





SITE IMPACT NOTES/RESOLUTIONS:

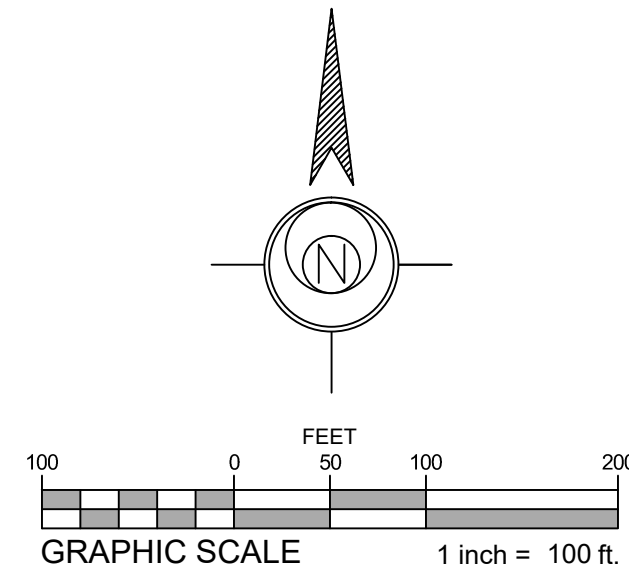
- 1.) THE EXISTING HOME, GARAGE AND SUBSEQUENT STRUCTURES, ALONG WITH THE EXISTING POOL AND PATIO, WILL BE DEMOLISHED. A PORTION OF THE EXISTING DRIVEWAY WILL REMAIN AND BE UTILIZED AS PART OF A COMMUNITY TRAIL NETWORK.
- 2.) THE APPLICANT SEEKS CONDITIONAL USE APPROVAL TO PERMIT 64 SINGLE-FAMILY, DETACHED 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 & ACCESSORY USES. 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
1	12.15.2021	SITE PLAN UPDATES PER TOWNSHIP COMMENTS
1	10.04.2021	SITE PLAN UPDATES PER TOWNSHIP COMMENTS

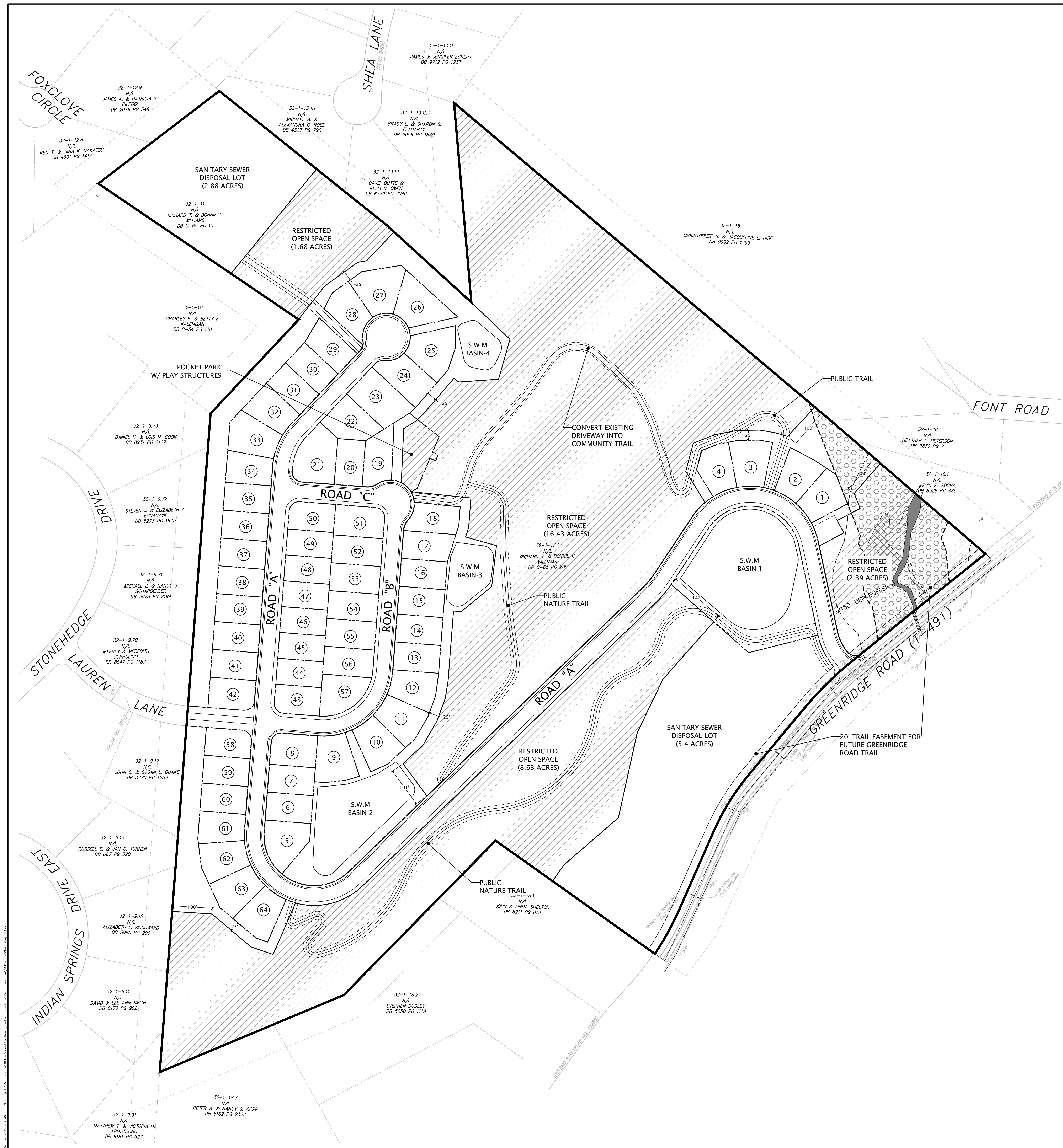
CONDITIONAL USE
SITE ANALYSIS & IMPACT PLAN

GREENRIDGE ROAD

UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE:	08.10.2021	SCALE:	1"=100'
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JOB NO.:	8145	FILE NAME:	8145-04
REF. NO.:	CU-02.02		
SHEET NO.:	3	OF	13



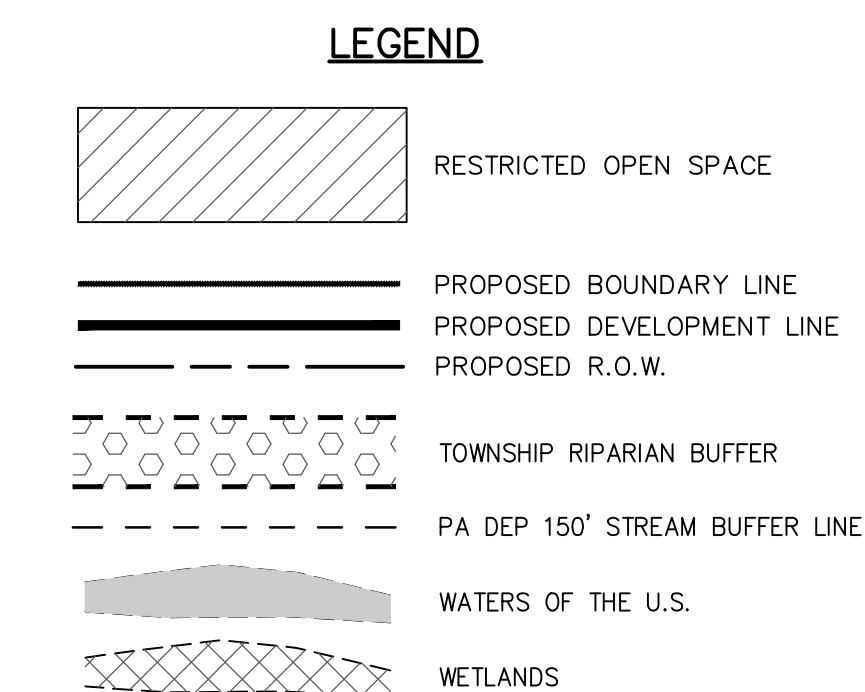
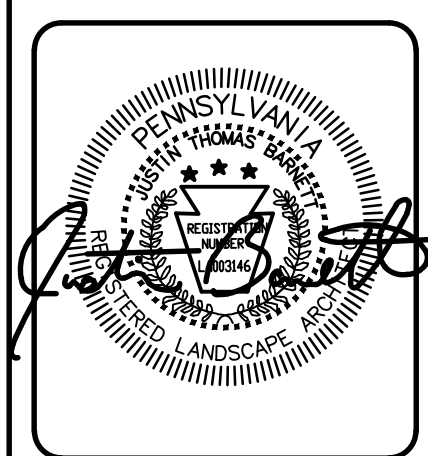


RESTRICTED OPEN SPACE NOTES:

