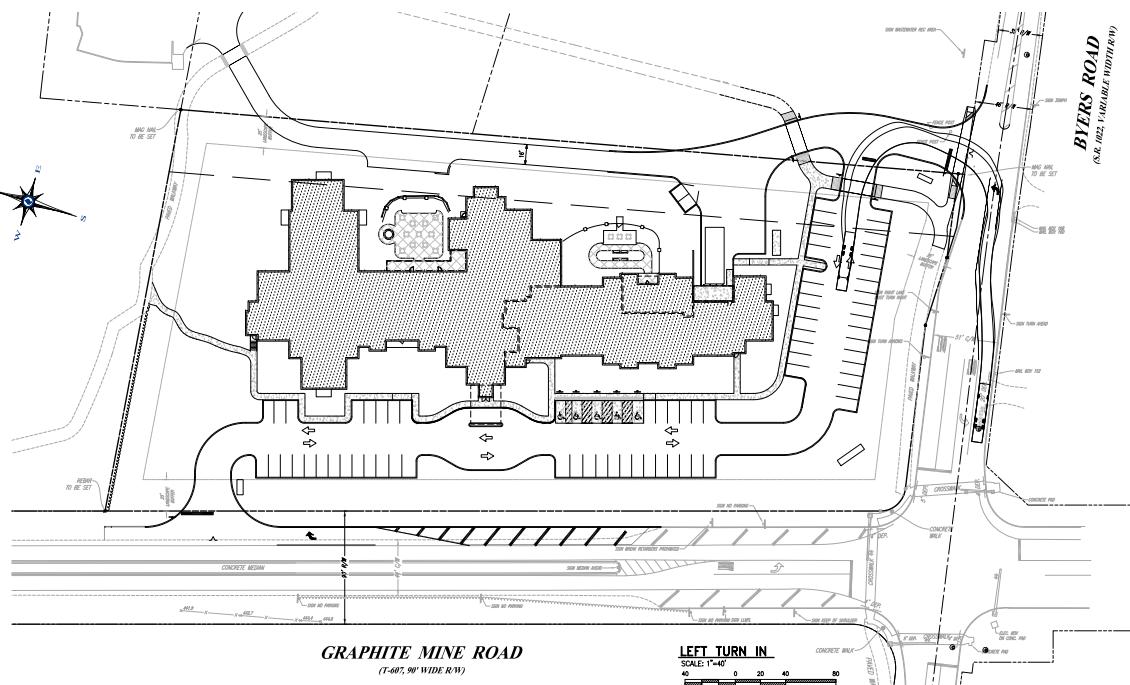
DLHowell
Civil Engineering
Land Planning
Environmental
www.DLHowell.com

1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003



FINAL AMENDED TENTATIVE PLANNED RESIDENTIAL DEVELOPMENT PLAN
VEHICLE TURNING PLAN

DATE	09/21/2018
SOILED	1'-40'
DRIVEN BY	ACB
CHECKED BY	AMD
PROJECT NO.	3207
CAD FILE	14_VEHICLE TURNING PLANNING
PLOTTED	02/03/2020
DRIVING NO.	C07.2
SHEET	14 of 17



