



UPPER UWCHLAN TOWNSHIP
PLANNING COMMISSION
AGENDA
December 8, 2022

6:00 p.m. – Work Session
7:00 p.m. -- Meeting

LOCATION

Upper Uwchlan Township Building, 140 Pottstown Pike, Chester Springs PA 19425

- I. 6:00 PM Work Session
Discuss: draft Ordinance eliminating C2 Limited Commercial District;
existing uses by-right and by conditional use for Commercial and
Residential Districts; Regional Zoning List uses
- II. 7:00 PM Meeting Call To Order
- III. 301 Park Road – P.J. Reilly Preliminary L/D Plan
Discuss consultants' comments. Proposed office building, garage,
Parking lots and gravel storage area.
- IV. Eagleview Lot 1A Sketch Plan – Introduction
Proposed development of a flex building and associated parking,
loading areas, stormwater management, site improvements, etc.
- V. Approval of Minutes: November 10, 2022 Meeting
- VI. Meeting Updates ~ Reports
 - A. Environmental Advisory Council (EAC)
 - B. Historical Commission (HC)
 - C. Active Transportation Plan (ATP)
- VII. Next Meeting Date: January 12, 2023 7:00 p.m.
- VIII. Open Session
- IX. Adjournment

**UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

AN ORDINANCE OF UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 200 OF THE UPPER UWCHLAN TOWNSHIP CODE, AS AMENDED, ENTITLED “ZONING”, BY AMENDING THE UPPER UWCHLAN TOWNSHIP ZONING MAP WHICH IS ADOPTED IN SECTION 200-9 TO ELIMINATE THE C-2 DISTRICT AND TO REZONE ALL PARCELS CURRENTLY ZONED C-2 TO PI PLANNED INDUSTRIAL/OFFICE DISTRICT; SECTION 200-8 TO REMOVE THE REFERENCE TO THE C-2 DISTRICT; TO DELETE ARTICLE IX AND SECTION 200-37 TITLED “C-2 LIMITED COMMERCIAL DISTRICT”; TO AMEND SECTION 200-72.1A AND 200-98 TO REMOVE THE REFERENCE TO THE C-2 DISTRICT; AND TO AMEND THE DEFINITION OF VILLAGE/COMMERCIAL DISTRICT IN SECTION 143-3.

NOW THEREFORE BE IT ENACTED AND ORDAINED by the Board of Supervisors of Upper Uwchlan Township, Chester County, Pennsylvania, that Chapter 200 of the Upper Uwchlan Zoning Code, entitled, “Zoning”, as amended, shall be amended as follows:

SECTION 1. The Zoning Map of Upper Uwchlan Township which is adopted in Section 200-9 shall be amended by removing the C-2 Limited Commercial District and rezoning the following parcels to PI- Planned Industrial/Office District

PARCEL ADDRESS	PARCEL TAX ID	OWNER(S)
10 W. Township Line Rd, Exton, Pa 19341	32-4-84	Howard W. & Barbara F. Lane
W. Township Line Rd, Exton, Pa 19341	32-4-77	Eagle Nurseries, Inc
11 W. Township Line Rd, Exton, Pa 19341	32-4-76	Kevin McGettigan
W. Township Line Rd, Exton, Pa 19341	32-4-83	Louis V. Buccino
20 22 W. Township Line Rd, Exton, Pa 19341	32-4-82.1	Louis V. Buccino
12 W. Township Line Rd, Exton, Pa 19341	32-4-82	Louis V. Buccino
50 W. Township Line Rd, Exton, Pa 19341	32-4-81	Barbara Lane
60 W. Township Line Rd, Exton, Pa 19341	32-4-80	Hankin Properties Partnership
70 W. Township Line Rd, Exton, Pa 19341	32-4-79-E	Methodist Society
80 W. Township Line Rd, Exton, Pa 19341	32-4-78-E	School District of Upper Uwchlan
30 A W. Township Line Rd, Exton, Pa 19341	32-4-82.2	Hankin Properties Partnership

The revised Zoning Map is attached hereto as Exhibit “A”.

SECTION 2. Section 200-8 shall be amended as follows:

For the purposes of this chapter, the Township of Upper Uwchlan is hereby divided into the following classes of districts:

R-1	Residential District
R-2	Residential District
R-3	Residential District
R-4	Residential District
C-1	Village Commercial District
C-3	Highway Commercial District
LI	Limited Industrial District
PI	Planned Industrial/Office District

SECTION 3. Article IX and Section 200-37 titled “C-2 Limited Commercial District” shall be deleted and the article and section numbers reserved.

SECTION 4. Section 200-72.1(A) shall be amended as follows:

“(1)(A). In the C-1, C-3, LI and PI Zoning Districts. Adaptive reuse opportunities by right, where not already permitted in the underlying base zoning district, may include but are not limited to the following.”

SECTION 5. The introductory paragraph in Section 200-98 titled “Signs in commercial, limited industrial and planned industrial/office districts” shall be amended as follows:

“Only the following types of signs shall be permitted in the Highway Commercial, Limited Industrial or Planned Industrial/Office Districts (i.e., the C-3, LI and PI Districts shown on the Upper Uwchlan Township Zoning Map), provided that the signs comply with all requirements herein specified. Note that Subsection H contains separate sign requirements for the C-1 District, as shown on the Zoning Map. Note that Subsection I contains additional standards for outdoor advertising billboard signs as allowed in the LI District, as shown on the Zoning Map. Note that freestanding pole signs are considered more appropriate for commercial and industrial uses.”

SECTION 6. The definition of “Village/Commercial District” in Section 143-3 shall be amended as follows:

VILLAGE/COMMERCIAL DISTRICT

An area that is zoned or otherwise designated as a village center and may include historic structures subject to historic preservation, and includes surrounding commercial

districts which the village center may extend into in future years. Consists of the C-1 and C-3 Zoning Districts in the Township.”

SECTION 7. Severability. If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

SECTION 8. Repealer. All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 9. Effective Date. This Ordinance shall become effective in five days from the date of adoption.

ENACTED AND ORDAINED this ____ day of _____, 2022.

ATTEST:

**UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS**

Gwen A. Jonik, Secretary

Sandra M. D’Amico, Chair

Jennifer F. Baxter, Vice-Chair

Andrew P. Durkin, Member

Category	C-1 Zoning District
Purpose	<p>A. Preserve the historical development patterns of the villages of Eagle and Byers Station Historic District, and establish standards for new development and coordinated street, parking, and landscape improvements and pedestrian amenities, so as to complement the village setting and provide for safe and convenient access;</p> <p>B. Provide for a variety of uses in a manner which facilitates and promotes pedestrian travel within the village setting.</p>
By-Right	<p>(1) (1) Business or professional office, bank or other financial institution, provided that no drive-through, outside walk-up ATM or other outside service shall be permitted by right.</p> <p>(2) Individual retail store, shop or establishment for the sale of drugs, dry goods, clothing, furnishings and other household supplies, variety, electronic goods and supplies, general merchandise, hardware, and garden supplies, provided that no adult-oriented use is provided. and no dispensing of gasoline shall be permitted and no drive-through, outside walk-up, or other outside service shall be permitted by right.</p> <p>(3) Individual retail store, shop or establishment for the sale of groceries and food without table service, including catering establishment, bakery, or confectionery shop, provided that no drive-through, outside walk-up or other outside service shall be permitted by right.</p> <p>(4) Personal service establishment, including but not limited to barbershop, beautician, tailor, dressmaker, shoe repair, repair of small appliances or electronic goods, or dry-cleaning service with a closed-loop system.</p> <p>(5) (Reserved)</p> <p>(6) Medical marijuana dispensary.</p> <p>(7) Restaurant. Including Outdoor Dining in accordance with Section XXXX.</p>
Conditional Use	<p>(1) Educational or religious use.</p> <p>(2) Cultural studio or facility.</p> <p>(3) Day-care center.</p> <p>(4) Bank or other financial institution with drive-through, walk-up ATM or other outside service, provided that such service shall not be permitted within direct view from any dedicated public street. Reserved.</p> <p>(5) Individual retail store, shop or establishment otherwise permitted as provided in Subsection A(2) or (3) above, with drive-through, walk-up or outside counter or curb service, provided that such service shall not be permitted within direct view from any dedicated public street. Reserved.</p> <p>(6) Mixed-use dwelling.</p> <p>(7) Bed-and-breakfast inn.</p> <p>(8) Eating and/or drinking establishment with inside and/or outside table service and with or without indoor or outdoor counter service for consumption on- or off-site but excluding drive-through service.</p> <p>(9) On tracts located adjacent to the Route 100 Bypass Graphite Mine Road and south of Byers Road only, any use permitted by right, conditional use, or special exception in the C-3 Highway Commercial District and not otherwise permitted in the C-1 Village District. For the purposes of this section, the term "adjacent" shall apply to tracts with direct frontage on the Route 100 Bypass Graphite Mine Road, whether or not access to the Bypass Graphite Mine Road is provided, as well as tracts contiguous to such tracts, where contiguous tracts are developed together with the tract(s) having direct frontage, under common authority and in accordance with a unified development plan. Contiguous tracts shall share a common boundary and shall not be separated by any public street. Conditional use approval hereunder shall not confer a right of direct access to the Bypass Graphite Mine Road where such is not otherwise specifically approved.</p> <p>(10) Any two or more principal uses otherwise permitted by right, conditional use, or special exception as provided herein. As a condition of conditional use approval, the Board of Supervisors may require that any application for a combination of two or more principal uses comply with the provisions of § 200-70 of this chapter, as deemed applicable by the Board.</p> <p>(11) Adaptive reuse for historic preservation where indicated as a use subject to approval by the Board of Supervisors as a conditional use in accordance with § 200-72.1.</p>
Accessory Use	<p>(1) Bed-and-breakfast establishment as set forth in § 200-62B(5). Reserved.</p> <p>(2) Home occupation as set forth in § 200-62B(4). Reserved.</p> <p>(3) Any other customary residential or commercial accessory use only, subject to all applicable provisions of § 200-62.</p>

Special Exception	(1) Municipal or public uses; governmental or public utility building or uses. (2) Conversion of dwellings as set forth in § 200-63 Reserved.
Other	Adaptive reuse for historic preservation where indicated as a use by right in accordance with § 200-72.1.

Category	C-2 Zoning District
Purpose	In the C-2 Limited Commercial District, the use regulations, area and bulk regulations, community facility provisions, and design standards set forth in Article XII for the PI Planned Industrial/Office District shall apply.
By-Right	
Conditional Use	
Accessory Use	
Special Exception	
Other	

Category	C-3 Zoning District
Purpose	to provide for retail and service uses in an area of the Township accessible to a regional highway system. The C-3 District establishes standards for a unified and organized arrangement of buildings, service and parking areas, to facilitate access management and provide for safe, convenient and attractive commercial activity in the Township.
By-Right	<p>(1) Business or professional office, bank or other financial institution, passenger station for public transportation.</p> <p>(2) Individual retail store or shop for sale of food, groceries, drugs, dry goods, clothing, furnishings and other household supplies, variety, electronic goods and supplies, automotive supplies, general merchandise, hardware and garden supplies, provided that no sale or dispensing of gasoline or other fuels and no adult-oriented use shall be permitted.</p> <p>(3) Eating and drinking establishment, confectionery shop, bakery, or other place serving food or beverages.</p> <p>(4) Personal service establishment, including but not limited to barbershop, beauty salon, shoe repair, tailor, dressmaker, repair of small appliances or electronic goods, or dry-cleaning service.</p> <p>(5) Retail or wholesale establishment for the sale of plumbing and heating equipment and supplies, lumber yard, including the customary storage and work yards incidental thereto.</p> <p>(6) Educational or religious use.</p> <p>(7) Cultural studio or facility.</p> <p>(8) Medical marijuana dispensary.</p>
Conditional Use	<p>(1) Any two or more principal uses otherwise permitted by right, conditional use, or special exception as provided herein. As a condition of conditional use approval, the Board of Supervisors may require that any application for a combination of two or more principal uses comply with the provisions of § 200-70 of this chapter, as deemed applicable by the Board.</p> <p>(2) Day-care center.</p> <p>(3) Hotel or motel.</p> <p>(4) Bed-and-breakfast inn.</p> <p>(5) Bowling lanes, indoor theater, and other place of indoor amusement or recreation.</p> <p>(6) Sale or dispensing of gasoline as a principal or accessory use.</p> <p>(7) Vehicular sales establishment and sale of farming equipment in operable condition, provided that any used motor vehicle and any used trailer over 1,000 pounds shall bear a current state inspection sticker.</p> <p>(8) Sale or bulk storage of coal, petroleum or other fuels, excluding, however, combustible trash or waste.Reserved.</p> <p>(9) Vehicular service establishment; service and minor repairs to motor-driven vehicles and farming equipment, but not including body or fender repair, painting or major overhauling.</p> <p>(10) Car wash.</p> <p>(11) Adaptive reuse for historic preservation where indicated as a use subject to approval by the Board of Supervisors as a conditional use in accordance with Section 200-72.1.</p> <p>(12) Mixed-use dwelling.</p>
Accessory Use	Accessory uses. In the C-3 Highway Commercial District, a building may be erected, altered or used, and a lot may be used or occupied for any customary commercial accessory use(s) provided that they are incidental to any permitted principal use
Special Exception	<p>(1) Municipal or public uses; governmental or public utility building or uses.</p> <p>(2) Conversion of dwellings as set forth in § 200-63Reserved.</p>
Other	Adaptive reuse for historic preservation where indicated as a use by right in accordance with § 200-72.1.

