



UPPER UWCHLAN TOWNSHIP  
BOARD OF SUPERVISORS  
REGULAR MEETING

August 21, 2017  
7:00 p.m.

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UPPER UWCHLAN TOWNSHIP  
BOARD OF SUPERVISORS  
REGULAR MEETING

AGENDA  
August 21, 2017  
7:00 p.m.

- I. CALL TO ORDER
  - A. Salute to the Flag
  - B. Moment of Silence
  - C. Inquire If Any Attendee Plans to Audio or Video Record the Meeting
- II. APPROVAL OF MINUTES: July 11, 2017 Conditional Use Hearing - Continuation  
July 17, 2017 Board of Supervisors Meeting
- III. APPROVAL OF PAYMENTS
- IV. TREASURER'S REPORT
- V. SUPERVISORS' REPORT
  - A. Calendar:
    - September 4, 2017 Office Closed ~ Labor Day
    - September 12, 2017 4:00 PM Board of Supervisors Workshop
    - September 18, 2017 7:00 PM Board of Supervisors Meeting, followed by  
Black Horse ELU (Jankowski) Conditional Use Hearing #2
  - Yard Waste Collections: August 23, September 6, 13, 20, and 27  
Do not use plastic bags for yard waste as these materials will be composted. Place materials curbside the night before to guarantee collection. Use biodegradable bags or open containers (without lids).
- VI. ADMINISTRATION REPORTS
  - A. Township Engineer's Report
  - B. Building and Codes Department Report
  - C. Police Chief's Report
  - D. Public Works Department Report
- VII. LAND DEVELOPMENT
  - A. 223 Fellowship Road Minor Land Development Plan – Consider Approval
- VIII. ADMINISTRATION
  - A. 2017 Pavement Marking Contract – Consider Award
  - B. Ordinance: FEMA Floodplain Management – Consider Adoption
  - C. Resolution: Park Road Rights-of-Way Acceptance – Consider Adoption
- IX. OPEN SESSION
- X. ADJOURNMENT



TOWNSHIP OF UPPER UWCHLAN  
BOARD OF SUPERVISORS

CONDITIONAL USE HEARING

July 11, 2017

6:00 p.m.

**DRAFT**

Packet Page 2

In Attendance:

Kristin Camp, Esq., Township Solicitor  
Mark Hagerty, Court Stenographer  
Gwen A. Jonik, Township Secretary

Ms. Camp announced the continuation of the Black Horse ELU, LLC (also known as the Jankowski Tract) Conditional Use Hearing that was opened June 19, 2017. At the close of the June 19, 2017 Hearing, the Hearing was continued to 6:00 p.m. this evening. The Applicant requested a continuance to September 12, 2017, 6:00 p.m. Parties were notified, the Township website was posted, as was the Township Building. No further notice will be published.

Mr. Hagerty recorded the proceedings.

Ms. Camp closed the Record for this evening at 6:01 p.m.

Respectfully submitted,

Gwen A. Jonik  
Township Secretary



**TOWNSHIP OF UPPER UWCHLAN**  
**BOARD OF SUPERVISORS**  
**REGULAR MEETING**  
July 17, 2017  
7:00 p.m.  
**DRAFT**

Packet Page 3

In Attendance:

Board of Supervisors

Kevin C. Kerr, Chair  
Jamie W. Goncharoff, Vice-Chair  
Guy A. Donatelli, Member

Township Administration

Cary B. Vargo, Township Manager  
Shanna Lodge, Assistant Township Manager  
Gwen A. Jonik, Township Secretary  
Jill Bukata, Township Treasurer  
John DeMarco, Police Chief  
Al Gaspari, Codes Administrator  
MaryLou Lowrie, Gilmore & Associates

Mr. Kerr called the meeting to order at 7:01 p.m., led the Pledge of Allegiance, offered a moment of silence and inquired of anyone planning to record the meeting. There were no responses.

Approval of Minutes

Mr. Goncharoff moved, seconded by Mr. Donatelli, to approve as presented the minutes of the June 13, 2017 Board of Supervisors Workshop and the June 19, 2017 Board of Supervisors Meeting. The Motion carried unanimously.

Approval of Payments

Mr. Goncharoff moved, seconded by Mr. Donatelli, to pay all vendors as listed July 13, 2017. The Motion carried unanimously.