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CONDITIONAL USE
RESTRICTED OPEN SPACE PLAN

GREENRIDGE ROAD
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA





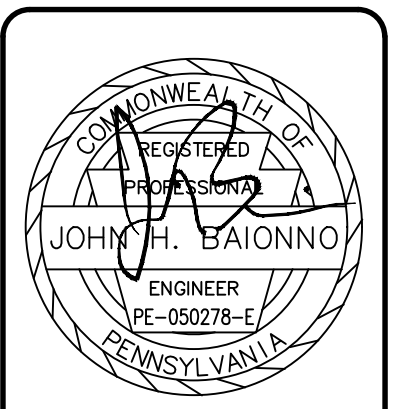
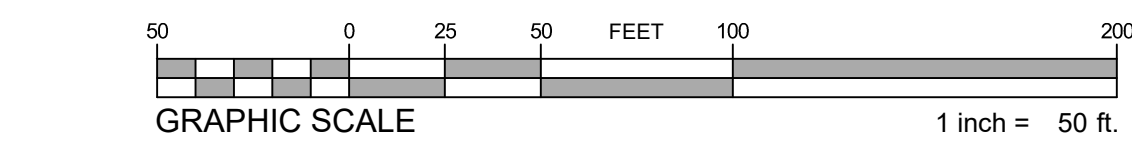
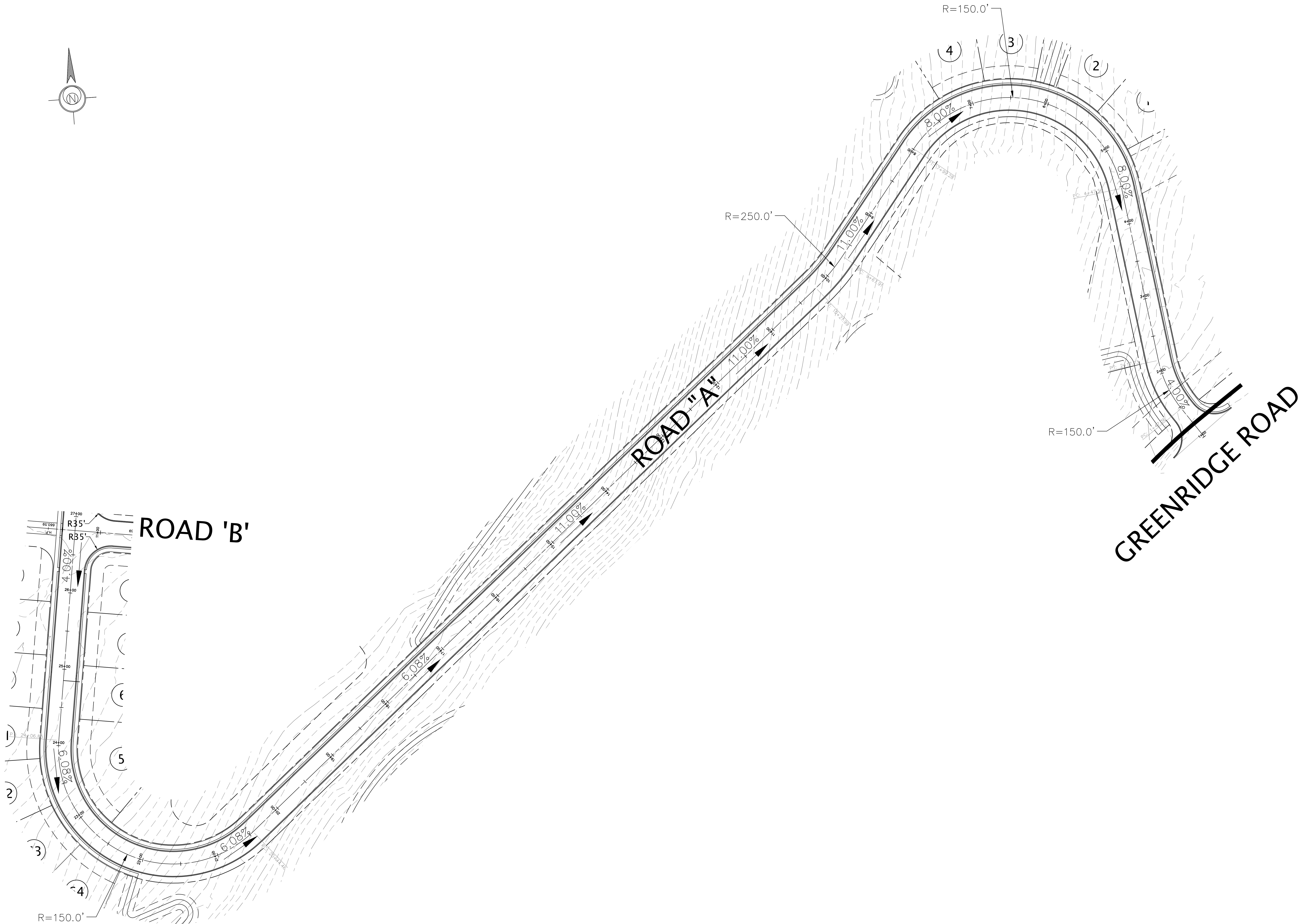
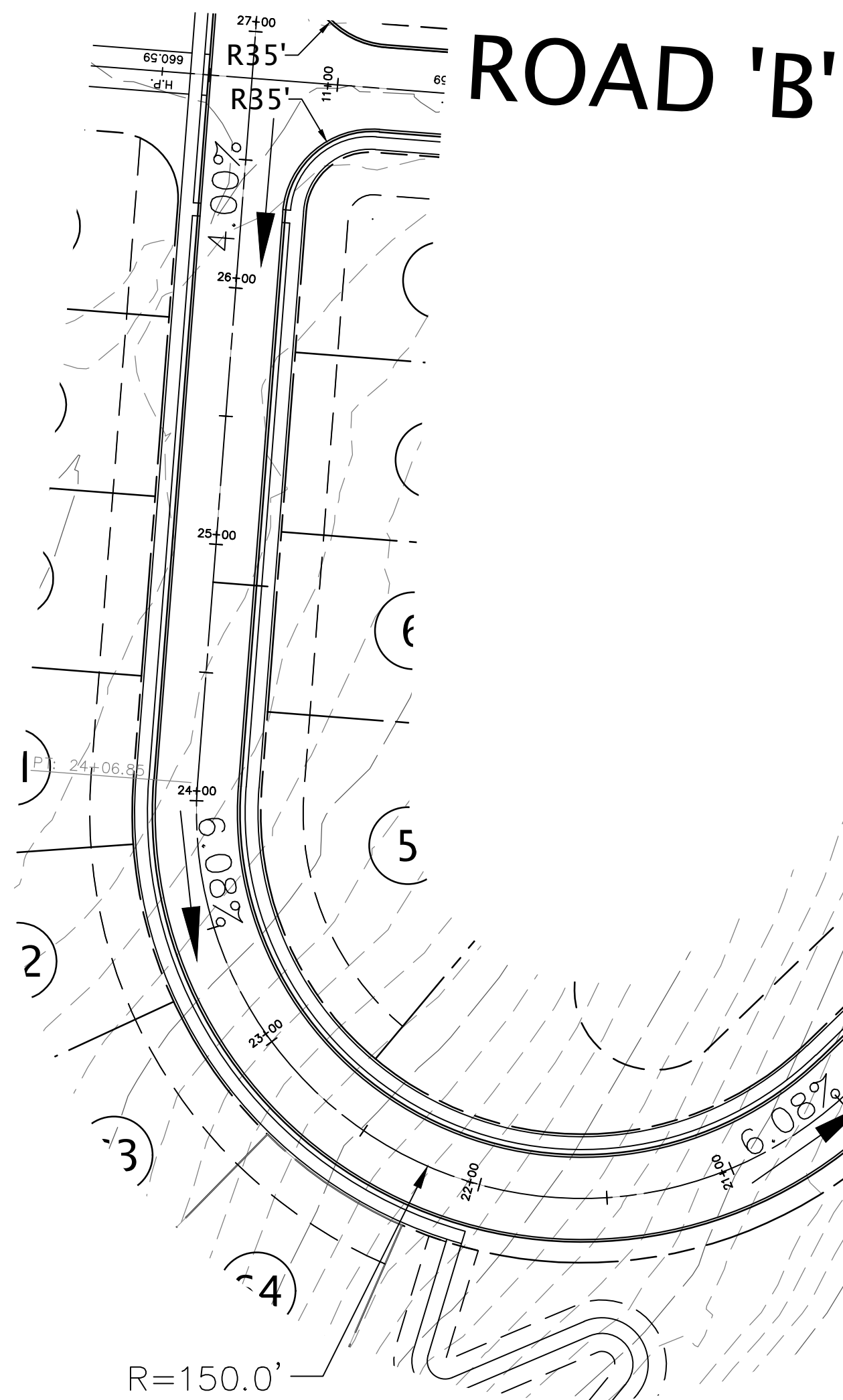
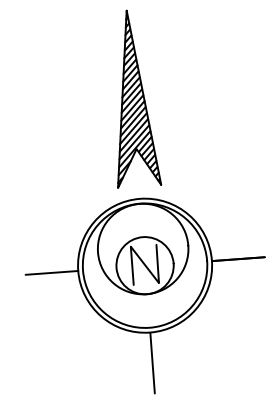
RESTRICTED OPEN SPACE NOTES:

OPEN SPACE CHART:

[illegible]

