

The Applicant has received a review letter from E.B. Walsh dated January 21, 2020 and has agreed to comply with all items. Also, the Planning Commission at their meeting on February 5, 2020 recommended approval for the phasing plan.

Mrs. Baumann made a motion to approve the final phasing plan for Lot #24 and Mr. Miller seconded. Mr. Miller asked for public comment. There being none, the motion was carried. Dr. Doan abstained.

Hankin Group: Events in Town Center

The Township has received a letter from the Hankin Group requesting approval for their annual events schedule, which include concerts, movie nights, fundraisers, Easter Egg Hunt, Farmer's Market and an Eagleview Block Party. Two other events, Oktoberfest and Dinner en Blanc, do not have firm dates.

Mr. Miller made a motion to approve the Hankin Group event dates with dates to be determined for the Oktoberfest and Dinner. Mrs. Baumann seconded the motion. Mr. Miller asked for public comment. There being none, the motion was carried unanimously.

Liongate: Final Land Development Plan Approval

John Kiefel, Attorney for Liongate Homeowners' Association, presented the Final Land Development Plan proposing that the existing farmhouse, owned by the Liongate Homeowners' Association, be converted into a single-family unit, bringing the total number of units to 312.

Applicant has received a review letter from E.B. Walsh dated September 30, 2019 and Applicant has amended the plans to reflect all of the comments from this review.

Mrs. Baumann made a motion to approve the Final Land Development plan, as presented, and Dr. Doan seconded. Mr. Miller asked for public comment.

Chuck Jackson, member of the Township Historical Commission, asked the Applicant to make sure the new Owners of the building are aware that it is a historic structure.

There being no other comments, the motion was carried unanimously.

A T & T: Master Pole and Structure Attachment Agreement

This Agreement is similar to the agreement the Township has with Verizon. This Agreement between the Township and AT&T defines the general terms and conditions which govern their relationship with respect to particular structures on which the Township may wish to permit AT&T to install, maintain and operate communications equipment.

Mr. Miller made a motion to approve the Agreement and Dr. Doan seconded. Mr. Miller asked for public comment. There being none, the motion was carried unanimously.

JOHN H. KIEFEL

ATTORNEY AT LAW

721 EAST LANCASTER AVENUE
DOWNTOWN, PA 19335

(610) 873-4140

FAX (610) 873-9942

Email: jkiefel@verizon.net

Web: www.johnhkiefellawoffice.com

ADMITTED IN PENNSYLVANIA & CONNECTICUT

OF COUNSEL TO:
SHEFFY, MAZZACCARO, DePAOLO & DeNIGRIS, LLP
166 NORTH MAIN STREET
SOUTHINGTON, CT 06489
PHONE: (860) 620-9460
FACSIMILE: (860) 620-9348

ORIGINAL SENT VIA FAX

January 6, 2020

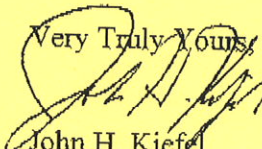
Tara Giordano
Building & Zoning Official
Uwchlan Township
715 N. Ship Rd.
Exton, PA 19341

RE: Liongate-Final Minor Subdivision Plan

Dear Tara:

This letter will serve to confirm that my client, Liongate Homeowner's Association, expressly waives the ninety (90) day time-clock for approval pursuant to the Pennsylvania Municipalities Planning Code ("MPC") of its Minor Subdivision Plan. In addition, this letter shall serve as a formal request for the Township Board of Supervisors to grant Liongate Homeowner's Association's waiver of the MPC's ninety (90) day time-clock, at its January 13, 2020, meeting.

Finally, this will also serve as a request to place consideration of the Liongate-Final Minor Subdivision Plan on the Agenda for the Township Board of Supervisors' February 10, 2020, meeting. I thank you for your consideration of these requests. If there is any additional information required to support these requests, please contact my office.

Very Truly Yours,

John H. Kiefel

cc: Reese Management Company (Via Email)
Jon Tresslar, PE (Via Email)
Email to: tgiordano@uwchlan.com

Resolutions:

1. No. 2020-02: Appoints Administrative Officers for the Police and Non-Uniform Pension Funds
2. No. 2020-03: Establishes Mileage Reimbursement at 57.5 cents per mile
3. No. 2020-04: Lists Agencies Chosen to Fulfill Emergency Service Needs in the Township

These Resolutions are Yearly Resolutions; all administrative in nature.

Dr. Doan made a motion to adopt Resolution Nos. 2020-02, 2020-03 & 2020-04 and Mrs. Baumann seconded. Mr. Miller asked for public comment. There being none, the motion was carried unanimously.

Liongate – Final Minor Subdivision Plan: Request for Extension

The Township has received a letter from John Kiefel, Attorney for Liongate Homeowners' Association, requesting an extension for the above minor Subdivision Plan and asked to be placed on the Agenda for the next Board of Supervisors' meeting.

Mrs. Baumann made a motion to grant the extension and Dr. Doan seconded. Mr. Miller asked for public comment. There being none, the motion was carried unanimously.

Sunoco Update:

Mr. Miller gave a brief summary of pipeline activity stating that the pull back at Herman O. West Blvd. to Upper Uwchlan has been completed; reaming from Herman O. West to Wharton Blvd. is 82% complete with expected pull back in late January and work on the 20" line will begin in March at the Dairy Queen site. In Marchwood, the pull back from N. Whitford Rd. to Devon Dr. should occur in March and there is no work being conducted at Devon Dr. to West Whiteland Township while they are waiting DEP permission to restart drilling.

A resident asked the status of the trial of the individuals that were arrested for trespassing in December. The Board members stated that since the trial has not occurred yet, they had no comment.

ANNOUNCEMENTS:

1. 01/15 - Environmental Advisory Council Reorganization and meeting – 6:30 pm.
2. 01/15 – Zoning Hearing Board – Reorganization, Decision for 187 Kent Dr. & Hearing For 826 Williamsburg Blvd – Side Yard Variance – 7:00 p.m.
3. 01/16 - Comprehensive Plan Meeting – 3:00 pm.