Category	Limited Industrial District
Purpose	to provide for limited industrial and other related intensive activities in the Township, to encourage the establishment of industrial uses which will offer additional employment opportunities and an increased tax base for the Township ; to establish reasonable standards governing industrial development to ensure its compatibility with the character of the area and adjacent land uses, and to locate industrial uses within close proximity to major roads in order to provide safe and efficient access by industrial-related traffic.
By-Right	<p>A. Assembly of office equipment and electrical appliances and supplies; and similar processes not to include the manufacturing of iron, steel, other metals or alloys, or metal processing.</p> <p>B. Manufacture of light industrial products from already prepared materials (such as wood, metal, cloth, leather, paper, plastic, glass); manufacture of professional, scientific, or electronic instruments; jewelry; watches, small appliances, and similar products.</p> <p>B.1. Medical marijuana grower/processor.</p> <p>C. Research, engineering, or testing laboratories.</p> <p>D. Public utility operating facilities.</p> <p>E. Printing or publishing establishment.</p> <p>F. Office building.</p> <p>G. Wholesale warehouse, and distribution.</p> <p>H. Churches/religious uses.</p>
Conditional Use	<p>(1) Surface mining operations.</p> <p>(2) Sanitary landfills.</p> <p>(3) Junkyard.</p> <p>(4) Recycling collection center, excluding processing or transfer station.</p> <p>(5) Motor vehicle body or fender repair, including painting or major overhauling.</p> <p>(6) A helicopter landing pad as an accessory use to any of the uses permitted by right, by conditional use or by special exception, when such accessory use is authorized by conditional use procedure and providing that any such accessory use shall comply with the following: {(a) – (f) Helicopter specific requirements, not included in this summary}</p> <p>(7) Indoor health spas, fitness centers, indoor bowling lanes, indoor tennis courts and indoor skating rinks subject to all applicable requirements of the L-1 District and all other requirements of the Township's existing ordinances.</p> <p>(8) Tower-based wireless communication facilities.</p> <p>(9) Adult-oriented use, where located not less than 500 feet from any similar use and from any residence, church, or public or private school or day-care facility.</p> <p>(10) Municipal or public uses; governmental or public utility building or uses.</p> <p>the following additional uses shall be permitted when established on a property designated by the Township as a Class I or Class II Historic Resource, where historical building(s) shall be adaptively re-used, and where an economic development license has been issued by the Board of Supervisors for the purpose of local economic development:</p> <p>(1) Bakeries.</p> <p>(2) Retail sales.</p> <p>(3) Restaurants; including tavern, brew pub, confectionary, ice cream stand, diner, sandwich or pizza parlor providing both dining and take-out service.</p> <p>(4) Adaptive reuse for historic preservation where indicated as a use subject to approval by the Board of Supervisors as a conditional use in accordance with Section 200-72.1.</p>
Accessory Use	(1) Customary industrial accessory uses.
Special Exception	Any use similar to the above permitted uses not specifically provided for herein, provided that the use meets the performance requirements of § 200-82 of this chapter. Reserved.
Other	Adaptive reuse for historic preservation where indicated as a use by right in accordance with § 200-72.1.

	Light Industrial	Planned Industrial	Notes:
Labs: By Right in both LI and PI	Research, engineering, or testing laboratories.	Laboratory for scientific research and development including animal research provided such animal research is conducted pursuant to the Guiding Principles in the Use of Animals in Toxicology as adopted by Society of Toxicology in July 1989 and revised in March 1999.	Come to a single definition that applies to both districts
Utilities: By Right in both LI and PI	Public utility operating facilities.	Passenger station for public transportation; electric substation; telephone central office.	Come to a single definition that applies to both districts
Printing; By right in LI	Printing or publishing establishment.	No equivalent - why not? Does not see to be a reason not to allow	Come to a single definition that applies to both districts
Office Building: By Right in both LI and PI	Office building.	Offices or office building for administrative, executive and professional activity, and similar activities involving the performance or rendering of professional service, such as a bank, financial institution, the sale of real estate and business office including the showing of samples, sale promotion and demonstration of equipment, provided, however, that no merchandise shall be warehoused on the premises for sale, exchange or delivery thereon, and further provided that nothing herein preclude sale or manufacturers' representatives from arranging for the sale of merchandise manufactured, fabricated or warehoused at, or delivered to, locations outside of the PI District.	Come to a single definition that applies to both districts
Con Center: By right in PI	No equivalent - why not? Does not see to be a reason not to allow	Hotel and/or conference center where a conference center is designed as a building or series of buildings, designed and used as a professional meeting and training facility and may include conference rooms, recreational facilities, restaurants, sundries shops and other accessory facilities; a minimum of five acres shall be required for this use.	Come to a single definition that applies to both districts
Church:By Right in both LI and PI	Churches/religious uses.	Churches.	Come to a single definition that applies to both districts
Muni structures; by right in PI, Conditional Use in LI - why?	Municipal or public uses; governmental or public utility building or uses.	Public uses, structures, or buildings owned or operated by the municipality, a municipal authority organized by the municipality or an authority of which the municipality is a member.	Come to a single definition that applies to both districts. Unclear why it should be conditional use for LI
Fitness: By right in PI, conditional use in LI - why?	Indoor health spas, fitness centers, indoor bowling lanes, indoor tennis courts and indoor skating rinks subject to all applicable requirements of the L-1 District and all other requirements of the Township's existing ordinances.	Indoor recreational facilities containing amenities such as a swimming pool, spa, indoor track, nautilus equipment, handball and racquetball courts and facilities typical of a YMCA facility.	Come to a single definition that applies to both districts. Unclear why it should be conditional use
Daycare: By right in PI	No equivalent. Why not?	Day-care centers.	Come to a single definition that applies to both districts
Warehouse: By right in PI	No equivalent. Why not?	Wholesaling, warehousing and distributing, provided that there shall be no exterior evidence of such, and, further, no bulk storage of liquid or gaseous fuels or chemicals shall be permitted except for immediate consumption on the premises.	Come to a single definition that applies to both districts

Regional Township Zoning

West Pikeland	No commercial or industrial districts
West Vincent	Planned Commercial / Limited Industrial
West Vincent	Ludwigs Village Center Commercial
West Vincent	Village Center Residential Overlay
West Vincent	Route 100 Overlay
West Vincent	Municipal District
Uwchlan	Planned Commercial
Uwchlan	Planned Commercial 2
Uwchlan	Planned Industrial Commercial
Uwchlan	Planned Commercial Industrial Development
Uwchlan	Planned Industrial
East Nantmeal	Agricultural Preservation District
East Nantmeal	Agricultural Residential District
East Nantmeal	Commercial District
East Nantmeal	Industrial / Agricultural - 1
East Nantmeal	Industrial / Agricultural -2
East Nantmeal	Educational / Institutional

District	Allowed By Right
Commercial	Retail establishment for sale of dry goods, drugs, food, jewelry, variety and general merchandise, hardware, household furnishings and supplies, instruments, electronic appliances, including repair service.
Commercial	Restaurant, tearoom, cafe, confectionery or other place serving food or beverages, provided that no curb service shall be permitted.
Commercial	Personal service shop, including barber, beauty salon, shoe repair, tailor, dressmaking, pickup station for laundry and dry cleaning.
Commercial	Passenger station for public transportation, bank, savings and loan association or other financial institution, business or professional office, offices or office building for administrative, executive and professional activity, and similar activities involving the performance or rendering of professional services, such as mortician, the sale of real estate and business office
Commercial	Automatic self-service laundry and dry-cleaning establishment with certificates of approval by the public health agency having jurisdiction, with regard to waste disposal, and by the Fire Marshall, with regard to compliance with all safety regulations.
Commercial	Churches.
Commercial	Public uses, structures or buildings owned or operated by the Township, a Municipal Authority organized by the Township or an Authority of which the Township is a member.
Commercial	Dispensary, provided that such use shall not be permitted closer than 1,000 linear feet from a school or day-care center, and subject to all applicable requirements of the Medical Marijuana Act.
Commercial - Industrial	Manufacturing, wholesaling, processing, warehousing and distributing, provided that no bulk storage of liquid or gaseous fuels shall be permitted except for consumption on the premises.
Commercial - Industrial	Laboratory for scientific research and development.
Commercial - Industrial	Passenger station for public transportation; electric substations; telephone central office.
Commercial - Industrial	Theater (movie or performing) within a permanent building; library, civic or cultural center.
Commercial	Indoor retail uses for the sale of retail products or services such as restaurants.
Commercial	Small office uses, defined as office buildings or complexes that, in aggregate, provide no more than 10,000 square feet of gross leasable floor area.
Commercial	Bank or financial institutions.
Commercial	Township municipal use
Commercial	Public recreational facilities, not accessory to a residential use, such as golf or country clubs, swim clubs, tennis courts and similar facilities, excluding however athletic fields

Commercial - Industrial	Retail establishment for sale of dry goods, drugs, food, jewelry, variety and general merchandise, hardware, household furnishings and supplies, instruments, electronic appliances, including repair service, job printing.
Commercial - Industrial	Restaurant, tearoom, cafe, confectionery or other place serving food or beverages, provided that no curb service shall be permitted.
Commercial - Industrial	Automobile court or motel, bowling lanes or other similar place of indoor recreation.
Commercial - Industrial	Personal service shop, including barber, beauty salon, shoe repair, tailor, dressmaking, pickup station for laundry and dry cleaning.
Commercial - Industrial	Frozen food lockers, wholesaling, warehousing, distributing, provided that all parking, loading and unloading shall be in the rear of the building and screened from a side street if on a corner lot.
Commercial - Industrial	Offices or office building for administrative, executive and professional activity, and similar activities involving the performance or rendering of professional service, such as a bank, financial institution, mortician, the sale of real estate and business office
Commercial - Industrial	Wholesale establishment for the sale and distribution of dry goods, drugs, foods, variety and general merchandise, hardware, household furnishing, electrical appliances and supplies, job printing.
Commercial - Industrial	Wholesale establishment for the sale of plumbing and heating equipment and supplies, lumberyard, including the customary storage and work yards incidental thereto when screened by a fence, wall or planting screen.
Commercial - Industrial	Automatic self-service laundry and dry-cleaning establishment with certificates of approval by the public health agency having jurisdiction, with regard to waste disposal, and by the Fire Marshal, with regard to compliance with all safety regulations.
Commercial - Industrial	Public uses, structures, or buildings owned or operated by the Township, a Municipal Authority organized by the Township or an Authority of which the Township is a member.
Commercial - Industrial	Manufacturing, assembling and/or servicing electronic equipment.
Commercial - Industrial	Passenger station for public transportation; electric substation; telephone central office.
Commercial - Industrial	Hotel and/or conference center.
Commercial - Industrial	Professional and other business offices.
Commercial - Industrial	Restaurant, cafeteria or recreational facilities designed for the comfort and convenience of employees, provided such facilities are located inside the confines of the building and are not offered for use by the general public.
Commercial - Industrial	Churches.
Commercial - Industrial	Public uses, structures, or buildings owned, operated or subsidized by the Township, a Municipal Authority organized by the Township or an Authority of which the Township is a member.

