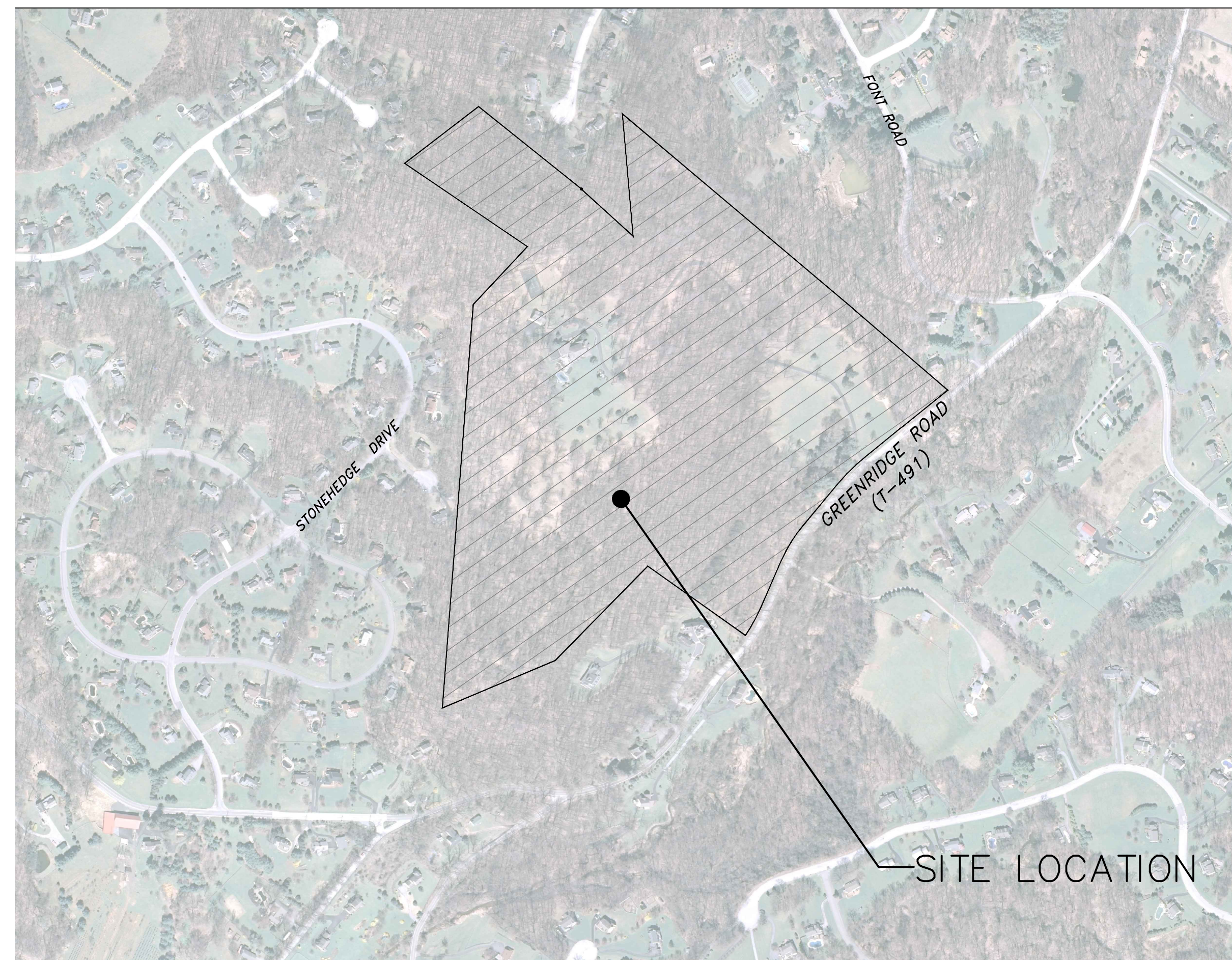


CONDITIONAL USE SUBDIVISION PLAN FOR GREENRIDGE ROAD

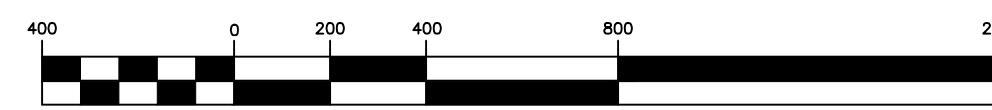
100 GREENRIDGE ROAD
TAX MAP PARCELS 32-001-0017.1, 32-001-0011
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA



LOCATION MAP

SCALE: 1"=400'

GRAPHIC SCALE



(IN FEET)

1 inch = 400 ft.

SHEET INDEX

SUBDIVISION AND LAND DEVELOPMENT PLANS		
SHEET NO.	REFERENCE NO.	DESCRIPTION
1	SD01.01	COVER SHEET
2-3	SD02.01 - SD02.02	SITE ANALYSIS & IMPACT PLAN
4	SD04.01	SITE PLAN
5-7	SD05.01 - SD05.03	OPEN SPACE MANAGEMENT PLANS
8-9	SD06.01 - SD06.02	ROAD A - PLAN & PROFILE
10-12	SD07.01 - SD07.03	VEHICLE TURNING TEMPLATES
13	SD08.01	SIGHT DISTANCE EXHIBIT

OWNERS OF RECORD

RICHARD T. WILLIAMS
BONNIE C. WILLIAMS

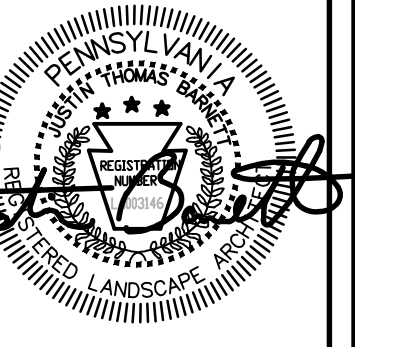
APPLICANT/DEVELOPER

TOLL MID-ATLANTIC LP COMPANY, INC.
1140 VIRGINIA DRIVE
FORT WASHINGTON, PA 19034

ENGINEER, SURVEYOR,
PLANNER, LANDSCAPE ARCHITECT

ESE CONSULTANTS, INC.
1140 VIRGINIA DRIVE
FORT WASHINGTON, PA 19034
(215) 914-2050

LANDSCAPE ARCHITECT: JUSTIN BARNETT
ENGINEER: JOHN BAIONNO



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CONDITIONAL USE
COVER SHEET

GREENKIDGE ROAD
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 08.10.2021	SCALE: 1"=400'
DESIGN: JTB	DRAWN: JTB
JOB NO.: 8145	FILE NAME: 8145-01
REF. NO.: SD01.01	
SHEET NO. 1 OF 13	



SITE DATA:

GROSS SITE AREA: 65.95 ACRES
TAX MAP PARCEL NO.: 32-001-0017.1, 32-001-0011
BASE ZONING DISTRICT: R2 - RESIDENTIAL DISTRICT
OVERLAY DISTRICT: F1 - FLEXIBLE DEVELOPMENT OVERLAY

NATURAL RESOURCE AREAS:

NATURAL RESOURCE:	AREA(ACRES)
WOODLANDS & HEDGEROWS:	49.21 ACRES
WETLANDS & WATERCOURSES:	30 ACRES
FLOODPLAIN & FLOODPLAIN SOILS:	.88 ACRES
RIPARIAN BUFFER AREA:	1.62 ACRES
PROHIBITIVE SLOPES AREA:	7.30 ACRES
PRECAUTIONARY SLOPES AREA:	26.08 ACRES

NOTES:

- 1.) PROPERTY IS DELINEATED ON TAX MAP PARCEL NO. 32-001-0017.1, 32-001-0011.
- 2.) THIS PROJECT IS LOCATED WITHIN THE F1 FLEXIBLE DEVELOPMENT OVERLAY DISTRICT. THE PROPOSED USE IS A 64 LOT SUBDIVISION UTILIZING SINGLE-FAMILY DETACHED LOTS.
- 3.) OUTBOUND INFORMATION WAS OBTAINED FROM BOUNDARY SURVEY PREPARED BY CHESTER VALLEY ENGINEERS, INC. FOR SUBJECT PROPERTY. PLAN DATED JUNE 11 2021.
- 4.) THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE UPPER UWCHLAN TOWNSHIP ZONING ORDINANCE AND UPPER UWCHLAN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
- 5.) THE WETLANDS AND WATERS OF THE COMMONWEALTH SHOWN ON THESE PLANS WERE DELINEATED BY ESE CONSULTANTS, INC., JUNE 2021. WETLAND JURISDICTION DETERMINATION FROM US ARMY CORPS OF ENGINEERS IS PENDING.
- 6.) THE TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE PREPARED BY ESE CONSULTANTS, INC., PLAN DATED JULY 01, 2021.
- 7.) SOILS ARE TAKEN FROM NRCS CHESTER COUNTY, PA SOIL SURVEY.
- 8.) PRECAUTIONARY AND PROHIBITIVE SLOPES ARE MAPPED/DELINEATED IN ACCORDANCE WITH THE UPPER UWCHLAN TOWNSHIP ZONING ORDINANCE.
- 9.) FLOODPLAIN MAPPED FROM FEMA PANEL 42029C0090G. PLAN LAST REVISED SEPTEMBER 29, 2017.
- 10.) TOWNSHIP RIPARIAN BUFFER LINE IS BASED ON THE OUTERMOST LIMITS OF THE FOLLOWING: 75' FROM TOP-OF-BANK OF A STREAM, 25' FROM WETLANDS, OR THE HYDRIC SOIL BOUNDARY LINE.
- 11.) THE EXISTING STREAM IS A TRIBUTARY TO THE BLACK MARSH CREEK AND IS DEFINED AS A HIGH QUALITY STREAM PER PA DEP. A 150' BUFFER, MEASURED FROM TOP OF BANK, IS SHOWN IN ACCORDANCE WITH PA DEP REGULATIONS.
- 12.) THE MAJORITY OF THE SITE HAS GEOLOGICAL PROPERTIES MADE UP OF PRECAMBRIAN GRAPHITIC FELSIC GNEISS. THE EASTERN CORNER OF THE SITE CONTAINS AREAS MADE UP OF PRECAMBRIAN GRAPHITIC FELSIC GNEISS, INCLUDING PICKERING GNEISS AND SMALL AREAS OF MARBLE.
- 13.) SITE IS LOCATED WITHIN SUBBASIN #827 OF THE CHRISTINA BASIN.

