



**UPPER UWCHLAN TOWNSHIP
PLANNING COMMISSION
AGENDA
March 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.

I. Call To Order

II. 164 Byers Road Preliminary / Final Land Development Plan

Plan proposes a 2-story, 4,400 SF Office building and parking.
Review consultants' comments.

III. Dewees Minor Subdivision Plan

Plan proposes subdividing one residential parcel into two lots.
Review consultants' comments.

IV. Approval of Minutes: February 11, 2021 Meeting

V. Next Meeting Date: April 8, 2021 7:00 PM

VI. Open Session

VII. Adjournment

LOCATION: 164 BYERS ROAD
UPPER UWHCLAN TOWNSHIP, CHESTER COUNTY, PA

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 DRAIN
- PROP. EXISTING DRAIN
- EX. EXISTING CURB
- PROP. EXISTING CURB
- EX. EXISTING PAVING
- PROP. EXISTING PAVING
- EX. EXISTING LIGHT POLE
- PROP. EXISTING LIGHT POLE
- EX. EXISTING SIGN
- PROP. EXISTING SIGN
- EX. EXISTING PARKING SPACES
- PROP. EXISTING PARKING SPACES
- EX. EXISTING TELE. LINE
- PROP. EXISTING TELE. LINE
- EX. EXISTING ELEC. LINE
- PROP. EXISTING ELEC. LINE
- EX. EXISTING UTILITY POLE
- PROP. EXISTING UTILITY POLE
- EX. EXISTING GAS LINE
- PROP. EXISTING GAS LINE
- EX. EXISTING GAS VALVE
- PROP. EXISTING GAS VALVE
- EX. EXISTING STORM SEWER LINE
- PROP. EXISTING STORM SEWER LINE
- EX. EXISTING STORM INLET
- PROP. EXISTING STORM INLET
- EX. EXISTING STORM INLET ID
- PROP. EXISTING STORM INLET ID
- EX. EXISTING SEEPAGE BED
- PROP. EXISTING SEEPAGE BED
- EX. EXISTING SANITARY SEWER LINE
- PROP. EXISTING SANITARY SEWER LINE
- EX. EXISTING SAN. SEWER LINE
- PROP. EXISTING SAN. SEWER LINE
- EX. EXISTING SAN. SEWER LATERAL
- PROP. EXISTING SAN. SEWER LATERAL
- EX. EXISTING SANITARY INLET ID
- PROP. EXISTING SANITARY INLET ID
- EX. EXISTING WATER LINE
- PROP. EXISTING WATER LINE
- EX. EXISTING WATER LATERAL
- PROP. EXISTING WATER LATERAL
- EX. EXISTING FIRE WATER LINE
- PROP. EXISTING FIRE WATER LINE
- EX. EXISTING WATER VALVE
- PROP. EXISTING WATER VALVE
- EX. EXISTING HYDRANT
- PROP. EXISTING HYDRANT
- EX. EXISTING MANHOLE
- PROP. EXISTING 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

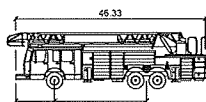
ONE CALL NOTE
NO SCALE

ACT 287 SERIAL NUMBER 20092592101
D. L. Howell & Associates, Inc. does not guarantee the
accuracy of the 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
COMCAST CABLE COMMUNICATIONS, INC.
PECO ENERGY
VERIZON PENNSYLVANIA, INC.
UPPER UCHLAN TOWNSHIP
UPPER UCHLAN MUNICIPAL AUTHORITY



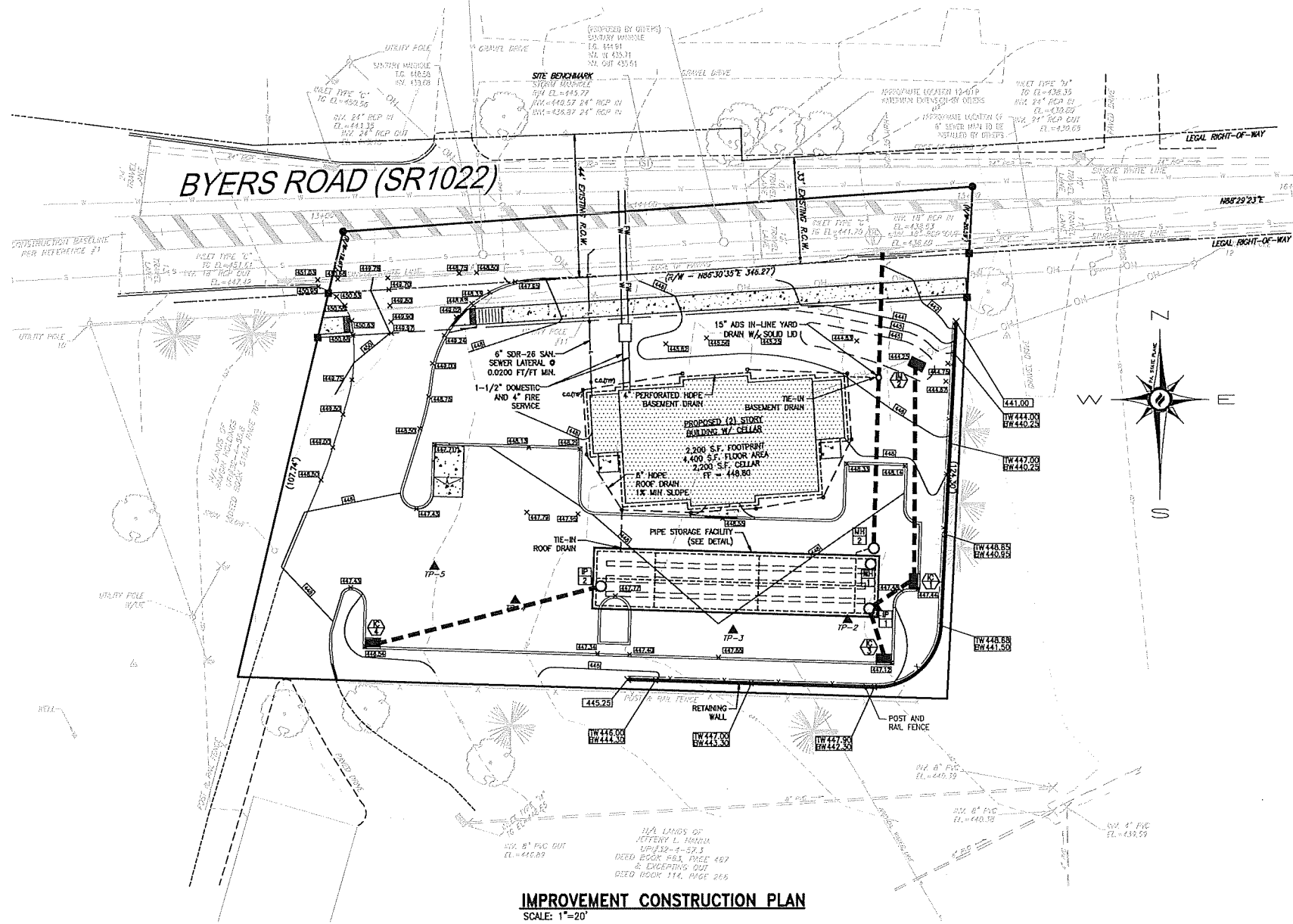
Fire Truck (Ladder) feet
Width : 9.69
Track : 9.69
Lock to Lock Time : 3.0
Steering Angle : 36.2

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.

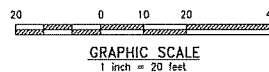
STORM SEWER NOTES:

- 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.



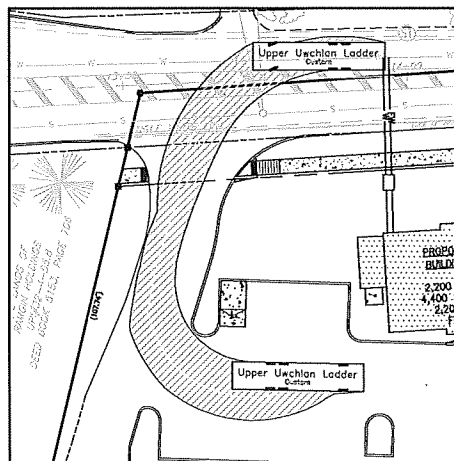
IMPROVEMENT CONSTRUCTION PLAN

SCALE: 1"=20'

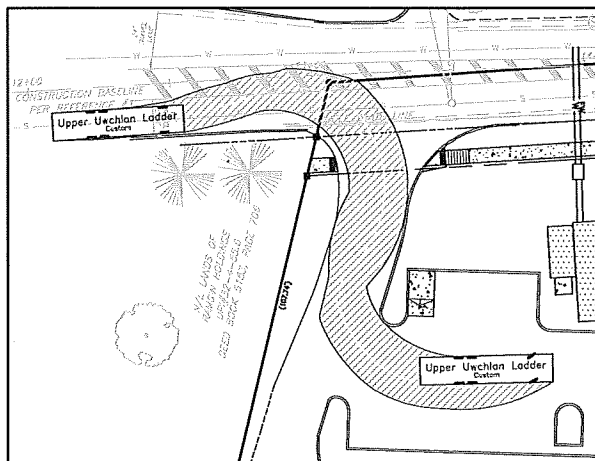


TRUCK TURNING PLANS

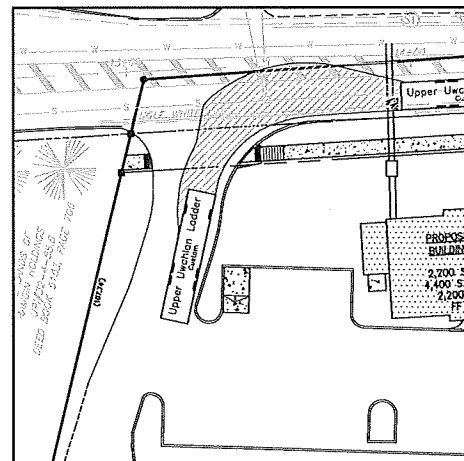
SCALE: 1"=30'



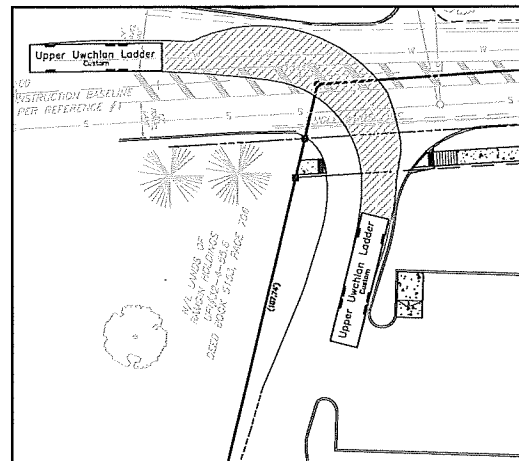
ENTERING SITE FROM EAST



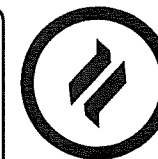
ENTERING SITE FROM WEST



EXITING SITE HEADED EAST



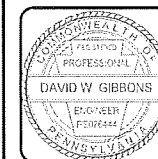
EXITING SITE HEADED WEST



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

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

March 4, 2021

Dave Leh, Upper Uwchlan Township Engineer
184 W. Main Street, Suite 300
Trappe, PA 19426

**RE: Preliminary/Final Land Development Plan Application:
QBD Ventures
Waiver Request Letter**

Dear Mr. Leh:

On behalf of the applicant for the above referenced project we are requesting the following waivers from Upper Uwchlan Township Subdivision and Land Development Ordinance.