Treasurer's Report

Jill Bukata reported that the Balance Sheet remains strong, revenues are at 61.8% of budget, expenses are at 42.8% of budget, and the year-to-date Earned Income Tax received is \$148,000 higher than at this time 2016.

Supervisor's Report

Auditors Jeff Kowalczyk (Partner) and Eric Willey of Barbacane Thornton were in attendance. Mr. Kowalczyk briefly reviewed the Comprehensive Annual Financial Report (CAFR), which is submitted to Bond holders and to the Government Finance Officers of America (GFOA) to make sure that we're following the rules and regulations according to their standards. Upper Uwchlan was awarded the "Excellence in Reporting" Award last year. Very few adjustments were needed to the CAFR this year. In summary, the CAFR shows: the Township had a few significant Capital expenditures last year, due to the completion of the public sewer expansion project; includes the Auditor statements and their opinions, Management's comments and responses; budget vs. actual statements; some areas didn't meet revenue expectations and Township personnel worked to control costs or cut expenses so the Township didn't experience a negative year. Mr. Kerr advised the CAFR is posted on the website and includes text that explains what is going on. Mr. Kowalczyk advised the CAFR includes the Municipal Authority reporting, as well. He noted that the Auditors had previously suggested that an Agreement be prepared that documents the relationship between the Township and the Authority, and that had been completed last year. Mr. Kerr thanked Mr. Kowalczyk and Mr. Willey for assisting in raising our level of reporting.

Mr. Kerr read the published calendar: August 8, 2017 4:00 p.m. Board of Supervisors Workshop; August 21, 2017 7:00 p.m. Board of Supervisors Meeting; September 4, 2017 Office Closed ~ Labor Day; and Yard Waste Collections July 26, August 9, August 23.

#### Administration Reports

##### Township Engineer's Report

MaryLou Lowrie reported that the McKee Group (Fetters property) submitted revised Preliminary Land Development Plans which were reviewed by consultants and discussed at the Planning Commission meeting.

##### Building and Codes Department Report

Al Gaspari reported that 117 building permits were issued during June, totaling \$107,225.00 in permit fees. He also reported the following: Reserve at Chester Springs – the first home settlement will occur soon; a new splash pad was opened at Byers Station Community Center #2; Mark Highley of LTL Consultants starts this week performing 3<sup>rd</sup> party inspections for our commercial property safety program; final inspection will occur soon for Windsor Baptist Academy's recently renovated school building. In answer to Mr. Donatelli's query, Mr. Gaspari replied that there are new chicken owners in the Township following the adoption of the Ordinance allowing for the keeping of chickens.

##### Police Chief's Report

Chief DeMarco reported that the Department logged 897 calls last month, including 8 criminal arrests, 75 verbal traffic warnings; Officer Bill Quinn was sworn in and is on duty; Junior Police Academy, coordinated and facilitated by Corporal Gathercole and Officer Stiteler, was held for 4 days in June, attended by 35 teenagers.

##### Public Works Department Report

Cary Vargo reported on Mike Heckman's behalf that 225 of 228 work orders were completed, road base repairs are nearing completion, 12 roads are to be paved this year beginning mid-August.

##### Land Development

McKee-Milford (Fetters Tract) Preliminary Land Development Plan. Denise Yarnoff, Esq., provided a brief overview of the project. The Township amended the Zoning Ordinance to include an "Active Adult Community" use through Conditional Use Approval; Conditional Use was granted; Preliminary Land Development Plans were submitted, proposing 375 homes for active adults. The Plans were reviewed by Township Consultants and the Applicant will comply with the consultants' comments.

In answer to Supervisors' questions, the McKee Group is working with the Patricia Drive residents regarding landscaping and buffering, the road connections to the neighboring Reserve at Chester Springs and Reserve at Eagle will be public road connections, as will the main access points at Milford Road – the interior roads will be private. The Applicant is working with McMahon Associates to address the curve at the connection with Prescott Drive, which will accommodate the 25 mph speed limit. Kevin McLaughlin, McKee Group, advised the Plan was calculated using the largest footprint possible for each home, including patios and decks, so the impervious coverage shouldn't go over the maximum allowed. No sheds are allowed, which will be written into the Homeowners Association documents and any other structures have to go through Homeowners Association approval and will be restricted. Impervious coverage will be tracked during through building permits applications. The Township's Solicitor will review the Declarations before they get recorded. The Declaration will include the age restriction, which is contained in the Conditional Use Approval, and couldn't be modified after the first sale is complete because that's how the Community is being marketed and sold. All of the homeowners would have to vote, unanimously, to change it thereafter.