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

December 13, 2019

Tara Giordano, Assistant Zoning Officer
Uwchlan Township
715 North Ship Road
Exton, PA 19341

Re: Final Subdivision - Liongate Minor Subdivision
Uwchlan Township - SD-11-19-16176

Dear Ms. Giordano:

A final subdivision plan entitled "Liongate Minor Subdivision", prepared by Boucher & James, Inc., and dated September 24, 2019, was received by this office on November 26, 2019. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

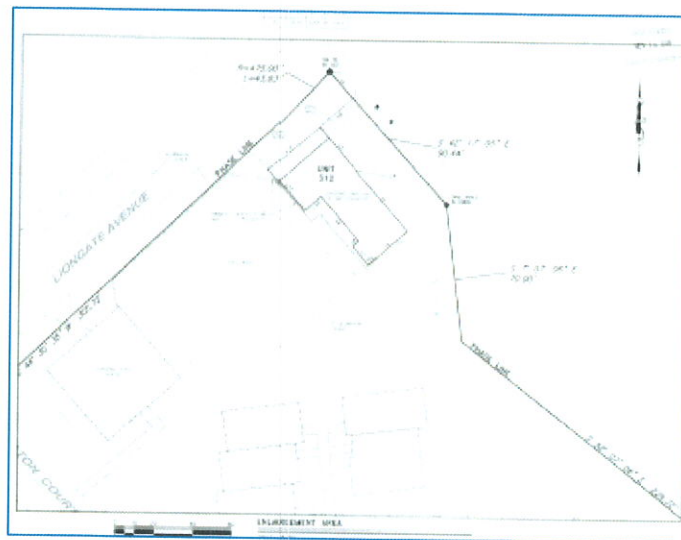
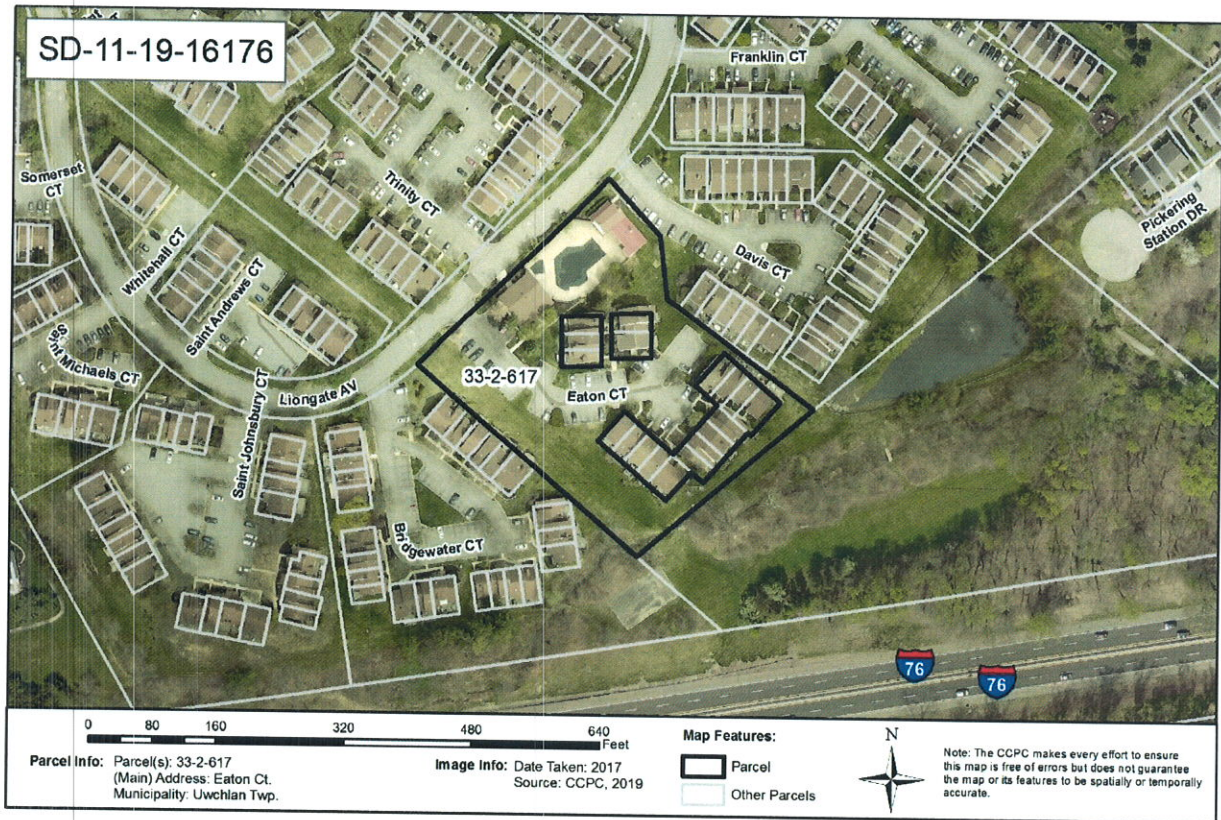
PROJECT SUMMARY:

Location:	South side of Liongate Avenue, west of Bridgewater Court
Site Acreage:	2.71 acres
Lots/Units:	2 lots (one unit to be conveyed)
Proposed Land Use:	Single Family Residential, Townhouse
Municipal Land Use Plan Designation:	Medium Density Residential
UPI#:	33-2-617

PROPOSAL:

The applicant proposes subdividing one existing residential building upon its own lot and thereby creating an additional lot from this site. The site, which is served by public water and sewer facilities, is located in the Uwchlan Township R-2 Medium Density Residential zoning district. No additional development is proposed by this subdivision.

RECOMMENDATION: The Chester County Planning Commission has no planning issues with this subdivision application. All Township issues should be resolved before action is taken on this plan.



***Detail of Liongate Minor Subdivision
 Final Subdivision Plan***

Page: 3
Re: Final Subdivision - Liongate Minor Subdivision
Uwchlan Township - SD-11-19-16176

COUNTY POLICY:

LANDSCAPES:

1. The site is located within the **Suburban Landscape** designation of *Landscapes3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided. The proposed subdivision is consistent with the objectives of the **Suburban Landscape**.