1. A Waiver is being requested from Section 162-32.F of the Upper Uwchlan Township Subdivision and Land Development Ordinance to allow a curb radius on the southwest corner of the intersection of the proposed driveway be less than the required 35 feet. We have demonstrated that the radii as proposed will accommodate the largest expected delivery vehicle to the property (a UPS-type truck) and the township's emergency vehicles (fire and ambulance). The small size of the lot makes a 35' radii virtually impossible to implement while still retaining a viable sized building and supporting parking, etc. on the lot. The proposed approximate 2,200 SF building footprint is smaller than most new homes being constructed in the township. The proposed radius of 15' on the western side of the entrance is also needed to not encroach on the adjacent property. Please note this radius is in the same general vicinity of the existing driveway. This curb radius is subject to the approval by PennDOT as it is located within the legal right of way of a State Highway.
2. A Waiver is being requested from Section 162-55.D.1 and Section 162-55.D.2 of the Upper Uwchlan Township Subdivision and Land Development Ordinance to allow an inlet, storm pipe, paving and a portion of a retaining wall within an area classified as Riparian Buffer due to it containing hydric soils, in addition to allowing the removal of an existing maple tree within said area. Vegetation management in the buffer, per the code, is not permitted, however this small portion of the south eastern corner of the lot that contains hydric soil per the soil conservation service's soils map and therefore is considered to be in the riparian buffer zone per section 162-55.D.(1) to (2) of the SALDO. Most of this small area has already been covered by a stoned driveway for many years and does not contribute to any ground water recharge, etc. Due to the small size of the lot, and our desire to accommodate the township's request to respect the proposed ultimate ROW for Byers Road (for when Byers Road is to be expanded to a four lane highway as a collector road per the township zoning ordinance), we have had to place a storm water inlet, some storm water piping, paving and a part of a retaining wall in the area previously used as the stoned driveway and we hereby request a waiver from the requirements of these sections of the SALDO.
3. A Waiver is being requested from Section 152-305.A and Section 152-306 of the Upper Uwchlan Township Stormwater Management Ordinance to not provide the required stormwater runoff volume reduction due to high groundwater levels on the property. The soils on-site are not suitable for infiltration and a lined underground pipe storage system is provided in lieu of a typical infiltration BMP to provide for the necessary peak flow reductions also required by the ordinance.

4. A Waiver is being requested from Section 152-311.D of the Upper Uwchlan Township Stormwater Management Ordinance to provide an underdrain that is less than the minimum 18" below the foundation. Based on the surrounding flat topography and the requirement to discharge the underdrain to a location that will provide proper positive flow away from the foundation, it is necessary to set the underdrain less than 18" below the foundation.
5. During the course of the review when the land development previously was proposed, the Township's Consultants had commented that strict compliance with the landscaping requirements contained in the Township's Subdivision and Land Development Ordinance is not possible without resulting in an over-planted site, i.e. No proper visibility into the site, trees being planted too close to other trees, conflicts between trees and lights, and no consistency with the existing tree plantings in Eagle and existing village landscape patterns. Our landscape consultant strongly agrees with this assessment, and therefore we request a Waiver from strict compliance with the SALDO's landscape requirements such that our landscape architect will prepare a landscaping plan that all parties can agree is proper in scale for the subject property even though it will not be in compliance with all of the township's ordinance's landscaping requirements. The ordinance sections where a partial waiver is being requested to not provide full landscaping is Section 162-57.6(b), and Section 162-57 with regard to building façade plantings, parking and loading landscaping, road frontage and tract boundary plantings.

Thank you for consideration of these Waiver Requests.

Sincerely,
D.L. HOWELL & ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Dave Gibbons", written in a cursive style.

David W. Gibbons, PE
Senior Engineer



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

March 8, 2021

File No. 09-07021T

Mr. Tony Scheivert
Upper Uwchlan Township Manager
140 Pottstown Pike
Chester Springs, PA 19425

Reference: QBD Ventures
Preliminary/Final Land Development Plan
Upper Uwchlan Township, Chester County, PA

Dear Tony:

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

- Upper Uwchlan Township Subdivision/Land Development Application, prepared by Peter Rodgers, QBD Ventures, dated January 11, 2021.
- Plan set consisting of ten (10) sheets titled "QBD Ventures" prepared by D.L. Howell & Associates, Inc. (Howell), dated December 20, 2020.
- "Stormwater Management Report and Erosion & Sedimentation Control Narrative" prepared by Howell, dated December 21, 2020.
- Act 537 Sewage Facilities Planning letter, prepared by Pennsylvania Department of Environmental Protection, dated January 15, 2021.
- Act 247 County Referral Form for Plan Review, undated.
- Waiver Request Letter prepared by Howell, dated March 4, 2021.

G&A, as well as the other Township Consultants have completed our first review of the above referenced Preliminary/Final Land Development Plan Application for compliance with the applicable sections of the Township's Zoning Ordinance, Stormwater Management Ordinance, and Subdivision and Land Development Ordinance, and wish

BUILDING ON A FOUNDATION OF EXCELLENCE

184 W. Main Street | Suite 300 | Trappe, PA 19426
Phone: 610-489-4949 | Fax: 610-489-8447
www.gilmore-assoc.com

Mr. Tony Scheivert
Upper Uwchlan Township Manager

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Reference: QBD Ventures
Preliminary/Final Land Development Plan
Upper Uwchlan Township, Chester County, PA

File No. 09-07021T

March 8, 2021

to submit the following comments for your consideration. The project received Final Land Development Approval in August 2010; however, that approval has expired.

Please note that comments with a **(RW)** denotes a requested waiver and may require relief from the Township Ordinances.

I. OVERVIEW

The parcel is approximately 0.7 acres in size and is zoned C-1 (Village Commercial District) and is located approximately 300 feet east of the intersection of Graphite Mine Road and Byers Road. The Applicant is proposing to demolish the existing buildings and construct a 2-story, 4,400 SF office building with and associated parking facilities. The parcel will provide a two-way access via Byers Road. An underground detention basin will be utilized to control the increased runoff from the subject site.

II. ZONING

1. Section 200-7 – There is an area indicated as a “Legal Right of Way” along the western side of the property in favor of the adjacent property. If this is in fact a legal right of way, this area should be included as Right of way in the Zoning Table rather than “Easement Area” as it currently is. Additionally, the Net Lot Area shown in Plan View doesn’t match General Note 4 Lot Area; the driveway easement area or ROW of 2,174 square feet should be included, and the area within the ROW should be 6,565 square feet and not 3,865 square feet so that the Net Lot Area is 21,841 square feet.
2. Section 200-73.D.(5).(g). - Where applicable, curb ramps shall be provided to permit handicapped people access from the parking lot to the sidewalk or building entrance. We recommend that the applicant consider relocating the ADA space to the row of parking located opposite of the entrance. A note and details shall be provided for the rear entrance if this is to be an ADA ramp and a landing area shall be provided. Additional details shall be provided for the ADA accessible route, and should be reviewed by the Zoning officer.
3. Section 200-74 – The applicant should indicate whether or not a loading space will be required for their operations. At a minimum, a space should be provided to allow for a delivery truck to turn around.

Reference: QBD Ventures
Preliminary/Final Land Development Plan
Upper Uwchlan Township, Chester County, PA
File No. 09-07021T
March 8, 2021

III. SUBDIVISION & LAND DEVELOPMENT ORDINANCE REVIEW

1. Section 162-8.B. – The Applicant has submitted this application as a Preliminary/Final Application. A waiver is required from this section to permit this type of approval.
2. **(RW)** Section 162-32.F - A waiver is being requested, and was previously granted, to permit a 35' curb radius on the southwest corner of the intersection of the proposed driveway and Byers Road contingent upon Pa-DOT's concurrence. However, as the land development approval has expired, it is being requested again.
3. **(RW)** Section 162-55.D.(1) - A portion of the southeastern corner of the site contains Glenville Silt Loam, which is classified as a hydric soil and is part of a riparian buffer area. The plans shall indicate this area as a riparian buffer; it is noted that an inlet, a storm pipe, paving, and a portion of the retaining wall are proposed within the riparian buffer. A waiver is being requested, and was previously granted, to permit the construction of a structure in the riparian buffer. However, as the land development approval has expired, it is being requested again.
4. **(RW)** Section 162-55.D.(2) – A waiver is being requested to allow vegetation management in the riparian buffer area. A 48-inch maple is designated to be removed, which is not permitted, and the tree should be maintained.
5. **(RW)** Section 162-57.6(b) – A partial waiver is being requested to allow a modified Landscape Plan with regard to building façade plantings, parking and loading landscaping, road frontage and tract boundary plantings

IV. STORMWATER MANAGEMENT ORDINANCE REVIEW

1. **(RW)** Section 152-305.A and 152-306.A - A waiver is being requested to not provide the required stormwater runoff volume reduction due to high groundwater levels on the property. The infiltration testing report concluded that an infiltration rate of 0.085 inches per hour should be used for design. However, the location of the underground stormwater management system is not located in the area of the favorable infiltration testing, which was determined to be in test pits 4 and 5. Additionally, there are no calculations of water quality and runoff volume provided in the stormwater report.

Reference: QBD Ventures
Preliminary/Final Land Development Plan
Upper Uwchlan Township, Chester County, PA

File No. 09-07021T

March 8, 2021

2. Section 306.J.3 – The dewatering calculation for the underground pipe storage system shall be provided to show compliance with the 72-hour dewatering requirement.
3. Section 306.K.4 – The underground basin receives runoff from multiple features and is located closer than 25 feet to the building, which has a basement. The location of the system shall be revised to be at least 25 feet from the building.
4. Section 152-308.A – The 10-year and 5-year post-development peak rates shall be less than the 2-year pre-development peak flow rate and the 2-year post-development peak rate shall be less than the 1-year pre-development peak rate. The allowable peak flow rates and the 5-year peak flow rates should be added to Table 3-1 in the stormwater report.
5. Section 152-309.F - Runoff coefficients (C) for use in the Rational Method shall be obtained from Table B-2 in Appendix B of this chapter. The runoff C-value for impervious should be 0.99. The post-development bypass weighted C-value should be 0.69. Additionally, the impervious area for the drainage area to the pipe storage BMP should be 0.348 acres and not 0.326 acres and the grass area should be 0.161 acres and not 0.183 acres; this would make the weighted C-value for the drainage area to the pipe storage be 0.87.
6. **(RW)** Section 152-311.D - A waiver is being requested to provide an underdrain that is less than the minimum 18" below the foundation. The underdrain system should be in compliance with this section of the ordinance. The Applicant should verify that the underdrain system will be able to adequately drain and elevations should be provided on the plan which verify the underdrain is a minimum of 18" below the foundation as required under this section.
7. Section 152-402.A.(3) - A statement, signed by the applicant, acknowledging that any revision to the approved SWM site plan shall be submitted to and approved by the municipality, and that a revised erosion and sediment control plan shall be submitted to, and approved by, the Conservation District or municipality (as applicable) for a determination of adequacy prior to construction of the revised features. This statement shall be provided on the Post Construction Stormwater Management Plan Sheet.

Reference: QBD Ventures
Preliminary/Final Land Development Plan
Upper Uwchlan Township, Chester County, PA

File No. 09-07021T

March 8, 2021

8. Section 152-402.A.(4) – The following signature block signed and sealed by the qualified licensed professional responsible for the preparation of the SWM site plan shall be provided on the Post Construction Stormwater Management Plan: “I (name), on this date (date of signature), hereby certify to the best of my knowledge that the SWM site plan meets all design standards and criteria of the Upper Uwchlan Township Ordinance No. 2013-05, Stormwater Management Ordinance.”
9. Section 152-402.B.(18)(c)[2] – Notes or other documentation, as needed, shall be provided on the Post Construction Stormwater Management Plan that grants the municipality the right of access to all BMPs and conveyances for the purposes of inspection and enforcement of the requirements of this chapter, and any applicable O&M plans and O&M agreements.
10. Section 152-402.F. – The Applicant shall provide an O&M plan, an O&M agreement, and any easement agreements that are needed in accordance with this section.
11. Section 152-701/702/703 – An O&M Plan and agreement shall be recorded once approved and executed.
12. Section 152-804. – Please add the following Alteration of BMPs notes to the Post Construction Stormwater Management Plan:

“No person shall modify, remove, fill, landscape, alter, or impair the effectiveness of any stormwater BMPs, conveyances, facilities, areas or structures unless the activity is part of an approved maintenance program, without the written approval of the municipality.”

“No person shall place any structure, fill, landscaping, additional vegetation, yard waste, brush cuttings, or other waste or debris into a BMP or conveyance, or within a stormwater easement, that would limit or alter the functioning of the stormwater BMP or conveyance, without the written approval of the municipality.”
13. It appears that the entire storage volume of the pipe storage and stone volume have not been accounted for in the storm report. The storage volume of the one foot of stone above and below the storage pipes have not been included.

Reference: QBD Ventures
Preliminary/Final Land Development Plan
Upper Uwchlan Township, Chester County, PA

File No. 09-07021T

March 8, 2021

Additionally, the two 12-inch orifice at elevation 443.75 are not in the stormwater model for the outlet structure.

V. GENERAL COMMENTS

1. The basement floor elevation shall be identified on the plans.
2. The basement floor and pipe invert elevations shall be identified on the foundation drain detail.
3. The roof leader connection into the underground system should be located at a structure or a detail shall be provided on the connection.
4. The Applicant should clarify how the retaining wall will be constructed without impacting the adjacent properties and the existing fence due to the proximity to the property line. Shop drawings for wall must be provided prior to construction.
5. On Sheet 1, the notes listed under Waivers Requested are stated as waivers granted, and should be revised to state waivers requested.
6. Add parking stall lines on both sides of the parking island.
7. We recommend that the 3 foot radius on the southern parking lot end section be revised to be 5 feet and not 3 feet.
8. Identify or remove what appears to be errant symbols on Sheet 1, including the 9 enclosed in a circle on the sidewalk along the frontage, as well as the 10 and 12 encircled symbols.

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

1. SALDO Section 162-27.1.I – The site should provide a floating access easement to the adjacent properties so that consolidated/shared access to Byers Road can be provided in the future if the adjacent properties ever redevelop.

Reference: QBD Ventures
Preliminary/Final Land Development Plan
Upper Uwchlan Township, Chester County, PA

File No. 09-07021T

March 8, 2021

2. SALDO Section 162-27.1M – The plans should be revised to show the proposed driveway for the Byers Station Parcel 6C (Vantage Point) development on the north side of Byers Road. Modifications to the site driveway design may be required to enhance alignment between the two driveways.
3. SALDO Sections 162-28.A and 169-28.D – The applicant proposes a 35-foot half-width ultimate right-of-way along the Byers Road site frontage. Since sidewalk is proposed within the area of this right-of-way, we recommend this right-of-way should be dedicated as part of this project, and should be labeled “Required Right-of-Way (To be Deeded to Upper Uwchlan Township)”. In addition, General Note 19 on sheet 1 should be removed. If this right-of-way is not dedicated to the Township as part of this development, an easement should be provided to ensure public use the proposed sidewalk along the Byers Road site frontage.
4. SALDO Section 162-32.F – The applicant is requesting a waiver to allow the western curb radius of the proposed driveway to be 15 feet (a 35-foot radius is required). This waiver was granted as part of the previous application for this site. We support this waiver subject to satisfaction of comment 2 regarding the driveway alignment.
5. Since Byers Road (S.R. 1022) is a State road, the proposed driveway improvements require PennDOT approval. The applicant should copy the Township on all PennDOT correspondence.
6. The plans should provide detailed designs of the proposed curb ramps on the southeast and southwest corners of the site access intersection, including separate grading details, and all dimensions for construction, including widths, lengths, and all slopes to assist during construction.
7. Chapter 79-8.C – The proposed redevelopment is located in the Township’s Act 209 Transportation Service Area, and as such, this site is subject to the Township’s Transportation Impact Fee of \$2,334 per weekday afternoon peak hour trip. Based on the Institute of Transportation Engineers publication *Trip Generation, 10th Edition*, the proposed 4,400 square feet of office space generates five weekday afternoon peak hour trips. Therefore, the number of

Reference: QBD Ventures
Preliminary/Final Land Development Plan
Upper Uwchlan Township, Chester County, PA

File No. 09-07021T

March 8, 2021

trips subject to the Township's Transportation Impact fee is five, and the resultant fee is **\$11,670**.

8. Upon resubmission, the applicant's engineer should compose a response letter that describes how each comment has been addressed and where any plan and/or report revisions are located.
9. Additional comments regarding the traffic improvements and/or land development plans may follow upon receipt of future submissions.

VII. TOWNSHIP PLANNING CONSULTANT COMMENTS
(BRANDYWINE CONSERVANCY)

1. The purpose of the C-1 Village District is to "preserve the historical development patterns of the villages of Eagle and Byers, and establish standards for new development and coordinated street and landscape improvements and pedestrian amenities, so as to complement the village setting and provide for safe and convenient access".
 - i. We suggest that the building design plans and elevations should be circulated to the Historic Commission for review and comment.
 - ii. We defer to the Township's lighting consultant on matters of adequate and compliant exterior site lighting for the proposed development. However, we recommend that the Township consider whether the applicant should be required to install village street lighting improvements as part of the land development process. We suggest that the applicant follow recommended practices for village lighting 1, highlighted in Upper Uwchlan Township's Village Design Guidelines for Lighting, which states that the "village light standard shall be placed along both sides of public roads at 50-foot intervals." The village light standard detail is available from Township consultants and should be positioned on the lot side of the sidewalk with the fixture situated above the sidewalk.
2. In our opinion, Sheet 10 Township Landscape Plan meets the intent of Section 162-57 of the Subdivision and Land Development Ordinance for landscape design and installation standards. The applicant has provided a detailed compliance chart on sheet 10 with waivers requested for plant quantities

Mr. Tony Scheivert
Upper Uwchlan Township Manager

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Reference: QBD Ventures
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required under Section 162-57. We support the applicant's waiver requests.
The waiver requests should be added to Sheet 1 Title Plan.

VIII. TOWNSHIP MUNICIPAL AUTHORITY 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:

1. Based on the plans the developer is proposing a two-story building with cellar (4400 SF) for business or professional office use. The estimated number of employees should be provided to determine the required sanitary sewer capacity needed for the project. Sewage Facilities Planning Module (SFPM) approval by the Pennsylvania Department of Environmental Protection may be required. The required sanitary sewer capacity will need to be purchased for the project and such amount will need to be clearly shown on Sheet 1 of the plan.
2. The following notes should be added to the title plan.
 - All sanitary sewer materials, specifications, installation procedures and pipe specifications shall be consistent with the Upper Uwchlan Township Municipal Authority Standards.
 - Prior to construction, a minimum of 48 hours notice is required to be given to the Upper Uwchlan Township Municipal Authority and their Engineer.
 - The proposed establishment is required to comply with the Regulations for the Discharge of Non-Residential Waste into the Upper Uwchlan Township Municipal Authority's Sewerage System, Resolution #10-20-04-15, dated October 20, 2004.
3. The Byers Road Sanitary Sewer Extension has not been constructed, construction is slated to begin in the Spring 2021. Therefore the lateral

Mr. Tony Scheivert
Upper Uwchlan Township Manager

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Reference: QBD Ventures
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connection of this project shall occur subsequent to the construction and testing of the sanitary sewer extension. Note 14 indicates that "Sanitary sewer will be a pump and haul system until such time as public sanitary sewer becomes available on Byers Road." That will require approval from Chester County Health Department and/or PaDEP.

IX. TOWNSHIP LIGHTING CONSULTANT COMMENTS
(STUBBE CONSULTING LLC)

1. Sheet 9, CO9.01, Lighting Plan, plotted 12/21/20, contained proposed lighting information dated 07/20/10. Proposed lighting consists of 5 250-watt pulse start metal halide luminaires with backlight shields, pole-mounted at 20' AFG.

The lighting industry has progressed a long way since that lighting was proposed and metal halide sources are essentially passé today, replaced, with rare exception, by LED sources.

If Applicant continues to propose the use of metal halide sources, please advise and a review will be submitted. Otherwise, it is recommended Applicant be requested to submit an up-dated lighting layout using LED sources.

This concludes the first review of the above-referenced plan. We would recommend the plans be revised to address the above referenced comments as any comments raised by the Township Planning Commission or Board of Supervisors.

If you have any questions, please do not hesitate to contact me.

Sincerely,

David N. Leh

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

Mr. Tony Scheivert
Upper Uwchlan Township Manager

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Reference: QBD Ventures
Preliminary/Final Land Development Plan
Upper Uwchlan Township, Chester County, PA

File No. 09-07021T

March 8, 2021

cc: Upper Uwchlan Township Planning Commission Members
Upper Uwchlan Township Board of Supervisors
Kristin Camp, Esq. – BBM&M LLP (via email only)
Sheila E. Fleming, ASLA, Brandywine Conservancy (Via e-mail only)
Christopher J. Williams, P.E., McMahon Assoc., Inc. (Via e-mail only)
David Schlott, P.E, ARRO Consulting, Inc. (Via e-mail only)
C. Stanley Stubbe, C. Stanley Stubbe (Via e-mail only)
Peter Rogers, Applicant (Via e-mail only)
David Gibbons, P.E., D.L. Howell & Associates (Via e-mail only)



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION
Government Services Center, Suite 270
601 Westtown Road
P. O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax (610) 344-6515

February 1, 2021

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

Re: Preliminary/Final Land Development - 164 Byers Road
Upper Uwchlan Township - LD-01-21-16613

Dear Ms. Jonik:

A preliminary/final land development plan entitled "164 Byers road", prepared by DL Howell & Associates, Inc. and dated January 21, 2021, was received by this office on January 26, 2021. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	South side of Byers Road (State Route 1022), between Graphite Mine Road and Eagle Farms Road
Site Acreage:	0.71 acres
Lots/Units:	1 lot; 1 structure proposed
Non-Res. Square Footage:	4,400 square feet
Proposed Land Use:	Office/commercial
New Parking Spaces:	22 spaces
Municipal Land Use Plan Designation:	Village
UPI#:	32-4-56

PROPOSAL:

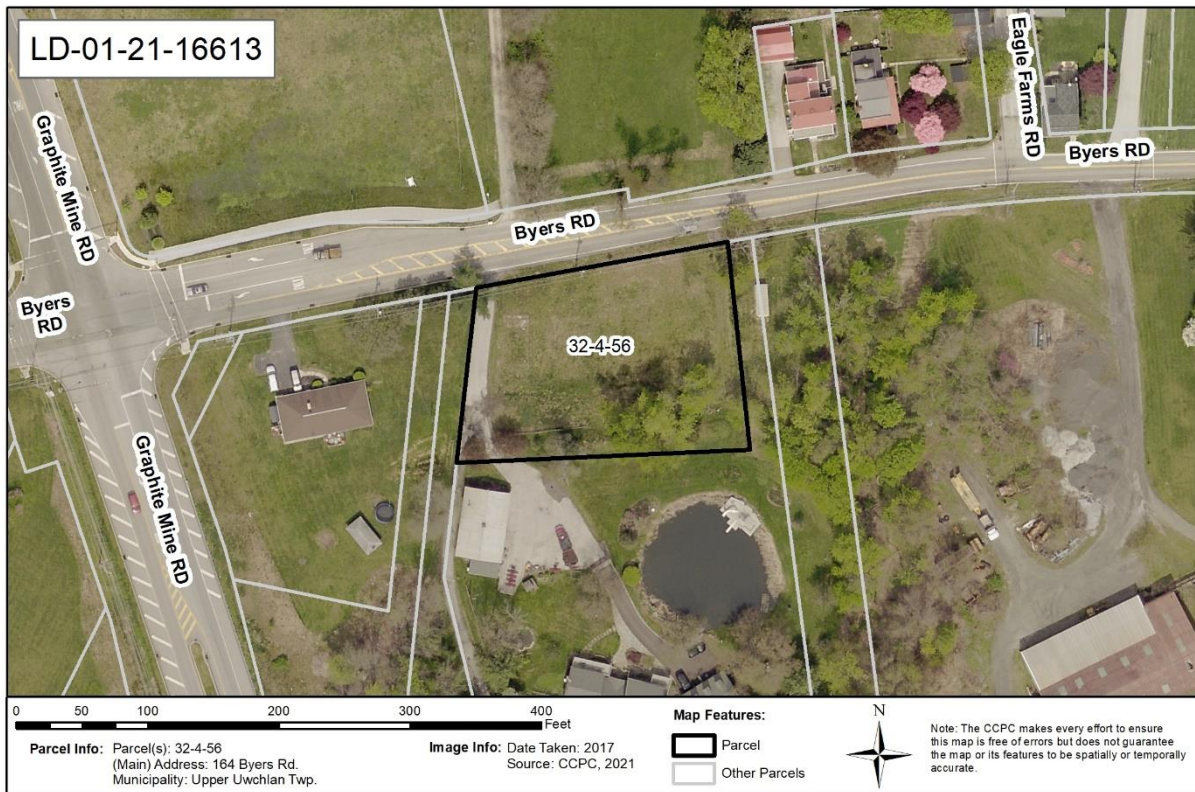
The applicant proposes the construction of a 4,400 square foot commercial building and 22 parking spaces. The site, which will be served by public water and public sewer facilities, is located in the Upper Uwchlan Township C-1 Village zoning district.

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

COUNTY POLICY:

LANDSCAPES:

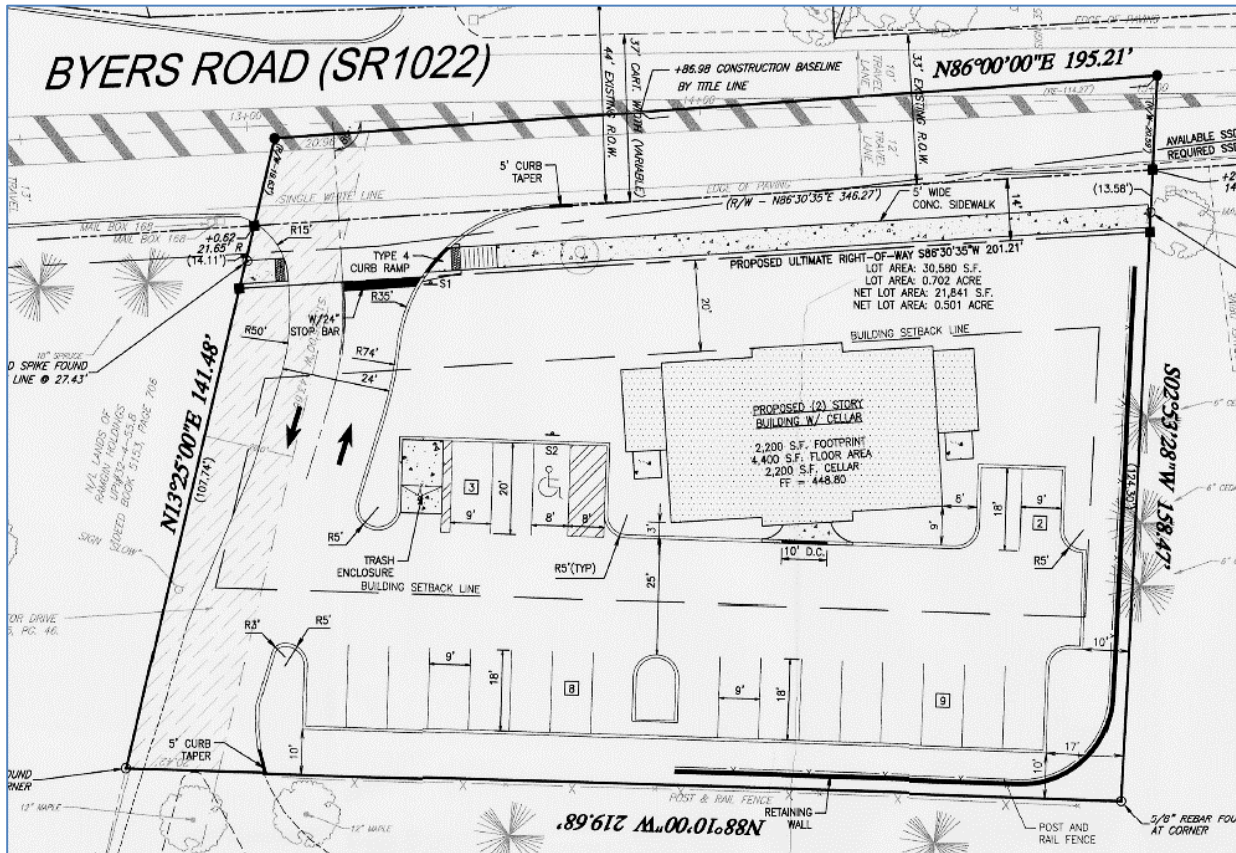
1. The site is located within the **Suburban Center Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth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



WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the Pickering Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:
 - implement comprehensive stormwater management,
 - protect vegetated riparian corridors, and
 - protect first order streams.

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



*Detail of 164 Byers Road
Preliminary/Final Land Development Plan*

PRIMARY ISSUES:

3. The site appears to provide driveway access to the lot to the south. Additionally, lots to the west and east appear to be configured as flag lots. We suggest that the applicant and the Township work with the adjacent lot owners to provide a common access point for the lots to the west, and also a common access point for the lots to the east. This can avoid multiple driveways on Byers Road in locations that may cause conflicts with the intersection with Graphite Mine Road. The deeds to all affected lots should reflect the terms of any necessary easements.
4. The plan shows 22 parking spaces. We suggest that the applicant and the Township evaluate the anticipated parking demand for this facility, and determine whether all of the proposed parking spaces will be necessary. If fewer spaces are required, we suggest that the extra spaces could be landscaped and held in reserve instead of being paved. The reserve spaces could be converted to paved spaces in the future if it becomes evident that they are actually needed. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping.
5. Connect” Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas. We endorse the installation of sidewalks into the plan. Sidewalks are an essential design element for new construction in the **Suburban Center Landscape**.

We recommend that the applicant connect the sidewalk along Byers Road to the front of the building, or at least to the building's entrance. (We also suggest that one of the building's entrances should face Byers Road in addition to the parking area.) Pedestrian connectivity between sidewalks and buildings is also an important component of a complete sidewalk system in the **Suburban Center Landscape**. The applicant and Township should refer to the Pedestrian Facilities Design Element of the County Planning Commission's Multimodal Circulation Handbook (2016 Update) in its design of the proposed pedestrian facilities. The Handbook is available online at: www.chesco.org/documentcenter/view/27042.

6. This area includes a mix of residential and commercial land uses. We recommend that the applicant design the building so that it will be architecturally compatible with the surrounding areas, and include a pitched roof instead of a flat roof, which can help create a transition between residential and non-residential areas.
7. The County Planning Commission's Multimodal Circulation Handbook (2016 Update), which is available online at www.chescoplanning.org/resources/PubsTransportation.cfm, classifies Byers Road (State Route 1022) as a minor collector. The Handbook (page 183) recommends an 80 foot-wide right-of-way for minor collector roads to accommodate future road and infrastructure improvements. We recommend that the applicant and the Township contact PennDOT to determine the appropriate right-of-way to be reserved for this section of Byers Road. We suggest that this area be identified as a dedicated right-of-way, and be offered for dedication to PennDOT.
8. The plan includes a "Waivers Requested" list that includes a requested waiver from the Township Subdivision and Land Development Ordinance regarding construction in a riparian buffer (although the language in the request indicates that the waiver was already granted). *Landscapes3* supports the comprehensive protection and restoration of the county's ecosystems, including riparian corridors ("Protect" Objective B, page 63). The Chester County Planning Commission generally discourages construction in riparian buffer areas. Also, the plan does not appear to clearly delineate the extent of the riparian buffer, although an area of hydric soils is shown in the southeast part of the site. The applicant should clarify these issues.
9. We suggest that the applicant investigate relocating the trash enclosure to the eastern part of the parking area; this will help screen it from the public right-of way and make accessing it from the building more convenient.
10. The stormwater management plans indicate that subsurface infiltration practices will be utilized to manage a portion of the site's stormwater runoff. The applicant should submit the operations and management plan for the stormwater facilities to the Township, which should be reviewed by the Township engineer. To ensure this system continues to function as designed, the applicant and/or those responsible for future maintenance should strictly adhere to the inspection schedule included in the operation and maintenance plan. Appropriate pre-treatment Best Management Practices (BMPs) should be installed to remove sediment and other debris from runoff before it discharges to the subsurface infiltration system. Sediment, oil, grease, or other debris should be regularly removed from these pretreatment BMPs.

Subsurface infiltration stormwater management practices are not appropriate for areas that will receive runoff with high sediment loads. Particular care should be taken during construction to prevent compaction of the soil below the system and to minimize the delivery of sediment to this system from construction runoff. The applicant should ensure that sufficient observation wells and access points are incorporated into the design and are located in areas that will remain easily

Page: 5
Re: Preliminary/Final Land Development - 164 Byers Road
Upper Uwchlan Township - LD-01-21-16613

accessible. These access points should be designed to allow for the scheduled removal of accumulated sediment.

11. Upper Uwchlan Township should verify that the proposed landscaping plan conforms to Township Ordinance landscape and screening requirements. We suggest that the applicant use native tree, shrub, and herbaceous species in the planting areas, and provide additional landscaping along Byers Road.
12. Upper Uwchlan Township should verify that the design and location of the proposed outdoor lighting meets the Township's requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses. We suggest that all sign lighting be downward-pointing to limit "skyglow" and reduce glare on surrounding roads. In general, the applicant should use the minimum amount of light intensity that is necessary to safely illuminate the facility.

ADMINISTRATIVE ISSUES:

13. The applicant should contact the office of the Chester County Conservation District for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
14. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

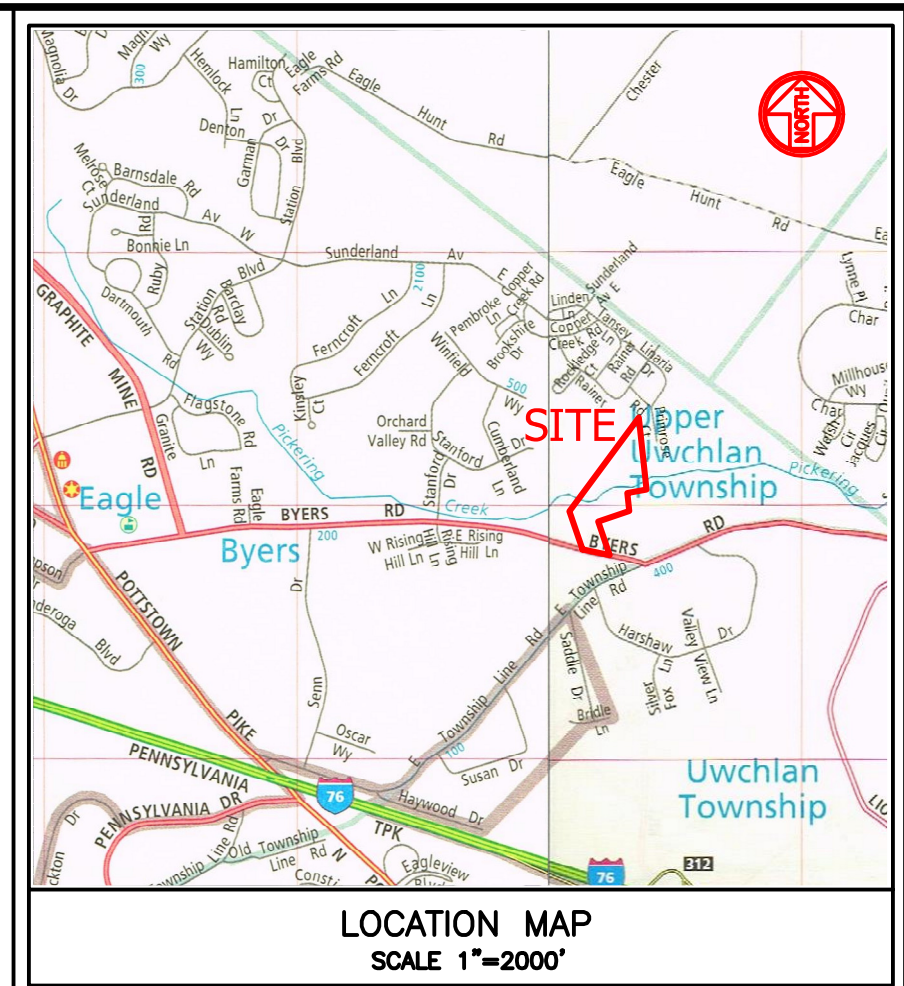
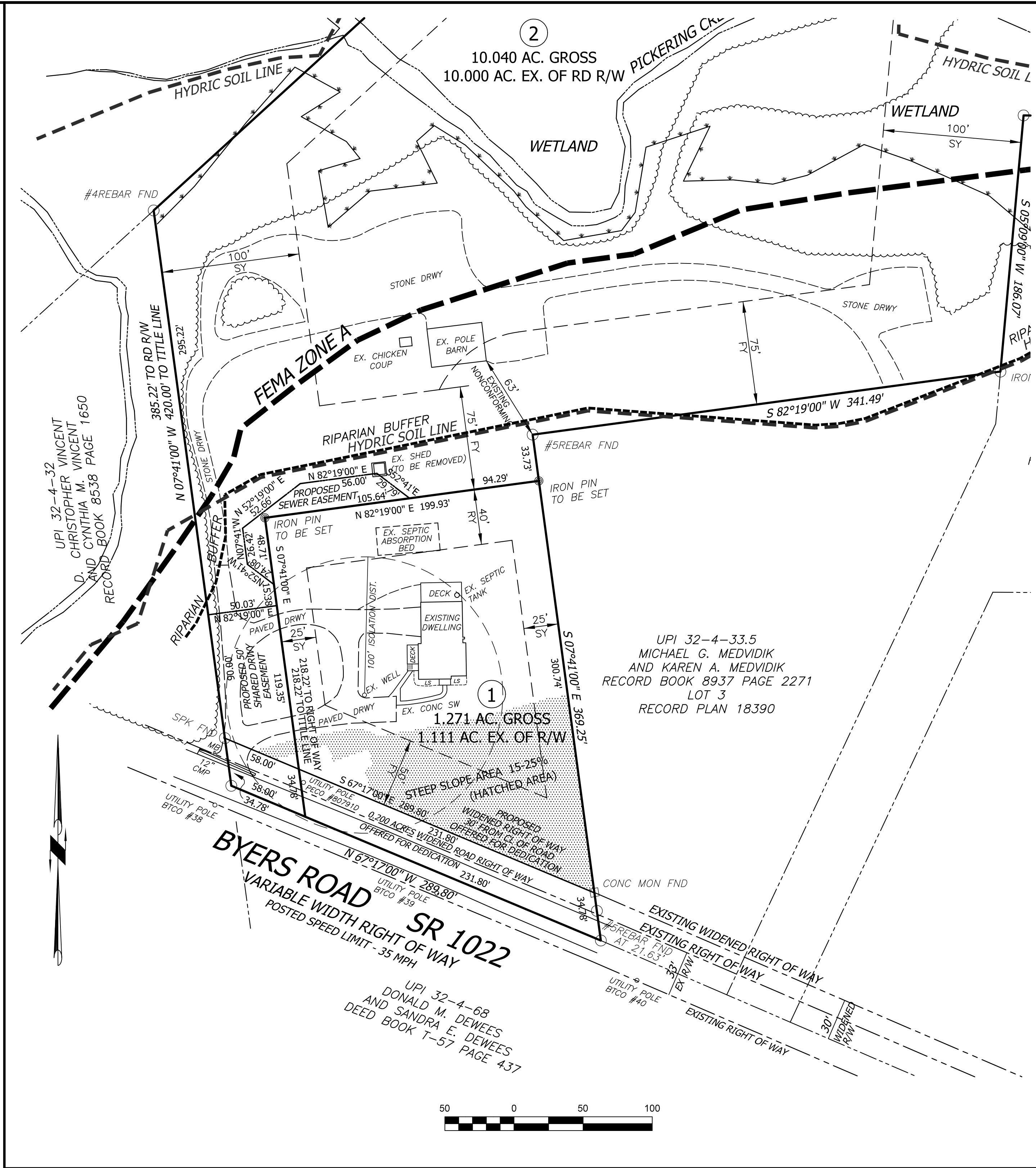
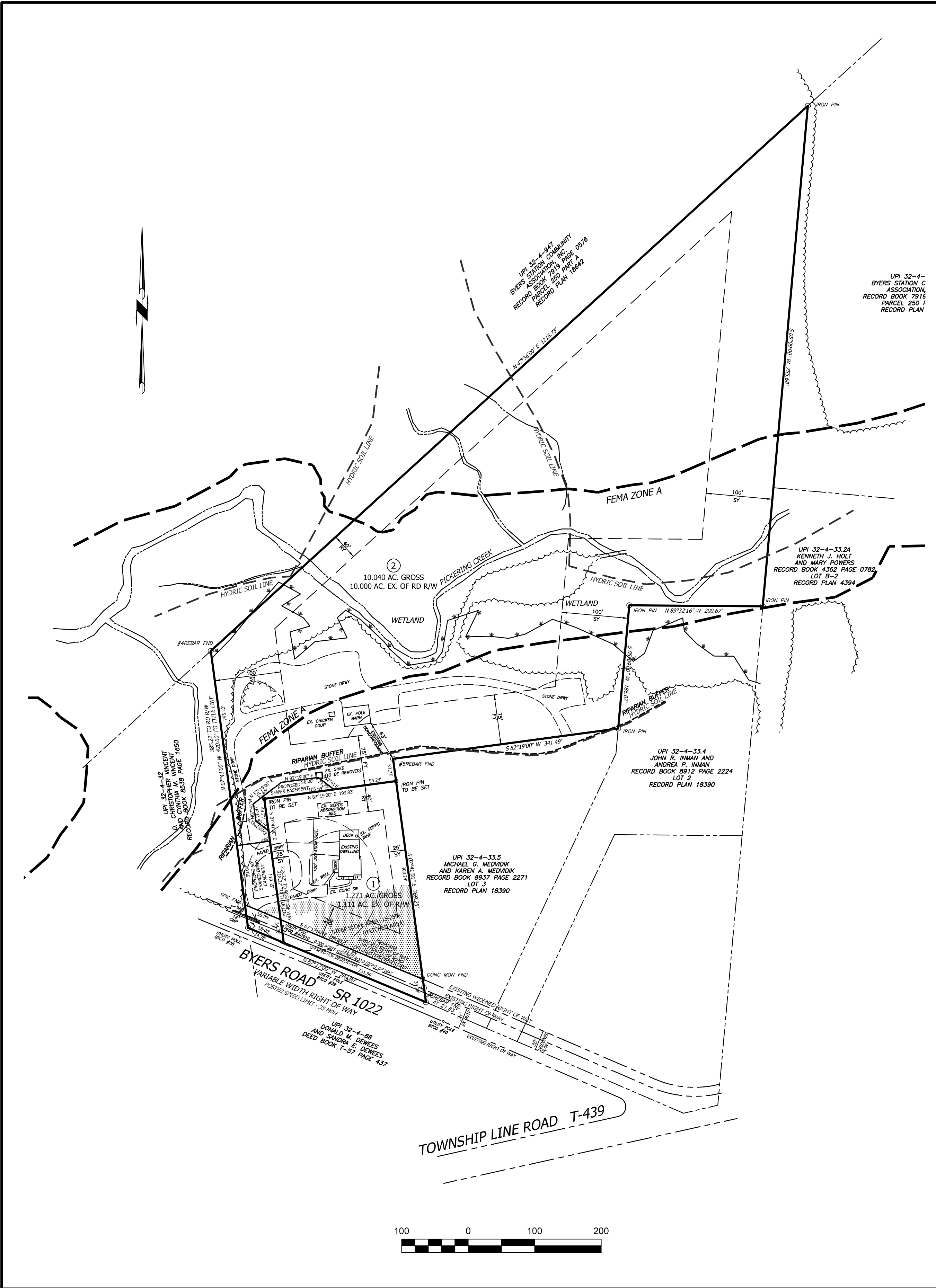
This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Upper Uwchlan Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: DL Howell & Associates, Inc.
QBD Ventures c/o Peter Rodgers, Partner
Anthony Antonelli, District Permits Manager, PennDOT
Francis J. Hanney, PennDOT
Mark E. Cassel, AICP, Director of Service Planning, SEPTA
Chester County Conservation District



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
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 10 ACRES	48,402 SF 10.040 ACRES	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 50 FEET	93.3 FEET	63 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 - AGRICULTURE	25 FEET 100 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	196.6 FEET	
	BUILDING COVERAGE	25% MAX	3.7%	0.2%	
	IMPERVIOUS COVERAGE	40% MAX	12.9%	6.0%	
	BUILDING HEIGHT - SINGLE FAMILY BUILDING HEIGHT - AGRICULTURAL	35 FEET PER ZO 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

PROPERTY DATA
PARCEL ID: UPI 32-4-33.1
ADDRESS: 363 BYERS ROAD
CHESTER SPRINGS, PA 19425
DEED REF.: DB T-47 G 113 & RB 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, 2010.

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

4. SOILS ARE FROM WEBSOIL 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 DCMR 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
PLOTING FROM AERIAL PHOTOGRAPHY COURTESY OF PASDA AND DVPRC, 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:

UPPER UWCHLAN TOWNSHIP CHESTER COUNTY PENNSYLVANIA

CHESTER COUNTY SS

CLIENT
JAMES C. DEWEES
AND REBECCA JANE DEWEES
365 BYERS ROAD
CHESTER SPRINGS, PA
19425

SHEET
1
OF 4#

SUBDIVISION RECORD PLAN

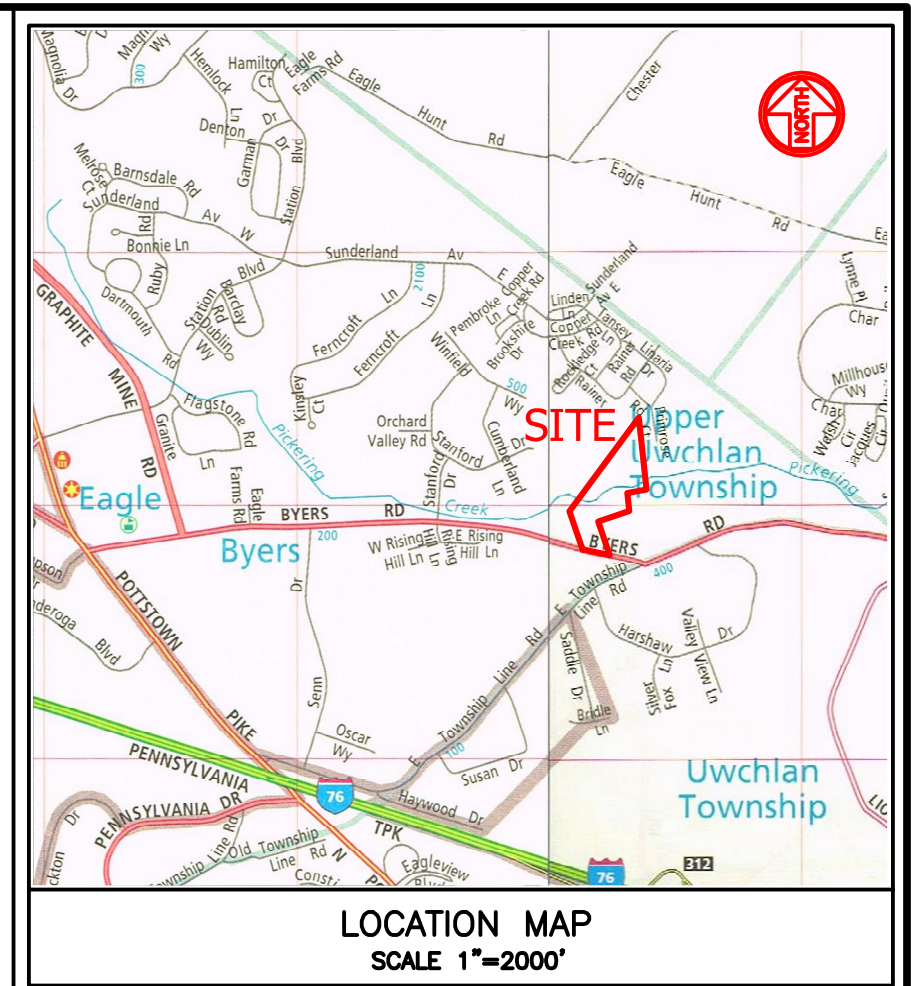
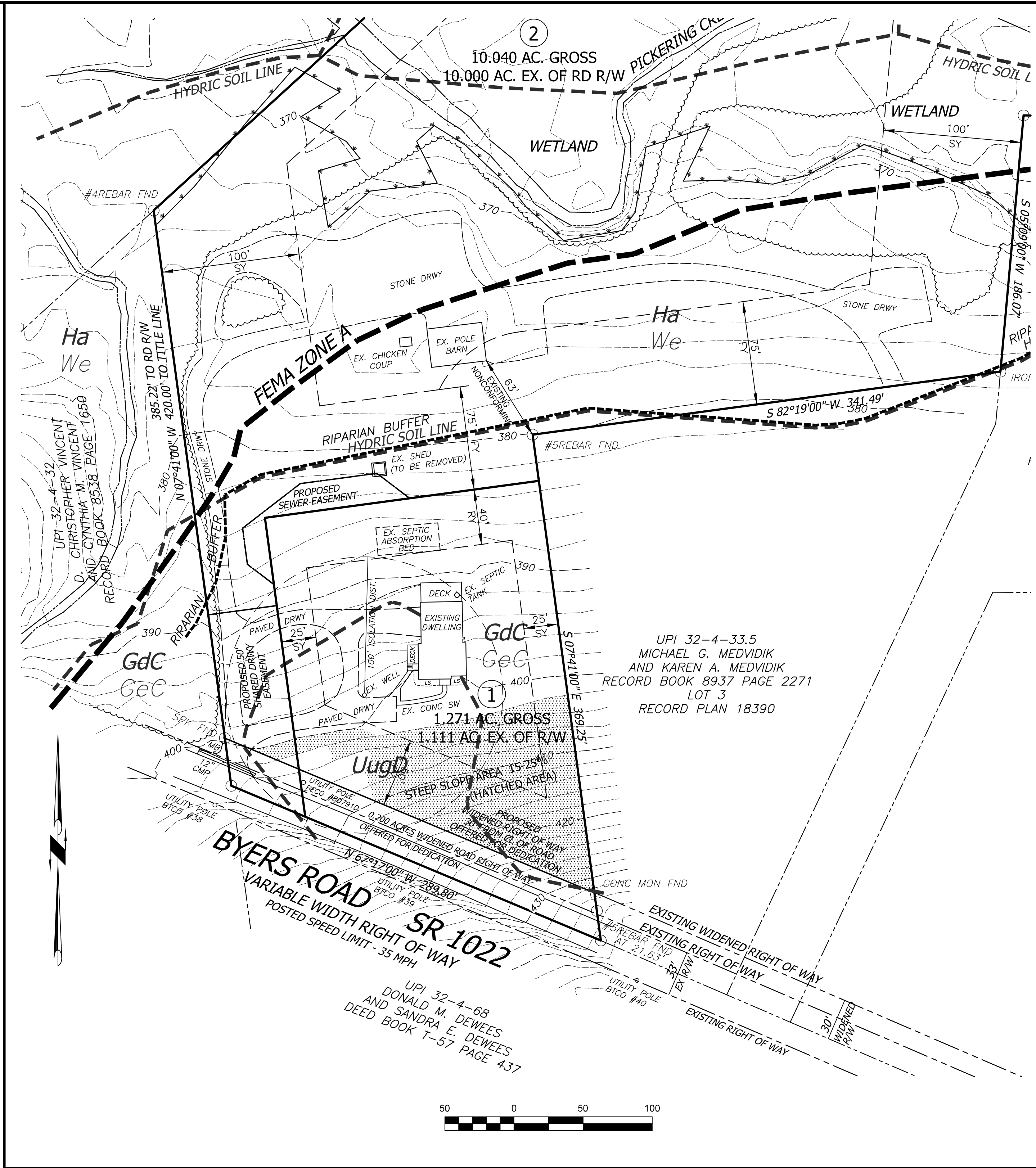
PLAN OF SUBDIVISION
for
JAMES C. DEWEES AND REBECCA JANE DEWEES

UPPER UWCHLAN TOWNSHIP CHESTER COUNTY PENNSYLVANIA

CLIENT
JAMES C. DEWEES
AND REBECCA JANE DEWEES
365 BYERS ROAD
CHESTER SPRINGS, PA
19425

SHEET
1
OF 4#

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



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
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 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.
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	FRONT YARD - SINGLE FAMILY	50 FEET	93.3 FEET	63 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.
	FRONT YARD - AGRICULTURE	50 FEET		EX. NONCONFORMING	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.
	SIDE YARD - SINGLE FAMILY	25 FEET	66.5 FEET	163.5 FEET	
	SIDE YARD - AGRICULTURE	100 FEET			
	REAR YARD	40 FEET	75.5 FEET	196.6 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 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: 363 BYERS ROAD
CHESTER SPRINGS, PA 19425
DEED REF.: DB T-47 G 113 & RB 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, 2010.

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

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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
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SURVEY BY BEIDEMAN ASSOCIATES ON DECEMBER 13, 2020.

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PLOTING FROM AERIAL PHOTOGRAPHY COURTESY OF PASDA AND DVRPC, 2010.

UPRI NUMBER 32-4-33.1

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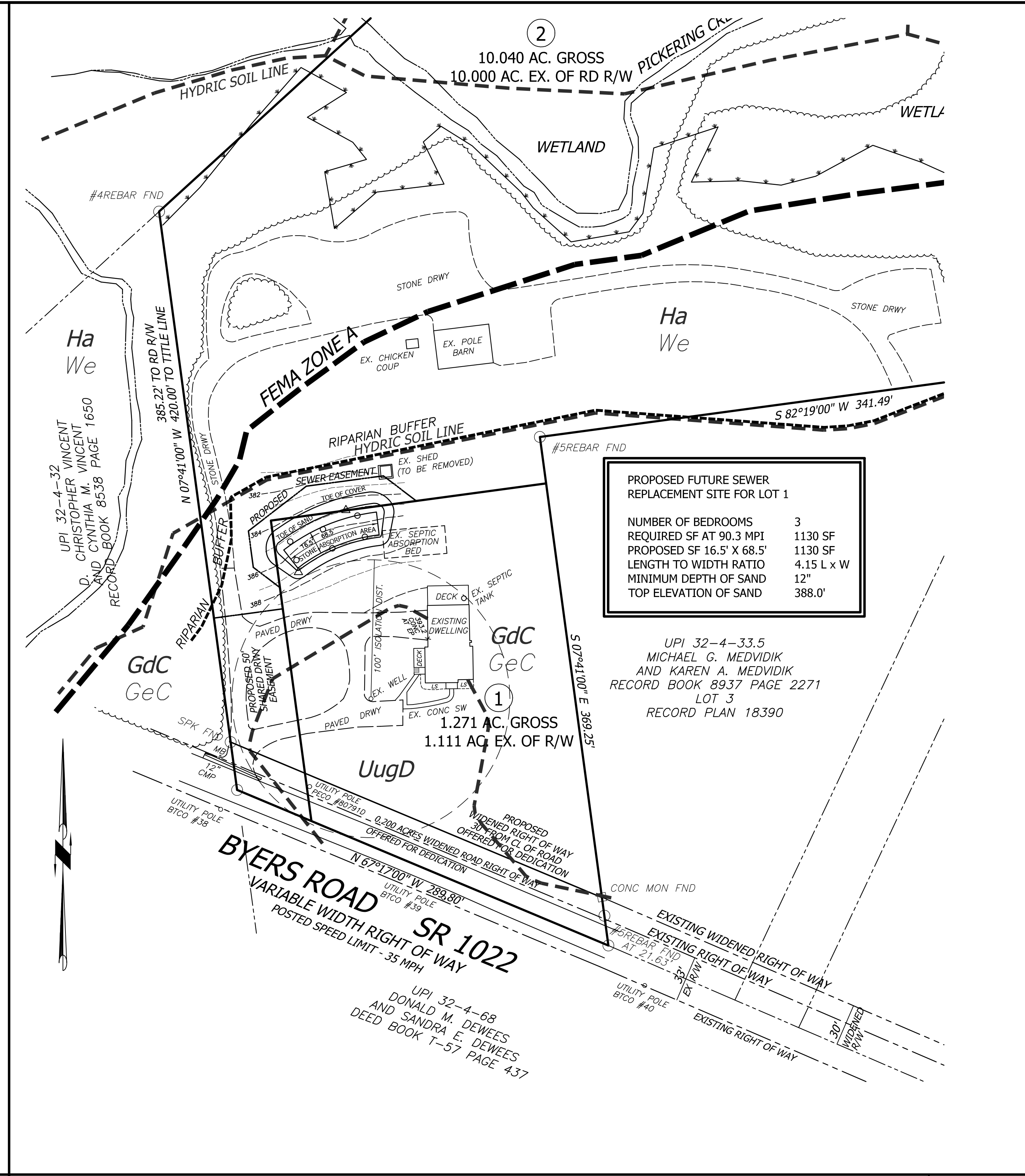
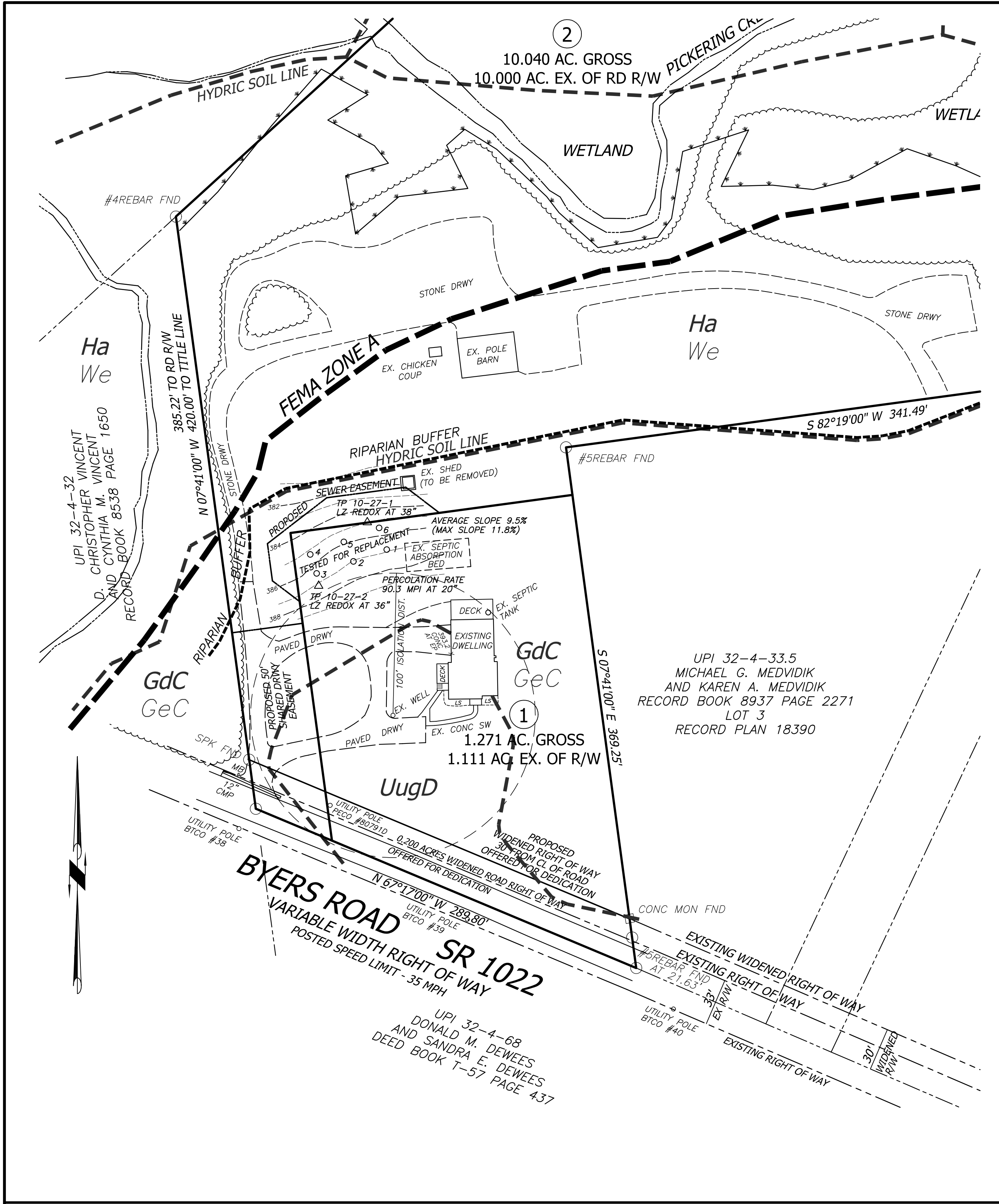
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REV. NO.	DATE	DESCRIPTION

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: _____

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 CORNER MARKER ON THE PROPERTY PERIMETER WITH CONCRETE MONUMENTS, AND PERMIT THE EXISTING MARKERS TO SATISFY THIS REQUIREMENT.	ZONING: R-3 RESIDENTIAL	REQUIRED	PROVIDED
	LOT AREA - SINGLE FAMILY	30,000 SF	48,402 SF
	LOT SIZE - AGRICULTURAL	10 ACRES	10.040 ACRES
	LOT WIDTH AT BUILDING LINE	100 FEET	231.8 FEET
	FRONT YARD - SINGLE FAMILY	50 FEET	93.3 FEET
	FRONT YARD - AGRICULTURE	50 FEET	63 FEET
	SIDE YARD - SINGLE FAMILY	25 FEET	66.5 FEET
	SIDE YARD - AGRICULTURAL	100 FEET	163.5 FEET
	REAR YARD	40 FEET	75.5 FEET
	BUILDING COVERAGE	25% MAX	3.7%
	IMPERVIOUS COVERAGE	40% MAX	12.9%
	BUILDING HEIGHT - SINGLE FAMILY	35 FEET	<35 FEET
	BUILDING HEIGHT - AGRICULTURAL	PER ZO 200-67	<35 FEET

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: 363 BYERS ROAD
CHESTER SPRINGS, PA 19425
DEED REF.: DB T-47 G 113 & RB 7396 PG 58
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UPI NUMBER 32-4-33.1

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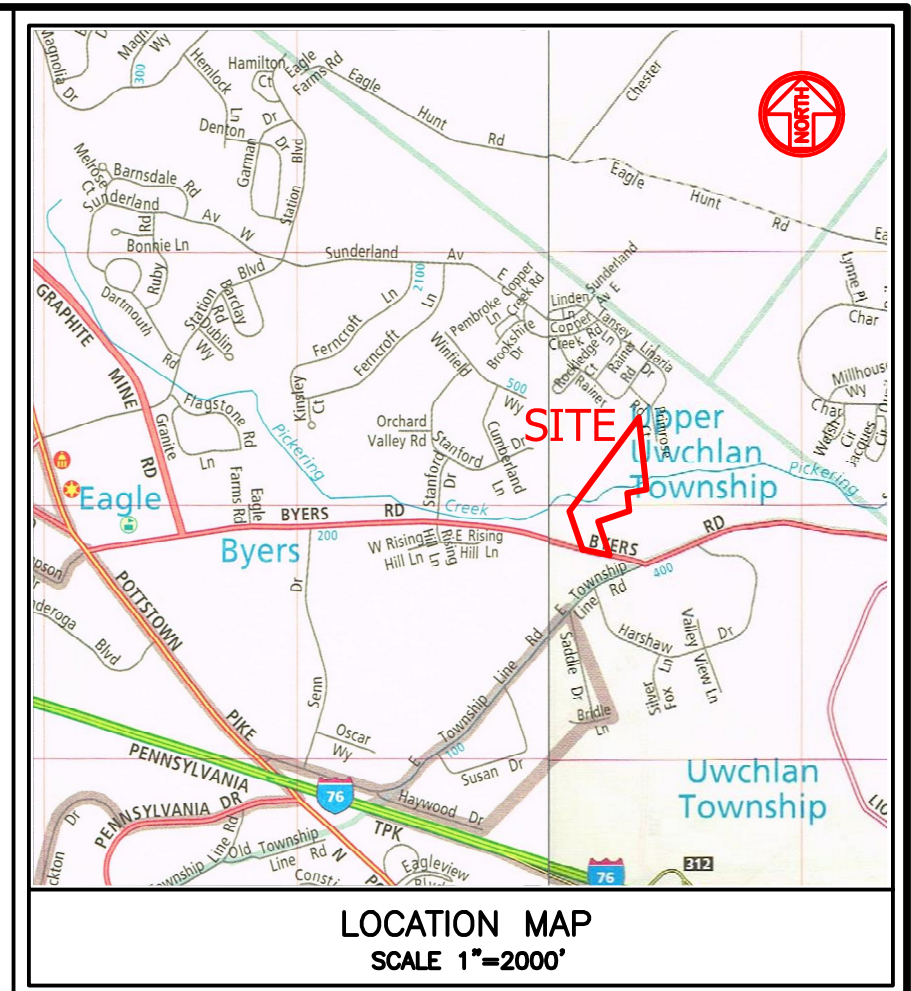
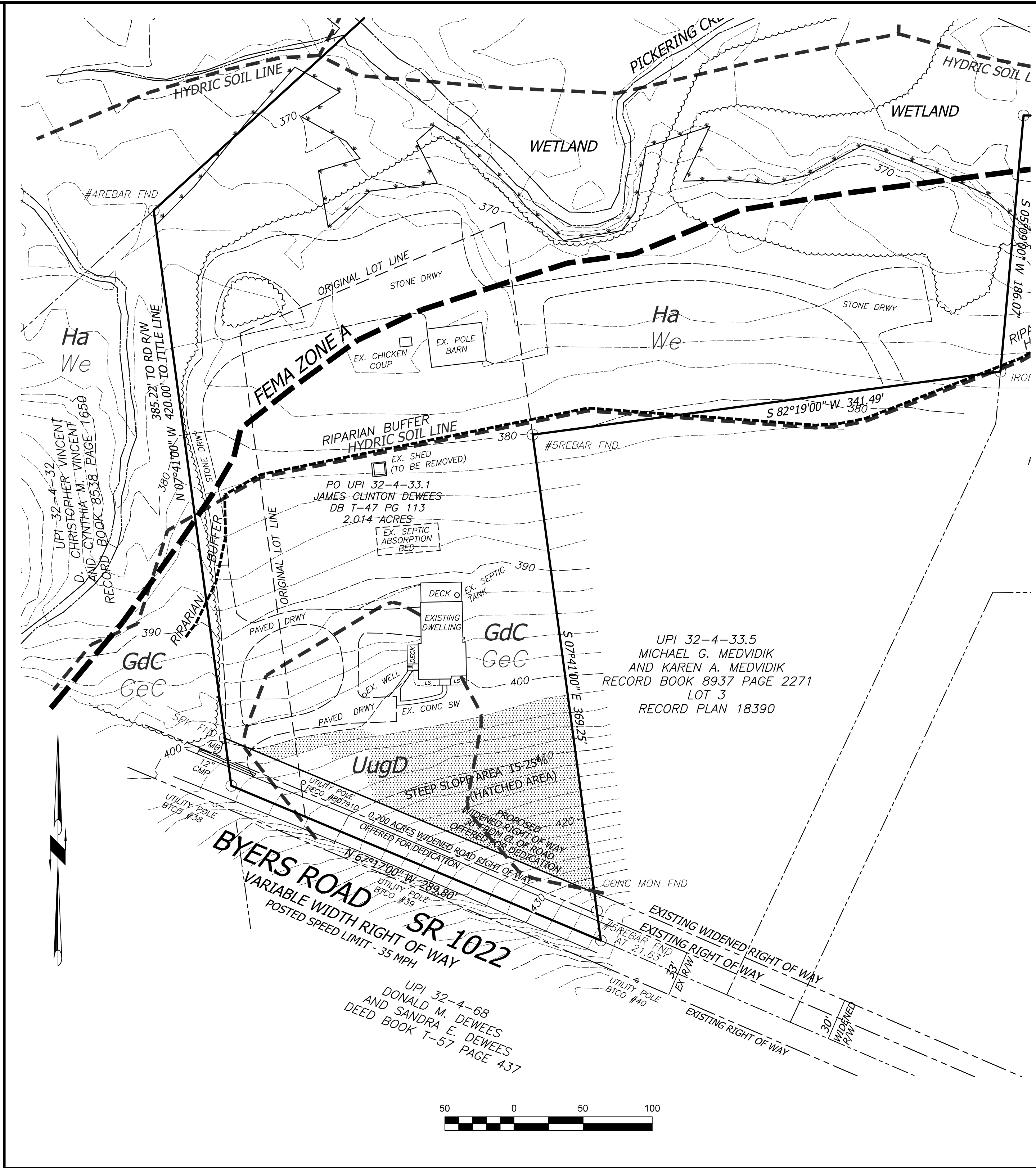
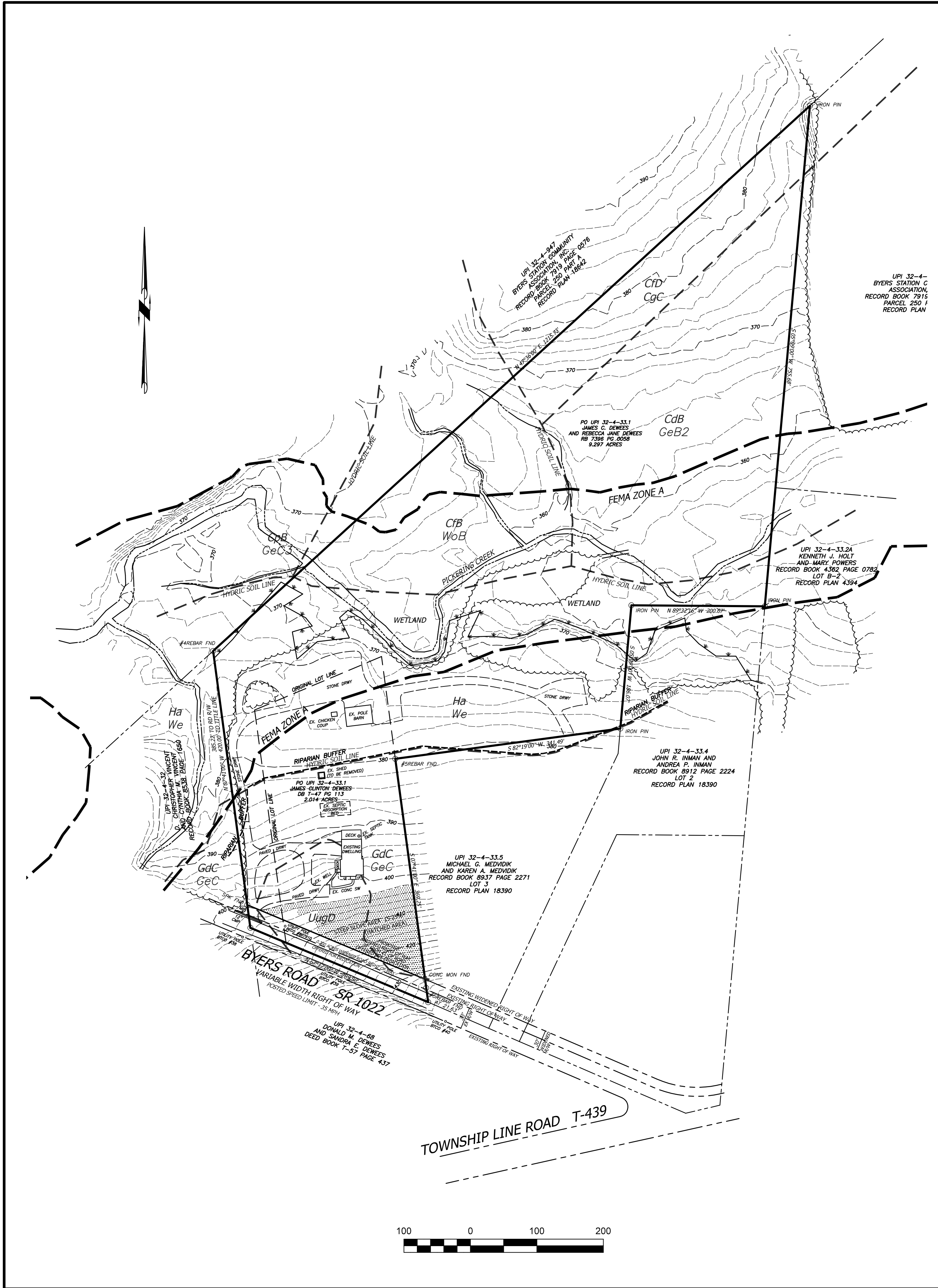
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REV. NO.	DATE	DESCRIPTION