Commercial - Industrial	Indoor recreational facilities containing amenities such as a swimming pool, spa, indoor track, nautilus equipment, handball courts and facilities typical of a YMCA facility.
Commercial - Industrial	Laboratory for scientific research and development, excluding animal research for cosmetics purposes.
Commercial - Industrial	Day-care centers.
Commercial - Industrial	Wholesaling, warehousing and distributing, provided that there shall be no exterior evidence of such, and, further, no bulk storage of liquid or gaseous fuel or chemicals shall be permitted except for immediate consumption on the premises.

District	Accessory Use
Commercial	off street parking
Commercial	signs
Commercial	incidental to primary use
Commercial	A single dwelling unit constructed over or behind an indoor retail or office use.
Commercial	Wholesale use when accessory to a retail use on the same lot.
Commercial	Other uses accessory to permitted principal uses.
Commercial	Class I or class II home occupation.
Commercial - Industrial	Off-street parking, provided that, where a parking space abuts a grass median of at least two feet in width, or four feet in width where parking spaces are on each side of the median, the minimum length of the parking space may be 18 feet.
Commercial - Industrial	Signs
Commercial - Industrial	Other accessory uses, structures or building, provided such are clearly incidental to the principal use.
Commercial - Industrial	Private parking areas
Commercial - Industrial	Signs
Commercial - Industrial	Other accessory uses, structures or buildings, provided such are clearly incidental to the principal use.

District	Conditional Use
Commercial	Shopping centers, except gas stations
Commercial	Hotel adjacent to arterial hwy
Commercial	Any other use determined by BoS to be of same general character as permitted use
Commercial	Multiple permitted uses on the same lot
Commercial	Passenger transportation terminals.
Commercial	Offices, defined as office buildings or complexes that, in aggregate, provide more than ten thousand (10,000) square feet but less than twenty five thousand (25,000) square feet of gross leasable floor area.
Commercial	Antenna support structures for personal wireless service and public broadcast
Commercial - Industrial	Shopping centers
Commercial - Industrial	Structures over 2 1/2 stories or 35 feet in height up to 65 feet in height may be permitted
Commercial - Industrial	Public and private wireless communication facilities.
Commercial - Industrial	Facilities for outdoor recreation, not including shooting or archery ranges, motor vehicle racing or amusement parks.
Commercial - Industrial	Any other use as determined by the Board of Supervisors to be the same general character as the permitted uses.
Commercial - Industrial	Off-premises outdoor advertising signs
Commercial - Industrial	Hospitals
Commercial - Industrial	Any legitimate use not specifically provided for in any zoning district and which is not inherently objectionable.
Commercial - Industrial	Convenience centers. Principal uses except that no gasoline service stations, garages (private or public) or drive-in food establishments shall be permitted.
Commercial - Industrial	Theater (movie or performing) within a permanent building; library, civic or cultural center.
Commercial - Industrial	Automatic self-service laundry and dry-cleaning establishment.
Commercial - Industrial	Manufacturing and processing, provided that there shall be no bulk storage of liquid or gaseous fuels or chemicals except for immediate consumption on the premises, and no raw materials or finished products shall be permitted on the exterior of the building.
Commercial - Industrial	Restaurant, tearoom, cafe, confectionery or other place serving food or beverages, provided that no curb service shall be permitted.

Commercial - Industrial	Any nonresidential buildings in excess of three stories but not more than five stories or 65 feet in height, provided that:
Commercial - Industrial	Wagering and gambling facilities, provided that no such use shall be located on any lot or parcel of land unless said lot or parcel of land or any part thereof is separated by either (a) a distance of 1,500 feet (except for a hotel) or (b) the right-of-way of a limited access highway, from any lot or parcel of land which is used for residential purposes (except for a hotel) in the Township or an adjoining Township; or which is included in whole or in part within a residential zoning district of the Township or an adjoining Township.
Commercial - Industrial	Hospitals.
Commercial - Industrial	Off-premises outdoor advertising signs
Commercial - Industrial	Any other use as determined by the Board of Supervisors to be the same general character as the permitted uses.
Commercial - Industrial	Planned life care facility

District	Special Exception
Commercial	Automobile court or motel, indoor theater, bowling lanes or other similar place of indoor recreation.
Commercial	Living quarters for a proprietor, building manager, caretaker or watchman, if employed on the premises, as an accessory use within a principal building.
Commercial	A private-use helistop as an accessory use to a permitted principal use subject to Planning Commission review and recommendation and conformance to the general standards prescribed in XXX.
Commercial	Accessory uses, structures, or buildings not located on the same lot with the permitted principal use
Commercial	Outdoor retail uses for the sale of retail products or services such as nurseries and automobile sales. The sale and display of such uses may occur anywhere on the premises except within the buffer area.
Commercial	Drive-in facilities such as fast food restaurants, and public garages, automobile service stations and mechanical repair shops.
Commercial	Hotels, motels or inns
Commercial	Multiple dwelling units over indoor retail or office use
Commercial	Car wash.
Commercial	Self-storage facilities
Commercial - Industrial	A private-use helistop as an accessory use to a permitted principal use subject to Planning Commission review and recommendation and conformance to the general standards prescribed in § 610.
Commercial - Industrial	Accessory uses not located on the same lot with the permitted principal use.
Commercial - Industrial	Gasoline service station, provided that no station be located closer than a five-hundred-foot radius from the next nearest gasoline service station property line.
Commercial - Industrial	Living quarters for a proprietor, building manager, caretaker or watchman, if employed on the premises, as an accessory use within a principal building.
Commercial - Industrial	Commercial uses or activities which are customarily and directly related to the comfort and convenience of the traveling public, including rest facilities designed and operated exclusively for licensed truckers, when maintained in strict accordance with the regulations of the Pennsylvania Department of Labor and Industry, and any other public agency having jurisdiction.
Commercial - Industrial	A private-use helistop as an accessory use to a permitted principal use subject to Planning Commission review and recommendation and conformance to the general standards.

yes?



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: Proposed Headquarters Building
2. Plan Dated: 11/01/2022 County Deed Book/Page No. 9926/1799
3. Name of property owner(s): PJ Reilly Contracting, Inc.
301 Park Road LLC
Address: 557 West Uwchlan Avenue, Suite 220
State/Zip: Exton, PA 19341 Phone No.: 610-458-3140
Email: phil@pjreilly.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.
Monica R. Sweeney, PE - Wilkinson & Associates, Inc.
Address: 1220 Valley Forge Road, Suite 22
State/Zip: Phoenixville, PA 19460 Phone No.: 610-415-1220
Email: msweeney@wknape.com
7. Total acreage: 3.15 Number of Lots: 1
8. Acreage of adjoining land in same ownership: (If any) _____
9. Describe Type of Development Planned: The site will be developed into an office building,
garage, parking lots, and gravel storage area with associated utilities and stormwater management
facilities.

140 Pottstown Pike, Chester Springs, PA 19425
Phone: (610) 458-9400 • Fax: (610) 458-0307
www.upperuwchlan-pa.gov

RECEIVED

NOV - 4 2022

UPPER UWCHLAN TWP.

10. This Application shall be accompanied by: the Application Fee as listed below, an aerial image of the property, and the quantity of plans/supporting information as detailed in the Township Code §162-8.B.(1)(b) and/or §162-8.C.(1)(d).
[One-half of the required plan submissions may be of a reduced size, i.e. 11 x 17]

11. List all subdivision and zoning standards or requirements which have not been met and for which a waiver or change is requested.

Section 200-45C.2 Mini rear yard setback requirement

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: P. J. Reilly Contracting Co. Inc.
Date: 11/3/22

*Development subject to ACT 209 Impact Fee.

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

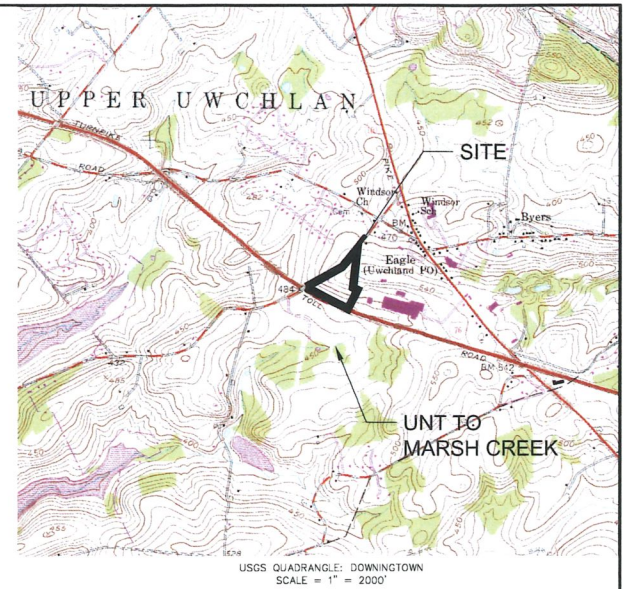
SUBDIVISION / LAND DEVELOPMENT APPLICATION FEE

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

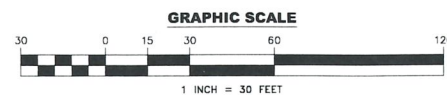
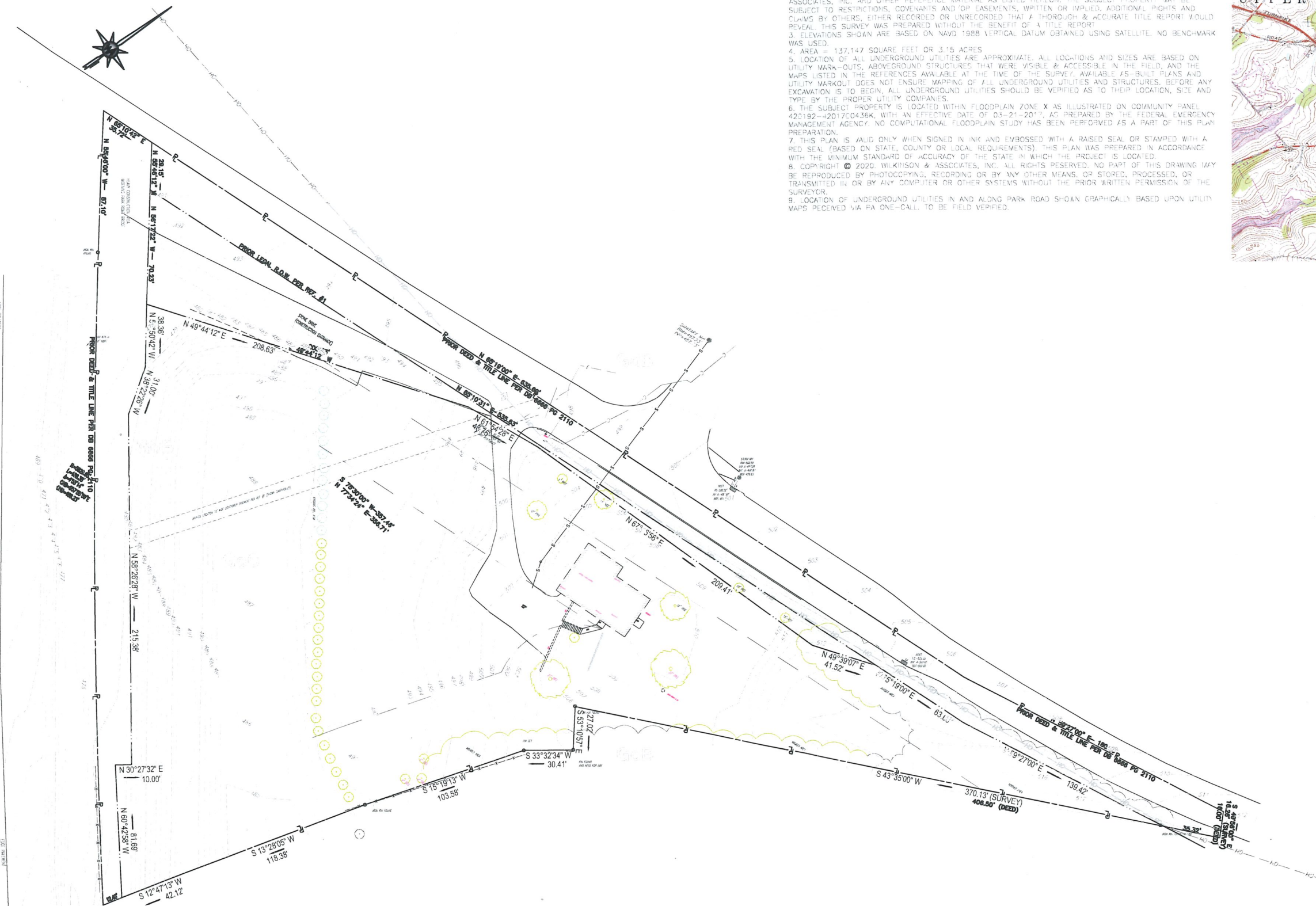
140 Pottstown Pike, Chester Springs, PA 19425
Phone: (610) 458-9400 • Fax: (610) 458-0307
www.upperwchlan-pa.gov