Mr. Goncharoff moved, seconded by Mr. Donatelli, to grant approval of the Preliminary Subdivision/Land Development Plan for the McKee Group dated March 1, 2017 and last revised June 15, 2017 and to grant the requested waivers, with the following conditions. The Motion carried unanimously.

1. The conditions set forth in the January 17, 2017 Conditional Use Approval for the project apply.
2. The Applicant shall comply with all comments listed in Gilmore & Associates' review letter dated July 11, 2017 to the satisfaction of the Township consultants.
3. Applicant shall execute a sewer agreement with the Township and Municipal Authority and shall secure all required wastewater treatment and disposal capacity for the project at an EDU value of 165 gallons per day (gpd) per unit and 800 gpd for the community center, for a total of 62,675 gpd.
4. The Applicant shall obtain all required third party agency permits from PA-DEP, Chester County Conservation District (CCCD), and any/all others as necessary.
5. The Lot containing the historic farmhouse shall be increased in order to incorporate the historic house and springhouse into one Lot to provide for a more appropriately scaled landscape context for the two structures.
6. Applicant shall add a note to the plan detailing a public pedestrian trail easement on and over all trails and sidewalks.
7. The Applicant agrees to pay a Transportation Impact Fee in the amount of \$268,410.00. The fee is to be paid at the time of the issuance of the first building permit.
8. The following waivers are granted subject to the conditions set forth by the Township Consultants as detailed in the Gilmore & Associates' review letter dated July 11, 2017:

Section 162-9.B(1)(e) A waiver is granted to allow plans submitted on 30" x 42" sheets.

Section 162-28.A A waiver is granted to not provide right-of-way as the streets will be private. A waiver is granted to reduce the cartway from 32 feet to 28 feet wide contingent on a restriction of on-street parking on only one side of the road, as well as concurrence from the emergency services providers.

Section 162-31.B A waiver is granted to reduce the centerline radii from a minimum 150-foot radius to 90 feet for Roads B, C, D, G, and K contingent on concurrence from the emergency services providers.

Section 162.33.G A waiver is granted to reduce the curb line and right-of-way radii from the required 50 feet and 60 feet to 44 feet and 50 feet respectively.

Section 162-37.A A waiver is granted to allow more than 5 homes to be served by a private street for all of the private streets.

Section 162-37.D A waiver is granted to not design private streets to the Township public street geometric standards contingent on the pavement cross section complying with the Township public street standards.

Section 162-38.A.(3) A waiver is granted to allow a portion of the driveways to be located within 50 feet of street intersections.

Section 162-38.C.(1) A waiver is granted to allow a portion of the driveways to be installed with an 8% grade between the curb and sidewalk area, exceeding the 5% maximum grade requirement.

Section 162-41.A. A waiver is granted to only provide sidewalk on one side of the street.

- Section 162.52. A note should be added to the Record Plan indicating all removed topsoil must remain on site or indicating the adjacent lands in title to the Owner / specific Tax Parcel upon which the topsoil will be stockpiled/re-spread.
- Section 162-55.D A waiver is granted to allow construction of a road, utilities and trail within the riparian buffer area.
- Section 162-55.B.(6) A waiver is granted to allow 2.5"-3.0" caliper replacement trees in lieu of the required 3.0"-3.5" trees.
- Section 162-55.B.(7) A waiver is granted to allow 2.5"-3.0" shade trees and 8' high Evergreen trees, 10' understory trees and 24" shrubs to address the tree replacement requirements.

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Marsh Lea Subdivision Conditional Use Approval Extension. Mr. Kerr advised that Moser Builders has requested a 6-month extension of the conditional use approval for the Marsh Lea project as they proceed to acquire the necessary third-party permits and approvals. Mr. Donatelli moved, seconded by Mr. Goncharoff, to extend their conditional use approval to February 21, 2018. The Motion carried unanimously.

270-290 Park Road Public Improvements and Sanitary Sewer Facilities Performance Bonds. Toll Brothers XV, L.P. has submitted for approval the Financial Security Agreements and Performance Bonds (Escrow) for on-site improvements and public sewer improvements for the 40-townhouse Park Road project. The Agreements and escrow amounts have been reviewed by the Township's Solicitor and consultants. Mr. Goncharoff moved, seconded by Mr. Donatelli, to approve the Financial Security Agreement for on-site public improvements at \$1,126,214.74 and public sewer improvements at \$124,413.60. The Motion carried unanimously.

