

# Conceptual Stormwater Management Narrative

for

## Lionville Preserve

Uwchlan Township  
Chester County, Pennsylvania  
CVE Project No. 22400-2000

prepared for:

**Rockwell Downingtown LLC**  
1075 Eagle Road  
Wayne, PA 19087

prepared by:

**Chester Valley Engineers, Inc.**  
112 Moores Road, Suite 200  
Malvern, PA 19355

Dated: September 16, 2025

Revised: January 29, 2026



*Richard F. Stratton*

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**Richard F. Stratton, P.E.**  
Professional Engineer  
Pennsylvania License No. PE-076211

## **INTRODUCTION**

This report serves to document the conceptual stormwater management design for proposed Lionville Preserve, a planned residential development (PRD) proposed along Lionville Station Road located approximately 0.64 miles north of the intersection of PA 113 and Route 100 in Uwchlan Township, Chester County, Pennsylvania. The analysis has been prepared in accordance with the stormwater management, subdivision and land development, and zoning ordinances of Uwchlan Township.

The design intent of the stormwater management system for the Lionville Preserve project is to mitigate increases in stormwater peak rate, control excess stormwater volume, and attenuate water quality impacts that are a direct result of development. The proposed development includes a mix of various residential housing types, natatorium, amenity area, low-impact trails, and both active as well as passive open spaces.

Conceptually, stormwater management facilities can be preliminarily sized based with a loading ratio of 5:1 for impervious area to stormwater management feature area. (See Exhibit 1: *Loading Area Ratio Calculations*). The approach applies to both above and below ground stormwater management facilities proposed for the development.

## **PROJECT SCOPE**

The project proposes the development of 583 units with the following breakdown:

- 134 single-family homes (65 ft wide)
- 116 single-family homes (55 ft wide)
- 2 Historic Resources to be rehabilitated/converted to single-family homes
- 2 semidetached units (34 ft wide)
- 181 townhouses (34 ft wide)
- 148 townhouses (30 ft wide)

In addition to the residential units, the development proposes a natatorium, an amenity clubhouse and outdoor area including a pool and bocce courts. Throughout the remainder of the site the proposed improvements are roadways, parking areas, both passive and active open space, and stormwater management areas.

## **SITE LOCATION AND EXISTING CONDITIONS**

The project site is situated North of the intersection of Uwchlan Avenue (S.R. 113) and Pottstown Pike (S.R. 100) in Uwchlan Township, Pennsylvania. The site is bordered by:

- To the west: Commercial properties as well as Haywood Drive
- To the north: Residential properties and West Pikeland Township municipal line
- To the east: Operational farmland (Milky Way Farm)
- To the south, Pennsylvania Turnpike Interstate Route 76

Topographically, a high point exists at the western most boundary line for the property that directs stormwater to run East to the existing wetlands and stream located on the subject parcel. Accordingly, a ridge line exists on the East side of Lionville Station Road running in parallel to the existing road. The stormwater runs west towards the existing wetlands and east towards the neighboring property. The on-site wetlands drain towards Tributary 01544, a tributary of Pickering Creek in the Schuylkill River Watershed.

PA Code Chapter 93 designates Tributary 01544 as High-Quality, Trout Stocking Fisheries and Migratory Fishes (HQ-TSF-MF). Tributary 01544 is listed as having the following impairments: pathogens (source unknown). High and Low-flow TDMLs have been established for Tributary 01544.

### **STORMWATER MANAGEMENT**

The Stormwater Management Plan described herein has been designed according to the following publications and criteria:

- Zoning Ordinance, Subdivision and Land Development Ordinance, and Stormwater Management Ordinances of Uwchlan Township.
- "Urban Hydrology for Small Watersheds" (Technical Release No. 55), published by the United States Department of Agriculture, Soil Conservation Service, dated June 1986;
- "PA Stormwater Best Management Practices Manual", prepared by the Department of Environmental Protection, dated December 2006.

Stormwater management systems are proposed throughout the development. It is expected that a variety of stormwater management facilities will be used based on individual location, land use, and soil conditions. Examples include surface and underground infiltration basins, rain gardens, bio-filtration basins, and detention basins. Soil testing at the time of final design will be used to refine the parameters for each basin. The conceptual stormwater management facilities are sized in accordance with a 5:1 loading ratio

To determine the impervious areas for the residential lots, a percentage of each lot area is assumed impervious for the different lot types. For all single-family lots, 60% of the lot area is assumed for impervious surface. The townhomes have two different assumptions made for both model types. A block of townhomes is made up of interior and end units. Interior lots of a block are assumed to have 80% lot impervious coverage while the end lots are assumed to have 60% impervious coverage. The remainder of impervious coverage for the development is based upon the coverages for proposed roads, sidewalks, buildings, surface parking, and other improvements shown conceptually on the Tentative PRD Plans, prepared by Chester Valley Engineers, dated September 16, 2025.



**STORMWATER MANAGEMENT DESIGN CRITERIA**

Stormwater management facilities, including storm sewer collection and conveyance systems, will be provided in accordance with the Uwchlan Township stormwater management ordinance, and the Pennsylvania Department of Environmental Protection criteria.

The Final Stormwater Management Plan will be designed to meet the following guidelines:

1. Total post-development peak discharges for all design storms will be reduced to the Pre-development peak discharges as follows: (Chapter 214, Section 308 of the Uwchlan Township Stormwater Management Ordinance)

**Table 308.1  
 Peak Rate Control Standards**

Postconstruction Design Storm Frequency (24-Hour Duration)	New Development Regulated Activities	Redevelopment Regulated Activities
2-year	1-year	2-year
5-year	2-year	5-year
10-year	2-year	10-year
25-year	25-year	25-year
50-year	50-year	50-year
100-year	100-year	100-year

Stormwater runoff from the proposed development will be collected within the project limits and conveyed to above and below ground stormwater infiltration facilities. Flows beyond those that are infiltrated will outlet to existing natural water resources. It is expected that sufficient peak rate reduction requirements will be met with the use of infiltration-method stormwater management facilities.

2. The post-construction total runoff volume shall not exceed the predevelopment total runoff volume for all storms equal to or less than the two-year, twenty-four-hour duration precipitation (design storm). (Chapter 214, Section 308.A of the Uwchlan Township Stormwater Management Ordinance).
3. Water quality improvements will be provided with the use of Best Management Practices throughout the site.

The Lionville Preserve project will necessitate the development of an Erosion and Sediment Control Plan, which includes the implementation and maintenance of erosion and sediment



control best-management practice devices to minimize the potential for accelerated erosion and sedimentation that are a direct result of earth disturbance and construction activities. Furthermore, earth disturbance associated with the Lionville Station Road Development will exceed one (1)-acre and will require a NPDES Permit.

## **CONCLUSIONS**

Based on this conceptual analysis, it is expected that sufficient area is available to facilitate effective stormwater management methods for the Lionville Station Road Development to meet rate, volume, and quality requirements set forth in Uwchlan Township ordinances.



Conceptual Stormwater Management Report  
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## Exhibit 1: *Loading Area Ratio Calculations*

Date: 9/16/2025

Last Revised: 1/29/2026

### Loading Area Ratio Calculations

Region	Overall Area (SF)	Impervious Area (SF)	SWM Facility Area (SF)	Impervious Loading Ratio*	POA
100	89,825	75,813	16,500	4.59	8
200	71,437	56,929	12,617	4.51	8
300	266,589	212,604	42,600	4.99	8
400	358,350	175,591	35,490	4.95	7
500	355,033	176,205	35,350	4.98	7
600	183,541	94,528	19,860	4.76	7
700	307,634	170,628	37,790	4.52	7
800	192,255	109,142	22,000	4.96	7
900	357,926	241,083	48,500	4.97	6
1000	367,309	248,060	50,256	4.94	6
1100	238,159	133,730	30,000	4.46	6
1200	95,866	58,645	14,100	4.16	6
1300	42,900	25,740	5,313	4.84	6
1400	299,499	139,901	28,850	4.85	2
1500	113,502	66,273	13,300	4.98	8
1600	94,562	52,293	10,500	4.98	3
1700	103,878	49,532	10,176	4.87	3
1800	1,025,068	339,697	68,500	4.96	2
1900	140,743	75,172	16,215	4.64	4
2000	164,909	99,428	20,628	4.82	1
2000A	152,862	93,066	19,209	4.85	
2000B	16,618	16,618	3,496	4.75	
2100	180,357	115,472	23,936	4.82	1
2200	342,651	231,345	46,600	4.96	1
2300	157,278	103,332	20,940	4.93	2
2400	153,520	83,032	17,803	4.66	2
2500	159,985	113,989	23,079	4.94	2
2600	190,608	116,426	23,482	4.96	2

Total Impervious (SF)	3,474,276
Volume of Runoff (CF)***	289,523

134.61

\* Impervious Loading Ratio: proportion of impervious area to stormwater facility area. Used for conceptual stormwater management analysis. Ratio should not exceed 5.0

\*\* Volume of minimum of one (1)-inch of runoff from all proposed impervious surfaces will be infiltrated. (Ch. 214, Sec. 306.B of Uwchlan Township Stormwater Management Ordinance)



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## Exhibit 2: Pennsylvania Stormwater Best Practices Manual – Appendix A: Infiltration Basin Pollutant Removal Efficiency

6.4.2 INFILTRATION BASIN

Type	Pollutant Removal % Efficiency						Primary Source	Secondary Source	Comments
	TSS	TN	NO <sub>3</sub>	NO <sub>x</sub>	TKN	TP			
Infiltration Basin	95	65					Cahill Assoc. Technical BMP Manual & Infiltration Feasibility Report: Infiltration of Stormwater in Areas Underlain by Carbonate Bedrock within the Little Lehigh Creek Watershed. Nov 2002.		
Infiltration Basin	75	45 - 55				50 - 55	Schueler, T. 1987. Controlling urban runoff – a practical manual for planning and designing urban best management practices. Metropolitan Washington Council of Governments, Washington, DC.	FHWA, 1999. <i>Stormwater Best Management Practices in an Ultra-Urban Setting: Selection and Monitoring</i> . Federal Highway Administration, U.S. Department of Transportation.	Capture of 12.7 mm (0.5 in) of runoff (first flush)
Infiltration Basin	99	60 - 70				65 - 75	Schueler, T. 1987. Controlling urban runoff – a practical manual for planning and designing urban best management practices. Metropolitan Washington Council of Governments, Washington, DC.	FHWA, 1999. <i>Stormwater Best Management Practices in an Ultra-Urban Setting: Selection and Monitoring</i> . Federal Highway Administration, U.S. Department of Transportation.	Capture of 25.4 mm (1 in) of runoff
Infiltration Basin	90	55 - 60				60 - 70	Schueler, T. 1987. Controlling urban runoff – a practical manual for planning and designing urban best management practices. Metropolitan Washington Council of Governments, Washington, DC.	FHWA, 1999. <i>Stormwater Best Management Practices in an Ultra-Urban Setting: Selection and Monitoring</i> . Federal Highway Administration, U.S. Department of Transportation.	Capture of 50.8 mm (2 in) of runoff
Infiltration Basin	50-80	50-80				50-80	USEPA. Preliminary Data Summary of Urban Storm Water Best Management Practices. Aug 1999.		
<b>RANGE</b>	<b>50 - 99</b>	<b>45 - 80</b>				<b>50 - 80</b>			



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## Exhibit 3: Pennsylvania Stormwater Best Practices Manual – Appendix A: Subsurface Infiltration Bed Pollutant Removal Efficiency

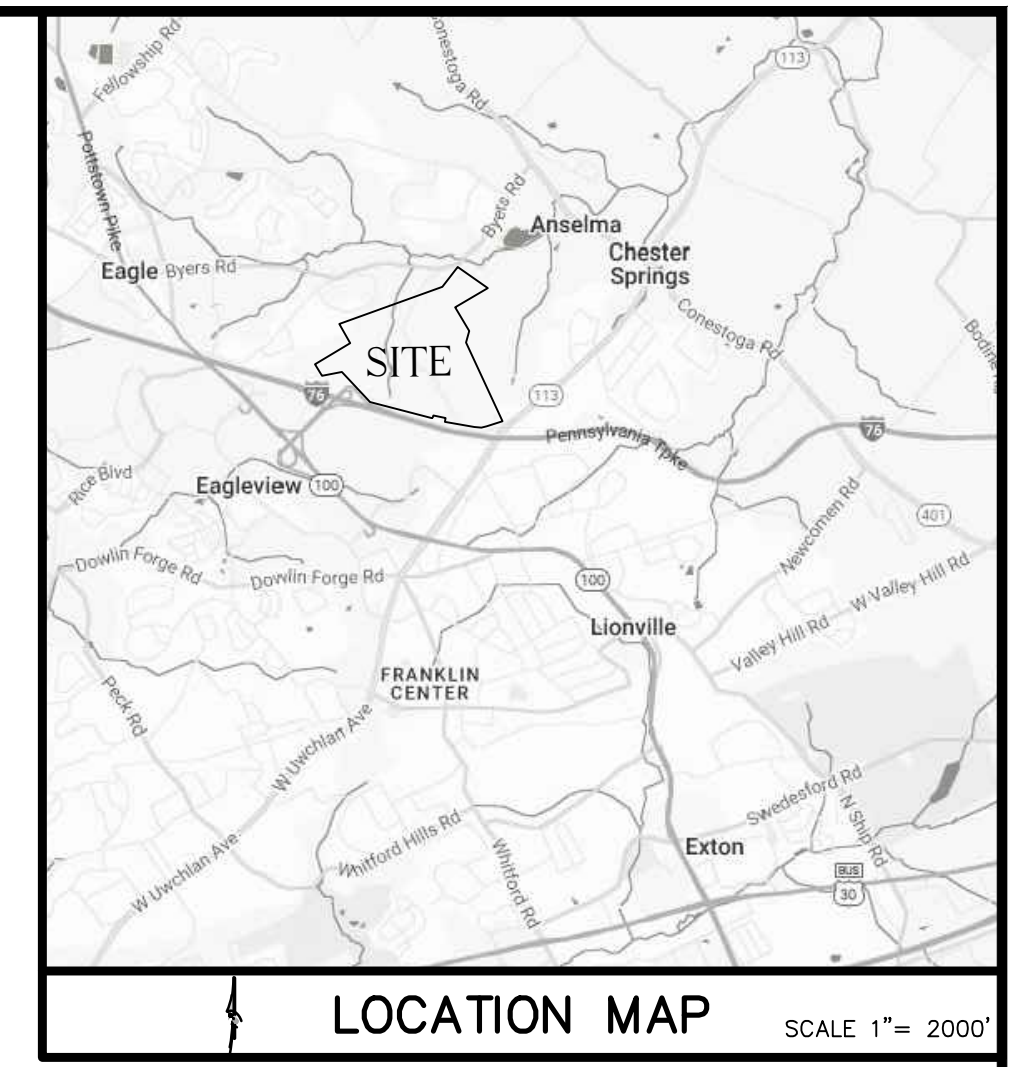
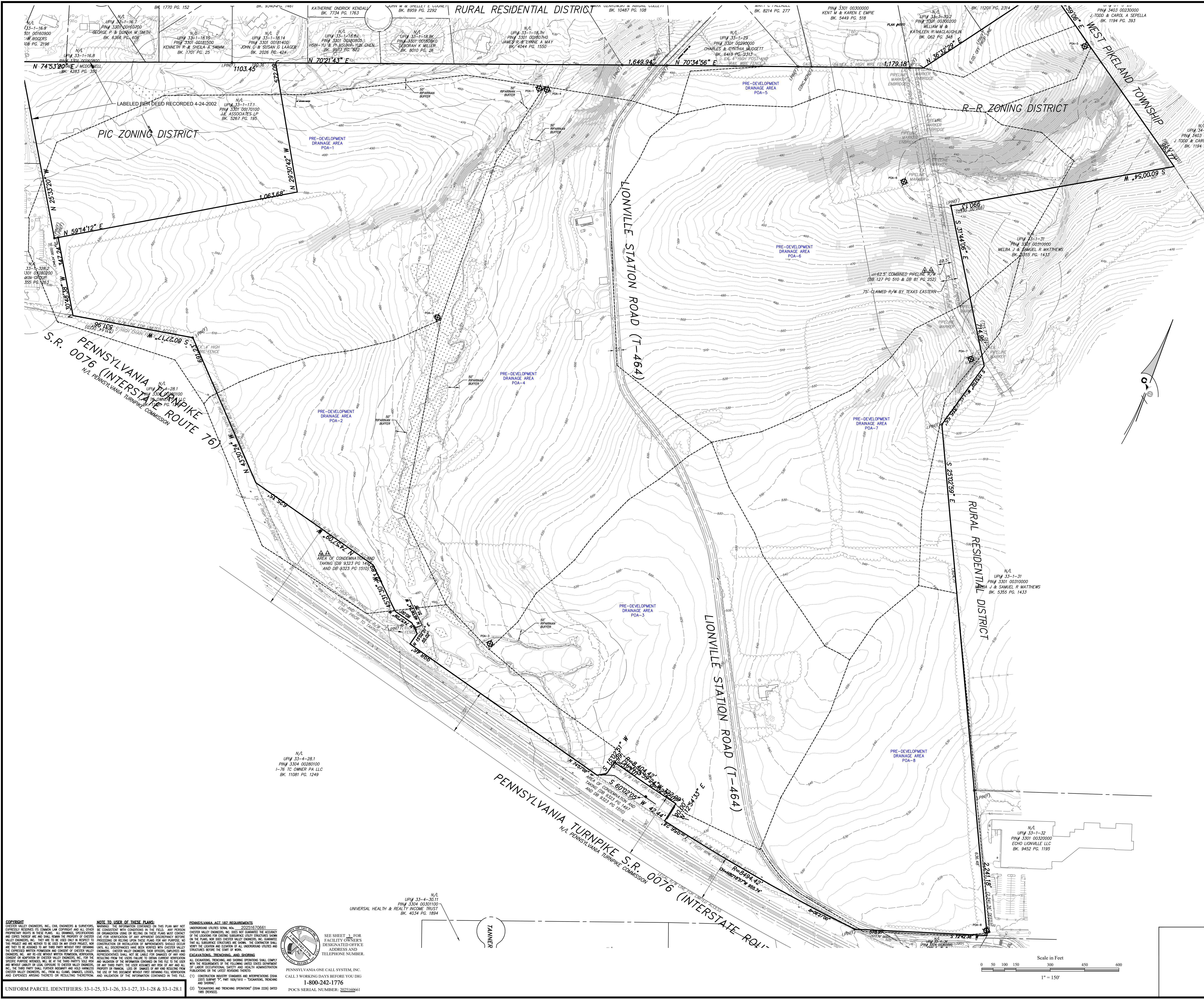
6.4.3 SUBSURFACE INFILTRATION BED

Type	Pollutant Removal % Efficiency						Primary Source	Secondary Source	Comments
	TSS	TN	NO <sub>3</sub>	NO <sub>x</sub>	TKN	TP			
Subsurface Infiltration Bed	90	60	27				Cahill Assoc. Technical BMP Manual & Infiltration Feasibility Report: Infiltration of Stormwater in Areas Underlain by Carbonate Bedrock within the Little Lehigh Creek Watershed. Nov 2002.		
Subsurface Infiltration Bed	95	51				70	Chester County Conservation District. <i>Chester County Stormwater BMP Tour Guide: Infiltration Beds</i> . 2002.		
<b>RANGE</b>	<b>90 - 95</b>	<b>51 - 60</b>	<b>27</b>			<b>70</b>			



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## Appendix A: Drainage Area Plans



**LEGEND**

**EXISTING FEATURES**

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJOINING PROP. LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- EXISTING SETBACK BOUNDARY
- EXISTING FLOOD PLAIN
- EXISTING STREAM LINE
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- EXISTING OVERHEAD WIRES
- EXISTING LIGHT POLE
- EXISTING SIGN
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- EXISTING DECIDUOUS TREE
- EXISTING TREE & SHRUB LINE
- EXISTING SLOPES 15% - 25%
- EXISTING SLOPES 25% +
- INFILTRATION TEST

**DRAINAGE FEATURES**

- PRE-DEVELOPMENT DRAINAGE AREA
- CONCEPTUAL POA

**CONCEPTUAL OVERALL PRE DRAINAGE AREA PLAN**

03	1/9/26	REVISIONS PER TWP CONSULTANT REVIEW LETTERS
02	11/7/25	REVISIONS PER TWP CONSULTANT REVIEW LETTERS
01	9/30/25	REVISIONS PER TWP FEEDBACK
NO.	DATE	REVISIONS

**TENTATIVE PRD PLAN LIONVILLE PRESERVE**

**FOR**

**ROCKWELL DOWNTOWN LLC**  
LIONVILLE TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

**FOR**

**22400**

**CVE** ChesterValley ENGINEERS, INC.  
112 Moores Road, Suite 200, Malvern, PA 19355  
610-444-4423  
www.cveinc.com

SCALE: 1"=150'

DATE: 09/16/2025

DRAWN BY: PT

CHECKED BY: RFS

DRAWING

**UNIFORM PARCEL IDENTIFIERS:** 33-1-25, 33-1-26, 33-1-27, 33-1-28 & 33-1-28.1

**NOTICE TO USER OF THESE PLANS:**

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**PENNSYLVANIA ACT 187 REQUIREMENTS**

UNIVERSAL HEALTH & REALTY INCOME TRUST  
BK. 4034 PG. 1894

**EXPLANATIONS, TRENCHING, AND SHORINGS**

ALL TRENCHING, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PUBLICATIONS OF THE LATEST REVISIONS THEREOF:

(1) CONSTRUCTION SAFETY STANDARDS AND RECOMMENDATIONS (OSHA 2071 SAFETY '97, PART 1926/1915 - TRENCHING, TRENCHING AND SHORING)

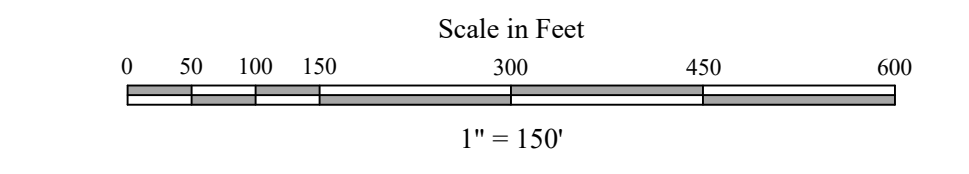
(2) "TRENCHING AND TRENCHING OPERATIONS" (OSHA 2280) DATED 1985 (REVISED)

**SEE SHEET 1 FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.**

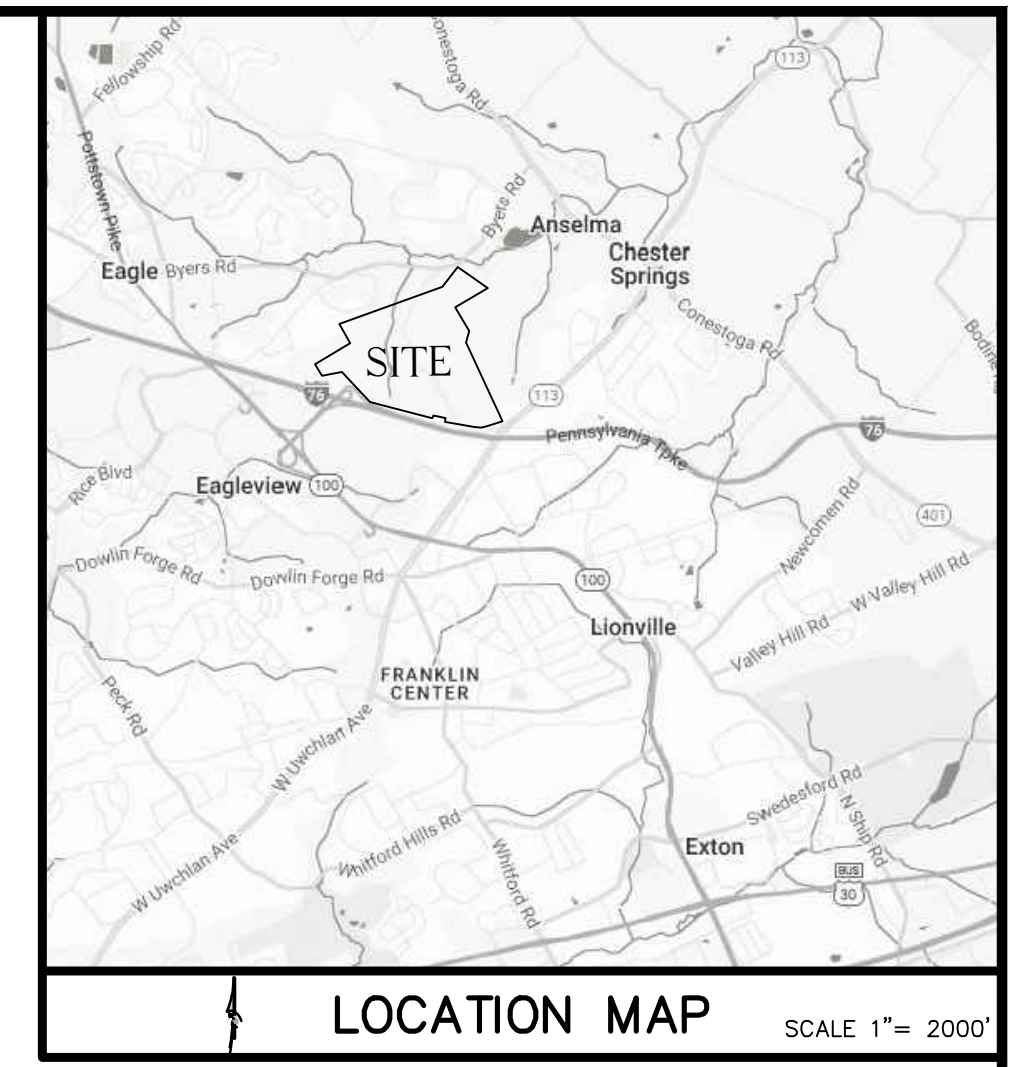
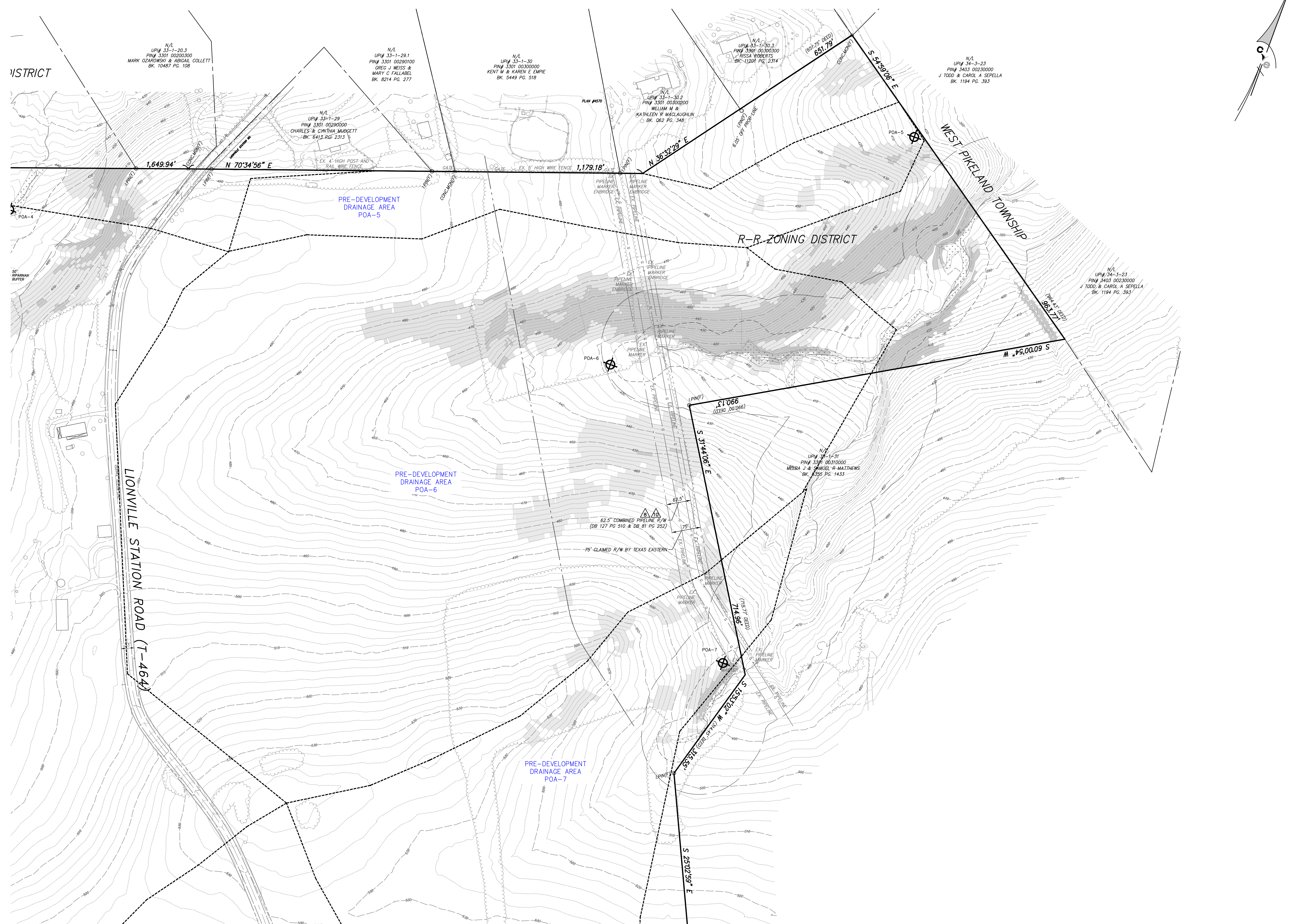
**PENNSYLVANIA ONE CALL SYSTEM, INC.**  
CALL 800-242-1776

**POCS SERIAL NUMBER:** 2025100661

**UNIFORM PARCEL IDENTIFIERS:** 33-1-25, 33-1-26, 33-1-27, 33-1-28 & 33-1-28.1



PROJECT NO. 22400 DATE: 09/16/2025 DRAWN BY: PT CHECKED BY: RFS



**LEGEND**

**EXISTING FEATURES**

- EXISTING PROPERTY BOUNDARY
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**DRAINAGE FEATURES**

- PRE-DEVELOPMENT DRAINAGE AREA
- CONCEPTUAL POA

**CONCEPTUAL DETAILED PRE DRAINAGE AREA PLAN**

NO.	DATE	REVISION
03	1/9/26	REVISIONS PER TWP CONSULTANT REVIEW LETTERS
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01	9/30/25	REVISIONS PER TWP FEEDBACK

**TENTATIVE PRD PLAN**  
**LIONVILLE PRESERVE**  
 FOR  
**ROCKWELL DOWNINGTOWN LLC**  
 UWCHLAN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

<b>CVE</b> ChesterValley ENGINEERS, INC.	<b>22400</b>
132 Moores Road, Suite 200, Malvern, PA 19355	F.B.
610-444-4823	www.chestervalley.com
SCALE: 1"=100'	DATE: 09/16/2025
DRAWN BY: PT	CHECKED BY: RFS
DRAWING	

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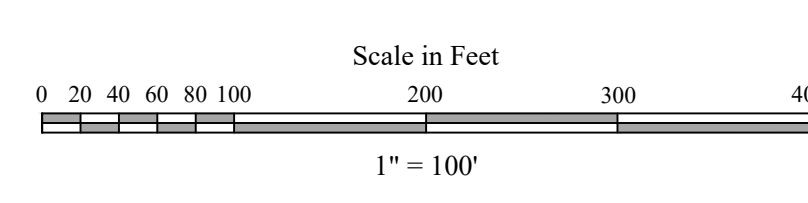
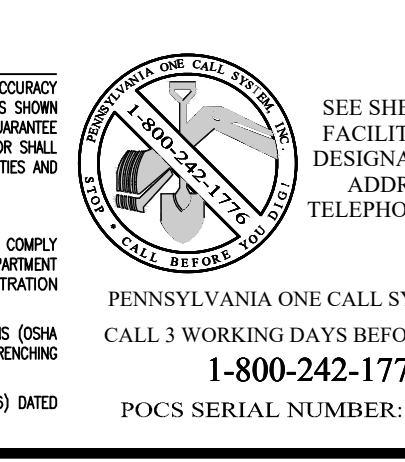
**PENNSYLVANIA ACT 157 REQUIREMENTS:** UNDERGROUND UTILITIES (DU) NO. 2202120661

**EXCAVATIONS, TRENCHING, AND SHIELDING:** ALL EXCAVATIONS, TRENCHING, AND SHIELDING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PUBLICATIONS OR THE LATEST REVISIONS THEREOF: (1) CONSTRUCTION SAFETY STANDARDS AND RECOMMENDATIONS (OSHA 2207) SUBPART 19, PART 1926/1915 - EXCAVATIONS, TRENCHING AND SHIELDING; (2) "LOCATIONS AND TRENCHING OPERATIONS" (OSHA 2220) DATED 1985 (REVISED).

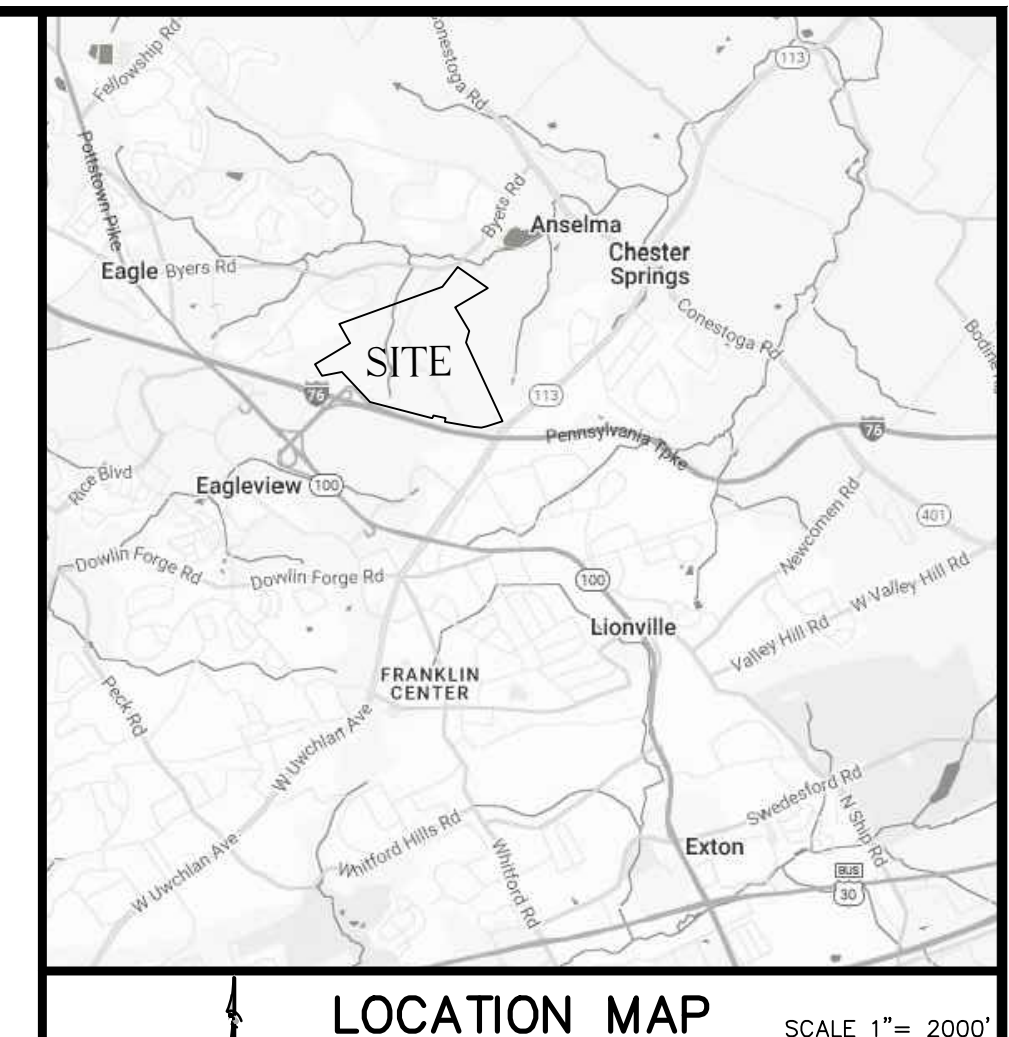
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**PENNSYLVANIA ONE CALL SYSTEM, INC. CALL 3 WORKING DAYS BEFORE YOU DIG 1-800-242-1776**

**POCS SERIAL NUMBER: 2025120661**



PROJECT NO. 22400 DATE PLOTTED: 09/16/2025 11:52:28 AM



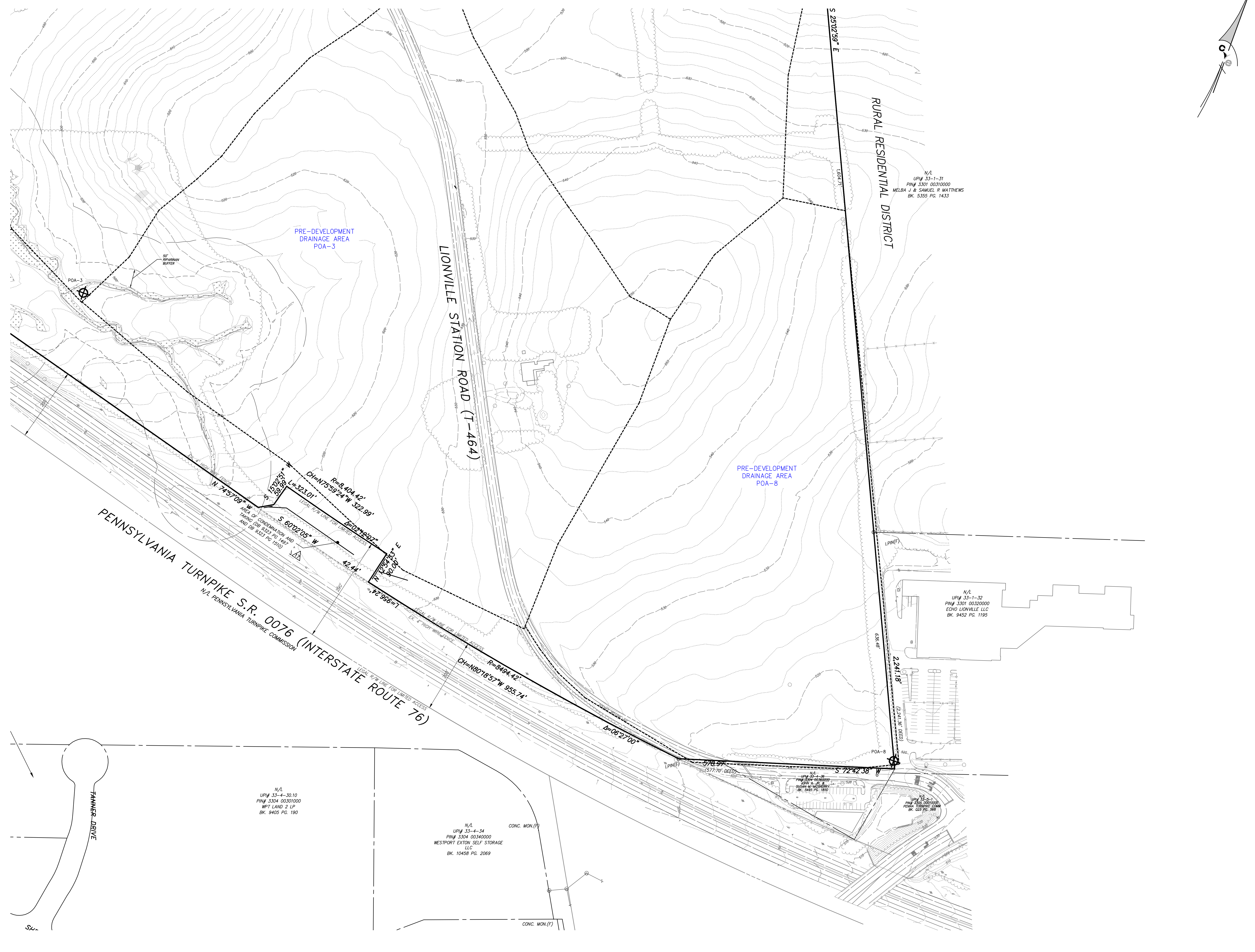
**LEGEND**

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**PENNSYLVANIA ACT 187 REQUIREMENTS:** CHESTER VALLEY ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED ON THESE PLANS. THE USER OF THESE PLANS OR SPECIFICATIONS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE FOLLOWING UNITED STATES DEPARTMENT OF AGRICULTURE: NATURAL RESOURCES CONSERVATION SERVICE, FOREST SERVICE, AND WILDLIFE SERVICE. THE USER OF THESE PLANS OR SPECIFICATIONS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE FOLLOWING UNITED STATES DEPARTMENT OF AGRICULTURE: NATURAL RESOURCES CONSERVATION SERVICE, FOREST SERVICE, AND WILDLIFE SERVICE.

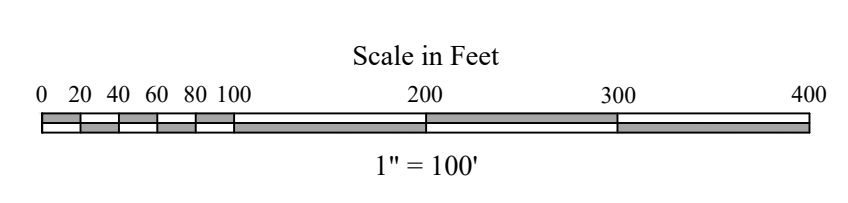
**EXPLANATIONS, TRENCHING, AND SLOPING:** ALL TRENCHING, TRENCHING, AND SLOPING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF AGRICULTURE: NATURAL RESOURCES CONSERVATION SERVICE, FOREST SERVICE, AND WILDLIFE SERVICE. THE USER OF THESE PLANS OR SPECIFICATIONS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE FOLLOWING UNITED STATES DEPARTMENT OF AGRICULTURE: NATURAL RESOURCES CONSERVATION SERVICE, FOREST SERVICE, AND WILDLIFE SERVICE.

**CONSTRUCTION SCHEDULE:** (1) CONSTRUCTION SCHEDULE CHANGES AND MODIFICATIONS SHALL BE SUBMITTED TO CHESTER VALLEY ENGINEERS, INC. FOR REVIEW AND APPROVAL. (2) "LOCATIONS AND TRENCHING OPERATIONS" (CONTRACTOR) SHALL BE SUBMITTED TO CHESTER VALLEY ENGINEERS, INC. FOR REVIEW AND APPROVAL.

**SEE SHEET 1 FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.**

**PENNSYLVANIA ONE CALL SYSTEM, INC. CALL 3 WORKING DAYS BEFORE YOU DIG 1-800-242-1776**

**POCS SERIAL NUMBER: 2025160661**



**CONCEPTUAL DETAILED PRE DRAINAGE AREA PLAN**

03	1/9/26	REVISIONS PER TWP. CONSULTANT REVIEW LETTERS
02	11/17/25	REVISIONS PER TWP. CONSULTANT REVIEW LETTERS
01	9/30/25	REVISIONS PER TWP. FEEDBACK
NO.	DATE	REVISION

**TENTATIVE PRD PLAN LIONVILLE PRESERVE**

**FOR ROCKWELL DOWNINGTOWN LLC**

**UWCLAN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA**

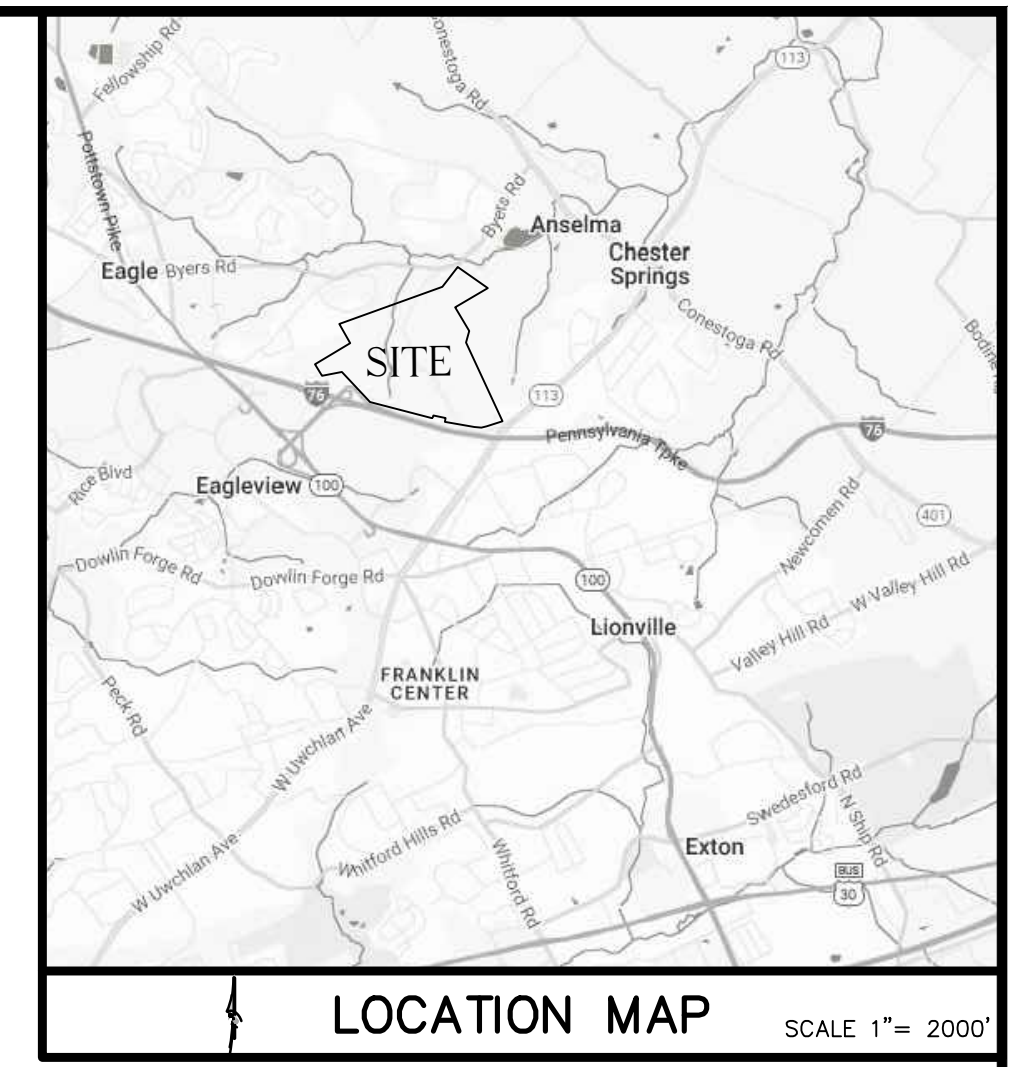
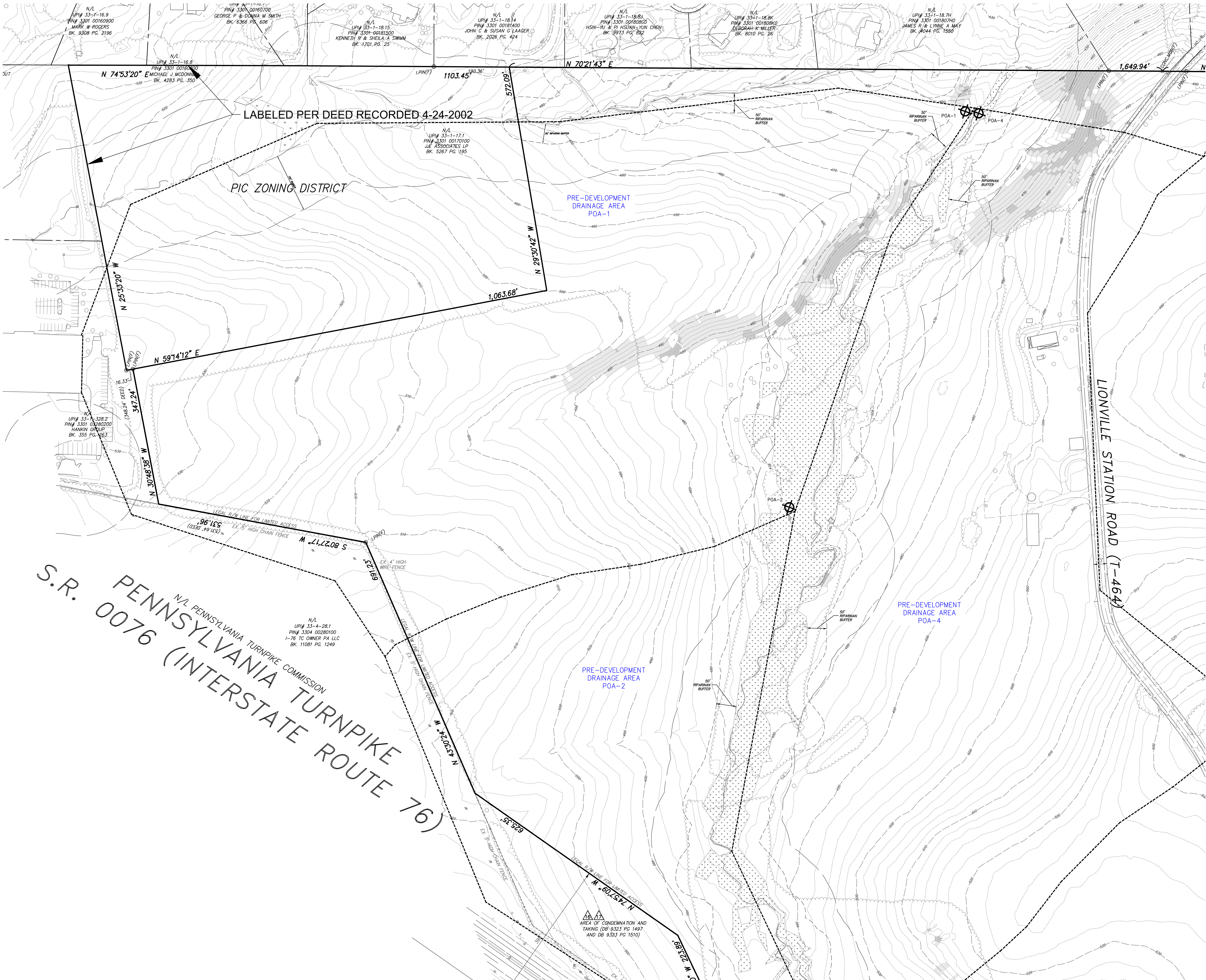
**22400**

**Chester Valley Engineers, Inc.**

112 Moores Road, Suite 200, Malvern, PA 19355  
610-444-4823  
www.cheval.com

**SCALE:** 1"=100'  
**DATE:** 09/16/2025  
**DRAWN BY:** PT  
**CHECKED BY:** RFS  
**DRAWING:**

PROJECT NO. 22400  
DATE: 09/16/2025  
DRAWN BY: PT  
CHECKED BY: RFS  
DRAFTING: RFS  
SCALE: 1"=100'



**LEGEND**

**EXISTING FEATURES**

- EXISTING PROPERTY BOUNDARY
- EXISTING ADJOINING PROP. LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- EXISTING SETBACK BOUNDARY
- EXISTING FLOOD PLAIN
- EXISTING STREAM LINE
- EXISTING WETLANDS
- EXISTING RIPARIAN BUFFER
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- EXISTING SPOT ELEVATION
- EXISTING SOIL TYPE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING STORM INLET AND PIPE
- EXISTING SANITARY SEWER
- EXISTING SANITARY FORCE MAIN
- EXISTING U/G FIRE LINE
- EXISTING U/G WATER LINE
- EXISTING U/G ELECTRIC LINE
- EXISTING U/G TELEPHONE LINE
- EXISTING U/G GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING TREE & SHRUB LINE
- EXISTING SLOPES 15% - 25%
- EXISTING SLOPES 25% +
- INFILTRATION TEST

**DRAINAGE FEATURES**

- PRE-DEVELOPMENT DRAINAGE AREA
- CONCEPTUAL POA

**S.R. 0076 (INTERSTATE ROUTE 76)**

**PENNSYLVANIA TURNPIKE COMMISSION**

N/A PENNSYLVANIA TURNPIKE COMMISSION  
 UPI# 33-4-281  
 PIN# 3304 00280100  
 I-76 TO OWNER PA LLC  
 BK. 11081 PG. 1249

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**PENNSYLVANIA ACT 187 REQUIREMENTS**  
 UNDERGROUND UTILITIES (UNL) NO. 202215170651  
 CHESTER VALLEY ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATION FOR EXISTING SUBSURFACE UTILITIES SHOWN ON THESE PLANS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

**EXCAVATIONS, TRENCHING, AND SHIELDING**  
 ALL EXCAVATIONS, TRENCHING, AND SHIELDING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS OR THE LATEST PUBLISHED THEREOF:  
 (1) CONSTRUCTION SAFETY STANDARDS AND REGULATIONS (29 CFR 1926 SUBPART CC, PART 1926.951 - TRENCHING AND SHIELDING)  
 (2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2200 DATED 1985 REVISED)

**UNIFORM PARCEL IDENTIFIERS:** 33-1-25, 33-1-26, 33-1-27, 33-1-28 & 33-1-28-1

**SEE SHEET 1 FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.**

**PENNSYLVANIA ONE CALL SYSTEM, INC.**  
 CALL 3 WORKING DAYS BEFORE YOU DIG  
**1-800-242-1776**

**POCS SERIAL NUMBER:** 2025106661

**CONCEPTUAL DETAILED PRE DRAINAGE AREA PLAN**

NO.	DATE	REVISIONS
03	1/9/26	REVISIONS PER TWP CONSULTANT REVIEW LETTERS
02	11/17/25	REVISIONS PER TWP CONSULTANT REVIEW LETTERS
01	9/30/25	REVISIONS PER TWP FEEDBACK

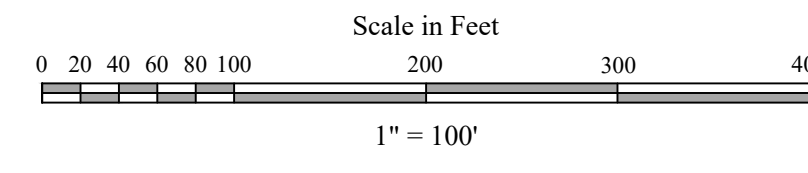
**TENTATIVE PRD PLAN LIONVILLE PRESERVE**

**FOR**  
**ROCKWELL DOWNTOWN LLC**  
 UWICHLAN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

**CVE** ChesterValley ENGINEERS, INC. **22400**

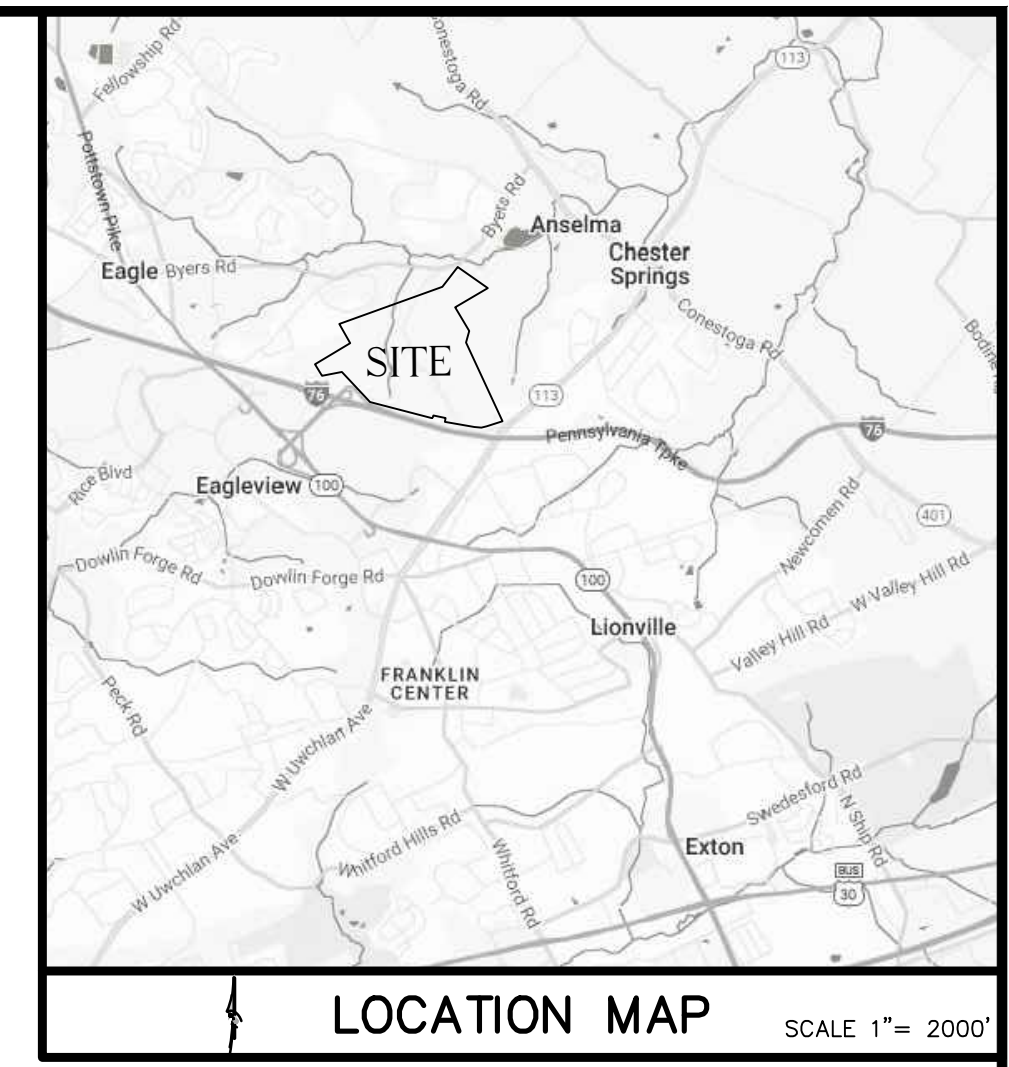
112 Moores Road, Suite 200, Malvern, PA 19355  
 610-444-4823  
 www.cve-engineers.com

**SCALE** 1"=100' **DATE** 09/16/2025 **DRAWN BY** PT **CHECKED BY** RFS **DRAWING**



PROJECT NO. 22400  
 DATE: 09/16/2025  
 DRAWN BY: PT  
 CHECKED BY: RFS  
 SHEET 4 OF 4





**LEGEND**

EXISTING FEATURES	
[Symbol]	EXISTING PROPERTY BOUNDARY
[Symbol]	EXISTING ADJOINING PROP. LINE
[Symbol]	EXISTING RIGHT-OF-WAY LINE
[Symbol]	EXISTING EASEMENT
[Symbol]	EXISTING SETBACK BOUNDARY
[Symbol]	EXISTING FLOOD PLAIN
[Symbol]	EXISTING STREAM LINE
[Symbol]	EXISTING METLANDS
[Symbol]	EXISTING RIPARIAN BUFFER
[Symbol]	EXISTING BUILDING
[Symbol]	EXISTING 2' CONTOURS
[Symbol]	EXISTING 10' CONTOURS
[Symbol]	EXISTING SPOT ELEVATION
[Symbol]	EXISTING SOIL TYPE
[Symbol]	EXISTING CURB
[Symbol]	EXISTING EDGE OF PAVEMENT
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[Symbol]	EXISTING STORM INLET AND PIPE
[Symbol]	EXISTING SANITARY SEWER
[Symbol]	EXISTING SANITARY FORCE MAIN
[Symbol]	EXISTING U/G FIRE LINE
[Symbol]	EXISTING U/G WATER LINE
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[Symbol]	EXISTING OVERHEAD WIRES
[Symbol]	EXISTING LIGHT POLE
[Symbol]	EXISTING SIGN
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING CONIFEROUS TREE
[Symbol]	EXISTING DECIDUOUS TREE
[Symbol]	EXISTING TREE & SHRUB LINE
[Symbol]	EXISTING SLOPES 15% - 25%
[Symbol]	EXISTING SLOPES 25% +
[Symbol]	INFILTRATION TEST
PROPOSED FEATURES	
[Symbol]	PROPOSED LOT LINE
[Symbol]	PROPOSED NATURAL LOT LINE
[Symbol]	PROPOSED RIGHT-OF-WAY
[Symbol]	PROPOSED BUILDING
[Symbol]	PROPOSED ROAD CENTERLINE
[Symbol]	PROPOSED PAVEMENT
[Symbol]	PROPOSED SIDEWALK
[Symbol]	PROPOSED CROSSWALK
[Symbol]	PROPOSED FIRE HYDRANT
[Symbol]	PROPOSED SPOT ELEVATION
DRAINAGE FEATURES	
[Symbol]	POST-DEVELOPMENT DRAINAGE AREA
[Symbol]	CONCEPTUAL POA

CONCEPTUAL DETAILED POST-DEVELOPMENT DRAINAGE AREA PLAN

NO.	DATE	REVISIONS
03	1/9/26	REVISIONS PER TWP CONSULTANT REVIEW LETTERS
02	11/7/25	REVISIONS PER TWP CONSULTANT REVIEW LETTERS
01	9/30/25	REVISIONS PER TWP FEEDBACK

**TENTATIVE PRD PLAN**  
**LIONVILLE PRESERVE**

FOR  
**ROCKWELL DOWNINGTOWN LLC**  
LIONVILLE TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

PROJECT NO. **22400**

**CVE** ChesterValley ENGINEERS, INC.  
132 Moores Road, Suite 200, Malvern, PA 19355  
610-444-4823  
www.chestervalley.com

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1" = 100'	09/16/2025	PT	RFS	

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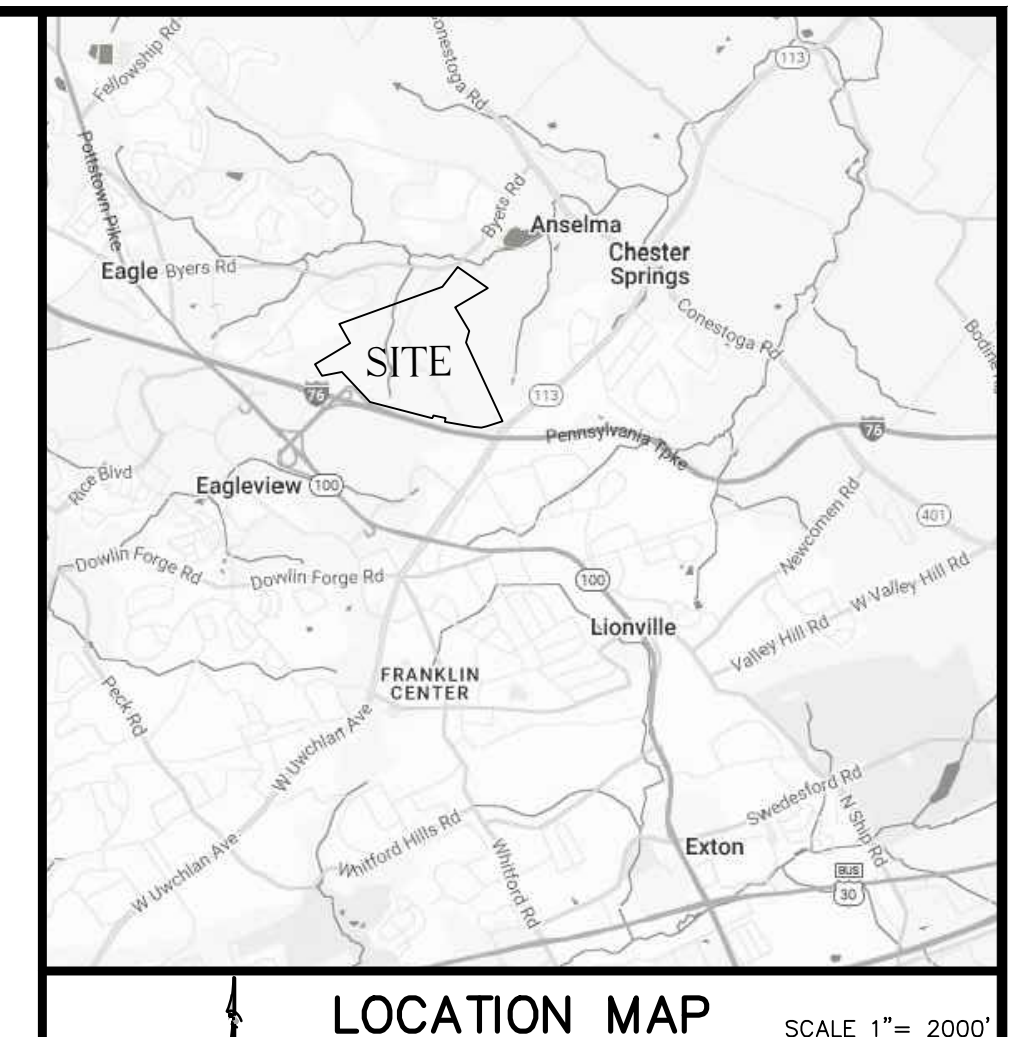
**PENNSYLVANIA ACT 127 REQUIREMENTS**  
UNIFORM PARCEL IDENTIFIERS: 33-1-25, 33-1-26, 33-1-27, 33-1-28 & 33-1-28.1

**SEE SHEET 2 FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.**

**UNIFORM PARCEL IDENTIFIERS: 33-1-25, 33-1-26, 33-1-27, 33-1-28 & 33-1-28.1**

**1-800-242-1776**

**POCS SERIAL NUMBER: 2025106661**



**LEGEND**

**EXISTING FEATURES**

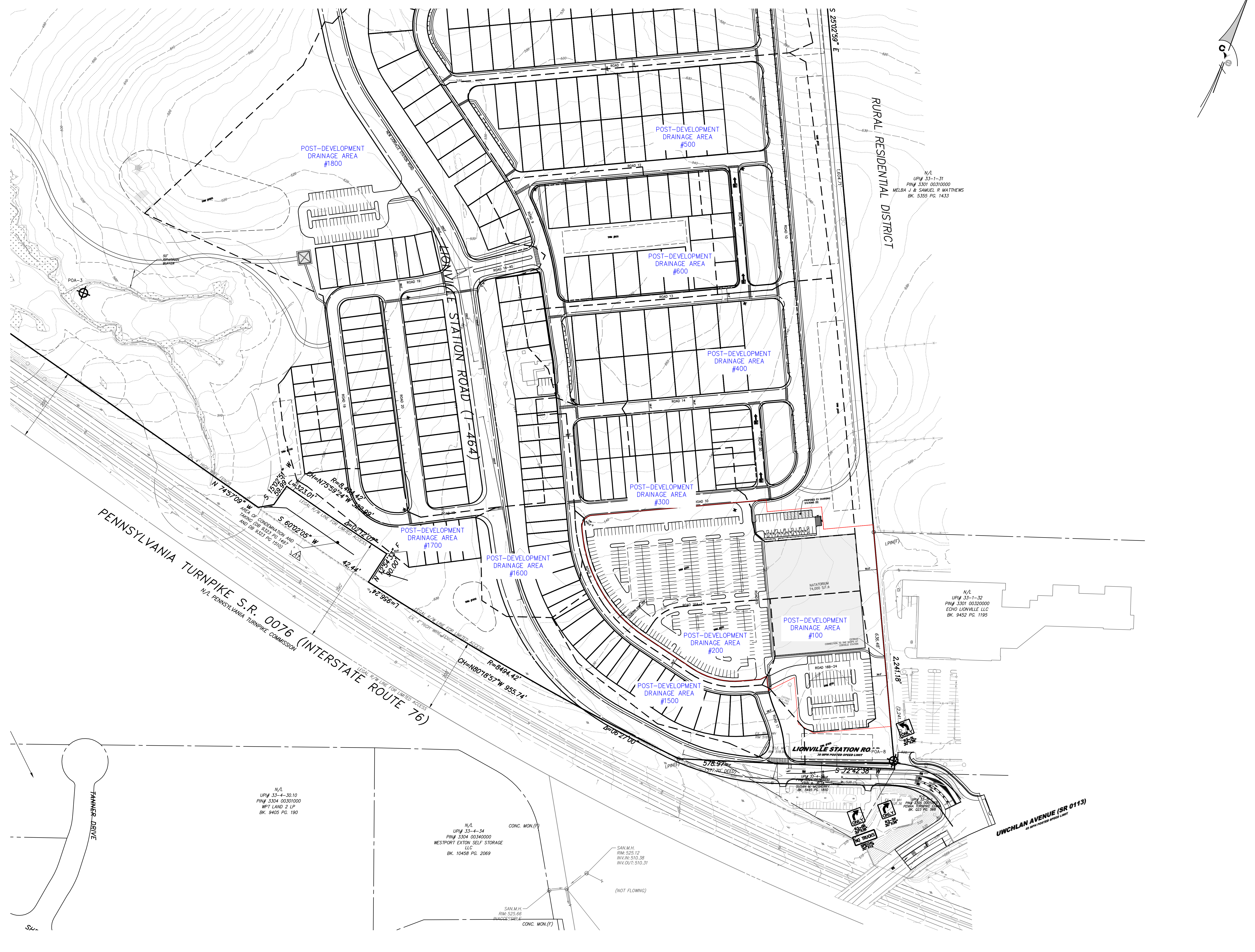
- EXISTING PROPERTY BOUNDARY
- EXISTING ADJOINING PROP. LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- EXISTING SETBACK BOUNDARY
- EXISTING FLOOD PLAIN
- EXISTING STREAM LINE
- EXISTING WETLANDS
- EXISTING RIPARIAN BUFFER
- EXISTING BUILDING
- EXISTING 2' CONTOURS
- EXISTING 10' CONTOURS
- EXISTING SPOT ELEVATION
- EXISTING SOIL TYPE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- EXISTING STORM INLET AND PIPE
- EXISTING SANITARY SEWER
- EXISTING SANITARY FORCE MAIN
- EXISTING U/G FIRE LINE
- EXISTING U/G WATER LINE
- EXISTING U/G ELECTRIC LINE
- EXISTING U/G TELEPHONE LINE
- EXISTING U/G GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING LIGHT POLE
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- EXISTING UTILITY POLE
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING TREE & SHRUB LINE
- EXISTING SLOPES 15% - 25%
- EXISTING SLOPES 25% +
- INFILTRATION TEST

**PROPOSED FEATURES**

- PROPOSED LOT LINE
- PROPOSED NATATORIUM LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED BUILDING
- PROPOSED ROAD CENTERLINE
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED CROSSWALK
- PROPOSED FIRE HYDRANT
- PROPOSED SPOT ELEVATION

**DRAINAGE FEATURES**

- POST-DEVELOPMENT DRAINAGE AREA
- CONCEPTUAL POA



**UNIFORM PARCEL IDENTIFIERS:** 33-1-25, 33-1-26, 33-1-27, 33-1-28 & 33-1-28-1

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**PENNSYLVANIA ACT 187 REQUIREMENTS**  
 UNDERGROUND UTILITIES (UNU) NO. 20251670661  
 CHESTER VALLEY ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATION FOR EXISTING SUBSIDIARY UTILITY OPERATIONS SHOWN ON THESE PLANS. THE USER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

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 (1) CONSTRUCTION SAFETY STANDARDS AND REGULATIONS (29 CFR 1926)  
 (2) TRENCHING AND SHIELDING OPERATIONS (29 CFR 1926.650-652)

**SEE SHEET 1 FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.**

**PENNSYLVANIA ONE CALL SYSTEM, INC.**  
 CALL 3 WORKING DAYS BEFORE YOU DIG  
**1-800-242-1776**

**POCS SERIAL NUMBER: 20251670661**

**CONC. MON. (P)**

**CONC. MON. (P)**

**CONC. MON. (P)**

**CONC. MON. (P)**

**NOT FLOWING**

**NO TRUCKS**

**NO TRUCKS**

**NO TRUCKS**

**NO TRUCKS**

**NO TRUCKS**

**NO TRUCKS**

**NO TRUCKS**

**NO TRUCKS**

**NO TRUCKS**

**NO TRUCKS**

**NO TRUCKS**

**NO TRUCKS**

**NO TRUCKS**

**NO TRUCKS**

**NO TRUCKS**

**CONCEPTUAL DETAILED POST DRAINAGE AREA PLAN**

NO.	DATE	REVISION
03	1/9/26	REVISIONS PER TWP CONSULTANT REVIEW LETTERS
02	11/17/25	REVISIONS PER TWP CONSULTANT REVIEW LETTERS
01	9/30/25	REVISIONS PER TWP FEEDBACK

**TENTATIVE PRD PLAN**  
**LIONVILLE PRESERVE**  
 FOR  
**ROCKWELL DOWNINGTOWN LLC**  
 UWCHLAN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

**CVE ChesterValley ENGINEERS, INC.** **22400**

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**DRAWING:**