SURVEY NOTES:
1. THIS SITE IS KNOWN AS 301 PARK ROAD, UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA. THE SITE IS ALSO KNOWN AS APN #32-303-0067.0000, AND RECORDED IN DB 8926 PG 1789 AND DB 6666 PG 2110.
2. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY WILKINSON & ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON. THE SUBJECT PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED, ADDITIONAL RIGHTS AND CLAIMS BY OTHERS, EITHER RECORDED OR UNRECORDED THAT A THOROUGH & ACCURATE TITLE REPORT WOULD REVEAL. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
3. ELEVATIONS SHOWN ARE BASED ON NAVD 1988 VERTICAL DATUM OBTAINED USING SATELLITE. NO BENCHMARK WAS USED.
4. AREA = 137,147 SQUARE FEET OR 3.15 ACRES.
5. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVEGROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
6. THE SUBJECT PROPERTY IS LOCATED WITHIN FLOODPLAIN ZONE X AS ILLUSTRATED ON COMMUNITY PANEL 420192-4201700436K, WITH AN EFFECTIVE DATE OF 03-21-2017, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. NO COMPUTATIONAL FLOODPLAIN STUDY HAS BEEN PERFORMED AS A PART OF THIS PLAN PREPARATION.
7. THIS PLAN IS VALID ONLY WHEN SIGNED IN INK AND EMBOSSED WITH A RAISED SEAL OR STAMPED WITH A RED SEAL (BASED ON STATE, COUNTY OR LOCAL REQUIREMENTS). THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED.
8. COPYRIGHT © 2020, WILKINSON & ASSOCIATES, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR.
9. LOCATION OF UNDERGROUND UTILITIES IN AND ALONG PARK ROAD SHOWN GRAPHICALLY BASED UPON UTILITY MAPS RECEIVED VIA PA ONE-CALL. TO BE FIELD VERIFIED.

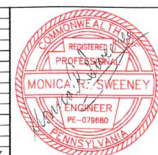


DEMOLITION NOTES

1. A LAND ALTERATION PERMIT WILL BE NEEDED PRIOR TO THE START OF ANY GRADING, EXCAVATION, REMOVAL OF TOPSOIL, REMOVAL OF TREES, OR REMOVAL OF ANY OTHER VEGETATIVE COVER.
2. IT SHALL BE THE DUTY OF EACH EXCAVATOR WHO INTENDS TO PERFORM EXCAVATION OR DEMOLITION WORK TO REQUEST THE LOCATION AND TYPE OF FACILITY OWNER LINES AT EACH WORK SITE BY NOTIFYING THE FACILITY OWNER THROUGH THE PA ONE CALL SYSTEM. NOTIFICATION SHALL BE NOT LESS THAN THREE (3) NOR MORE THAN TEN (10) BUSINESS DAYS IN ADVANCE OF BEGINNING EXCAVATION OR DEMOLITION WORK. NO WORK SHALL BEGIN EARLIER THAN THE LAWFUL START DATE WHICH SHALL BE ON OR AFTER THE THIRD BUSINESS DAY AFTER NOTIFICATION. THE LAWFUL START DATE SHALL EXCLUDE THE DATE UPON WHICH NOTIFICATION WAS RECEIVED BY THE ONE CALL SYSTEM AND NOTIFICATION RECEIVED ON A SATURDAY, SUNDAY OR HOLIDAY, WHICH SHALL BE PROCESSED ON THE FOLLOWING BUSINESS DAY IN THE CASE OF A COMPLETED PROJECT, NOTIFICATION SHALL NOT BE LESS THAN TEN (10) BUSINESS DAYS IN ADVANCE OF THE BEGINNING OF EXCAVATION OR DEMOLITION WORK.
3. WHERE EXCAVATION OR DEMOLITION WORK IS PROPOSED ON PRIVATE PROPERTY AND THE POTENTIAL FOR UNDERGROUND UTILITIES EXISTS THAT WERE NOT MARKED AS A RESULT OF THE ONE CALL, THESE AREAS SHOULD BE INVESTIGATED BY THIRD PARTY UTILITY LOCATORS TO ENSURE DAMAGE OR DISRUPTION TO UTILITY LINES OR FACILITIES IS AVOIDED. THE RESPONSIBILITY TO INVESTIGATE THE AFORESAID AREAS SHALL BE BORNE BY EACH EXCAVATOR WHO INTENDS TO PERFORM EXCAVATION OR DEMOLITION WORK.
4. WHERE EXISTING IMPROVEMENTS ARE DESIGNATED TO BE REMOVED (TRS), THEY SHALL BE REMOVED, FILLED, AND/OR GRADED PER THE GRADING PLAN(S), OR RESTORED TO EXISTING GRADIES WHERE NEW GRADING IS NOT BEING PROPOSED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOUNT FOR THE STRUCTURAL FILL NEEDED TO FILL THE VOID LEFT BY THE REMOVAL OF A STRUCTURE WITH FOUNDATION WALLS AND/OR FOOTERS, UNDERGROUND TANKS OR VAULTS, OR ANY OTHER STRUCTURE WHOSE REMOVAL RESULTS IN A NEED FOR FILL TO ACHIEVE PROPOSED GRADIES.
5. ALL WASTE MATERIALS SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 2801 ET SEQ., 2711, AND 2807 ET SEQ. NO WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
6. WHEREVER POSSIBLE, RECYCLING OF WASTE MATERIALS IS PREFERRED, RATHER THAN DISPOSAL.
7. ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS MUST BE FOLLOWED IN THE USE, HANDLING, AND DISPOSAL OF POTENTIALLY HAZARDOUS MATERIALS.
8. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN EAS PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR DEP FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
9. REMOVE ALL TREES PER TOWNSHIP REQUEST.
10. REMOVE CHAINLINK FENCE ALONG RESIDENTIAL PROPERTY BOUNDARIES AND ALONG JEROME'S PROPERTY BOUNDARY.



REV.	DATE	DESCRIPTION	BY



PROJECT:
PROPOSED HEADQUARTERS BUILDING
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
PREPARED FOR:
P.J. REILLY CONTRACTING CO., INC.
557 W. UWCHLAN AVENUE, SUITE 220
EXTON, PA 19341

PLAN TITLE:
PRELIMINARY LAND DEVELOPMENT PLAN
EXISTING FEATURES PLAN

PREPARED BY:
WILKINSON & ASSOCIATES, INC.
THE COMMONS AT VALLEY FORGE
1220 VALLEY FORGE ROAD
SUITE 22
PHOENIXVILLE, PA 19460
PHONE (610) 415-1220
FAX (610) 415-1224



Dial 8-1-1 or 1-800-242-1776 not less than 3 business days prior to the start of excavation. Coordinate your projects via Coordinate PA at www.paonecall.org. Pennsylvania One Call System Serial Number

DESIGNED MRS	PROJECT # 2021-231
CHECKED (PM) MRS	DRAWING # 2 OF 11
DATE 1/16/2022	SCALE AS SHOWN

THIS SUBDIVISION AND LAND DEVELOPMENT PLAN WAS REVIEWED BY RESOLUTION
OF THE TOWNSHIP COUNCIL OF UPPER LITCHFIELD THIS

CERTIFICATION FOR RECORDING

THIS SUBDIVISION AND LAND DEVELOPMENT PLAN WAS RECORDED IN THE OFFICE
OF RECORDER OF DEEDS FOR CHESTER COUNTY, PENNSYLVANIA, THIS

DA: DF 20 ECPC #

RECORDED OF DEEDS

I, _____ B.E. A PENNSYLVANIA PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THE SUBDIVISION AND LAND DEVELOPMENT SHOWN HEREON COMPLIES WITH ALL APPLICABLE REGULATIONS INCLUDING BUT NOT LIMITED TO THE BOROUGH ZONING AND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

WILKINSON & ASSOCIATES, INC. P.E. WPE-000000 DATE _____

**APPROVED BY THE TOWNSHIP OF SCHUYLKILL BOARD
OF SUPERVISORS**

THIS SUBDIVISION AND LAND DEVELOPMENT PLAN WAS APPROVED BY RESOLUTION
OF THE TOWNSHIP BOARD OF SUPERVISORS OF UPPER UICHAN TOWNSHIP THIS

_____ DAY OF _____, 20____.

APPROVED BY THE CHESTER COUNTY PLANNING COMMISSION

THIS SUBDIVISION AND LAND DEVELOPMENT PLAN WAS APPROVED BY RESOLUTION
OF THE CHESTER COUNTY PLANNING COMMISSION THIS

OWNER'S CERTIFICATION

I, _____ HEREBY CERTIFY THAT
_____ HAVE LAID OUT UPON OUR LAND SITUATED IN THE
TOWNSHIP OF LOTTER, WICHMAN, COUNTY OF CHESTER, COMMONWEALTH OF
PENNSYLVANIA, LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN
WHICH IS INTENDED TO BE FORTHWITH RECORDED, WITNESS OUR HAND AND
SEAL THIS _____ DAY OF _____, 20____.

SIGNATURE

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF _____ DAY OF _____ 20____ BEFORE ME THE
SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA,
PERSONALLY APPEARED _____ WHO ACKNOWLEDGED THIS PLAN TO BE
OFFICIAL PLAN OF LOTS AND PROPERTY SHOWN THEREIN THE TOWNSHIP OF
UPPER MICHIGAN, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, AND
DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF
20____

NOTARY PUBLIC
(SEAL)

17% COMMISSION EXPIRES.

A VARIANCE IS BEING REQUESTED FOR THE MINIMUM REAR YARD SETBACK.

EXISTING FEATURES / LEGEND

NOTE: ALL ITEMS SHOWN IN LEGEND MAY NOT NECESSARILY APPEAR ON THIS PLAN

- | | |
|--|----------------------------|
| | TRACT (SITE) BOUNDARY |
| | ADJACENT BOUNDARY |
| | RIGHT OF WAY LINE |
| | ROADWAY CENTERLINE |
| | WETLAND BOUNDARY |
| | FLOODPLAIN BOUNDARY |
| | TREELINE |
| | CONTOUR (MAJOR INDEX) |
| | CONTOUR (MINOR) |
| | SPOT ELEVATION |
| | STORM SEWER |
| | SANITARY SEWER |
| | GAS LINE |
| | WATER LINE |
| | UNDERGROUND ELECTRIC LINE |
| | OVERHEAD UTILITY LINE |
| | UNDERGROUND TELEPHONE LINE |
| | SOIL TYPE BOUNDARY |
| | IRON PIN FOUND |
| | UTILITY POLE |
| | MANHOLE |
| | MONUMENT |

PROPOSED FEATURES / LEGEND

NOTE: ALL ITEMS SHOWN IN LEGEND MAY NOT NECESSARILY APPEAR ON THIS PLAN

- LOT LINE
 RIGHT-OF-WAY LINE
 BUILDING SETBACK LINE
 ROADWAY CENTERLINE
 TREE LINE (7' D RIMAN)
 CONTOUR (MAJOR (NOSE)
 CONTOUR (MINOR)
 SPOT ELEVATION
 STORM SEWER
 SANITARY SEWER
 GAS LINE
 WATER LINE (P' PRESSURE CLASS > 240 PSI)
 WATER LINE LATERAL
 UNDERGROUND ELECTRIC LINE
 UNDERGROUND TELEPHONE LINE
 OVERHEAD UTILITY LINE
 CONCRETE MONUMENT/IN P/N TO BE SET
 UTILITY POLE
 STORM SEWER MANHOLE
 SANITARY SEWER MANHOLE
 INLETS

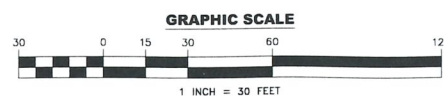
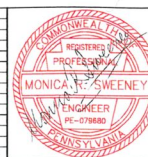


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Coordinate your projects via Coordinate PA at www.paonecall.org.