SOILS LEGEND

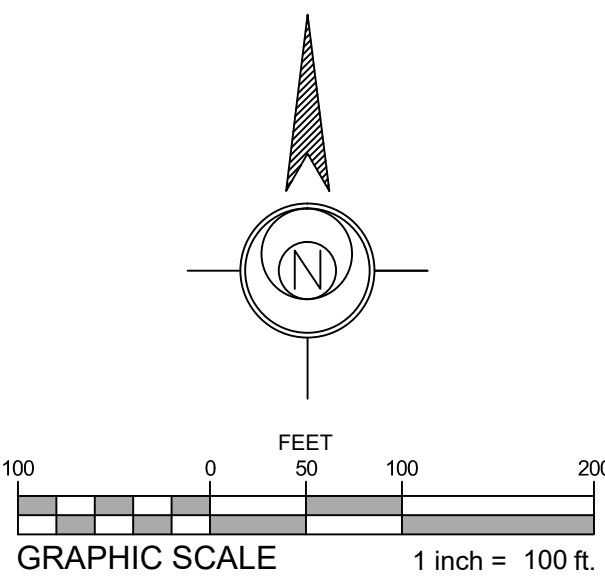
GENERATED FROM THE USDA-NRCS WEB
SOIL SURVEY.

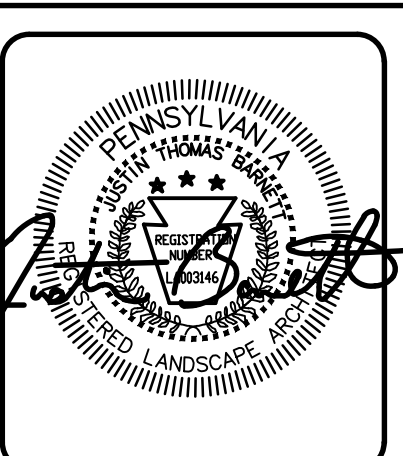
SOIL SURVEY AREA: CHESTER COUNTY, PA

- CpA COKEBURY SILT LOAM - HIGH WATER TABLE, HYDRIC
GdB GLADSTONE GRAVELLY LOAM - 3 TO 8 PERCENT SLOPE
GdC GLADSTONE GRAVELLY LOAM - 8 TO 15 PERCENT
GdD GLADSTONE GRAVELLY LOAM - 15 TO 25 PERCENT
GdE GLADSTONE-PARKER GRAVELLY LOAM - 15 TO 25 PERCENT

LEGEND

- EXISTING STRUCTURE
EXISTING CONTOURS
EXISTING SPOT ELEVATION
EXISTING IRON PIN
EXISTING UTILITY POLE
EXISTING SOIL LINE
EXISTING TREE
EXISTING TREE LINE
EXISTING OVERHEAD WIRE
EXISTING STONE WALL
FLOODPLAIN
TOWNSHIP RIPARIAN BUFFER LINE
PA DEP 150' STREAM BUFFER LINE
WATERS OF THE U.S.
WETLANDS
PRECAUTIONARY SLOPES
PROHIBITIVE SLOPES
SLOPES UNDER 15%





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REV	DATE	DESCRIPTION
1	10/04/2021	SITE PLAN UPDATES PER TOWNSHIP COMMENTS

CONDITIONAL USE
SITE ANALYSIS & IMPACT PLAN
GREENRIDGE ROAD
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE:	08/10/2021	SCALE:	1"=100'
DESIGN:	JTB	DRAWN:	JTB
JOB NO.:	8145	FILE NAME:	8145-04
REF. NO.:	CU-02.01		
SHEET NO.:	2	OF	13



SITE IMPACT NOTES/RESOLUTIONS:

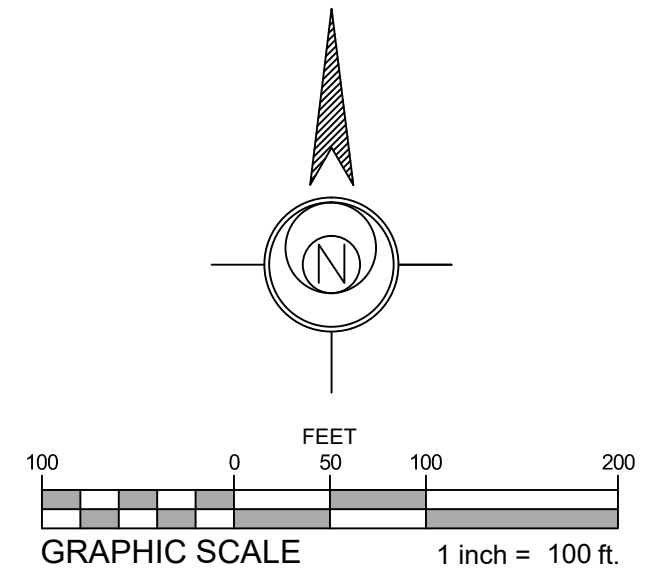
- 1.) THE EXISTING HOME, GARAGE AND SUBSEQUENT STRUCTURES, ALONG WITH THE EXISTING POOL AND PATIO, WILL BE DEMOLISHED. A PORTION OF THE EXISTING DRIVEWAY WILL REMAIN AND BE UTILIZED AS PART OF A COMMUNITY TRAIL NETWORK.
- 2.) THE APPLICANT SEEKS CONDITIONAL USE APPROVAL TO PERMIT 64 SINGLE-FAMILY, DETACHED DWELLINGS UNDER THE F-1 FLEXIBLE OPEN SPACE DEVELOPMENT OPTION.
- 3.) THE APPLICANT SEEKS CONDITIONAL USE APPROVAL TO PERMIT THE FOLLOWING USES WITHIN AREAS OF PRECAUTIONARY SLOPES:
 - PRINCIPAL DWELLING UNITS
 - ROADS NECESSARY TO PROVIDE ACCESS TO PERMITTED USES
 - SANITARY & STORM SEWER CONVEYANCE
- 4.) THE APPLICANT IS SEEKING A ZONING VARIANCE TO DISTURB AREAS OF PROHIBITIVE SLOPES ON THE SITE IN ORDER TO SERVICE THE MAIN DEVELOPMENT PAD (ROAD A) FROM GREENRIDGE ROAD.
- 5.) THE MAJORITY OF THE PROPOSED DEVELOPMENT IS LOCATED NEAR THE HIGH-POINT OF THE SITE, NEAR THE SHARED BOUNDARY WITH THE STONEHEDGE DEVELOPMENT TO THE WEST. WHILE THE F1 DEVELOPMENT OVERLAY ORDINANCE ALLOWS FOR A 50' BUILDING SETBACK FROM THE TRACT PERIMETER, THE APPLICANT HAS PROPOSED A 50' LOT SETBACK THAT WILL ALLOW THE MAJORITY OF THE EXISTING VEGETATION LOCATED BETWEEN THE STONEHEDGE DEVELOPMENT AND THE PROPOSED DEVELOPMENT, TO REMAIN UNDISTURBED, WITH THE EXCEPTION OF A PROPOSED GRASS-PAVE EMERGENCY ACCESS.
- 6.) THE PROPOSED DEVELOPMENT WILL REQUIRE DISTURBANCE OF MAN-MADE PROHIBITIVE & PRECAUTIONARY SLOPES, RESULTING FROM THE CONSTRUCTION OF THE EXISTING HOME. THESE AREAS HAVE BEEN IDENTIFIED ON THE PLAN.
- 7.) WITH THE EXCEPTION OF THE NECESSARY CONSTRUCTION/DISTURBANCE TO BUILD "ROAD A", THE PROPOSED DEVELOPMENT WILL HAVE MINIMAL IMPACT ON AREAS OF PRECAUTIONARY SLOPES. NO MAXIMUM OR MINIMUM DISTURBANCE IS IDENTIFIED IN THE ORDINANCE.
- 8.) THE PROPOSED DEVELOPMENT WILL REQUIRE DISTURBANCE TO AREAS OF WOODLANDS ON SITE. THE ZONING ORDINANCE ALLOWS FOR DISTURBANCE OF EXISTING WOODLANDS ON SITE, UP TO 25% SHOULD THE APPLICANT REQUIRE GREATER DISTURBANCE DURING LAND DEVELOPMENT, THE APPLICANT WILL PROVIDE FOR THE NECESSARY TREE REPLACEMENT AS REQUIRED PER CODE.
- 9.) THE WETLANDS AND WATERS OF THE COMMONWEALTH SHOWN ON THESE PLANS, IN ADDITION TO THE RESPECTIVE RIPARIAN AND DEP STREAM BUFFERS SHALL REMAIN UNDISTURBED.
- 10.) THE PROJECT SITE SHARES A COMMON BOUNDARY WITH PARCEL 32-1-15, WHICH HAS BEEN IDENTIFIED AS CLASS II HISTORIC RESOURCE. NO IMPACT FROM THE PROPOSED DEVELOPMENT IS ANTICIPATED AS RESTRICTED OPEN SPACE HAS BEEN PROPOSED BETWEEN THE AREA OF DEVELOPMENT AND THE COMMON BOUNDARY LINE.