CONDITIONAL USE
USABLE OPEN SPACE PLAN

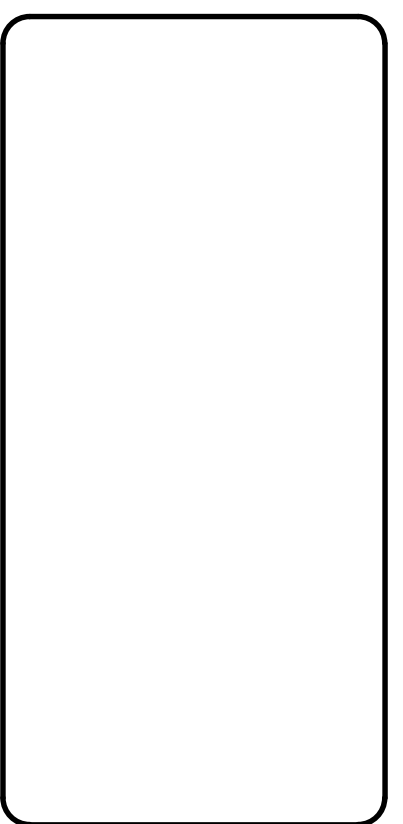
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REF. NO.: CU-05.03	
SHEET NO. 7 OF 13	



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REV.	DATE	DESCRIPTION	BY	CHK.	DRAWN
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1	10.04.2021	SITE PLAN UPDATES FOR TOWNSHIP COMMENTS			

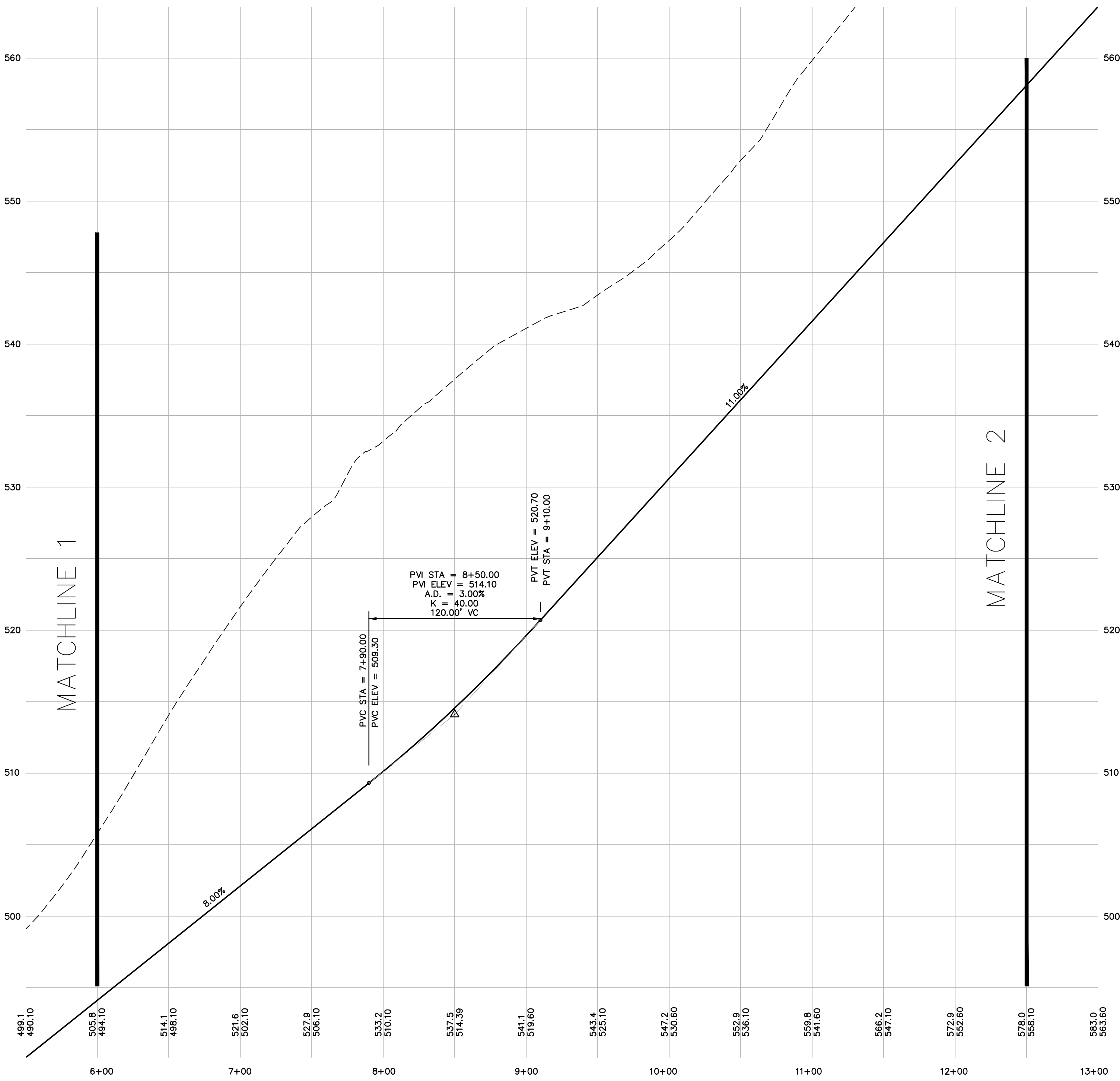
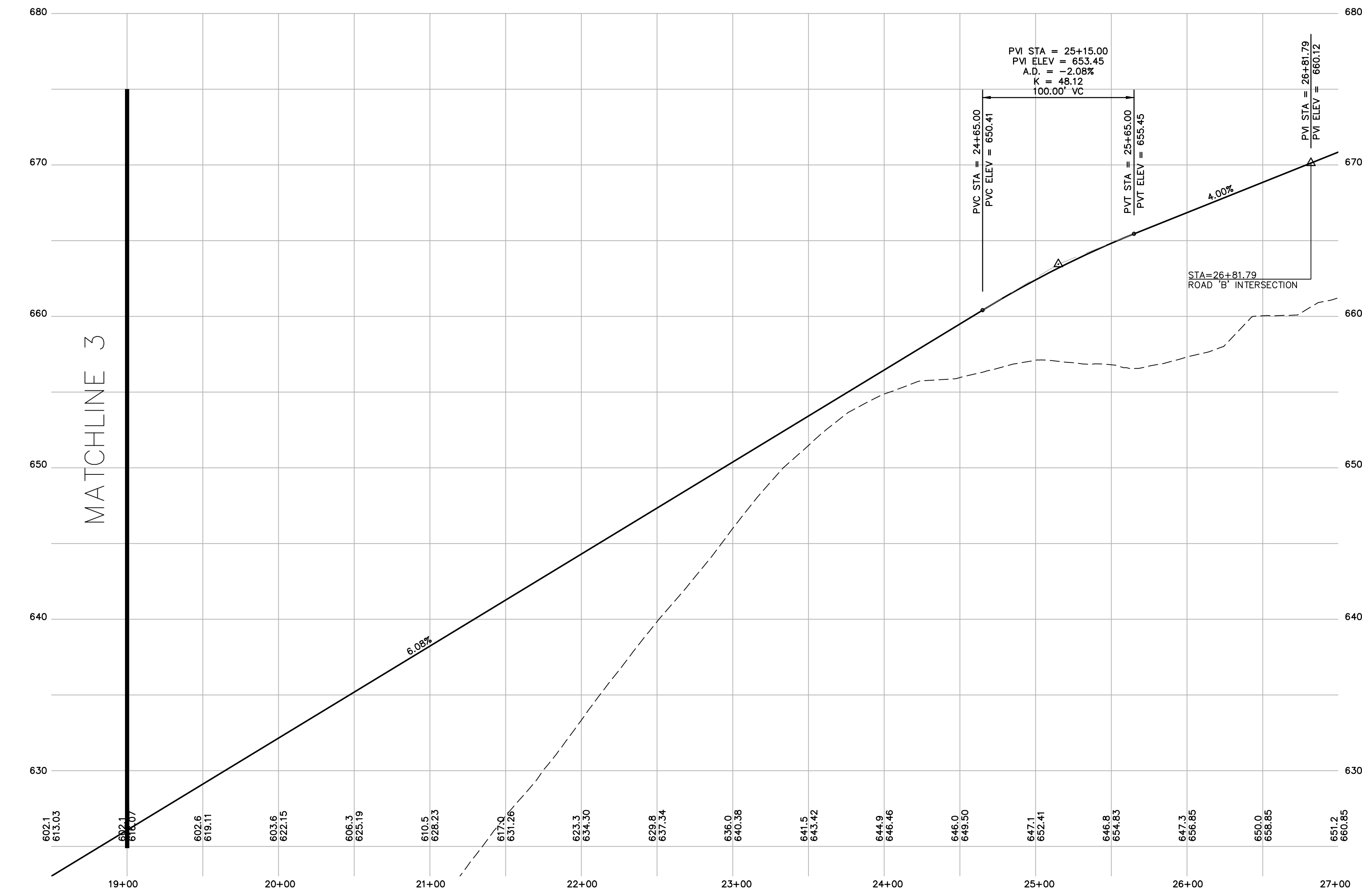
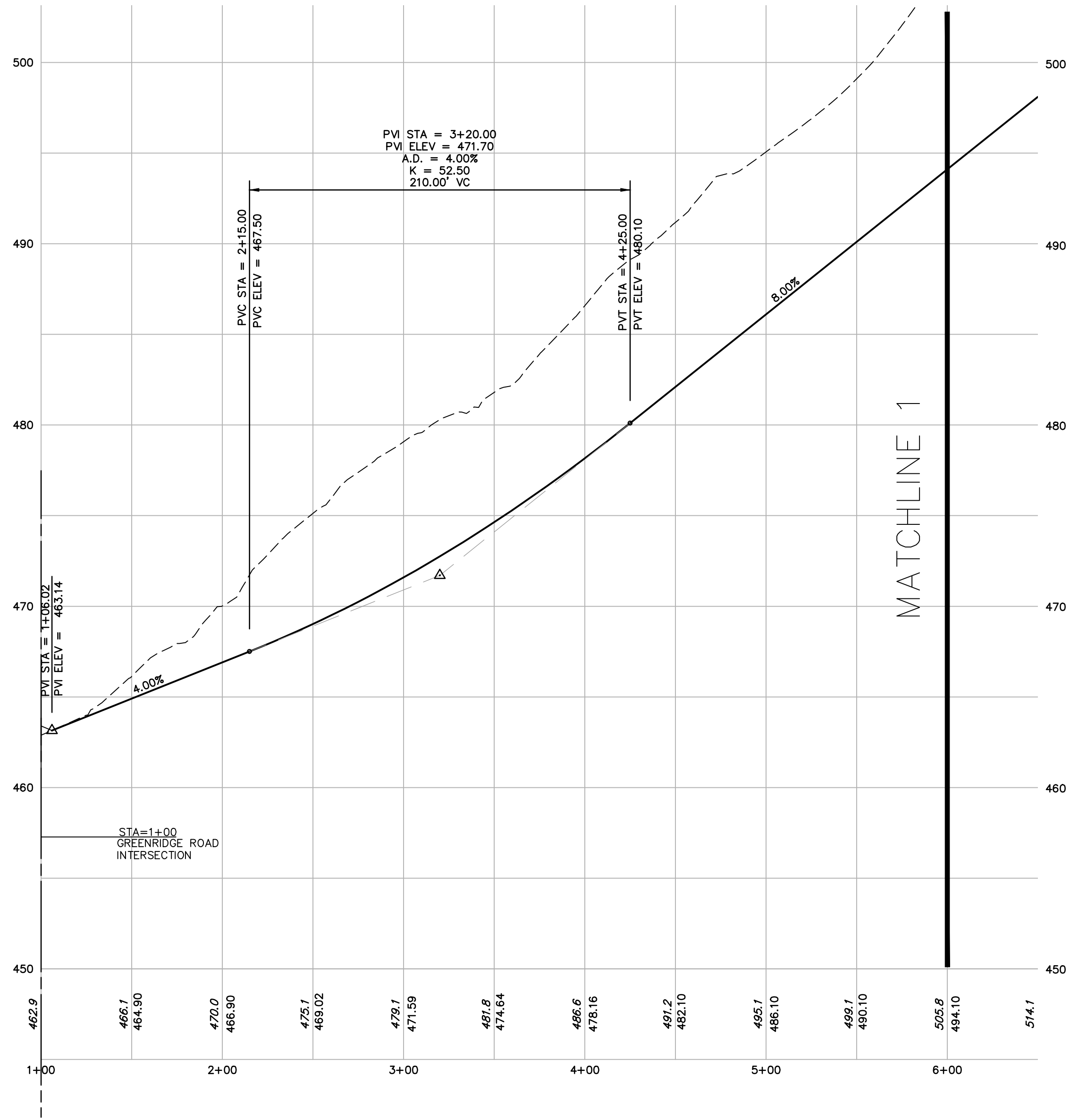
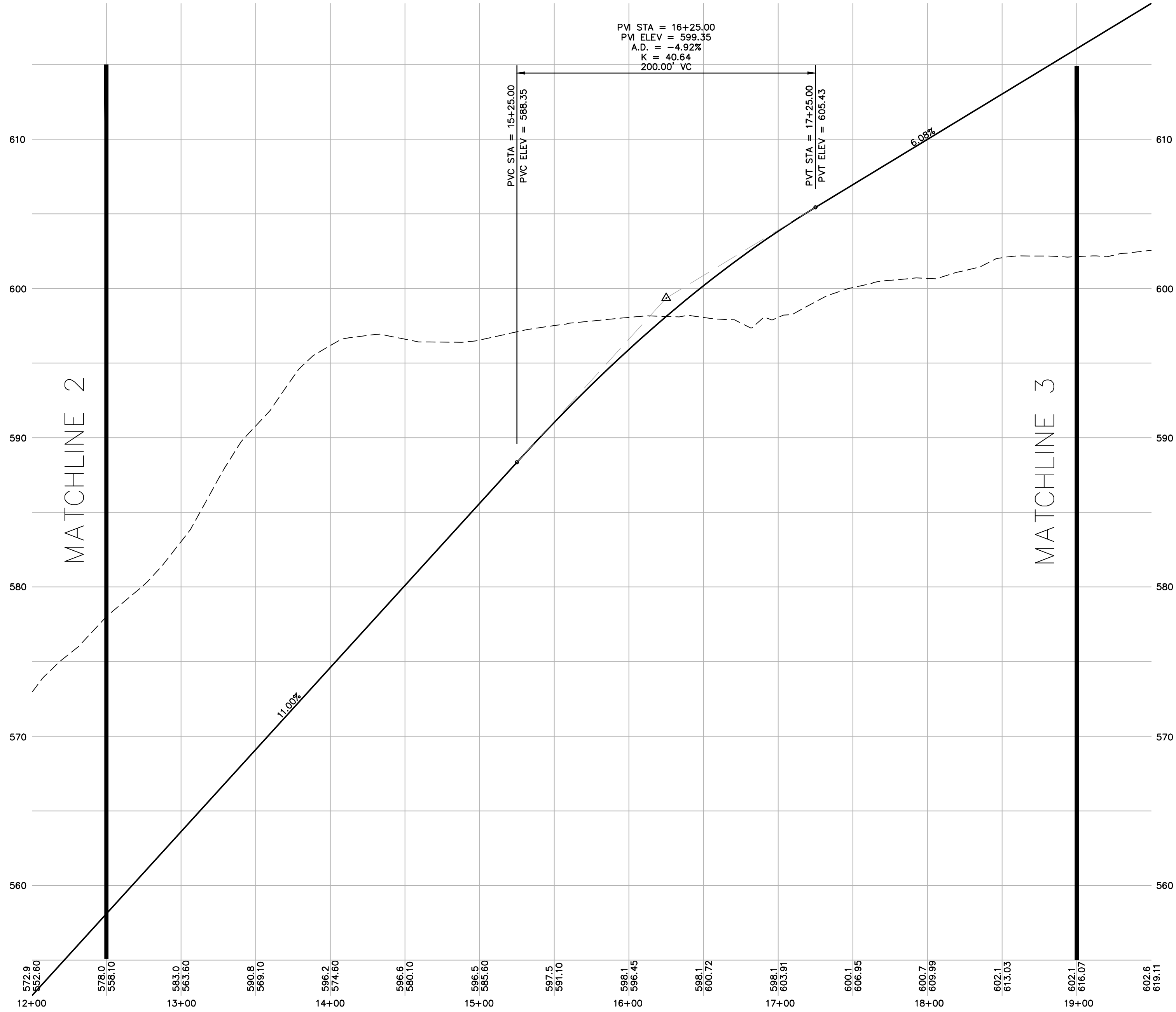


ROAD PLAN
ROAD 'A' STA. 1+00 TO STA. 27+00

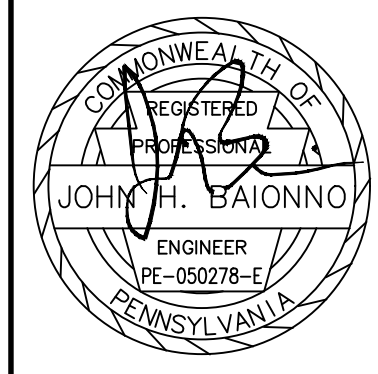
GREENRIDGE ROAD
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

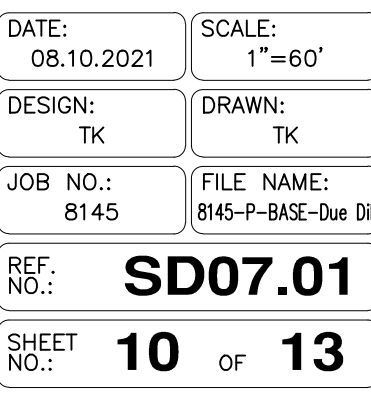
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REF. NO.:	SD06.01		
SHEET NO.:	8	OF	13

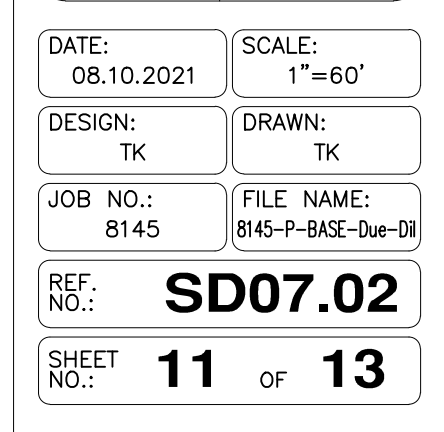
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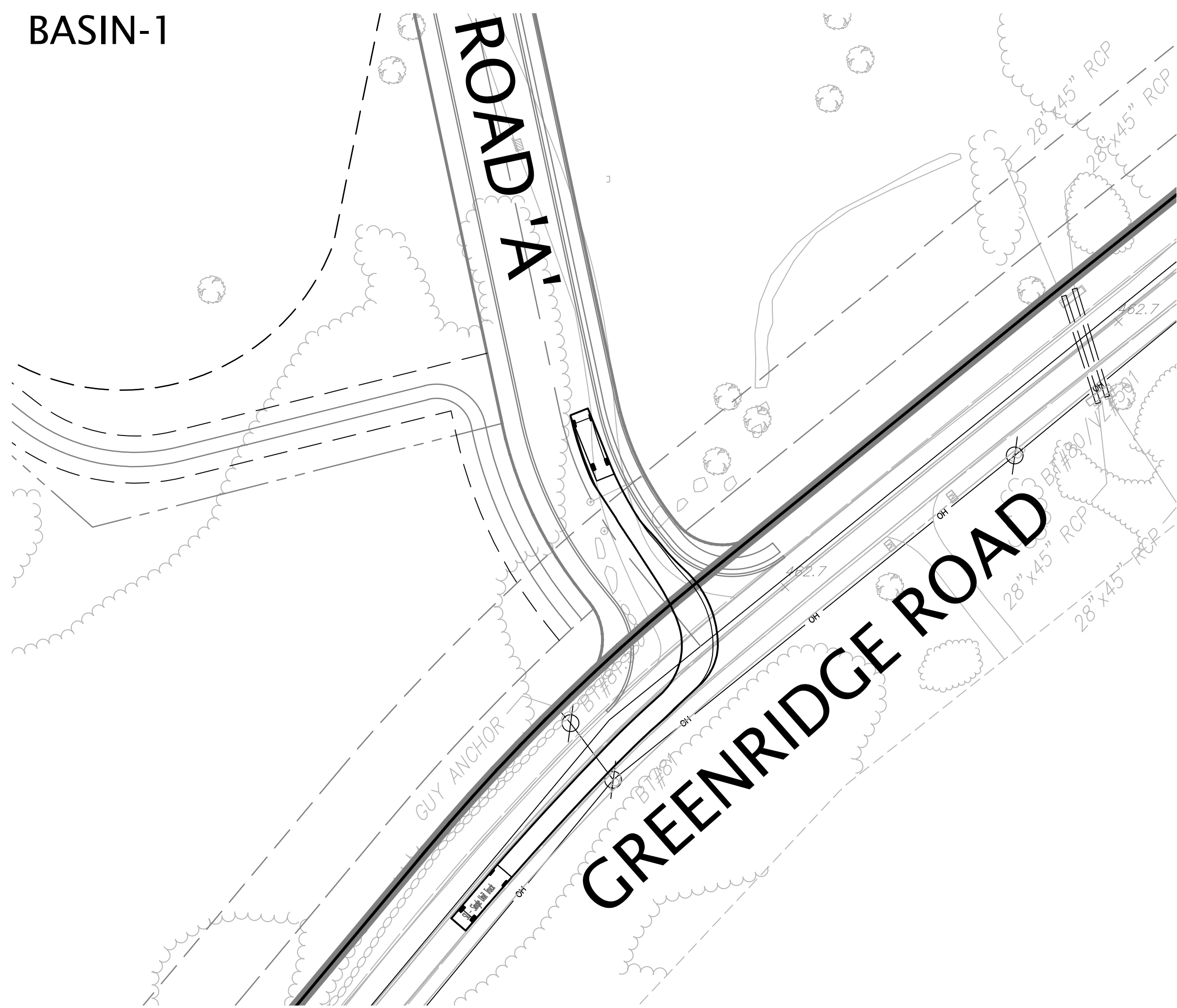
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2	10/15/2021	SITE PLAN UPDATES PER TOWNSHIP COMMENTS