#### ADMINISTRATION

Pennsylvania Drive Resurfacing Engineering Proposal. Cary Vargo advised that Pennsylvania Drive, a township road, needs to be reconstructed, and in partnership with the Hankin Group, beautify the roadway by installing center islands to continue the character of Eagleview Corporate Center. McMahon Associates has submitted a proposal of \$15,708.00 to provide engineering services for this project – road analysis, design, prepare bid documents for reconstruction and paving. Hankin will install and maintain the center islands, as they do throughout Eagleview. The Township will be responsible for the majority of the \$15,708 and following the road analysis, a two-party agreement will be crafted with Hankin detailing the collaborative project. Mr. Donatelli moved, seconded by Mr. Goncharoff, to accept McMahon's proposal for engineering services for the reconstruction of Pennsylvania Drive, totaling \$15,708.00. The Motion carried unanimously.

FEMA Floodplain Management Ordinance. Cary Vargo explained that FEMA recently updated their floodplain maps. There are only a few properties in Upper Uwchlan, mostly along the Brandywine Creek, that are within an identified floodplain. The 35-page Floodplain Management Ordinance details the process and information required for those few properties regarding any construction within the floodplain area. This Ordinance draft has been reviewed by Township Staff and consultants. If this Ordinance isn't in our Codes, those property owners within an identified floodplain area can't get flood insurance. Mr. Goncharoff moved, seconded by Mr. Donatelli, to authorize the advertisement of the Floodplain Management Ordinance for potential adoption at the August Supervisors' meeting. The Motion carried unanimously.



Mr. Kerr advised that in recent weeks there have been a number of times where Marsh Creek State Park (MCSP) has had to be closed (determined by Park personnel) for a few hours on the weekends due to capacity crowds – parking areas are full, for the safety of the visitors -- which necessitates the closure of Park Road. Park Road is closed at Moore Road to deter parking along Park Road. Marsh Harbour residents are to be notified when Park Road is going to be closed. Mr. Vargo advised that Township personnel recently met with DCNR staff, the MCSP Park Ranger and Mr. Brown, who is also in charge of French Creek State Park, to discuss the conditions that lead to Park closure and the process followed. Over 1,200,000 people visited MCSP last year. The Township is trying to limit the impact to Park Road residents and is developing informational outlets such as electronic message boards on the Turnpike and/or Route 100 to advise visitors ahead of time that the Park is nearing capacity or is closed, and to direct them to visit French Creek State Park or elsewhere.

There were approximately 25 residents in attendance for this topic, and discussion included the following comments and suggestions.

1. The traffic jam on Park Road is frustrating for Park Road, Heron Hill and Heather Hill residents.
2. Place electronic signs at every intersection along Park Road.
3. The Park should charge an entry fee.
4. Provide a shuttle bus from parking at ACME, St. Elizabeth's Church, Pickering Valley Elementary, etc. Who would pay for this bus to be available? Perhaps the State?
5. Don't allow pedestrians past Moore Road either – it's too dangerous with the traffic coming out of the Park, they litter, they deface Park Road properties, etc.
6. MCSP can't expand their parking because it creates too much impervious coverage and storm water runoff into the Lake, affecting the quality of the water and health of the wildlife.
7. The safety of the visitors in the Park is a priority for MCSP staff. If there are too many visitors in the Park, the Staff can't adequately monitor all conditions.
8. State representatives – Becky Corbin and John Rafferty – should be involved in a solution.
9. Those who live along Park Road need to remind their guests that there may be traffic delays on Park Road, on weekends. Caterers, guests and celebrations have been delayed due to this issue.
10. The developments along Park Road will issue stickers to their residents to allow for passage through the closure point.

Following the discussion, Chief DeMarco advised that pedestrian traffic will be prohibited past Moore Road, beginning this Sunday.

Cary Vargo provided an update of the Park Road Trail project, from Hickory Park to MCSP. A pedestrian trail was proposed over a decade ago, followed by various revisions and re-designs requested by PennDOT. The project now includes a bigger trail, Park Road reconstruction, and utility pole relocation. We are finalizing the utility relocation plans this month and can then finalize easements with a few affected properties later this summer. The Plan is to be under construction spring or early summer 2018.