Pennsylvania One Call System Serial Number

Pennsylvania One Call System Serial Number

[illegible]

PROJECT:

PROPOSED HEADQUARTERS BUILDING

UPPER UWCHLAN TOWNSHIP CHESTER COUNTY
PENNSYLVANIA

PREPARED FOR:

P.J. REILLY CONTRACTING CO., INC.
557 W. UWCHLAN AVENUE, SUITE 220
EXTON, PA 19341

PLAN TITLE:

**PRELIMINARY LAND
DEVELOPMENT PLAN**

**SITE LAYOUT, UTILITY, &
LANDSCAPE PLAN**



WILKINSON & ASSOCIATES, INC.

THE COMMONS AT VALLEY Forge
1220 VALLEY Forge ROAD
SUITE 22
PHOENIXVILLE, PA 19460
PHONE (610) 415-1220
FAX (610) 415-1224

DESIGNED MRS	PROJECT #
CHECKED (PM) MRS	2021-231
DATE 11/01/2022	DRAWING #
SCALE AS SHOWN	3 OF 11



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

December 2, 2022

File No. 22-11010

VIA E-MAIL ONLY

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

Reference: 301 Park Road – P.J. Reilly Contracting, Inc.
Proposed Headquarters Building
Preliminary Land Development Application
Upper Uwchlan Township, Chester County, PA

Dear Tony:

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

- Plan set consisting of fourteen (14) sheets titled “Proposed Headquarters Building 301 Park Road” prepared by Wilkinson & Associates, Inc., dated November 1, 2022.
- Stormwater Management Report titled “Proposed Headquarters Building 301 Park Road” prepared by Wilkinson & Associates, Inc., dated November 1, 2022.
- Subdivision / Land Development Application, dated 11/01/22.
- Act 247 County Referral.

G&A, along with the other Township Consultants, have completed our first review of the above referenced land development application for compliance with the applicable sections of the Township’s Zoning, Subdivision and Land Development, and Stormwater Management Ordinance, 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

Upper Uwchlan Township Manager

Reference: 301 Park Road – P.J. Reilly Contracting, Inc.
Proposed Headquarters Building
Preliminary Land Development Application
Upper Uwchlan Township, Chester County, PA

File No. 22-11010

December 2, 2022

I. OVERVIEW

The site is approximately 3.15 acres in size and contains an existing one-story dwelling as well as part of an above-ground stormwater detention basin associated with the adjacent parcel. The property is located within the LI (Limited Industrial) Zoning District.

The Applicant is proposing to construct a one-story, 8,400 SF office building and garage as well as paved access drives and parking areas. Three (3) underground stormwater basins and one (1) above ground basin will be constructed to manage the post construction runoff.

II. ZONING ORDINANCE REVIEW

1. Sections 200-44.F, K, J and 200-62.F – The Township application states the site uses will be office and garage (in the same building), as well as an outdoor gravel storage area. Office building is a permitted use in the LI District, and outdoor storage is a permitted accessory use. We defer to the Zoning Officer to determine if the garage use is permitted by right.
2. Section 200-45 – Add a zoning table showing the required and proposed bulk zoning regulations. Label and dimension all yard setbacks on the plan view. Show the front lot line / street line on the plans as well; Park Road has an ultimate right-of-way of 50-feet.
3. **(V)** Section 200-45 – A portion of the proposed building is shown within the required yard setback, which will require a variance. The Applicant has noted on Sheet 3 they will be seeking this relief.
4. Section 200-73.A(3) – In any industrial district, no parking, loading or service area shall be located within 25 feet of the ultimate right-of-way line. Show the ultimate right-of-way of Park Road as well as this setback.

Upper Uwchlan Township Manager

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Proposed Headquarters Building
Preliminary Land Development Application
Upper Uwchlan Township, Chester County, PA

File No. 22-11010

December 2, 2022

5. Section 200-73.B(3) – Pedestrian paths shall be provided from the parking areas to the entrances of buildings. Pedestrian walks crossing any parking and driveway aisles shall be delineated by either stripes or a different paving material. Show pedestrian paths on the plans.
6. Section 200-73.C – Provide a typical parking space dimension (9-feet wide by 18-feet deep) and dimension the aisle widths (25-feet).
7. Sections 200-73.D(3), 200-77 and 200-78 – Parking areas shall be landscaped in accordance with § 162-57 of Chapter 162, Subdivision and Land Development. Provide a landscaping plan. We defer to Brandywine Conservancy regarding landscaping review.
8. Section 200-73.H – Provide the parking calculation.
9. Section 200-74 – Show the off-street loading and unloading area.
10. Section 700-79 – A lighting plan shall be provided in accordance with this section.
11. Section 200-80.A(2) – For the purposes of this section, permanent outdoor storage shall consist only of the storage of materials (e.g., mulch, landscape plant materials) or products that directly pertain to the allowed use(s) of the subject property, except for the outdoor storage of vehicles which is regulated by Subsection D of this section. The Application states that the site will contain a gravel storage area. Please indicate on the plan view via shading / label where the gravel storage area is to be located.
12. Section 200-80.A(4) – Permanent outdoor storage shall be completely screened from view of any public right-of-way and any adjacent uses in accordance with §§ 200-77 and 200-88 of this chapter, and with Chapter 162, Subdivision and Land Development. We defer to Brandywine Conservancy in this matter.

Upper Uwchlan Township Manager

Reference: 301 Park Road – P.J. Reilly Contracting, Inc.
Proposed Headquarters Building
Preliminary Land Development Application
Upper Uwchlan Township, Chester County, PA

File No. 22-11010

December 2, 2022

13. Section 200-80.A(5) – No storage shall be permitted within the front yard of any lot. It should be confirmed this requirement is being met.
14. Section 200-80.A(6) – Permanent or temporary outdoor storage as an accessory use shall occupy an area of less than $\frac{1}{2}$ the existing building coverage of the building lot's principal use. In no case shall more than 25% of the building area be used for any outdoor storage. Accessory uses requiring a greater land area for storage than specified herein may be permitted as a special exception. Provide a calculation showing compliance with this requirement.
15. Section 200-80.B - Show the proposed garbage storage area on the plans in accordance with this section.
16. Section 200-80.C – Clarify whether any fuel or other explosive materials are intended to be stored on the site.
17. Section 200-88.E – Fences or walls shall not be located in drainage easements or drainage swales that are part of an approved stormwater management plan pursuant to applicable ordinances, in such a manner as to impede water flow within the easement or swale. Plans for the adjacent tract show a drainage easement on the subject property, which is not shown on the plans. This easement shall be shown on the plans. If the retaining wall, grading or other proposed features are within the easement, the applicant shall demonstrate that these features are permitted. Based on proposed grading, provide calculations showing that the basin volume will not be reduced. Finally, design calculations for the retaining wall within the basin shall be based on the highest water elevation when full.
18. Section 200-93 – The applicant shall clarify if signage is proposed.

III. SUBDIVISION & LAND DEVELOPMENT ORDINANCE REVIEW

1. Section 162-9.B.(1)(h) – The submittal shall include the conservation plan, per Subsection E of this section, and the improvement construction plan, per Subsection F of this section.

Upper Uwchlan Township Manager

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Proposed Headquarters Building
Preliminary Land Development Application
Upper Uwchlan Township, Chester County, PA

File No. 22-11010

December 2, 2022

2. Section 162-9.B.(2)(b)[4] – Zoning information, including applicable district, lot size and yard requirements, and any zoning boundaries that traverse or are within 200 feet of the tract should be added to the Record Plan.
3. Section 162-9.B.(2)(b)[7] – Show all existing rights-of-way within and adjacent to the tract.
4. Section 162-9.B.(2)(b)[9] – Provide the names of all owners and deed book reference of all adjacent lands, the names of all proposed and existing subdivisions adjacent, and the locations and dimensions of any streets or right-of-way easements.
5. Section 162-9.B.(2)(b)[10] – The locations and dimensions of all existing streets, sewers and sewage systems, water mains and feeder lines, fire hydrants, gas, electric, and oil transmission lines, watercourses, sources of water supply, easements, and other significant features within the property, or such driveways, intersections and utilities within 100 feet of any part of the property proposed to be developed or subdivided should be shown on the plan.
6. Section 162-9.B.(2)(c)[1] – Show the location and width of all streets and rights-of-way with a statement of any conditions governing their use, including geometrics to the nearest intersection.
7. Section 162-9.B.(2)(c)[4] – Label the minimum side and rear yard limits to each lot.
8. Section 162-9.B.(2)(c)[5] – Add a statement to the plan indicating the intended use.
9. Section 162-9.B.(2)(c)[10] – Show the locations of right-of-way monuments.
10. Sections 162-9.B.(2)(d)[1] and 162-9.D – Provide a preliminary site analysis and impact plan, prepared in accordance with Subsection D.

Upper Uwchlan Township Manager

Reference: 301 Park Road – P.J. Reilly Contracting, Inc.
Proposed Headquarters Building
Preliminary Land Development Application
Upper Uwchlan Township, Chester County, PA

File No. 22-11010

December 2, 2022

11. Section 162-9.B.(2)(d)[5] – A preliminary landscaping plan shall be included with each industrial plan, prepared in accordance with § 200-78 of Chapter 200, Zoning.
12. Section 162-9.F.(2)(c) – The applicant shall identify all the outlined information, as applicable, on a single plan. The utilities plan shall be labeled such and shall be placed on a sheet separate from all other required plan information.
13. Section 162-9.G – The applicant shall provide a will-serve letter from Aqua.
14. Section 162-41.B – Sidewalks shall be required in any subdivision or land development where it is desirable, in the opinion of the Board, to continue sidewalks that are existing in adjacent developments, or to provide access to community facilities (schools, shopping areas, recreational areas, etc.), or to ensure the safety of pedestrians in unusual or peculiar conditions with respect to prospective traffic.
15. Section 162-41.C – Sidewalks shall be provided along all new parking areas located in nonresidential land developments unless it can be shown, to the satisfaction of the Board, that pedestrian traffic does not follow or mix with vehicular traffic, in which case, both sidewalks and curbs may not be required.
16. Section 162-41.G – Where sidewalks abut the curb and a building, wall or other permanent structure, a premolded expansion joint 1/4 inch in thickness shall be placed between curb and the sidewalk for the full length of such structure. Sidewalks shall be constructed in separate slabs 30 feet in length except for closures. The slabs between expansion joints shall be divided into blocks five feet in length by scoring transversely.
17. Section 162-47.A(1) – Permanent stone or concrete monuments shall be accurately placed at the intersection of all lines forming angles and at changes in directions of lines in the boundary (perimeter) of the property being subdivided. Please revise the plans to show monuments along the perimeter boundary instead of pins. Iron pins may be utilized elsewhere.

Upper Uwchlan Township Manager

Reference: 301 Park Road – P.J. Reilly Contracting, Inc.
Proposed Headquarters Building
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File No. 22-11010

December 2, 2022

18. Sections 162-49 – Although the plans indicate the site will be serviced by public water, we note that the plans do not show any water service connection. This should be provided.
19. Section 162-52 – No topsoil shall be disposed of, by sale or otherwise, off the site of the construction. Please add a note to the Record Plan stating same.
20. Section 162-55.B – Clearly show all trees to be removed. For each tree greater than six inches dbh removed, replacement trees shall be planted in accordance with the schedule in this section.
21. Section 162-57.B(1) – Once an acceptable Landscape Plan has been submitted in compliance with Section 162-57, comments will be provided. We do note that where what appears to be proposed tree symbols are shown are in areas of conflict (underground basin, storm, etc.) which will require revision.