ADMINISTRATIVE ISSUE:

2. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Boucher & James, Inc.
Liongate Homeowners Association
Francis J. Hanney, PennDOT
Chester County Conservation District

Liongate Development – Minor Subdivision: Land Development Plan Submission

This Land Development Plan submission shows the existing farmhouse owned by the Liongate Homeowners' Association being converted into a single family unit, bringing the total number of units to 312.

Mrs. Baumann made a motion to accept the submission and Mr. Miller seconded. Mr. Miller asked for public comment. There being none, the motion was carried unanimously.

Christian Brothers Automotive – 399 W. Uwchlan Ave.: Preliminary/Final Land Development Plan Approval

This Preliminary/Final Land Development Plan proposes to construct a 6,257 s.f. automotive service building at the Northwest corner of Route 113 and Peck Rd. The property will have one access off of Peck Rd. and one from Route 113. Applicant has received Conditional Use approval as well as approval for a variance to reduce the number of parking spaces.

Applicant has received review letters from E.B. Walsh dated September 27, 2019; McMahon Transportation Engineers dated September 25, 2019; Sanitation Engineer Joe Boldaz dated September 16, 2019; Stubbe Consulting dated September 12, 2019; Fire Marshal dated September 24, 2019 and Uwchlan Township Police Department dated September 24, 2019. Applicant has agreed to comply with all items as well as agreeing to place additional signage on Peck Rd. exit drive that indicates "School Zone Ahead".

Mrs. Baumann made a motion to approve the Preliminary/Final Land Development Plan contingent on compliance with all of the items in the review letters listed above as well as adding the additional signage at the Peck Rd. exit and Mr. Miller seconded. Mr. Miller asked for public comment.

Mrs. Dunghe asked if the Township's Noise Ordinance would be enforced with this submission. Mr. Miller acknowledged that noise was discussed as part of the Conditional Use Hearing.

There being no other comments, the motion was carried unanimously.

Resolution No. 2019-18: Christian Brothers Automotive

This Resolution memorializes the approval of Christian Brothers Automotive, as discussed.

Mrs. Baumann made a motion to adopt Resolution No. 2019-18 and Mr. Miller seconded. Mr. Miller asked for public comment. There being none, the motion was carried unanimously.

Sunoco Update:

Mr. Freed gave a brief outline of the hearings planned before the PUC in Harrisburg and testimony being taken in West Chester during October.

Dan Daley reported that work at the Herman O. West Dr. site is 83% complete with pull-back

PLANNING COMMISSION
MINUTES OF REGULAR MEETING
OCTOBER 2, 2019

The meeting was called to order at 7:30 p.m. by Chairman Charles Kalemjian and the Pledge of Allegiance was recited.

Present: Charles Kalemjian, Richard Jordan, Nancy Kane, Dennis Martin, Sam Matthews, Bill Flanagan and ex-officio member Greg Allen

Absent: Tim Bucher

Also Present: Building & Zoning Official Tara Giordano and Township Engineer Ted Gacomis

Liongate Development – Farmhouse – Minor Subdivision Plan: Sketch

John Kiefel, Attorney for Liongate Homeowners' Association, presented the sketch plan proposed to convert the existing farmhouse owned by the Liongate Homeowners' Association into a single family unit. The Liongate development was approved in the 1980's for the construction of 324 multi-family units. The developer built a total of 311. The farmhouse will bring total number of units to 312.

The farmhouse is located adjacent to the community swimming pool, which is surrounded by a fence. Plan shows this fence being relocated in order to provide indirect access to the pool area from the dwelling and allow exterior maintenance space for the dwelling.

Applicant has received a review letter from E.B. Walsh dated September 30, 2019 in which Mr. Gacomis states that there are no restrictions in the Homeowners' Declarations for Liongate that would prevent the conversion of the farmhouse to a single family dwelling unit though the documents need to be amended to reflect the change.

Mr. Matthews made a motion to recommend this sketch plan move forward to Final Land Development and be approved as such based on E.B. Walsh review letter of September 30, 2019. Mr. Flanagan seconded. The motion was carried.

Christian Brothers Automotive – 399 W. Uwchlan Avd.: Preliminary/Final Land Development Plan

Kristin Holmes from Holmes Cunningham Engineering presented the Preliminary/Final Plan proposed to construct a 6,257 s.f. automotive service building at the Northwest corner of Route 113 and Peck Rd. The property will have one access off of Peck Rd. and one from Rt. 113. Stormwater will be directed to the rear of the property through existing piping and flow to the adjacent school property. Applicant has received Conditional Use approval as well as approval for a variance to reduce the number of parking spaces.

Applicant has received review letters from E.B. Walsh dated September 27, 2019; McMahon Transportation Engineers dated September 25, 2019; Sanitation Engineer Joe Boldaz dated September 16, 2019; Stubbe Consulting dated September 12, 2019; Fire Marshal dated September 24, 2019 and Uwchlan Township Police Department dated September 24, 2019. Applicant has agreed to comply with all items.



EDWARD B. WALSH & ASSOCIATES, INC.
Civil Engineering Design & Surveying Consultation Services
Lionville Professional Center
125 Dowlin Forge Road
Exton, PA 19341

September 30, 2019

Ms. Tara Giordano, Zoning Officer
Uwchlan Township
715 North Ship Road
Exton, PA 19341

Re: **Minor Subdivision Plan Review**
Liongate Development
Liongate Homeowners Association
EBWA # 1265-598

Dear Ms. Giordano,

As requested by your office I have reviewed the above mentioned Minor Subdivision Plan proposed to convert the existing dwelling (farmhouse) owned by the Liongate Homeowners Association into a single family unit. The following plan was submitted for review:

- A Minor Subdivision Plan titled Liongate Minor Subdivision dated September 24, 2019 prepared for the Liongate Homeowners Association prepared by Boucher & James, Inc.

GENERAL COMMENTS

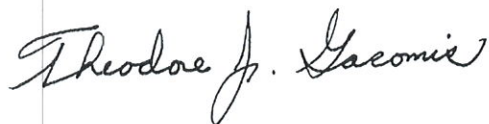
1. The Liongate Homeowners Association is proposing to convert the existing farmhouse located adjacent to the swimming pool on Liongate Ave. into a single family dwelling unit.
2. The Liongate Development was approved by the Township in 1980 to construct a total of 324 multi-family units. The developer built a total of 311 multi-family units some being larger thus the total number was reduced from 324 to 311 units.

REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS
Pennsylvania, New Jersey, Delaware & Maryland
610-903-0060 FAX 610-903-0080
www.ebwalshinc.com
Established 1985

3. The approval of the original plan required the existing farmhouse and the barn to be remain.
4. I have reviewed the approved plan and Homeowners Decelerations for Liongate finding no restrictions against the existing farmhouse being converted to a single family dwelling unit.
5. The unit is located adjacent to the swimming pool and as such direct access from the dwelling unit would not be allowed. A fence must be provided in accordance with the building codes.
6. Two parking spaces adjacent to the dwelling unit would be designated for use by the owner of the unit.
7. The Homeowners Documents would have to be amended to include Unit 312.

I would recommend the Township grant approval for the Liongate Homeowners Association's Minor Plan of Subdivision to convert the existing farmhouse into Unit 312 as a single family unit.

Very truly yours,

A handwritten signature in cursive script that reads "Theodore J. Gacomis".

Theodore J. Gacomis, PE
Uwchlan Township Engineer

Return to: Chester County Planning Commission
 601 Westtown Road--Suite 270
 P.O. Box 2747
 West Chester, PA 19380-0990

Act 247 County Referral

<p>To: Chester County Planning Commission</p> <p>Subject: Request for review of a subdivision, land development proposal, ordinances, or comprehensive plans pursuant to the Pennsylvania Municipalities Planning Code, Act 247. This application must be completed by the applicant, and submitted by the municipality to the above address, along with one (1) complete set of plans and accompanying documents and the required fee for review (see reverse side)</p>	<p align="center">TO BE COMPLETED BY THE MUNICIPALITY</p> <p>From: (Municipality) <u>Uwchlan Township</u> Date: <u>November 22, 2019</u> Official's Name: <u>Tara Giordano</u> Position: <u>Building + Zoning Official</u> Official's signature: <u>Tara Giordano</u></p> <p align="center"><small>Applications with ORIGINAL signatures must be submitted to CCPC.</small></p>
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TO BE COMPLETED BY THE APPLICANT

Development name (if applicable): Liongate Minor Subdivision Location: Uwchlan Twp.
 Owner's name: Liongate Homeowners Association Phone #: _____
 Owner's address: P.O. Box 68326 King of Prussia PA 19405
 Applicant's name: Same Phone #: _____
 Applicant's address: Same
 Architect/Engineer/Surveyor name: Booher & James, Inc. Phone #: 610-419-9407

<p>TYPE OF REVIEW REQUESTED (Check all appropriate boxes)</p> <p><input type="checkbox"/> Unofficial sketch plan (no fee) <input type="checkbox"/> Subdivision plan <input type="checkbox"/> Land development plan <input type="checkbox"/> Planned residential development <input type="checkbox"/> Zoning ordinance (no fee) <input type="checkbox"/> Curative amendment (no fee) <input type="checkbox"/> Subdivision ordinance (no fee) <input type="checkbox"/> Comprehensive plan (no fee) <input type="checkbox"/> Other _____</p>	<p>REVIEW FEE (Fee schedule on other side)</p> <p><input type="checkbox"/> Attached \$ _____ <input checked="" type="checkbox"/> Not applicable</p>	<p>TYPE OF SUBMISSION</p> <p><input type="checkbox"/> New proposal <input type="checkbox"/> Revision to a prior proposal <input type="checkbox"/> Phase of a prior proposal <input type="checkbox"/> Amendment/revision to recorded plan is a new proposal</p> <p>Tax parcel(s): # _____ # _____ # _____</p> <p>Total area (gross acres): _____</p>
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<p>PLAN INFORMATION</p> <p>Length of new roads: _____ Number of new parking spaces: _____ Ownership of roads: <input type="checkbox"/> Public <input type="checkbox"/> Private Open space: <input type="checkbox"/> Public <input type="checkbox"/> Private Acres: _____ Acres: _____ HOA responsible for common facilities/areas: <input type="checkbox"/> Yes <input type="checkbox"/> No HOA documents provided: <input type="checkbox"/> Yes <input type="checkbox"/> No Traffic study included: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not conducted</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>LAND USE</th> <th># of lots/units</th> </tr> </thead> <tbody> <tr><td>Agriculture</td><td></td></tr> <tr><td>Single family</td><td></td></tr> <tr><td>Townhouses</td><td></td></tr> <tr><td>Twin units</td><td></td></tr> <tr><td>Apartments</td><td></td></tr> <tr><td>Mobile homes</td><td></td></tr> <tr><td>*Commercial</td><td></td></tr> <tr><td>*Industrial</td><td></td></tr> <tr><td>*Institutional</td><td></td></tr> <tr><td>Other</td><td></td></tr> </tbody> </table>	LAND USE	# of lots/units	Agriculture		Single family		Townhouses		Twin units		Apartments		Mobile homes		*Commercial		*Industrial		*Institutional		Other		<p>ZONING DISTRICT OF PROPOSAL</p> <p>Existing: _____ Proposed: _____ Variances/Special exception granted: _____</p>	<p>PROPOSED UTILITIES (Check appropriate boxes)</p> <p align="center">Water Sewer</p> <p>Public <input type="checkbox"/> <input type="checkbox"/> On-site <input type="checkbox"/> <input type="checkbox"/> Package <input type="checkbox"/> <input type="checkbox"/></p> <p>No new sewage disposal or water supply proposed <input type="checkbox"/></p>
LAND USE	# of lots/units																								
Agriculture																									
Single family																									
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Twin units																									
Apartments																									
Mobile homes																									
*Commercial																									
*Industrial																									
*Institutional																									
Other																									

ADDITIONAL INFORMATION (This plan has been submitted to):

County Health Department Date _____
 PennDOT Date _____
 DEP Date _____
 Other _____ Date _____

THE TERM "LOTS"

The term "LOTS" includes conveyance, tracts or parcels of land for the purpose, whether immediate or future, of lease, transfer of ownership or building or development, as well as residue parcels, annexations, or the correction of lot lines.

*Total square footage of addition to existing building: _____
 *Total structure(s) sq. footage: _____

JOHN H. KIEFEL

ATTORNEY AT LAW

721 EAST LANCASTER AVENUE
DOWNTOWN, PA 19335

(610) 873-4140

FAX (610) 873-9942

Email: jkiefel@verizon.net

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OF COUNSEL TO:
SHEFFY, MAZZACCARO, DePAOLO & DeNIGRIS, LLP
166 NORTH MAIN STREET
SOUTHINGTON, CT 06489
PHONE: (860) 620-9460
FACSIMILE: (860) 620-9348

ADMITTED IN PENNSYLVANIA & CONNECTICUT

ORIGINAL HAND DELIVERED

November 21, 2019

Tara Giordano
Building & Zoning Official
Uwchlan Township
715 N. Ship Rd.
Exton, PA 19341

RE: Liongate-Minor Subdivision Plan

Dear Tara:

Enclosed please find the following documents concerning the above-referenced matter.

1. Check in the amount \$1,000.00 payable to Uwchlan Township;
2. Check in the amount \$150.00 payable to the County of Chester;
3. Planning Commission Form;
4. Preliminary Plan Application executed by the Applicant;
5. Final Plan Application executed by the Applicant;
6. Certificate of Ownership executed by the Applicant;
7. Act 247 County Referral Form;
8. County Subdivision/Land Development Record Form; and
9. One (1) Full Size Minor Subdivision Plan prepared by Boucher & James, last dated September 24, 2019.

Kindly process all the documents submitted. Please contact me should you have any questions concerning the enclosures.

Very Truly Yours,


John H. Kiefel

cc: Reese Management Co., Inc (Via Email)
Jon Tresslar, PE (Via Email)

APPLICATION FOR REVIEW OF A PRELIMINARY PLAN

Uwchlan Township, Chester County, Pennsylvania

The undersigned hereby applies for Review by the Planning Commission of the Preliminary plan submitted herewith and described below:

1. Name of subdivision: Liongate, Minor Subdivision Plan Plan Dated: 9-24-19
 County-~~Deed~~ ^{Plan} Book No. B-3134 Page No. 1
2. Name of property owner(s): Liongate Homeowners Association
 (if corporation, list corporation's name and address and two officers of corporation)
 Address: P.O. Box 62226 King of Prussia PA 19406 Phone No. _____
3. Name of applicant: Same
 (if other than owner)
 Address: _____ Phone No. _____
4. Applicant's interest if other than owner: N/A
5. Engineer, Architect, Surveyor or Landscape Architect responsible for plan: Doucher & James, Inc.
 Address: 559 Main Street, Suite 230 Bethlehem, PA 18018 Phone No. 610-419-9407
6. Total acreage: 2.71 Ac. Number of Lots: 1 new
7. Acreage of adjoining land in same ownership (if any): _____
8. Type of development planned: _____
 Single family
 _____ Two-family
 _____ Row
 _____ Multi-family
 _____ Commercial
 _____ Industrial
Existing Unit Other (Specify)

9. Will construction of buildings be undertaken immediately? Yes X No Existing

By whom?
Subdivider
Other developers
Purchasers of individual lots

10. Type of water supply ^{Existing} ~~proposed~~ X Public (municipal) system
Individual on-site

11. Type of sanitary sewage disposal ^{Existing} ~~proposed~~ X Public (municipal) system
X Live Capped
Semi-public (community) system
Individual on-site

12. Are all streets proposed for dedication? Yes _____ No _____

13. Acreage proposed for park or other public or semi-public use: N/A

14. Present zoning and zoning changes, if any, to be requested: _____

15. Have appropriate public utilities been consulted? Yes _____ No N/A

16. Material accompanying this application:

<u>Number</u>	<u>Item</u>
a) _____	Preliminary Plan
b) _____	Copies of Deed Restrictions
c) _____	
d) _____	

17. List all subdivision standards and requirements which have not been met and for which a waiver or change is to be requested.

The undersigned represents that to the best of his knowledge and belief all the above statements are true, correct, and complete.

Date: 10/31/19

Signature of Owner or Applicant: [Signature]

(by): Liongate HOA Board President
Meg Eynon

APPLICATION FOR REVIEW OF A FINAL PLAN

Uwchlan Township, Chester County, Pennsylvania

The undersigned hereby applies for Review by the Planning Commission of the Final plan submitted herewith and described below:

- Name of subdivision: Liongate Minor Subdivision Plan Plan Date: 9-24-19
 County ^{Plan} Deed Book No. B-3134 Page No. 1
- Name of property owner(s): Liongate Homeowners Association
 (if corporation, list corporation's name and address and two officers of corporation)
 Address: P.O. Box 62226 King of Prussia PA 19406 Phone No. _____
- Name of applicant: Same
 (if other than owner)
 Address: _____ Phone No. _____
- Applicant's interest if other than owner: N/A
- Engineer, Architect, Surveyor, or Landscape Architect responsible for plan: Boosher & James, Inc.
 Address: 559 Main Street, Suite 230 Bethlehem, PA 18018 Phone No. 610-419-9407
- Total acreage: 2.71 Number of Lots: 1 new
- Acreage of adjoining land in same ownership (if any): 49.15 Ac.
- Type of development planned: X
 _____ Single family
 _____ Two-family
 _____ Row
 _____ Multi-family
 _____ Commercial
 _____ Industrial
Existing Unit Other (Specify)
- Will construction of buildings be undertaken immediately? Yes X No N/A
 By whom? _____
 _____ Subdivider
 _____ Other developers
 _____ Purchasers of individual lots

CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGMENT OF APPLICATION:

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER

On this the 31 day of OCTOBER, 2019, before me, the undersigned officer, personally appeared MARGARET E EYNON who, being duly sworn according to law, deposes and says that SHE IS THE ^(NDB) ~~are~~ owners of the property described in this application and that the application was made with HER knowledge and/or direction and does hereby agree with the said application and to the submission of the same.

MARGARET E EYNON Property Owner

My Commission Expires 8 NOVEMBER 2020
Notary Public Victor D Borodjia

THE UNDERSIGNED HEREBY CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF THE INFORMATION AND STATEMENTS GIVEN ABOVE ARE TRUE AND CORRECT.