2000 Pierce Dash 100' SkyArm
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Wheel Angle

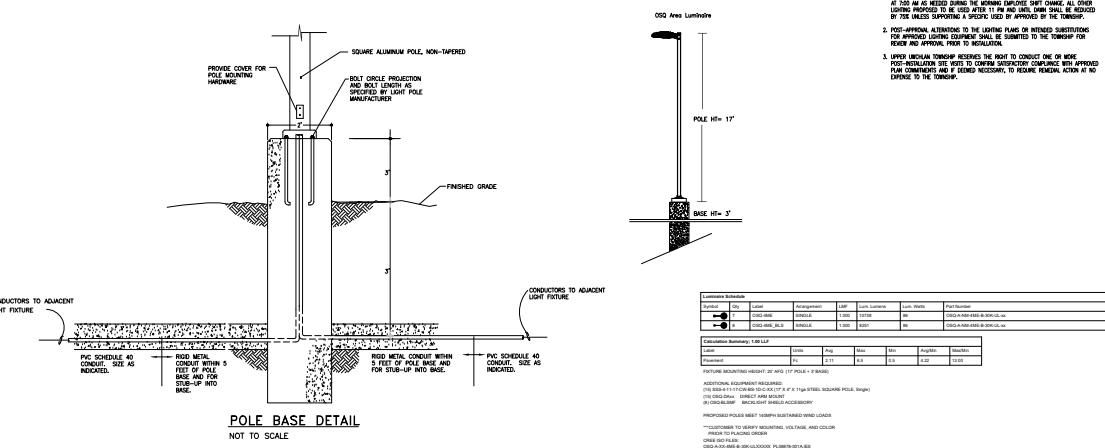
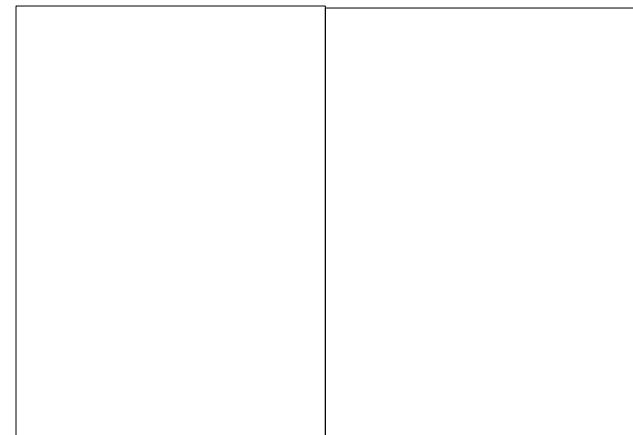
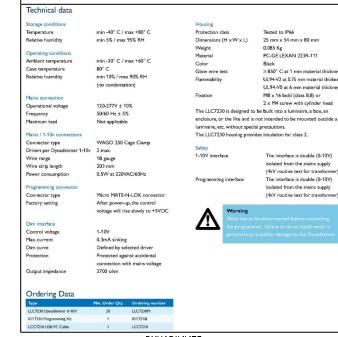
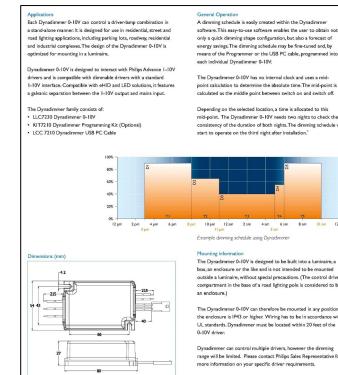
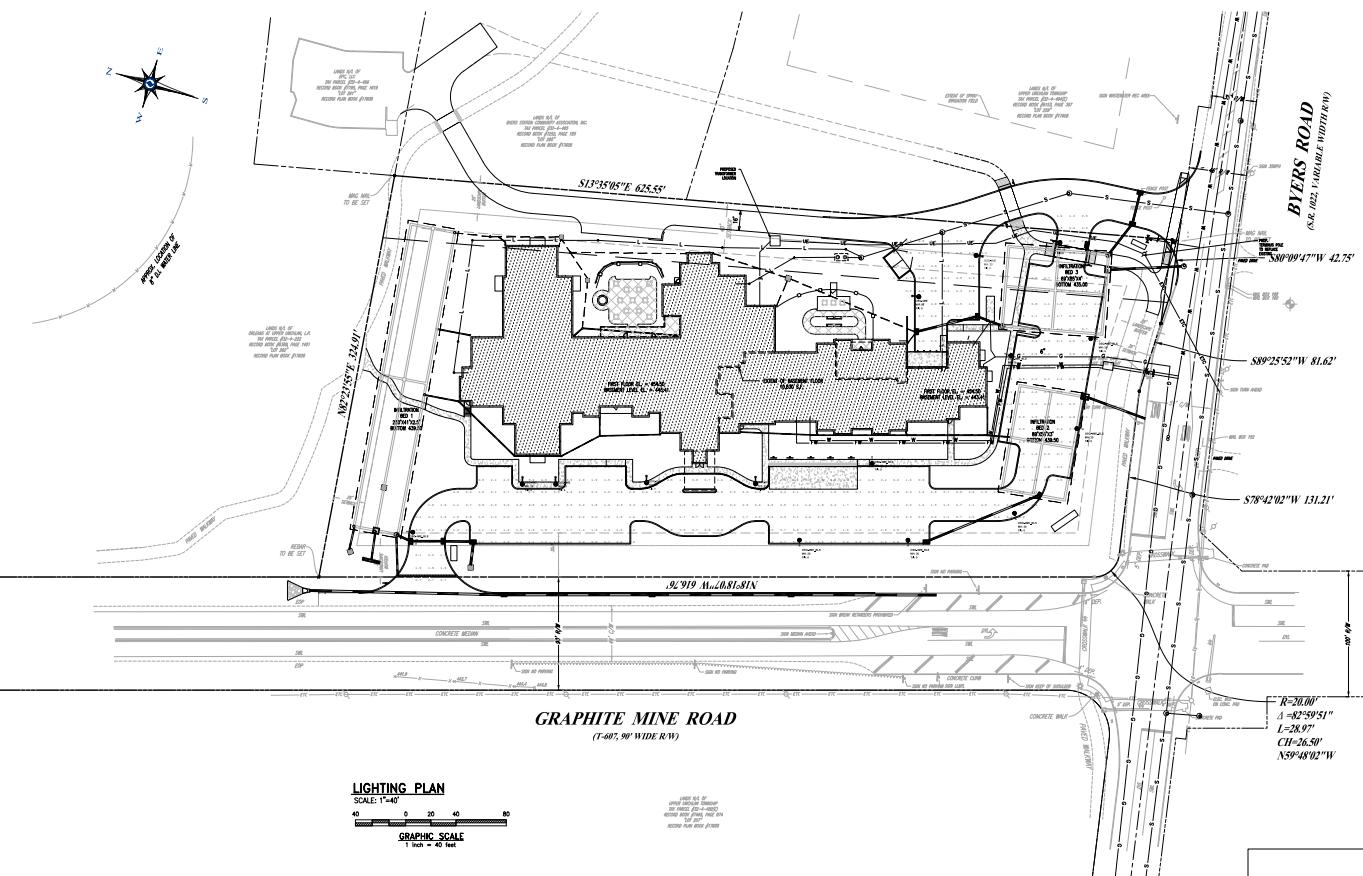
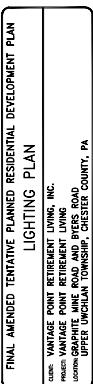
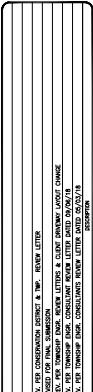
46.750
8.167f
7.715f
0.627f
8.000f
5.00s
45.00°

Copyright 2010 DJ Khaled & Friends, Inc. - All Rights Reserved. These lyrics are the property of DJ Khaled & Friends, Inc. and can be reproduced by these lyrics in whole or in part for the express purpose of personal, non-commercial use.



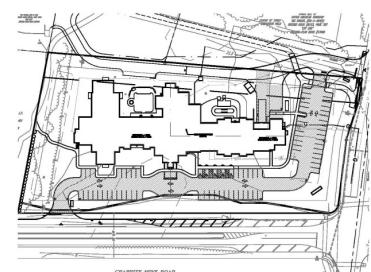
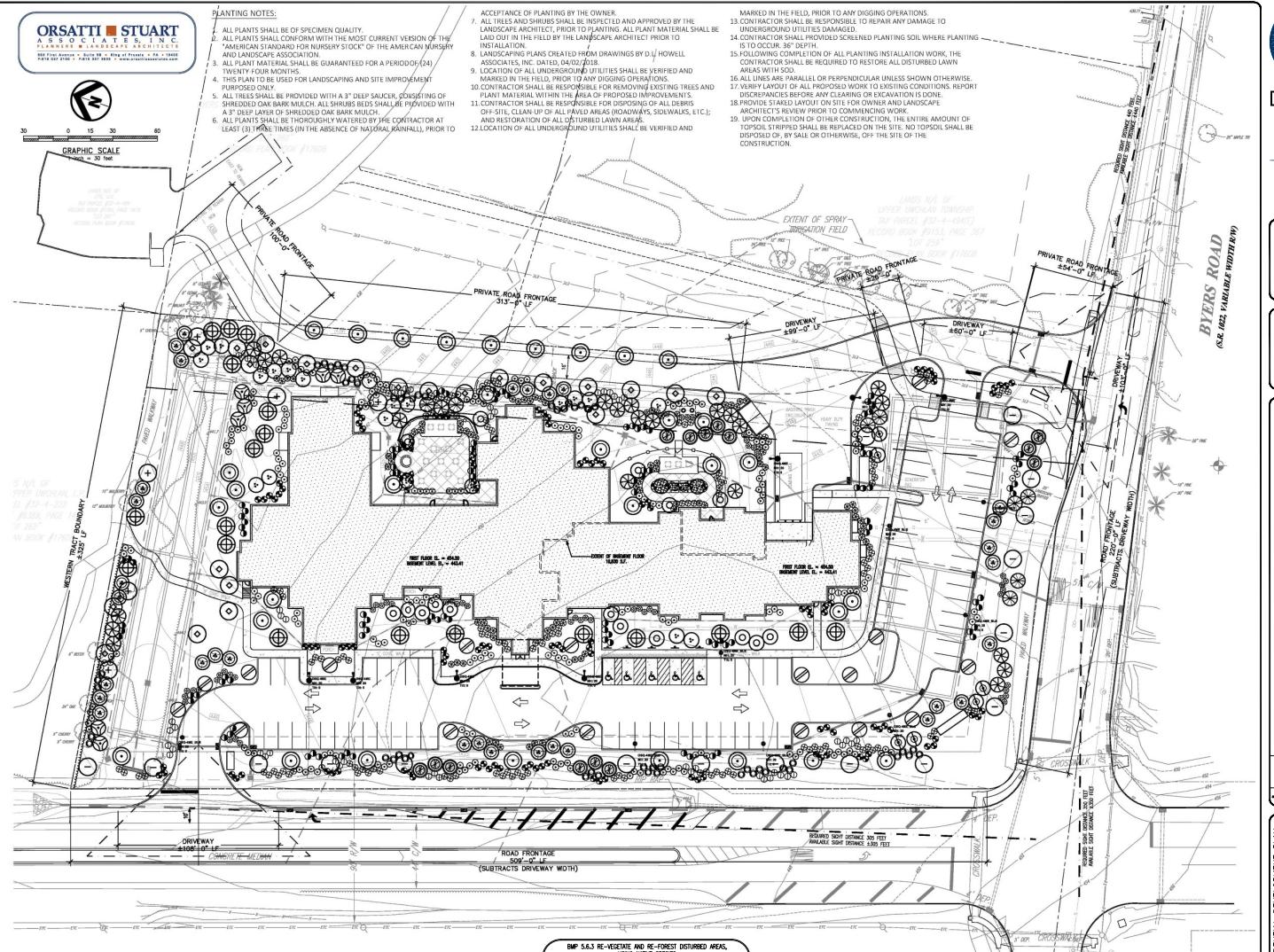
DLHowell
Civil Engineering
Land Planning
Environmental
www.DLHowell.com

1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003



UPPER UWLAWNTOWNSHIP LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED
CODE LANGUAGE		
16.5.5. NATURAL AND HISTORIC FEATURES CONSERVATION		
B. (7) FOR EACH TREE GREATER THAN 6 INCHES DBH REMOVED, REPLACEMENT TREES SHALL BE PLANTED. []		
SPECIMEN : 1" MAPLE TREE SPECIMEN : 1" PINE TREE SPECIMEN : 1" MAPLE TREE SPECIMEN : 1" PINE TREE SPECIMEN : 1" MAPLE TREE SPECIMEN : 1" PINE TREE SPECIMEN : 1" MAPLE TREE SPECIMEN : 1" PINE TREE	3 - 3:5-3 TREE 3 - 3:5-3 TREE 2 - 3:5-3 TREE 3 - 3:5-3 TREE 3 - 3:5-3 TREE 3 - 3:5-3 TREE 4 - 3:5-3 TREE 4 - 3:5-3 TREE	3 - 3:5-3 TREE 2 - 3:5-3 TREE 2 - 3:5-3 TREE 5 - 3:5-3 TREE 3 - 3:5-3 TREE 5 - 3:5-3 TREE 4 - 3:5-3 TREE
16.5.6. LANDSCAPE DESIGN, INSTALLATION, AND MAINTENANCE STANDARDS		
D. (1) PER 1,000 SF OF GROSS BUILDING AREA, GROUND FLOOR ONLY (BUILDING FOOTPRINT, EXCLUDING ROOF, SUBDIVISIONS EXCEPT), 2 DECIDUOUS TREES, 1 EVERGREEN TREE, AND 5 SHRUBS PER 1,000 SF -		
30,994 GROSS BLDG SF / 1,000 SF = 30.98 DECIDUOUS TREES : 40 x 2 = 80 TREES EVERGREEN TREES : 30 x 1 = 30 TREES SHRUBS : 40 x 8 = 320 SHRUBS	80 DECIDUOUS TREES 30 EVERGREEN TREES 320 SHRUBS	\$1 SHADE TREES 20 EVERGREEN TREES 30 EVERGREEN TREES \$20 SHRUBS
D. (1) PER 2,000 SF OF OFF-STREET PARKING OR LOADING AREA, EXCLUDING DRIVEWAYS LESS THAN 30 FEET WIDE, RESIDENTIAL SUBDIVISIONS EXCEPT, - 1 DECIDUOUS TREE, 1 EVERGREEN TREE, AND 5 SHRUBS PER 2,000 SF -		
32 x 40 = OFF-STREET PARKING SF / 2,000 SF = 1.91 DECIDUOUS TREES : 15 x 1 = 15 TREES EVERGREEN TREES : 15 x 1 = 15 TREES SHRUBS : 15 x 4 = 60 SHRUBS	15 DECIDUOUS TREES 15 EVERGREEN TREES 60 SHRUBS	19 DECIDUOUS TREES 19 EVERGREEN TREES 56 SHRUBS
D. (1) PER 100 LINEAR FEET OF NEW AND EXISTING PUBLIC OR PRIVATE ROAD FRONTAGE, EXCLUDING DRIVEWAYS AND APPLICABLE TO: - DECIDUOUS TREES, EVERGREEN TREE, AND 5 SHRUBS PER 100 LF -		
GRAFTED MINE ROAD: 529 ROAD FRONTAGE LF / 100 LF = 5.09 DECIDUOUS TREES : 5 x 1 = 5 TREES EVERGREEN TREES : 5 x 1 = 5 TREES SHRUBS : 5 x 5 = 25 SHRUBS	10 DECIDUOUS TREES 5 EVERGREEN TREES 25 SHRUBS	10 DECIDUOUS TREES 5 EVERGREEN TREES 25 SHRUBS
BYRDWOOD: 229 ROAD FRONTAGE LF / 100 LF = 2.3 DECIDUOUS TREES : 2 x 1 = 4 TREES EVERGREEN TREES : 2 x 1 = 2 TREES SHRUBS : 2 x 5 = 10 SHRUBS	4 DECIDUOUS TREES 2 EVERGREEN TREES 10 SHRUBS	4 DECIDUOUS TREES 2 EVERGREEN TREES 10 SHRUBS
PRIVATE ROAD: 4531 (54+150) = 4681 ROAD FRONTAGE LF / 100 LF = 4.93 DECIDUOUS TREES : 5 x 1 = 10 TREES EVERGREEN TREES : 5 x 1 = 5 TREES SHRUBS : 5 x 5 = 25 SHRUBS	10 DECIDUOUS TREES 5 EVERGREEN TREES 25 SHRUBS	10 DECIDUOUS TREES 5 EVERGREEN TREES 25 SHRUBS
D. (1) PER 100 LINEAR FEET OF EXISTING TRACT BOUNDARY, WHERE NOT COINCIDENT WITH EXISTING OR PROPOSED ROAD FRONTAGE, - DECIDUOUS TREES, EVERGREEN TREE, AND 5 SHRUBS PER 100 LF -		
WESTERN TRACT BOUNDARY: 329 ROAD FRONTAGE LF / 100 LF = 3.25 DECIDUOUS TREES : 5 x 1 = 5 TREES EVERGREEN TREES : 3 x 2 = 6 TREES SHRUBS : 3 x 8 = 24 SHRUBS	3 DECIDUOUS TREES 6 EVERGREEN TREES 24 SHRUBS	3 DECIDUOUS TREES 6 EVERGREEN TREES 24 SHRUBS

Plant Schedule		Quantity	Symbol	Scientific Name	Common Name	Size	Notes
Natural Features and Historic Conservation							
11				<i>NYSSA SUEZICKII</i>	BLACK GUM	3.5" CAL., B&B	
6				<i>ELAeADiSTUS KENTUCA</i>	AMERICAN YELLOWWOOD	3.5" CAL., B&B	
7				<i>AMELANCHIER LAEVI</i>	ALLEGHENY SERVICEBERRY	3.5" CAL. B&B, MULTI-STEM	
162 - Landscape Design, Installation, and Maintenance Standards							
17				<i>GLYCINE TRIMACRATIS 'SILVIA'</i>	THORNLESS HONEY LOCUST	3.5" CAL., B&B	
4				<i>QUERCUS PHELLOides</i>	WILLOW OAK	3.5" CAL., B&B	
18				<i>PLATANUS X ACERIFolia</i>	LONDON PLANT TREE	3.5" CAL., B&B	
11				<i>NYSSA SUEZICKII</i>	BLACK GUM	3.5" CAL., B&B	
32				<i>DAMPnus CAROLINIANA</i>	AMERICAN HORNbeam	3.5" CAL., B&B	
13				<i>ELAeADiSTUS KENTUCA</i>	AMERICAN YELLOWWOOD	3.5" CAL., B&B	
18				<i>AMELANCHIER LAEVI</i>	ALLEGHENY SERVICEBERRY	3.5" CAL. B&B, MULTI-STEM	4 TREES COUNTED AS OWNER UPDATES
16				<i>CORIUS CANADENSIS</i>	EASTERN REDBUD	3.5" CAL., B&B	5 TREES COUNTED AS OWNER UPDATES
6				<i>JAEGISTEROMA 'NATCHEZ'</i>	WATCHEZ CRABE MYRTLE	3.5" CAL., B&B	
8				<i>THUJA GREEN GIANT</i>	GREEN GIANT ARBORVITAE	7' FT. HT., B&B	
7				<i>PECS OMORICA</i>	SCOTTIAN SPRUCE	7' FT. HT., B&B	
23				<i>CRYPTOMERIA JAPONICA 'RADicans'</i>	JAPANESE CEDAR	7' FT. HT., B&B	4 TREES COUNTED AS OWNER UPDATES
14				<i>PECS ABIES</i>	NORWAY SPRUCE	7' FT. HT., B&B	2 TREES COUNTED AS OWNER UPDATES
31				<i>PECS GLAUCA</i>	WHITE SPRUCE	7' FT. HT., B&B	
Shrubs							
97				<i>VIURBUNUM RHYTHMOLEUUM</i>	LEATHER LEAF VIURBUNUM	24"-30" HT., 36"-48" SPACING	48 SHRUBS COUNTED AS OWNER UPDATES
106				<i>MYRICA PENINSULARIS</i>	BAYBERRY	24"-30" HT., 36"-48" SPACING	57 SHRUBS COUNTED AS OWNER UPDATES
125				<i>LEUc ALNARIA 'COMPACTA'</i>	COMPACTA ALNERY HOLLY	24"-30" HT., 36"-48" SPACING	36 SHRUBS COUNTED AS OWNER UPDATES
58				<i>LYCI VERTICILLATA 'RED SPOTS'</i>	RED BRIEFE WATERBERRY	24"-30" HT., 36"-48" SPACING	66 SHRUBS COUNTED AS OWNER UPDATES
128				<i>COMWS SINICA YUNNANUM</i>	YELLOW TWO DOODOM	24"-30" HT., 36"-48" SPACING	36 SHRUBS COUNTED AS OWNER UPDATES
127				<i>LEUcOMYUM MARLBOR'</i>	MERLOT VIRGINIA SPIREMEE	24"-30" HT., 36"-48" SPACING	36 SHRUBS COUNTED AS OWNER UPDATES
127				<i>HYDRANGEA QUERCOFOLIA</i>	QMAISL HYDRANGEA	24"-30" HT., 36"-48" SPACING	18 SHRUBS COUNTED AS OWNER UPDATES
78				<i>PRUNUS LUXURIOSA 'OTT LORREN'</i>	OTT LUXEN CHERRY LAUREL	24"-30" HT., 36"-48" SPACING	24 SHRUBS COUNTED AS OWNER UPDATES
54				<i>LEUcONIUM BENZINII</i>	SPICEBUSH	24"-30" HT., 36"-48" SPACING	41 SHRUBS COUNTED AS OWNER UPDATES

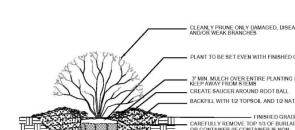


GRAPHITE MINE ROAD



DO NOT DAMAGE OR CUT LEADER
DO NOT PRUNE, TRUE (EXCEPT AS
DIRECTED BY OWNERS REPRESENTATIVE)

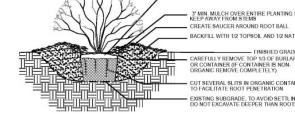
THIS PLAN TO BE USED FOR LANDSCAPE PURPOSES ONLY



4 OFF-STREET PARKING DIAGRAM, TYP.
N.T.S.

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

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



1. WATER THOROUGHLY AFTER INSTALLATION
2. FOR PLANTING BED INSTALLATION EXCAVATE ENTIRE SHRUB BED AS SHOWN ON PROJECT DRAWINGS
1 SHRUB PLANTING DETAIL, TYP.
N.T.S.



DATE	REVIEW LETTER	REVIEWER
7/20/2020	REV. NEW CONSIDERATION DISTRICT & TWP. REVIEW LETTER	
7/20/2019	REVISED FOR TWP. DISTRICT & CONSIDERATION LETTER	
7/12/2019	REV. PTH TWP/CDR. REVIEW LETTERS & CDR. DRAFTING LOGIC CHANGES	
7/12/2018	REV. PTH TWP/CDR. CONSOLIDATE REVIEW LETTER DATES 07/07/18	
1/01/2018	REV. NEW CONSIDERATION LETTER DATES 01/01/18	
REV. DATE		REVISION

THE PLANNED RESIDENTIAL DEVELOPMENT PLAN
LANDSCAPE PLAN

DATE:	09/21/2018
SCALE:	1"=30'
DRAWING BY:	VAM
CHECKED BY:	PJS
PROJECT NO.:	3207
CD FILE:	CD-2018-09-21-1001-PLN-20180921.dwg
PLOTTED:	02/03/2020
DRAWING NO.:	C10.1
Sheet	17 of 17



UPPER UWCHLAN TOWNSHIP

Planning Commission Meeting

January 9, 2020

7:00 p.m.

Minutes

DRAFT

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

In Attendance:

Sally Winterton, Jim Shrimp, Brett Hand, Jeff Smith, Chad Adams, Jim Dewees, Gwen Jonik, Planning Commission Secretary

Absent: Bob Schoenberger

Sally Winterton called the meeting to order at 7:02 p.m. A quorum was present.

Reorganization 2020

At the request of 2019 Vice-Chair Sally Winterton, Gwen Jonik conducted the election of Chairperson 2020. Jim Dewees nominated Bob Schoenberger; Jeff Smith seconded. Bob Schoenberger had previously advised Mrs. Jonik and several members that he would accept the nomination for Chair 2020 if that was the Commission members' desire. Bob Schoenberger was unanimously elected Planning Commission Chair for 2020.

Jim Dewees nominated Sally Winterton for Vice-Chair 2020; Chad Adams seconded; Sally Winterton accepted the nomination and was unanimously elected Planning Commission Vice-Chair for 2020.

Jim Dewees moved, seconded by Jeff Smith, that Gwen Jonik be appointed Planning Commission Secretary for 2020. The Motion carried unanimously.

The Board of Supervisors, at their January 6, 2020 meeting, re-appointed Sally Winterton, Jeff Smith and Chad Adams to the Planning Commission.

Windsor Baptist Church

Phil Marks, representing Windsor Baptist Church, was present to review material samples for the building addition exterior. There were 4 samples of stone veneers and the Planning Commission favored the Church's preferences as follow: Quality Stone Veneer Inc.; color: Pine Hills; style: fieldstone/cobblestone/drystack, with mortar, somewhat random blend of shapes. The stone will cover 36" from the ground. Above the stone is "Dryvit" stucco in Elderwhite and shutter/window trim paint color is "Black Fox".

Jim Dewees moved, seconded by Jeff Smith, to recommend approval of the exterior materials as listed above. The Motion carried unanimously.

Mr. Marks will leave the favored material samples for the Historical Commission's review. The Church hopes to start construction of the building addition in the Spring.

Profound Technology

The Planning Commission reviewed and favored the material samples for the exterior of Profound Technology's building addition. Nichiha fiber cement Ribbed Panel, color Mother Of Pearl; Nichiha fiber cement RoughSawn color Espresso. The Preliminary / Final Land Development Plan Approval requires review and approval of these materials by the Historical Commission.

Discussion was held regarding whether interior floor plans should be submitted to the Planning Commission with land development plans, for informational purposes and to understand the function of outdoor amenities. There was no consensus.

Ordinance Amendments

Adaptive Re-Use of Historic Structures / restrict residential uses in commercial districts.

The Commission reviewed a formal draft (dated 1-8-2020) amending zoning regulations to: add the defined term “Mixed Use Dwelling”, delete residential uses in the C-1 Village District, add the Mixed Use Dwelling as a use in the C-1 Village District, delete residential uses in the C-3 Highway Commercial District, add the Mixed Use Dwelling as a use in the C-3 Highway Commercial District, delete residential uses as a permitted adaptive reuse of historic buildings in the C-1 Village District and the C-3 Highway Commercial District, and add a review role for the Township Historical Commission for proposed adaptive reuse applications.

Following discussion, Jeff Smith moved to recommend approval of the ordinance amendments as drafted, and that “Mixed Use Dwelling” in the C-3 Highway Commercial District should be by special exception only. Brett Hand seconded and the Motion carried unanimously.

Township Solicitor, Kristin Camp, had noted that within the adaptive reuse regulations, the term “cultural *facility*” should be defined. Brett Hand moved, seconded by Jeff Smith, to strike the term cultural *facility* from the adaptive reuse regulations until the Commission defines it. The Motion carried with five (5) in favor and one (1) opposed (Deweese).

The Commission members will research a definition for cultural *facility*.

Amend Sign Lighting in Zoning Ordinance

The Commission reviewed and discussed a draft zoning ordinance amendment, dated December 16, 2019, to amend the definition of Outdoor Advertising Billboard Sign and amend certain regulations pertaining to lighting of signs.

Jeff Smith moved to approve the zoning ordinance amendment draft dated December 16, 2019, regarding the definition of outdoor advertising billboard signs and amending certain regulations pertaining to lighting of signs. Chad Adams seconded and the Motion carried unanimously.

Approval of Minutes

Brett Hand moved, seconded by Jeff Smith, to approve as presented the minutes of the Planning Commission’s December 12, 2019 meeting. The Motion carried with five (5) in favor and one (1) abstention (Shrimp).

Sally Winterton announced the next scheduled Planning Commission meeting: February 13, 2020.

Open Session

Gwen Jonik announced that Struble Trail Extension Phase 2 Conditional Use Hearing is scheduled for February 11, 2020.

Adjournment

Jim Dewees moved to adjourn the Meeting at 8:38 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik

Planning Commission Secretary