III. STORMWATER MANAGEMENT ORDINANCE REVIEW

1. The Applicant is proposing four infiltration basins to control post-development runoff, three subsurface and one above-ground.
2. Section 152-306.J(3) – The infiltration facility shall completely drain the retention (infiltration) volume within three days (72 hours) from the end of the design storm. Provide calculations showing same.
3. Section 152-306.K(3) – Setbacks from property lines and rights-of-way are to be consistent with accessory structures in the Zoning Ordinance for the applicable zoning district. Per Section 200-45.F, no accessory building or structure shall be located within the front yard, nor within 30 feet of any side or rear lot line. Basins A, B and C are in the front yard setback, and Basin D is in the rear yard setback.
4. Section 152-306.Q – Where roof drains are designed to discharge to infiltration practices, they shall have appropriate measures to prevent

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clogging by unwanted debris (for example, silt, leaves and vegetation). Such measures shall include but are not limited to leaf traps, gutter guards and cleanouts.

5. Sections 152-307.C and 152-309.D(1)(b) – Pre-development groundcover assumptions for all other areas than woods (including all impervious surfaces), predevelopment calculations shall assume ground cover of "meadow." The stormwater report uses impervious surfaces as pre-development groundcover.
6. Section 152-309.E – Runoff curve numbers (CN) for both predevelopment and proposed (post-construction) conditions to be used in the Soil Cover Complex Method shall be obtained from Table B-1 in Appendix B of this chapter.
7. Section 152-311.G – Provide an emergency spillway for Basin A.
8. Section 152-311.I(4) – The top of any fill or toe of the slope of any fill shall be located five feet from any property line.
9. Section 152-311.J(3) – A minimum of six inches of topsoil material shall be placed on all areas affected by construction of detention basins (bottom of basin, side, slopes, top of berm, etc.).
10. Section 152-402.A(2) – A listing of all regulatory approvals required for the proposed project and the status of the review and approval process for each shall be included in the PCSM plan. Final approval or adequacy letters must be submitted to the municipality prior to (or as a condition of) the municipality's issuing final approval of the SWM site plan. Proof of application and approval shall be provided for the NPDES Permit and the Erosion and sediment control plan letter of adequacy.
11. Section 152-402.A(3) – A statement, signed by the applicant, acknowledging that any revision to the approved SWM site plan shall be submitted to and approved by the municipality, and that a revised erosion and sediment control plan shall be submitted to, and approved by, the

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Conservation District for a determination of adequacy prior to construction of the revised features.

12. Section 152-402.A(4) – The following signature block signed and sealed by the qualified licensed professional responsible for the preparation of the SWM site plan:

"I (*name*), on this date (*date of signature*), hereby certify to the best of my knowledge that the SWM site plan meets all design standards and criteria of the Upper Uwchlan Township Ordinance No. 2013-05, Stormwater Management Ordinance." [Note: include signature, name, discipline of professional license, and license stamp or seal here]
13. Sections 152-402.B(18)(a) , (c), 152-402.F(3) and 152-704.A – Identify the person or entity responsible for BMPs after construction and provide easements.
14. Section 152-402.F(2) and 152-703.A – An O&M agreement shall be provided.
15. Section 152-402.G – A letter of adequacy from the Conservation District must be submitted to the municipality prior to (or as a condition of) the municipality's final approval.
16. Section 152-502 – For regulated activities involving one acre or more of earth disturbance, the applicant shall provide to the municipality final as-built plans (signed and sealed by a qualified licensed professional) of all BMPs, conveyances, other stormwater facilities, and related improvements shown in the final approved SWM site plan.
17. Section 152-702.B – Include the information in this section on the PCSM Plans.
18. Sections 152-702.B(4), C, D and 152-705.B to D – The statements in these sections shall be added as notes to the PCSM Plans.
19. Section 152-804 – Add the statements in this section to the PCSWM Plan.

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20. The applicant shall determine an adequate tailwater elevation to use in the calculations.

IV. GENERAL COMMENTS

1. All uses as listed on the Application shall be listed on the Record Plan. Add the notation "Record Plan Sheet ____ of ____" on all sheets to be recorded.
2. Revise the "Approved by the Township of Schuylkill" reference, and the "Borough" reference in the PE Certification on Sheet 3.
3. Revise the "Site" location on the Zoning Map on Sheet 1, as it pointing to an incorrect location.
4. Add all adjacent road names.
5. Indicate what existing features are to be removed on all existing conditions plans (i.e., "TBR"). Features to be removed should not be shown on any proposed conditions plan sheets.
6. We recommend the applicant consider making one discharge point at the retaining wall instead of ST-1 and ST-166.
7. Verify that the sanitary line on Sheet 2 is existing and clarify its location near the dwelling; we note that the stormwater report narrative indicates an on-lot septic system. The on-lot system should be shown on the plans.
8. Verify the source of potable water for the existing structure; we note a "water spicket & lid" are shown on Sheet 2.
9. On Sheet 2:
 - Clarify the "Stone drive (construction entrance)" label; no driveway outline is shown.

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- Clarify what utilities are located within the Lighttower Easement as there are many proposed features shown within this easement and please clarify where “Ref. #1” is located on the plans.
 - Verify the two bearing and distance labels near the Lighttower Easement, as there does not appear to be any property or easement lines associated with these. Also revise the arc bearing and distance information along the southern property line.
 - Clarify the enclosed area on the southern property line (i.e., is this part of the property, an easement, etc.).
 - Clarify/verify Demolition Notes #9 and #10.
10. Remove the “Proposed tree ROW” label in the existing basin, adjacent to retaining wall next to Basin D on Sheet 3, and on Sheets 2 and 3 of the Drainage Area Plans.
 11. Remove the proposed riprap symbols from Sheet 1 of the Drainage Area plans (pre-development plan).
 12. Show the test pit locations on a proposed conditions plan.
 13. Clarify the pipes from building to ST-18 and from ST-12 (i.e., source).
 14. Add top and bottom of wall elevations.
 15. Verify that sufficient room is provided in the existing basin to construct the proposed retaining wall and verify the LOD and SOX.
 16. Clarify how the retaining wall construction area will be protected from water when the basin is activated during a storm.
 17. Verify that proposed features are permitted within the lighttower easement.

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18. Show the existing basin easement which was to be established when the Eaglepointe Shopping Center was constructed. If for some reason it was not created, one should be generated at this time.
19. Show the chain link fence on the plan view (detail on Sheet 4) and include in the legend.
20. Show ST-16 label and leader to correct elevation on the ST-17 to ST-16 profile, label Basin C, and show the retaining wall.
21. Show the retaining wall on the ST-15 to ST-14 profile.
22. Show the retaining wall on the ST-19 to ST-18 profile.
23. Show ST-20 label and leader to correct elevation on the ST-21 to ST-20 profile, label Basin D, and show the retaining wall.
24. Show the ST-12 to ST-11 crossing on the ST-3 to ST-1 profile. Provide an ST-12 to ST-11 profile (and show crossing).
25. Show the sanitary crossing on the ST-8 to ST-7 profile, and on the ST-3 to ST-1 profile.
26. Provide calculations showing that the proposed grading and retaining wall will not affect the capacity of the existing basin.
27. Pipes and inlets near a retaining wall shall be included in the design of the walls.
28. The line type used for leaders appears to be the same as for proposed contours; different line types should be used for clarity.
29. Clarify the "C" line type, and verify that it and underground electric are acceptable under/through Basin B, as currently shown on the plans.
30. Revise the Infiltration Basin Detail on Sheet 7, as the text is indiscernible.

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31. Clarify how the retaining wall will be constructed adjacent to the infiltration basins, as the infiltration basin areas are to be protected from compaction and will be surrounded by geotextile material.
32. Clarify how the “undisturbed earth” indicated in the Subsurface Infiltration Basin detail will be possible for Basin C or D.
33. It seems construction easements will be required to construct the proposed retaining walls along the southern property line. These should be provided.
34. The reference to “land alteration permit” under Demolition Notes #1 should be changed to “Land Development Approval”.

IV. TOWNSHIP TRAFFIC CONSULTANT
MCMAHON ASSOCIATES, INC.

Based on our review, we offer the following comments for the Township’s consideration.

1. SALDO Section 162-9.H(1) – The plans indicate the site will include 8,400 square feet of office space. If this space functions as conventional office space, then the site generates 20 weekday morning and weekday afternoon peak hour trips, which meets the Township’s requirements for completion of a traffic study. However, it is our understanding the site will be used for a contractor headquarters, and the plans appear to show that a portion of the building will be used as garage space. As such, the site may not generate traffic at the same rate as a traditional office building. As such, the applicant should prepare a trip generation evaluation of the site based on the intended use of the building. If the intended use of the building generates in excess of 200 daily trips or 20 peak hour trips, a traffic impact study will be required.
2. SALDO Section 162-27.1 – This project is located within the LI zoning district, and is subject to the Township’s access management standards. Based on the plan, we offer the following comments with respect to these standards:

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- a. Section 162-27.1.F(1) and 162-27.1.F(2) – The development proposes two driveways to the site when only one driveway is permitted, unless it is demonstrated that the additional access is necessary to accommodate traffic to and from the site in a safe and efficient manner. The applicant's engineer should provide a justification for the need for two driveways.
 - b. Section 162-27.1.K(1) – The plans should be revised to provide truck turning templates for the largest anticipated vehicle to the site, as well as the Township's largest emergency service vehicle. Based on the plan, it appears that large tractor trailers are expected to access the site, and the truck turning templates should reflect these anticipated vehicles. The truck turning templates will be used to determine the adequacy of the proposed site access/curb radii design and review of the internal site circulation.
 - c. Section 162-27.1.M(1) – The proposed driveway(s) should align opposite Heather Hill Drive, or provide further justification for the proposed design, in light of the comments above.
3. SALDO Section 162-28.A – The plans should clearly label and dimension the existing legal right-of-way along the Park Road site frontage. Since Park Road is classified as a minor collector road, the half-width right-of-way along the site frontage should be 25 feet to meet the ordinance requirement. Any additional right-of-way required to meet the 25-foot half-width right-of-way requirement should be labeled "Required Right-of-Way (To Be Deeded To Upper Uwchlan Township)".
4. SALDO Section 162-28.A – The plans should be revised to show more detail regarding the existing cartway width and lane striping along Park Road, including the location of the existing curb. In addition, the plans should reflect all road improvements and guiderail associated with the recently completed Turnpike bridge project. Please provide this information to assist with the proposed access design and to determine if widening of Park Road along the site frontage should be considered in order to meet the Township's cartway width requirements for a minor

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collector street of 32 feet (i.e., a 16-foot half width cartway along the site frontage).

5. ZO Section 200-73.D(5) – The plans should be revised to clearly show the number of handicap parking spaces proposed on site. Based on the size of the parking lot as currently proposed (28 parking spaces), the site should provide a minimum of two handicap parking spaces.
6. ZO Section 200-73.H – Provide a parking tabulation which justifies the proposed 28 parking spaces. It is noted that the site does not provide adequate parking based on the Township's office land use parking requirement.
7. The Planning Commission should determine whether a pedestrian connection to the existing path on the opposite side of Park Road should be required as part of this development. If a pedestrian connection is required, we recommend the appropriate pedestrian accommodations (ADA compliant curb ramps, pedestrian warning signs, and crosswalk markings) be provided at the crossing.
8. It appears that a barrier is proposed around the perimeter of a large portion of the parking area. Please label whether this is a retaining wall, guiderail or fence or something else. This feature should not be located within the Township's Park Road right-of-way.
9. Sheet 4 includes wood guiderail and chain link fence details. The location of these features should be labeled on the plans.
10. Due to the presence of large trucks on the site, we question whether a heavy duty pavement section should be considered for the driveways and on site.
11. The plans should be revised to clearly label the proposed use and surface material for the open area at the east end of the site.
12. ZO Section 200-75.H(3) – The plans show what appears to be evergreen trees along the site frontage in front of the proposed building and parking

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lot. We recommend these trees should be relocated so they do not interfere with sight distances for traffic exiting the driveways. In addition, the plans should dimension and label the sight distances for vehicles exiting the site access looking to the left and right along Park Road, as well as for left-turn vehicles entering access street looking ahead and behind. In addition, the plans should include a PennDOT-style sight distance note which states the required sight distances, as follows:

“All sight distance obstructions (including but not limited to embankments and vegetation) shall be removed by the permittee to provide a minimum of XXX sight distance to the left and XXX sight distance to the right for a driver exiting the proposed driveways onto the through highway. The driver must be considered to be positioned ten feet from the near edge of the closest highway through travel lane (from the curbline if curbing is present) at an eye height of three feet six inches (3’ 6”) above the pavement surface located in the center of the closest highway travel lane designated for use by approaching traffic. This sight distance shall be maintained by the permittee.”