SIGNATURE OF APPLICANT [Signature] Liongate HOA Board President



(Information Below This Line To Be Completed By Uwchlan Township)

_____ (Name of Uwchlan Township official submission receipt)

Date complete application received _____ plan number _____

Fees _____ date fees paid _____ received by _____

Official submission receipt date: _____

Received by _____

Uwchlan Township

Commonwealth of Pennsylvania-Victory Seal
Victor D Borodjia, Notary Public
Chester County
My Commission Expires November 8, 2020
Commission Number 1301799



**County Of Chester
Subdivision / Land Development Information Record Form**

***Required**

*UPI: _____

 (e.g.: 1 - 8 - 45)

Township: Uwchlan

*Name of subdivision: Liongate Minor Subdivision

*Site Address or Street Intersection: Intersection Liongate Avenue
 and Eaton Court
 (e.g.: 201 W Market St. or NE Corner of W Market St & N New St)

*Developer: Liongate Homeowners Assoc. Phone #: _____

*Developer's Mailing Address: P.O. Box 62226 King of Prussia, PA 19405

*Property Owner: Same

Agent/Consultant: Bocher & James, Inc Phone #: 610-419-9407

Agent/Consultant's Mailing Address: 559 Main Street Suite 230
Bethlehem, PA 18018

*Number of New Lots Proposed: 1 and 311 Existing Dwellings

*Development of Existing Lot: *Existing Structure, Change in Use: _____ (e.g.: gas station to bank) Explain: Subdividing Existing Structure

- *Type of Development:
- Residential Subdivision
 - Non-Residential Subdivision
 - Non-Building
 - Lot Line Change
 - Change of Use

- * Type of Sewage Disposal:
- Individual
 - Community
 - Public
 - Clean Streams
 - Other: _____

- *Water Supply
- Individual
 - Public
 - None

NOTICE: Failure to properly complete this form can result in delaying the start of your project.

FOR CHESTER COUNTY HEALTH DEPARTMENT USE ONLY

Unique I. D. # _____

Subdivision Review Fee: \$ _____ Receipt # _____ Date: _____

\$ _____ Receipt # _____ Date: _____

\$ _____ Receipt # _____ Date: _____



Boucher & James, Inc.
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY
INNOVATIVE ENGINEERING

Fountainville Professional Building
1456 Ferry Road, Building 500
Doylestown, PA 18901
215-345-9400
Fax 215-345-9401

2756 Rimrock Drive
Stroudsburg, PA 18360
570-629-0300
Fax 570-629-0306

Mailing:
P.O. Box 699
Bartonsville, PA 18321

559 Main Street, Suite 230
Bethlehem, PA 18018
610-419-9407
Fax 610-419-9408

www.bjengineers.com

September 24, 2019

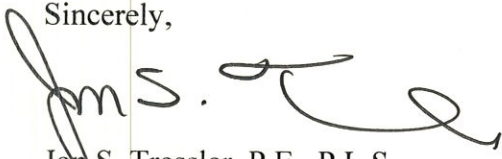
Tara Giordano, Building and Zoning Official
Uwchlan Township
715 North Ship Road
Exton, PA 19341-1940

**SUBJECT: SKETCH PLAN
LIONGATE UNIT 312
UWCHLAN TOWNSHIP, CHESTER COUNTY
PROJECT NO. 18765**

Dear Ms. Giordano:

Enclosed please find three (3) copies of the Minor Subdivision Plan for Liongate Unit 312. It is being submitted for sketch plan review. A pdf copy can be provided if you would find that beneficial.

Sincerely,

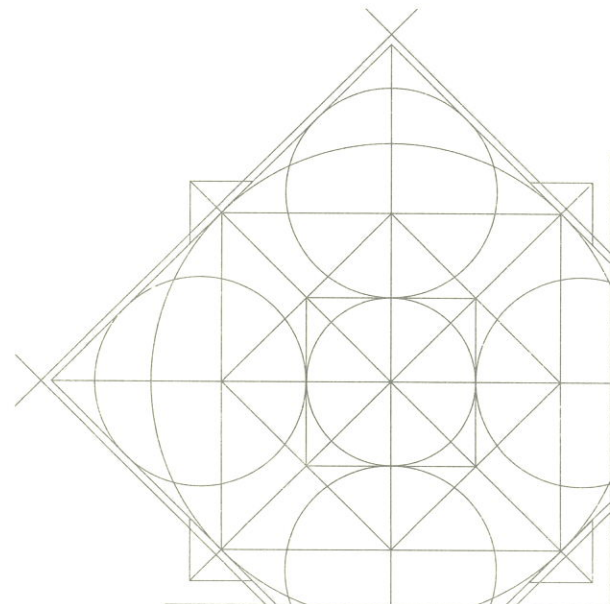


Jon S. Tresslar, P.E., P.L.S.
Project Manager

JST/cg

cc: Nicole Harahan
John H. Kiefel, Esquire

S:\2018\187865\Documents\Correspondence\Municipality\transmittal.Sketch Plan.docx



E-MAIL ADDRESS:
jkiefel@verizon.net
WEBSITE:
www.johnhkiefellawoffice.com

Admitted in Pennsylvania & Connecticut

JOHN H. KIEFEL
ATTORNEY AT LAW
721 EAST LANCASTER AVENUE
DOWNINGTOWN, PA 19335

Telephone: (610) 873-4140
Facsimile: (610) 873-9942

OF COUNSEL TO:
Sheffy, Mazzaccaro, DePaolo & DeNigris, LLP
166 North Main Street
Southington, CT 06489
Phone: (860) 620-9460
Facsimile: (860) 620-9348

September 5, 2018

Douglas D. Hanley, Township Manager
UWCHLAN TOWNSHIP
715 North Ship Road
Exton, PA 19341

RE: **Pre-Application Meeting Request**

Owner: Liongate Homeowners Association
Parcel: UPI# 33-2-617
RE: Proposed Minor Subdivision Pursuant to Subdivision and Land
Development Ordinance ("SALDO") §301.3

Dear Mr. Hanley:

Please note that I am the attorney for the Liongate Homeowners Association ("Liongate"), as to the above-referenced project. Liongate is the record owner of the real property known as UPI# 33-2-617, which is entirely located within Uwchlan Township, Pennsylvania. This letter shall will serve as Liongate's Request for a Pre-Application Meeting with Uwchlan Township in this matter pursuant to the SALDO at §302.1 I also write to set forth a brief summary of the Proposed Minor Subdivision sought by Liongate.

Initially, included with this letter is a copy of the previously approved As-Built Title Plan of Subdivision for UPI# 33-2-617, as well as an aerial view of the subject property from the ChescoViews, and a street view photograph. There is an existing single-family residence, which is part of the UPI# 33-2-617 lot. That single-family residence is marked with a black arrow on both the As-Built Title Plan of Subdivision, and the ChescoViews aerial view. The single-family residence pre-dates the Subdivision and is currently vacant. The proposed Minor Subdivision would create a new lot from UPI# 33-2-617 that includes only the "four-corners" of the existing single-family residence. Appropriate access, parking, and homeowners' association rights would be included to properly integrate this new subdivided lot into the existing Liongate community.

Against that backdrop, Liongate looks forward to discussing the relevant elements of this project with you or the Township's designated representative. Liongate's Property Manager, Nicole Harahan of Reese Management Company, and I will attend the meeting scheduled so that we can discuss the Township's planning objectives, applicable regulations

and procedures implicated by this Minor Subdivision. Please contact me at your earliest convenience to schedule the Pre-Application Meeting.

Very Truly Yours,



John H. Kiefel

cc: Reese Management Company (Via Email Only)
Original Via Email to: dhanley@uwchlan.com

AREA TABULATION
Building No. 34

Unit No.	Area
3401	1170 SQ. FT.
3402	1040 SQ. FT.
3403	1000 SQ. FT.
3404	1170 SQ. FT.
Total Bldg Area = 4420 SQ. FT.	

AREA TABULATION
Building No. 35

Unit No.	Area
3501	1556 SQ. FT.
3502	1000 SQ. FT.
3503	1000 SQ. FT.
3504	1000 SQ. FT.
3505	1050 SQ. FT.
Total Bldg Area = 5586 SQ. FT.	

AREA TABULATION
Building No. 36

Unit No.	Area
3201	1100 SQ. FT.
3202	1000 SQ. FT.
3203	1100 SQ. FT.
Total Bldg Area = 3200 SQ. FT.	

AREA TABULATION
Building No. 37

Unit No.	Area
3701	1100 SQ. FT.
3702	1000 SQ. FT.
3703	1100 SQ. FT.
Total Bldg Area = 3200 SQ. FT.	

AREA TABULATION
Building No. 38

Unit No.	Area
3801	1100 SQ. FT.
3802	1000 SQ. FT.
3803	1100 SQ. FT.
Total Bldg Area = 3200 SQ. FT.	

AREA TABULATION
Building No. 39

Unit No.	Area
3901	1100 SQ. FT.
3902	1000 SQ. FT.
3903	1100 SQ. FT.
Total Bldg Area = 3200 SQ. FT.	

AREA TABULATION
Building No. 40

Unit No.	Area
4001	1100 SQ. FT.
4002	1000 SQ. FT.
4003	1100 SQ. FT.
Total Bldg Area = 3200 SQ. FT.	

AREA TABULATION
Building No. 41

Unit No.	Area
4101	1100 SQ. FT.
4102	1000 SQ. FT.
4103	1100 SQ. FT.
Total Bldg Area = 3200 SQ. FT.	

AREA TABULATION
Building No. 42

Unit No.	Area
4201	1100 SQ. FT.
4202	1000 SQ. FT.
4203	1100 SQ. FT.
Total Bldg Area = 3200 SQ. FT.	

AREA TABULATION
Building No. 43

Unit No.	Area
4301	1100 SQ. FT.
4302	1000 SQ. FT.
4303	1100 SQ. FT.
Total Bldg Area = 3200 SQ. FT.	

AREA TABULATION
Building No. 44

Unit No.	Area
4401	1100 SQ. FT.
4402	1000 SQ. FT.
4403	1100 SQ. FT.
Total Bldg Area = 3200 SQ. FT.	

AREA TABULATION
Building No. 45

Unit No.	Area
4501	1100 SQ. FT.
4502	1000 SQ. FT.
4503	1100 SQ. FT.
Total Bldg Area = 3200 SQ. FT.	

AREA TABULATION
Building No. 46

Unit No.	Area
4601	1100 SQ. FT.
4602	1000 SQ. FT.
4603	1100 SQ. FT.
Total Bldg Area = 3200 SQ. FT.	

AREA TABULATION
Building No. 47

Unit No.	Area
4701	1100 SQ. FT.
4702	1000 SQ. FT.
4703	1100 SQ. FT.
Total Bldg Area = 3200 SQ. FT.	

AREA TABULATION
Building No. 48

Unit No.	Area
4801	1100 SQ. FT.
4802	1000 SQ. FT.
4803	1100 SQ. FT.
Total Bldg Area = 3200 SQ. FT.	

AREA TABULATION
Building No. 49

Unit No.	Area
4901	1100 SQ. FT.
4902	1000 SQ. FT.
4903	1100 SQ. FT.
Total Bldg Area = 3200 SQ. FT.	

AREA TABULATION
Building No. 50

Unit No.	Area
5001	1100 SQ. FT.
5002	1000 SQ. FT.
5003	1100 SQ. FT.
Total Bldg Area = 3200 SQ. FT.	

AREA TABULATION
Building No. 51

Unit No.	Area
5101	1100 SQ. FT.
5102	1000 SQ. FT.
5103	1100 SQ. FT.
Total Bldg Area = 3200 SQ. FT.	

AREA TABULATION
Building No. 52

Unit No.	Area
5201	1100 SQ. FT.
5202	1000 SQ. FT.
5203	1100 SQ. FT.
Total Bldg Area = 3200 SQ. FT.	

AREA TABULATION
Building No. 53

Unit No.	Area
5301	1100 SQ. FT.
5302	1000 SQ. FT.
5303	1100 SQ. FT.
Total Bldg Area = 3200 SQ. FT.	