EXISTING LEGEND

- EXISTING STRUCTURE
- EXISTING CONTOURS
- EXISTING SPOT ELEVATION
- EXISTING IRON PIN
- EXISTING UTILITY POLE
- EXISTING SOIL LINE
- EXISTING TREE
- EXISTING TREE LINE
- EXISTING OVERHEAD WIRE
- EXISTING STONE WALL
- FLOODPLAIN
- TOWNSHIP RIPARIAN BUFFER LINE
- PA DEP 150' STREAM BUFFER LINE
- WATERS OF THE U.S.
- WETLANDS
- PRECAUTIONARY SLOPES
- PROHIBITIVE SLOPES
- SLOPES UNDER 15%

PROPOSED LEGEND

- PROPOSED BOUNDARY LINE
- PROPOSED LOT LINE
- PROPOSED R.O.W.
- PROPOSED BASIN
- PROPOSED TREE LINE
- APPROXIMATE LIMIT OF DISTURBANCE



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REV	DATE	DESCRIPTION	DATE	DESCRIPTION
1	10/04/2021	SITE PLAN UPDATES PER TOWNSHIP COMMENTS	JTB	DRAWN

CONDITIONAL USE
SITE ANALYSIS & IMPACT PLAN

GREENRIDGE ROAD

UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 08/10/2021
DESIGN: JTB
JOB NO.: 8145
REF. NO.:
SHEET NO.: 3 OF 13

SCALE: 1"=100'
DRAWN: JTB
FILE NAME: 8145-04
CU-02.02



ZONING REQUIREMENTS:

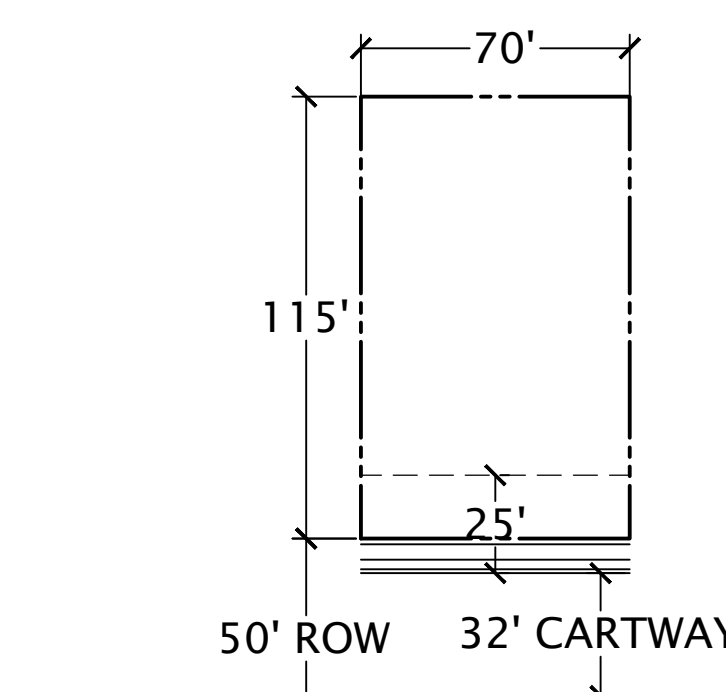
Table with zoning requirements including Gross Site Area (65.95 acres), Tax Map Parcel No., Base Zoning District (F1), Overlay District (F1), Proposed Use (Flexible Development Overlay Option), and Total Number of Proposed Residential Lots (64).

F1 FLEXIBLE DEVELOPMENT OVERLAY DISTRICT CALCULATIONS \$200-72.D

Table with 3 columns: Description, Required, and Proposed. Rows include calculations for Minimum Restricted Open Space, Permitted Density, Bonus Density, and Open Space Conservation.

OPEN SPACE CHART:

Table with 2 columns: Description and Acres. Rows include Gross Tract Area, Required Restricted Open Space, Proposed Restricted Open Space, and Total Open Space.



TYPICAL UNIT NOTES:

1.) ALL UNITS WILL FEATURE A 2-CAR GARAGE AND DRIVEWAY SPACE FOR 2 ADDITIONAL VEHICLES.

PRECAUTIONARY SLOPES NOTES:

20 SECTION 200-107.D(3)(c): ON ANY LOT CONTAINING AN AREA OR AREAS OF PRECAUTIONARY SLOPES, THE TOTAL AMOUNT OF IMPERVIOUS SURFACE THAT MAY BE INSTALLED OR MAINTAINED WITHIN THE TOTAL AREA OR AREAS OF PRECAUTIONARY SLOPES SHALL NOT EXCEED 50% OF THE MAXIMUM AMOUNT OF IMPERVIOUS SURFACE PERMITTED ON ANY LOT IN THE UNDERLYING BASE ZONE DISTRICT.

BASE ZONE DISTRICT: R2
MAXIMUM PERMITTED IMPERVIOUS: 20%

Table with 3 columns: Lot #, Lot Area, and Allowable Impervious in Areas of Precautionary Slopes (10% of Lot). Rows 1-64.

NOTES:

- 1.) PROPERTY IS DELINEATED ON TAX MAP PARCEL NO. 32-001-0017.1, 32-001-0011.
- 2.) THIS PROJECT IS LOCATED WITHIN THE F1 FLEXIBLE DEVELOPMENT OVERLAY DISTRICT. THE APPLICANT SEEKS CONDITIONAL USE APPROVAL FOR A 64 LOT SUBDIVISION UTILIZING SINGLE-FAMILY DETACHED LOTS.
- 3.) THE APPLICANT SEEKS CONDITIONAL USE APPROVAL TO PERMIT THE FOLLOWING USES WITHIN AREAS OF PRECAUTIONARY SLOPES:
 - PRINCIPAL DWELLING UNITS
 - ROADS NECESSARY TO PROVIDE ACCESS TO PERMITTED USES
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- 9.) PRECAUTIONARY AND PROHIBITIVE SLOPES ARE MAPPED/DELINEATED IN ACCORDANCE WITH THE UPPER UWCHLAN TOWNSHIP ZONING ORDINANCE.
- 10.) FLOODPLAIN MAPPED FROM FEMA PANEL 42029C0090G. PLAN LAST REVISED SEPTEMBER 28, 2017.
- 11.) TOWNSHIP RIPARIAN BUFFER LINE IS BASED ON THE OUTERMOST LIMITS OF THE FOLLOWINGS: 75' FROM TOP OF BANK OF A STREAM, 25' FROM WETLANDS, OR THE HYDRIC SOIL BOUNDARY LINE.
- 12.) THE EXISTING STREAM IS A TRIBUTARY TO THE BLACK MARSH CREEK AND IS DEFINED AS A HIGH QUALITY STREAM PER PA DEP. A 150' BUFFER, MEASURED FROM TOP OF BANK, IS SHOWN IN ACCORDANCE WITH PA DEP REGULATIONS.
- 13.) THE PROPOSED STREETS SERVING THE DEVELOPMENT SHALL BE PUBLIC AND OFFERED FOR DEDICATION TO UPPER UWCHLAN TOWNSHIP.
- 14.) THE PROPOSED SUBDIVISION WILL FEATURE AN EMERGENCY ACCESS VIA GRASS-PAVE CONNECTION TO LAUREN LANE. ROW DEDICATION IS SHOWN CONNECTING LAUREN LANE TO "ROAD A". SHOULD THE TOWNSHIP REQUEST FULL VEHICULAR ACCESS BETWEEN THE PROPOSED SUBDIVISION AND THE STONEHEDGE DEVELOPMENT.
- 15.) THE PROPOSED SUBDIVISION WILL BE SERVED BY PUBLIC WATER.
- 16.) THE PROPOSED SUBDIVISION WILL BE SERVED BY THE ROUTE 100 SEWAGE TREATMENT PLANT. DISPOSAL OF EFFLUENT WILL OCCUR ON-SITE THROUGH DRIP IRRIGATION, OR, AS OTHERWISE DIRECTED BY THE MUNICIPAL AUTHORITY. THE PROPOSED DRIP IRRIGATION FIELDS WILL BE OFFERED FOR DEDICATION TO UPPER UWCHLAN TOWNSHIP.
- 17.) ALL SANITARY SEWER IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE UPPER UWCHLAN TOWNSHIP MUNICIPAL SPECIFICATIONS.
- 18.) THE PROPOSED SANITARY CAPACITY FOR THE DEVELOPMENT WILL BE 14,400 GPD (225 GPD/EDU).
- 19.) THE 28.79 ACRES OF COMBINED RESTRICTED & ACTIVE RECREATION OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE COMMUNITY HOA.
- 20.) THE PROPOSED PAVED TRAIL WILL BE OFFERED FOR DEDICATION TO THE TOWNSHIP.
- 21.) THE PROPOSED NATURE TRAILS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE COMMUNITY HOA.
- 22.) A 20' EASEMENT IS PROPOSED ALONG THE SITE'S GREENRIDGE ROAD FRONTAGE FOR THE FUTURE USE & CONSTRUCTION OF A PUBLIC TRAIL CONSISTENT WITH THE COMMUNITY TRAILS MASTER PLAN.
- 23.) OPEN SPACE SHALL NOT BE SEPARATELY SOLD AND SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPED. OPEN SPACE CANNOT BE ALTERED/TRANSFERRED WITHOUT THE EXPRESSED WRITTEN CONSENT OF UPPER UWCHLAN TOWNSHIP.
- 24.) THE PROPOSED STORM WATER MANAGEMENT FACILITIES WILL BE OWNED AND MAINTAINED BY THE COMMUNITY HOA.

REQUESTED VARIANCE/WAIVERS:

- ZONING 200-107.D(2): VARIANCE REQUESTED TO PERMIT CONSTRUCTION OF ROAD A WITHIN AREAS OF PROHIBITIVE SLOPES.
- SALDO 162-30.A: WAIVER TO INCREASE MAXIMUM ROAD GRADE TO 12% ON ROAD A, BETWEEN LOT 4 AND LOT 64.
- SALDO 162-33.D: WAIVER TO PROVIDE A SINGLE ACCESS STREET (ROAD A) LONGER THAN 500 FEET.
- SALDO 162-39.E: WAIVER TO PROVIDE BELGIAN BLOCK CURB ALONG ALL PROPOSED ROADS ILO CONCRETE CURB.
- SALDO 162-41.A: WAIVER TO PROVIDE 5'-WIDE SIDEWALK ON ONE SIDE OF STREET.
- SALDO 162-46.B(1): WAIVER TO PERMIT SANITARY SEWER DISPOSAL LOT 65 WITH 25' EASEMENT ACCESS ILO PUBLIC ROAD FRONTAGE.
- SALDO 162-54.D(3): WAIVER TO PERMIT ACTIVE RECREATION LAND TO BE COMPRISED OF GREATER THAN 25% ENVIRONMENTALLY SENSITIVE AREAS.

LEGEND

- EXISTING STRUCTURE
- EXISTING CONTOURS
- EXISTING SPOT ELEVATION
- EXISTING IRON PIN
- EXISTING UTILITY POLE
- LOT NUMBER
- PROPOSED BOUNDARY LINE
- PROPOSED LOT LINE
- PROPOSED R.O.W.
- PROPOSED SETBACK LINE
- EXISTING SOIL LINE
- EXISTING TREE LINE
- EXISTING OVERHEAD WIRE
- FLOODPLAIN
- TOWNSHIP RIPARIAN BUFFER LINE
- PA DEP 150' STREAM BUFFER LINE
- WATERS OF THE U.S.
- WETLANDS
- PRECAUTIONARY SLOPES
- PROHIBITIVE SLOPES

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T: 215-914-2050

DATE	SCALE
08.10.2021	1"=100'

DESIGN	DRAWN
JTB	JTB

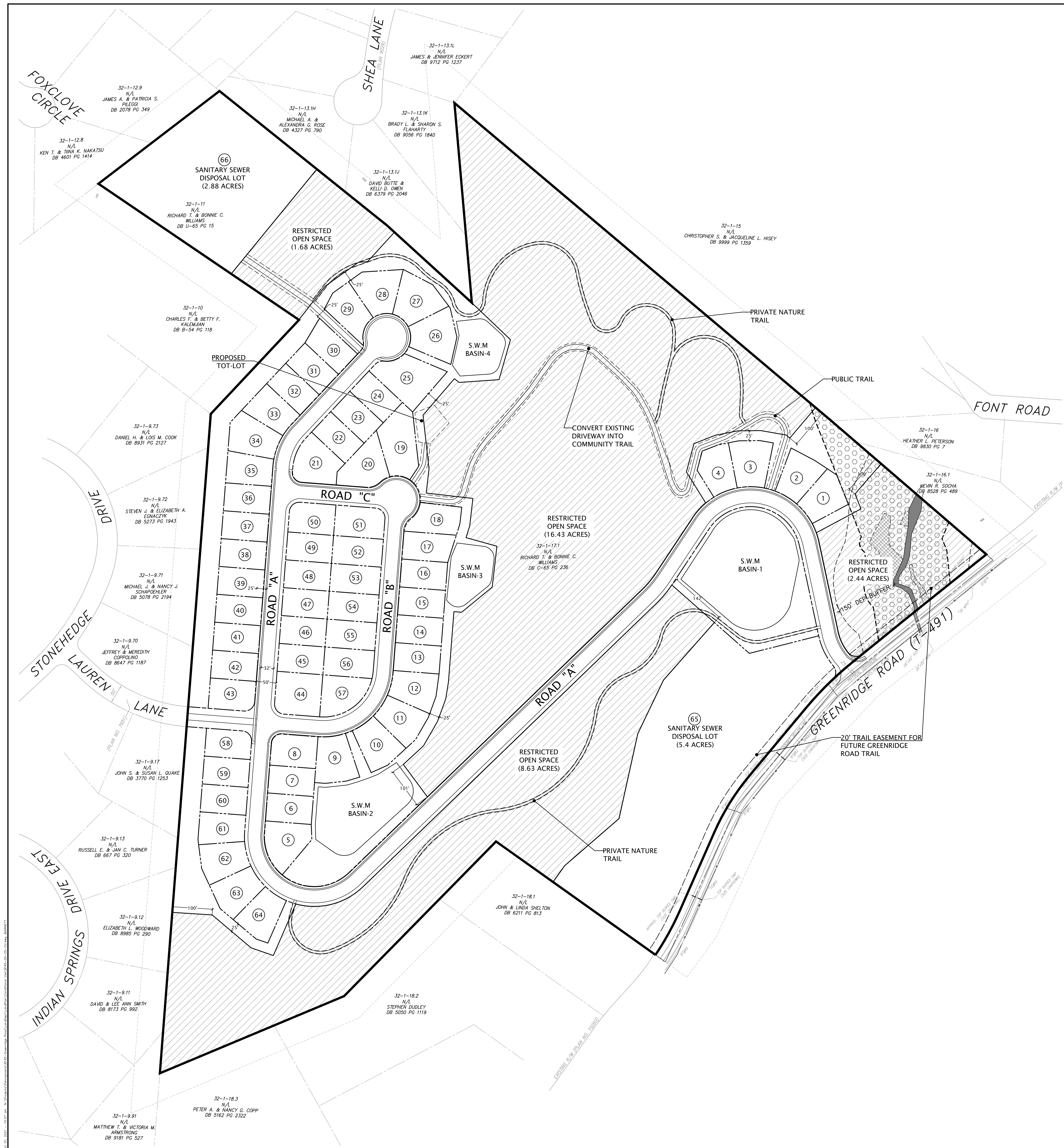
JOB NO.	FILE NAME
8145	8145-04

REF. NO.	SHEET
CU-04.01	4 OF 13

CONDITIONAL USE
PROPOSED LAYOUT

GREENRIDGE ROAD

UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA



RESTRICTED OPEN SPACE NOTES:

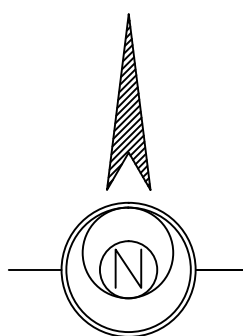
PROPOSED MINIMUM REQUIRED RESTRICTED OPEN SPACE EXCLUDES STORMWATER MANAGEMENT FACILITIES, AREAS LESS THAN 100 FEET AT ITS NARROWEST POINT, AREAS WITHIN 25 FEET OF A STRUCTURE, ROADS, PARKING LOTS, OR OTHER IMPERVIOUS SURFACES, EXCEPT STRUCTURES DEVOTED TO PERMITTED OPEN SPACE USES AND PROVIDED FOR IN APPROVED OPEN SPACE MANAGEMENT PLANS.

OPEN SPACE CHART:

[illegible]

CONDITIONAL USE
RESTRICTED OPEN SPACE PLAN

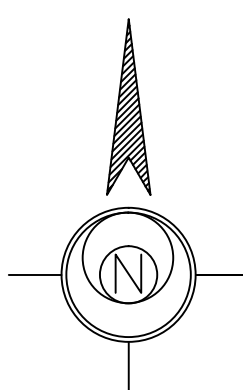
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REF. NO.: CU-05.02	
SHEET NO. 6 OF 13	

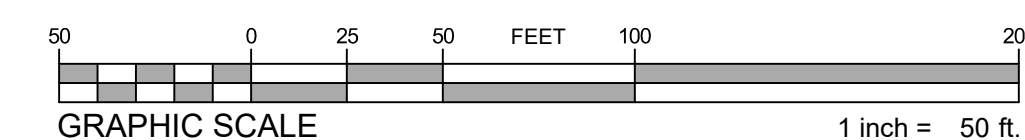




RESTRICTED OPEN SPACE NOTES:

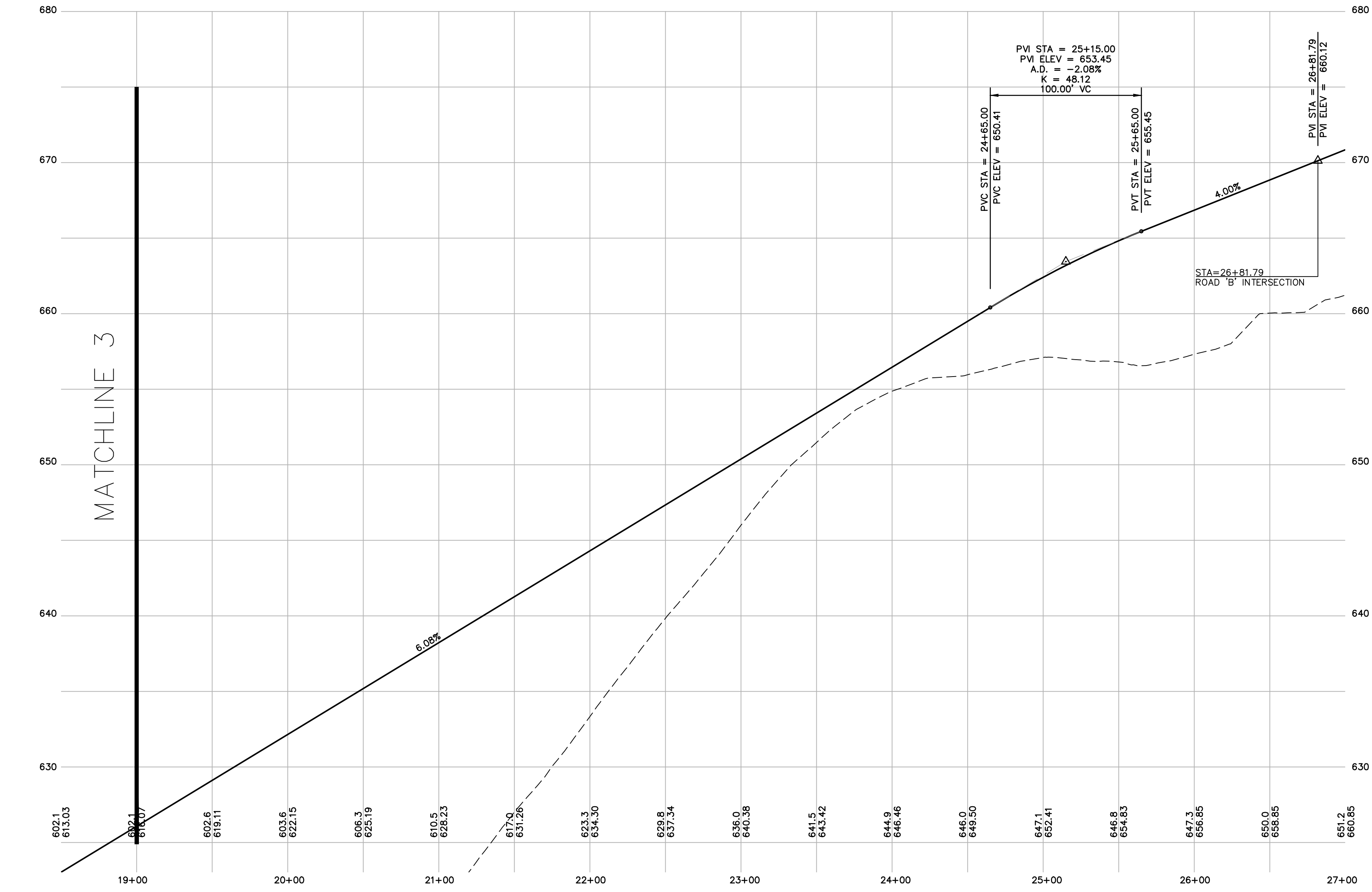
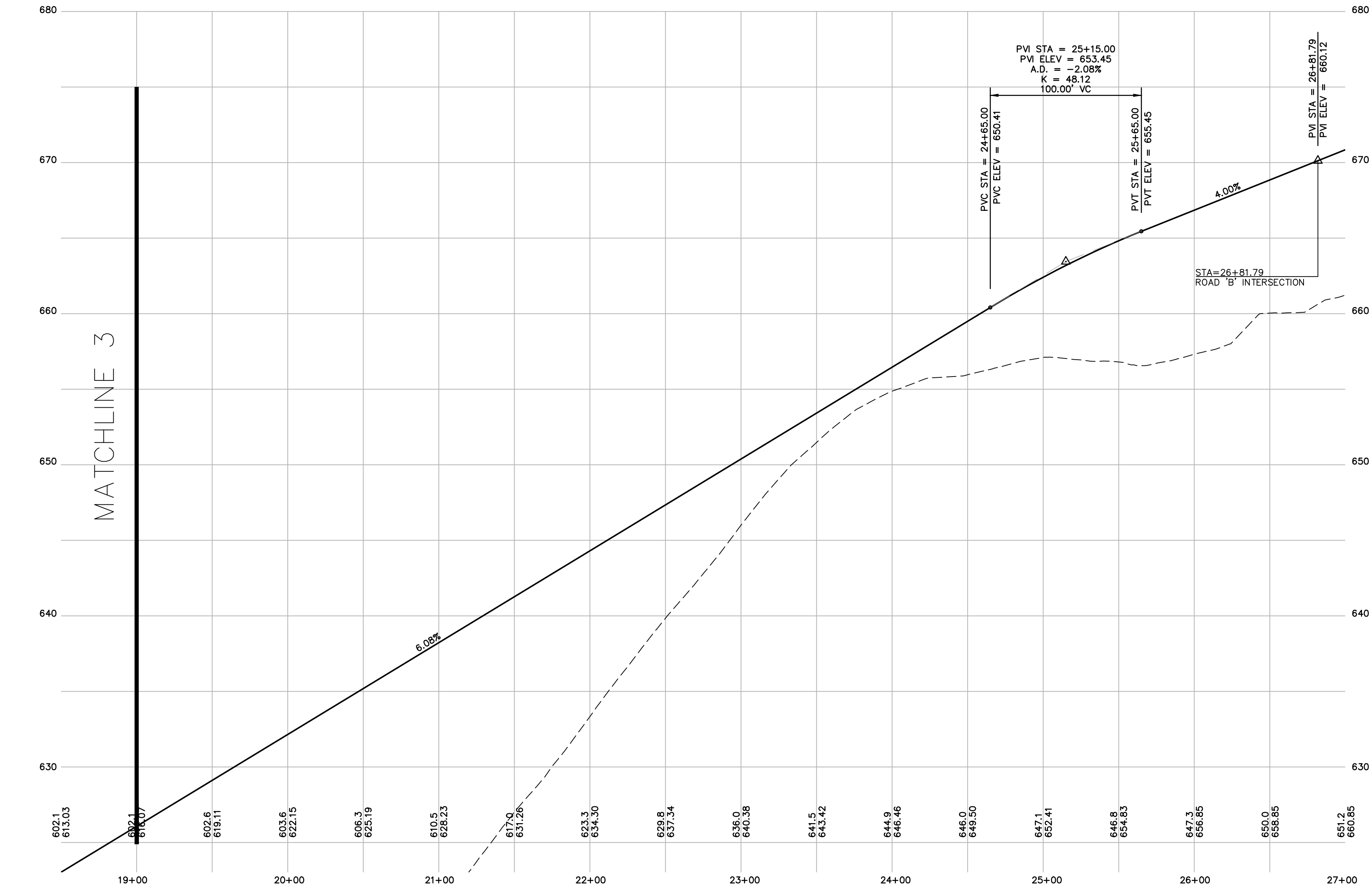
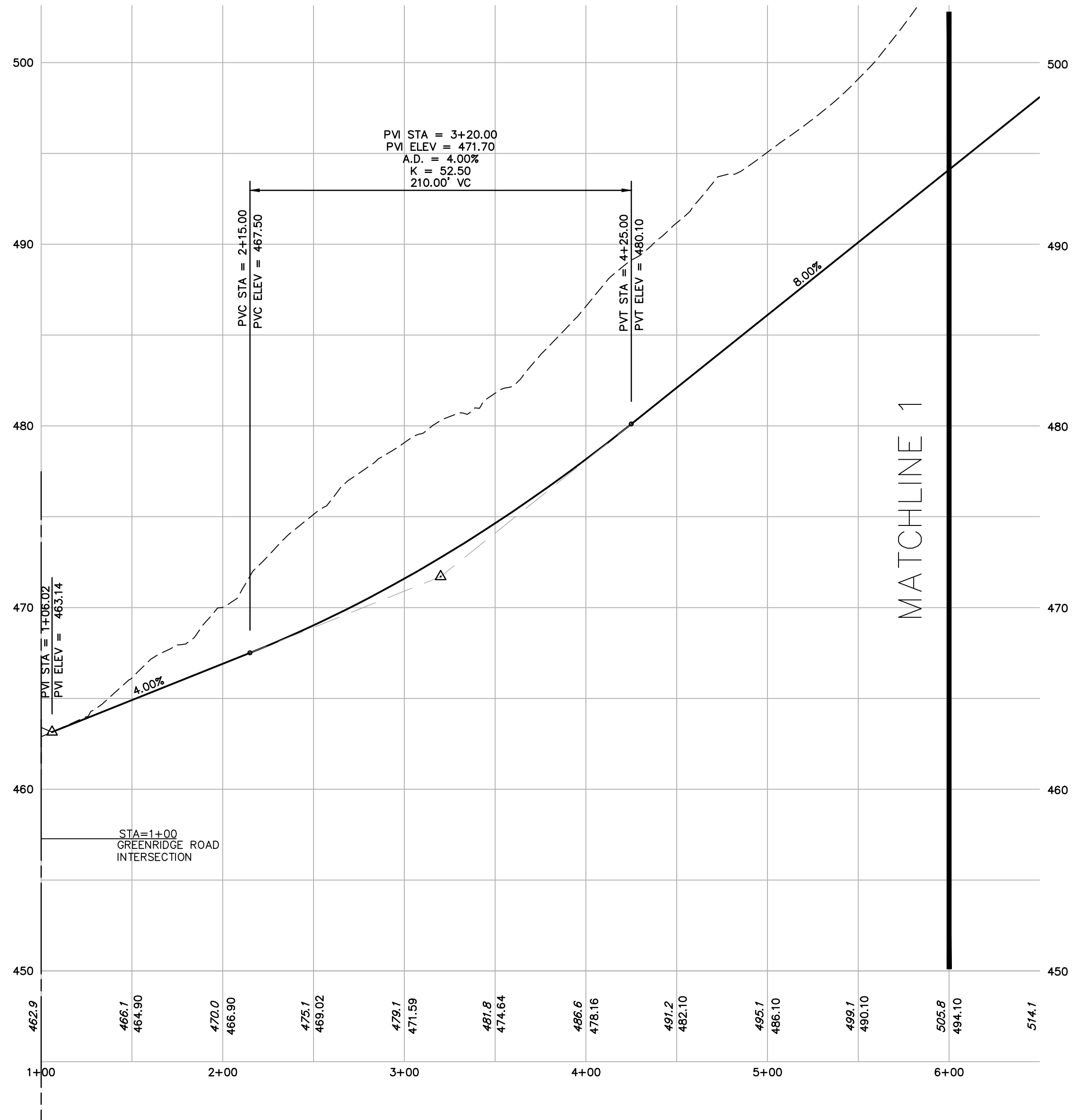
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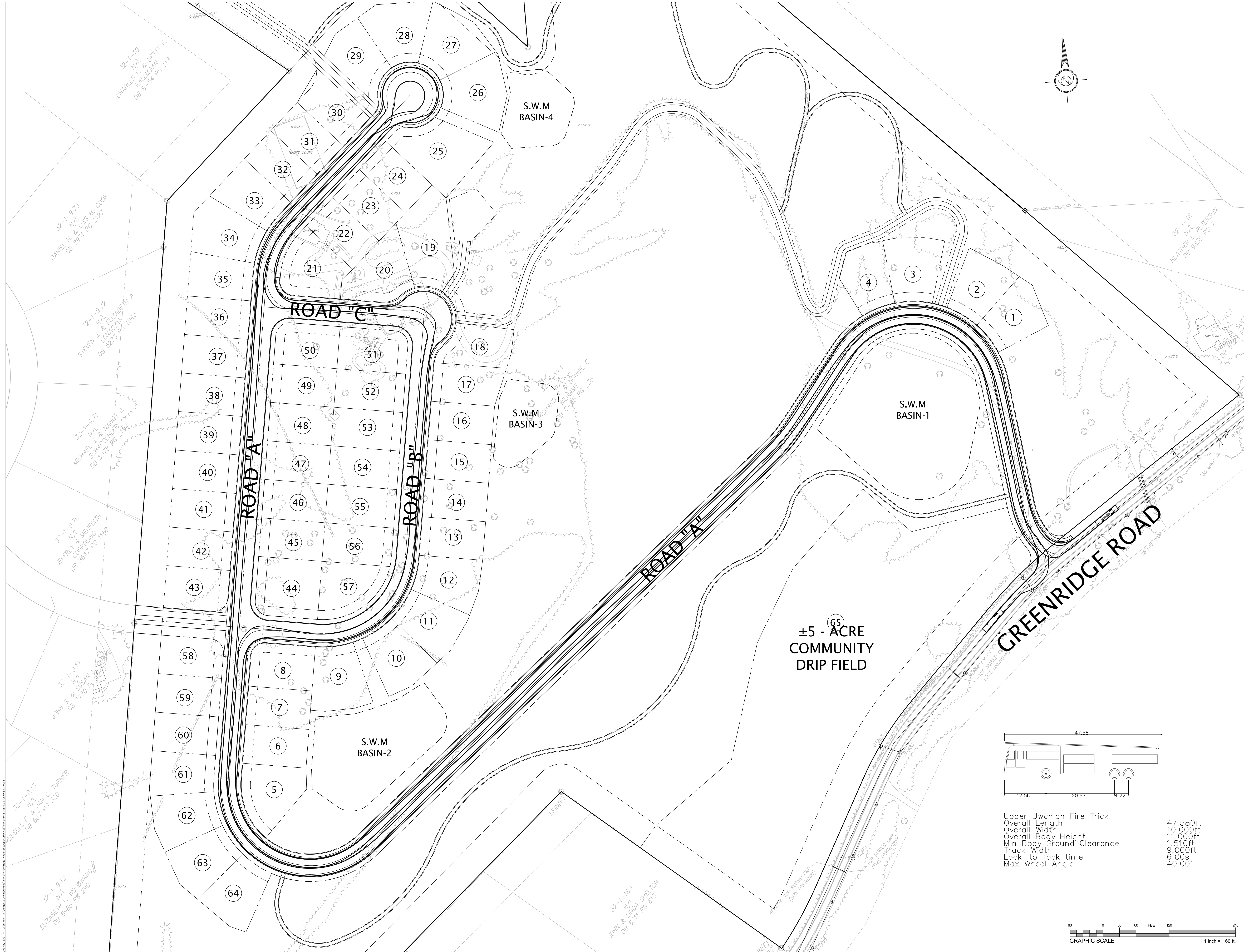