13. 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. The amount of the Transportation Impact Fee will be determined based on the trip generation calculation requested in comment 1.

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.

V. TOWNSHIP LAND PLANNER
BRANDYWINE CONSERVANCY

We are in receipt of a subdivision and land development application for a preliminary plan and supporting documentation regarding the property at

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301 Park Road in Upper Uwchlan Township. The documentation includes the subdivision and land development application for Preliminary Submittal (undated), Predevelopment Drainage Area Plan prepared by Wilkinson & Associates, Inc. dated November 1, 2022, Post-Construction Stormwater Management Plan Narrative prepared by Wilkinson & Associates, Inc. dated November 1, 2022, Act 247 County Referral for land development plan review, Upper Uwchlan Township subdivision/land development application prepared by Wilkinson & Associates, Inc. (undated), and Preliminary Land Development Plans (sheets 1-11) prepared by Wilkinson & Associates, Inc. dated November 1, 2022.

The subject property owned by 301 Park Road LLC is located off Park Road and in LI Limited Industrial Zoning District. The Chester County ChescoViews record indicates that the parcel is 2.64 acres (UPI. 32-3-67); however, the applicant plans indicate prior deed and title property line with the parcel size at 3.15 acres. The lot is currently improved with one single-family detached dwelling and driveway with access from Park Road. The dwelling is served by an on-lot sewage disposal system and private well. There is a 10-foot lighttower easement crossing the property from north to south at the western side of the lot. The subject lot is adjacent to commercial land use on its eastern side, single family residential across Park Road on northern side, and Pennsylvania Turnpike on its western side. Park Road (between Moore Road and Pottstown Pike) is classified as a Minor Collector in the 2014 Upper Uwchlan Comprehensive Plan.

The Applicant proposes to redevelop the subject property into a one-story 8,400 sq.ft. office building, garage, parking lots, and gravel storage area with associated utilities and stormwater management facilities. The Applicant requested a variance from Section 200-45C.2 regarding minimum rear setback requirements.

Comprehensive Plan (2014)

1. The subject lot is within the future land use category identified as Village in the Upper Uwchlan Township Comprehensive Plan (2014). Furthermore, the subject lot is within the designated combined Eagle/Byers villages

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area that is subject to the Village Concept Plan, which is fully incorporated into the Comprehensive Plan. The Village Concept Plan objectives include maintaining visual integrity, preserving Class I and Class II historic resources, controlling access to Graphite Mine Road, traffic access management, interconnectivity for pedestrians, consistency in streetscapes, and ample civic spaces throughout the village area. The subject lot is within a designated by the Village Concept Plan sub-area, “Turnpike”, is envisioned with the following:

- Extension of Township Line Road north to Park Road (would parallel the Turnpike and provide a second means of access to industrial sites)
- Two new connector roads between Ticonderoga Boulevard and the Township Line Road extension
- Large-scale indoor sports/recreation center where currently the FedEx building exists, as well as outdoor public space
- New office buildings, light industrial
- High visibility from the Turnpike, orientation of buildings towards Turnpike
- Large hardware or home improvement chain, garden center
- Landscape screening/buffer between LI District and Village Commercial District

The proposed development is somewhat consistent with the Village Concept Plan, specifically, the proposed office use and proposed landscape buffer along Park Road. We recommend that the Township work with the applicant to ensure that the proposed development is aligned with the vision of the Village Concept Plan for that sub-area, especially, considering that 301 Park Road is identified as a historic resource (See comment #5 below).

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2. The portion of the subject lot area is identified as protected lands on the Priority Areas for Preservation Map. The protected lands category includes lands owned and/or protected by public agencies, lands protected by Township ordinances (i.e., limiting and/or prohibiting development within floodplains, steep slopes, and riparian buffer areas), and any conservation easements. We recommend that the Township requests the applicant to detail this information on the plans.
Community Trails Master Plan (2005)
3. Park Road is a part of the Park Road Multi Trail network as proposed in the Community Trails Master Plan (2005) that extends from Marsh Creek State Park to Pottstown Pike. The Township successfully completed the Park Road pedestrian bridge project to connect Park Road trail to Hickory Park. The proposed development is across the street from the trail; therefore, we recommend the Township evaluate any future needs for pedestrian crossing and/or other pedestrian amenities along Park Road at that location.

Zoning Ordinance

4. We recommend that the Township request the applicant to include the following details on the preliminary plan:
 - Proposed setbacks for all buildings and structures on the lot, including parking areas
 - Lot width
 - Existing and proposed impervious coverage
 - Zoning district information for neighboring parcels
 - Areas of wetlands and slopes classification
 - Location and extent of existing drainage easement area on subject lot
 - Any existing pedestrian amenities and features on adjacent properties
 - Any historic resources on subject property and adjacent lots (including across the roadways)
 - Any pedestrian amenities along lot frontage and adjacent lots (including across the roadways)

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- Location of gravel storage area
- Size and extent of landscape buffer areas
- Location and extent of loading and unloading areas (if applicable)
- Pedestrian circulation within the subject lot
- Number of proposed parking spaces and relevant calculations
- Gross floor area of proposed office space and square footage of proposed garage
- Screening design, including type, spacing and location of plant material to be used.

Historic Resources

5. It is our understanding that 301 Park Road (noted as #163) is classified as a historic resource on Upper Uwchlan Historic Map Update (2007) prepared by Wise Planning. We recommend that the Township work with the applicant and the Historical Commission to determine the extent of said historic resource and its potential for adaptive reuse and/or preservation.

Other Comments

6. The location of subject property on zoning insert map on sheet 1 is misrepresented. We strongly encourage correction to avoid any confusion.
7. We recommend the Township work with the applicant to verify the size of the subject property.

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

We offer the following comments for your consideration at this time:

1. The site is currently a single-family dwelling. Plans proposed the demolition of the existing single-family home and the construction of a one-story office building with associated garage bays. Based on discussions with the applicant's engineer, the building is to be occupied by

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11 full-time employees and includes associated restrooms, a small kitchen break room and a shop sink in the garage area. We estimate the anticipated usage to be 225 gallons per day (GPD) or one equivalent dwelling unit (EDU). The required capacity will need to be purchased by the applicant. We recommend the Township reserve the right to review water usage in the future and require the purchase of additional sanitary sewer capacity if warranted.

2. A note shall be on the plan indicating: All sanitary sewer improvements must be provided and installed in accordance with the Upper Uwchlan Township Municipal Authority Technical Specifications for the Construction of Sewer Mains and Appurtenances to be connected to the public sewer system
3. A note shall be on the plan indicating: Wastewater discharge shall be in compliance with the Regulations for the Discharge of Non-Residential Waste into the Upper Uwchlan Township Municipal Authority's Sewerage System, Resolution #10-20-04-15, dated October 20, 2004. The Township personnel and/or agents shall have access to site for implementation of this resolution.
4. A note shall be added to the plan that indicates that the existing on-lot septic system shall be decommissioned in accordance with the Chester County Health Department requirements.
5. The appropriate sewage facilities planning modules (SFPM) will need to be completed and submitted to the Township for review for ultimate approval by the Pennsylvania Department of Environmental Protection.
6. A sanitary sewer profile should be provided showing pipe, size, material, length and slope.
7. The following Standard Authority Details should be added to the plans:
 - Lateral and Service Line
 - Service Line Clean-out and Vent
 - Trench Restoration Township Roads
 - Trench Restoration Parking Areas and Driveways

Mr. Tony Scheivert

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8. An appropriately-sized oil and water separator shall be provided for the proposed shop sink.
9. The necessary financial security shall be posted with the Township, which shall be in a form and amount acceptable to the Township.
10. Locations of the sewer line vent and trap and proposed clean out should be shown on the plan view. The Park Road Right-of-Way (R-O-W) line should be shown, such that the required service lateral clean-out can be located behind the R-O-W.

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

Sincerely,

David N. Leh

David N. Leh, P.E.
Vice President
Gilmore & Associates, Inc.

cc: Upper Uwchlan Township Planning Commission Members
Upper Uwchlan Township Board of Supervisors
Gwen Jonik – Township Secretary
Rhys Lloyd – Director of Code Enforcement
Anthony Campbell – Zoning Officer
Kristin Camp, Esq. – Buckley, Brion, McGuire, & Morris LLP
Mila Carter, Brandywine Conservancy
Christopher J. Williams, P.E., McMahon Associates, Inc.
G. Mathew Brown, P.E., ARRO Consulting, Inc.
David Schlott, P.E., ARRO Consulting, Inc.
Phil Reilly, P.J. Reilly Contracting
Monica R. Sweeney, P.E., Wilkinson & Associates, Inc.



SUBDIVISION / LAND DEVELOPMENT APPLICATION

☒ Sketch Plan

☐ Preliminary Submittal

☐ Final Submittal

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

1. Name of Subdivision / Development: Eagleview Lot 1A
2. Plan Dated: December 1, 2022 County Deed Book/Page No. Book 188, Page 275
3. Name of property owner(s): Hankin Group

Address: 707 Eagleview Boulevard, Suite 400, Exton

State/Zip: PA 19341 Phone No.: (610) 458-1900

Email: neal.fisher@hankingroup.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.

Chester Valley Engineers

Address: PO Box 447, Paoli

State/Zip: PA 19301 Phone No.: (610) 644-4623

Email: rstratton@chesterv.com

7. Total acreage: 13.6 Number of Lots: 1

8. Acreage of adjoining land in same ownership: (If any) N/A

9. Describe Type of Development Planned: Development of flex building, parking, loading areas, drives, utility connections, stormwater

management, landscaping, lighting and associated site improvements.

140 Pottstown Pike, Chester Springs, PA 19425

Phone: (610) 458-9400 • Fax: (610) 458-0307

www.upperuwchlan-pa.gov

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: Natal Fisher V.P. of Development
Date: 11/29/22

*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

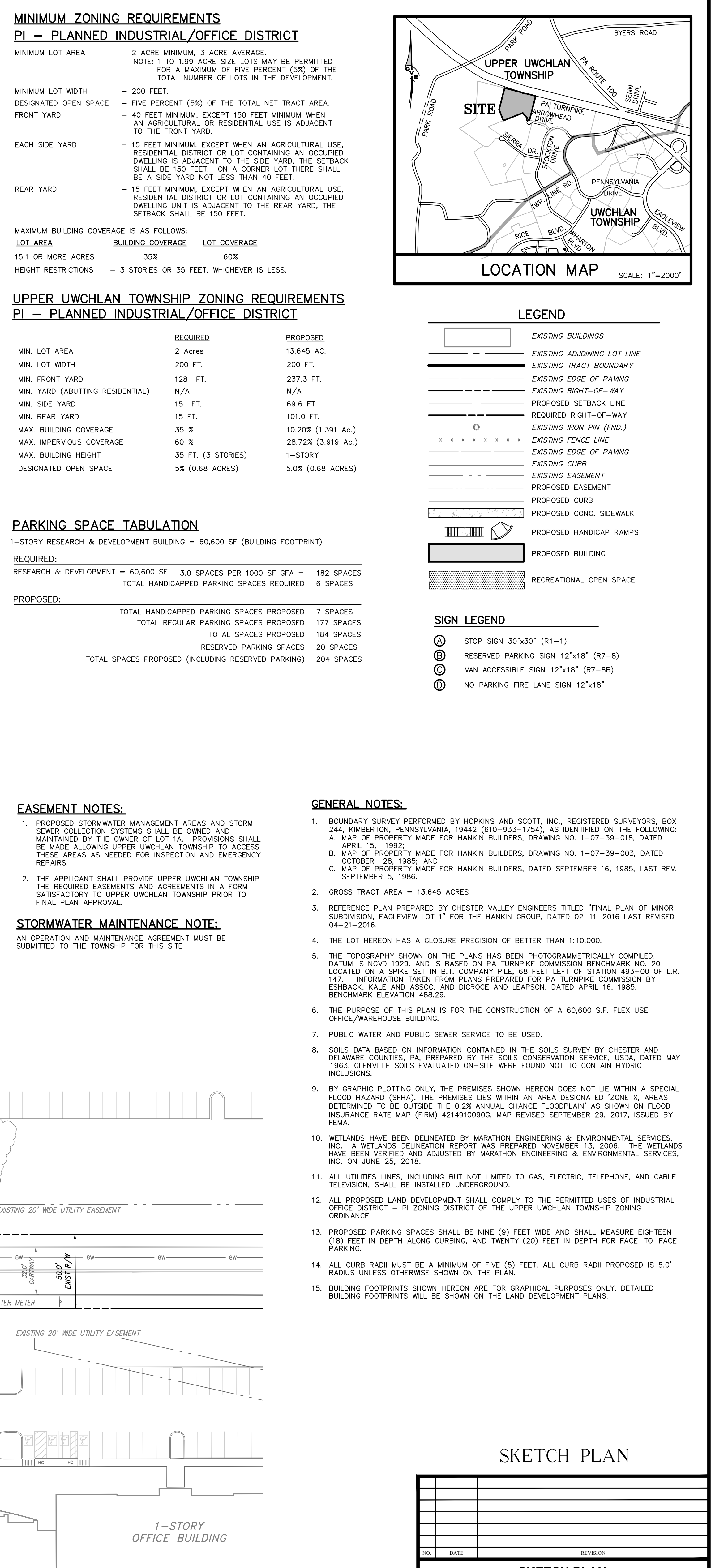
3-5 Lots \$500

Plus \$25 for each Lot over 3

Over 5 Lots \$1000

Plus \$50 for each Lot over 5

Form revised January 2015



1

CURVE
C-1

<u>CURVE</u>	
<u>DELTA</u>	<u>RADIUS</u>
84°58'37"	170.00'