AREA TABULATION
Building No. 54

Unit No.	Area
5401	1100 SQ. FT.
5402	1000 SQ. FT.
5403	1100 SQ. FT.
Total Bldg Area = 3200 SQ. FT.	

AREA TABULATION
Building No. 55

Unit No.	Area
5501	1100 SQ. FT.
5502	1000 SQ. FT.
5503	1100 SQ. FT.
Total Bldg Area = 3200 SQ. FT.	

AREA TABULATION
Building No. 56

Unit No.	Area
5601	1100 SQ. FT.
5602	1000 SQ. FT.
5603	1100 SQ. FT.
Total Bldg Area = 3200 SQ. FT.	

AREA TABULATION
Building No. 57

Unit No.	Area
5701	1100 SQ. FT.
5702	1000 SQ. FT.
5703	1100 SQ. FT.
Total Bldg Area = 3200 SQ. FT.	

AREA TABULATION
Building No. 58

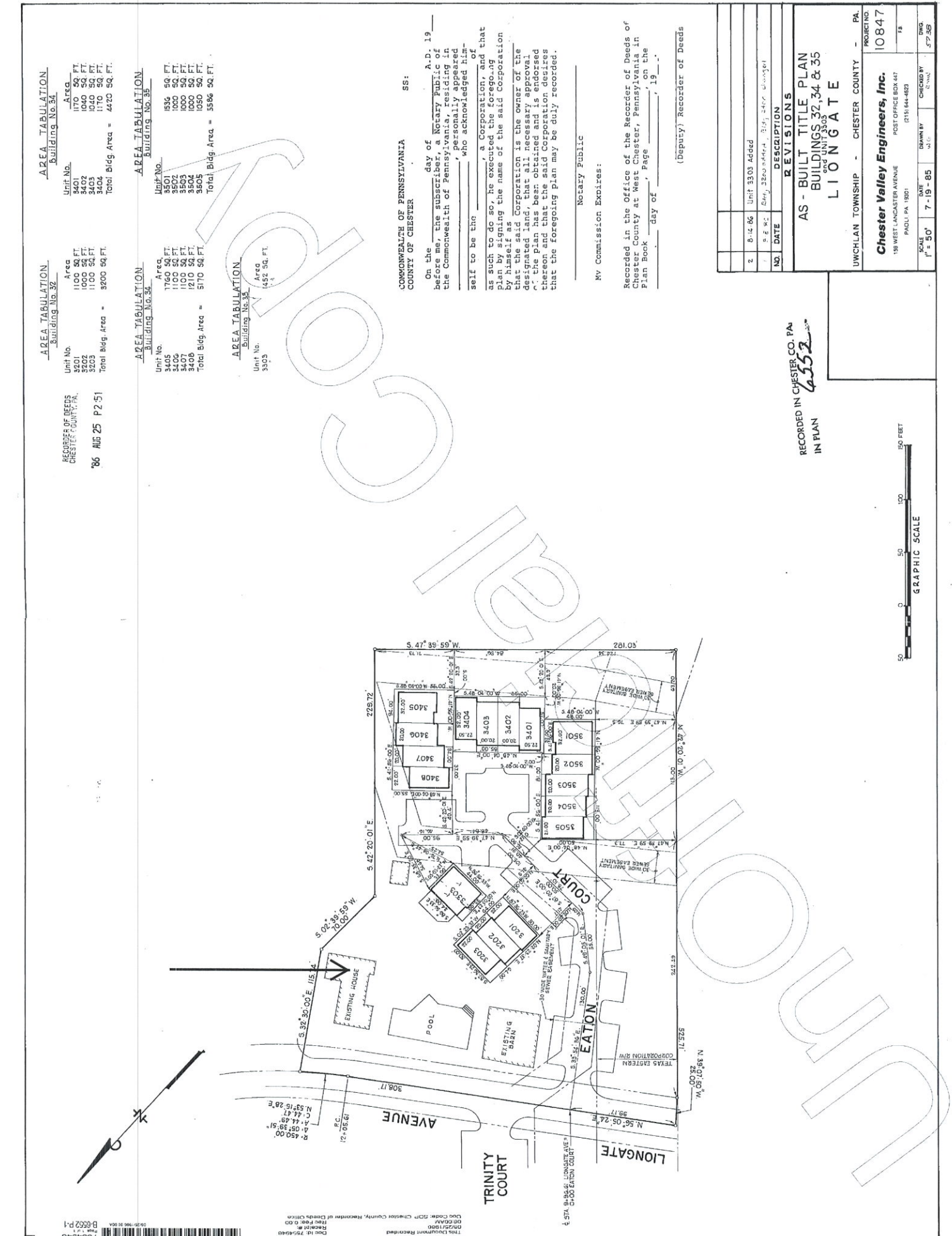
Unit No.	Area
5801	1100 SQ. FT.
5802	1000 SQ. FT.
5803	1100 SQ. FT.
Total Bldg Area = 3200 SQ. FT.	

AREA TABULATION
Building No. 59

Unit No.	Area
5901	1100 SQ. FT.
5902	1000 SQ. FT.
5903	1100 SQ. FT.
Total Bldg Area = 3200 SQ. FT.	

AREA TABULATION
Building No. 60

Unit No.	Area
6001	1100 SQ. FT.
6002	1000 SQ. FT.
6003	1100 SQ. FT.
Total Bldg Area = 3200 SQ. FT.	



RECORDED IN CHESTER CO. PA
IN PLAN
6552

RECORDED IN CHESTER COUNTY, PENNSYLVANIA
ON AUG 25 1986 P2:51

Notary Public
My Commission Expires: _____

Recorded in the Office of the Recorder of Deeds of Chester County at West Chester, Pennsylvania in Plan Book _____, Page _____, on the _____ day of _____, 19____.

AS - BUILT TITLE PLAN
BUILDINGS 32, 34 & 35
LIONGATE

UWCLAN TOWNSHIP - CHESTER COUNTY - PA.
PROJECT NO. 10847
Chester Valley Engineers, Inc.
159 WEST LANCASTER AVENUE
PAOLI, PA. 19001 (717) 644-4833
SCALE 1" = 50'
DATE 7-19-85
DRAWN BY [Name]
CHECKED BY [Name]