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ROAD PLAN
ROAD 'A' STA. 1+00 TO STA. 27+00
GREENRIDGE ROAD
UPPER UMWCLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 08.10.2021	SCALE: 1"=50'
DESIGN: TK	DRAWN: TK
JOB NO.: 8145	FILE NAME: 8145-P-PROF-R
REF. NO.:	SD06.01
SHEET NO.:	8 OF 13





DATE: 08.10.2021

DESIGN: TK

JOB NO.: 8145

REF. NO.:

SCALE: 1"=60'

DRAWN: TK

FILE NAME: 8145-P-BASE-04a.DWG

SD07.01

SHEET NO.: 10

OF 13

FIRE TRUCK CIRCULATION PLAN

GREENRIDGE ROAD

UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

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PROFESSIONAL SEAL

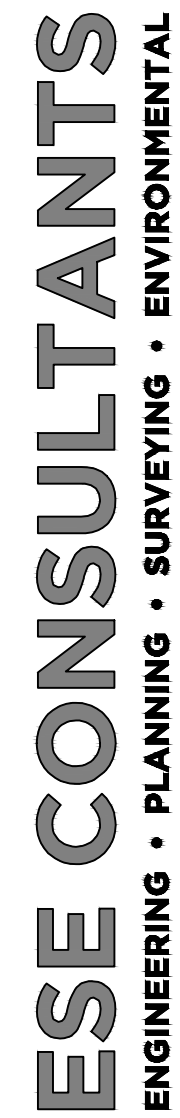
JOHN H. BAIONNO

ENGINEER

PE-050278-E

PENNSYLVANIA

REV.	DATE	DESCRIPTION	BY	CHK
1	10.02.2021	SITE PLAN UPDATES PER TOWNSHIP COMMENTS		



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11140 Virginia Drive • Fort Washington, PA 19034
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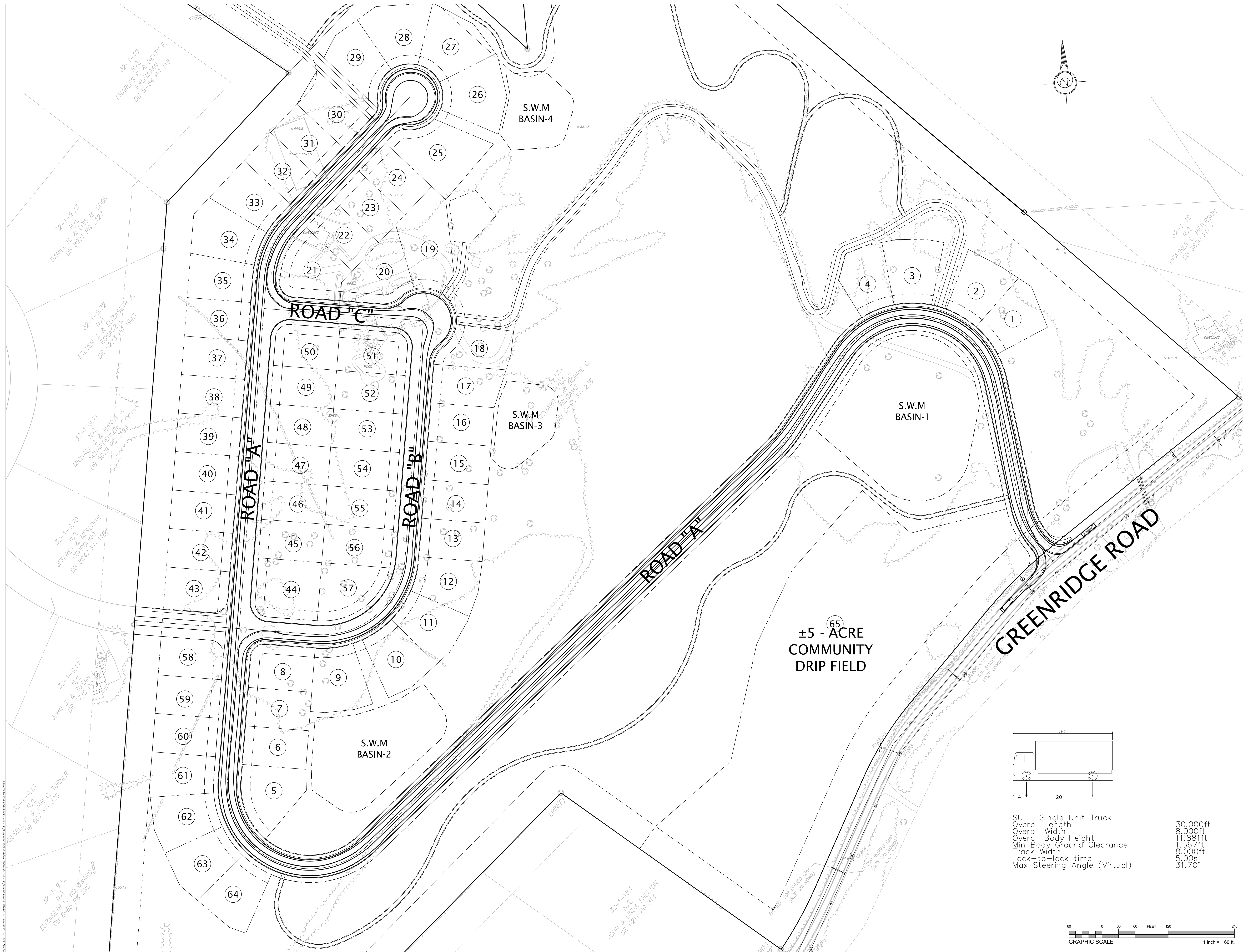
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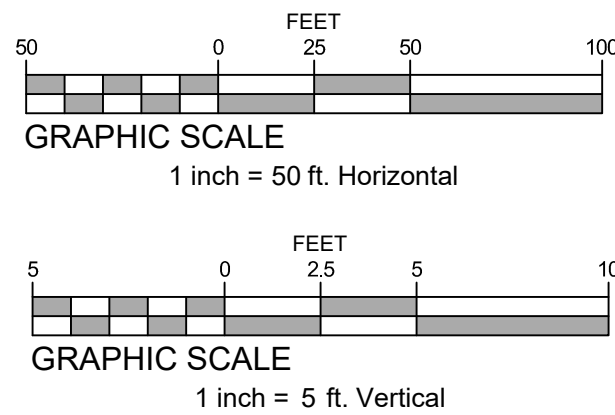
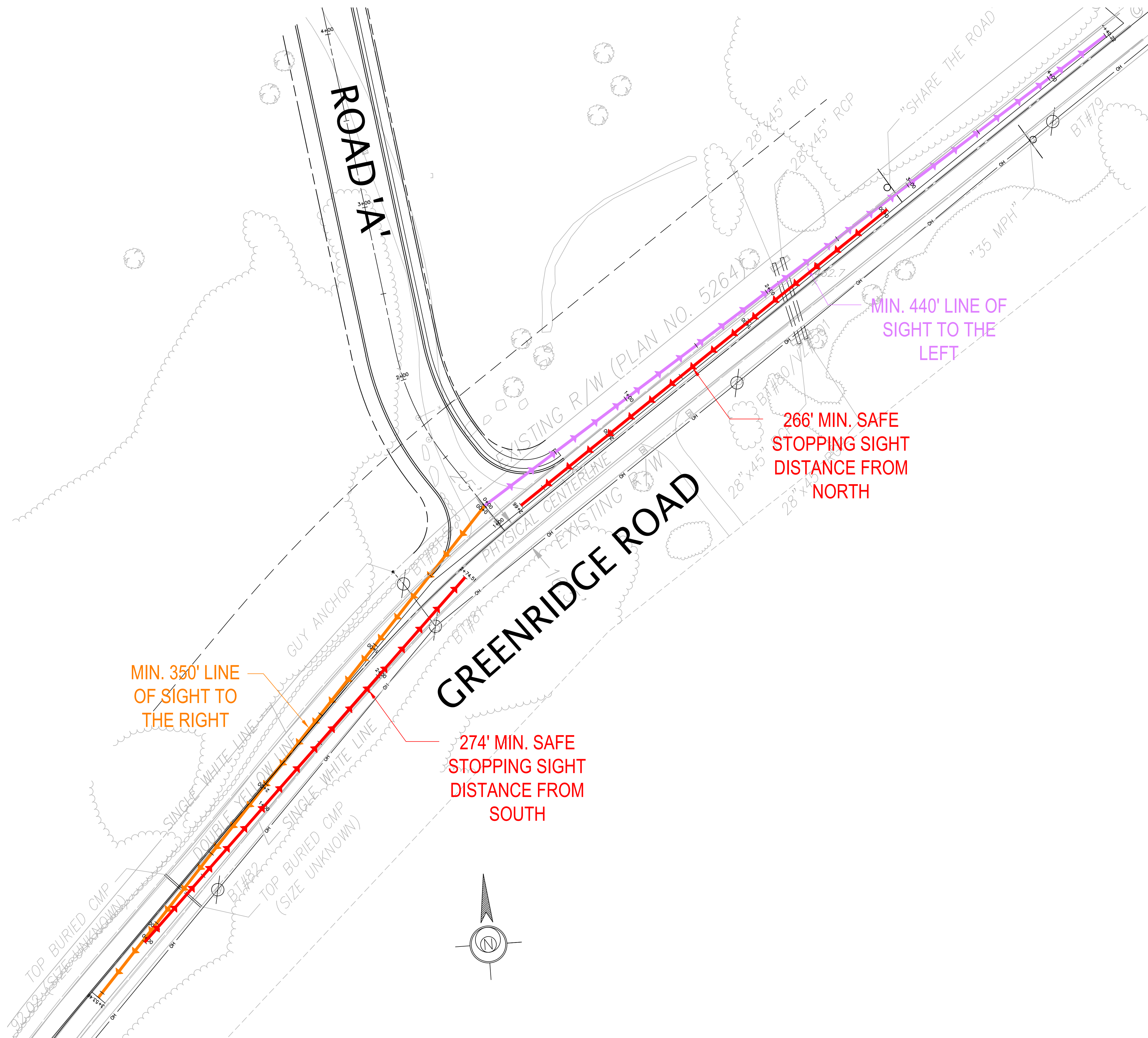
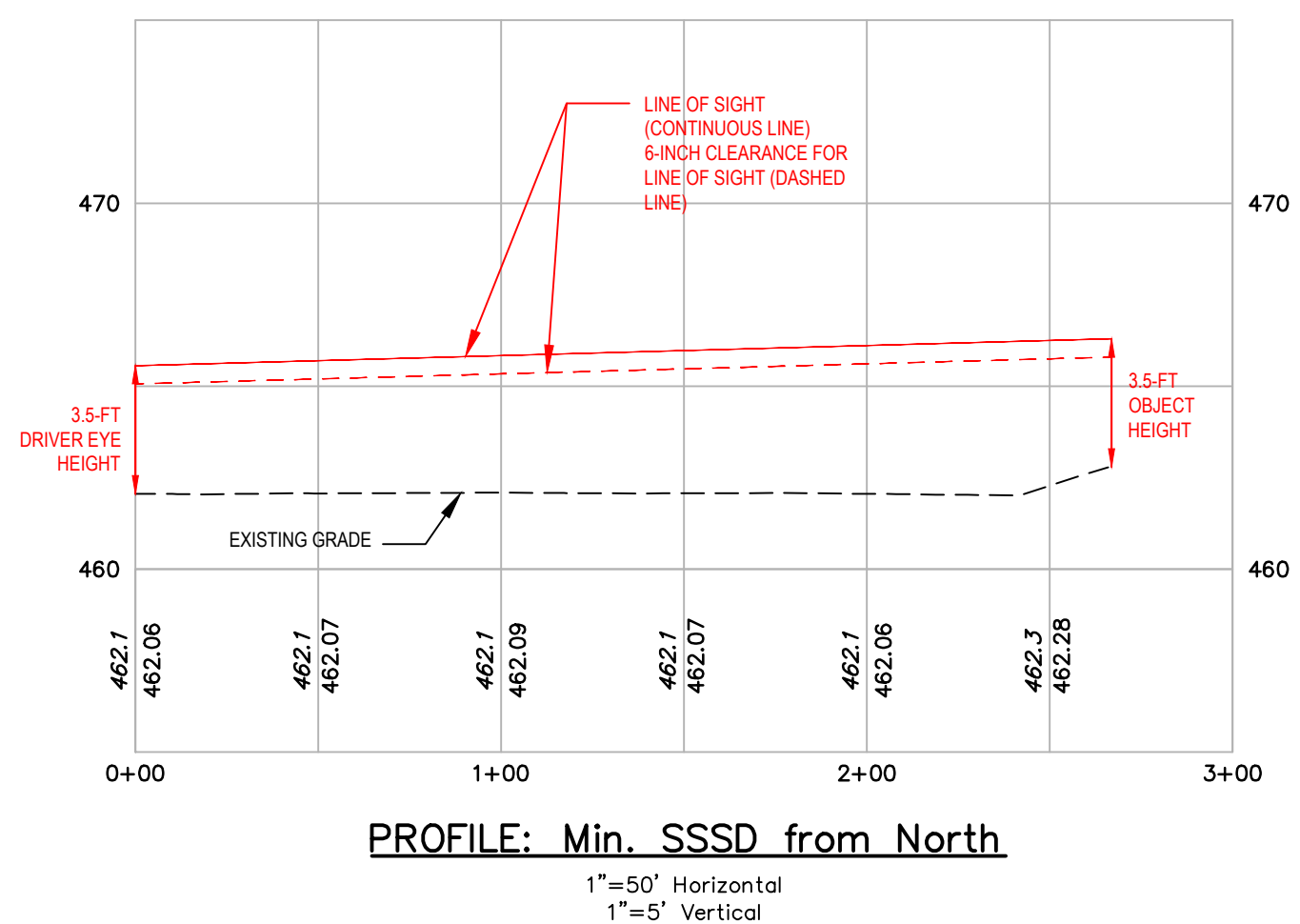
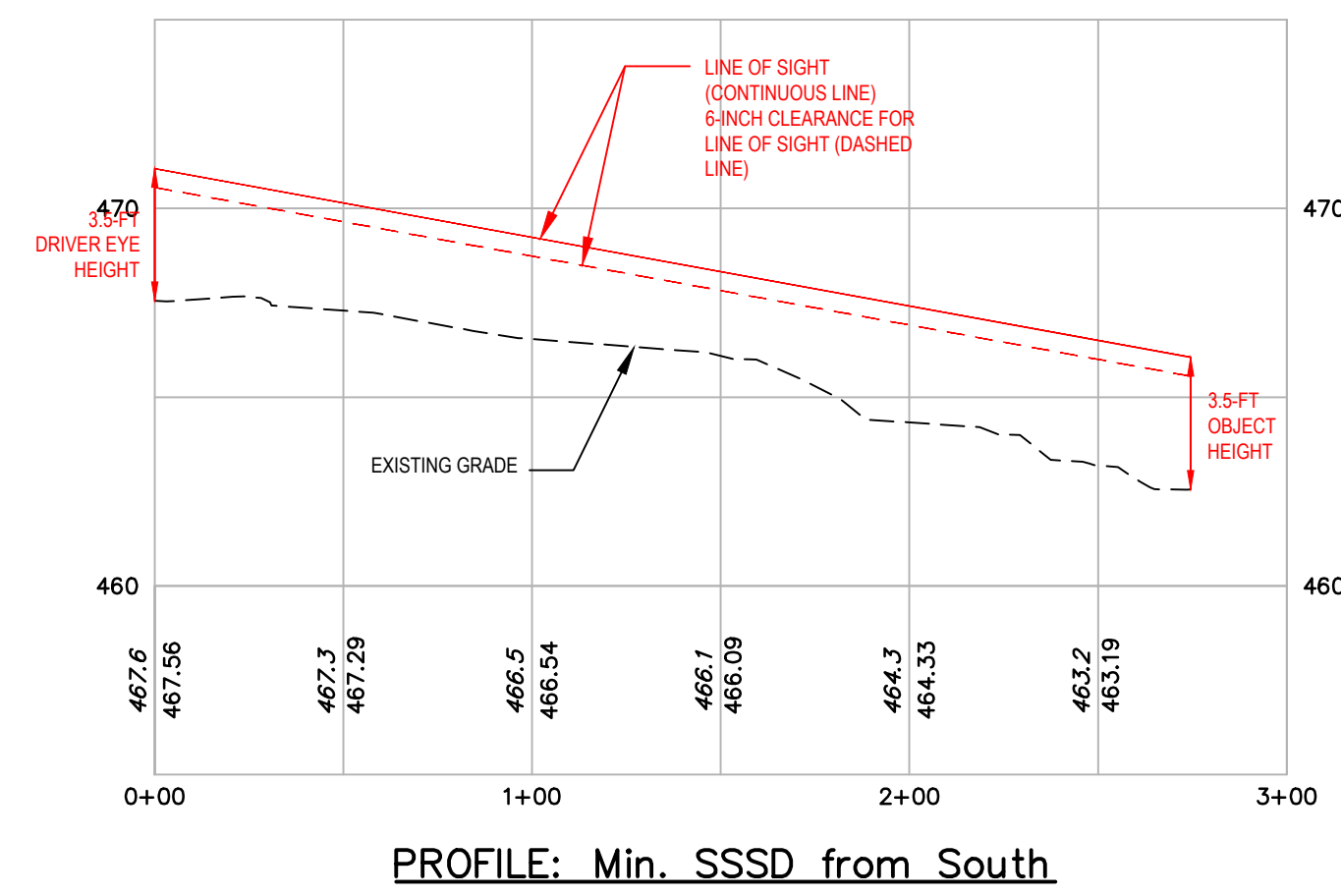
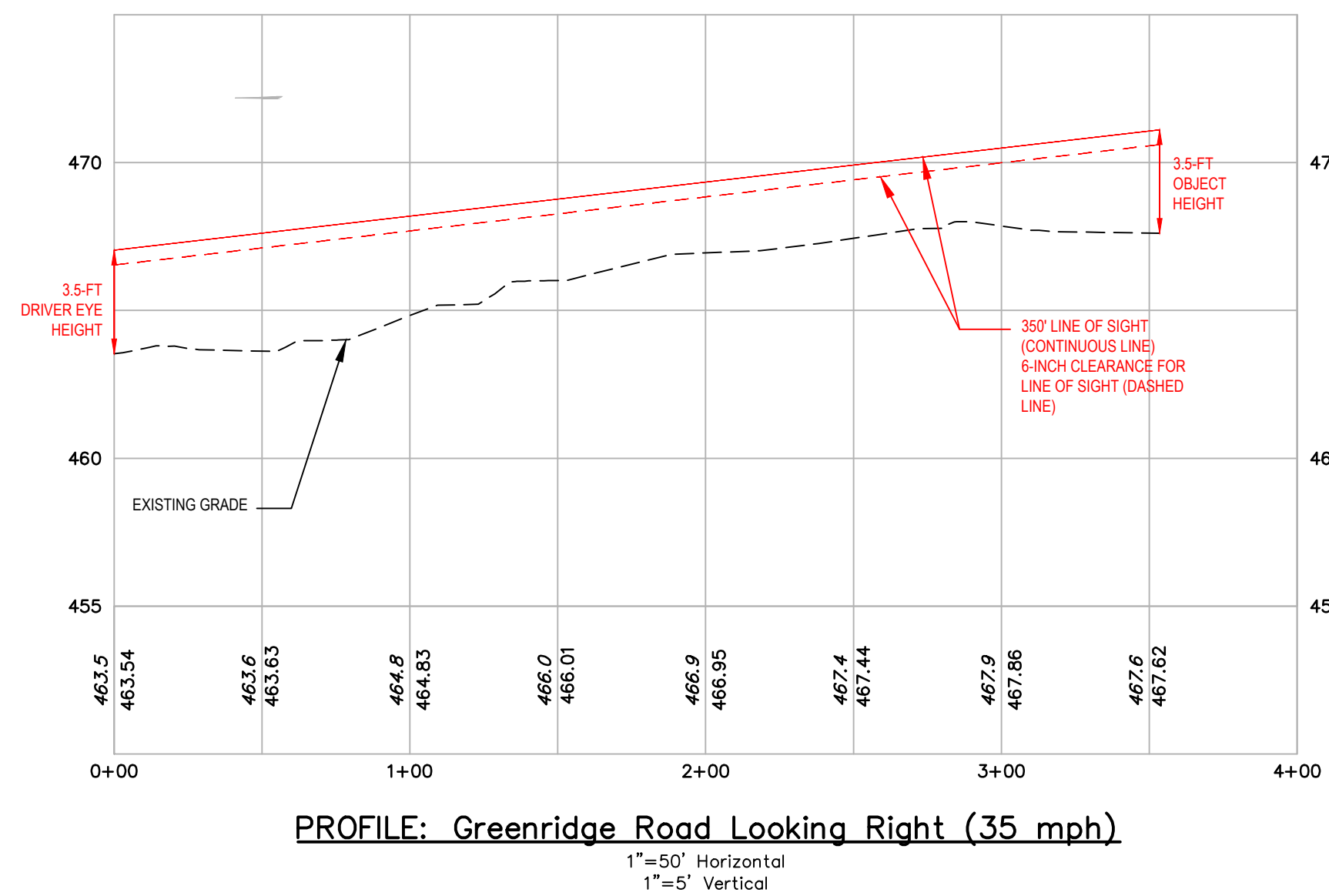
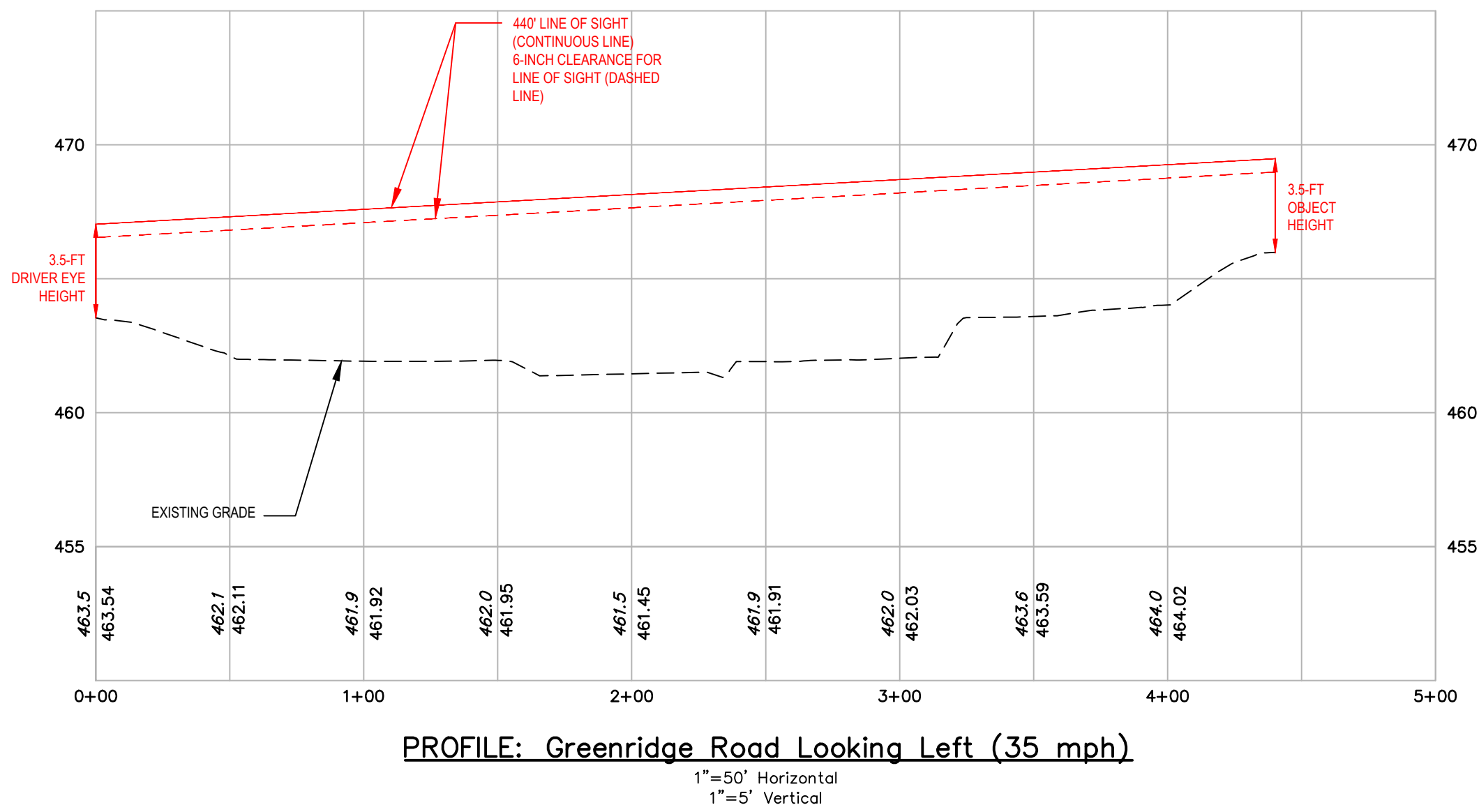
DELIVERY TRUCK CIRCULATION PLAN

GREENRIDGE ROAD

UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 08.10.2021	SCALE: 1"=60'
DESIGN: TK	DRAWN: TK
JOB NO.: 8145	FILE NAME: 8145-P-BASE-Due-1
REF. NO.:	SD07.02
SHEET NO.:	11 OF 13



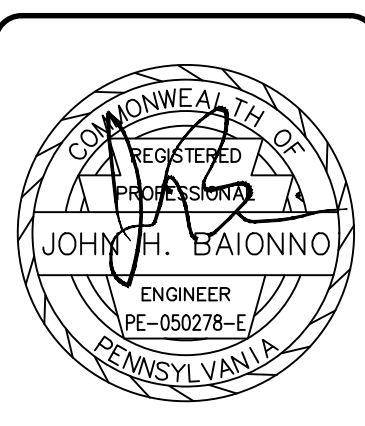


SIGHT DISTANCE FOR EXITING VEHICLES

ALL SIGHT DISTANCE OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO EMBANKMENTS AND VEGETATION) SHALL BE REMOVED BY THE PERMITTEE TO PROVIDE A MINIMUM OF 440' SIGHT DISTANCE TO THE LEFT AND 350' SIGHT DISTANCE TO THE RIGHT FOR A DRIVER EXITING THE PROPOSED DRIVEWAYS ONTO THE THROUGH HIGHWAY. (DISTANCES ARE BASED ON PENNSYLVANIA CODE TITLE 67, CHAPTER 441 AND A 35 MPH POSTED SPEED LIMIT.) THE DRIVER MUST BE CONSIDERED TO BE POSITIONED TEN FEET FROM THE NEAR EDGE OF THE CLOSEST HIGHWAY THROUGH TRAVEL LANE AT AN EYE HEIGHT OF THREE FEET SIX INCHES ABOVE THE PAVEMENT SURFACE. THE LINE OF SIGHT SHALL CONTINUE TO A POINT IN THE CENTER OF THE CLOSEST HIGHWAY TRAVEL LANE DESIGNATED FOR USE BY APPROACHING TRAFFIC. THIS SIGHT DISTANCE SHALL BE MAINTAINED BY THE PERMITTEE.

MINIMUM SAFE STOPPING SIGHT DISTANCE FOR APPROACHING VEHICLES

- THE STOPPING SIGHT DISTANCE ANALYZED ON THIS SHEET IS BASED ON THE EQUATION:
 $SSSD = 1.47VA^2 + (V^2) / 30(f+g)$; WHERE:
SSSD = MINIMUM SAFE STOPPING DISTANCE (FEET)
V = VELOCITY OF VEHICLE (USED POSTED SPEED LIMIT: 35 MPH)
t = PERCEPTION TIME OF MOTORIST (USED 2.5 SEC. PER CHAPTER 441)
f = WET FRICTION OF PAVEMENT (USED 0.30 PER CHAPTER 441)
g = PERCENT GRADE OF ROADWAY DIVIDED BY 100 (USED 1.9% DOWNHILL FROM THE SOUTH & ASSUMED 0.1% UPHILL FROM THE NORTH)
SSSD (FROM THE SOUTH) = 274 FEET PER THE CALCULATIONS.
SSSD (FROM THE NORTH) = 266 FEET PER THE CALCULATIONS.
- BASED ON THESE PROFILES AND PARAMETERS, THERE APPEARS TO BE ADEQUATE MINIMUM STOPPING SIGHT DISTANCE AVAILABLE FOR A VEHICLE APPROACHING THE INTERSECTION AT 40 MPH. (SEE GENERAL NOTE #3).
- THE 3.5-FT DRIVER EYE HEIGHT, 3.5-FT OBJECT HEIGHT, AND THE 6-INCH CLEARANCE WERE UTILIZED PER THE SUGGESTIONS CONTAINED IN CHAPTER 441.



ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.
1140 Virginia Drive • Fort Washington, PA 19034
T: 215-914-2050

REV.	DATE	DESCRIPTION
1	10.04.2021	SITE PLAN UPDATES PER TOWNSHIP COMMENTS



SIGHT DISTANCE CHECK
35 M.P.H. TRAVEL SPEED

GREENRIDGE ROAD

UPPER UICHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 08.10.2021	SCALE: 1"=50'
DESIGNER: TK	DRAWN: TK
JOB NO.: 8145	FILE NAME: 8145-SIGHT DISTANCE
REF. NO.: SD08.01	
SHEET NO.: 13	OF 13