#### Open Session

Ms. DiGiulio, a N. Reeds Road resident, read a prepared letter voicing concern with the Sunoco Mariner 2 project and water contamination in neighboring townships. She requested the Board's support to express concern to higher-level local and State representatives, asking for a halt to Sunoco's construction as they've impacted both private wells and public water supplies. Are there limits to the number of pipelines or size of pipelines that run through the township? Several Heron Hill residents commented their water taste and color is altered recently. Sunoco has an HDD drilling site next door on the Shea property. They, and several Marsh Harbour



residents, also on public water supply, were advised to report those conditions to Aqua PA as soon as they are occurring. If there are any problems with Sunoco personnel at any local sites, they are to be reported as soon as possible. Information about pipeline projects can be found on the Township website and archived at [upperuwchlan-pa.gov/pipelines](http://upperuwchlan-pa.gov/pipelines).

Janet Yeager, who had presented information about fair re-districting of political boundaries, advised that 5 more townships have adopted the Fair-Districts-PA Resolution.

Adjournment

There being no further business to be brought before the Board, Mr. Kerr adjourned the meeting at 9:12 p.m.

Respectfully submitted,

Gwen A. Jonik  
Township Secretary

Range of Checking Accts: GENERAL to GENERAL Range of Check Ids: 48180 to 48281  
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
48180	08/21/17	CARRJ010 JOSEPH CARR	199.90	1612
48181	08/21/17	21ST 21st CENTURY MEDIA PHILLY	278.28	1612
48182	08/21/17	ACEPO010 ACE PORTABLES, INC.	75.00	1612
48183	08/21/17	ADVANO10 ADVANCED HORTICULTURAL SOLN	9,877.00	1612
48184	08/21/17	ADVANO20 ADVANTAGE INDUSTRIAL SUPPLY	192.29	1612
48185	08/21/17	ALLIE010 ALLIED 100 LLC	276.00	1612
48186	08/21/17	AMERICOM AMERICAN COMBAT EVOLUTIONS	350.00	1612
48187	08/21/17	ANTH0HUG ANTHONY HUGHES	262.36	1612
48188	08/21/17	AQUAP010 AQUA PA	428.64	1612
48189	08/21/17	ARROC010 ARRO CONSULTING, INC.	4,890.25	1612
48190	08/21/17	BERKH030 H.A. BERKHEIMER, INC.	150.00	1612
48191	08/21/17	BESTL140 BEST LINE EQUIPMENT	49.96	1612
48192	08/21/17	BRANDWIN BRANDYWINE CONSERVANCY	471.40	1612
48193	08/21/17	BROWN010 BROWN'S COMMERCIAL CLEANING	1,882.97	1612
48194	08/21/17	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI	2,250.15	1612
48195	08/21/17	BURKHOLD BURKHOLDER MFG, INC.	731.00	1612
48196	08/21/17	CEDAR010 CEDAR HOLLOW RECYCLING	20.00	1612
48197	08/21/17	CHARLHIG CHARLES A HIGGINS & SONS	582.80	1612
48198	08/21/17	CHEST140 CHESTER COUNTY TREASURER	75.00	1612
48199	08/21/17	CHRISDET CHRISTINE DETREVILLE	269.61	1612
48200	08/21/17	CHRISRUP CHRISTOPHER RUPP	209.21	1612
48201	08/21/17	CINTA010 CINTAS CORPORATION #287	271.95	1612
48202	08/21/17	CJTIRE CJ'S TIRE & AUTOMOTIVE SERVICE	1,368.00	1612
48203	08/21/17	COLLIFL COLLIFLOWER, INC	80.63	1612
48204	08/21/17	COLON010 COLONIAL ELECTRIC SUPPLY CO.,	1,205.94	1612
48205	08/21/17	COMCA010 COMCAST	911.78	1612
48206	08/21/17	DELA030 DVHT	55,009.85	1612
48207	08/21/17	DEMAR010 JOHN DEMARCO	93.44	1612
48208	08/21/17	DETROITI DETROIT INDUSTRIAL TOOL	748.61	1612
48209	08/21/17	DEWEE010 DEWEES BROTHERS PLUMBING & HEA	154.55	1612
48210	08/21/17	DRUGS010 DRUGSCAN. INC.	235.00	1612
48211	08/21/17	EAGLE130 EAGLE TERMITE & PEST CONTROL	85.00	1612
48212	08/21/17	EAGLHARD EAGLE HARDWARE	127.48	1612
48213	08/21/17	ECRAI010 E.CRAIG KALEMJIAN, ESQ.	3,857.33	1612
48214	08/21/17	ERICLAR ERIC LARGOZA	323.80	1612
48215	08/21/17	FISHE010 FISHER & SON COMPANY, INC.	272.50	1612
48216	08/21/17	FRAME010 FRAME POWER EQUIPMENT	226.37	1612
48217	08/21/17	GILMO020 GILMORE & ASSOCIATES, INC	7,445.26	1612
48218	08/21/17	GLOBAEQ GLOBAL EQUIPMENT COMPANY, INC	1,037.00	1612
48219	08/21/17	GOVER020 GOVERNMENT FINANCE OFFICERS AS	190.00	1612
48220	08/21/17	HAWEI010 H.A. WEIGAND, INC.	2,134.30	1612
48221	08/21/17	HDCHESTE H-D OF CHESTER SPRINGS	169.28	1612
48222	08/21/17	HELPNOW HELP NOW	3,581.38	1612
48223	08/21/17	HONEYBRO HONEY BROOK OUTDOOR POWER	64.91	1612
48224	08/21/17	HOWETTS HOWETT'S SCREEN PRINTING	294.00	1612
48225	08/21/17	JENSENHU JENSEN HUGHES	270.00	1612
48226	08/21/17	JLBUI010 J & L BUILDING MATERIALS	149.60	1612
48227	08/21/17	JONESTOM THOMAS S. JONES	254.14	1612
48228	08/21/17	JOSHUWOO JOSHUA WOODWARD	189.38	1612
48229	08/21/17	KEENC010 KEEN COMPRESSED GAS COMPANY	20.57	1612
48230	08/21/17	KONIC010 KONICA MINOLTA BUSINESS SOLUTI	376.92	1612