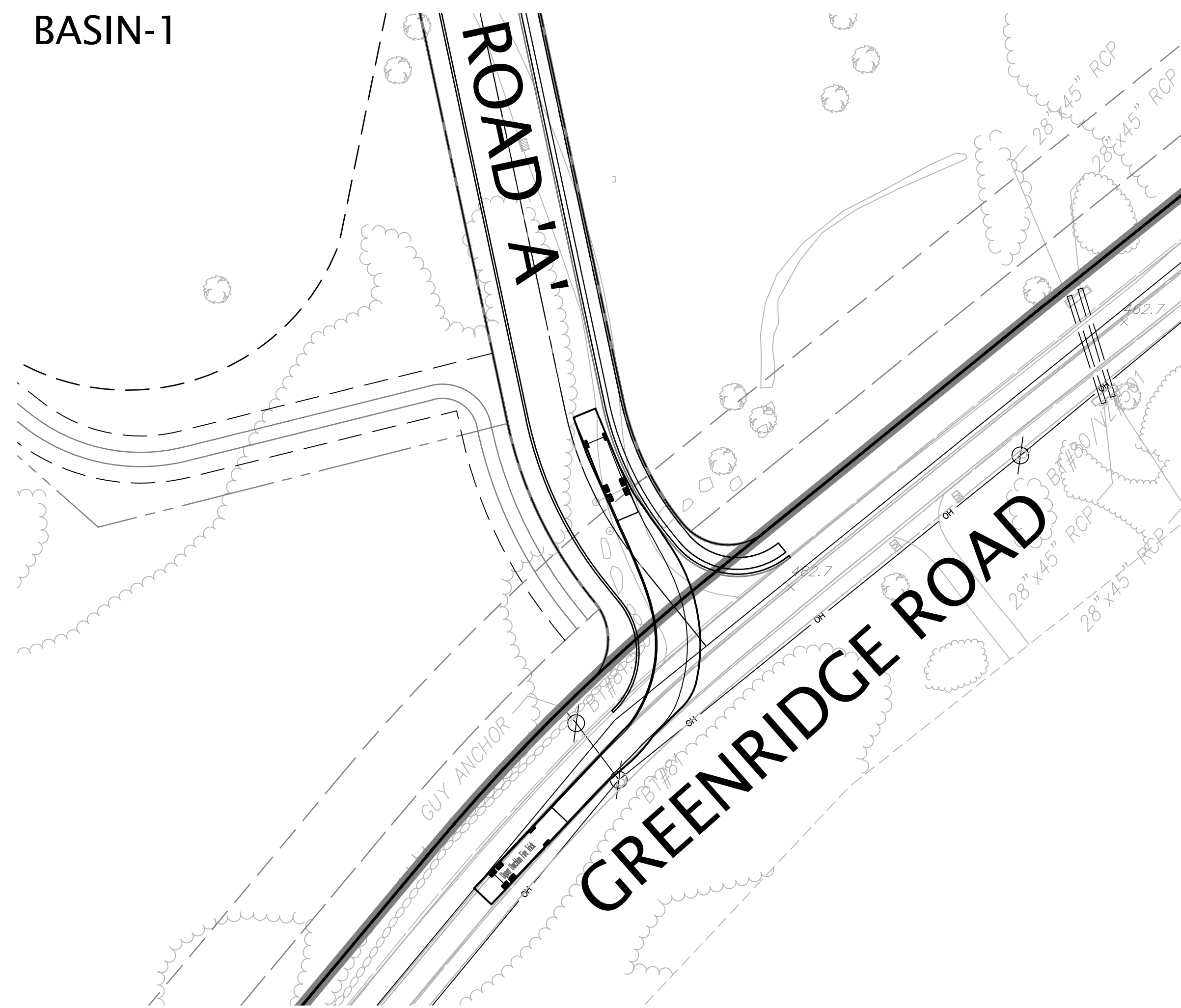




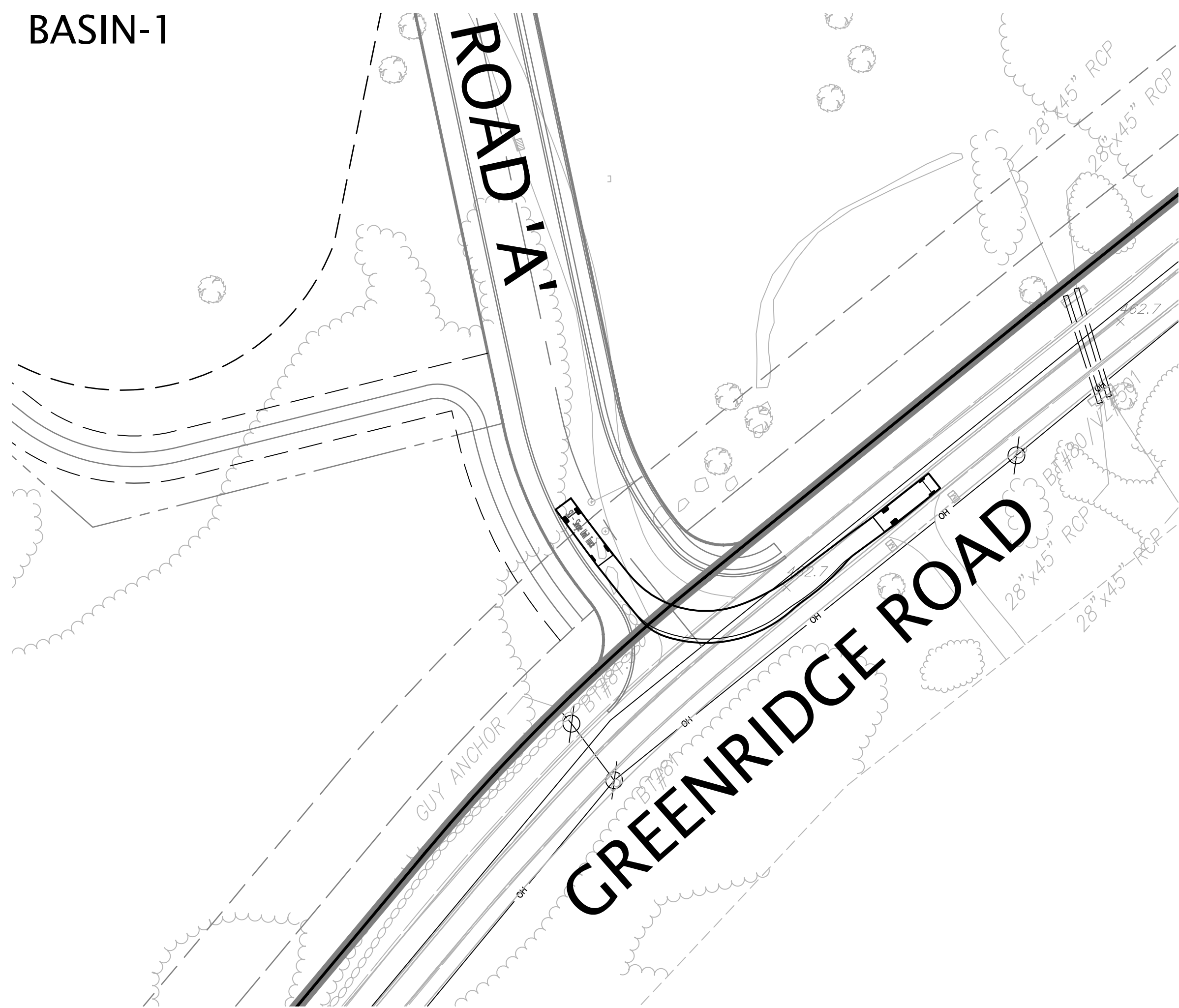
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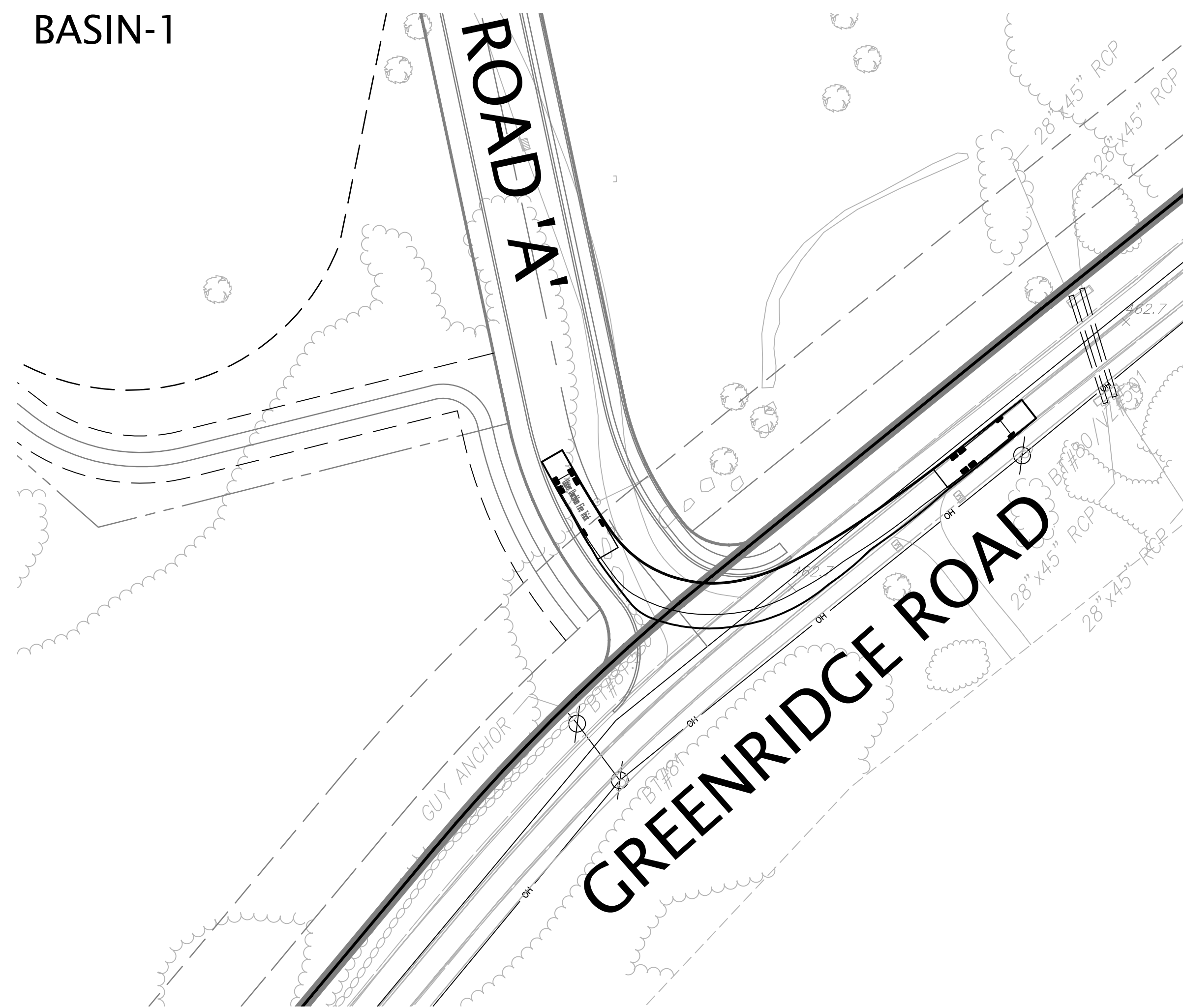
SU TRUCK-LEFT TURN INTO SITE
SCALE: 1"=40'



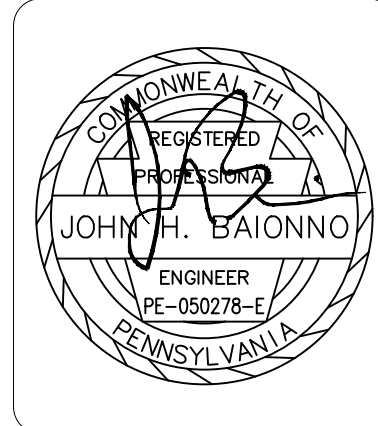
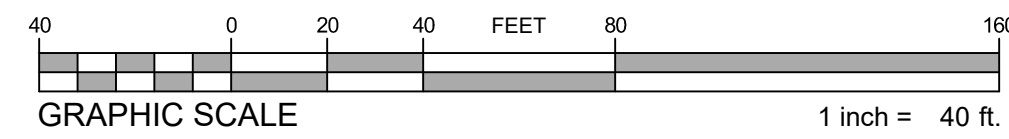
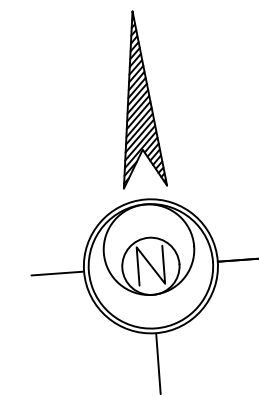
FIRE TRUCK-LEFT TURN INTO SITE
SCALE: 1"=40'



SU TRUCK-LEFT TURN OUT OF SITE
SCALE: 1"=40'



FIRE TRUCK-LEFT TURN OUT OF SITE
SCALE: 1"=40'



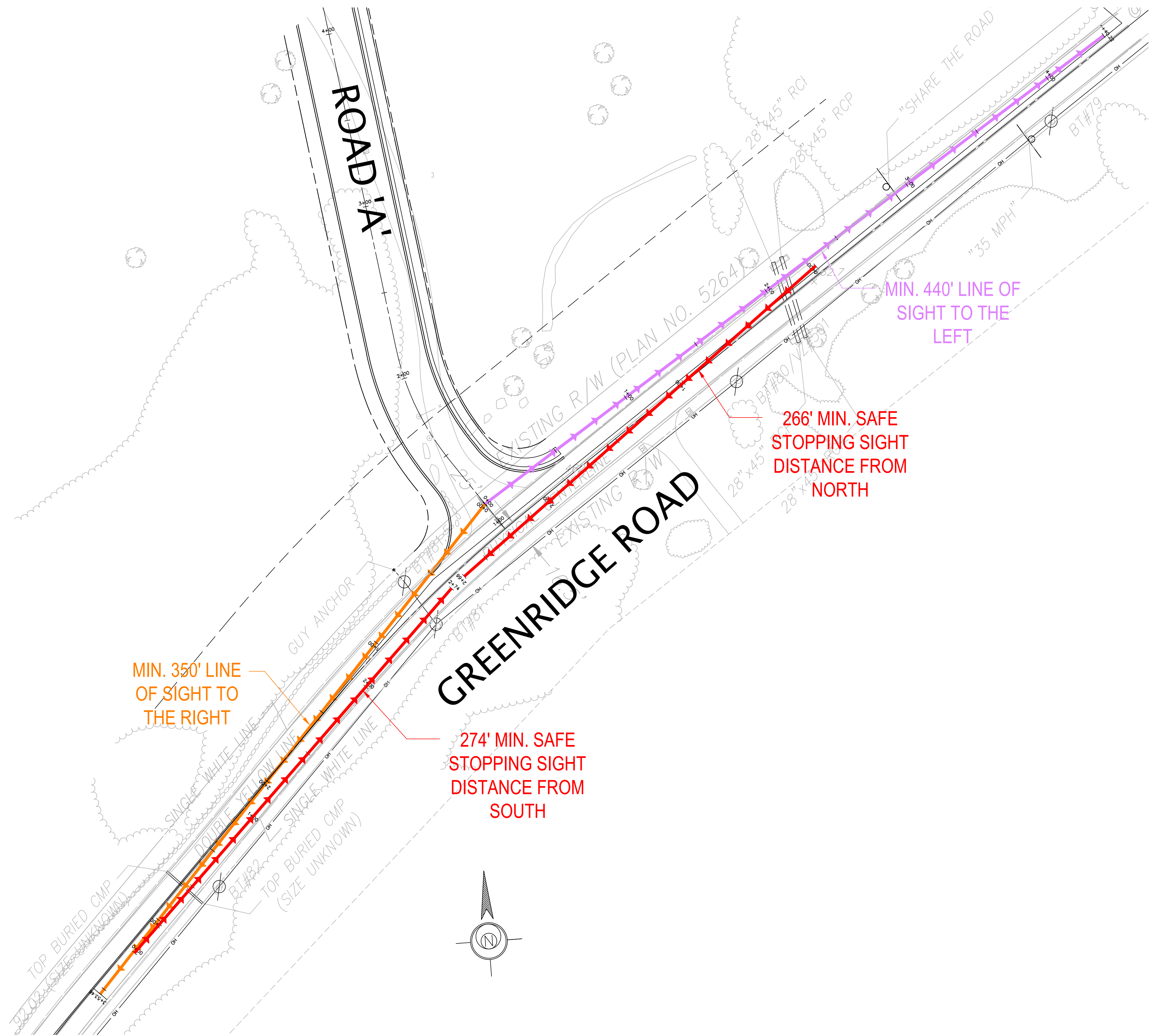
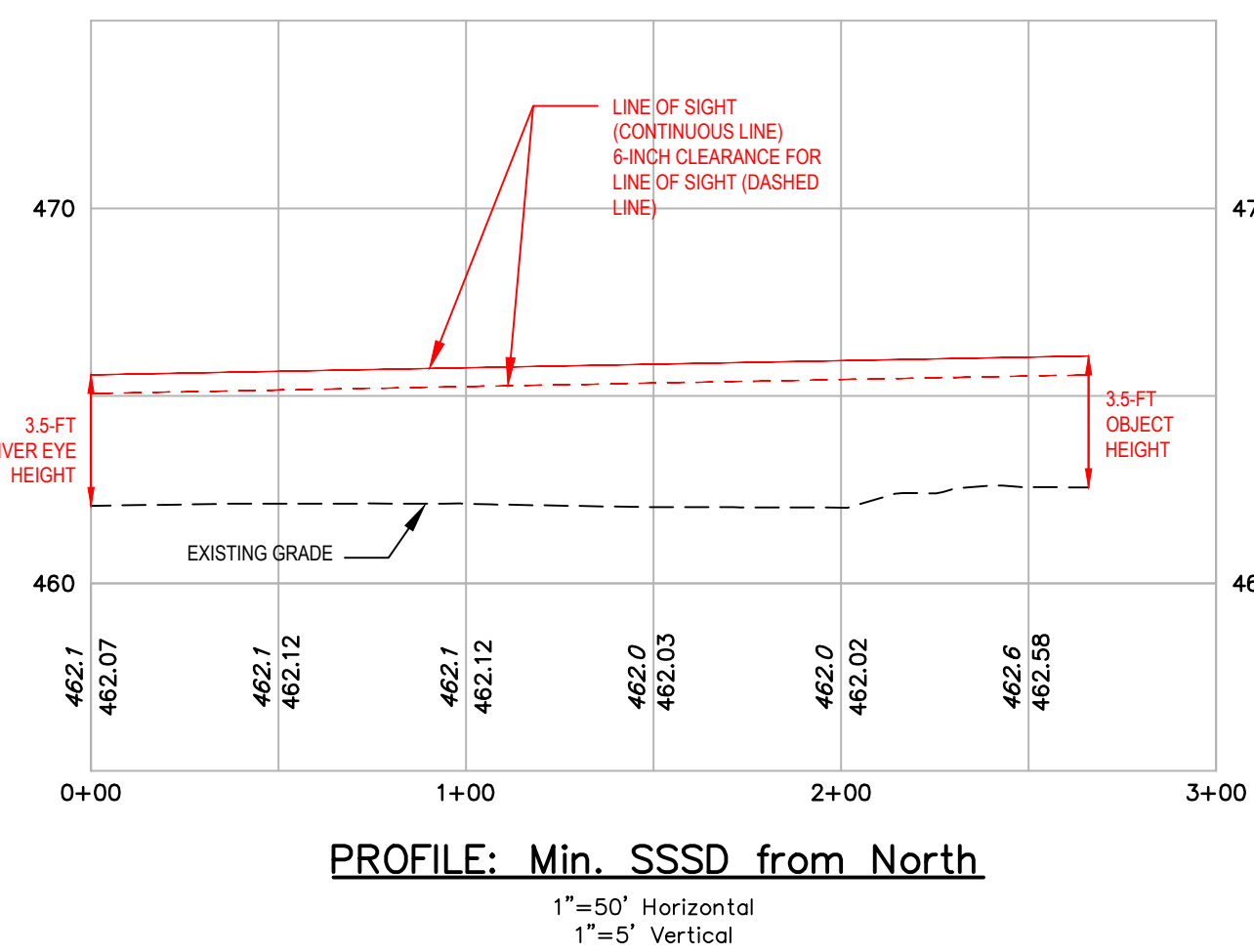
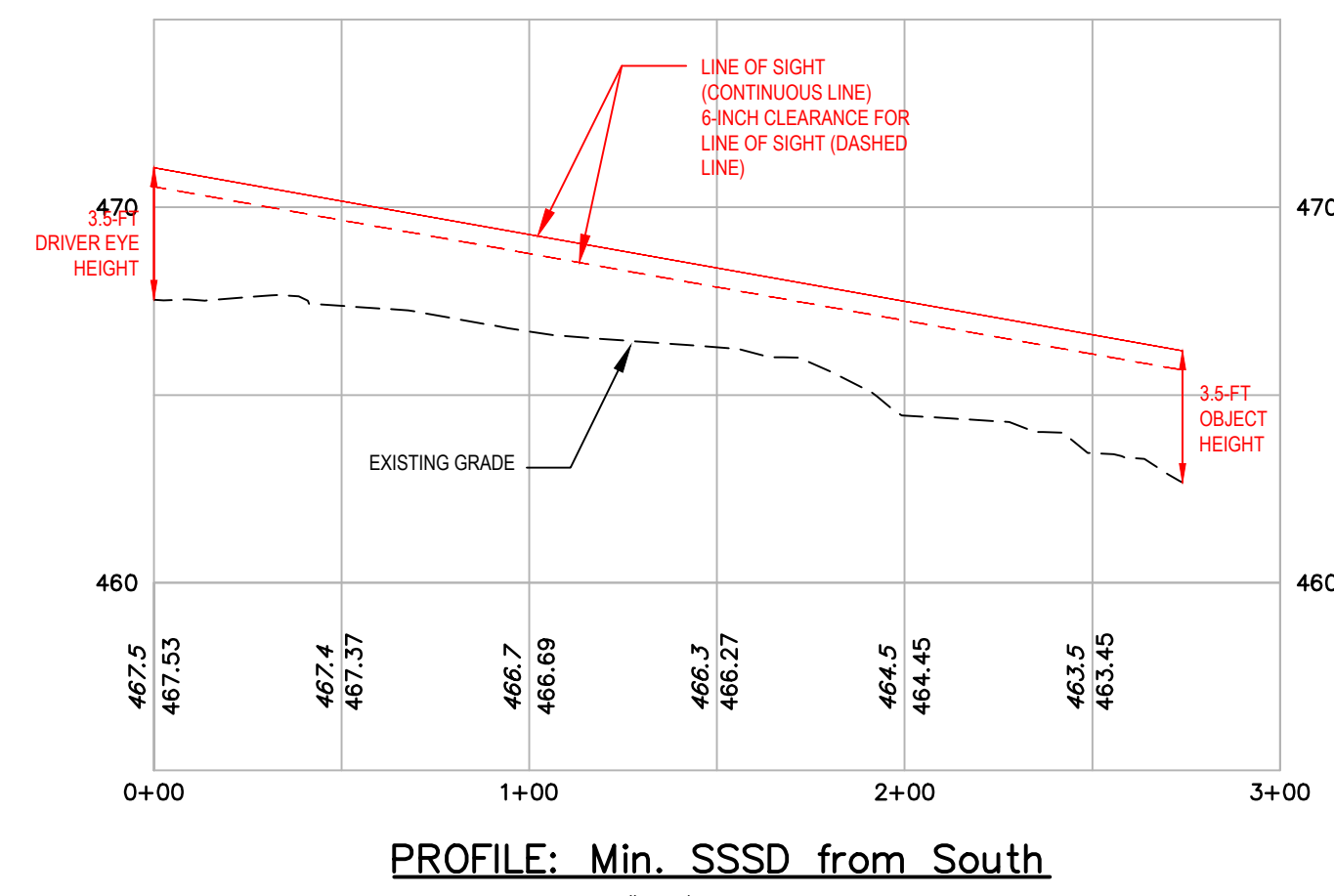
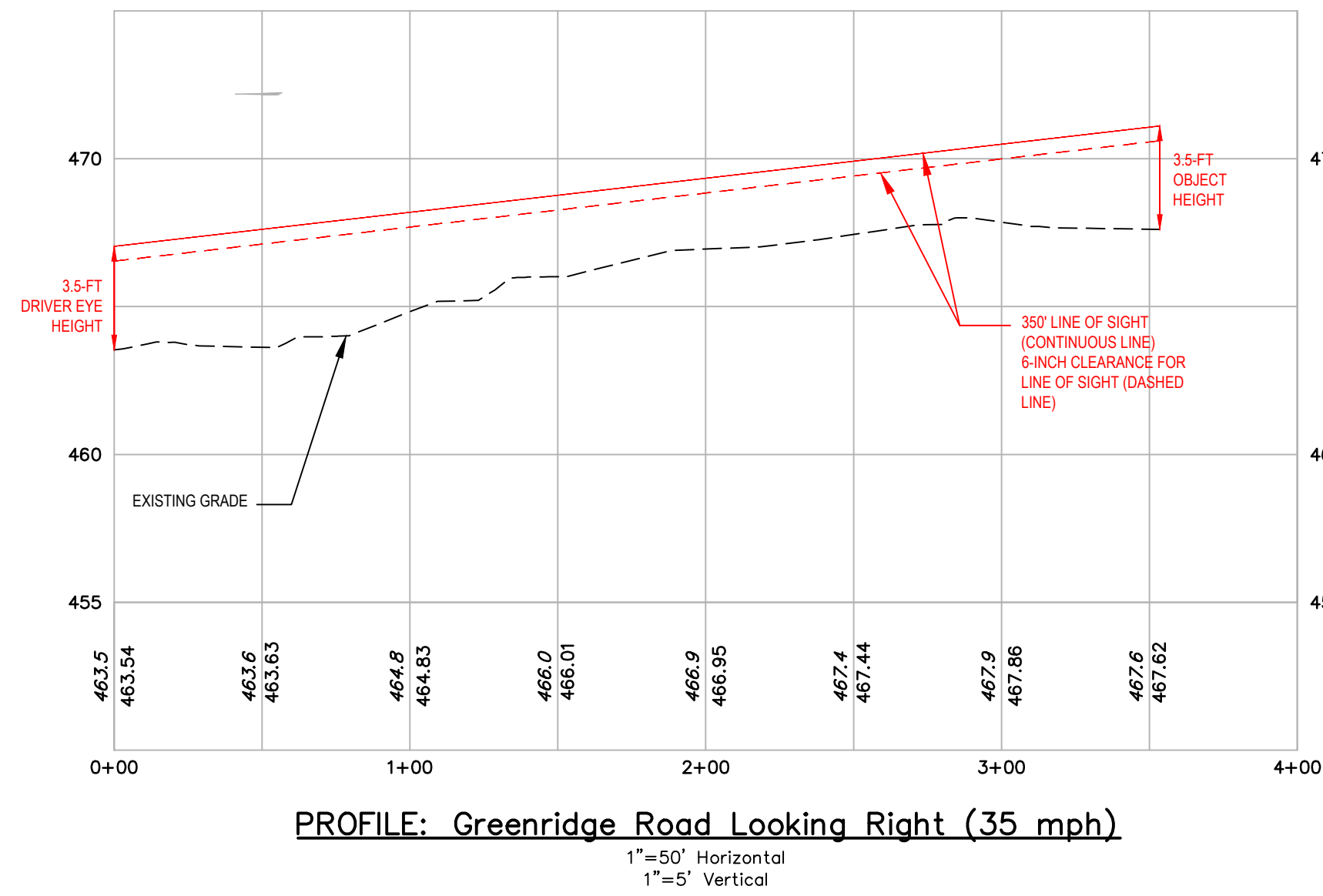
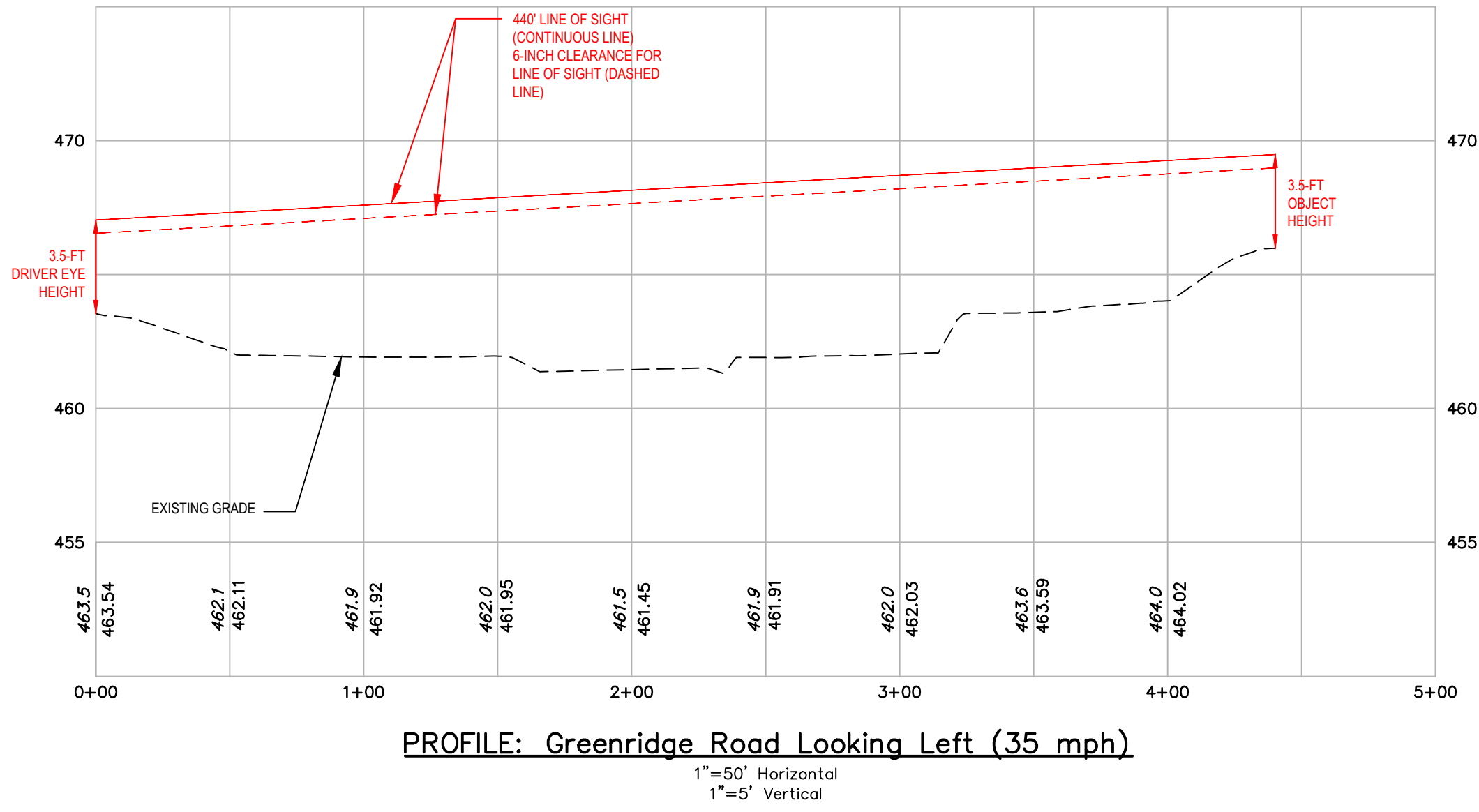
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REV.	DATE	DESCRIPTION	DRAWN
2	12.15.2021	SITE PLAN UPDATES PER TOWNSHIP COMMENTS	JB
1	11.15.2021	SITE PLAN UPDATES PER TOWNSHIP COMMENTS	JB

