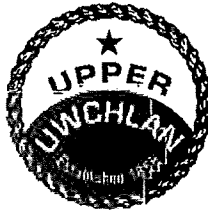




**UPPER UWCHLAN TOWNSHIP  
PLANNING COMMISSION  
AGENDA  
February 11, 2021  
7:00 p.m.**

LOCATION: This meeting will be held **virtually**. Any member of the public interested in participating in the meeting should email the Township at [tscheivert@upperuwchlan-pa.gov](mailto:tscheivert@upperuwchlan-pa.gov) for a link and a password to join in the meeting. To minimize public exposure to COVID-19 and maintain social distancing, the meeting will be conducted via webinar. No attendance in-person will be allowed. If you require special accommodation, please call the Township office at 610-458-9400.

- |       |  |               |
|-------|--|---------------|
| I.    | Call To Order  | Packet Page # |
| II.   | Reorganization for 2021  |               |
|       | Nominate, elect Chair, Vice-Chair, Secretary   |               |
| III.  | 164 Byers Road Preliminary / Final Land Development Plan   | 2             |
|       | Plan proposes a 2-story, 4,400 SF Office building and parking.<br>Accept Plan for consultants' review. |               |
| IV.   | Deweese Minor Subdivision Plan   | 8             |
|       | Plan proposes subdividing one parcel into two lots. Accept<br>Plan for consultants' review.            |               |
| V.    | Approval of Minutes: December 10, 2020 Meeting   | 13            |
| VI.   | Next Meeting Date: March 11, 2021 7:00 PM  |               |
| VII.  | Open Session   |               |
| VIII. | Adjournment  |               |



SUBDIVISION / LAND DEVELOPMENT APPLICATION

RECEIVED  
JAN 19 2021  
UPPER UWCHLAN TWP.  
UNTERMERSTOWN TWP.

☒ Preliminary Submittal

☐ Final Submittal

The undersigned hereby applies for review of the Plan submitted herewith and described below:

1. Name of Subdivision / Development: 164 Byers Road
2. Plan Dated: 12/21/20 County Deed Book/Page No. 32-4-56
3. Name of property owner(s): QBD Ventures  
c/o Peter Rodgers, Partner  
Address: \_\_\_\_\_  
State/Zip: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Email: pete
4. Name of Applicant (If other than owner):  
Same as Owner  
Address: \_\_\_\_\_  
State/Zip: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Email: \_\_\_\_\_
5. Applicant's interest (If other than owner): \_\_\_\_\_
6. Engineer, Architect, Surveyor, or Landscape Architect responsible for Plan.  
DL Howell & Associates, Inc., attn: Dave Gibbons, PE  
Address: 1250 Wrights Lane, West Chester  
State/Zip: PA, 19380 Phone No.: 610-918-9002  
Email: dgibbons@dlhowell.com
7. Total acreage: 0.702 Number of Lots: 1
8. Acreage of adjoining land in same ownership: (If any) n/a
9. Describe Type of Development Planned: \_\_\_\_\_  
Office/Commercial Building

10. This Application shall be accompanied by: the Application Fee as listed below, an aerial image of the property, and the quantity of plans/supporting information as detailed in the Township Code §162-8.B.(1)(b) and/or §162-8.C.(1)(d).

[One-half of the required plan submissions may be of a reduced size, i.e. 11 x 17]

11. List all subdivision and zoning standards or requirements which have not been met and for which a waiver or change is requested.

Section 152-305.A, 152-306, 162-55.D.1, 162-32.F, & 152-311.D

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12. The Applicant or his/her agent shall enter into a Subdivision / Land Development Review Escrow Agreement (attached) and place into escrow with the Township at the time of application an amount estimated by the Township to cover all costs of engineering and professional planning reviews (not including County application fee), legal services and other professional services used by the Township in connection with the application.

Signature of Property Owner or Applicant:

By: QBD VENTURES  
Peter J. Rodgers, PARTNER (PETER J. RODGERS)  
Date: 1/11/21

\*Development subject to ACT 209 Impact Fee.

\*Park & Recreation Fee per residence is levied. Contact Township Offices to determine amount.

### **SUBDIVISION / LAND DEVELOPMENT APPLICATION FEE**

1-2 Lots ..... \$250

3-5 Lots ..... \$500

Plus \$25 for each Lot over 3

Over 5 Lots ..... \$1000

Plus \$50 for each Lot over 5

Form revised January 2015



# LEGEND

—	EX. PROPERTY LINE
—	PROP. PROPERTY LINE
—	EX. RIGHT-OF-WAY
—	PROP. RIGHT-OF-WAY
—	EX. MONUMENT
—	PROP. MONUMENT
—	EX. IRON PIPE
—	PROP. IRON PIPE
—	EX. EASEMENT
—	PROP. EASEMENT
—	EX. EXISTING CONTOUR
—	PROP. EXISTING CONTOUR
—	EX. EXISTING SPOT ELEV.
—	PROP. EXISTING SPOT ELEV.
—	EX. EXISTING SOILS TYPE
—	PROP. EXISTING SOILS TYPE
—	EX. CONC. CURB
—	PROP. CONC. CURB
—	EX. EDGE OF PAVING
—	PROP. EDGE OF PAVING
—	EX. LIGHT POLE
—	PROP. LIGHT POLE
—	EX. SIGN
—	PROP. SIGN
—	EX. EXIST. PARKING SPACES
—	PROP. EXIST. PARKING SPACES
—	EX. EXIST. PARKING SPACES TO BE REMOVED
—	PROP. EXIST. PARKING SPACES TO BE REMOVED
—	EX. EXIST. TELE. LINE
—	PROP. EXIST. TELE. LINE
—	EX. EXIST. ELEC. LINE
—	PROP. EXIST. ELEC. LINE
—	EX. EXIST. UTILITY POLE
—	PROP. EXIST. UTILITY POLE
—	EX. EXIST. GAS LINE
—	PROP. EXIST. GAS LINE
—	EX. EXIST. GAS VALVE
—	PROP. EXIST. GAS VALVE
—	EX. EXIST. STORM SEWER LINE
—	PROP. EXIST. STORM SEWER LINE
—	EX. EXIST. STORM INLET
—	PROP. EXIST. STORM INLET
—	EX. EXIST. STORM INLET ID
—	PROP. EXIST. STORM INLET ID
—	EX. EXIST. SEEPAGE BED
—	PROP. EXIST. SEEPAGE BED
—	EX. EXIST. SANITARY SEWER LINE
—	PROP. EXIST. SANITARY SEWER LINE
—	EX. EXIST. SAN. SEWER LATERAL
—	PROP. EXIST. SAN. SEWER LATERAL
—	EX. EXIST. SANITARY MANHOLE
—	PROP. EXIST. SANITARY MANHOLE
—	EX. EXIST. WATER LINE
—	PROP. EXIST. WATER LINE
—	EX. EXIST. WATER LATERAL
—	PROP. EXIST. WATER LATERAL
—	EX. EXIST. FIRE WATER LINE
—	PROP. EXIST. FIRE WATER LINE
—	EX. EXIST. WATER VALVE
—	PROP. EXIST. WATER VALVE
—	EX. EXIST. HYDRANT
—	PROP. EXIST. HYDRANT
—	EX. EXIST. MANHOLE
—	PROP. EXIST. MANHOLE

CALL BEFORE YOU DIG!  
PENNSYLVANIA LAW REQUIRES  
3 WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND 10 WORKING  
DAYS IN DESIGN STAGE-STOP CALL

Pennsylvania One Call System, Inc.

1-800-242-1776



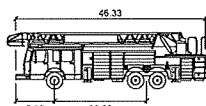
**ONE CALL NOTE**  
NO SCALE

ACT 287 SERIAL NUMBER 20092592101  
D. L. Howell & Associates, Inc. does not guarantee the  
accuracy of the location for existing subsurface utility  
lines, structures, etc. shown on the plans, nor does D. L.  
Howell & Assoc., Inc. guarantee that all subsurface utility  
lines, structures, etc. are shown.

Contractor shall verify the location and elevations of all  
subsurface utility lines, structures, etc. before the start  
of work, by calling the Pennsylvania One Call System  
at 1-800-242-1776.

## UTILITIES NOTIFIED

BUCKEYE PIPELINE COMPANY  
COMCAST CABLE COMMUNICATIONS, INC.  
PECO ENERGY  
VERIZON PENNSYLVANIA, INC.  
UPPER UCHLAN TOWNSHIP  
UPPER UCHLAN MUNICIPAL AUTHORITY



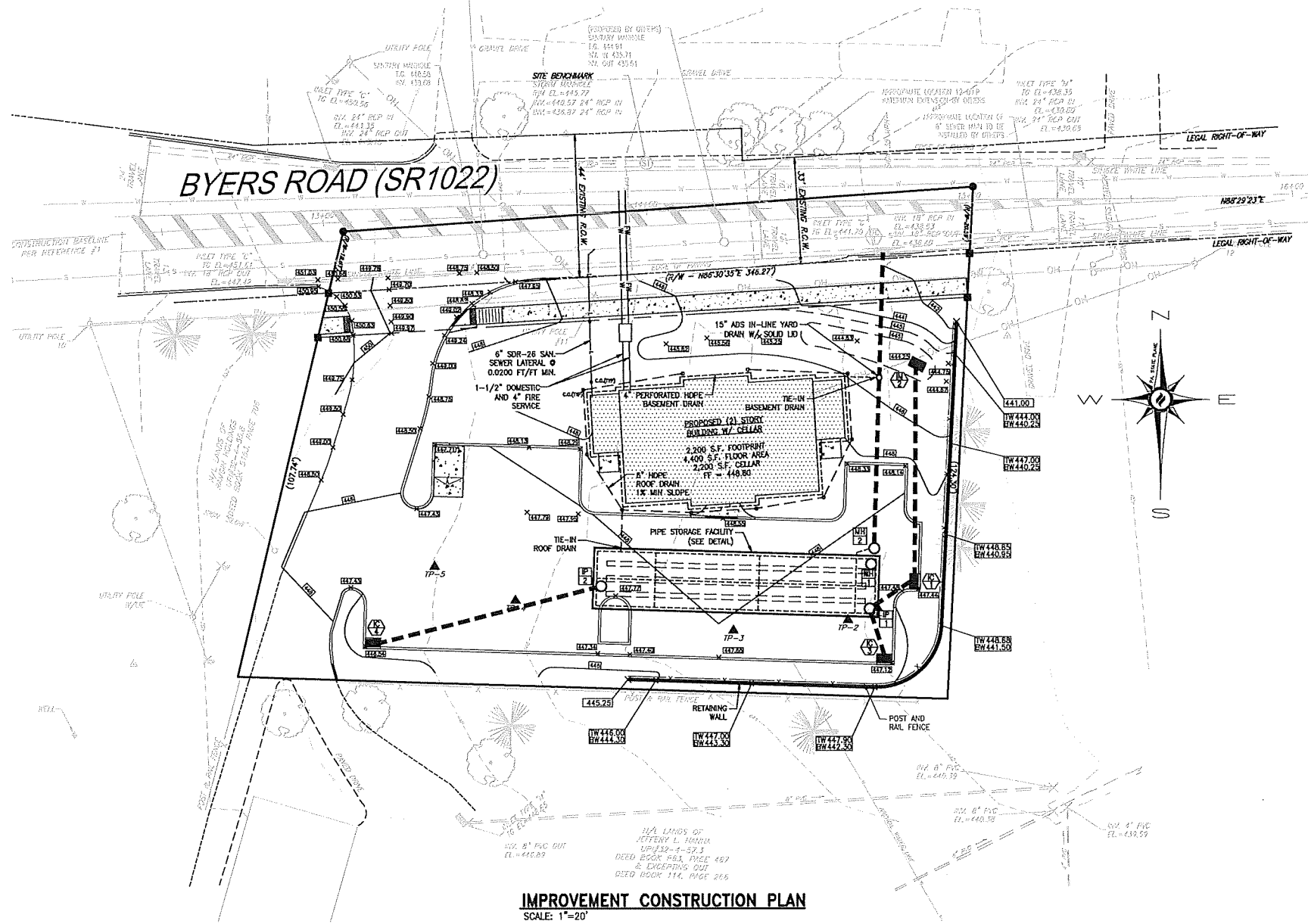
Fire Truck (Ladder) feet  
Width : 9.69  
Track : 9.69  
Lock to Lock Turn : 3.0  
Steering Angle : 36.2

## GENERAL NOTES:

- PRIOR TO STARTING CONSTRUCTION, ALL UTILITY SERVICES IN THE AREA SHALL BE LOCATED AND MEASURES TAKEN TO PROTECT THE EXISTING FACILITIES. ANY DAMAGE TO EXISTING FACILITIES SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL PERSONS VEHICLES AND BUILDINGS WITHIN THE CONSTRUCTION AREAS FROM INJURY AND DAMAGE DURING THE COURSE OF WORK.
- CONSTRUCTION SHALL BE LOCATED, AND MEASURES TAKEN TO PROTECT THE EXISTING FACILITIES IN ACCORDANCE WITH PENNSYLVANIA ACT 38. ANY DAMAGE TO EXISTING FACILITIES RESULTING FROM THE NEGLIGENCE OF THE CONTRACTOR SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE.
- LOCATION OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM FIELD SURVEY AND EXISTING RECORDS. COMPLETENESS AND ACCURACY OF EXISTING UTILITY INFORMATION IS NOT GUARANTEED. PRIOR TO THE START OF ANY CONSTRUCTION, THE CONTRACTOR SHALL ACCURATELY FIELD MEASURE LOCATION AND ELEVATION OF EXISTING UTILITIES AT POINTS OF CONNECTION AND POTENTIAL CONFLICT. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER OF ANY LOCATION FROM INFORMATION SHOWN ON THESE PLANS.
- ALL SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL STATUTES AND REGULATIONS.
- ALL TRENCHING, SHORING AND EXCAVATING OPERATIONS SHALL BE PERFORMED IN COMPLIANCE WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
- SCALED DIMENSIONS FROM THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFIRMATION FROM D.L. HOWELL & ASSOCIATES, INC.
- IF ANY UNSUITABLE SOIL IS ENCOUNTERED DURING EXCAVATION, THE CONTRACTOR SHALL REMOVE IT AND REPLACE IT WITH COMPACTED STRUCTURAL MATERIAL.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE LOCAL AUTHORITY OR GOVERNING AGENCY OF THE BEGINNING DATE OF CONSTRUCTION AND TO ENSURE THAT NO WORK IS PERFORMED WITHOUT THE REQUIRED PERMITS AND INSPECTIONS BY THE LOCAL AUTHORITY OR GOVERNING AGENCY.
- IF CONDITIONS IN THE FIELD DIFFER FROM THOSE SHOWN ON THE PLAN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TRAFFIC CONTROL, SHEETING, SHORING AND BARRICADING OF OPEN EXCAVATIONS.
- ALL MATERIALS AND METHODS OF CONSTRUCTION FOR STORMWATER FACILITIES AND SEEDING AND MULCHING SHALL CONFORM TO PENNDOT FORM 408 SPECIFICATIONS, 1994.
- ALL INLETS, MANHOLES AND ASSEMBLIES SHALL BE PRECAST CONCRETE.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR AND HAVE COMPLETE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, SAFETY PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK AND FOR COORDINATION OF ALL PORTIONS OF THE WORK UNDER CONTRACT.
- CONTRACTOR SHALL REVIEW VARIOUS PHASES OF WORK WITH THE OWNER TO DETERMINE WHETHER ANY PHASE WILL CONFLICT WITH THE OWNER'S DAILY OPERATIONS. WHERE CONFLICT IS APPARENT THE CONTRACTOR SHALL COORDINATE WITH THE OWNER THE WORK TO BE PERFORMED SO AS TO BE THE LEAST DISRUPTIVE.
- ALL INLETS SHALL BE CONSTRUCTED FLUSH WITH THE FINISH COURSE.
- ALL CURBING, CONCRETE OR PAVING TO BE REMOVED SHALL BE SAW CUT FIRST TO ENSURE A CLEAN SEPARATION FROM EXISTING MATERIAL.
- ANY PAVING DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REMOVED TO SUBGRADE AND REPLACED WITH THE FULL PAVING SECTION.
- WHERE ALL NEW BITUMINOUS PAVING MEETS EXISTING BITUMINOUS A HOT BITUMINOUS SEALANT SHALL BE POURED ALONG THE SAW CUT JOINT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER REMOVAL, REPLACEMENT, AND MAINTENANCE OF ALL EXISTING LANDSCAPING DURING CONSTRUCTION. THIS INCLUDES PROPERLY STORING MATERIAL TO BE REUSED, PRUNING WHERE REQUIRED AND PROTECTING EXISTING ROOT STRUCTURES OF TREES WHERE CONSTRUCTION OCCURS WITHIN THE DRIP LINE.
- IF GROUNDWATER OR BEDROCK IS ENCOUNTERED DURING THE INSTALLATION OF THE ON-LOT PIPE STORAGE FACILITY STOP WORK AND CONTACT THE TOWNSHIP AND DESIGN ENGINEER FOR AN ALTERNATE LOCATION OR NEW DESIGN.
- IN ANY AREA SUBJECT TO VEHICULAR ACTIVITY DURING CONSTRUCTION, A 3 FOOT MINIMUM COVER SHALL BE MAINTAINED FOR ALL UNDERGROUND UTILITIES EXCEPT STORM SEWERS.

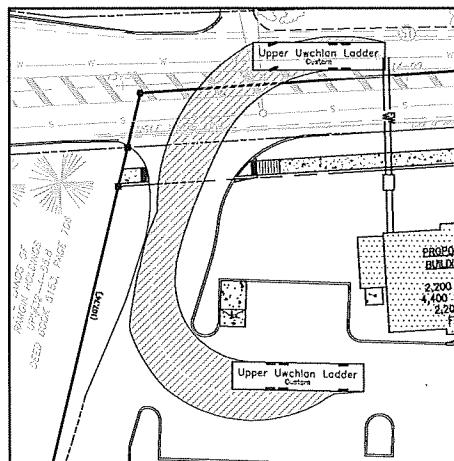
## STORM SEWER NOTES:

- ALL STORM SEWERS SHALL BE CONSTRUCTED PER PENNSYLVANIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AS OUTLINED IN PUBLICATION 408 DESIGN MANUAL, PART 2, HIGHWAY DESIGN AND STANDARDS FOR ROADWAY CONSTRUCTION, PC-SERIES UNLESS OTHERWISE INDICATED BY TOWNSHIP ORDINANCE.
- INLETS, MANHOLES, COVERS AND FRAMES SHALL CONFORM TO PENNSYLVANIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
- DURING CONSTRUCTION ALL STORMWATER CONVEYANCE PIPING SHALL MAINTAIN A MINIMUM OF 12 INCHES OF COVER AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.

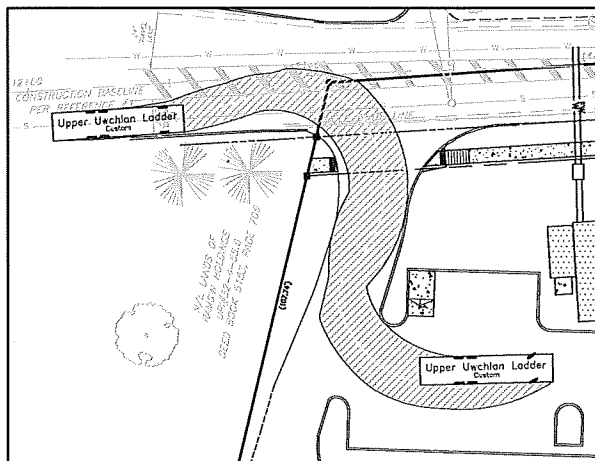


## TRUCK TURNING PLANS

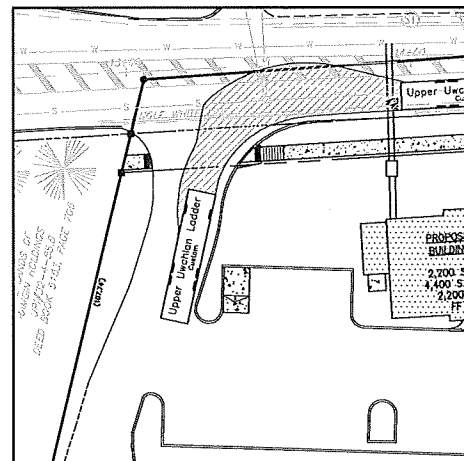
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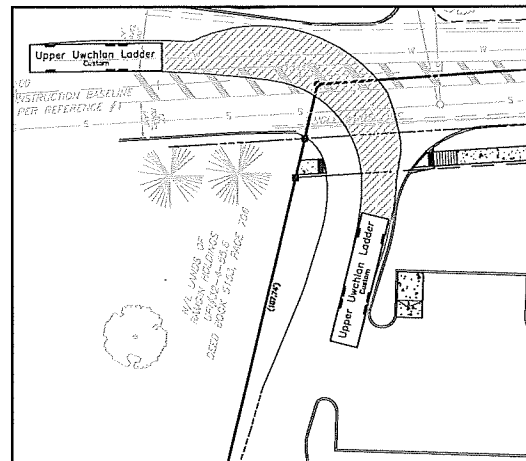
ENTERING SITE FROM EAST



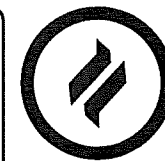
ENTERING SITE FROM WEST



EXITING SITE HEADED EAST



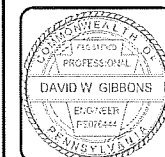
EXITING SITE HEADED WEST



**DLHowell**

Civil Engineering  
Land Planning  
Environmental  
www.DLHowell.com

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



REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

PRELIMINARY/FINAL	IMPROVEMENT CONSTRUCTION PLAN
CLIENT: QBD VENTURES	PROJECT: BYERS ROAD PROPERTY
LOCATION: 164 BYERS ROAD	UPPER UCHLAN TOWNSHIP, CHESTER COUNTY, PA

DRAWN BY:	AS SHOWN
CHECKED BY:	AM
PROJECT NO.:	2146
DATE:	12/21/20
PLOTTED:	12/21/20
DRAWING NO.:	C03.01
SHEET:	03 of 10



UPPER UWCHLAN TOWNSHIP - LANDSCAPE COMPLIANCE CHART

SECTION 162-57. 6(b)  
STREET TREES SPACING SHALL BE NO GREATER THAN 50 FEET.  
ROAD FRONTAGE = 200 FT. /50' = 4 ST. TREES

SECTION 162-57. 7(c)  
THE INTERIOR OF A PARKING LOT SHALL HAVE 1 SHADE  
TREE FOR EVERY 5 PARKING SPACES.  
22 SPACES/5 = 4.4 SHADE TREES

SECTION 162-57 LANDSCAPE DESIGN,  
INSTALLATION AND MAINTENANCE STANDARDS

D. MINIMUM PLANTING STANDARDS

PER 1,000 SF OF GROSS BUILDING AREA - 2,200 SF

- 2 - (2.5" CAL. MIN.) DECIDUOUS TREE / 1,000 SF  
1 - (8' HT. MIN.) EVERGREEN TREE / 1,000 SF  
8 - (24-30" HT.) SHRUBS / 1,000 SF

PER 2,000 SF PARKING OR LOADING AREA - 8,076 SF

- 1 - (2.5" CAL. MIN.) DECIDUOUS TREE / 2,000 SF  
1 - (8' HT. MIN.) EVERGREEN TREE / 2,000 SF  
4 - (24-30" HT.) SHRUBS / 2,000 SF

PER 100 LF OF NEW AND EXISTING ROAD FRONTAGE

- EXISTING ROAD FRONTAGE 200 LF  
2 - (2.5" CAL. MIN.) DECIDUOUS TREE / 100 LF  
1 - (8' HT. MIN.) EVERGREEN TREE / 100 LF  
5 - (24-30" HT.) SHRUBS / 100 LF

PER 100 L.F. OF EXISTING TRACT BOUNDARY - 452 LF

- 1 - (2.5" CAL. MIN.) DECIDUOUS TREE / 100 LF  
2 - (8' HT. MIN.) EVERGREEN TREE / 100 LF  
8 - (24-30" HT.) SHRUBS / 100 LF

TOWNSHIP  
REQUIRED

PROPOSED

4

3 (WAIVER REQ.)

5

SATISFIED BY PARKING AND LOADING  
LANDSCAPING REQUIREMENT (BELOW)

5

2 (WAIVER REQ.)

3

0 (WAIVER REQ.)

18

42

4

5

4

0 (WAIVER REQ.)

16

18 + 20 GROUNDCOVERS

4

0 (WAIVER REQ.)

2

0 (WAIVER REQ.)

10

10

5

0 (WAIVER REQ.)

9

3 (WAIVER REQ.)

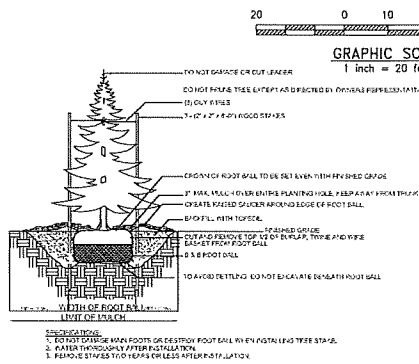
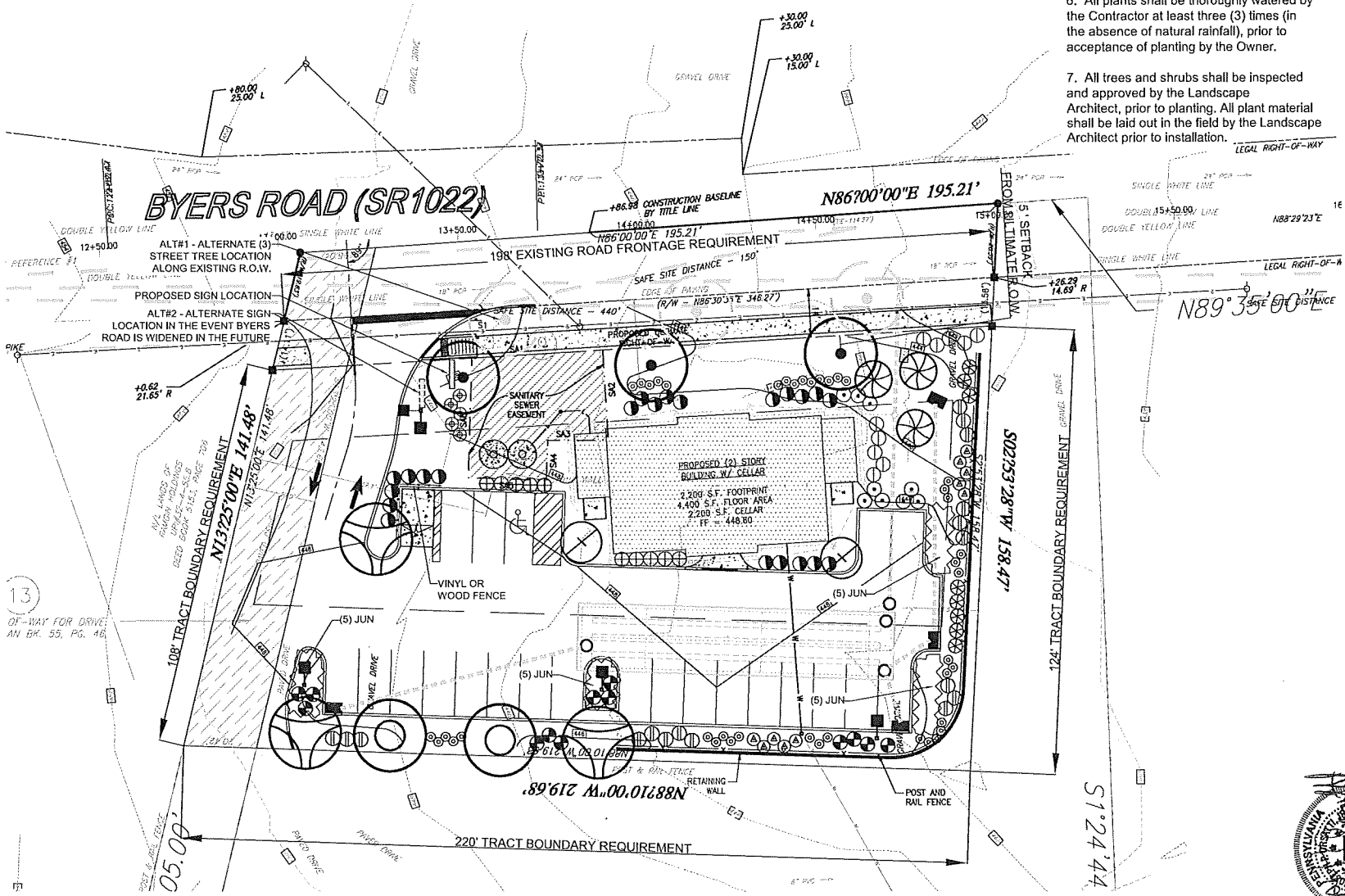
36

75

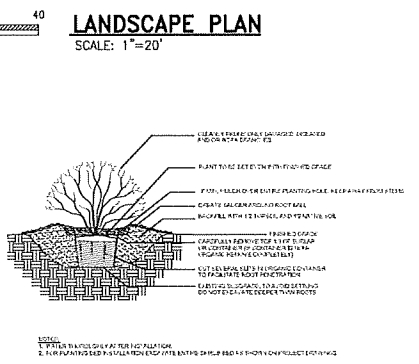
TOWNSHIP PLANT SCHEDULE

Quantity	Symbol	Scientific Name	Common Name	Planting Size
STREET TREES				
3		<i>Zelkova serrata</i> 'Village Green'	Village Green Zelkova	2-2.5" cal., 12-14' ht., 6-7' sp., B&B
		(Please note Alternate Location)		
BUILDING AREA LANDSCAPING				
2		<i>Prunus subhirtella</i> 'Autumnalis'	Autumn Flowering Cherry	2-2.5" cal., 12-14' ht., 6-7' sp., B&B
5		<i>Ilex verticillata</i>	Winterberry Holly	24-30" ht., 24-30" sp.
3		<i>Clethra alnifolia</i> 'Hummingbird'	Hummingbird Summersweet	24-30" ht., 24-30" sp.
5		<i>Taxus x media</i> 'Densiflormis'	Dense Yew	24-30" ht., 24-30" sp.
15		<i>Ilex glabra</i> 'Shamrock'	Dwarf Shamrock Inkberry	24-30" ht., 24-30" sp.
14		<i>Rosa</i> 'Knockout'	Red Knockout Roses	24-30" ht., 24-30" sp.
PARKING & LOADING AREA LANDSCAPING & PARKING LOT SCREEN AND INTERIOR SHADE TREES				
3		<i>Quercus phellos</i>	Willow Oak	2-2.5" cal., 12-14' ht., 6-7' sp., B&B
2		<i>Tilia cordata</i> 'Greenspire'	Greenspire Linden	2-2.5" cal., 12-14' ht., 6-7' sp., B&B
6		<i>Clethra alnifolia</i> 'Hummingbird'	Hummingbird Summersweet	24-30" ht., 24-30" sp.
5		<i>Taxus x media</i> 'Densiflormis'	Dense Yew	24-30" ht., 24-30" sp.
7		<i>Ilex glabra</i> 'Shamrock'	Dwarf Shamrock Inkberry	24-30" ht., 24-30" sp.
20		<i>Juniperus chinensis</i> 'Pfitzeriana Compacta'	Compact Pfitzer Juniper	1 gallon cont.
EXISTING ROAD FRONTAGE REQUIREMENT				
5		<i>Ilex x meserveae</i> 'China Girl'	China Girl Holly	24-30" ht., 24-30" sp.
5		<i>Ilex verticillata</i>	Winterberry Holly	24-30" ht., 24-30" sp.
TRACT BOUNDARY REQUIREMENT				
3		<i>Pseudotsuga menziesii</i>	Douglas Fir	8' ht., 4-5' sp., B&B
10		<i>Itea virginica</i> 'Little Henry'	Little Henry Sweetspire	24-30" ht., 24-30" sp.
27		<i>Rosa</i> 'Knockout'	Red Knockout Roses	24-30" ht., 24-30" sp.
17		<i>Viburnum trilobum</i> 'Compactum'	Compact American Cranberrybush	24-30" ht., 24-30" sp.
13		<i>Myrica pensylvanica</i>	Northern Bayberry	24-30" ht., 24-30" sp.
8		<i>Cornus sericea</i>	Red Twig Dogwood	24-30" ht., 24-30" sp.
10,000 s.f.		Seeded Lawn Area		

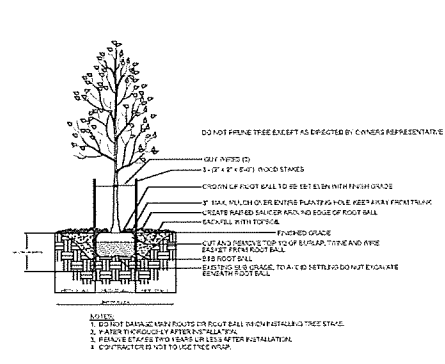
NOTES:  
1. ALL DISTURBED AREAS ARE TO BE FINE GRADED, RAKED AND SEEDED.  
2. CONTRACTOR IS TO VERIFY SEEDING QUANTITY PRIOR TO BID.



TYPICAL EVERGREEN TREE PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL DECIDUOUS TREE PLANTING DETAIL

NOTES:

1. THIS PLAN TO BE USED FOR LANDSCAPE PURPOSES ONLY.

General Notes:

- All plants shall be of specimen quality.
- All plants shall conform with the most current version of the "American Standard for Nursery Stock" of the American Association of Nurserymen.
- All plant material shall be guaranteed for a period of eighteen (18) months
- Location of all underground utilities shall be verified and marked in the field, prior to any digging operations.
- All trees shall be provided with a 3" deep saucer, consisting of shredded Oak bark mulch. All shrub beds shall be provided with a 3" deep layer of shredded Oak bark mulch.
- All plants shall be thoroughly watered by the Contractor at least three (3) times (in the absence of natural rainfall), prior to acceptance of planting by the Owner.
- All trees and shrubs shall be inspected and approved by the Landscape Architect, prior to planting. All plant material shall be laid out in the field by the Landscape Architect prior to installation.



DLHowell

Civil Engineering &  
Land Planning  
www.DLHowell.com

D.L. Howell & Assoc., Inc.  
1250 Whighs Lane  
West Chester, PA 19380  
Phone: (610) 918-9002  
Fax: (610) 918-9003

312 West State Street  
Suite B  
Kennett Square, PA 19348  
Phone: (610) 444-3838  
Fax: (610) 444-3877

55 Country Club Drive  
Suite 100  
Downingtown, PA 19335  
Phone: (610) 518-9111  
Fax: (610) 518-9220

REV	DATE	DESCRIPTION
1	7-19-10	REVISED AS PER CLIENT COMMENTS
2	6-20-10	REVISED AS PER TOWNSHIP REVIEW COMMENTS
3		
4		
5		
6		
7		
8		

PRELIMINARY  
TOWNSHIP LANDSCAPE PLAN

CLIENT: QBD VENTURES  
PROJECT: BYERS ROAD PROPERTY  
LOCATION: 164 BYERS ROAD  
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PA

DATE:	09/29/09
SCALE:	1"=20'
DRAWN BY:	JEX
CHECKED BY:	JPO
PROJECT NO:	2146
CAD FILE:	
PLOTTED:	8-20-10
DRAWING NO:	C10.01
SHEET	10 OF 10

**SENT VIA ELECTRONIC MAIL ONLY**

January 15, 2021

Mr. Dave DiCecco  
D.L. Howell & Associates, Inc.  
1250 Wright's Lane  
West Chester, PA 19380

Re: Act 537, Sewage Facilities Planning  
164 Byers Road Project  
DEP Code No. 1-15954-357-X  
Upper Uwchlan Township, Chester County

Dear Mr. DiCecco:

This letter is in reference to your application for Sewage Facilities Planning Modules for a 4,400-square-foot office building on 0.54 acres. The project is located at 164 Byers Road in Upper Uwchlan Township, Chester County.

This project does not meet the definition of a subdivision under the Pennsylvania Sewage Facilities Act. Therefore, no planning modules are required to be submitted to the Department of Environmental Protection (DEP).

This project will be connected to the Upper Uwchlan Municipal Authority and will generate 176 gallons of sewage per day to be treated at the Upper Uwchlan Municipal Authority – Route 100 Wastewater Treatment Facility.

If you have any questions or concerns, please contact me at 484.250.5182.

Sincerely,



Kelly A. Sweeney  
Sewage Planning Specialist 2  
Clean Water

cc: Chester County Planning Commission (via email)  
Chester County Health Department (via email)  
Chester County Conservation District (via email)  
QBD Ventures (via email)  
Upper Uwchlan Township (via email)  
Upper Uwchlan Municipal Authority (via email)  
Planning Section  
Re 30



RECEIVED

FEB - 8 2021

UPPER UWCHLAN TWP  
ADMINISTRATIVE OFFICES

SUBDIVISION / LAND DEVELOPMENT APPLICATION

☒ Preliminary Submittal

☐ Final Submittal

The undersigned hereby applies for review of the Plan submitted herewith and described below:

1. Name of Subdivision / Development: JIM & BECKY DEWEES
2. Plan Dated: 2-8-2021 County Deed Book/Page No. U.P.T. 32-4-33-1  
2 ACRES T-47 PAGE 113
3. Name of property owner(s): JAMES C. & REBECCA J. DEWEES  
9.3 ACRES  
BOOK  
7396  
PAGE  
58  
Address: 363 BYERS ROAD, CHESTER SPRINGS  
State/Zip: PA 19425 Phone No.: 610-310-4111  
Email: j.dewees@upperuwchlanpa.gov
4. Name of Applicant (If other than owner):  
\_\_\_\_\_  
Address: \_\_\_\_\_  
State/Zip: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Email: \_\_\_\_\_
5. Applicant's interest (If other than owner): \_\_\_\_\_
6. Engineer, Architect, Surveyor, or Landscape Architect responsible for Plan.  
DAVID BEIDEMAN ASSOCIATES  
Address: 10 ROSEMARY LANE, SUITE 100, GLENMOORE  
State/Zip: PA 19343 Phone No.: 610-310-4111  
Email: d.beideman@PALANDSURVEYOR.COM
7. Total acreage: 11.3 Number of Lots: 2
8. Acreage of adjoining land in same ownership: (If any) \_\_\_\_\_
9. Describe Type of Development Planned: TWO LOT SUBDIVISION



10. This Application shall be accompanied by: the Application Fee as listed below, an aerial image of the property, and the quantity of plans/supporting information as detailed in the Township Code §162-8.B.(1)(b) and/or §162-8.C.(1)(d).  
[One-half of the required plan submissions may be of a reduced size, i.e. 11 x 17]

11. List all subdivision and zoning standards or requirements which have not been met and for which a waiver or change is requested.

SALDO 162-47 RELIEF FROM SETTING CONCRETE  
MONUMENTS ON PROPERTY BOUNDARY.

12. The Applicant or his/her agent shall enter into a Subdivision / Land Development Review Escrow Agreement (attached) and place into escrow with the Township at the time of application an amount estimated by the Township to cover all costs of engineering and professional planning reviews (not including County application fee), legal services and other professional services used by the Township in connection with the application.

Signature of Property Owner or Applicant:

By: James C Dewees  
Rebecca J Dewees  
Date: FEB 5, 2021

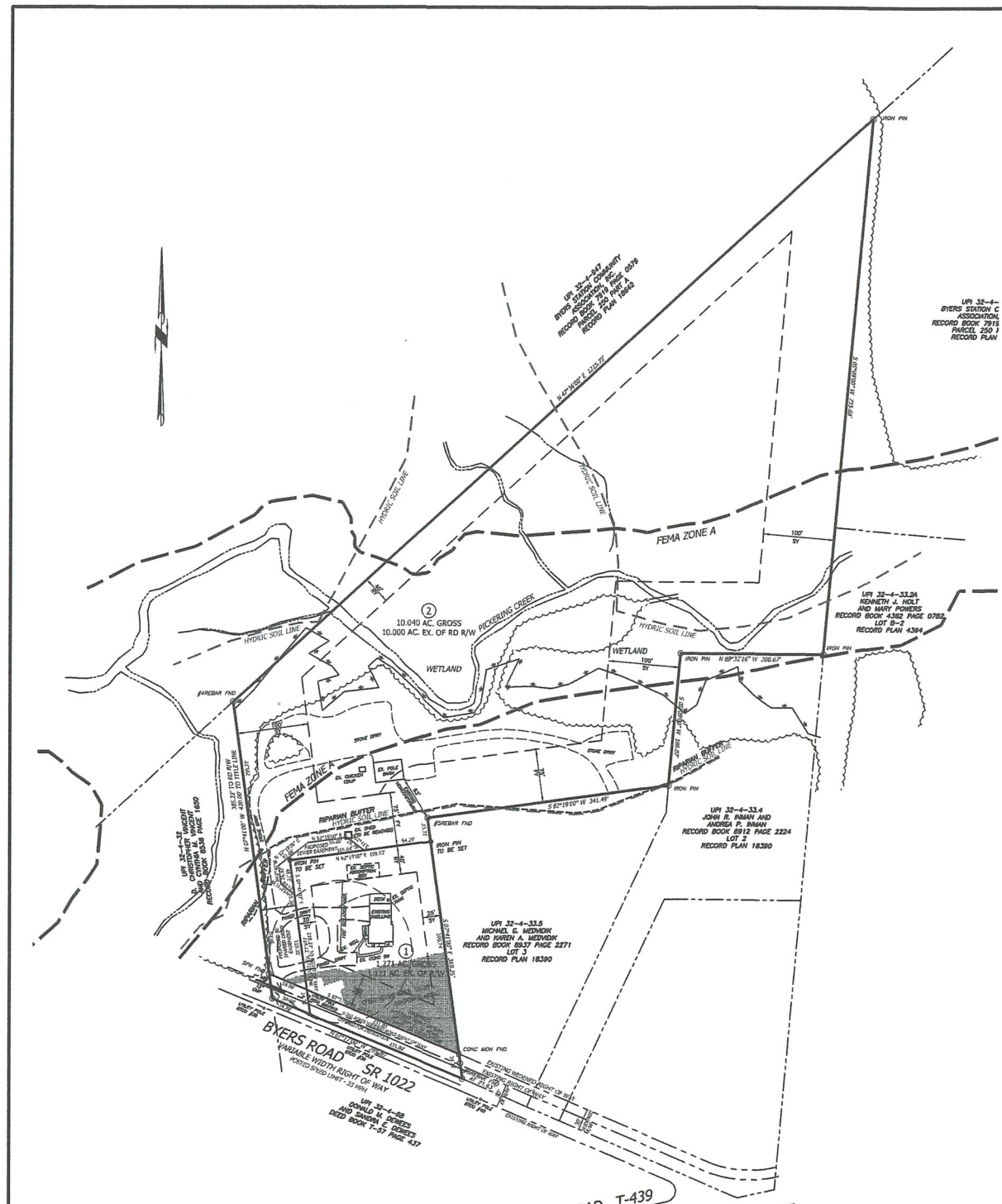
\*Development subject to ACT 209 Impact Fee.

\*Park & Recreation Fee per residence is levied. Contact Township Offices to determine amount.

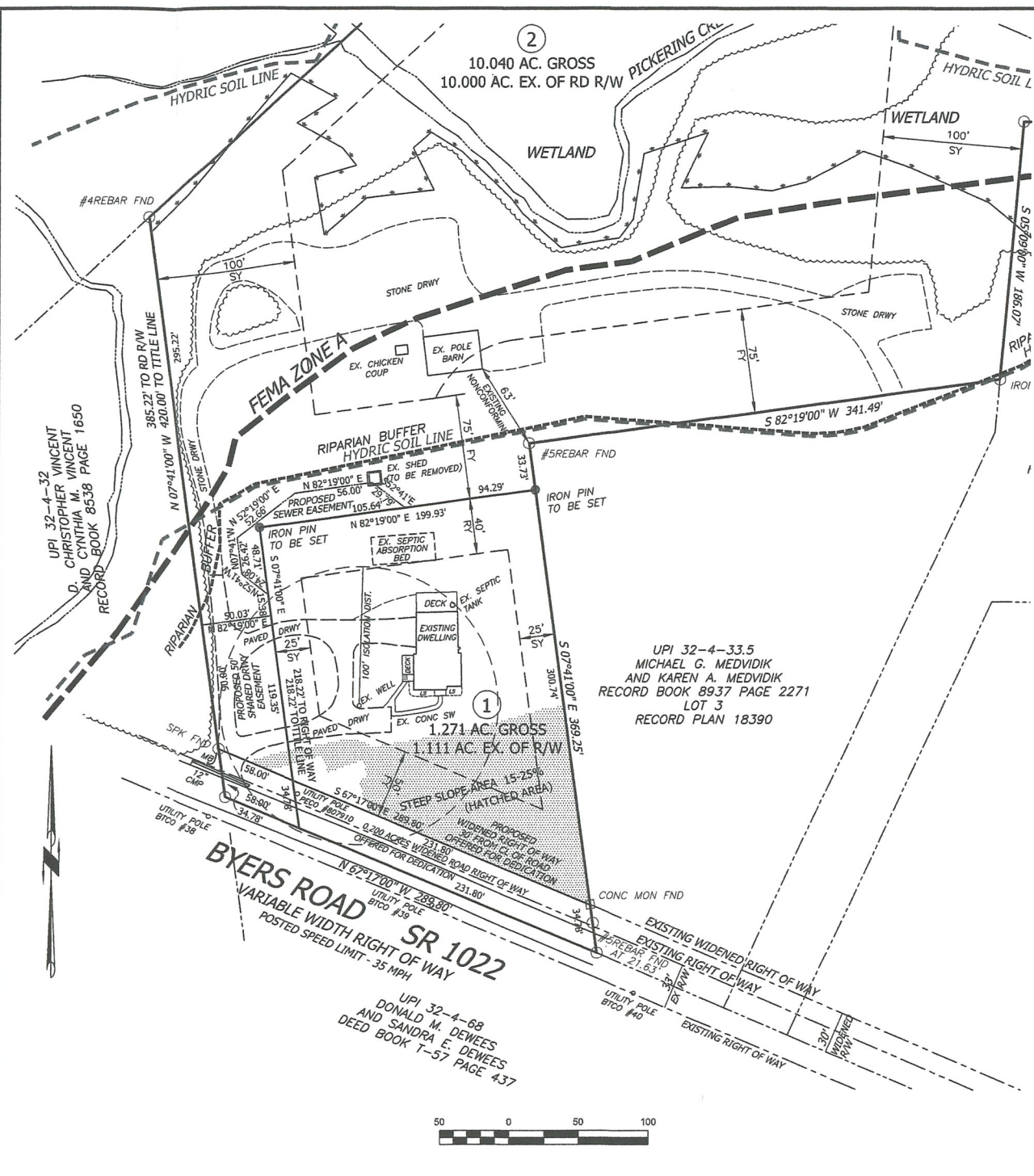
#### SUBDIVISION / LAND DEVELOPMENT APPLICATION FEE

1-2 Lots .....	\$250
3-5 Lots .....	\$500
Plus \$25 for each Lot over 3	
Over 5 Lots .....	\$1000
Plus \$50 for each Lot over 5	

Form revised January 2015



SUBDIVISION AND LAND DEVELOPMENT ORDINANCE WAIVER REQUESTS:		ZONING: R-3 RESIDENTIAL		REQUIRED		PROVIDED LOT 1 SINGLE FAMILY		PROVIDED LOT 2 AGRICULTURAL		SITE PLAN NOTES	
GIVEN THE SIMPLE MINOR SUBDIVISION PORPOSAL AND THE SIZE OF THE PROPERTY, THE APPLICANT REQUESTS WAIVER FROM THE FOLLOWING SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REQUIREMENTS:		LOT AREA - SINGLE FAMILY LOT SIZE - AGRICULTURAL		30,000 SF		48,402 SF		10,040 ACRES		A. THE PURPOSE OF THIS PLAN IS A MINOR SUBDIVISION TO CREATE A RESIDENTIAL LOT, LOT NUMBER 1, SURROUNDING THE EXISTING SINGLE FAMILY DWELLING, AND TO LEAVE A REMAINING AREA, LOT NUMBER 2, FOR AGRICULTURAL PURPOSES.	
1. SECTION 162-47 - RELIEF FROM REPLACING THE EXISTING IRON PIN CORNER MARKER ON THE PROPERTY PERIMETER WITH CONCRETE MONUMENTS, AND PERMIT THE EXISTING MARKERS TO SATISFY THIS REQUIREMENT.		LOT WIDTH AT BUILDING LINE		100 FEET		231.8 FEET		604.5 FEET		B. LOT 2 IS PROPOSED AS A NON-BUILDING LOT FOR AGRICULTURAL PURPOSES. LOT 2 SHALL NOT BE USED FOR RESIDENTIAL USE UNLESS ALL NECESSARY ZONING, LAND DEVELOPMENT, AND SANITATION APPROVALS ARE RECEIVED FROM THE TOWNSHIP AND APPLICABLE REGULATORY AGENCIES. THIS SHALL INCLUDE SEWAGE PLANNING APPROVALS FOR DISPOSAL OF SEWAGE.	
		FRONT YARD - SINGLE FAMILY FRONT YARD - AGRICULTURE		50 FEET		93.3 FEET		53 FEET EX. NONCONFORMING		C. A SHARED DRIVEWAY EASEMENT IS PROPOSED FOR ACCESS FROM BYERS ROAD, THROUGH LOT 2, TO PROVIDE ACCESS TO LOT 1. A SHARED DRIVEWAY AGREEMENT SHALL BE RECORDED AT THE TIME OF SALE OF LOT 1.	
		SIDE YARD - SINGLE FAMILY SIDE YARD - AGRICULTURAL		25 FEET		66.5 FEET		163.5 FEET		D. A SEWER EASEMENT FOR A FUTURE SEWER REPLACEMENT SYSTEM FOR LOT 1 IS PROPOSED OVER LOT 2. A SEWER EASEMENT AGREEMENT SHALL BE RECORDED AT THE TIME OF SALE OF LOT 1.	
		REAR YARD		40 FEET		75.5 FEET		136.6 FEET			
		BUILDING COVERAGE		25% MAX		3.7%		0.2%			
		IMPERVIOUS COVERAGE		40% MAX		12.9%		6.0%			
		BUILDING HEIGHT - SINGLE FAMILY		35 FEET		<35 FEET		<35 FEET			
		BUILDING HEIGHT - AGRICULTURAL		PER 20 200-67		<35 FEET		<35 FEET			



GENERAL NOTES

1. APPLICANT AND OWNER: JAMES C. DEWEES AND REBECCA JANE DEWEES, 365 BYERS ROAD, CHESTER SPRINGS, PA 19425. DEED REF: DB T-47 G 113 & R8 7396 PG 58. AREA: 11.311 ACRES GROSS.

2. PROPERTY BOUNDARY IS FROM RECORD PLAN 18390, PLAN OF SUBDIVISION FOR THE ESTATE OF JACOB C. DEWEES, PREPARED BY E.B. WALSH & ASSOC., VERIFIED BY SURVEY BY BEIDEMAN ASSOCIATES ON DECEMBER 13, 2020.

3. AERIAL PHOTOGRAPHY, IF SHOWN, IS COURTESY OF PASDA AND DVRPC, 2010.

4. SOILS ARE FROM WERSOIL MAPPING PROVIDED BY NRCS AND SUPPLEMENTED BY USDA CHESTER AND DELAWARE SOILS SURVEY.

5. WETLANDS ARE FROM DELINEATION BY E.B. WALSH & ASSOC., NOVEMBER 2005.

6. SOILS TEST PITS AND PERCOLATION TESTING CONDUCTED BY BEIDEMAN ASSOCIATES, OCTOBER 27 AND 28, 2020, AND OBSERVED BY THE CHESTER COUNTY HEALTH DEPARTMENT.

7. TWO FOOT CONTOURS ARE FROM LIDAR DERIVED MAPPING COURTESY OF PASDA AND PA DCNR DATED. ONE FOOT INTERVAL CONTOURS ARE FROM FIELD SURVEY BY BEIDEMAN ASSOCIATES ON DECEMBER 13, 2020.

8. PROPERTY IMPROVEMENT LOCATIONS ARE FROM FIELD SURVEY BY BEIDEMAN ASSOCIATES ON DECEMBER 13, 2020. LOCATION OF PICKERING CREEK IS FROM PLOTTING FROM AERIAL PHOTOGRAPHY COURTESY OF PASDA AND DVRPC, 2010.

I HEREBY CERTIFY, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS ARE IN CONFORMITY WITH ZONING, SUBDIVISION, SANITATION, AND OTHER APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS.

DAVID A. BEIDEMAN, PA PLS #SU-32017-E

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF CHESTER SS  
JAMES C. DEWEES AND REBECCA JANE DEWEES, BEFORE ME PERSONALLY APPEARED, BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNERS OF THE REAL ESTATE SHOWN HEREON, THAT THIS PLAN TRULY REPRESENTS THE PLAN OF LAND, LOTS, ROADS, AND OTHER RELATED INFORMATION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, THAT THEY DESIRE THE PLAN BE RECORDED ACCORDING TO LAW, AND THAT ALL STREETS AND ULTIMATE RIGHTS OF WAY SHOWN AND NOT HERETOFORE DEDICATED, SHALL BE OFFERED FOR DEDICATION TO PUBLIC USE.

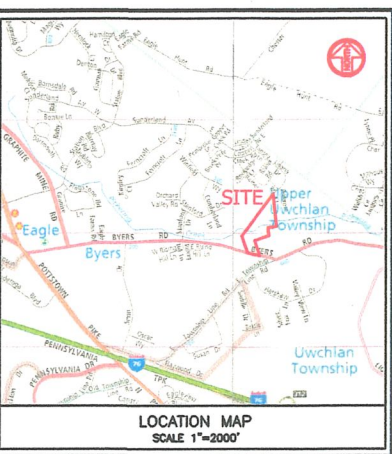
SIGNATURE OF OWNER: \_\_\_\_\_

SIGNATURE OF OWNER: \_\_\_\_\_

SWORN TO AND SUBSCRIBED BEFORE ME

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_



APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY  
THE BOARD OF SUPERVISORS OF UPPER UWCHLAN TOWNSHIP,  
CHESTER COUNTY, PENNSYLVANIA:

CHAIRMAN \_\_\_\_\_

MEMBER \_\_\_\_\_

MEMBER \_\_\_\_\_

REVIEWED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY  
THE PLANNING COMMISSION OF UPPER UWCHLAN TOWNSHIP,  
CHESTER COUNTY, PENNSYLVANIA:

REVIEWED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY  
THE TOWNSHIP ENGINEER OF UPPER UWCHLAN TOWNSHIP,  
CHESTER COUNTY, PENNSYLVANIA:

THIS PLAN WAS REVIEWED BY THE  
CHESTER COUNTY PLANNING COMMISSION ON:

DATE: \_\_\_\_\_

CCPC FILE NUMBER: \_\_\_\_\_

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS  
OF CHESTER COUNTY AT WEST CHESTER, PENNSYLVANIA

AT (TIME): \_\_\_\_\_

DATE: \_\_\_\_\_

IN PLAN FILE: \_\_\_\_\_

UPI NUMBER 32-4-33.1

50' 100' 0 50' 100' 100' 200'

GRAPHIC SCALE IN FEET

REV. NO.	DATE	DESCRIPTION

SUBDIVISION RECORD PLAN

PLAN OF SUBDIVISION

for

**JAMES C. DEWEES AND REBECCA JANE DEWEES**

UPPER UWCHLAN TOWNSHIP	CHESTER COUNTY	PENNSYLVANIA	CLIENT	SHEET
			JAMES C. DEWEES AND REBECCA JANE DEWEES 10 ROSEMARY LANE GLEN MOORE, PA 19343 610-310-4111	1

DRAWN BY: DAB	CHECKED BY: DAB	SURVEY REF/FE: DC-4273	PROJECT NO.: 4273

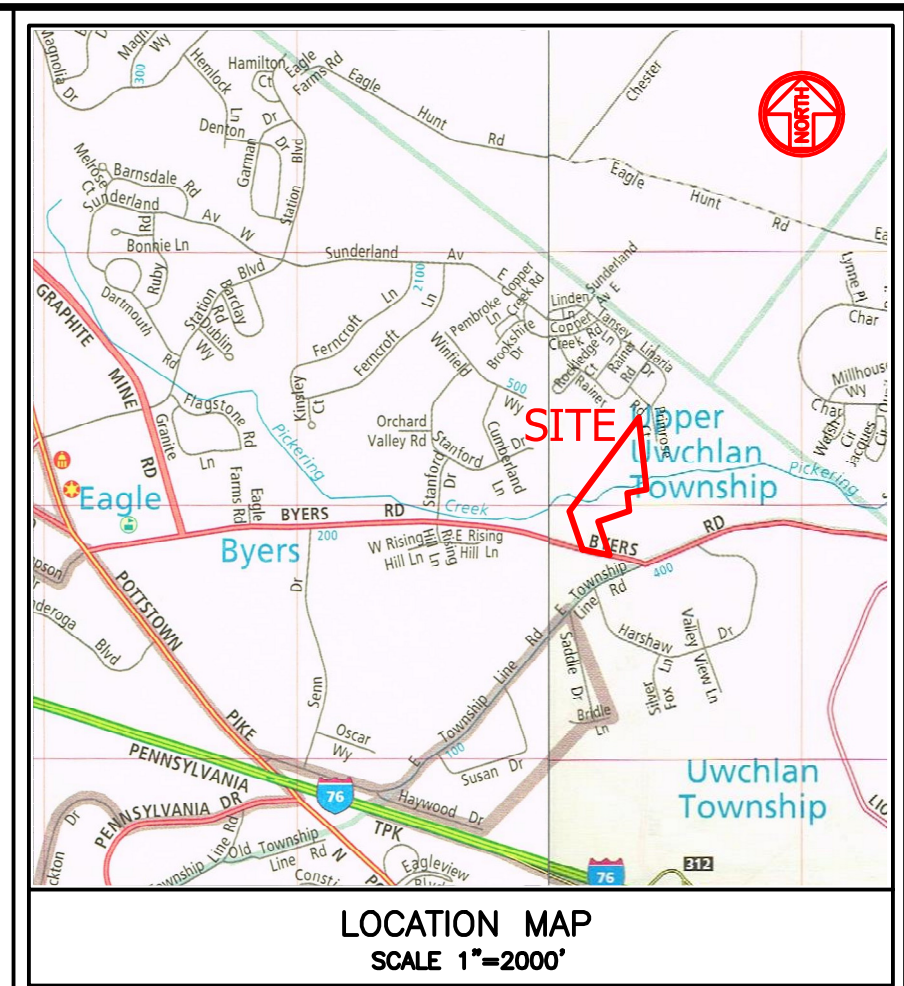
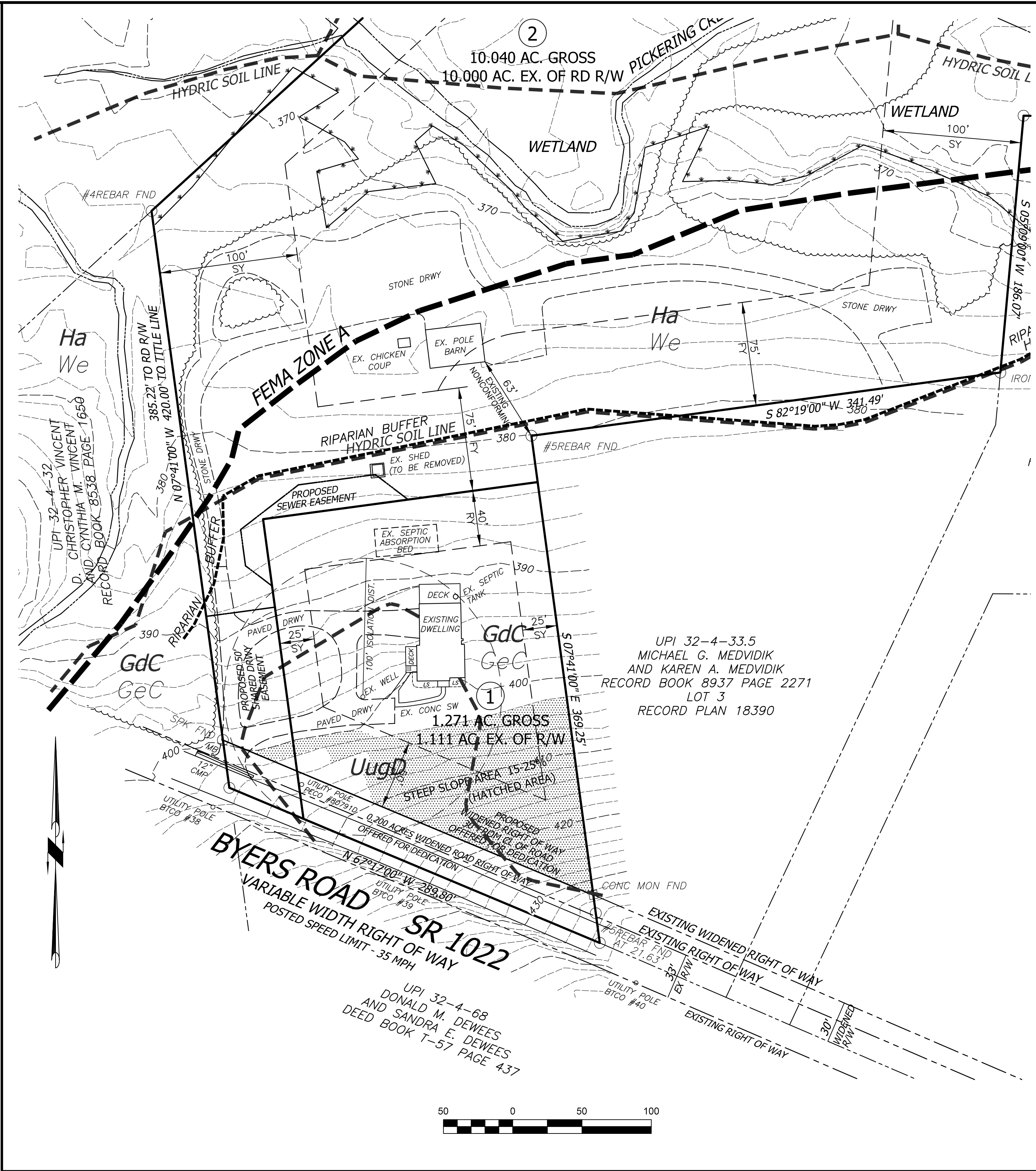
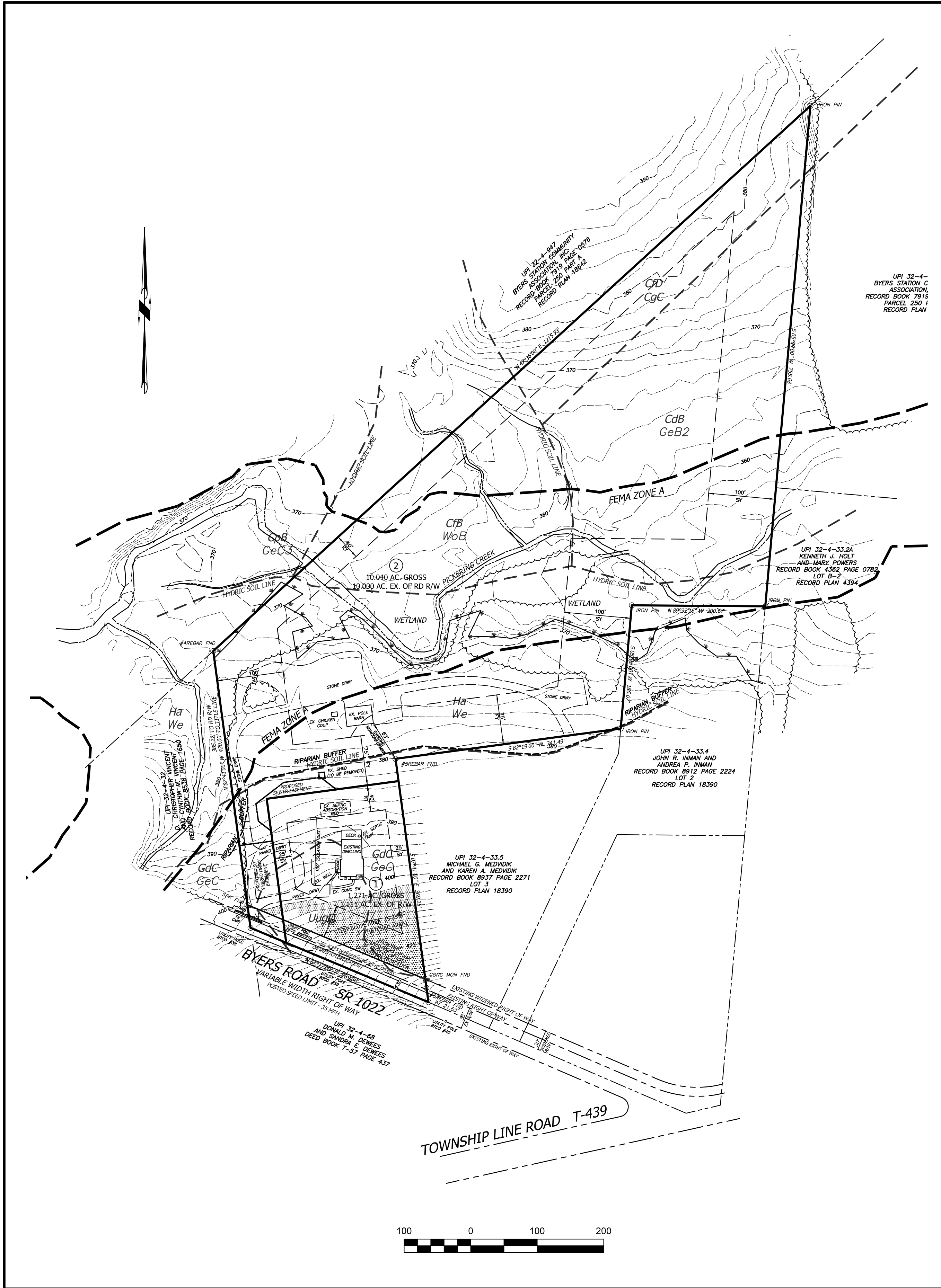
DWG FILE: 4273DWG14273 DEWEES SUBD

SCALE: AS SHOWN

DATE: JAN 25, 2021

OF 4#





APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_  
THE BOARD OF SUPERVISORS OF UPPER UWCHLAN TOWNSHIP,  
CHESTER COUNTY, PENNSYLVANIA:

CHAIRMAN \_\_\_\_\_

MEMBER \_\_\_\_\_

MEMBER \_\_\_\_\_

REVIEWED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_  
THE PLANNING COMMISSION OF UPPER UWCHLAN TOWNSHIP,  
CHESTER COUNTY, PENNSYLVANIA:

REVIEWED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_  
THE TOWNSHIP ENGINEER OF UPPER UWCHLAN TOWNSHIP,  
CHESTER COUNTY, PENNSYLVANIA:

THIS PLAN WAS REVIEWED BY THE  
CHESTER COUNTY PLANNING COMMISSION ON:

DATE: \_\_\_\_\_

CCPC FILE NUMBER: \_\_\_\_\_

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS  
OF CHESTER COUNTY AT WEST CHESTER, PENNSYLVANIA

AT (TIME): \_\_\_\_\_

DATE: \_\_\_\_\_

IN PLAN FILE: \_\_\_\_\_

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE WAIVER REQUESTS:	ZONING: R-3 RESIDENTIAL	REQUIRED	PROVIDED LOT 1 SINGLE FAMILY	PROVIDED LOT 2 AGRICULTURAL	SITE PLAN NOTES
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	BUILDING HEIGHT - AGRICULTURAL	PER ZO 200-67			

GENERAL NOTES

1. APPLICANT AND OWNER: JAMES C. DEWEES AND REBECCA JANE DEWEES, 365 BYERS ROAD, CHESTER SPRINGS, PA 19425

PROPERTY DATA: PARCEL ID: UPI 32-4-33.1, ADDRESS: 360 BYERS ROAD, CHESTER SPRINGS, PA 19425, DEED REF.: DB T-47 G 113 & RB 7396 PG 58, AREA: 11.311 ACRES GROSS

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UPI NUMBER 32-4-33.1

GRAPHIC SCALE IN FEET: 50/100, 0, 50/100, 100/200

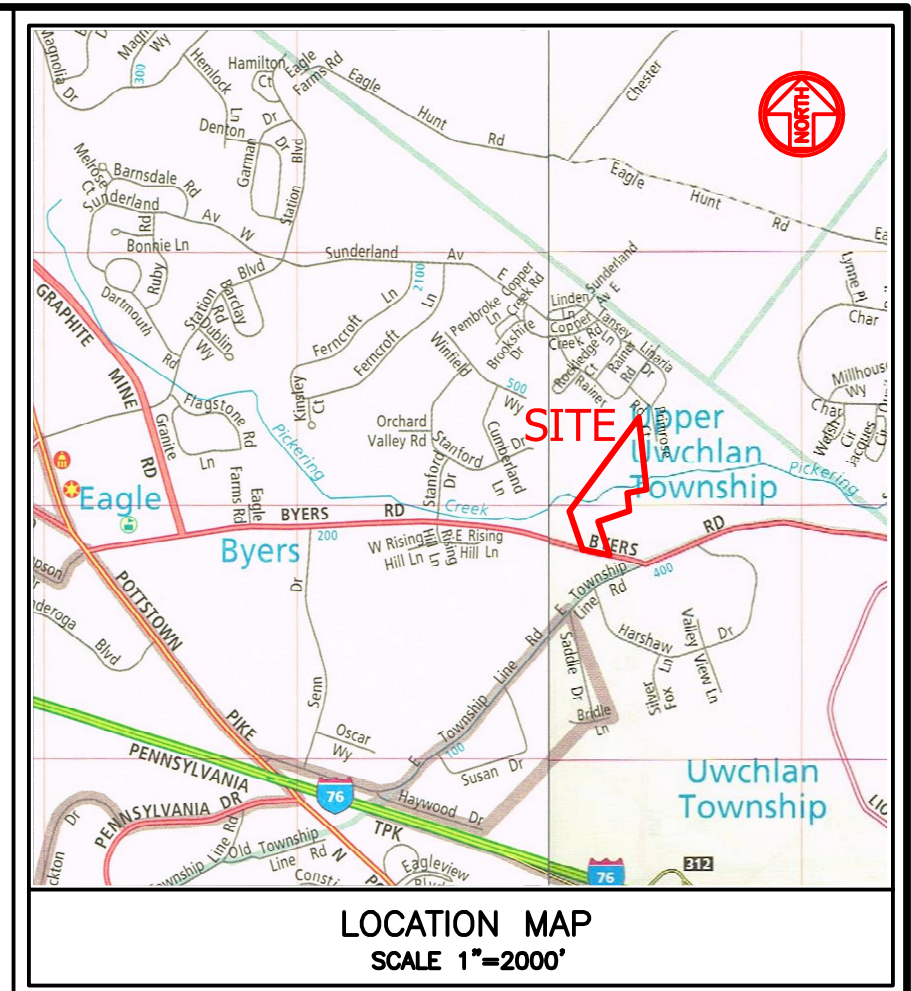
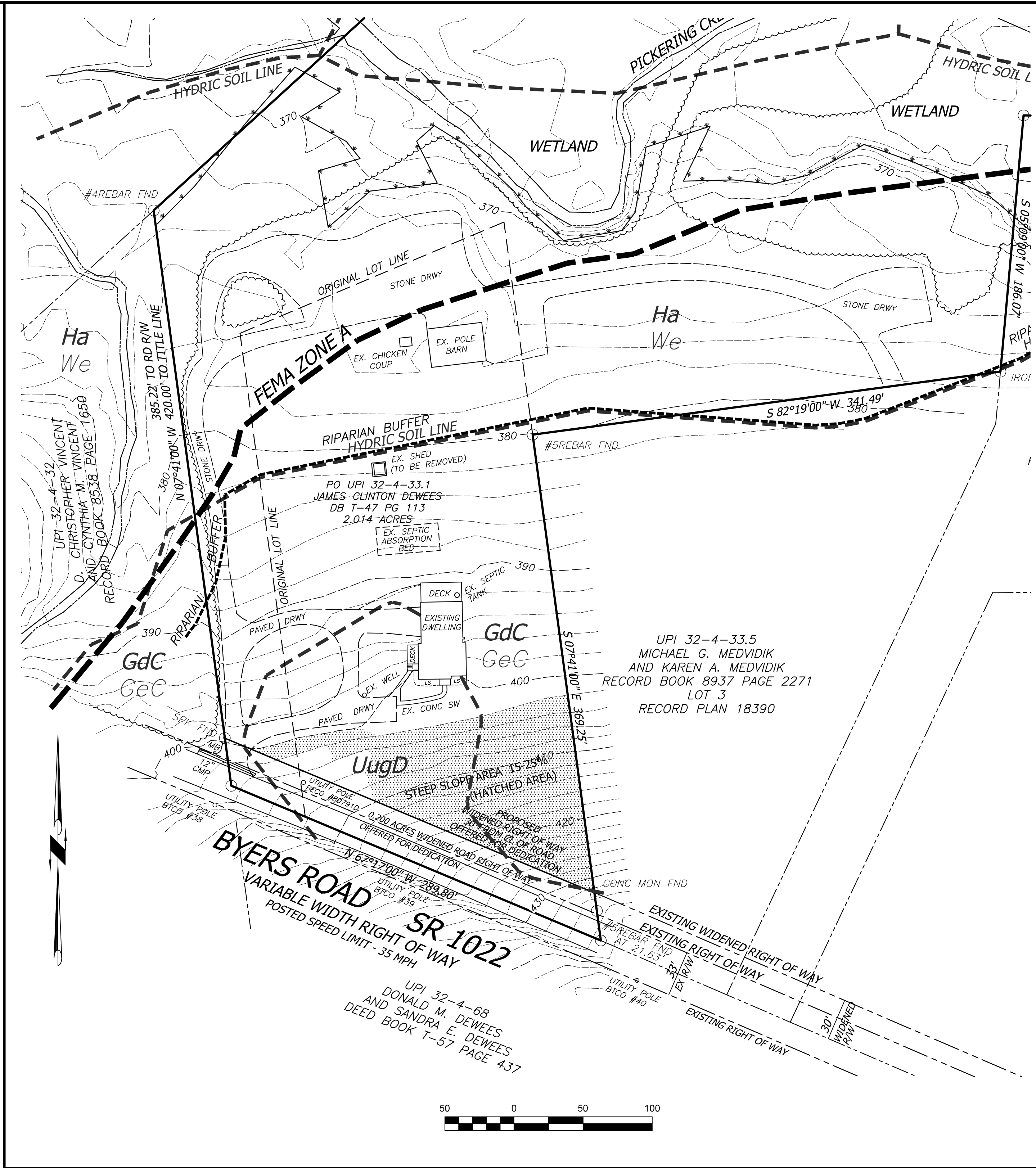
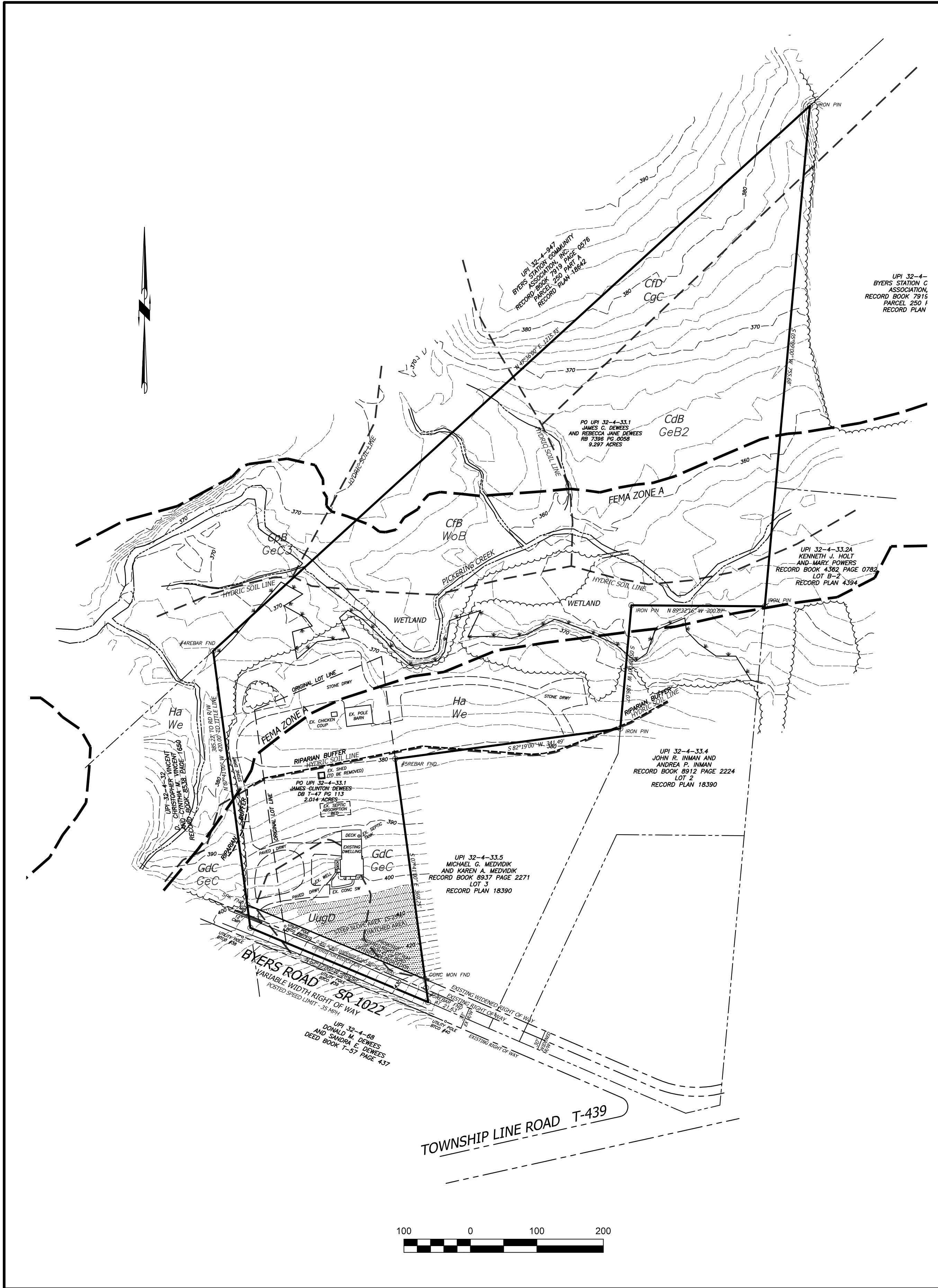
REV. NO.	DATE	DESCRIPTION

SUBDIVISION PLAN

PLAN OF SUBDIVISION for JAMES C. DEWEES AND REBECCA JANE DEWEES

UPPER UWCHLAN TOWNSHIP	CHESTER COUNTY	PENNSYLVANIA	CLIENT	SHEET
BEIDEMAN ASSOCIATES 10 ROSEMARY LANE GLEN MOORE, PA 19343 610-310-4111			JAMES C. DEWEES AND REBECCA JANE DEWEES 365 BYERS ROAD CHESTER SPRINGS, PA 19520	2
DRAWN BY: DAB	CHECKED BY: DAB	SURVEY REF/FB: DC-4273	PROJECT NO.: 4273	OF 4
DWG FILE: 4273\DWG\4273 DEWEES SUBD		SCALE: AS SHOWN	DATE: JAN 29, 2021	





APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_  
THE BOARD OF SUPERVISORS OF UPPER UWCHLAN TOWNSHIP,  
CHESTER COUNTY, PENNSYLVANIA:

CHAIRMAN \_\_\_\_\_

MEMBER \_\_\_\_\_

MEMBER \_\_\_\_\_

REVIEWED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_  
THE PLANNING COMMISSION OF UPPER UWCHLAN TOWNSHIP,  
CHESTER COUNTY, PENNSYLVANIA:

REVIEWED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_  
THE TOWNSHIP ENGINEER OF UPPER UWCHLAN TOWNSHIP,  
CHESTER COUNTY, PENNSYLVANIA:

THIS PLAN WAS REVIEWED BY THE  
CHESTER COUNTY PLANNING COMMISSION ON:

DATE: \_\_\_\_\_

CCPC FILE NUMBER: \_\_\_\_\_

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS  
OF CHESTER COUNTY AT WEST CHESTER, PENNSYLVANIA

AT (TIME): \_\_\_\_\_

DATE: \_\_\_\_\_

IN PLAN FILE: \_\_\_\_\_

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GENERAL NOTES

1. APPLICANT AND OWNER: JAMES C. DEWEES AND REBECCA JANE DEWEES 365 BYERS ROAD CHESTER SPRINGS, PA 19425

PROPERTY DATA: PARCEL ID: UPI 32-4-33.1 ADDRESS: 360 BYERS ROAD CHESTER SPRINGS, PA 19425 DEED REF.: DB T-47 G 113 & RB 7396 PG 58 AREA: 11.311 ACRES GROSS

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UPPER UWCHLAN TOWNSHIP CHESTER COUNTY PENNSYLVANIA

CLIENT: JAMES C. DEWEES AND REBECCA JANE DEWEES 365 BYERS ROAD CHESTER SPRINGS, PA 19520

SHEET: 4 OF 4

BEIDEMAN ASSOCIATES  
10 ROSEMARY LANE  
GLEN MOORE, PA 19343  
610-310-4111

DRAWN BY: DAB CHECKED BY: DAB SURVEY REF/FB: DC-4273 PROJECT NO.: 4273  
DWG FILE: 4273\DWG\4273 DEWEES SUBD SCALE: AS SHOWN DATE: JAN 29, 2021

UPPER UWCHLAN TOWNSHIP CHESTER COUNTY PENNSYLVANIA

CLIENT: JAMES C. DEWEES AND REBECCA JANE DEWEES 365 BYERS ROAD CHESTER SPRINGS, PA 19520

SHEET: 4 OF 4

BEIDEMAN ASSOCIATES  
10 ROSEMARY LANE  
GLEN MOORE, PA 19343  
610-310-4111

DRAWN BY: DAB CHECKED BY: DAB SURVEY REF/FB: DC-4273 PROJECT NO.: 4273  
DWG FILE: 4273\DWG\4273 DEWEES SUBD SCALE: AS SHOWN DATE: JAN 29, 2021





## UPPER UWCHLAN TOWNSHIP

Planning Commission Meeting

December 10, 2020

7:00 p.m.

Minutes

**DRAFT**

**LOCATION:** This was a virtual meeting, held via Zoom audio/video conferencing, in order to minimize public exposure to COVID-19 and maintain social distancing. The meeting Public Notices instructed those interested in participating in the meeting to email or call the Township Manager for the link and password to join in the meeting.

In attendance:

Bob Schoenberger, Chair; Jim Shrimp, Brett Hand, Joe Stoyack, Stephen Fean,  
Tony Scheivert – Township Manager

Bob Schoenberger called the meeting to order at 7:03 p.m. A quorum was present. Two citizens attended.

### Uwchlan Township Act 537 Plan Special Study

Township Manager Scheivert presented a letter and draft resolution from Matt Brown, Township Authority Administrator, for the Act 537 Special Study by Uwchlan Township on the Shamona Creek Trunk Sewer line. On a motion by Jim Shrimp to support the special study and a second by Joe Stoyack, the motion carried unanimously.

### Outdoor Storage Tank Ordinance Amendments – Discussion

The Commission briefly discussed proposed amendments to the ordinance. Joe Stoyack stated that solids should be added to liquids or gases in the ordinance. Discussion was tabled until a future meeting.

### Approval of Minutes

Joe Stoyack moved to approve the Planning Commission's November 12, 2020 meeting minutes with a suggested revision to Page 2 that he had suggested including "solids" in the text with liquids and gases. Jim Shrimp seconded and the motion carried unanimously.

Bob Schoenberger announced next meeting – January 14, 2021 at 7:00 PM.

### Open Session

Tony Scheivert advised the Commission of the following: a Hearing was held regarding FedEx's noise violation and they were found guilty. No word yet if they'll appeal (within 30 days) or what sound mitigation they'll propose; Profound Technologies could lease out a portion of their building for office space, adhering to all previous conditions of approval; Summit Fitness closed and the property has sold to Scott Johnson; the Harley Davidson dealership property is for sale; the township is finalizing bid specifications for the barn improvements at Upland Farms Park; structural work is needed for the Upland Farms house, and that might require going out to bid.



Jim Shrimp noted that Toll is finally building the bridge over the stream at the Reserve at Chester Springs.

Pat Dennin asked about Town Center 2 in Uwchlan Township. No one knew what's being proposed.

Adjournment

Joe Stoyack moved, seconded by Jim Shrimp, to adjourn the meeting at 7:29 p.m. All were in favor.

Respectfully submitted,

Tony Scheivert  
Township Manager