



**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 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.

		Packet Page #
I.	Call To Order	
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. Accept Plan for consultants' review.	
IV.	Deweese Minor Subdivision Plan	8
	Plan proposes subdividing one parcel into two lots. Accept 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 APPLICATIONS

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

RECEIVED
JAN 19 2021
UPPER UWCHLAN TWP.
TAX MAP UNIT 100

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

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: Peter Rodgers, PARTNER (Peter J. Rodgers)
Date: 11/1/21

*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

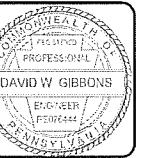
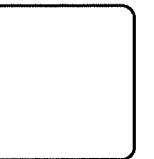
Plus \$50 for each Lot over 5

Form revised January 2015



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

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



ITEM	DESCRIPTION
6	
5	
4	
3	
2	
1	
REV.	
DATE	

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

DATE:	12/21/20
SCALE:	AS SHOWN
DRAWN BY:	AM
CHECKED BY:	DWG
PROJECT NO.:	2146
FILE NO.:	QBD IMPROVEMENT CONSTRUCTION PLANS
PLOTTED:	12/21/20
DRAWING NO.:	C03.01
NOTE:	03 of 10

LEGEND

- EX. GRAVEL LINE
- PROP. PROPERTY LINE
- EX. RIGHT-OF-WAY
- PROP. RIGHT-OF-WAY
- EX. HIGHLIGHT
- PROP. MONUMENT
- EX. IRON PIPE
- PROP. IRON PIPE
- EX. SIGHTLINE
- PROP. EASEMENT
- EX. RETAINING
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEV.
- NEW SPOT ELEV.
- SOIL TYPE
- SOIL LINE
- EX. CURB
- PROP. CONC. CURB
- EX. EDGE OF PAVING
- PROP. EDGE OF PAVING
- EX. LIGHT POLE
- PROP. LIGHT POLE
- EX. CURB
- EX. BOLL BOR.
- OF. SITE
- PROP. SIGN
- EXISTING SERVICES
- PROP. PARKING SPACES
- TO BE REMOVED
- EX. PIPE LINE
- PROP. TELE. LINE
- EX. ELECT. LINE
- PROP. ELEC. LINE
- EX. UTILITY POLE
- PROP. UTILITY POLE
- EX. GAS LATERAL
- PROP. GAS LATERAL
- EX. GAS VALVE
- PROP. GAS VALVE
- EX. STORM SEWER LINE
- PROP. STORM SEWER LINE
- EX. STORM DRAIN
- PROP. STORM INLET
- PROP. STORM INLET ID
- PROP. SEEPAGE BED
- EX. SAN. SEWER LINE
- PROP. SAN. SEWER LINE
- L. PROP. SAN. SEWER LATERAL
- PROP. SANITARY MH. ID
- EX. WATER LINE
- PROP. WATER LINE
- EX. WATER LATERAL
- PROP. WATER LATERAL
- EX. FIRE WATER LINE
- PROP. FIRE WATER LINE
- EX. WATER VALVE
- PROP. WATER VALVE
- EX. HYDRANT
- PROP. HYDRANT
- EX. MANHOLE
- PROP. MANHOLE

GENERAL NOTES:

1. 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.
2. 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.
3. CONSTRUCTION SHALL BE LOCATED, AND MEASURES TAKEN TO PROTECT THE EXISTING UTILITIES IN THE AREA. ANY DAMAGE TO EXISTING FACILITIES RESULTING FROM THE NEGLIGENCE OF THE CONTRACTOR SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE.
4. 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 DEVIATION FROM INFORMATION SHOWN ON THESE PLANS.
5. ALL SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL STATUTES AND REGULATIONS.
6. 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).
7. SCALED DIMENSIONS FROM THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFERMENT FROM DL HOWELL & ASSOCIATES, INC..
8. IF ANY UNSUITABLE SOIL IS ENCOUNTERED DURING EXCAVATION, THE CONTRACTOR SHALL REMOVE IT AND REPLACE IT WITH COMPACTED STRUCTURAL MATERIAL.
9. 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.
10. IF CONDITIONS IN THE FIELD DIFFER FROM THOSE SHOWN ON THE PLAN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TRAFFIC CONTROL, SHEETING, SHORING AND BARRICADING OF OPEN EXCAVATIONS.
12. ALL MATERIALS AND METHODS OF CONSTRUCTION FOR STORMWATER FACILITIES AND SEEDING AND MULCHING SHALL CONFORM TO PENNSYLVANIA 408 SPECIFICATIONS, 1994.
13. ALL INLETS, MANHOLES AND ASSEMBLIES SHALL BE PRECAST CONCRETE.
14. 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.
15. 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.
16. ALL INLETS SHALL BE CONSTRUCTED FLUSH WITH THE BINDER COURSE.
17. ALL CURBING, CONCRETE OR PAVING TO BE REMOVED SHALL BE SAW CUT FIRST TO ENSURE A CLEAN SEPARATION FROM EXISTING MATERIAL.
18. ANY PAVING DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REMOVED TO SUBGRADE AND REPLACED WITH THE FULL PAVING SECTION.
19. WHERE ALL NEW BITUMINOUS PAVING MEETS EXISTING BITUMINOUS HOT BITUMINOUS SEALANT SHALL BE Poured ALONG THE SAW CUT JOINT.
20. 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 DROP LINE.
21. 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.
22. IN ANY AREA SUBJECT TO VEHICULAR ACTIVITY DURING CONSTRUCTION, A 3 FOOT MINIMUM COVER SHALL BE MAINTAINED FOR ALL UNDERGROUND UTILITIES EXCEPT STORM SEWERS.

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

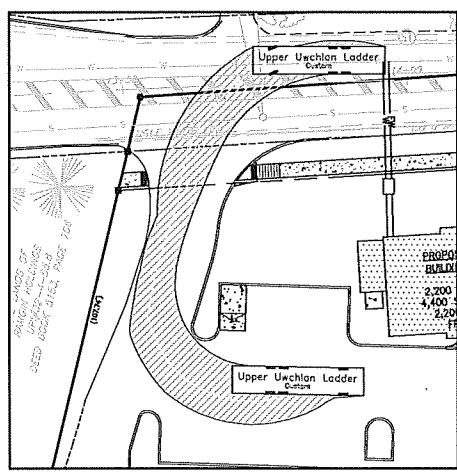
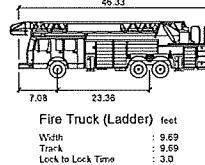
ONE CALL NOTE
NO SCALE

ACT 287 SERIAL NUMBER 20092592101
D. L. Howell & Associates, Inc. does not guarantee the
accuracy of the locations 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.

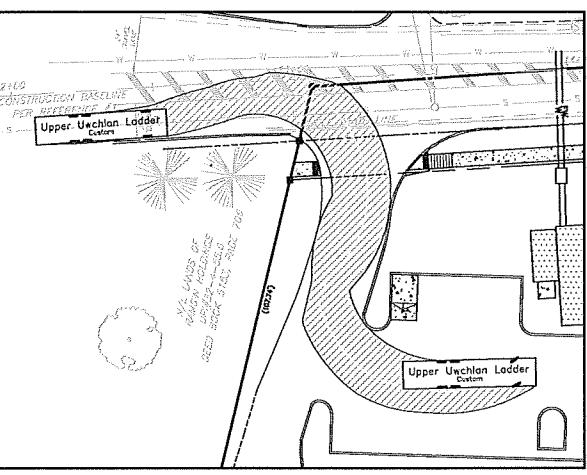
Contractor shall verify the location and elevations of all
subsurface utility lines, structures, etc. before the start
of work by calling the Pennsylvania One Call System
at 1-800-242-1776.

UTILITIES NOTIFIED

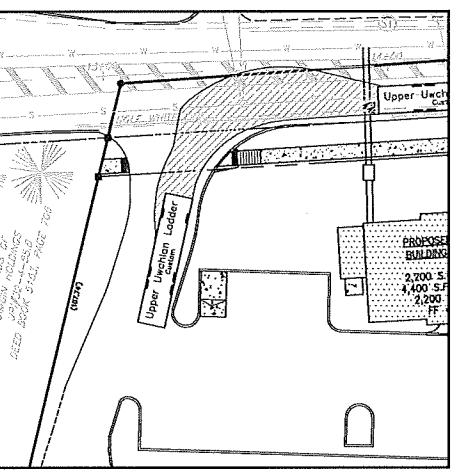
BUCKEYE PIPELINE COMPANY
CONCAST CABLE COMMUNICATIONS, INC.
PECO ENERGY
VERIZON PENNSYLVANIA, INC.
UPPER UCHLAN TOWNSHIP
UPPER UCHLAN MUNICIPAL AUTHORITY



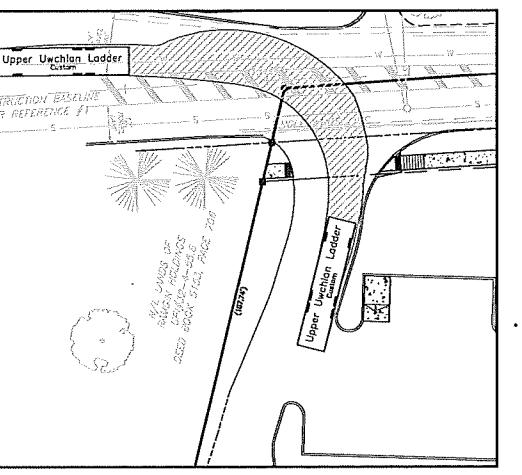
ENTERING SITE FROM EAST



ENTERING SITE FROM WEST

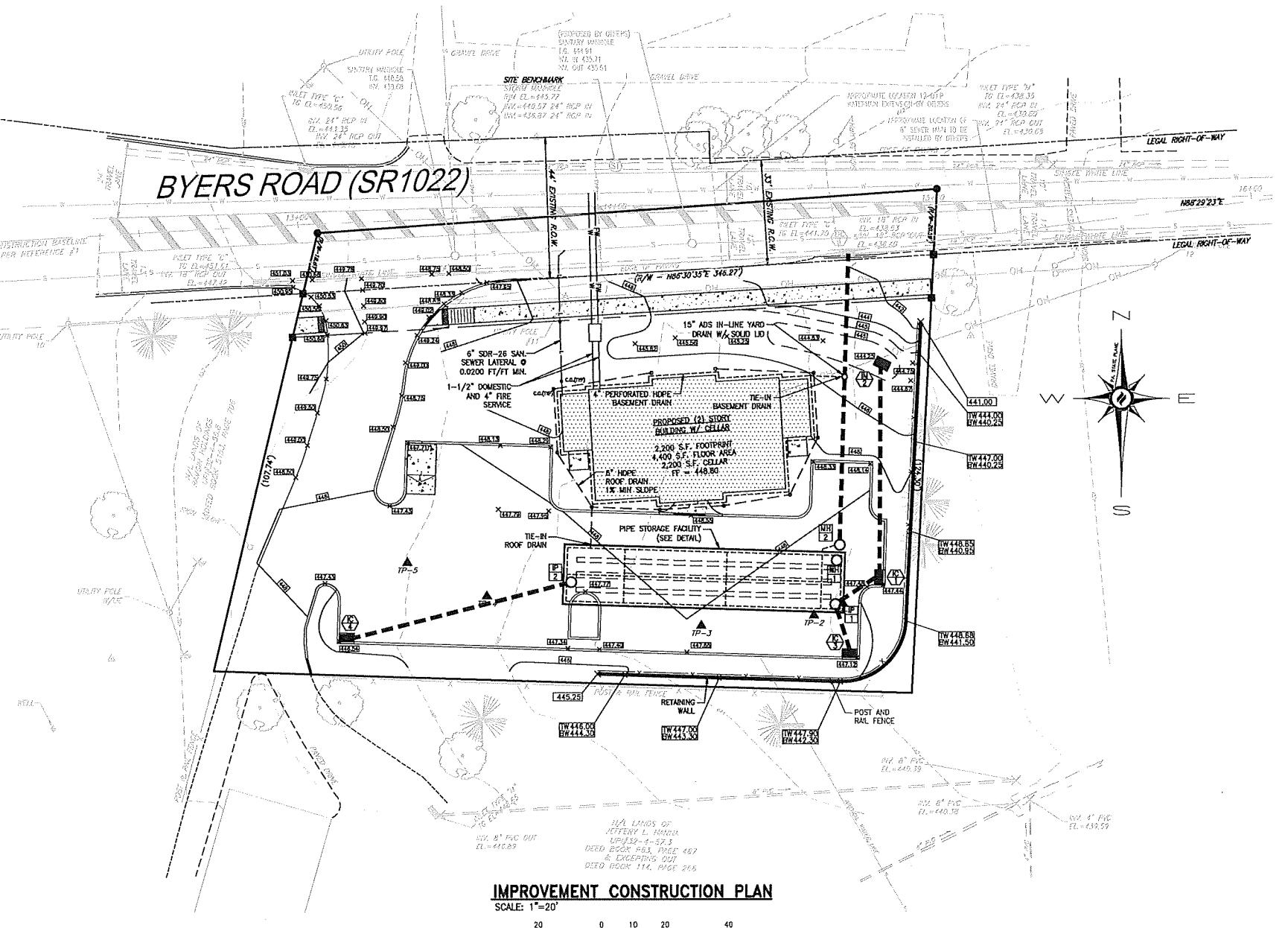


EXITING SITE HEADED EAST



EXITING SITE HEADED WEST

BYERS ROAD (SR1022)

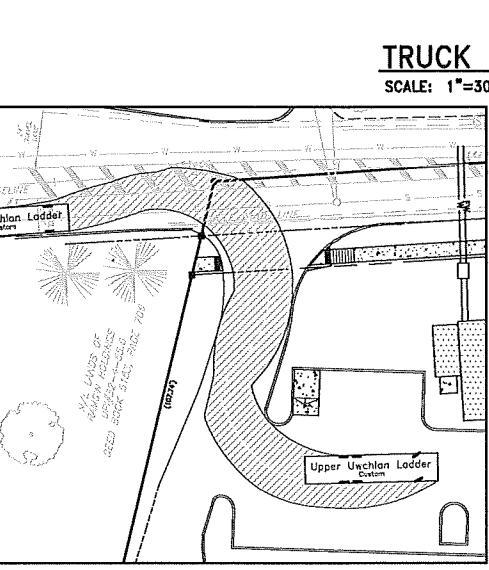


TRUCK TURNING PLANS

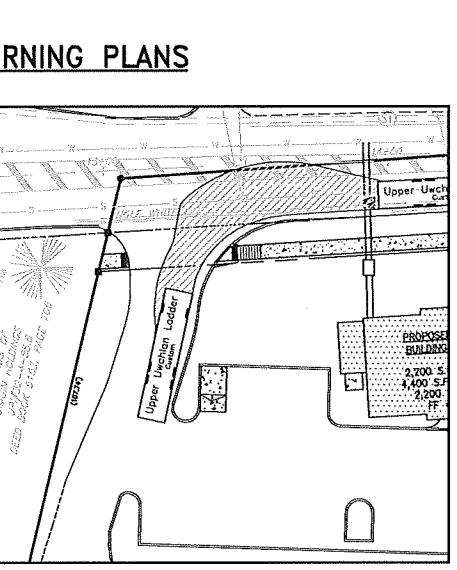
SCALE: 1"=30'

GRAPHIC SCALE
1 inch = 20 feet

20 0 10 20 40



ENTERING SITE FROM WEST



EXITING SITE HEADED EAST

PRELIMINARY/FINAL
IMPROVEMENT CONSTRUCTION PLAN

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

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

UPPER UWCHLAN TOWNSHIP - LANDSCAPE COMPLIANCE CHART

	TOWNSHIP REQUIRED	PROPOSED
SECTION 162-57. 6(b) STREET TREES SPACING SHALL BE NO GREATER THAN 50 FEET. ROAD FRONTAGE = 200 FT. /50' = 4 ST. TREES	4	3 (WAIVER REQ.)
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	5	SATISFIED BY PARKING AND LOADING LANDSCAPING REQUIREMENT (BELOW)
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	5	2 (WAIVER REQ.)
1 - (8' HT. MIN.) EVERGREEN TREE / 1,000 SF	3	0 (WAIVER REQ.)
8 - (24-30" HT.) SHRUBS / 1,000 SF	18	42
PER 2,000 SF PARKING OR LOADING AREA - 8,076 SF		
1 - (2.5" CAL. MIN.) DECIDUOUS TREE / 2,000 SF	4	5
1 - (8' HT. MIN.) EVERGREEN TREE / 2,000 SF	4	0 (WAIVER REQ.)
4 - (24-30" HT.) SHRUBS / 2,000 SF	16	18 + 20 GROUNDCOVERS
PER 100 LF OF NEW AND EXISTING ROAD FRONTAGE		
EXISTING ROAD FRONTAGE 200 LF		
2 - (2.5" CAL. MIN.) DECIDUOUS TREE / 100 LF	4	0 (WAIVER REQ.)
1 - (8' HT. MIN.) EVERGREEN TREE / 100 LF	2	0 (WAIVER REQ.)
5 - (24-30" HT.) SHRUBS / 100 LF	10	10
PER 100 LF OF EXISTING TRACT BOUNDARY - 452 LF		
1 - (2.5" CAL. MIN.) DECIDUOUS TREE / 100 LF	5	0 (WAIVER REQ.)
2 - (8' HT. MIN.) EVERGREEN TREE / 100 LF	9	3 (WAIVER REQ.)
8 - (24-30" HT.) SHRUBS / 100 LF	36	75

TOWNSHIP PLANT SCHEDULE

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

General 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 Association of Nurserymen.

3. All plant material shall be guaranteed for a period of eighteen (18) months

4. Location of all underground utilities shall be verified and marked in the field, prior to any digging operations.

5. 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.

6. 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.

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.

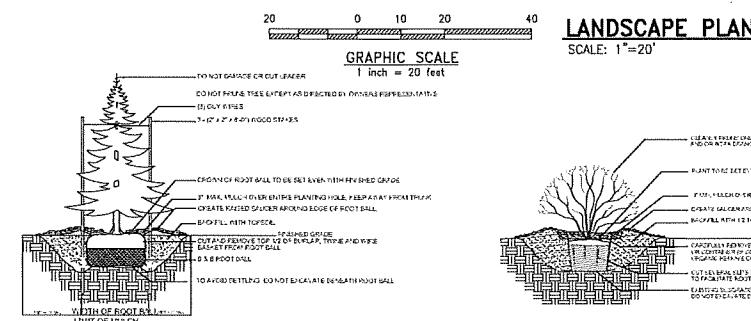
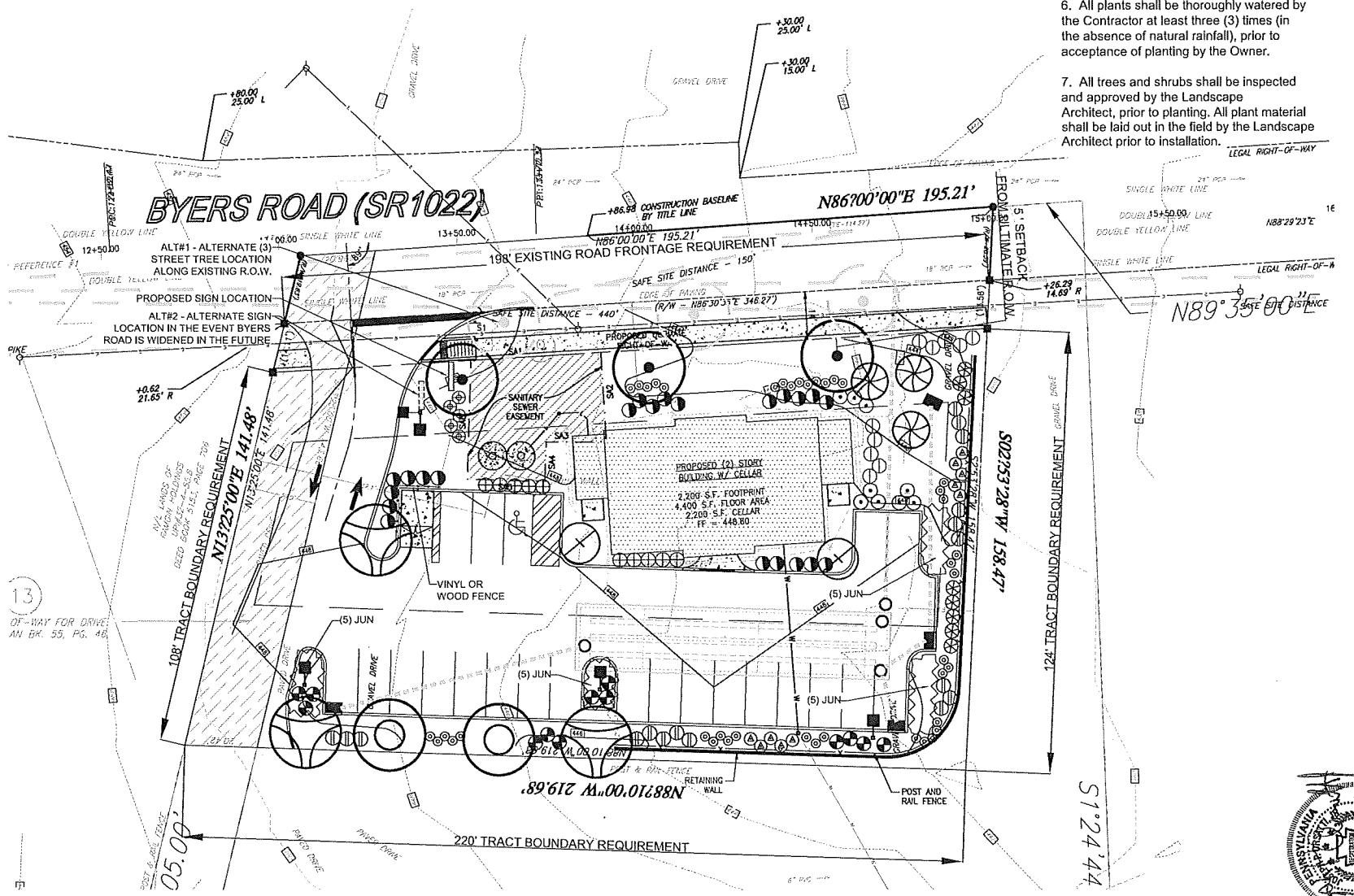


DLHowell
Civil Engineering &
Land Planning
www.DLHowell.com

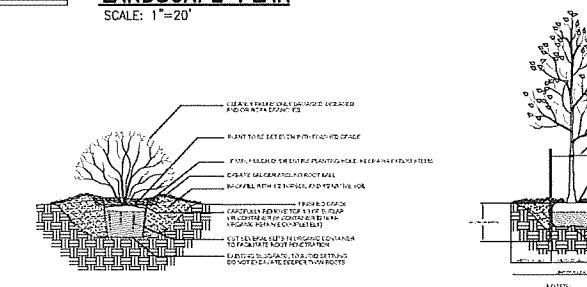
D.L. Howell & Assoc., Inc.
1250 Wright Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003

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

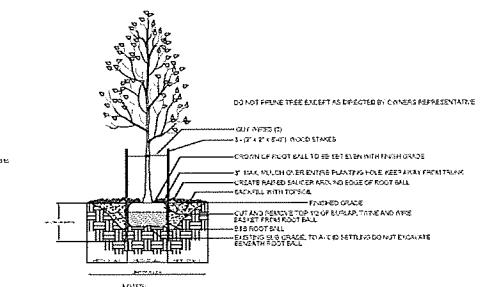
55 Country Club Drive
Suite 100
Downington, PA 19335
Phone: (610) 518-0111
Fax: (610) 518-9220



TYPICAL EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



TYPICAL SHRUB PLANTING DETAIL
NOT TO SCALE



TYPICAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

ORSATTI ASSOCIATES
PLANNERS | LANDSCAPE ARCHITECTS

CLIENT: QBD VENTURES PROPERTY
LOCATION: 164 BYERS ROAD, KING OF PRUSSIA, PA 19456
(610) 337-2100 fax (610) 337-2101
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PA

DATE: 09/29/09
SCALE: 1"=20'
DRAWN BY: JEK
CHECKED BY: JPO
PROJECT NO.: 2146
CADD FILE:
PLUTER: 8-20-10
DRAWN 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,

A handwritten signature in blue ink that reads "Kelly A. Sweeney".

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
UPI 32-4-33-1
2. Plan Dated: 2-8-2021 County Deed Book/Page No. 2ACRE T-47 PAGE 113
3. Name of property owner(s): JAMES C. & REBECCA J. DEWEES

9.3 ACRES
Block
7396

Address: 363 BYERS ROAD, CHESTER SPRINGS

State/Zip: PA 19425 Phone No.: _____

Email: _____

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@PAlevelSurveyor.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 SELLING 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
Date: 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

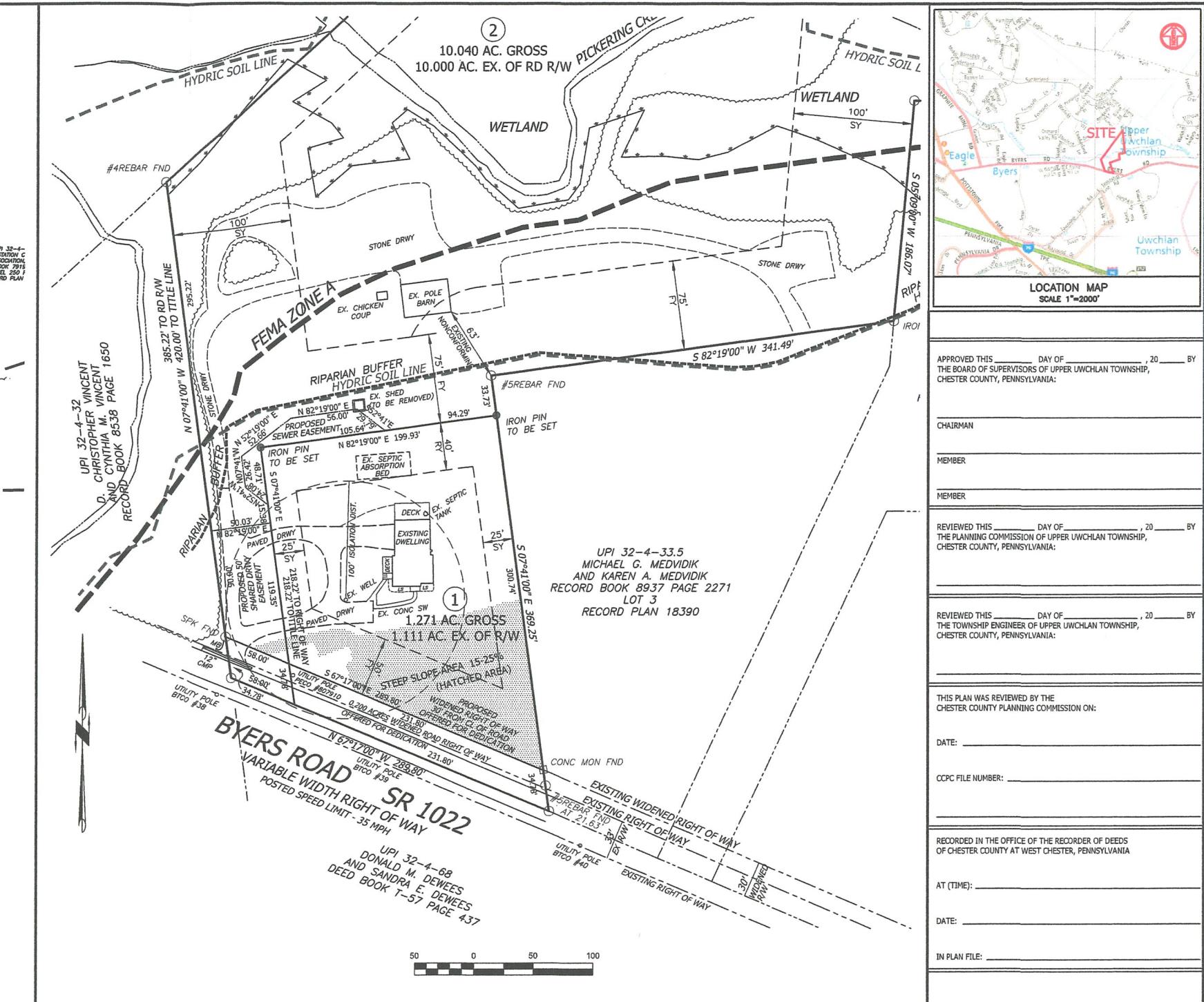
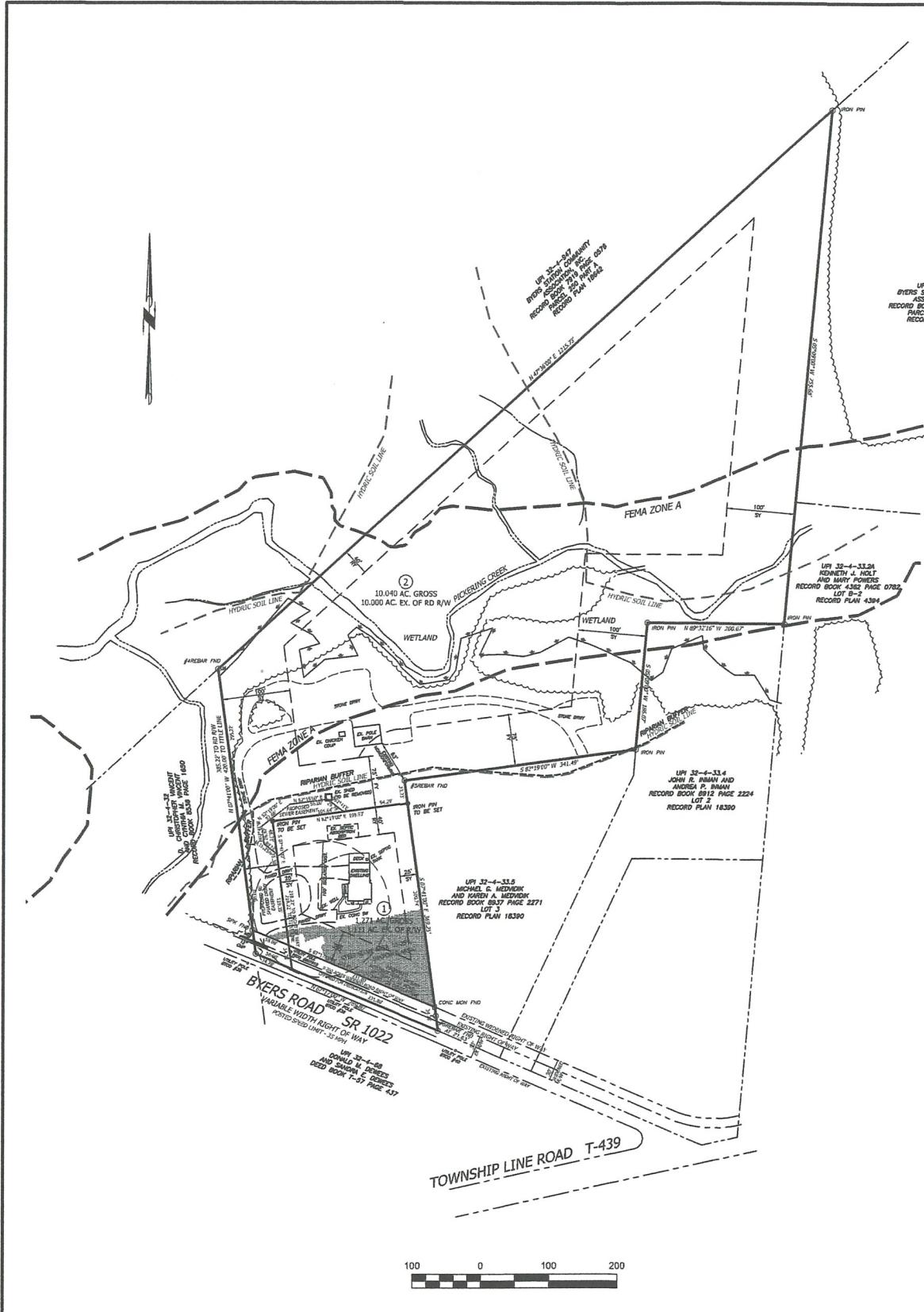
3-5 Lots \$500

Plus \$25 for each Lot over 3

Over 5 Lots \$1000

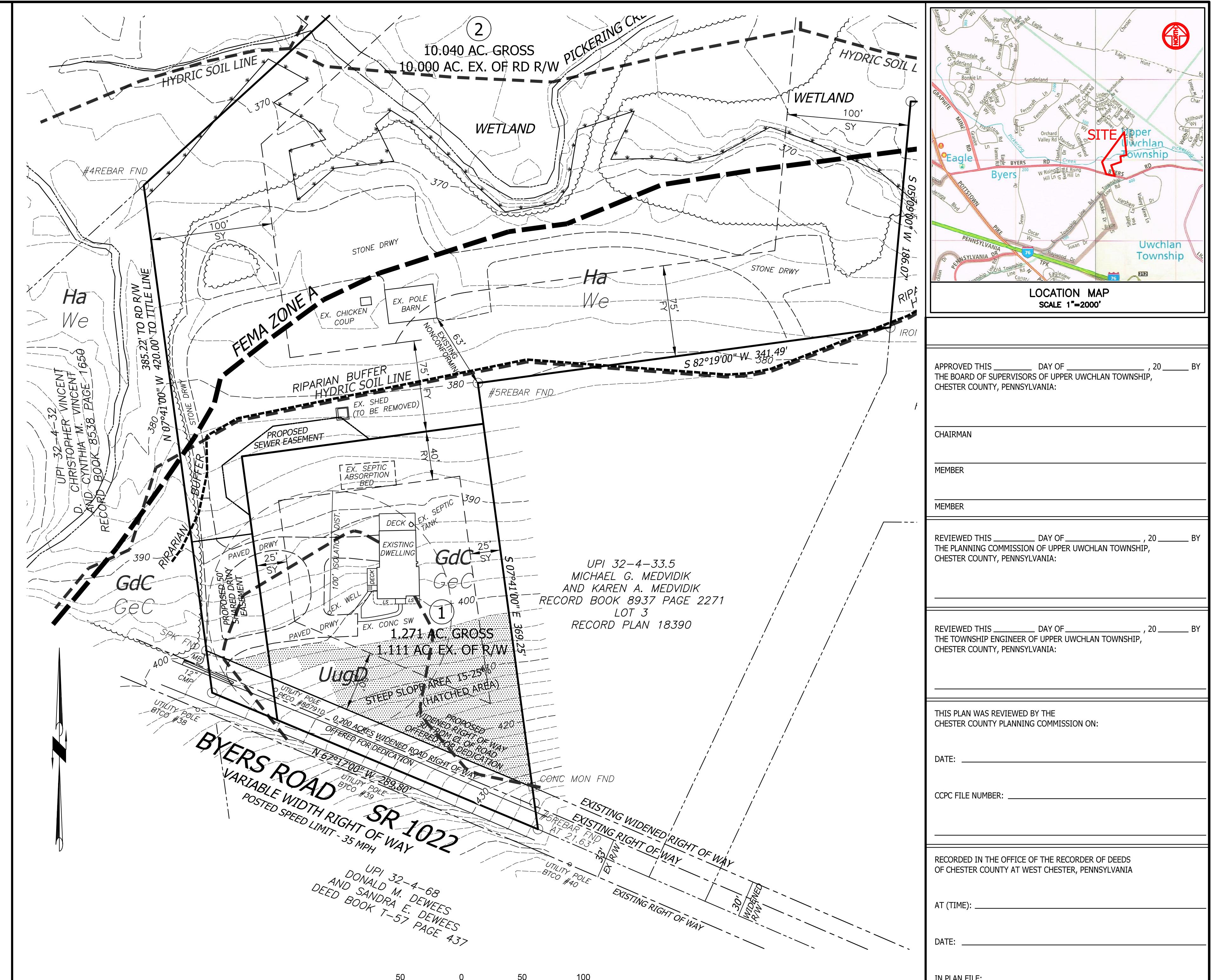
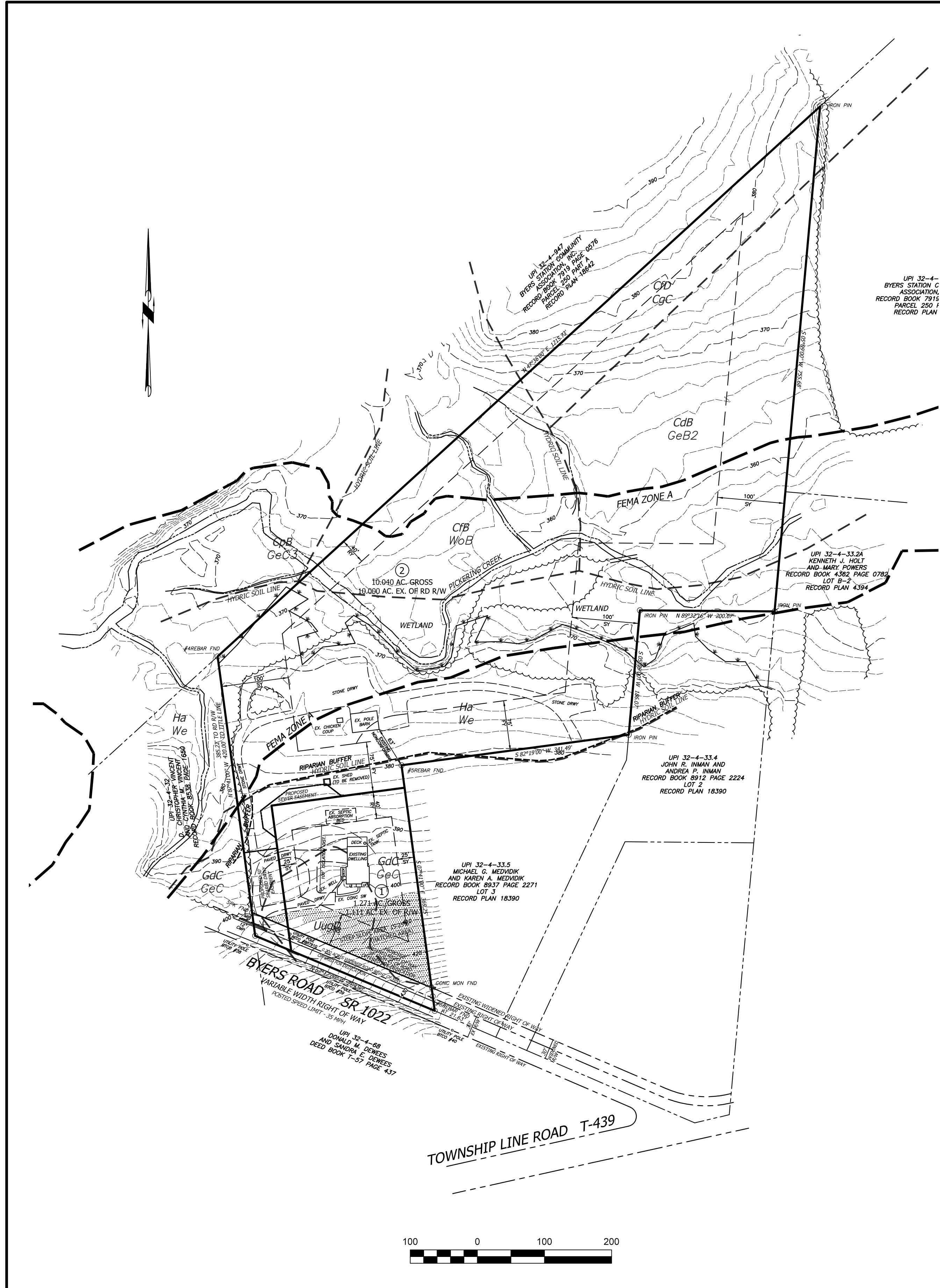
Plus \$50 for each Lot over 5

Form revised January 2015



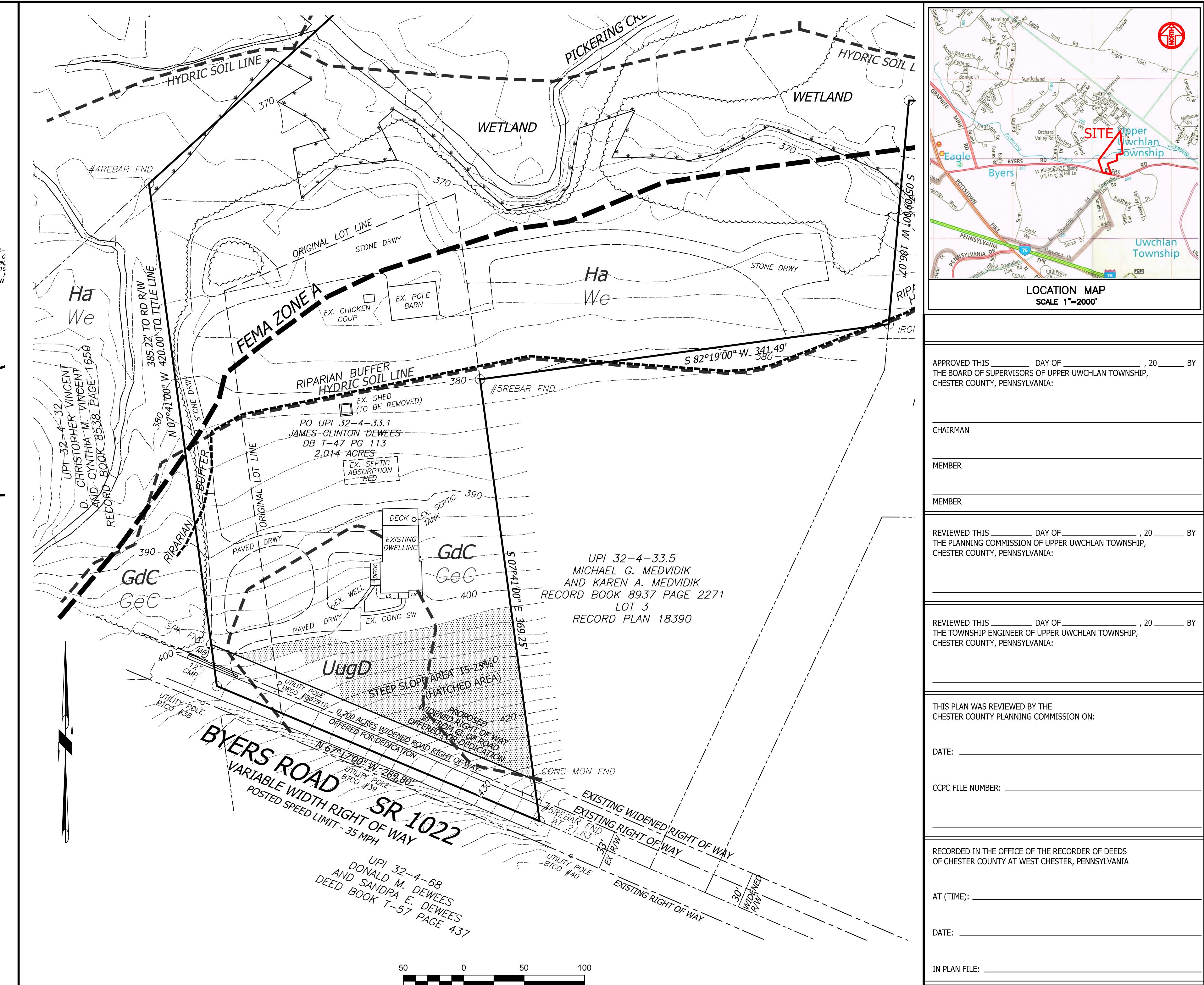
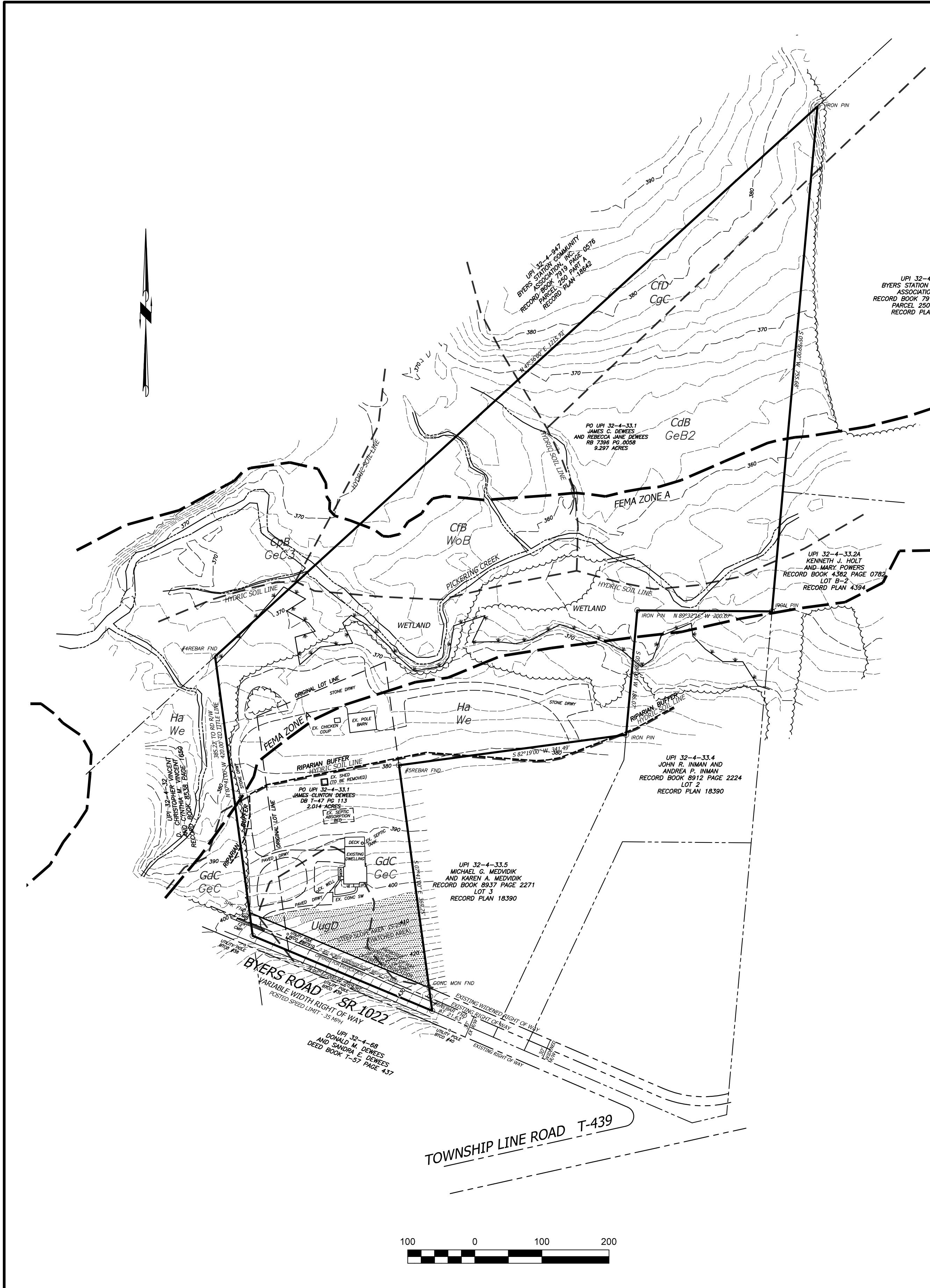
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE WAIVER REQUESTS:		ZONING: R-3 RESIDENTIAL	REQUIRED PROVIDED	PROVIDED	SITE PLAN NOTES
GIVEN THE SIMPLE MINOR SUBDIVISION PROPOSAL AND THE SIZE OF THE PROPERTY, THE APPLICANT REQUESTS WAIVER FROM THE FOLLOWING SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REQUIREMENTS:		LOT AREA - SINGLE FAMILY	LOT 1	LOT 2	
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 SIZE - AGRICULTURAL	30,000 SF 10 ACRES	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.
	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	50 FEET	93.3 FEET	63 FEET	C. A SHARED DRIVEWAY BASEMENT 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.
	REAR YARD	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.
	BUILDING COVERAGE	40%	75.5 FEET	196.6 FEET	
	IMPERVIOUS COVERAGE	40% MAX	12.5%	6.0%	
	BUILDING HEIGHT - SINGLE FAMILY	35 FEET	<35 FEET	<35 FEET	
	BUILDING HEIGHT - AGRICULTURAL	FER ZO 20-67			

GENERAL NOTES		
<p>1. APPLICANT AND OWNER: JAMES C. DEWEES AND REBECCA JANE DEWEES 365 BYERS ROAD, CHESTER SPRINGS, PA 19425 DEED REF.: DB 1-47 G 113 & RB 1396 PG 58 AREA: 11.311 ACRES GROSS</p> <p>PROPERTY DATA PARCEL ID: UPI 32-4-33.1 ADDRESS: 365 BYERS ROAD, CHESTER SPRINGS, PA 19425 DEED REF.: DB 1-47 G 113 & RB 1396 PG 58 AREA: 11.311 ACRES GROSS</p> <p>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, 2010.</p> <p>3. AERIAL PHOTOGRAPHY, IF SHOWN, IS COURTESY OF PASDA AND DVPC, 2010.</p> <p>4. SOILS ARE FROM WEBSOIL MAPPING PROVIDED BY NRCS AND SUPPLEMENTED BY USDA CHESTER AND DELAWARE SOILS SURVEY.</p> <p>5. WETLANDS ARE FROM DELINEATION BY E.B. WALSH & ASSOC., NOVEMBER 2005.</p> <p>6. SOILS TEST PITS AND PERCOLATION TESTING CONDUCTED BY BEIDEMAN ASSOCIATES, OCTOBER 27 AND 28, 2020, AND OBSERVED BY THE CHESTER COUNTY HEALTH DEPARTMENT.</p> <p>7. TWO FOOT CONTOURS ARE FROM LIDAR DERIVED MAPPING COURTESY OF PASDA AND PA DNR DATED. ONE FOOT INTERVAL CONTOURS ARE FROM FIELD SURVEY BY BEIDEMAN ASSOCIATES ON DECEMBER 13, 2020.</p> <p>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 DVPC, 2010.</p>		
<p>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.</p> <p>DAVID A. BEIDEMAN, PLS #SU-32017-E</p> <p>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.</p> <p>SIGNATURE OF OWNER: _____</p> <p>SIGNATURE OF OWNER: _____</p> <p>SWORN TO AND SUBSCRIBED BEFORE ME</p> <p>THIS _____ DAY OF _____, 20 _____</p> <p>MY COMMISSION EXPIRES: _____</p>		
<p>UPI NUMBER 32-4-33.1</p> <p>50/100 0 50/100 100/200</p> <p>GRAPHIC SCALE IN FEET</p> <p>REV. NO. DATE DESCRIPTION</p> <p>SUBDIVISION RECORD PLAN</p> <p>PLAN OF SUBDIVISION for JAMES C. DEWEES AND REBECCA JANE DEWEES</p> <p>UPPER UWCHLAN TOWNSHIP CHESTER COUNTY PENNSYLVANIA</p> <p>BEIDEMAN ASSOCIATES 10 ROSEMARY LANE GLEN MOORE, PA 19343 610-310-4111</p> <p>DRAWN BY: DAB CHECKED BY: DAB SURVEY REF/FB: DC-4273 DWG NO: 4273DWG4273 DEWEES SUBD SCALE: AS SHOWN PROJECT NO: 4273 DATE: JAN 25, 2021</p>		

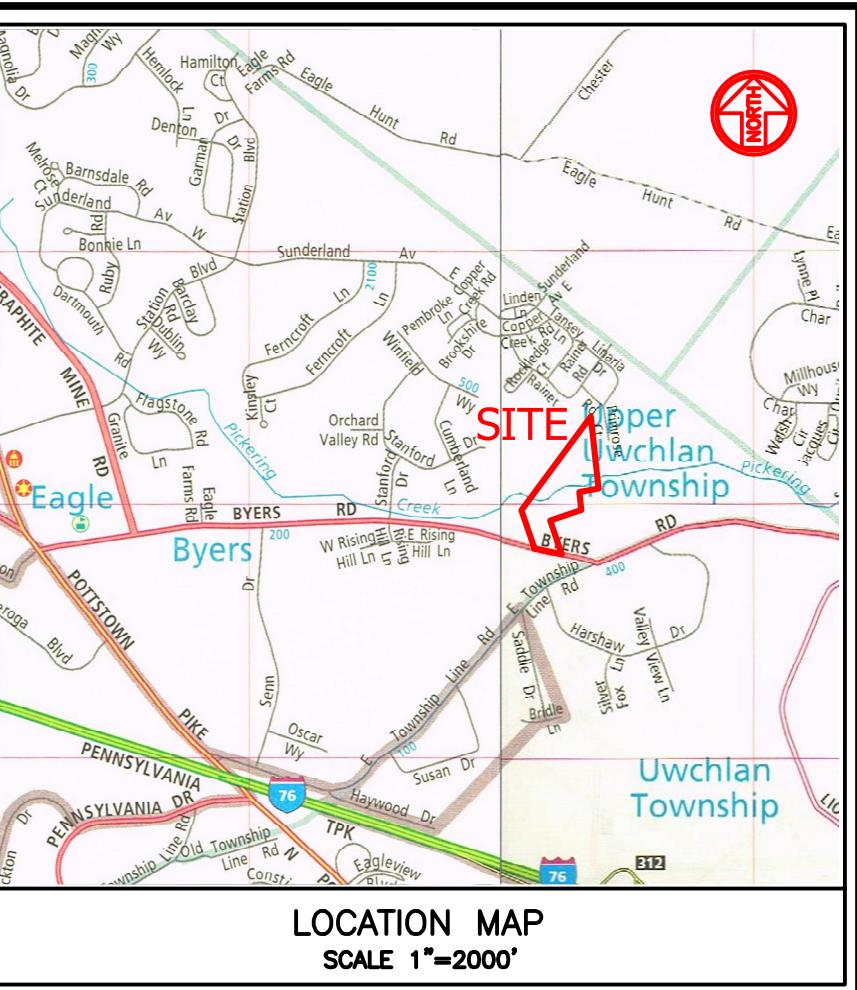


SUBDIVISION AND LAND DEVELOPMENT ORDINANCE WAIVER REQUESTS:									
GIVEN THE SIMPLE MINOR SUBDIVISION PORPOSAL AND THE SIZE OF THE PROPERTY, THE APPLICANT REQUESTS WAIVER FROM THE FOLLOWING SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REQUIREMENTS:									
1. SECTION 162-47 - RELIEF FROM REPLACING THE EXISTING IRON PIN CLOVER MARKER ON THE RECORDING PAPER WITH A NEW CLOVER MARKER, AND PERMIT THE EXISTING MARKERS TO SATISFY THIS REQUIREMENT.									
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	30,000 SF	48,402 SF	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.					
FRONT YARD - SINGLE FAMILY	LOT SIZE - AGRICULTURAL	10 ACRES	10.040 ACRES	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.					
REAR YARD	FRONT YARD - AGRICULTURAL	50 FEET	93.3 FEET	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.					
BUILDING HEIGHT - SINGLE FAMILY	SIDE YARD - AGRICULTURAL	25 FEET	66.5 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.					
IMPERVIOUS COVERAGE	IMPERVIOUS COVERAGE	25% MAX	3.7%	0.2%	E. THE PROPERTY IS LOCATED IN A FEDERAL FLOOD HAZARD ZONE, FEMA ZONE A. THE PROPERTY IS LOCATED IN A FEDERAL FLOOD HAZARD ZONE, FEMA ZONE A.				
BUILDING HEIGHT - AGRICULTURAL	BUILDING HEIGHT - AGRICULTURAL	40% MAX	12.9%	6.0%	F. THE PROPERTY IS LOCATED IN A FEDERAL FLOOD HAZARD ZONE, FEMA ZONE A. THE PROPERTY IS LOCATED IN A FEDERAL FLOOD HAZARD ZONE, FEMA ZONE A.				
BUILDING HEIGHT - SINGLE FAMILY	BUILDING HEIGHT - AGRICULTURAL	35 FEET	<35 FEET	<35 FEET	G. THE PROPERTY IS LOCATED IN A FEDERAL FLOOD HAZARD ZONE, FEMA ZONE A. THE PROPERTY IS LOCATED IN A FEDERAL FLOOD HAZARD ZONE, FEMA ZONE A.				
PER ZO 200-67	PER ZO 200-67				H. THE PROPERTY IS LOCATED IN A FEDERAL FLOOD HAZARD ZONE, FEMA ZONE A. THE PROPERTY IS LOCATED IN A FEDERAL FLOOD HAZARD ZONE, FEMA ZONE A.				

GENERAL NOTES			UPI NUMBER 32-4-33.1		
<p>1. APPLICANT AND OWNER: JAMES C. DEWEES AND REBECCA JANE DEWEES PROPERTY DATA: PARCEL ID: UPI 32-4-33.1 ADDRESS: 360 BYERS ROAD 365 BYERS ROAD CHESTER SPRINGS, PA 19425 DEED REF.: DB T-47 G 113 & RB 7396 PG 58 AREA: 11.311 ACRES GROSS</p> <p>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, 2010.</p> <p>3. AERIAL PHOTOGRAPHY, IF SHOWN, IS COURTESY OF PASDA AND DVRPC, 2010.</p> <p>4. SOILS ARE FROM WEBSOIL MAPPING PROVIDED BY NRCS AND SUPPLEMENTED BY USDA CHESTER AND DELAWARE SOILS SURVEY.</p> <p>5. WETLANDS ARE FROM DELINEATION BY E.B. WALSH & ASSOC., NOVEMBER 2005.</p> <p>6. SOILS TEST PITS AND PERCOLATION TESTING CONDUCTED BY BEIDEMAN ASSOCIATES, OCTOBER 27 AND 28, 2020, AND OBSERVED BY THE CHESTER COUNTY HEALTH DEPARTMENT.</p> <p>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.</p> <p>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.</p>			50/100 0 50/100 100/200		
GRAPHIC SCALE IN FEET					
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			2		
DRAWN BY: DAB	CHECKED BY: DAB	SURVEY REF/IB: DC-4273	PROJECT NO.: 4273		
DWG FILE: 4273.DWG/4273.DWG DEWEES SUBD	SCALE: AS SHOWN	DATE: JAN 29, 2021	OF 4		



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 POROSAL AND THE SIZE OF THE PROPERTY, THE APPLICANT REQUESTS WAIVER FROM THE FOLLOWING SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REQUIREMENTS:		LOT AREA - SINGLE FAMILY	30,000 SF	48,402 SF	10 ACRES		
1. SECTION 162-47 - RELIEF FROM REPLACING THE EXISTING IRON PIN CENTER MARKER ON THE PROPERTY, PERMIT THE PROPERTY TO BE MONUMENTED, AND PERMIT THE EXISTING MARKERS TO SATISFY THIS REQUIREMENT.		LOT SIZE - AGRICULTURAL	100 FEET	231.8 FEET	604.5 FEET	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.	
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		FRONT YARD - SINGLE FAMILY	50 FEET	66.5 FEET	163.5 FEET	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.	
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		REAR YARD	40 FEET	12.9%	6.0%		
		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 ZO 200-67				



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

EXISTING CONDITIONS

PLAN OF SUBDIVISION

JAMES C. DEWEES AND REBECCA JANE DEWEES

UPPER UWCHLAN TOWNSHIP CHESTER COUNTY PENNSYLVANIA

BEIDEMAN ASSOCIATES

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

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

DWG FILE: 4273(DWG)4273 DEWEES SUBD SCALE: AS SHOWN DATE: JAN 29, 2021

4
OF 4



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