BLE

<u>GTH</u>	<u>CHORD</u>
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OWNER / APPLICANT:
THE HANKIN GROUP
CONTACT: NEAL FISHER
VICE PRESIDENT OF DEVELOPMENT
PHONE: 610.458.1900
EMAIL: neal.fisher@hankin.com
100 EAGLEVIEW BOULEVARD
ROSELAND, PA 19341

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UPPER UWCHL

FOR
THE HANKIN
TOWNSHIP - CHESS

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ENGINE

83 Chestnut Road,
610-644-6223 | E

GROUP
R COUNTY - PENN:

erValley
RS, INC.

Box 447, Pott, PA 19301
610-314-1313, Fax

PENNSYLVANIA	
PROJECT NO.	
1921	
F.B.	

SHEET 1 OF 1



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

December 6, 2022

File No. 03-0987.16

VIA E-MAIL ONLY

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

Reference: Eagleview Lot 1A –The Hankin Group
Proposed Flex Use Building Development
Subdivision / Land Development Sketch Plan Application
Upper Uwchlan Township, Chester County, PA

Dear Tony:

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

- Plan sheet titled “Sketch Plan Eagleview Lot 1A” prepared by Chester Valley Engineers, Inc. and dated November 30, 2022.
- Subdivision / Land Development Application with Sketch Plan indicated, dated December 1, 2022.

G&A has completed a sketch plan review of the above referenced application and wish to submit the following comments for your consideration.

I. OVERVIEW

The site is 13.645 acres in size and is located within the PI (Planned Industrial / Office) Zoning District. The Applicant is proposing to construct a one-story, 60,600 SF Flex Use office / warehouse building as well as paved access drives, parking areas, retaining walls and stormwater management. One (1) above ground basin is proposed, and another existing basin is indicated to be expanded, to manage the post construction runoff.

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

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II. ZONING ORDINANCE REVIEW

1. Section 200-7 – A yard setback is defined as a prescribed open area around the inner periphery of a lot, in which no building or structure shall be created. The plans show parking spaces in the FY setback.
2. Sections 200-49.D and K – General Note #6 states a flex use office / warehouse building is proposed. However, the Parking Space Tabulation indicates “Research and Development building”. The proposed use should be clarified and the required parking confirmed.
3. Section 250.D.(1) – Parking is not permitted within the front yard. The first 2 spaces along the entrance drive should be eliminated.
4. Section 200-50.E – There is reference to “15.1 or more acres” in the Maximum Building and Lot Coverage. There are no longer different tiers of building and impervious surface coverages in this zoning district. Therefore, this reference should be eliminated
5. Section 200-50.C – The developer has shown a minimum of 5% of the total net tract area (0.68 acres) as recreational open space. This area that shall be properly landscaped, separate from any lots, and usable for any active or passive recreation.
6. Section 200-73.B(2)(d) – Parking shall not be permitted along driveways or accesses that serve as the main entrance(s) or exit(s) to parking areas. As indicated above, the 2 spaces along the entrance drive which fall within the front yard should be eliminated.
7. Section 200-73.B(3) – Pedestrian paths shall be provided from the parking areas to the entrances of buildings. Pedestrian walks crossing any parking and driveway aisles shall be delineated by either stripes or a different paving material. Show pedestrian paths on the plans.
8. Sections 200-73.D(3), 200-77 and 200-78 – Parking areas shall be landscaped in accordance with § 162-57 of Chapter 162, Subdivision and Land Development.

Mr. Tony Scheivert
Upper Uwchlan Township Manager

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9. Section 200-73.E – At the discretion of the Township, a portion of any required parking up to 25% of the total required, or more if provided parking is proven to be sufficient by the applicant, may be provided as reserve parking, where approved as a modification subject to the provisions of Subsection K. A “Future Parking” area with 20 spaces is indicated on the plan. The plan shall be revised to clarify the uses and indicate the GFA of each use to show that adequate parking is provided.
10. Section 200-73.H – As stated above, the proposed uses should be clarified so a determination of required parking can be made.
11. Section 200-79 – A lighting plan shall be provided in accordance with this section.
12. Section 200-93 – The applicant should indicate if signage is proposed.

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

Sincerely,

David N. Leh

David N. Leh, P.E.
Vice President
Gilmore & Associates, Inc.

cc: Gwen Jonik- Township Secretary
Township Planning Commission
Neal Fisher – Hankin Group
Rick Stratton, PE - CVE
Mary Lou Lowrie, PE – G&A



UPPER UWCHLAN TOWNSHIP

Planning Commission Meeting

November 10, 2022

6:00 p.m. Workshop,

7:00 p.m. Meeting

Minutes

Draft

LOCATION: Township Building, 140 Pottstown Pike, Chester Springs PA 19425

In attendance:

Sally Winterton, Chair; Joe Stoyack, Vice-Chair; David Colajezzi, Jim Dewees, Ravi Mayreddy (meeting), Jeff Smith

Anthony Campbell, Zoning Officer (Workshop)

Mary Lou Lowrie, P.E., Gilmore & Associates (Meeting)

Gwen Jonik, Planning Commission Secretary

Absent: Chad Adams, Stephen Fean, Jim Shrimp

6:00 p.m. Workshop

Anthony Campbell attended the Workshop to assist with discussion regarding some uses in the Commercial and Industrial Districts are by-right and others are only by conditional use. The discussion included that with some uses, conditional use gives the Board of Supervisors some control over certain aspects, such as hours of operation, adequate parking, adequate sanitary sewer and traffic control. Changes in use of an existing building, such as a religious or educational use, may be more demanding but doesn't trigger subdivision/land development review. Redevelopment would trigger subdivision/land development review if 2 or more lots or buildings or a single non-residential building is involved. Would taking some uses out of conditional use be more encouraging to businesses, such as entertainment venues. We could add subsections with a list of requirements for a by-right use and if they can't be met, proceed to conditional use. For Planned Industrial/Office, space is more available now that more employees are working from home so there are more frequent changes in tenants and uses. The Planned Industrial (PI) manufacturing uses are limited to electrical items. With medical offices, they could test prototypes in the PI but they can't manufacture them. The Commission would like to look at light manufacturing regulations and potentially update them.

Joe Stoyack distributed a "Regional Township Zoning" chart he created which shows adjacent Townships' by-right and conditional uses by zoning district. Joe asked members to review the list for discussion of what uses we may want to add to ours and into which zoning district. Jeff Smith had created a similar chart of Limited Industrial and Planned Industrial/Office districts, noting we need consistent language and consistent uses. These districts are where redevelopment or expansion of uses should focus. The members thought it'd be beneficial to have a commercial developer speak with us to see what new clients they think they'll have in the future, who are they marketing to?

Sally Winterton adjourned the Workshop at 6:55 pm.

7:00 p.m. Meeting

Sally Winterton called the Meeting to order at 7:00 p.m. There was 1 citizen in attendance.

301 Park Road Preliminary Land Development Plan ~ Introduction

Monica Sweeney, P.E., of Wilkinson & Associates attended to introduce a Preliminary Plan for 301 Park Road, for P.J. Reilly's headquarters, consolidating their office space and garage onto one property. The property contains an existing ranch house, a stone construction driveway for the Turnpike's bridge construction work and an existing aboveground stormwater basin to the rear, by the FedEx property. They plan to demolish the existing house and driveway and build a 1-story 8,400 SF building served by public water and sewer. The garage will house several 14' tall trucks, for regular maintenance and service. There are some grading / steep slopes issues. This is in the Limited Industrial (LI) District and they're complying with side and front setbacks but will need a variance for the rear yard setback with FedEx as they're extending 12' into the setback. Hours of operation would be 7:00 a.m. – 5:00 p.m. No other known waivers to request. There will be 3 underground infiltration basins and 1 aboveground infiltration basin. They have met with the County Conservation District – there will be @ 1.5 acres disturbance. The parking lots will be asphalt. There will be gravel area for storage of materials for projects. They're not aware of any hours after 5:00 p.m. There will be vegetative screening for the residential use across the street.

Jim Dewees moved, seconded by Jeff Smith, to accept for review the Preliminary Plan prepared by Wilkinson & Associates for P.J. Reilly Contracting Inc. The motion carried unanimously.

500 Pottstown Pike Sketch Plan ~ Introduction

Alyson Zarro, Esq., Bob DiStanislao, Porsche, and Dan Mattson of T&M were in attendance to introduce a sketch plan proposing a car service center and car dealership in a phased plan on the parcel on Route 100 between Eagle Topsoil & Stone and Styers. The parcel was never developed, is currently vacant, and split zoned – the front is C3 Highway Commercial and the back is LI Limited Industrial. They'd like to rezone the LI to C3 for consistency and the use(s) planned for the site. They propose starting with a Porsche service center toward the back of the site and in the future add the dealership. These uses are permitted through Conditional Use in the C3. Area, bulk and setbacks are basically the same in both districts. Part of the site is wetlands. If the zoning is changed, they only have to seek 1 conditional use approval. The entrance would be across from Font Road and probably require a traffic light. The 30,000 SF service center toward the rear would include 30 service bays, 100+ parking spaces and a loading area to move the vehicles on/off trucks. No major body repair, just minor module repairs. They propose 2 sales centers in the future – Porsche and another – but the locations on the sketch plan are estimated. This parcel was part of the oil tank farm many years ago. The wetland delineation was done by the jurisdictional agency and cleared for bog turtle habitat. Stormwater would be piped to a basin and then through quality facilities to natural wetlands. All setbacks are met or exceeded. Hours of operation would be 7:00 a.m. to 6:00 p.m. or so. They will investigate for residue from the tank farm before they settle.

Ms. Zarro noted they're not asking for action on this sketch plan but they would like the Commission's opinion regarding the change in zoning. The consensus favored rezoning the entire parcel to C3 Highway Commercial.

Approval of Minutes

Jeff Smith moved, seconded by Jim Dewees, to approve as presented the minutes of the Planning Commission's October 13, 2022 meeting. The motion carried with five (5) in favor and one (1) abstention (Colajezzi).

Open Session

Sally Winterton and Joe Stoyack asked that future meeting agendas include liaison reports for the Environmental Advisory Council (EAC), Historical Commission (HC) and Active Transportation Plan (ATP) meetings.

Jeff Smith reported that the EAC meeting is discussing an impact fee for stormwater management, to install, maintain, repair stormwater facilities.

Joe Stoyack reported that the HC has provided voluminous comments on the Village Concept Plan and is developing an historic protection plan. Joe requested another Commission member replaced him as liaison. David Colajezzi will consider volunteering in that capacity, potentially starting in January.

Steve Egnaczyk, resident, asked how soon there would be a discussion with PennDOT for a light on Route 100 at Font Road. That is unknown. He also commented on developing an "entrance" to the Village of Eagle near that intersection.

Sally Winterton announced the Commission is next scheduled to meet December 8, 2022.

Adjournment

Jim Dewees moved, seconded by David Colajezzi, to adjourn at 7:58 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary