



**UPPER UWCHLAN TOWNSHIP
PLANNING COMMISSION
AGENDA
January 13, 2022
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 gjonik@upperuwchlan-pa.gov for a link and a password to join in the meeting. If you require special accommodation, please call the Township office at 610-458-9400.

- I. Call To Order
- II. Reorganization for 2022
Nominate, elect Chair, Vice-Chair, Secretary
- III. Draft Act 537 Plan Update
Matt Brown, Authority Administrator, will be in attendance to receive comments and answer any questions about the draft Township-wide Act 537 Plan Update.
- IV. 11 Senn Drive ~ Preliminary/Final Land Development Plan
Introduction of a Plan proposing a gravel parking area behind the existing building at 11 Senn Drive, the western corner of Senn Drive and Township Line Road. Accept Plan for consultants' review. Page 2
- V. 100 Greenridge Road – Revised Conditional Use Plan
Review the consultants' January 7, 2022 review letter of the Conditional Use Plan that was revised December 15, 2021 Page 15
- VI. Approval of Minutes: December 9, 2021 Meeting Page 44
- VII. Next Meeting Date: February 10, 2022 7:00 p.m.
- VIII. Open Session
- IX. Adjournment



SUBDIVISION / LAND DEVELOPMENT APPLICATION

Preliminary Submittal

Final Submittal

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

1. Name of Subdivision / Development: 11 Senn Drive - Parking Expansion
2. Plan Dated: _____ County Deed Book/Page No. 10389/1781
3. Name of property owner(s):
S&T Realty Holdings, LLC - Attn: Scott Johnson
Address: 102 Oscar Way, Chester Springs
State/Zip: PA 19425 Phone No.: _____
Email: scott@jtechusa.com
4. Name of Applicant (If other than owner):

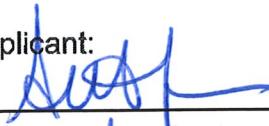
Address: _____
State/Zip: _____ Phone No.: _____
Email: _____
5. Applicant's interest (If other than owner):

6. Engineer, Architect, Surveyor, or Landscape Architect responsible for Plan.
D.L. Howell & Associates, Inc.
Address: 1250 Wrights Lane, West Chester
State/Zip: PA, 19380 Phone No.: 610-918-9002
Email: cdaily@dlhowell.com
7. Total acreage: 3.803 Number of Lots: 1
8. Acreage of adjoining land in same ownership: (If any) _____
9. Describe Type of Development Planned:
Proposed gravel parking area behind existing building

10. This Application shall be accompanied by: the Application Fee as listed below, an aerial image of the property, and the quantity of plans/supporting information as detailed in the Township Code §162-8.B.(1)(b) and/or §162-8.C.(1)(d).
[One-half of the required plan submissions may be of a reduced size, i.e. 11 x 17]
11. List all subdivision and zoning standards or requirements which have not been met and for which a waiver or change is requested.

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

Signature of Property Owner or Applicant:


By: Scott Johnson, Pres.
Date: 12/20/21

*Development subject to ACT 209 Impact Fee.

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

SUBDIVISION / LAND DEVELOPMENT APPLICATION FEE

1-2 Lots \$250

3-5 Lots \$500

Plus \$25 for each Lot over 3

Over 5 Lots \$1000

Plus \$50 for each Lot over 5

Form revised January 2015



The image features the DLHowell logo in a large, bold, black sans-serif font. Below the logo, the company's services are listed in a smaller, black serif font: 'Civil Engineering', 'Land Planning', and 'Environmental'. At the bottom, the website 'www.DLHowell.com' is displayed in a black sans-serif font.

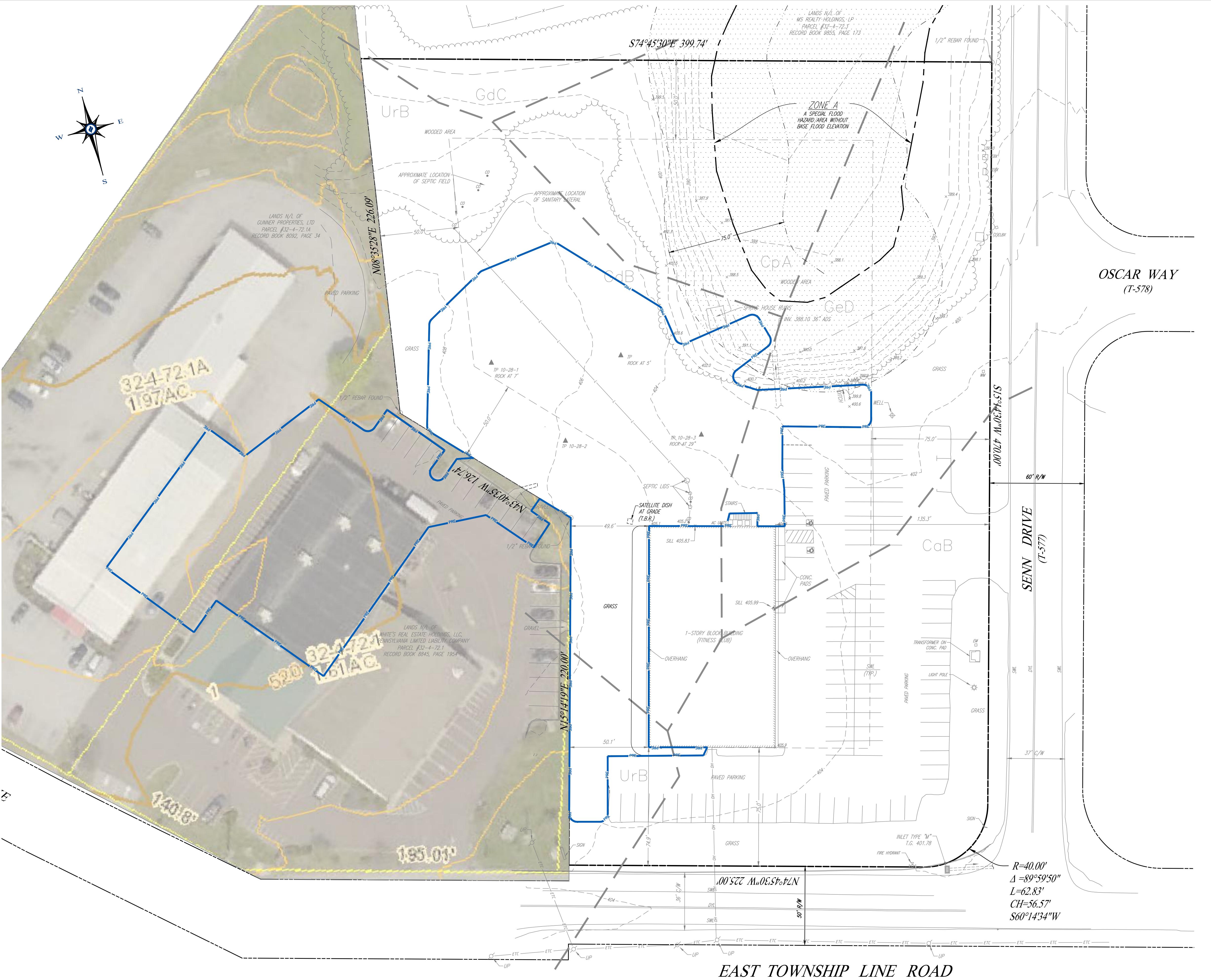
1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003

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A large, empty rectangular frame with a thick black border, centered on a white background. The frame is oriented vertically, with its top and bottom edges being the longest sides. The corners are rounded, and the entire frame is composed of a single, continuous black line.

SWM REPORT
PRE-DEVELOPED DA PLAN

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SCALE:	1"=30'
DRAWN BY:	CMD
CHECKED BY:	---
PROJECT NO.:	4007
CAD FILE:	4 GRADING & UTILITIES PLAN.dwg
PLOTTED:	01/03/22
DRAWING NO.:	APP. J
SHEET	1 OF 1



*EAST TOWNSHIP LINE ROAD
(T-439)*

PRE-DEVELOPED DA PLAN

SCALE, 1" = 30

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GRAPHIC SCALE

1 inch = 30 feet



The logo for DLHowell consists of the company name in a large, bold, black sans-serif font. Below the main name, the company's services are listed in a smaller, black sans-serif font, stacked vertically: 'Civil Engineering', 'Land Planning', and 'Environmental'. At the bottom, the company's website address, 'www.DLHowell.com', is displayed in a smaller, black sans-serif font.

1250 Wrights Lane
West Chester, PA 19380
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SWM REPORT

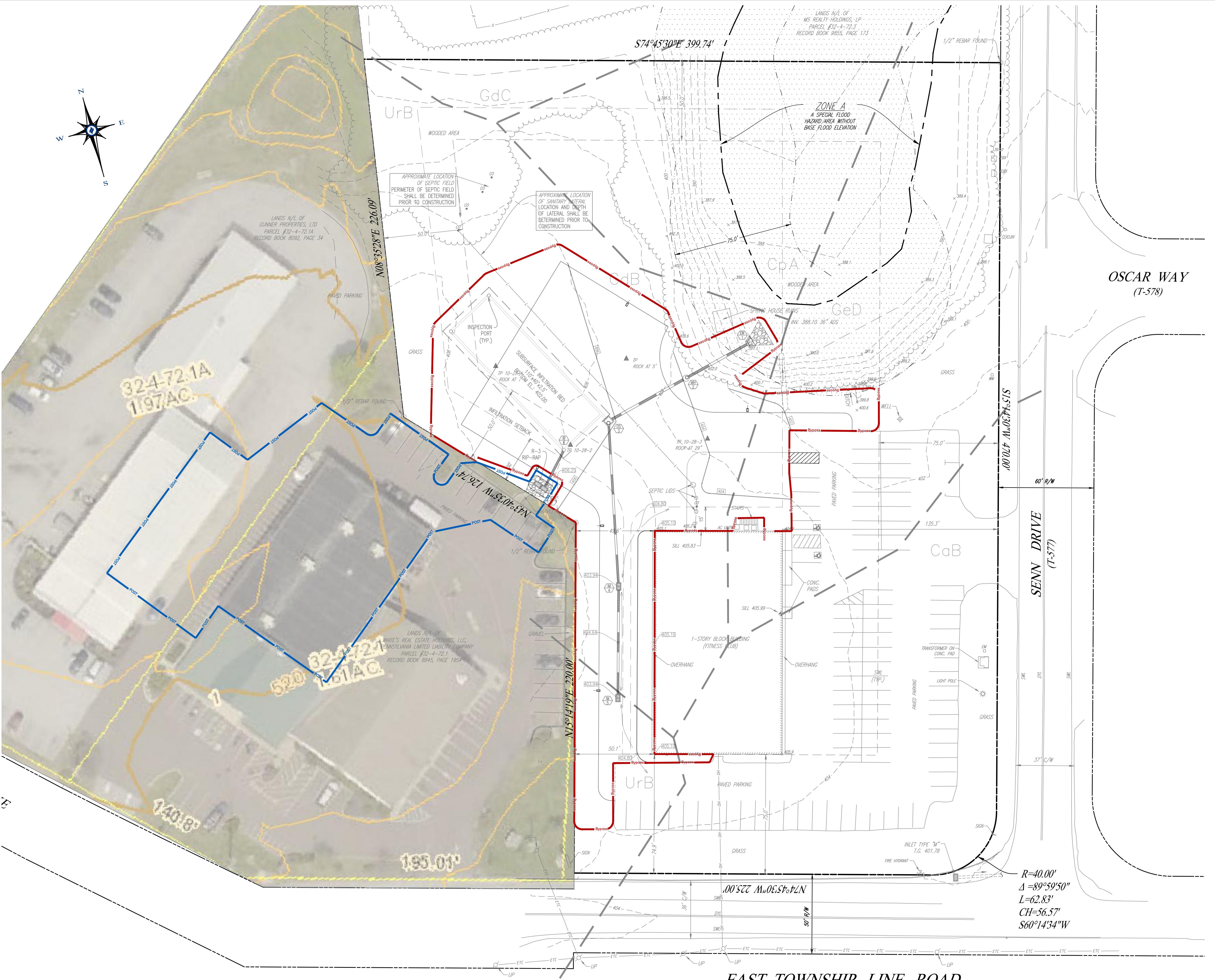
POST-DEVELOPED DA PLAN

CLIENT: J-TECH

PROJECT: 11 SENN DRIVE

LOCATION: UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PA

DATE:	01/03/22
SCALE:	1"=30'
DRAWN BY:	CMD
CHECKED BY:	---
PROJECT NO.:	4007
CAD FILE:	4 GRADING & UTILITIES PLAN.dwg
PLOTTED:	01/03/22
DRAWING NO.:	APP. J
SHEET	1 25 1



or
EAST TOWNSHIP LINE ROAD
(T-439)

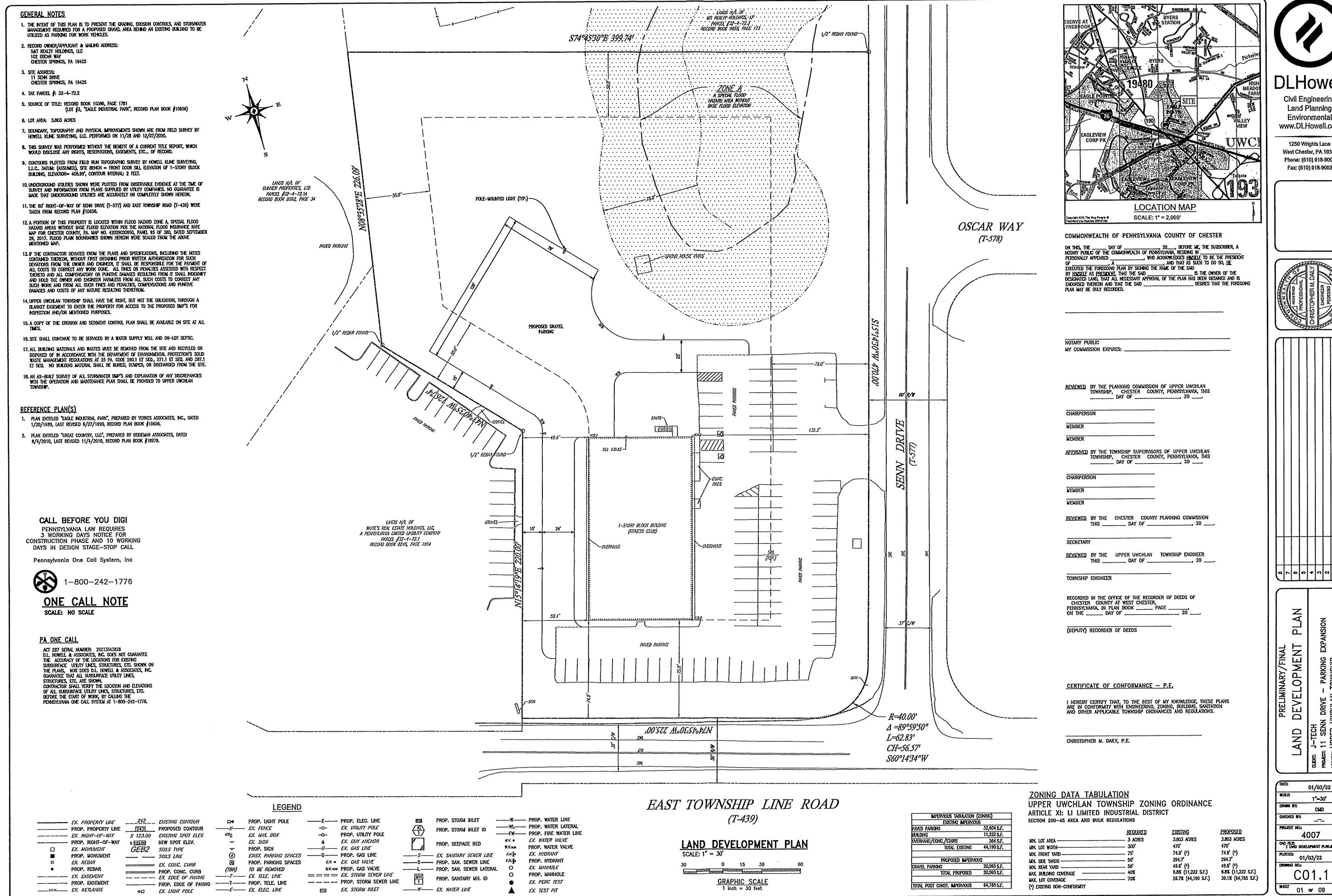
POST-DEVELOPED DA PLAN

SCALE: 1" = 30'

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GRAPHIC SCALE

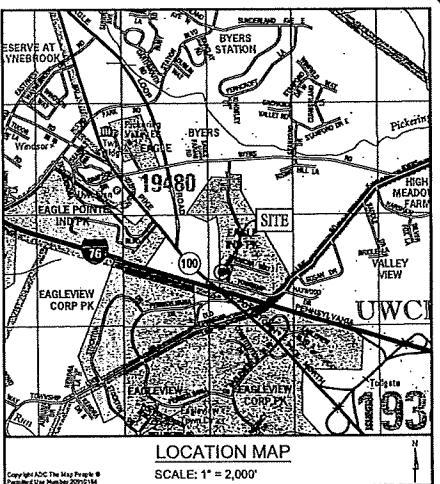
1 inch = 30 feet



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Land Planning
Environmental
www.DLHowell.com

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LOCATION MAP
SCALE: 1" = 2,000'

COMMONWEALTH OF PENNSYLVANIA COUNTY OF CHESTER
ON THIS DAY OF 20 BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN WEST CHESTER, WHO ACCORDINGLY SWORN, TO BE THE PRESIDENT OF CHRISTOPHER M. DAILY, AND THAT AS SUCH TO DO SO, HE EXECUTED THE FOREGOING PLAN BY SIGNING THE NAME OF THE SAME CHRISTOPHER M. DAILY, IS THE OWNER OF THE ELEVATED LAND, THAT THE APPROVAL OF THE PLAN HAS BEEN OBTAINED BY THE UPPER UWCHLAN TOWNSHIP, AND THAT THE SAME DESCRIBES THAT THE FOREGOING PLAN MAY BE DULY RECORDED.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 20

REMOVED BY THE PLANNING COMMISSION OF UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, THIS DAY OF 20

CHAPRSON
MEMBER
MEMBER

APPROVED BY THE TOWNSHIP SUPERVISORS OF UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, THIS DAY OF 20

CHAPRSON
MEMBER
MEMBER

REMOVED BY THE CHESTER COUNTY PLANNING COMMISSION THIS DAY OF 20

SECRETARY
REMOVED BY THE UPPER UWCHLAN TOWNSHIP ENGINEER THIS DAY OF 20

TOWNSHIP ENGINEER

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY AT WEST CHESTER, PENNSYLVANIA, IN PLAN BOOK 225 PAGE 20 ON THE 20 DAY OF 20

(DEPUTY) RECORDER OF DEEDS

CERTIFICATE OF CONFORMANCE - P.E.

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

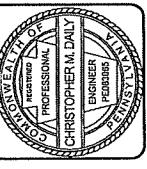
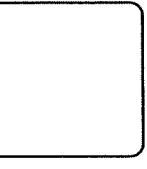
CHRISTOPHER M. DAILY, P.E.

PRELIMINARY/FINAL
LAND DEVELOPMENT PLAN
CLO: J-TECH
PROJECT: 11- SENN DRIVE - PARKING EXPANSION
LOCATION: UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PA

DATE: 01/03/22
SCALE: 1"=30'
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CHECKED BY: CWD
PROJECT NO: 4007
CLO: J-TECH
PLAT/LOT: 01/03/22
DRAWN BY: CO1.1
REVIS: 01 or 09



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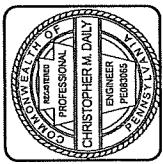
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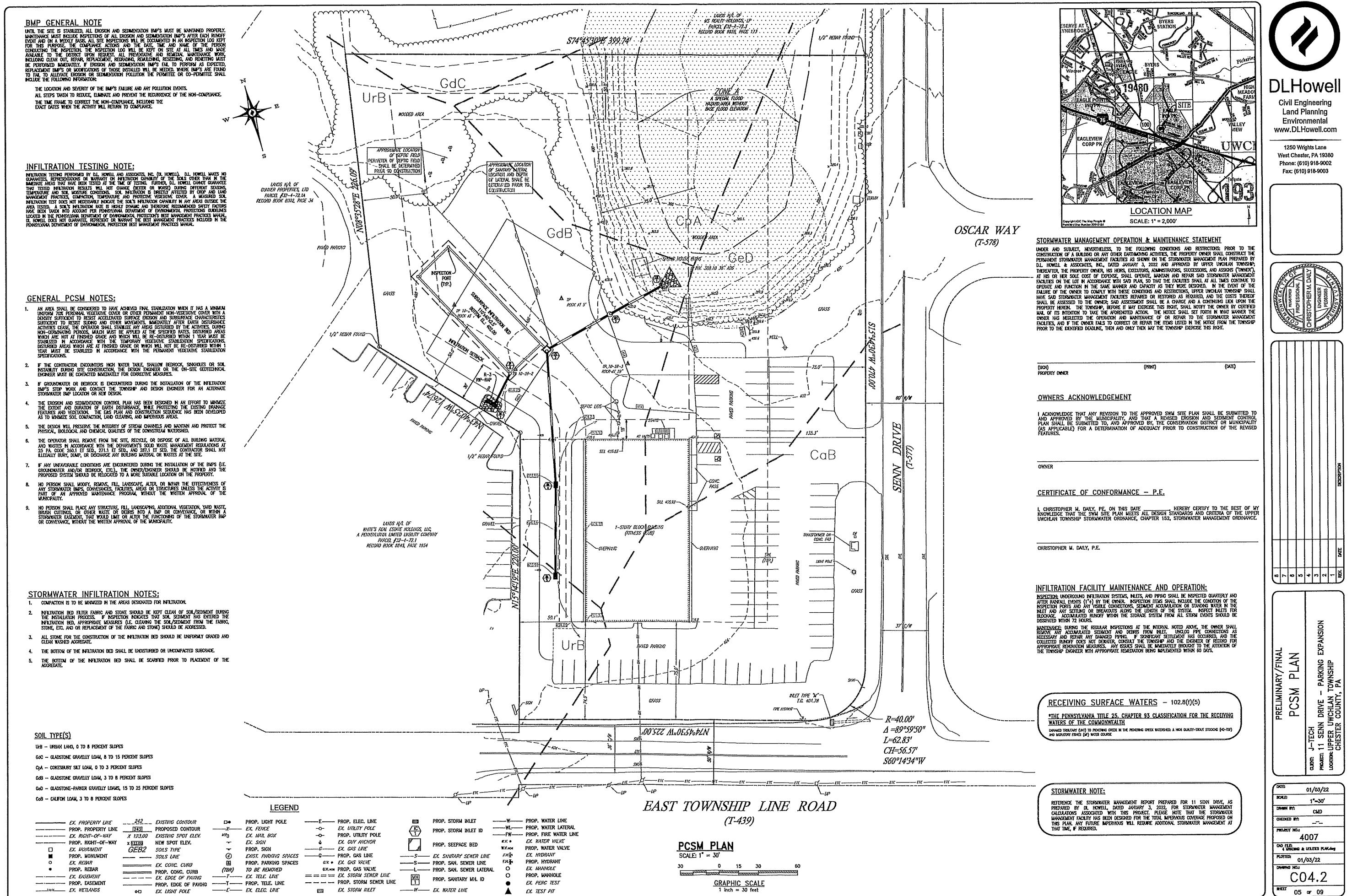
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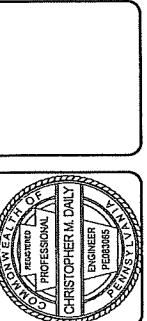


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PRELIMINARY/FINAL	PCSM PLAN
CLIENT: J-TECH PROJECT: 11 SENN DRIVE - PARKING EXPANSION LOCATE: UPPER, UWHALAN TOWNSHIP CHESTER COUNTY, PA	

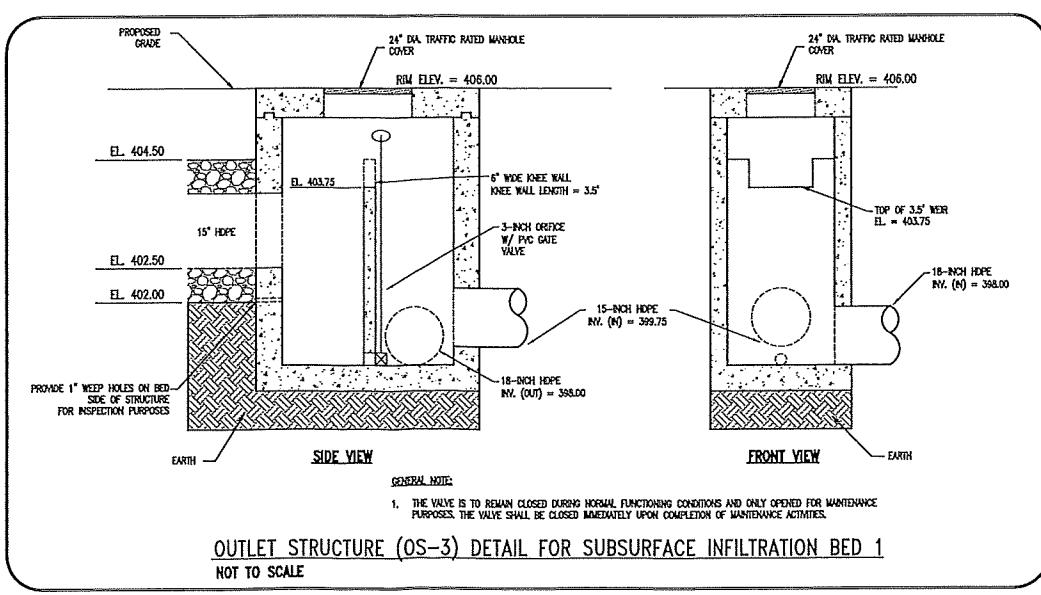
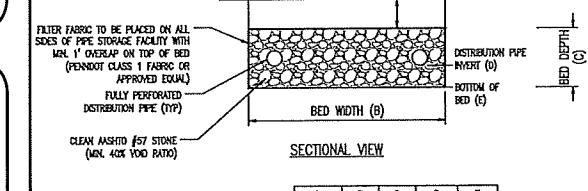
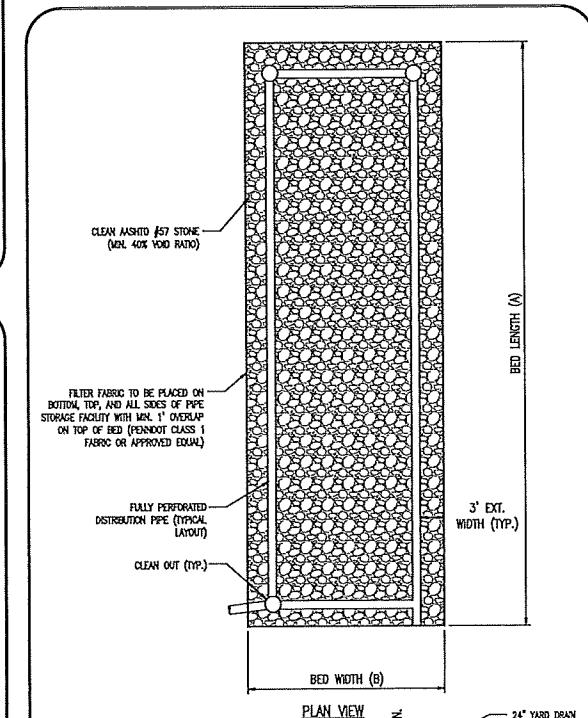
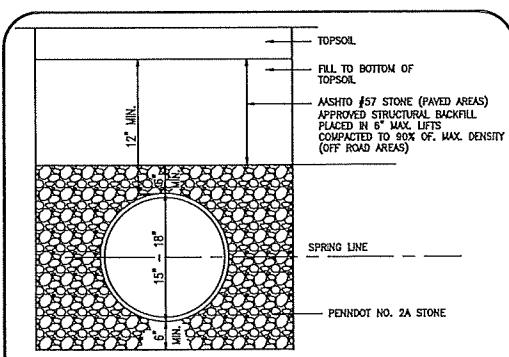
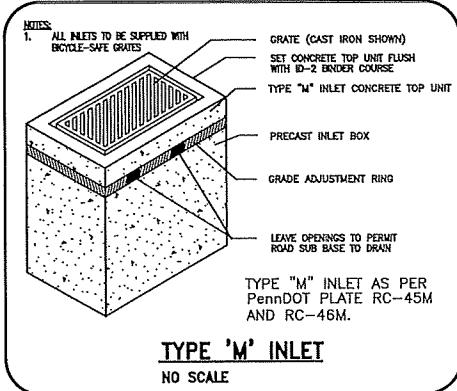
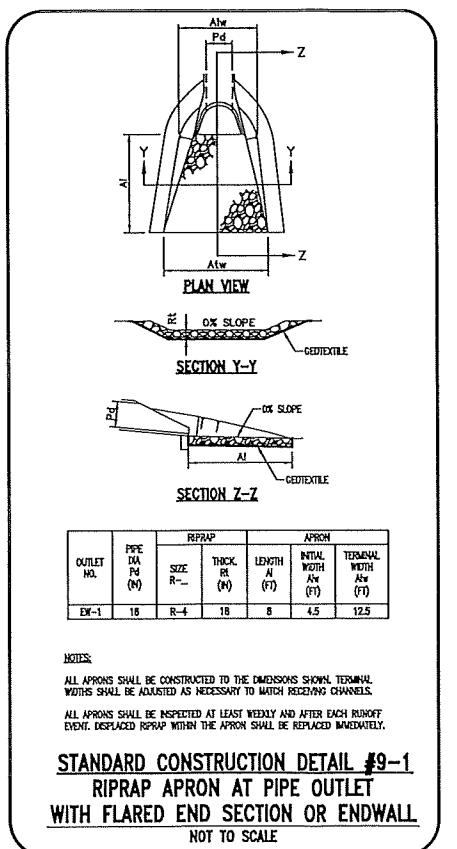
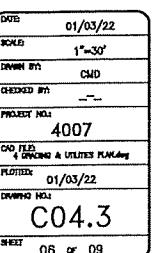
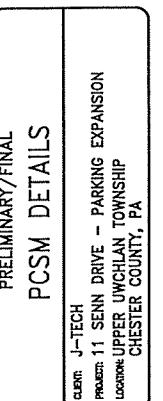
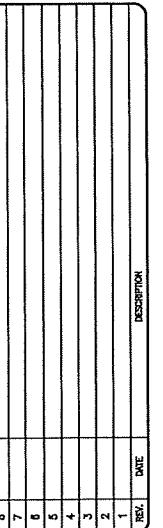
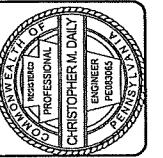
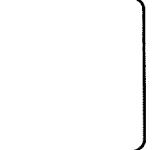
DATE	01/03/22
SCALE	1"=30'
DRAWN BY:	CMD
CHECKED BY:	
PROJECT NO.:	4007
CD. FLD.	4 DRIVING & UTILITY PLACEMENT
PLT/TER:	01/03/22
DRAWN NO.:	C04.2
HEET	05 of 09



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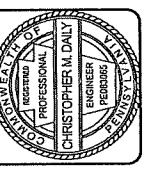
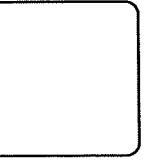




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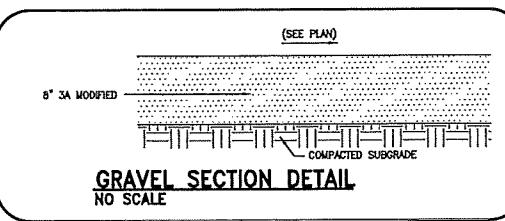
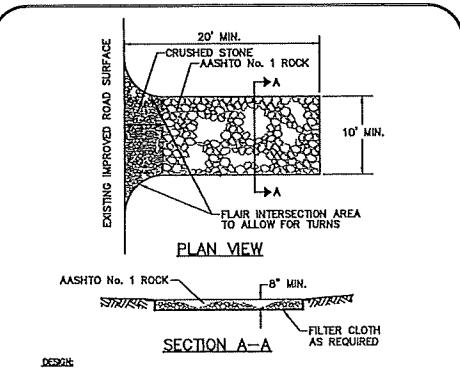
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REF.	DATE	DESCRIPTION
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PRELIMINARY/FINAL CONSTRUCTION DETAILS & PROFILES		
CLIENT: J-TECH	PROJECT: 11 SENN DRIVE - PARKING EXPANSION	LOCATION: UPPER UHLEN TOWNSHIP, CHESTER COUNTY, PA
DATE: 01/03/22	NAME: AS SHOWN	
DRAWN BY: CMG	CHECKED BY: —	
PROJECT NO.: 4007	DATE FILED: 01/03/22	
PLAT/LOT: 01/03/22	DRAWING NO.: C06.1	
WKSHT: 08 of 09		

GRAVEL SECTION DETAIL
NOT TO SCALE

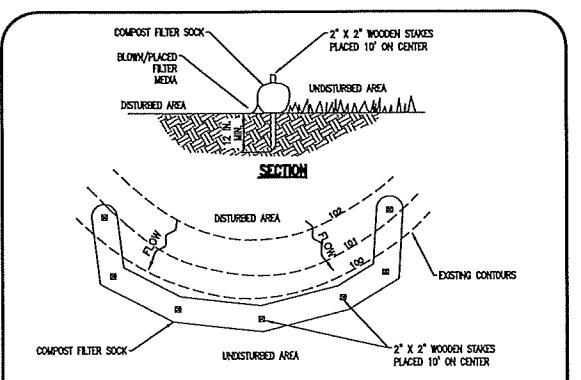
SECTION A-A

DESIGN:
(1) ROCK CONSTRUCTION ENTRANCES WILL BE CONSTRUCTED TO THE MINIMUM WIDTH LENGTH AND THICKNESS DIMENSIONS SHOWN ABOVE.
(2) ROCK WILL BE AASHTO NO. 1 AS SPECIFIED IN SECTION 703.2 OF PA DOT PUBLICATION 404. CRUSHED STONE SHALL BE USED FOR THE FIRST 5 FEET.
(3) FOR INSTALLATION ON CLAYEY OR POORLY DRAINED SOILS, A GEOTEXTILE FABRIC UNDERLAYMENT, OF 6 OZ. PER SQ. YARD, IS RECOMMENDED FOR SUCH APPLICATIONS BY THE MANUFACTURER, WILL BE USED.

CONSTRUCTION:
CONSTRUCTION WILL BE TO THE DIMENSIONS SHOWN ON THE CONSTRUCTION DRAWINGS.
MAINTENANCE:

THE STRUCTURE'S THICKNESS WILL BE CONSTRUCTIVELY MAINTAINED TO THE STATED DIMENSIONS. ADDITIONAL ROCK, A 3' THICKNESS OF ROCK MATERIAL, WILL BE MAINTAINED ON THE SITE FOR 60 DAYS. AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PUBLIC ROADWAYS, WILL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE. WASHING OF THE ROADWAY WITH WATER IS NOT PERMITTED.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



SECTION

PLAN VIEW

NOTES:
SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

COMPOST FILTER SOCKS SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

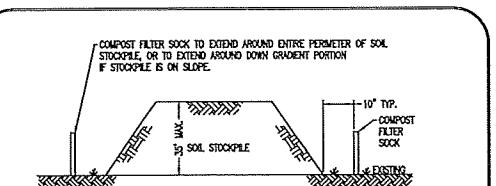
COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH PLUNGE EVENT. DAMAGED SOCKS SHALL BE REPAVED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS. PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOL SUPPLEMENT.

STANDARD CONSTRUCTION DETAIL #4-1 COMPOST FILTER SOCK

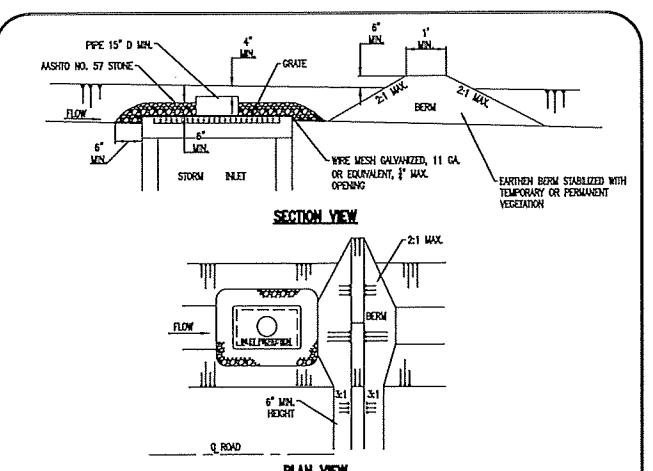
NOT TO SCALE



GENERAL NOTES:

1. SEE COMPOST FILTER SOCK DETAIL FOR INSTALLATION SPECIFICATIONS AND MAINTENANCE REQUIREMENTS.
2. STOKEPILE MUST NOT EXCEED 35 FEET.
3. STOKEPILE SLOPES MUST BE 3:1 OR FLATTER.
4. IF THE STOCKPILE IS TO REMAIN FOR MORE THAN 15 DAYS, IT SHALL BE STABILIZED WITH UNROTTED SWAL GRASS STRAW OR SALT HAY AT A RATE OF 3 TONS PER ACRE.
5. COMPOST FILTER SOCK SHALL BE MAINTAINED IN PLACE UNTIL TOPSOIL STOCKPILE HAS BEEN ELIMINATED AND SHALL BE REPLACED ONLY WHEN DIRECTED BY THE TOWNSHIP.

SOIL STOCKPILE DETAIL
NOT TO SCALE



SECTION

PLAN VIEW

NOTES:
INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERM SHALL BE REQUIRED FOR ALL INSTALLATIONS NOT LOCATED AT A LOW POINT.

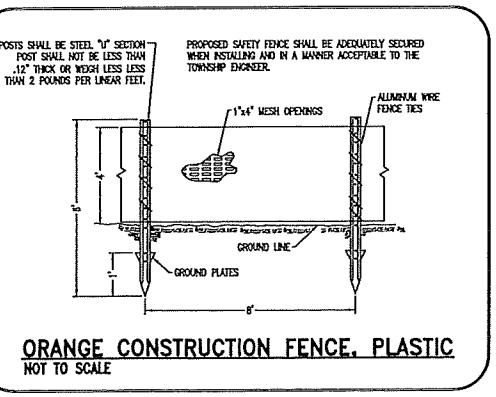
ROLLED EARTHEN BERM IN ROADWAY SHALL BE PROVIDED AND MAINTAINED IMMEDIATELY DOWN GRADIENT OF THE PROTECTED INLET UNTIL ROADWAY IS STONED. ROAD SURFACE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR TO REMAIN PERMANENTLY.

STONE INLET PROTECTION AND BERM FOR A TYPE M INLET CAN BE USED IN ONE ACRE MAXIMUM DRAINAGE AREA WITH 15 IN. OVERFLOW PIPE AND 4 IN. HEAD. A PERFORATED PLATE WELDED TO A METAL RISER MAY NOT BE SUBSTITUTED FOR THE WIRE MESH. A SLOTTED PLATE WELDED TO THE RISER MAY BE USED IN CONJUNCTION WITH THE WIRE MESH IF CALCULATIONS ARE PROVIDED TO SHOW SUFFICIENT CAPACITY OF THE INLET TO ACCEPT THE PEAK RUNOFF FOR A 2-YEAR STORM EVENT FROM THE TRIBUTARY DRAINAGE AREA. TOP OF PIPE SHALL BE AT LEAST 6 INCHES BELOW ADJACENT ROADWAY IF FORCED WATER WOULD POSE A SAFETY HAZARD TO TRAFFIC. EARTHEN BERM SHALL BE ROLLED.

SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE HEIGHT OF THE STONE. DAMAGED OR CLOGGED INSTALLATIONS SHALL BE REPAVED OR REPLACED IMMEDIATELY.

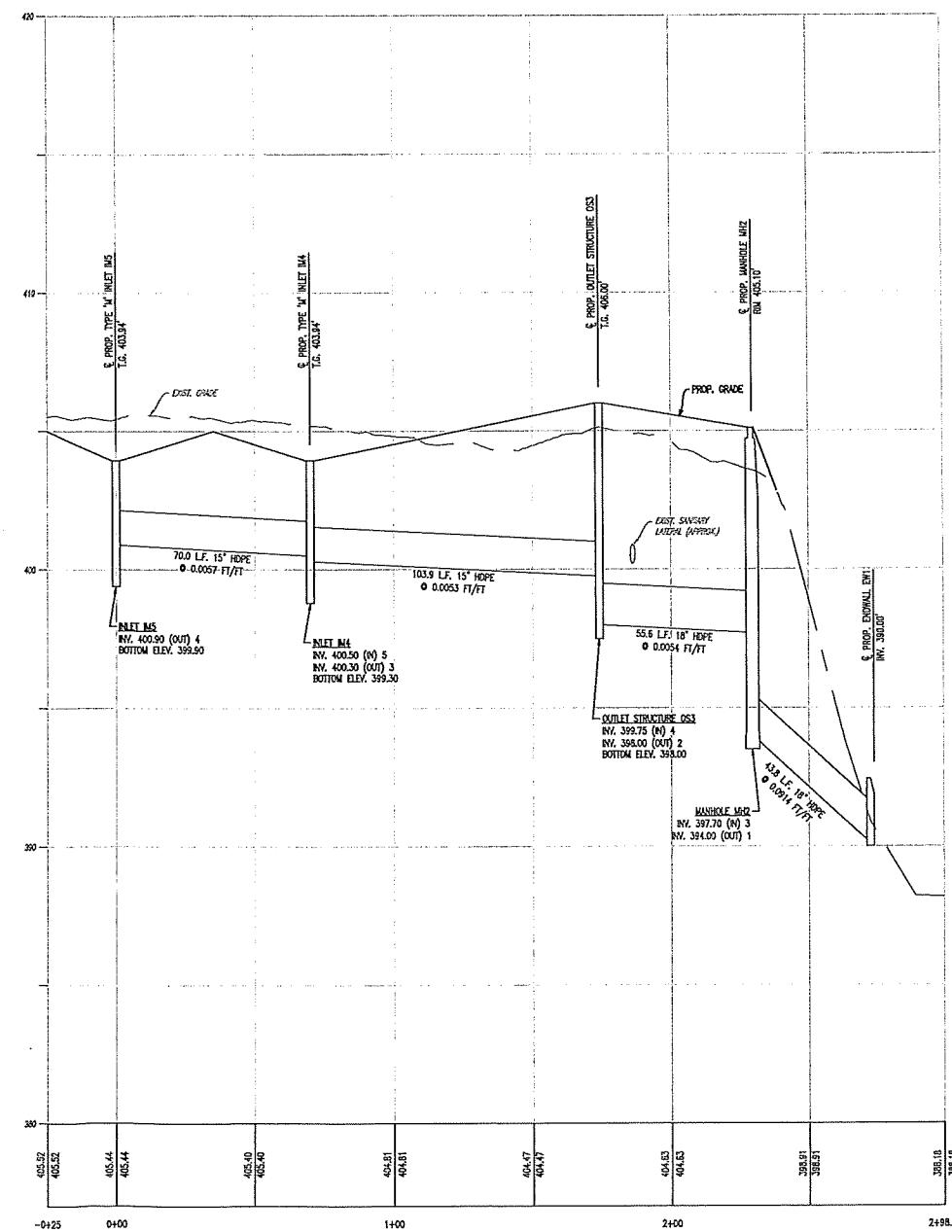
FOR SURFACE DISCHARGES TO RQ OR EV SURFACE WATER, A 6 IN. THICK COMPOST LAYER SHALL BE SECURELY ANCHORED ON OUTSIDE AND OVER TOP OF STONE. COMPOST SHALL MEET THE STANDARDS IN TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.



ORANGE CONSTRUCTION FENCE, PLASTIC
NOT TO SCALE

**STANDARD CONSTRUCTION DETAIL #4-20
STONE INLET PROTECTION AND BERM - TYPE M INLET**
NOT TO SCALE





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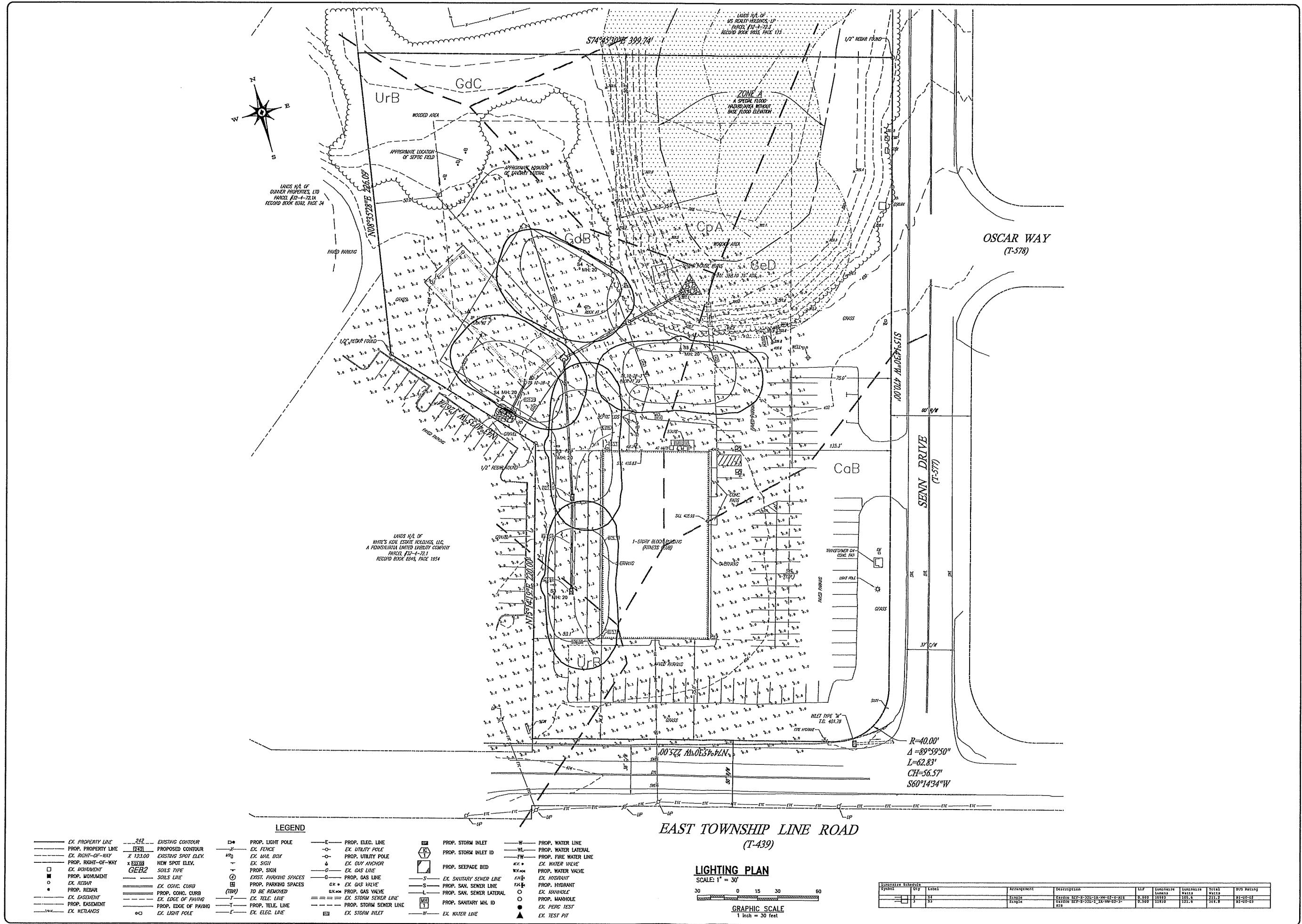
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West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003



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

PRELIMINARY/FINAL	
LIGHTING PLAN	
CLIENT:	J-TECH
PARCEL:	11 SENN DRIVE - PARKING EXPANSION
LOCATION:	UPPER UCHILAN TOWNSHIP CHESTER COUNTY, PA

DATE:	01/03/22
SCALE:	1"=50'
DIMIN. BY:	CMD
CHECKED BY:	—
PROJECT NO.:	4007
CO. FILE:	10 LIGHTING PLANS
PLOTTED:	01/03/22
DIMIN. NO.:	C07.1
REVIS.:	09 of 09





January 7, 2022

File No. 21-06024T

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

Reference: Greenridge Road Conditional Use Plan (Toll)
 Conditional Use Plan Review (3rd Review)
 Upper Uwchlan Township, Chester County, PA

Dear Tony:

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

- Letter from Riley Riper Hollin & Colagreco to Upper Uwchlan Township dated December 17, 2021, outlining submitted items.
- Plan set consisting of thirteen (13) sheets titled "Conditional Use Subdivision Plan for Greenridge Road" prepared by ESE Consultants, Inc. and dated August 10, 2021, last revised December 15, 2021
- Steep Slope Narrative, dated December 15, 2021.
- Fiscal & Recreation Impact Analysis Greenridge Development prepared by David C. Babbit & Associates, LLC and dated December 16, 2021.
- Traffic Impact Study prepared by Traffic Planning and Design, Inc., dated December 10, 2021.
- Response Letter from ESE Consultants dated December 17, 2021.

G&A, as well as the other Township Consultants, have completed our second review of the above referenced Conditional Use Application for compliance with the applicable sections of the Township's Zoning and Subdivision / Land Development Ordinances, and wish to submit the following comments for your consideration.

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

File No. 21-06024T

January 7, 2021

Please note that comments with an **(RW)** or **(V)** may require relief from the Township Ordinances. An **(RW)** denotes a requested waiver, and a **(V)** denotes a required variance.

I. OVERVIEW

The proposed project consists of 64 single-family homes on two (2) existing parcels totaling 65.95 acres at 100 Greenridge Road. The project site is located within the R-2 Residential District with and F1-Flexible Development Overlay. The application is proposing to utilize the F-1 Flexible Overlay District.

The larger (63.07 acres) existing lot includes existing structures, pool, tennis court (all proposed to be removed) and driveway from Greenridge Road to the dwelling (a portion of which is to remain, to be utilized as part of a community trail network). The Applicant is proposing to improve this lot with a loop road (Road "B") and cul-de-sac (Road "A"), with access from Greenridge Road and a right-of-way extension of Lauren Lane to Road "A" as a potential emergency access. The applicant is also proposing to create a 5.4 acre Sanitary Sewer Disposal Lot (Lot 65), indicated to be conveyed to Upper Uwchlan Township. The smaller (2.88 acres- Lot 66) existing lot is also proposed to be a sanitary sewer disposal area, to be conveyed to Upper Uwchlan Township. The larger existing lot contains wetlands and a FEMA-delineated Zone A floodplain. The plans note that a Wetlands Jurisdictional Determination from US Army Corps of Engineers is pending.

II. ZONING ORDINANCE REVIEW

1. Section 200-54.A(2)[3] – *The site contains a Zone A (General) Floodplain. No development is proposed within the Floodplain, and a 150-foot DEP Buffer is shown.*
2. Section 200-69.C(5) – *For any proposed activity requiring the submission of a wetland delineation report, stream or wetland encroachment permit, or mitigation plan to the Pennsylvania Department of Environmental Protection (DEP) and/or U.S. Army Corps of Engineers or successor agencies, a copy of all such documentation shall be submitted to the Township. Note #5 on Sheet 2 indicates that a Wetlands Jurisdictional Determination from US Army Corps of Engineers is pending. A copy shall be provided to the Township upon receipt.*

File No. 21-06024T

January 7, 2021

3. Section 200-69.D(4) – *The proposed tot lot seems to be rather smaller relative to the size of the development. It also is rather isolated. We defer to the Township Planning Commission on this matter.*

The Applicant has relocated the tot lot to a more centralized location on the site. In addition, the size of the lot has been increased to approximately 5,300 SF. For reference, this would be more than twice the size of the tot lot located at the Reserve at Chester Springs.

This area has now been modified to be a pocket park in addition to serving a tot-lot. Further, it has been relocated closer to the intersection of Roads B & C to alleviate safety concerns.

4. Sections 200-72.C(2)(a)[1] and (b)[1] – *Where permitted by the Board of Supervisors as a conditional use, an applicant may utilize the flexible\open space development option for development of any of the uses permitted within the R-2 zoning district. Single-family detached dwellings are proposed and are permitted in the R-2 and F-1 Districts.*
5. Section 200-72.C(2)(a)[3] and (b)[3] – *Open space uses as set forth in § 200-69 of this chapter is permitted within the F-1 District. The plan proposes 29.19 AC. of Restricted Open Space; 26.38 AC. is required.*
6. Section 200-72.D(2)(a)[3]/b] – *Any area comprising wetlands under the jurisdiction of the U.S. Army Corps of Engineers and/or the Pennsylvania Department of Environmental Protection shall be excluded. The plans indicate that a USACE JD is pending for the site; therefore, the acreage listed on the plans may change slightly.*
7. (V) Section 200-107.D(2) – *Prohibitive Steep Slopes will be disturbed to construct at least Road A. A variance would be required for this disturbance and the applicant indicates one will be sought.*
8. (CU) Section 200-107.D(3)(b)[2] - *Although this section does permit disturbance of “Precautionary” Steep Slopes for the construction of a primary access as part of a conditional use process, the applicant has not requested this relief in their*

File No. 21-06024T

January 7, 2021

conditional use application. If it is being sought, the application should be updated accordingly.

Relief is now being requested from this section. Disturbance is permitted "when no practical alternative exists in an area of lesser slope." While a connection to Lauren Lane would most likely not require disturbance of steep slopes, disturbance cannot be avoided with any connection to Greenridge Road.

9. (CU) Section 200-107.D(3)(b)[4] – *Although this section does permit disturbance of "Precautionary" Steep Slopes for the construction of a sanitary and stormwater conveyance systems as part of a conditional use process, the applicant has not requested this relief in their conditional use application. If it is being sought, the application should be updated accordingly.*

Relief is now being requested from this section. As it is not possible to avoid these slopes to construct the required storm and sanitary sewer systems, for the development, we have no objection to the granting of this relief.

10. Section 200-117.E – *The applicant shall provide verification adequate screening is provided between the site and the surrounding properties to screen the facility from view, preclude any glare from lighting or excessive noise from being ascertainable beyond the boundaries of the property. We defer to the Township Planning Commission and Brandywine Conservancy as to whether or not this requirement has been met.*

11. (CU) Section 200-117.I – *The applicant is requesting relief from the requirement to submit an historic impact statement that documents conformance to all requirements of Section 162.9.H of Chapter 162. We defer to the Township Planning Commission and Historic Commission on this matter.*

The Township Historic Commission reviewed the application at their October 25, 2021 meeting and offered the following comments:

- *Waive historic resource impact statement since only historic resource near proposed development is historic resource #16 and it is over 250 feet away*
- *Condition conditional use application approval on preservation of sight lines related to historic resource #16*

File No. 21-06024T

January 7, 2021

- *Condition conditional use application approval on further investigation by the Township of stone structure and any other identified possible historic structure, ruin or landscape feature*
- *If stone structure and any other structure, ruin or landscape feature determined to be historic resource:*
 - *Condition conditional use application approval on preservation of historic stone structure and any other identified historic structure, ruin or landscape feature and sight lines thereto through incorporation into development plans and design*

III. SUBDIVISION & LAND DEVELOPMENT ORDINANCE REVIEW

1. (W) *Section 162-30.A – Maximum grade for a local access road is 10%. The applicant is requesting a waiver to permit a maximum grade of 12%. If this waiver is to be considered as part of the conditional use process, a plan and profile of the roadway should be provided so an evaluation can be made. Otherwise, we would recommend this waiver request be defer until the land development submission.*

As requested, the Applicant has provided a plan and profile indicating the proposed vertical alignment for the roadway. Based on our review of the submitted profile, it appears there may be an opportunity to reduce the slope of the section currently proposed to be constructed at 11% to 10% and increase the section of road currently proposed to be 6.08% to approximately 7% which would eliminate the need for this waiver. While we have no objection to the granting of this waiver to allow the roadway to be constructed as currently designed, we believe our above suggested configuration should be considered first.

The applicant has responded indicating that revising the road profile to be compliant with Township Ordinances will lead to additional earthmoving and removal of material from the site. While it is difficult to determine with certainty with the information provided, we believe a compliant alignment will:

File No. 21-06024T

January 7, 2021

- **Require less material removal and steep slope disturbance.**
- **Reduce the height of required retaining walls on the Greenridge Road side of the road improving safety.**

We believe the need for this waiver should be considered during land development when more detailed design information is available.

2. (W) Section 162-33.D – Single access streets, permanently designed as such, shall be not more than 500 feet in length for lots containing less than one acre. Proposed Road “A” exceeds this length. This section is included in Requested Variances/Waivers on Sheet 4. We defer to The Township Traffic Engineer as well as the Township Fire Marshall as to the acceptability of this waiver.
3. (W) Section 162-39.E – All curbs shall conform to specification for Class A concrete. This section is included in Requested Variances/Waivers on Sheet 4, to permit Belgian block curbing. We have no objection to this waiver as Belgian Block is a suitable material substitute and has been successfully installed in several other developments in the Township.
4. (W) Section 162-41.A – Sidewalks may be required on both sides of new streets in residential subdivisions or land developments. The plans propose sidewalk on only one side of Road A and Road B. This section is included in Requested Variances/Waivers on Sheet 4. We defer to the Township Planning Commission on this matter.
5. (W) Section 162-46.B(1) – All lots shall have direct access to a public street. This section is included in Requested Variances/Waivers on Sheet 4, to permit Lot 65 (The sanitary sewer disposal Lot) to exist as an interior lot accessed only via an easement. We defer to the Township Planning Commission and Township Sewer Consultant on this matter.

V. FINANCIAL AND RECREATIONAL ANALYSIS REVIEWS

Recreation Impact Analysis

(W) Section 162-54.D(3). - This section provides recommended guidelines for the provision of playground or neighborhood park acreage in residential land

File No. 21-06024T

January 7, 2021

developments. With 64 proposed dwelling units, a total of 3 acres of active recreation area is recommended. The Recreation Impact Analysis states that 3.29 acres of active recreation land, which includes a tot lot and walking trails are proposed. The applicant is requesting a waiver to permit active recreation land to be comprised of greater than 25% environmentally sensitive areas. The plans (sheet 4 of 13) show private nature trail included in the active recreation land. However, the definition of Active Recreation in the Zoning Ordinance includes playground, ball courts, and swimming pools while passive recreation is defined as “recreational pursuits which can be carried out with little alteration or disruption to the area in which they are performed.” Such uses include, but are not limited to, hiking, biking and picnicking. As such, not all of the active recreation lands required are to be used for active recreation. We defer comment on the suitability of the amount and type of recreation area proposed to the Planning Commission. However, we would recommend computations be provided which indicate how much in excess of the 25% threshold the proposed open space will be for the Township’s use in considering the waiver.

The Applicant has provided computations which indicate that 56% of the active recreation areas will be located within environmentally sensitive areas. We defer to both the Planning Commission and the Brandywine Conservancy on this matter. The Conservancy has indicated their support for this waiver below.

VI. GENERAL COMMENTS

1. The Applicant has submitted a “Road Widening Exhibit” which depicts two (2) potential road improvement scenarios for Greenridge Road. One which proposes simply widening Greenridge Road to provide a southbound travel lane of 16 feet with a 5 foot shoulder, and a second which proposes the same, but also with a 6 foot wide multi-use trail which would be elevated and approximately 17 feet off the edge of the road. Both alternatives will require significant disturbance of both steep slopes and existing vegetation / buffer.

It is our opinion that a determination as to how the improvements along the property’s Greenridge Road frontage be deferred until land development when a more detailed design for the site is generated which can be reviewed by other groups in the Township, such as the park and Recreation Board.

File No. 21-06024T

January 7, 2021

Therefore, we suggest a condition be placed in the Conditional Use Decision and Order to the effect of "The Applicant agrees to work with the Township and its planning boards during the land development process to determine the need for and location of a multiuse trail along the properties Greenridge Road frontage. If it is determined a trail is desired, it shall be installed at the applicants expense."

2. We would recommend a condition be placed in the Conditional Use Decision and Order that the existing vegetation located within the "50' Lot Setback" area located along the Stonehedge Development be required to be fully preserved so a buffer between the two developments is maintained.

VII. BUILDING AND ZONING DEPARTMENT

1. We would recommend 10' side yards and 25' rear yards be employed in the development rather than the respective 20' and 50' building separations outlined in the F1 Overlay District. This will allow for more consistency in the permitting of future accessory structures.
2. Section 200-72.D.(4).(d). of the Zoning Ordinance states that setbacks for accessory structures are governed by the underlying zoning district "unless otherwise specifically provided in any applicable conditional use order of approval". As such, the side yard setback for accessory structures is 15' while the setback for primary structures is permitted to be only 10'. We would recommend a condition be placed in the Conditional use Decision and Order to allow a consistent 10' side yard setback for both primary and accessory structures. In addition, we also believe a 10' rear yard setback be considered for accessory structures to allow for typical decks and alike.

VIII. TOWNSHIP TRAFFIC CONSULTANT COMMENTS **McMAHON ASSOCIATES, INC.**

1. SALDO Section 162-28.A – The prior plan submission included a Greenridge Road Widening Exhibit, which showed conceptual road widening along the site frontage. Currently, Greenridge Road provides an approximate 20 to 21-foot cartway width,

File No. 21-06024T

January 7, 2021

which does not meet the Township's requirement for a local road of 32 feet (or 16 feet half width along the site frontage). We do not support the waiver of road widening; however, we recommend deferral of any final decision as to the amount of road widening to land development, when more engineering information is available with regard to the site design, topography and any decision regarding a path along the site frontage. At this time, subject to more detailed review during land development, we preliminarily recommend full-depth widening along the site frontage for a three-to-four-foot shoulder to enhance traffic flow, as well as traffic entering and exiting the site, and to improve roadside drainage.

2. SALDO Sections 162-30.A – The applicant requests a waiver to allow an 11 percent grade along a section of Road A between Lots 4 and 64, which exceeds the required maximum grade along local streets of 10 percent. Based on the vertical profiles provided, it appears possible to revise the design to provide a maximum 10 percent grade (between STA 8+87.5 and STA 15+25) by increasing the 6.08% grade (between STA 17+50 and STA 24+65) to seven percent, which would no longer require the requested waiver. As such, at this time, we do not support the waiver to allow the 11 percent grade. We recommend any decision on this waiver request should be deferred to land development when more detailed engineering information is available.
3. SALDO Section 162-33.A – A single access shall not be approved wherever a through street is practical, except where the single access is clearly the basic principle for design of the subdivision. In this case, it appears a roadway connection to Lauren Lane is possible, and historically, the Township has endorsed connecting adjacent developments. However, the applicant proposes this connection as an emergency access only, which would be a reasonable solution if the full access connection is not feasible or desired.
4. SALDO Section 162-33.D – The applicant requests a waiver to allow a single access street that exceeds 500 feet. In order justify the waiver request, the applicant proposes the emergency access connection to Lauren Lane, as well as a 50-foot-wide right-of-way connection to Lauren Lane. Our office supports the waiver request with at minimum the emergency access connection, and subject to agreement by the Township's emergency service personnel.

File No. 21-06024T

January 7, 2021

5. During land development, the details of the emergency access connection should be determined, including design and construction requirements, maintenance responsibility by the HOA, allowances for Township inspection, and clear designation in the field as an emergency access so as not to be confused as private property of the home owners.
6. SALDO Section 162-33.J – The applicant's engineer indicates the driveway locations for the individual lots will be shown during land development, and it is reminded that no more than four lots are permitted to access the cul-de-sac.
7. SALDO Section 162-41 – The applicant requests a waiver to allow sidewalk along only one side of Roads A and B in areas that provide homes on both sides of the road. We will defer to the Township on this request; however, it has been our experience that sidewalk on both sides of the road is generally welcomed by the residents, especially in those areas where homes are located.
8. Chapter 79-8.C – The proposed redevelopment is located in the Township's Act 209 Transportation Service Area, and as such, this development is subject to the Townships 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 64-unit single family home community will generate 66 new trips during the weekday afternoon peak hour. As such, the number of new weekday afternoon peak hour trips subject to the Township's Transportation Impact Fee is 66, and the resultant Transportation Impact Fee is \$154,044.
9. 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. Additional comments regarding the traffic improvements and/or land development plans may follow upon receipt of future submissions.

IX. TOWNSHIP PLANNING CONSULTANT COMMENTS
BRANDYWINE CONSERVANCY

The Applicant proposes to develop the property with 64 single family detached dwellings pursuant to the F-1 Flexible Development Overlay District. The proposed residential use is permitted when approved as a Conditional Use by the Board of Supervisors pursuant to § 200-

File No. 21-06024T

January 7, 2021

72.B(2) of the Zoning Ordinance. The application was amended to request Conditional Use approval for sections of the Zoning Ordinance in addition to § 200-72.B(2) including:

- Section 200-107.D(2) to permit construction of streets, installation of sewage disposal systems, or permanent removal of topsoil within areas of prohibitive slopes.

Steep Slope Conservation District

1. Zoning Ordinance § 200-107.E(2) states that in making its determination for Conditional Use approval, the Board shall give consideration to the requirements in § 200-107.E(1). The applicant has submitted a narrative addressing some of the requirements of §200-107.E(2) and noted that the engineered design of the proposed grading would occur during land development. We recommend that the Conditional Use Plan be updated to include all elements listed under § 200-107.E(1), including proposed grading and limit of disturbance. Review of all required elements by the Township's Engineer and subsequent recommendations will help the Township to fully understand the proposed impact on steep slopes.
2. We support a newly proposed 6-foot-wide nature trail with a 20-foot easement from Road A to the proposed public community trail behind lots 10 -18 as it provides an additional recreation opportunity, serves as an alternate route to the proposed pocket park and creates an additional complete walking loop. A proposed grading plan would help the Township to determine the best placement of the nature trail to reduce the amount of erosion.

Natural and Historic Features Conservation

3. The SALDO provides for a maximum disturbance of existing woodlands up to 25% per the Natural and Historic Features Conservation ordinance §162-55.B(3)(c). Disturbance in excess of 25% of any existing area of woodland requires woodland replacement in accordance with Subsections B(6) through B(9). The Applicant shall provide calculations for woodland disturbance and woodland replacement plantings at the time of subdivision and land development application.

File No. 21-06024T

January 7, 2021

Open Space

4. Zoning Ordinance § 200-69.E includes standards for ownership of common and/or restricted open space. The Board of Supervisors should consider setting conditions of Conditional Use approval that specify ownership, including a continuing offer of dedication of any restricted open space to the Township.
5. Open Space Management Plan is provided on Sheet 5. Zoning Ordinance § 200-69.F(2) requires that the Applicant provide a more detailed open space management plan for Township review and approval with the preliminary subdivision and land development plan. Attached is a model open space management plan for reference.

Recreation

6. Several variances and waivers are requested as shown on Sheet 4, including SALDO § 162.54.D(3) waiver to permit active recreation land (i.e. area for playground and neighborhood park) to be comprised of greater than 25% environmentally sensitive areas. We are in support of this waiver request.
7. We are in support of the reconfiguration of the proposed pocket park with added frontage along the bump-out (at Roads B/C). The proposed reconfiguration avoids impact to prohibitive slopes and allows for the pocket park to directly connect to the proposed sidewalk that ties into a public community trail along Lot 18. That reconfiguration also results in the proposed facility to be more visible from the sidewalk at the intersection of Road B and C and from the paved community trail. However, we support our prior recommendation that the bump-out (at Roads B/C) could be eliminated to reduce impervious surface and to create more space for a pocket park.

The Fiscal & Recreation Impact Analysis states that there will be a total of 20.98 acres of usable open space which is more than the 9.89 acres of required usable open space. The total active recreation land is proposed to be 3.02 acres which complies with the requirements for playground and neighborhood park acreage. Proposed active recreation land includes the variable width paved trail (0.74 acres), future Greenridge Road trail (0.58 acres), 6-foot-wide nature trail (1.34 acres), and pocket park (0.36 acres). If the 6-foot-wide nature trail as depicted on the revised

File No. 21-06024T

January 7, 2021

plan is not provided, the total active recreation land proposed would be 1.68 acres.

The Township should decide whether total active recreation land proposed would satisfy the standards for recreational open space.

8. We strongly recommend that the applicant provides a concept sketch of pocket park with proposed facilities for the Township to evaluate the extent of recreational facilities offered prior to the Conditional Use approval. More detailed design plan of pocket park will need to be submitted by the applicant with the land development application.

Trails

9. We support a newly proposed 6-foot-wide nature trail with a 20-foot easement from Road A to the proposed public community trail behind lots 10 -18 as it provides an additional recreation opportunity, serves as an alternate route to the proposed pocket park and creates an additional complete walking loop. A proposed grading plan would help the Township to determine the best placement of the nature trail to reduce the amount of disturbance and erosion to steep slopes.
10. Previously proposed 8-foot-wide private nature trails are now proposed to be 6 feet wide public trails with 20-foot-wide easements. We strongly suggest keeping the width of nature trails at 8 feet as previously proposed by the applicant.
11. The proposed trail connection/emergency access along Lauren Lane promotes pedestrian and bicycle access between neighborhoods and facilitates access to the proposed lot. We support the Lauren Lane trail connection as a recreational asset for residents on Stonehedge Drive and Greenridge Road residents.
12. As previously stated, we strongly discourage the proposed paved public trail between lot 2 and lot 3. The trail would infringe on the rear yard privacy of the neighboring residences and introduce additional impervious surfaces in a sensitive area of steep

File No. 21-06024T

January 7, 2021

slopes. Since the existing driveway surface is not ADA accessible due to steep grades, we suggest providing wooden steps west of lot 4 (roughly in the location of the existing driveway) that would provide access from the proposed 5' wide sidewalk along Road A to the existing driveway/public trail. A proposed grading plan would help the Township determine whether this is a viable alternative for the paved public trail that is not intended to be ADA compliant.

13. The Applicant has added a 20' wide trail easement to be granted to Upper Uwchlan Township for the future Greenridge Road Trail. We recommend that the Township include a condition of Conditional Use approval that requires the Applicant to design, engineer, and construct a 6' wide paved trail along Greenridge Road as recommended in the Community Trails Master Plan and require a continuing offer of dedication to the Township.

X. TOWNSHIP SEWER CONSULTANT COMMENTS
ARRO CONSULTING, INC.

1. The Developer is proposing 64 Single family detached lots. Utilizing 225 Gallons Per Day/Equivalent Dwelling Unit (GPD/EDU) the sanitary sewer capacity required is 14,400 GPD. The capacity is shown on Sheet 4 of the plan set.
2. Note 15 indicates "The proposed subdivision will be serviced 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."
 - Treatment Component - The required treatment capacity, from the Phase 3 Expansion, will need to be purchased. Reservation of sanitary sewer capacity is not guaranteed until purchased.
 - Disposal Component - The Conceptual Plans indicate proposed disposal areas on-site. The ultimate disposal capacity will be subject to the required evaluation design and permitting as required by the Pennsylvania Department of Environmental Protection (PaDEP).

Upper Uwchlan Township Manager

Reference: Greenridge Road Sketch Plan (Toll)

Conditional Use Plan Review (3rd Review)

Upper Uwchlan Township, Chester County, PA

File No. 21-06024T

January 7, 2021

- Storage Component – There appears to be no storage capacity proposed on this Plan. The adequacy of capacity for the project, within the Authority's existing storage capacity will be reviewed pursuant to PaDEP requirements.
- Collection and Conveyance System Component - Review of the capacity within the downstream collection and conveyance system is necessary in order to determine the extent of improvements necessary to accept the proposed flow of 14,400 GPD.

3. Ultimately, the above item numbers 1 and 2 will need to be formalized into a Developer's Agreement with the Township. The necessary financial security shall be posted with the Township, which shall be in a form and amount acceptable to the Township. The design, sewage planning, permitting and construction shall be to the satisfaction of the Authority, Township and PaDEP.

It is our hope the Township finds these comments useful in their review of this conditional use application. Should 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 (Via e-mail only)

Michael Crotty, Esq. Sienna Law (Via e-mail only)

Sheila E. Fleming, ASLA - Brandywine Conservancy (Via e-mail only)

Christopher J. Williams, P.E. - McMahon Assoc., Inc. (Via e-mail only)

G. Matthew Brown, P.E - ARRO Consulting, Inc. (Via e-mail only)

David Schlott, PE - ARRO Consulting, Inc. (Via e-mail only)

Brian Thierrin- Toll (Via e-mail only)

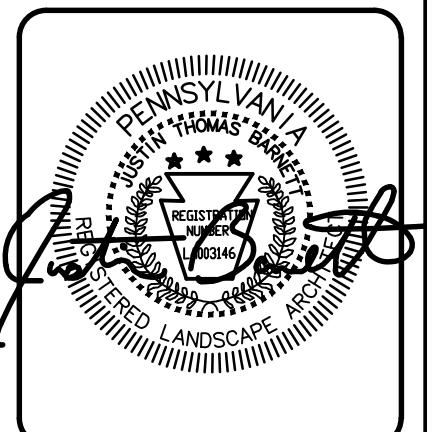
Tony Scheivert
Upper Uwchlan Township Manager
Reference: Greenridge Road Sketch Plan (Toll)
Conditional Use Plan Review (3rd Review)
Upper Uwchlan Township, Chester County, PA

Page - 16 -

File No. 21-06024T

January 7, 2021

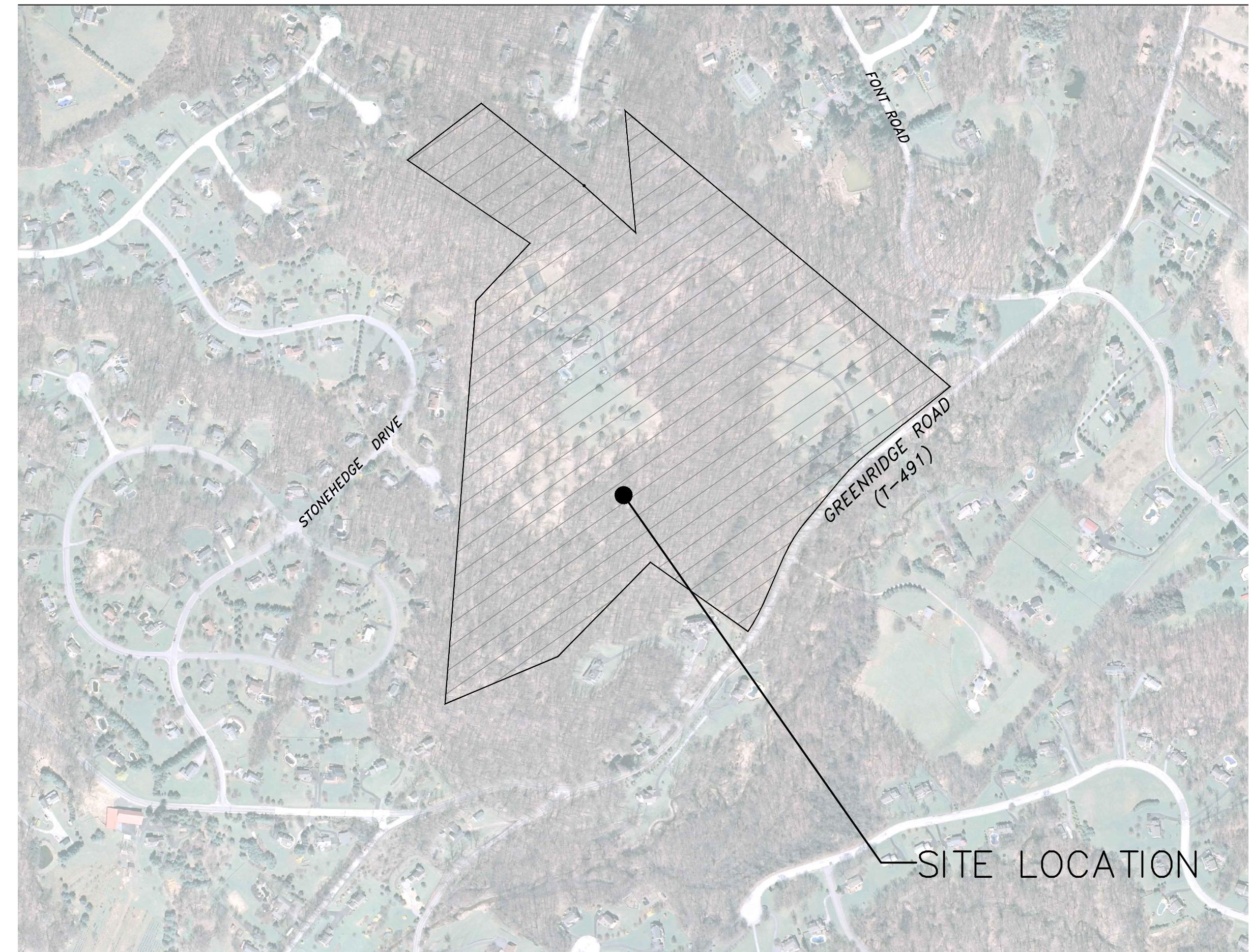
Michael Downs, PE - Toll (Via e-mail only)
Alyson Zarro, Esq., RRH&C (Via e-mail only)
Guy DiMartino, PE – TPD (Via e-mail only)
Justin Barnett, RLA – ESE (Via e-mail only)
David Babbitt, AICP (Via e-mail only)



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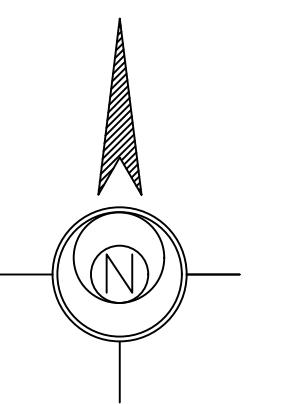
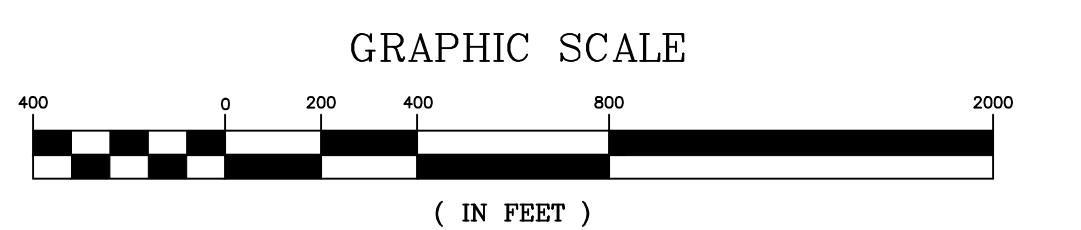
ESE Consultants, Inc.
1140 Virginia Drive • Fort Washington, PA 19034
T: 215-914-2050

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'



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

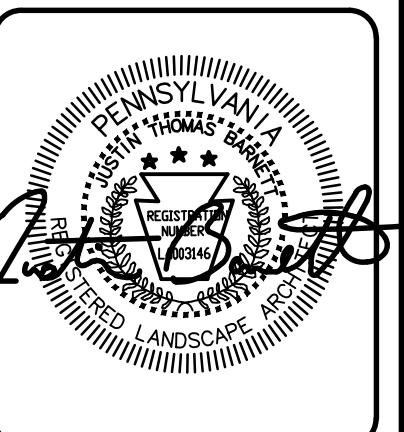
ESE CONSULTANTS, INC.
1140 VIRGINIA DRIVE
FORT WASHINGTON, PA 19034
(215) 914-2050

LANDSCAPE ARCHITECT: JUSTIN BARNETT
ENGINEER: JOHN BAIONNO

CONDITIONAL USE
COVER SHEET

GREENRIDGE 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



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140 Virginia Drive • Fort Washington, PA 19034
T: 412-591-2050

1	12/15/2021	SITE PLAN UPDATES PER TOWNSHIP COMMENTS
1	10/04/2021	SITE PLAN UPDATES PER TOWNSHIP COMMENTS
REV.	DATE	DESCRIPTION

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 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)
WOODLAND & HEDGEROWS:	49.21 ACRES
WETLANDS & SWAMP AREAS:	.30 ACRES
FLOODPLAIN & FLOODPLAIN SOILS:	.93 ACRES
RIPARIAN BUFFER AREA:	1.62 ACRES
PROHIBITIVE SLOPES AREA:	7.30 ACRES
PRECAUTIONARY SLOPES AREA:	26.08 ACRES

MAPPING NOTES:

- 1.) PLANIMETRIC AND TOPOGRAPHIC FEATURES COMPILED BY ESE CONSULTANTS, INC. UTILIZING PHOTOGRAVIMETRIC METHODS FROM AERIAL PHOTOGRAPHY. AERIAL PHOTOGRAPHY PERFORMED BY RICHARD CROUSE AND ASSOCIATES ON APRIL 16, 2004, WITH A PHOTO SCALE OF 1" = 600' NEGATIVE SCALE.
- 2.) PHOTOGRAVIMETRIC MAPPING HAS BEEN COMPILED IN ACCORDANCE WITH PROCEDURES THAT HAVE BEEN DEMONSTRATED TO COMPLY WITH THE AMERICAN SOCIETY OF PHOTOGRAVIMETRY AND REMOTE SENSING (ASPRS) CLASS 1 STANDARD FOR A HORIZONTAL MAPPING SCALE OF 1"=50' AND A CONTOUR INTERVAL OF 2'.
- 3.) AERIAL CONTROL PROVIDED BY ESE CONSULTANTS, INC., ON JUNE 18, 2021.
- 4.) FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE PHOTOGRAPHY AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. BUILDING OUTLINES REPRESENT APPROXIMATE ROOF LINE LOCATIONS AS SEEN ON THE AERIAL PHOTOGRAPHY.
- 5.) DELINEATED AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
- 6.) THE HORIZONTAL DATUM IS NAD83.
- 7.) THE VERTICAL DATUM SHOWN IS BASED ON NAVD88.
- 8.) PROPOSED AND EXISTING BOUNDARIES SHOWN ARE GRAPHIC REPRESENTATION ONLY AND ARE SUBJECT TO VERIFICATION BY THE END USER.

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/DELINATED 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 ROCK FEATURES. THE WESTERN CORNER OF THE SITE CONTAINS AREAS MADE UP OF PRECAMBRIAN GRAPHITIC ECLOGIC GNEISS, INCLUDING PICKERING GNEISS AND SMALL AREAS OF MARBLE.
- 13.) SITE IS LOCATED WITHIN SUBBASIN #227 OF THE CHRISTINA BASIN.

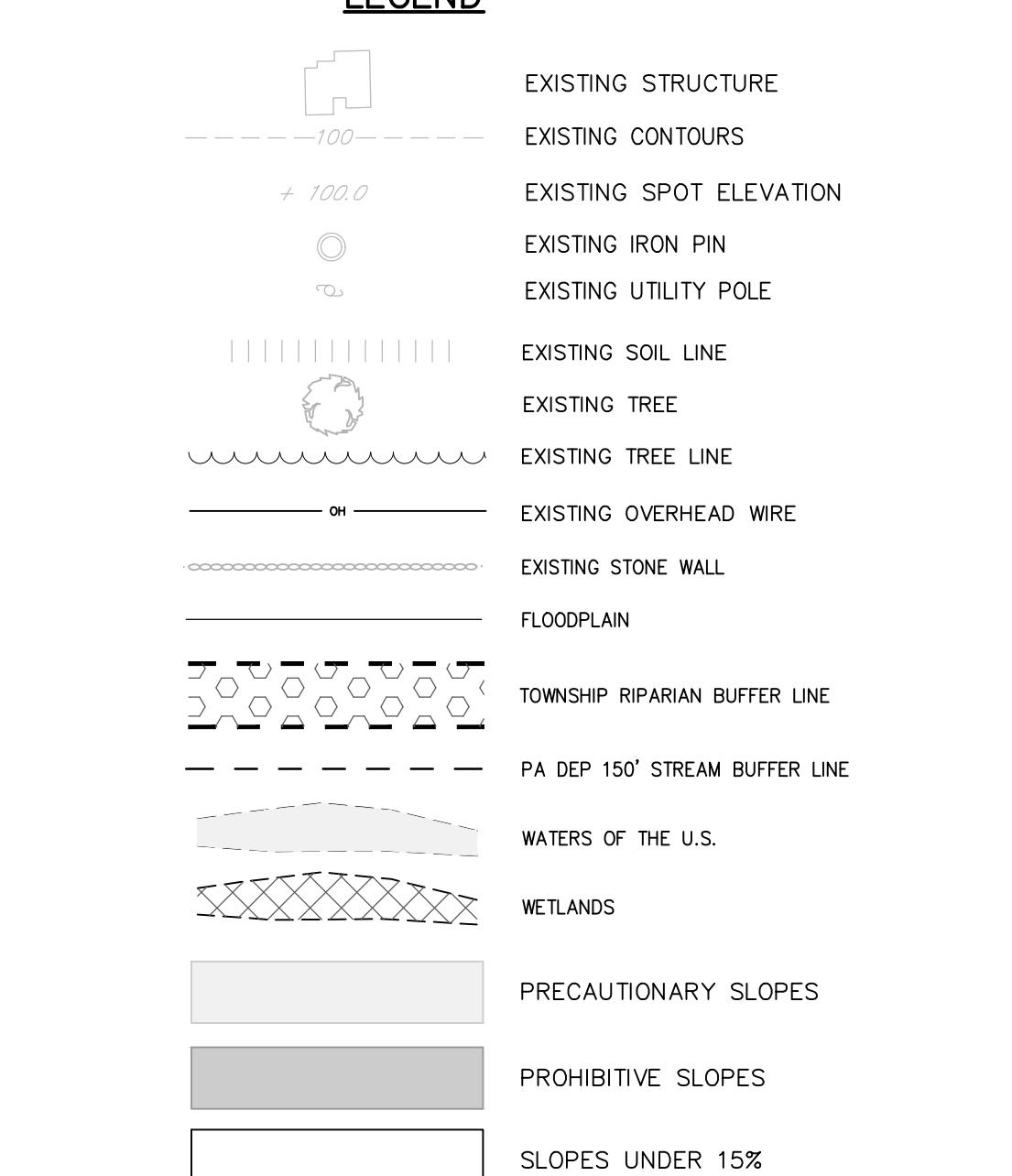
SOILS LEGEND

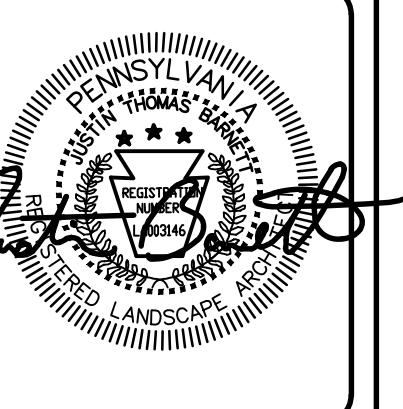
GENERATED FROM THE USDA-NRCS WEB
SOIL SURVEY.

SOIL SURVEY AREA: CHESTER COUNTY, PA

CpA	COKESBURY 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





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17-AS-91 • 2050

SITE ANALYSIS & IMPACT PLAN IMPACT ANALYSIS

SITE IMPACT NOTES/RESOLUTIONS:

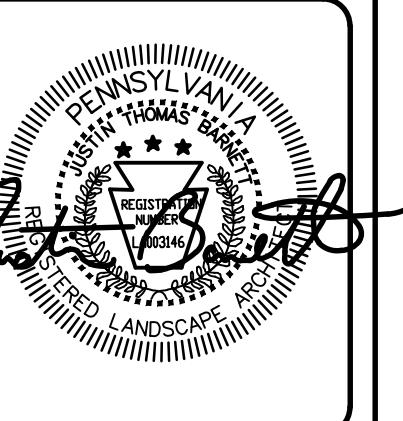
- 1.) THE EXISTING HOME, GARAGE, AND SUBSEQUENT STRUCTURES, ALONG WITH THE EXISTING POOL AND PATIO, WILL BE DEMOLISHED. A PORTION OF THE EXISTING DRIVEWAY WILL REMAIN AND BE UTILIZED AS PART OF A COMMUNITY TRAIL NETWORK.
- 2.) THE APPLICANT SEEKS CONDITIONAL USE APPROVAL TO PERMIT 64 SINGLE-FAMILY, DETACHED 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 STONEHENGE 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 30' LOT BACK THAT WILL ALLOW THE MAJORITY OF THE EXISTING VEGETATION TO REMAIN BETWEEN THE STONEHENGE 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 A MAXIMUM DISTURBANCE OF WOODLANDS OF 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 R.O.W.
- PROPOSED BASIN
- PROPOSED TREE LINE
- APPROXIMATE LIMIT OF DISTURBANCE
- 100' ELEVATION
- 100' DEP BUFFER
- 150' DEP BUFFER
- 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

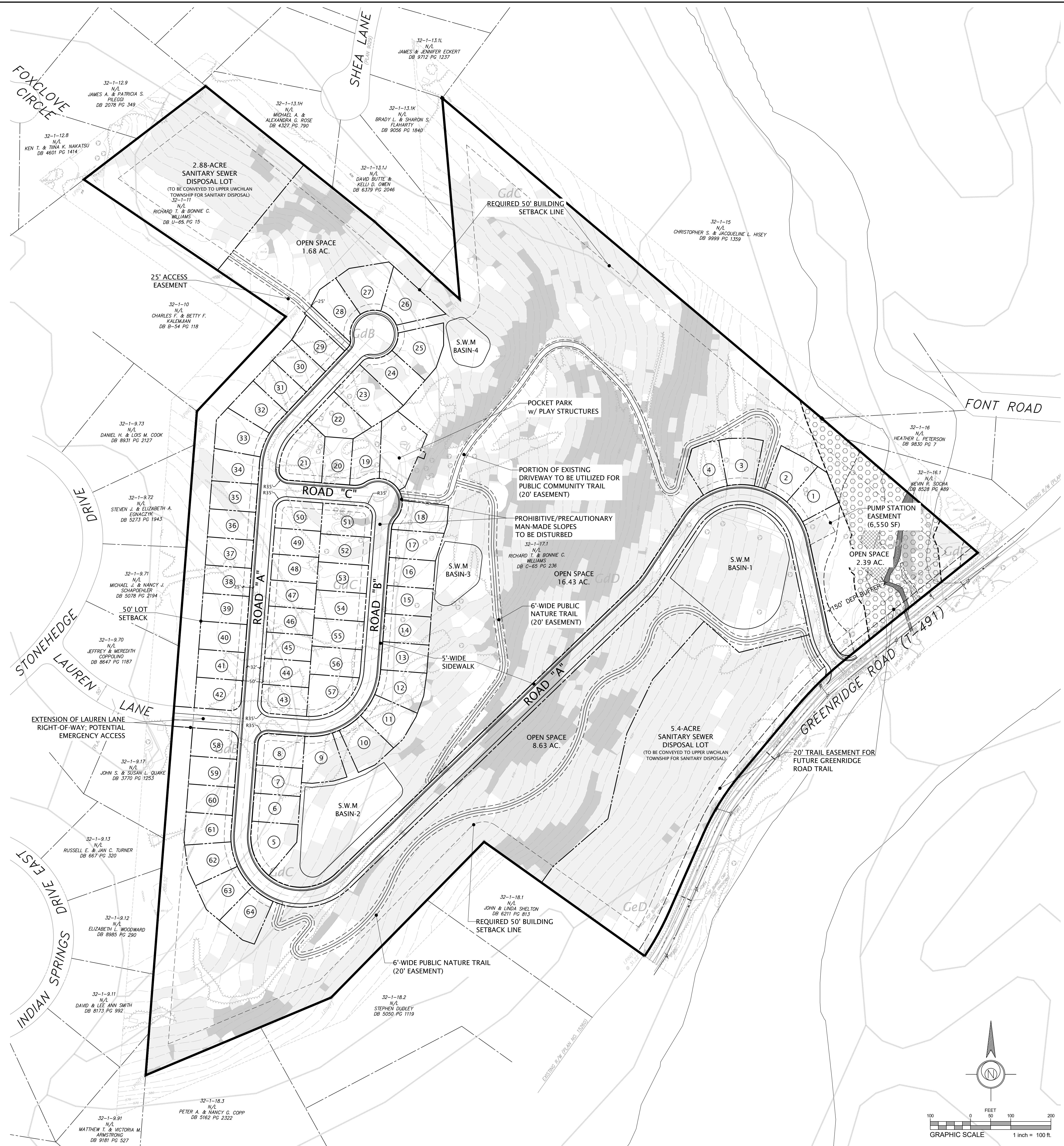
- PROPOSED BOUNDARY LINE
- PROPOSED LOT LINE
- PROPOSED R.O.W.
- PROPOSED BASIN
- PROPOSED TREE LINE
- APPROXIMATE LIMIT OF DISTURBANCE
- EXISTING R.W. (PLAN NO. 15862)
- EXISTING R.W. (PLAN NO. 15863)
- EXISTING R.W. (PLAN NO. 15864)
- EXISTING R.W. (PLAN NO. 15865)
- EXISTING R.W. (PLAN NO. 15866)
- EXISTING R.W. (PLAN NO. 15867)
- EXISTING R.W. (PLAN NO. 15868)
- EXISTING R.W. (PLAN NO. 15869)
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140 Virginia Drive, Suite 100, Washington, PA 19034
17-1559-2050

CONDITIONAL USE
PROPOSED LAYOUT
GREENRIDGE ROAD
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA



ZONING REQUIREMENTS:

GROSS SITE AREA:	65.95 ACRES
TAX MAP PARCEL NO.:	32-001-0017.1, 32-001-0011
PARCEL NUMBER:	32-001-0017.1, 32-001-0011
OVERLAY DISTRICT:	F1 - FLEXIBLE DEVELOPMENT OVERLAY
PROPOSED USE:	FLEXIBLE DEVELOPMENT OVERLAY OPTION, SINGLE-FAMILY, DETACHED LOTS
TOTAL NUMBER OF PROPOSED RESIDENTIAL LOTS:	64 BUILDING LOTS

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

1. CALCULATION FOR MINIMUM RESTRICTED OPEN SPACE

GROSS TRACT AREA:	= 65.95 AC.
F-1 OVERLAY DISTRICT MINIMUM OPEN SPACE RATIO:	= 40%
MINIMUM RESTRICTED OPEN SPACE:	= 26.38 AC.
PROPOSED RESTRICTED OPEN SPACE:	= 29.13 AC. (44%)

2. PERMITTED DENSITY CALCULATION

(a) ESTABLISHMENT NET TRACT AREA	= 65.95 AC.
(b) GROSS TRACT AREA:	= .69 AC.
- PERMITTED RIGHT OF WAY:	= .00 AC.
- UTILIZATION RIGHT OF WAY:	= .00 AC.
- DRAINAGE/STORMWATER MANAGEMENT EASEMENTS:	= .00 AC.

(c) EXISTING SEWER DISPOSAL FACILITY:	= 0 AC.
(d) (c)(1)(a)-(c)	= .66 AC.
- FLOOD HAZARD DISTRICT AREA (75% OF AREA):	= .05 AC.
- WETLANDS AREA (75% OF AREA):	= 5.47 AC.
- PROHIBITIVE SLOPES AREA (75% OF AREA):	= 0 AC.

(e) NON-RESIDENTIAL USE AREA:	= 0 AC.
NET TRACT AREA:	= 59.08 AC.
(f) CALCULATION OF PERMISSIBLE DENSITY	

(g) F1 FLEXIBLE DEVELOPMENT OVERLAY DISTRICT MULTIPLIER:	= (1.1 DU/AC)
NET TRACT AREA (59.08 AC.) X DISTRICT MULTIPLIER (1.1):	

PERMISSIBLE DENSITY:	= 65 DU (64.98)
(h) BONUS DENSITY CALCULATION	

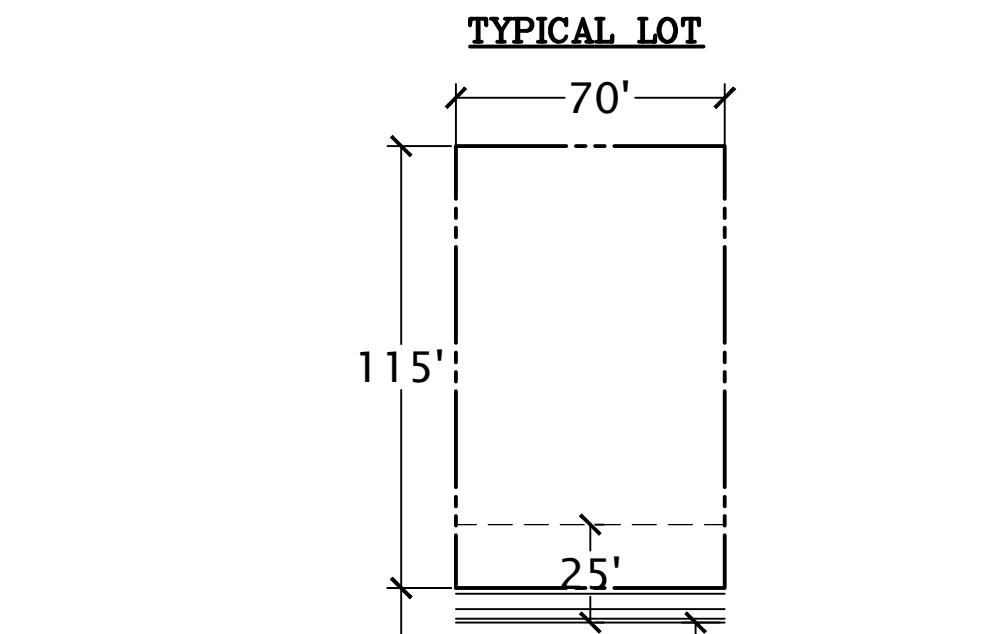
(i) PUBLIC/CENTRALIZED SEWER SERVICE	N/A
(j) OPEN SPACE CONSERVATION	

PROPOSED RESTRICTED OPEN SPACE:	= 44%
PROPOSED RESTRICTED OPEN SPACE EXCEEDING MINIMUM REQ.:	= 4%
BONUS DENSITY CALCULATION:	
40% OPEN SPACE X 65 DU = 2,630 DU	
BONUS DENSITY X 65 DWELLING UNITS:	= 8%
TOTAL PERMITTED DENSITY:	= 5 DWELLING UNITS
	= 70 DWELLING UNITS

OPEN SPACE CHART:

GROSS TRACT AREA	65.95 ACRES
REQUIRED RESTRICTED OPEN SPACE:	40% OR 26.38 ACRES
PROPOSED RESTRICTED OPEN SPACE:	29.13 ACRES
PROPOSED RESTRICTED OPEN SPACE:	15% OR 9.89 ACRES
REQUIRED USABLE OPEN SPACE:	20.98 ACRES
PROPOSED USABLE OPEN SPACE:	

REQUIRED PLAYGROUND & NEIGHBORHOOD PARK ACREAGE (8' 162-54):	3 ACRES
VARIABLE WIDTH PAVED TRAIL (PUBLIC):	.74 ACRES
FUTURE GREENRIDGE ROAD TRAIL (20' EASEMENT):	.58 ACRES
4'-WIDE NATURE TRAIL (PUBLIC):	1.34 ACRES
PUBLIC PARK (PRIVATE):	.36 ACRES
PROPOSED PLAYGROUND & NEIGHBORHOOD PARK ACREAGE	3.02 ACRES



TYPICAL UNIT NOTES:

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

PRECAUTIONARY SLOPES NOTES:

Z0 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 SHOULD 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%

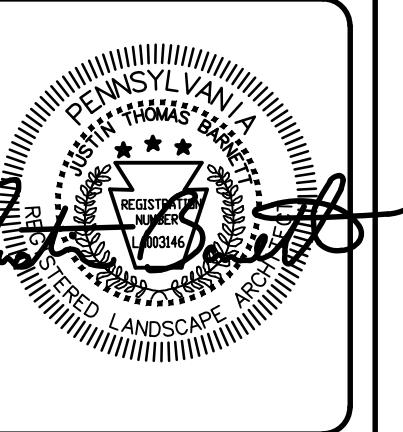
PRECAUTIONARY SLOPES IMPERVIOUS CHART		
LOT #	LOT AREA	ALLOWABLE IMPERVIOUS IN AREAS OF PRECAUTIONARY SLOPES (10% OF LOT)
2	9,553 SF	955 SF
3	10,355 SF	1,035 SF
4	9,176 SF	917 SF
5	10,763 SF	1,076 SF
6	8,075 SF	807 SF
9	10,637 SF	1,063 SF
10	9,965 SF	996 SF
11	9,838 SF	983 SF
12	9,580 SF	958 SF
13	8,050 SF	805 SF
14	8,050 SF	805 SF
15	8,050 SF	805 SF
18	8,832 SF	869 SF
23	13,055 SF	1,305 SF
24	10,557 SF	1,055 SF
25	11,474 SF	1,147 SF
26	11,626 SF	1,162 SF
27	11,761 SF	1,176 SF
28	9,332 SF	933 SF
34	8,574 SF	857 SF
35	8,050 SF	805 SF
36	8,050 SF	805 SF
50	7,992 SF	799 SF
51	9,428 SF	942 SF
52	8,790 SF	875 SF
64	9,883 SF	988 SF

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
 - SANITARY & STORM SEWER CONVEYANCE
- 4.) OUTBOUND INFORMATION WAS OBTAINED FROM BOUNDARY SURVEY PREPARED BY CHESTER VALLEY ENGINEERS, INC. FOR SUBJECT PROPERTY. PLAN DATED JUNE 11, 2021.
- 5.) THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE UPPER UWCHLAN TOWNSHIP ZONING ORDINANCE AND UPPER UWCHLAN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
- 6.) 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.
- 7.) THE TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE UPPER UWCHLAN TOWNSHIP ZONING ORDINANCE.
- 8.) SOILS ARE TAKEN FROM NRCS CHESTER COUNTY, PA SOIL SURVEY.
- 9.) PRECAUTIONARY AND PROHIBITIVE SLOPES ARE MAPPED/DELINQUENT 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 FOLLOWING: 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 DA. A 150' BUFFER, MEASURED FROM TOP OF BANK, IS SHOWN IN ACCORDANCE WITH DA 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 TO THE PROPOSED SUBDIVISION AND THE STONEHENGE 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 TOWNSHIP AUTHORITY. THE PROPOSED Drip Irrigation Fields & Sewage Pump Station 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.) WITH THE EXCEPTION OF THE PAVED TRAIL, THE COMBINED RESTRICTED & REQUIRED PLAYGROUND AND NEIGHBORHOOD 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 WILL BE AVAILABLE FOR PUBLIC ACCESS VIA 20' EASEMENT. NATURE TRAILS WILL BE OWNED & MAINTAINED BY THE COMMUNITY HOA.
- 22.) A 20' EASEMENT IS PROPOSED ALONG THE SITE'S GREENRIDGE ROAD FRONTRAGE 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 AND NECESSARY SANITARY & STORM SEWER RELATED TO THE PROPOSED SUBDIVISION WITHIN AREAS OF PROHIBITIVE SLOPES. VARIANCE REQUESTED TO PERMIT DISTURBANCE OF PROHIBITIVE MAN-MADE SLOPES



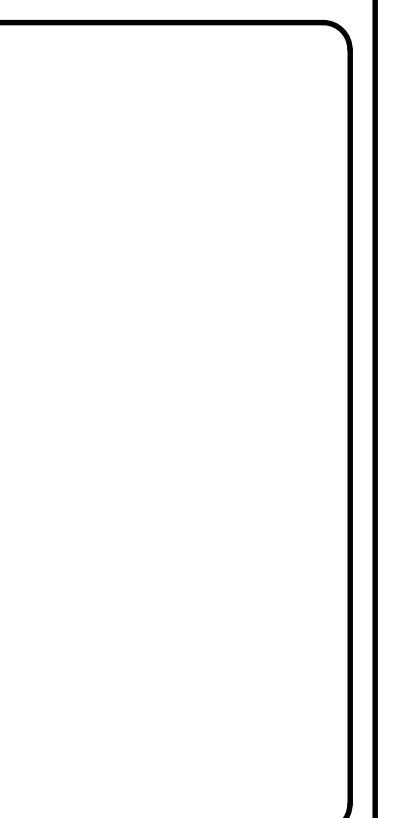
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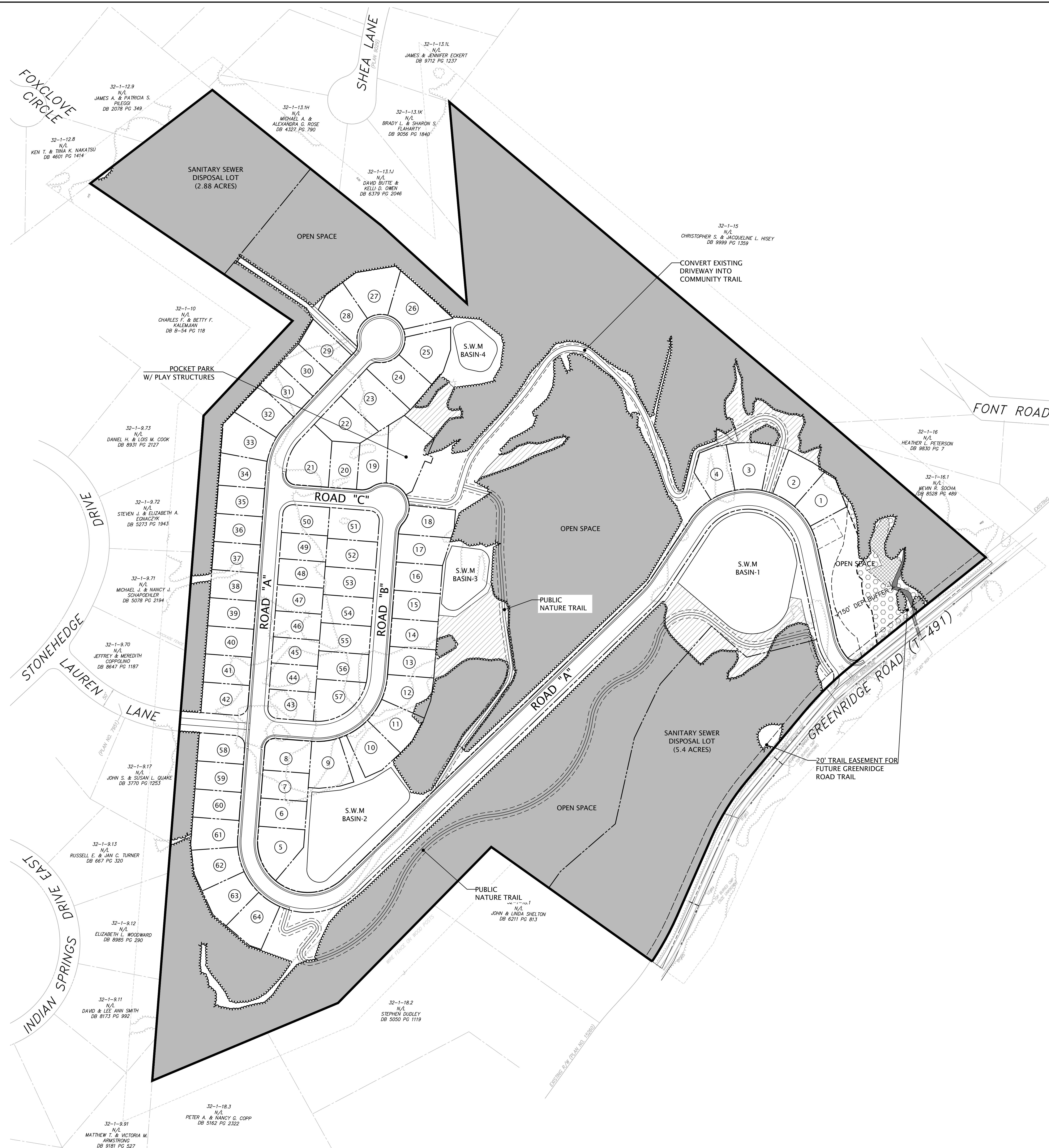
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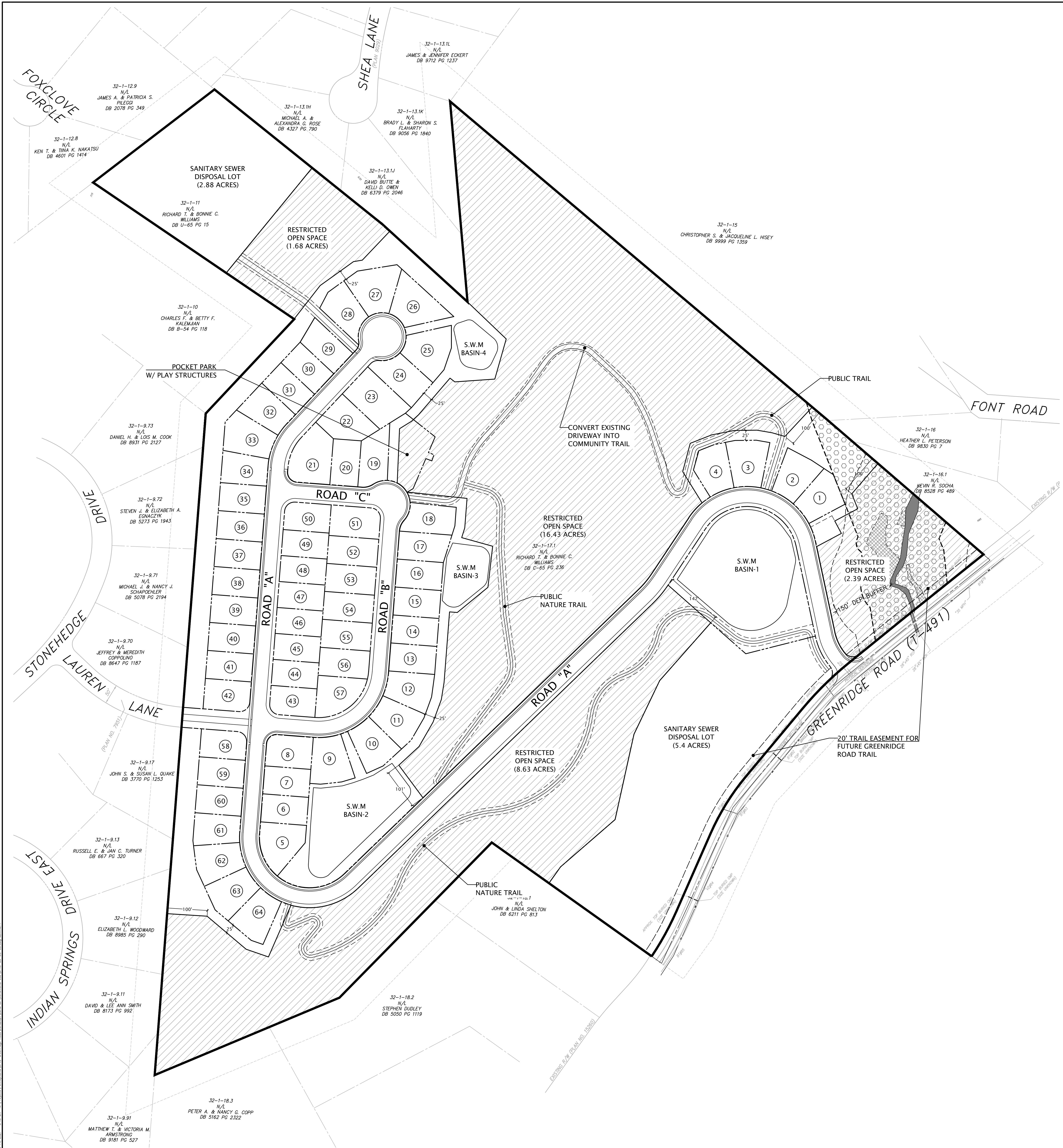
REV.	DATE	DESCRIPTION	DRAWN	JIB
1	12/15/2021	SITE PLAN UPDATES PER TOWNSHIP COMMENTS		
1	10/04/2021	SITE PLAN UPDATES PER TOWNSHIP COMMENTS		



CONDITIONAL USE OPEN SPACE MANAGEMENT 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: B145-05
REF. NO.:	CU-05-01
SHEET NO.:	5 OF 13





RESTRICTED OPEN SPACE NOTES:

PER THE TOWNSHIP OF UPPER UWCHLAN ZONING ORDINANCE SECTION 200-72.D(1)(a), THE MINIMUM REQUIRED RESTRICTED OPEN SPACE FOR THE F-1 FLEXIBLE DEVELOPMENT OVERLAY DISTRICT IS 40%.

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.

THE RESTRICTED OPEN SPACE, AS SHOWN ON THIS PLAN, HAS BEEN CALCULATED PER SECTION 200-69.D(1)(b) OF THE UPPER UWCHLAN ZONING ORDINANCE.

OPEN SPACE CHART:

GROSS TRACT AREA	65.95 ACRES
REQUIRED RESTRICTED OPEN SPACE:	40% OR 26.38 ACRES
PROPOSED RESTRICTED OPEN SPACE:	29.13 ACRES

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140 Virginia Drive • Fort Washington, PA 19034
T: 215-914-2050

1203-1212-1220-1230

DATE	DESCRIPTION	SITE PLAN UPDATES PER TOWNSHIP	COMMENTS	JTB	JTB	DRAWN
12.15.2021						
10.04.2021						

RESTRICTED OPEN SPACE PLAN CONDITIONAL USE

GREENRIDGE ROAD
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

LEGEND

RESTRICTED OPEN SPACE

PROPOSED BOUNDARY LINE

PROPOSED DEVELOPMENT LINE

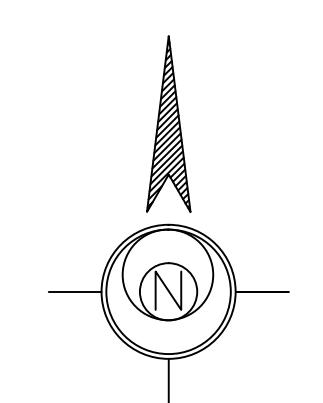
PROPOSED R.O.W.

TOWNSHIP RIPARIAN BUFFER

PA DEP 150' STREAM BUFFER LINE

WATERS OF THE U.S.

WETLANDS

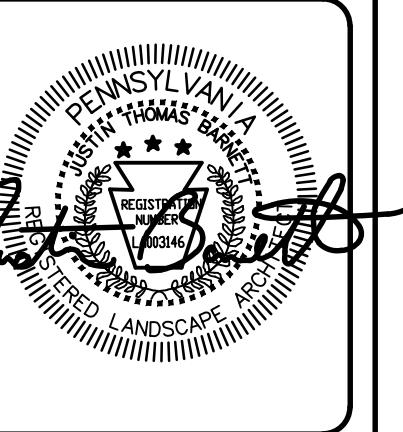


GRAPHIC SCALE

1 inch = 100 ft

EF.
D.: **CU-05.02**

HEET
D.: **6 OF 13**

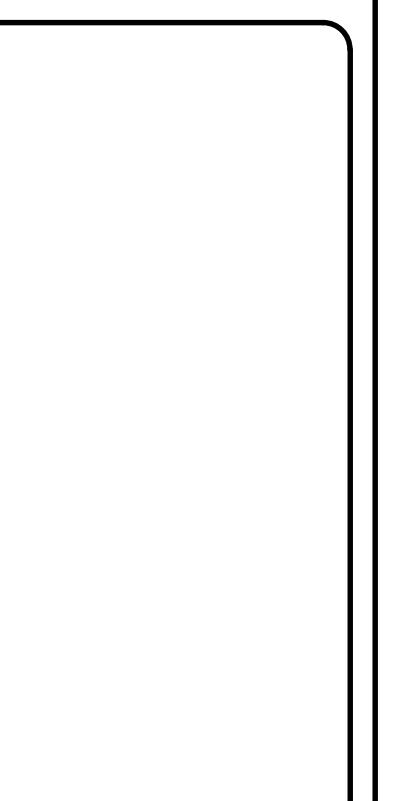


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ESE Consultants, Inc.
1140 Virginia Drive • Fort Washington, PA 19034
17-15-94-2050

REV.	DATE	SITE PLAN UPDATES PER TOWNSHIP COMMENTS	JTB
1	12/15/2021		
1	10/04/2021		



CONDITIONAL USE	USABLE OPEN SPACE 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: CU-05-03
REF. NO.:	

CU-05-03

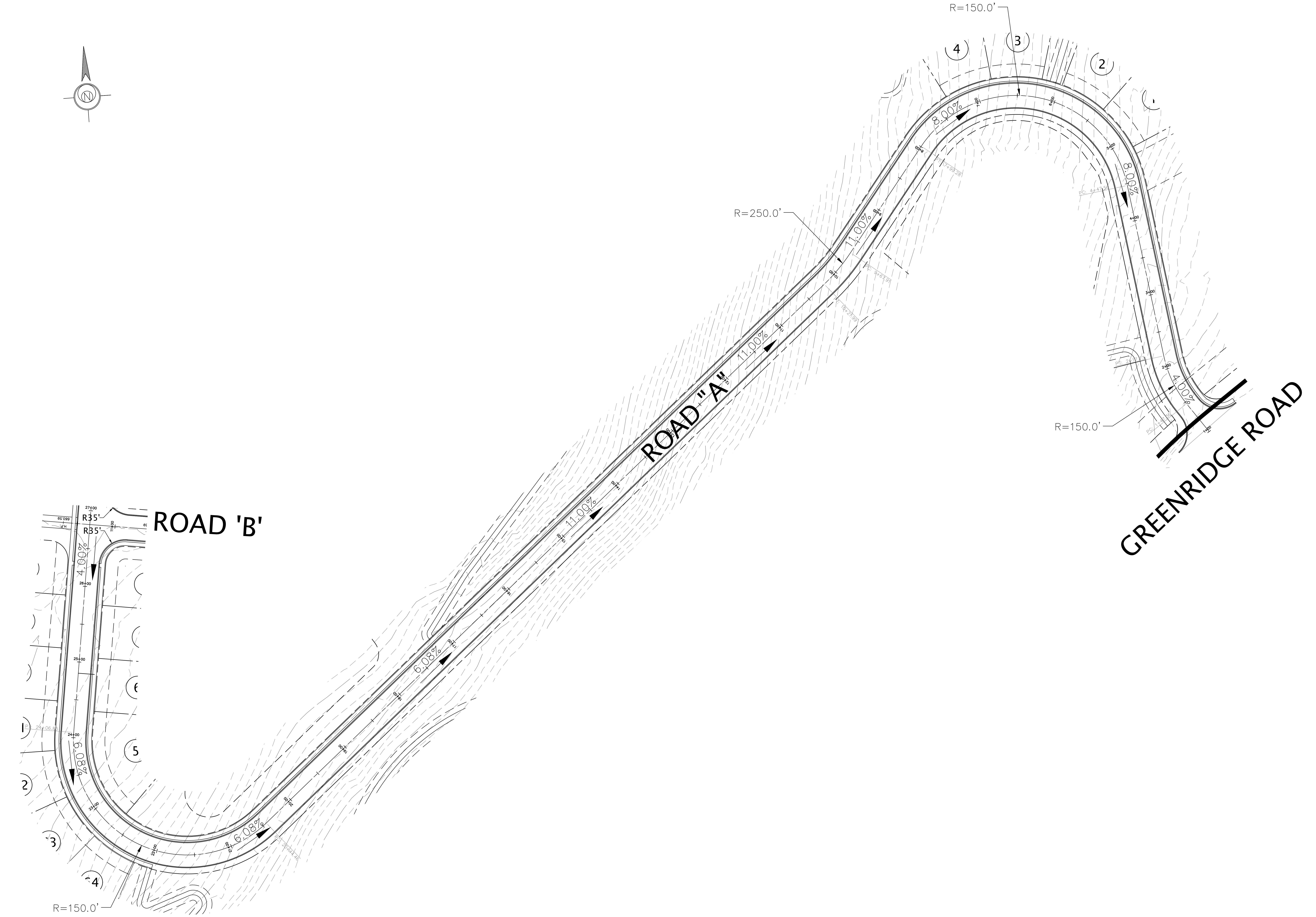
7 OF 13

RESTRICTED OPEN SPACE NOTES:
PER THE TOWNSHIP OF UPPER UWCHLAN ZONING ORDINANCE
SECTION 200-69.0(G)(3) THE MINIMUM USABLE PORTION OF THE
RESTRICTED OPEN SPACE IS 15% OF THE GROSS TRACT AREA.
THE "USABLE" OPEN SPACE EXCLUDES AREAS COMPRISED OF
STRUCTURES OR OTHER IMPERVIOUS SURFACES PERMITTED WITHIN
THE TRACT, AS WELL AS DEPARTMENT OF LAND HAZARD AREAS,
WETLANDS, SLOPES IN EXCESS OF 25%, AND LANDS UTILIZED FOR
SEWAGE DISPOSAL OR STORMWATER MANAGEMENT.

THE USABLE OPEN SPACE AS SHOWN ON THIS PLAN HAS BEEN
CALCULATED PER SECTION 200-69.0(G)(3) OF THE UPPER UWCHLAN
ZONING ORDINANCE.

OPEN SPACE CHART:
GROSS TRACT AREA: 65.95 ACRES
REQUIRED USABLE OPEN SPACE: 15% OR 9.89 ACRES
PROPOSED USABLE OPEN SPACE: 20.98 ACRES





50 0 25 50 100 200
GRAPHIC SCALE
1 inch = 50 ft.

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

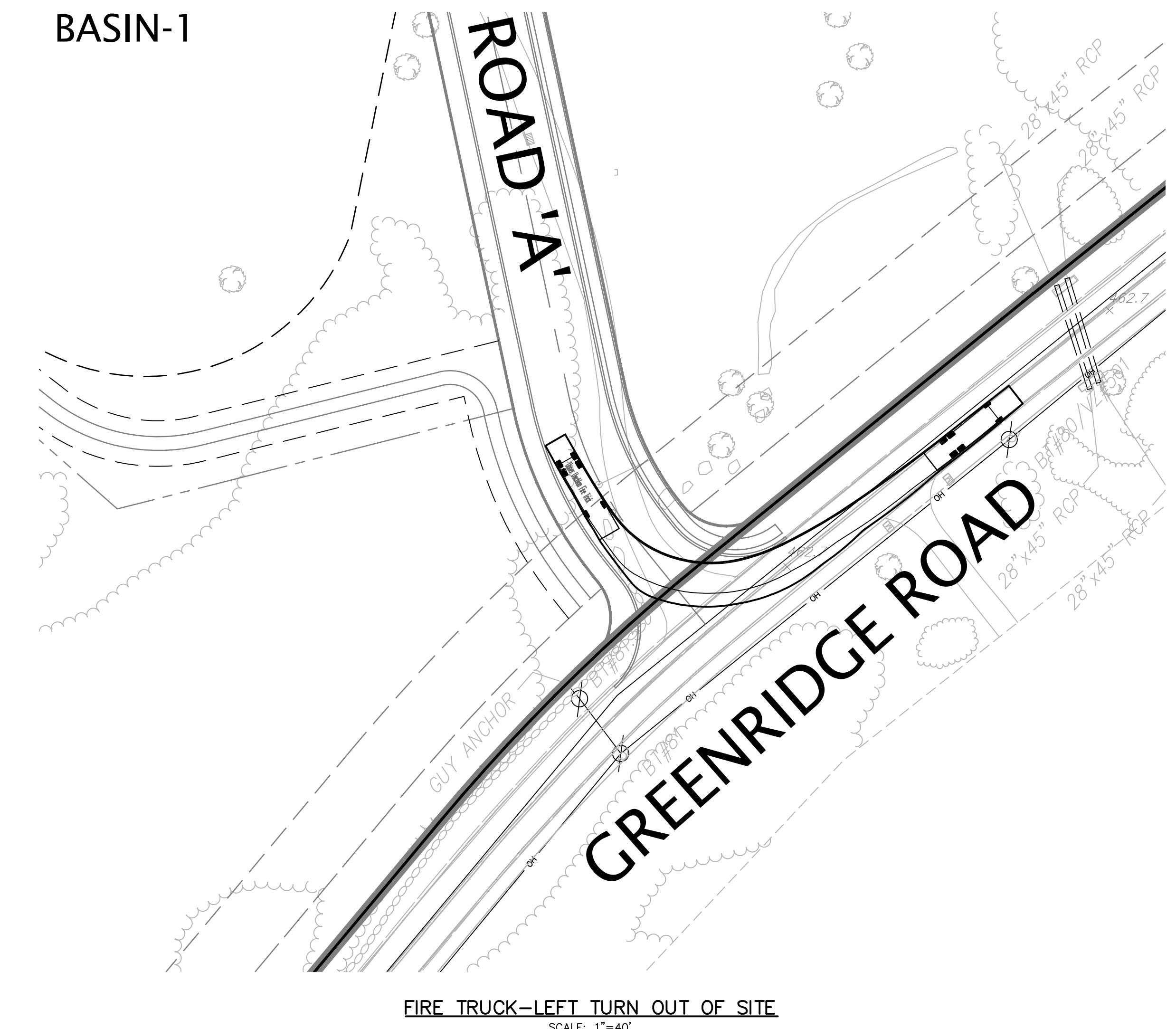
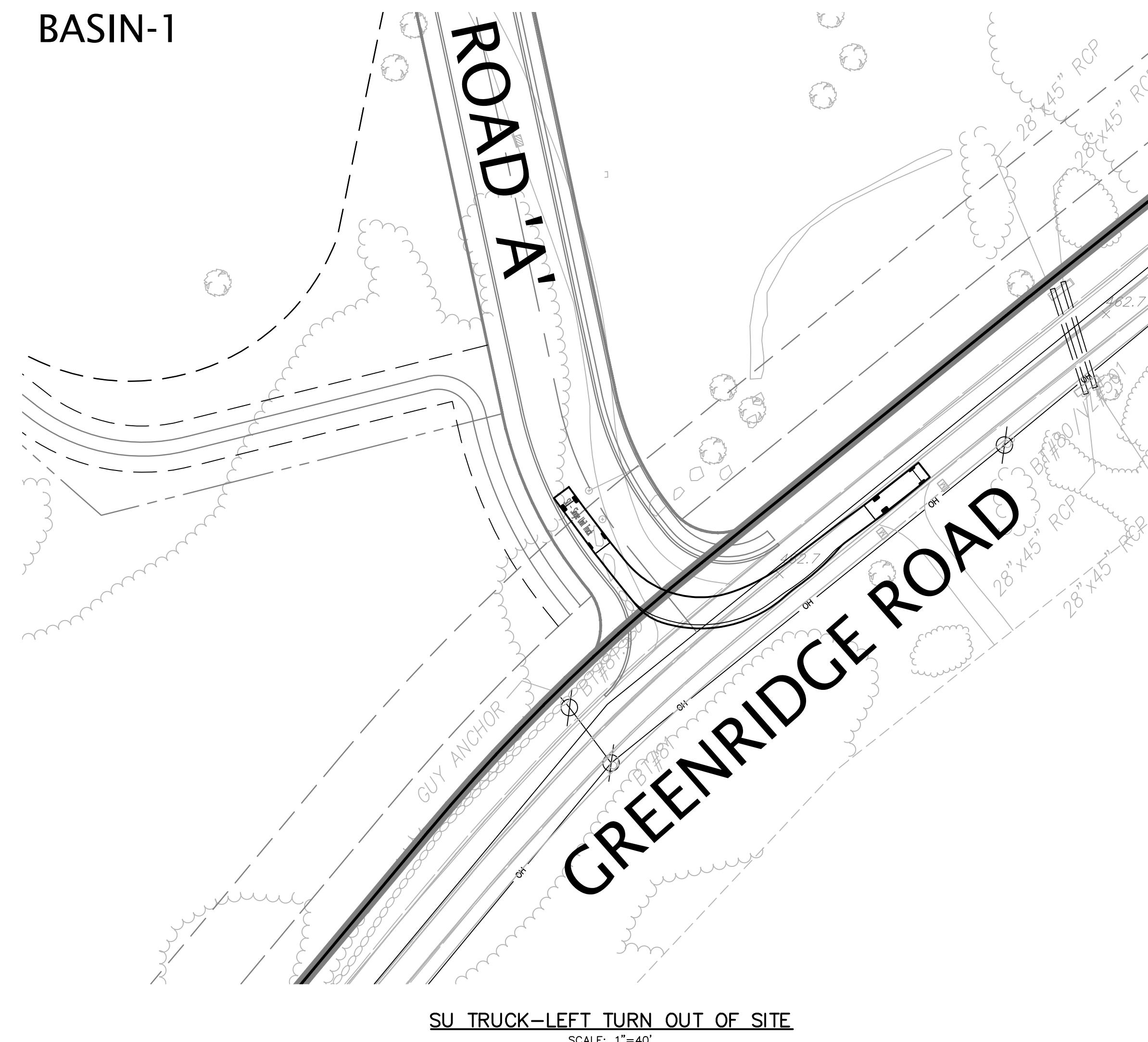
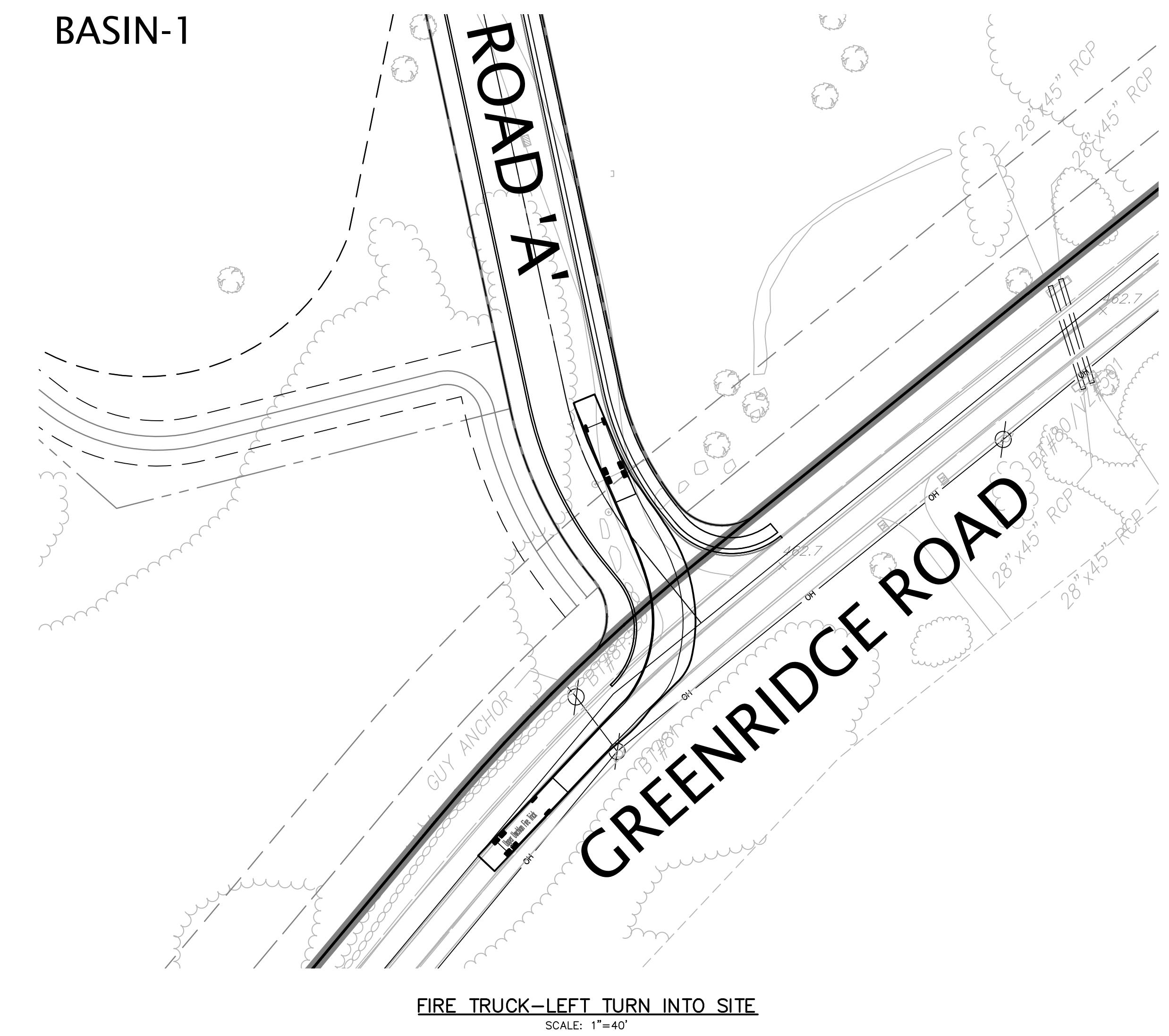
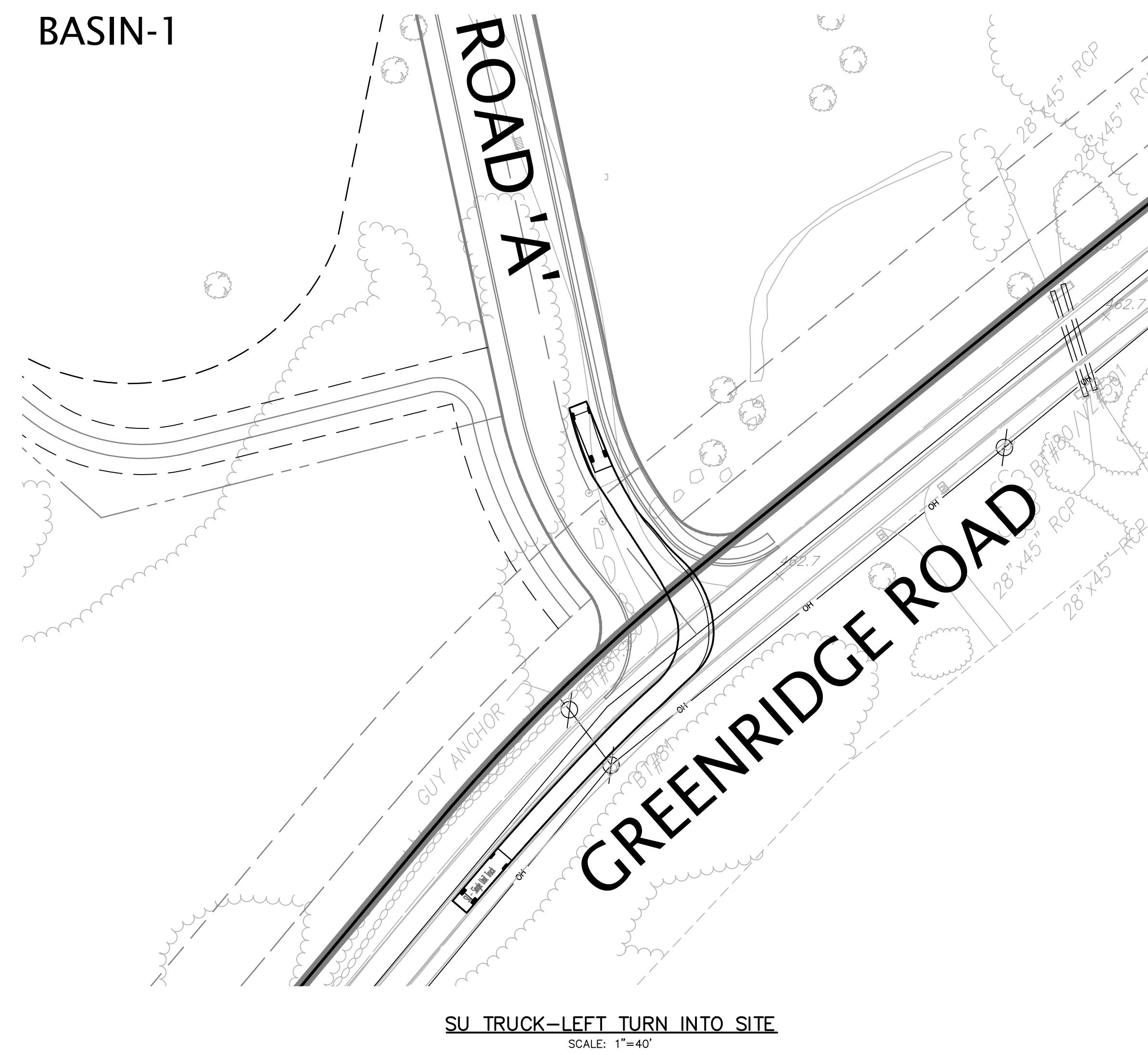
ROAD PLAN
ROAD 'A' STA. 1+00 TO STA. 27+00
GREENRIDGE ROAD
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

THE COMMONWEALTH OF PENNSYLVANIA
JOHN H. BAIONNO
REGISTERED ENGINEER
PE-05227-E
PENNSYLVANIA
ESE Consultants, Inc.
140 Virginia Drive • Fort Washington, PA 19034
17-AS-91-2050

REV.	DATE	DESCRIPTION	TK
2	12.15.2021	SITE PLAN UPDATES PER TOWNSHIP COMMENTS	JB
1	10.04.2021	SITE PLAN UPDATES PER TOWNSHIP COMMENTS	TK

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SD06.01



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1:45-91-205

SITE ENTRANCE VEHICLE CIRCULATION

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-Dra
REF. NO.: SD07.03	1 inch = 40 ft.
GRAPHIC SCALE	

12 OF 13



UPPER UWCHLAN TOWNSHIP

Planning Commission Meeting

December 9, 2021

7:00 p.m.

Minutes

Draft

LOCATION: The meeting was held in person at the Township Building
140 Pottstown Pike, Chester Springs PA 19425

In attendance:

Sally Winterton, Chair; Joe Stoyack, Vice-Chair, Stephen Fean (via phone), Ravi Mayreddy, and Jeff Smith

Josh Hagadorn, P.E., Township Engineer

Tom Oeste, Esq., Township Solicitor

Tony Scheivert, Township Manager

Gwen Jonik, Planning Commission Secretary

Absent: Chad Adams, David Colajezzi, Jim Dewees, Jim Shrimp

Sally Winterton called the meeting to order at 7:00 p.m. as a quorum was present. There were 18 citizens in attendance.

Petition to Amend Zoning Ordinance and Map ~ 161 E. Township Line Road

Marc Kaplin, Esq. introduced a Petition to Amend the Zoning Ordinance and Map for a 33.2 acre parcel next to Eagle Industrial Park, a Senn property. Bel Canto Asset Fund LLC is asking for an amendment to allow for medium-high density overlay district to build a 210-unit apartment project. Not all of those acres are usable; they believe their proposed design will blend in with the community; introductions were made for several others involved in the project – Tom Leonard, Jen Nevitt, Bob Koch of Fugleberg Koch Architects, Langan Civil Engineering. They stated their dedication to open space, designing and developing communities from the ground up, they own the property and keep it pristine, market rate apartments for young families to seniors who want to stay in their community after downsizing.

This is a complicated site with steep slopes, sitting near the turnpike, next to the industrial park that they stated would get cleaned up if they received approval. Mature trees along the northern boundary with Rising Hill Lane; there's an unimproved access from Senn Drive; a creek runs east to west through the site. A taped presentation by the Architectural firm was played, showing a preliminary concept drawing, a roundabout entrance from Senn Drive at a clubhouse; amenities and the Management facility central to the development; 2-story buildings, walkout basements on the low side; protected stream/creek channel; 2 parking spaces per apartment; 6.3 apartments per gross acre.

Joe Stoyack appreciated the time and effort involved in the presentation but questioned why an amendment was requested as this parcel is already in the flexible development overlay district that allows apartments. Mr. Kaplin noted that today's apartment development is limited by the densities in Upper Uwchlan's regulations, which are more suited for townhouses. Mr. Kaplin asked for discussion about the benefit of amending the ordinance and allowing greater density as there's a demand for apartments which doesn't seem to be slowing down. Townhouses are 3-4 bedrooms, too big for today's rental consumer. Mr. Kaplin noted more folks are working from home, moving back to the suburbs from the city, mobile workers, single-again households, and denser development preserves the open space around it.

Planning Commission members' comments: most of their questions would be land development related and premature; there'd be an impact to traffic at East Township Line and Route 100 with 210 apartments; they're uncomfortable writing or amending an ordinance for a specific lot/parcel;

Mr. Leonard replied that they spent money on the concept and the design, to establish their credibility, to begin a dialogue with the Board of Supervisors. They could return to the Planning Commission for more input if the Board of Supervisors is interested. They'd like to address the lack of apartments in Upper Uwchlan.

Sally Winterton asked if any attendees had comments:

Alexandra Rose of Shea Lane commented that traffic is an issue along Route 100 and there are apartments in the near vicinity.

Steve Egnaczyk of Stonehedge Drive complimented the presentation but doesn't think this fits in with the rest of the township at that parcel, there's no connection to trails, no public transportation.

Justin Brewer of Rising Hill Lane commented that this density isn't expected. The presentation was nice but they can't expect a recommendation after only one meeting.

Sue Quake of Lauren Lane also commented on traffic issues and doesn't favor added density.

Sally Winterton appreciated the time and effort that was evident with the presentation. The Planning Commission needs to look at the ordinance aspect.

Mr. Kaplin noted they had met with staff, the concept was looked upon favorably and they crafted the presentation to keep talking about the project, to see if the township has any interest. They're in no rush and a Hearing has not been scheduled with the Board of Supervisors.

Tom Oeste, Township Solicitor, advised that property owners can petition the Board of Supervisors to amend zoning, and Township Code Section 200-135 states that if the Planning Commission finds the petition is consistent with and desirable in furtherance of the Comprehensive Plan, they provide the Board of Supervisors with that statement. Is the Planning Commission in support or not in support of this petition?

Joe Stoyack noted the parcel is already zoned multi-family so an amendment isn't needed, Bel Canto should work within existing regulations, and he is not in support of the petition.

Jeff Smith moved that the Planning Commission does not support the petition because the proposed amendment is for a property that is already zoned R-3 and within the Flexible Development Overlay which includes multi-family dwellings and the Commission doesn't recommend adopting. Joe Stoyack seconded, and the motion carried unanimously.

A brief recess was taken at 8:25 p.m. for the Bel Canto attendees to exit.

Windsor Baptist Church ~ Gym Construction

Jim Sebra and Phil Marks, representing the Church, provided information regarding constructing a gymnasium in an earlier Phase, once the classroom building is done, as a charitable donor has offered to fund the project 100% and is seeking guidance for estimates. The classroom addition is currently under construction; they hope that will be completed summer 2022; modulars buildings would be removed Fall 2022; they have a volunteer athletic director; the gym wouldn't increase school attendance; they currently bus students to other facilities; the gym is another phase of their master plan. No locker rooms or showers, just restrooms. Other Phases include an addition to the sanctuary, to accommodate anticipated church membership growth, the gym had been included in their "Family Life Center" in Phase 3; there's also an administration/office expansion planned, too. The gym's primary use is by the school students; use will be daytime and then evenings would be for community activities.

It was suggested they bring back their initial phased plan, show all the phases at buildout so the Commission has a good visual of all that's going to be there. Add parking and traffic flow into the visual. Aligning their access on Park Road to with Ticonderoga Blvd should be included, as well as the trail along Park Road.

Tony Scheivert noted that no action is to be taken tonight. The Church will come back with greater details in the near future.

Approval of Minutes

Jeff Smith moved, seconded by Joe Stoyack, to approve as presented the minutes of the Planning Commission's November 11, 2021 Meeting. The motion carried unanimously.

Open Session

Sue Quake, Lauren Lane, asked if there was a new plan submitted by Toll for the 100 Greenridge Road project. Mr. Scheivert replied it will be posted on the website as soon as possible after receipt.

Alexandra Rose, Shea Lane, commented that more and more people are walking on the roads in the evening without lighting. Perhaps a blurb about road safety could be included in the next newsletter.

Old business: Joe Stoyack noted he continues to edit and review ordinances for outdoor dining, and he's working on parking. He also noted Township Boards and Commissions will be asked in 2022 for input for the Comprehensive Plan update.

Sally Winterton thanked the Commission members for their efforts this year and wished everyone happy holidays.

Jerry Stein, Greenridge Road, asked who works on the Comprehensive Plan? He'd like a trail on Greenridge Road but it's probably not feasible. Joe Stoyack noted the Commission is responsible to oversee it, with input from the public and boards/commissions.

Adjournment

Joe Stoyack moved, seconded by Jeff Smith, to adjourn the meeting at 8:53 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik,
Planning Commission Secretary