FUTURE SEWER REPLACEMENT PLAN

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

UPPER UWCHLAN TOWNSHIP	CHESTER COUNTY	PENNSYLVANIA	CLIENT	SHEET
BEIDEMAN ASSOCIATES			JAMES C. DEWEES AND REBECCA JANE DEWEES 365 BYERS ROAD CHESTER SPRINGS, PA 19520	3
10 ROSEMARY LANE GLEN MOORE, PA 19343 610-310-4111			PROJECT NO.: 4273	OF 4#
DRAWN BY: DAB	CHECKED BY: DAB	SURVEY REF/FB: DC-4273	DATE: JAN 29, 2021	
DWG FILE: 4273\DWG\4273 DEWEES SUBD		SCALE: AS SHOWN		



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
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 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 FRONT YARD - AGRICULTURE	50 FEET 50 FEET	93.3 FEET	63 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 100 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	196.6 FEET	
	BUILDING COVERAGE	25% MAX	3.7%	0.2%	
	IMPERVIOUS COVERAGE	40% MAX	12.9%	6.0%	
	BUILDING HEIGHT - SINGLE FAMILY BUILDING HEIGHT - AGRICULTURAL	35 FEET PER ZO 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. PROPERTY DATA: PARCEL ID: UPI 32-4-33.1, ADDRESS: 363 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

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GRAPHIC SCALE IN FEET

REV. NO.	DATE	DESCRIPTION

EXISTING CONDITIONS

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	4
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	



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

March 8, 2021

File No. 21-02051T

Mr. Tony Scheivert
Upper Uwchlan Township Manager
140 Pottstown Pike
Chester Springs, PA 19425

Reference: Dewees Subdivision
Final Minor Subdivision Application
Upper Uwchlan Township, Chester County, PA

Dear Tony:

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

- Plan set consisting of four (4) sheets titled "Plan of Subdivision James C. Dewees and Rebecca Jane Dewees" prepared by Beideman Associates, dated January 29, 2021.

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

I. OVERVIEW

The site contains an existing single-family dwelling, and several outbuildings located on 11.31 acres on Byers Road (S.R. 1022) near its intersection with Township Line Road. The property is located within the R-3 Residential District.

The Applicant is proposing to create a 2 lot subdivision with the first lot being 1.271 acres in size and the second being 10.04 acres. Lot 1 is already improved with the existing residence and outbuildings. Lot 2 is unimproved and no land development is proposed with this application. The site is located in Zone A, as delineated by FEMA. There are also wetlands present on the property.

BUILDING ON A FOUNDATION OF EXCELLENCE

184 W. Main Street | Suite 300 | Trappe, PA 19426
Phone: 610-489-4949 | Fax: 610-489-8447
www.gilmore-assoc.com

Upper Uwchlan Township Manager

Reference: Dewees Subdivision

Final Minor Subdivision Application

Upper Uwchlan Township, Chester County, PA

File No. 21-02051T

March 8, 2021

II. ZONING ORDINANCE REVIEW

1. Section 200-67.A.(3) – For agriculture uses, a front yard of 75 feet and a rear yard of 100 feet are required, except for residential dwellings. The Front Yard requirement referenced in the zoning table should be revised to reflect this.

III. SUBDIVISION & LAND DEVELOPMENT ORDINANCE REVIEW

1. Section 162-7.A(1)(e) – A note shall be added to the plan that no further subdivision can occur within the resulting lots of this subdivision.
2. Sections 162-9.B(1)(h), 162-9.B(2)(d)[1], 162-9.B(2)(d)[2], and 162-9.B(2)(d)[3] – Subdivision / Land Development Applications are required to provide a site analysis, conservation plan and impact plan. These documents have not been provided; due to the limited scope of this project, we would have no technical objection to a waiver being requested.
3. Section 162-9.B(2)(b)[10] – The cartway dimensions shall be shown on the plans as well as any driveway intersections or utilities within 100 feet of the property; the plans should be revised accordingly.
4. Section 162-9.B(2)(b)[16] – The distance of all existing structures from lot lines shall be shown on the plans.
5. Section 162-9.C(2)(a)[1] – Legal descriptions and closure calculations shall be provided for the resulting 2 lots.
6. Section 162-47.A(1) - Permanent stone or concrete monuments shall be accurately placed at the intersection of all lines forming angles and at changes in directions of lines in the boundary (perimeter) of the property being subdivided. Please revise the plans to show monuments along the perimeter boundary instead of pins. Iron pins may be utilized elsewhere.

Mr. Tony Scheivert

Page - 3 -

Upper Uwchlan Township Manager

Reference: Dewees Subdivision

Final Minor Subdivision Application

Upper Uwchlan Township, Chester County, PA

File No. 21-02051T

March 8, 2021

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

No comments at this time.

We would recommend **Final Minor Subdivision Plan Approval** be considered at this time contingent upon the above referenced comments, as well as any offered by the Township Planning Commission or Board of Supervisors being adequately addressed.

If you have any questions, please do not hesitate to contact me.

Sincerely,

David N. Leh

David N. Leh, P.E.

Municipal Services Manager

Gilmore & Associates, Inc.

cc: Upper Uwchlan Township Planning Commission Members
Upper Uwchlan Township Board of Supervisors
Kristin Camp, Esq. – BBM&M LLP (via email only)
David Schlott, P.E, ARRO Consulting, Inc. (Via e-mail only)
David A Beideman, PLS, Beideman Associates (Via e-mail only)
James C. Dewees, Applicant (Via e-mail only)



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
February 11, 2021
7:00 p.m.
Minutes
Draft

LOCATION: This was a virtual meeting, held via Zoom audio/video conferencing. 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:

Members: Bob Schoenberger, Sally Winterton, Jim Dewees, Chad Adams, Jim Shrimp,
Joe Stoyack, Jeff Smith, and Stephen Fean

Mary Lou Lowrie – Gilmore & Associates

Tony Scheivert – Township Manager

Gwen Jonik – Township Secretary

Bob Schoenberger called the meeting to order at 7:01 p.m. A quorum was present. Four citizens attended.

Reorganization for 2021

Bob Schoenberger asked Gwen Jonik to conduct the election of Chairperson for 2021. Jeff Smith nominated Bob Schoenberger, with a second by Jim Dewees. Bob accepted the nomination and the Motion carried by unanimous vote.

Bob Schoenberger called for nominations for Vice-Chairperson for 2021. Jim Dewees nominated Sally Winterton, with a second by Jeff Smith. The Motion carried by unanimous vote.

Bob Schoenberger nominated Gwen Jonik for Planning Commission Secretary 2021. Jim Dewees seconded, and the Motion carried by unanimous vote.

164 Byers Road Preliminary / Final Land Development Plan

Pete Rodgers introduced a resubmission of the Plan approved approximately 10 years ago, proposing a 2-story, 4400 SF office building and parking. He noted the previous structures have been demolished, the Plan is the same except that public water and sanitary sewer are being extended on Byers Road and available to the property, the building is designed to look similar to a house, to blend in, and he's looking to market the property again.

Gwen Jonik explained that the previous Final Plan Approval had expired and as no construction had occurred, the Approval needs to be updated, following consultants' reviews.

Chad Adams moved, seconded by Jim Shrimp, to accept the Plan for consultants' reviews. The Motion carried by unanimous vote.

Dewees Minor Subdivision Plan

Jim Dewees recused himself from voting on his submission of a Plan proposing a minor 2-Lot subdivision of an 11+ acre Lot containing a house. He proposes a 1.3-acre Lot containing the

house, well, and on-lot septic, and a 10-acre Lot containing a pole building to remain undeveloped, open, for agricultural purposes – no construction at this time or in the near future. The Lots would share a driveway via a private driveway easement. There have been no issues with the well or septic system, but a back-up septic system is designed. Joe Stoyack moved, seconded by Chad Adams, to accept the Plan for consultants' reviews. The Motion carried with seven (7) in favor and one (1) abstention (Deweese).

Approval of Minutes

Joe Stoyack moved, seconded by Jeff Smith, to approve as presented the minutes of the December 10, 2020 Planning Commission meeting. The Motion carried by unanimous vote.

Bob Schoenberger announced the next scheduled Commission meeting is March 11, 2021.

Open Session

Gwen Jonik announced that Jeff Smith had recently been recognized as "Volunteer of the Year" by the Board of Supervisors. In 2020, he was a Planning Commission member, was appointed the Township's interim real estate tax collector, and stepped up to be the local coordinator for the annual "Toys For Tots" toy drive.

Jeff Smith questioned the status of the Commission vacancy, following Brett Hand's resignation in January. Gwen Jonik advised that the vacancy was published on the website, volunteer applications should be submitted by the end of February, and then meetings would be scheduled with the candidates in early March.

Sally Winterton complimented the Public Works Department for their handling of the recent snow events.

Tony Scheivert provided an update on the Park Road bridge replacement. The Turnpike's contractor, J.D. Eckman, is using a part of Hickory Park parking area for staging their equipment and supplies over the next 18-month construction period. One travel lane will always be open; there will be 4-5 weekends where they'll work overnight as they have to close the Turnpike to replace walls and beams, and they're not to close the Turnpike during the day. There will be baseball activities in the Park this Spring. Chad Adams asked that the Contractor's employees park their vehicles farther away from the Park Road / Heather Hill intersection.

Tony Scheivert advised that the Vantage Point senior living project should commence this Spring as they're nearing acquisition of all outside agency approvals and permits.

Jim Deweese questioned the status of the Byers Road and Milford Farms public sewer expansion projects. Gwen Jonik advised the Byers Road project was out for bid and the Milford Farms expansion is just a few months behind.

Adjournment

Jim Deweese moved, seconded by Sally Winterton, to adjourn the meeting at 7:35 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik,
Planning Commission Secretary