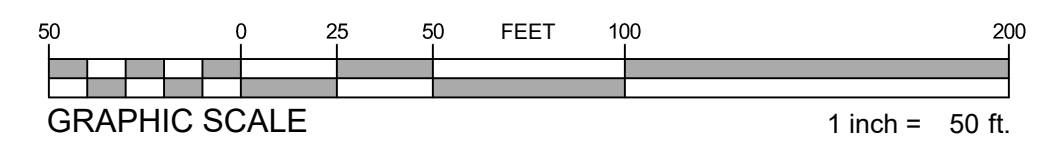
SITE ENTRANCE VEHICLE CIRCULATION

GREENRIDGE ROAD
UPPER UMOHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 08.10.2021	SCALE: 1"=60'
DESIGN: TK	DRAWN: TK
JOB NO.: 8145	FILE NAME: 8145-P-BASE-000.DWG
REF. NO.:	SD07.03
SHEET NO.:	12 OF 13



PLAN VIEW
SCALE: 1"=50'

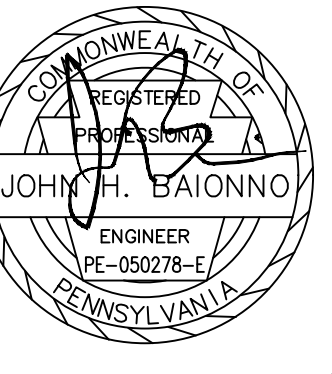


SIGHT DISTANCE FOR EXITING VEHICLES

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.



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REV.	DATE	DESCRIPTION	BY	CHK	DRWN
2	12.12.2021	SITE PLAN UPDATES PER TOWNSHIP COMMENTS	JB		
1	10.04.2021	SITE PLAN UPDATES PER TOWNSHIP COMMENTS	TK		



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