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
48231	08/21/17	LEVEN010 LEVENGOOD SEPTIC SERVICE	850.50	1612
48232	08/21/17	LINESYST LINE SYSTEMS, LSI	1,010.01	1612
48233	08/21/17	LTLCONSU LTL CONSULTANTS, LTD	852.00	1612
48234	08/21/17	LUDWIO60 LUDWIG'S CORNER SUPPLY CO.	60.04	1612
48235	08/21/17	MAGLO010 MAGLOCLEN	400.00	1612
48236	08/21/17	MAILF010 MAIL FINANCE	90.00	1612
48237	08/21/17	MARKH010 MARK HAGERTY	250.00	1612
48238	08/21/17	MARSH020 MARSH CREEK SIGNS	125.00	1612
48239	08/21/17	MCPMAH010 MCPMAHON ASSOCIATES, INC.	2,491.78	1612
48240	08/21/17	MGL00010 MGL PRINTING SOLUTIONS	85.50	1612
48241	08/21/17	MICHABAN MICHAEL BANIS	183.90	1612
48242	08/21/17	MICHAER MICHAEL FERRIE	336.65	1612
48243	08/21/17	MIDAT010 MID ATLANTIC CONNECTIONS, INC.	478.00	1612
48244	08/21/17	MONTA010 MONTAGE ENTERPRISES, INC.	170.38	1612
48245	08/21/17	MONTG010 MONTGOMERY COUNTY LAW ENFORCEM	100.00	1612
48246	08/21/17	NAPA0010 NAPA	651.83	1612
48247	08/21/17	NELSOMUR NELSON MURPHY	205.48	1612
48248	08/21/17	NEOPOST NEOPOST	13.00	1612
48249	08/21/17	NEWHO010 NEW HOLLAND AUTO GROUP	333.12	1612
48250	08/21/17	PECO0010 PECO	3,851.92	1612
48251	08/21/17	PENNO010 PENNONI ASSOCIATES, INC.	985.35	1612
48252	08/21/17	PIPELO20 PIPE LINE PLASTICS, INC	55.50	1612
48253	08/21/17	POLICACC POLICE ACCREDITATION CONSULTAN	640.00	1612
48254	08/21/17	POZZA005 ADAM D. POZZA	500.00	1612
48255	08/21/17	RAILW010 RAILWAY RESOURCES	205.00	1612
48256	08/21/17	REDTH010 RED THE UNIFORM TAILOR	1,465.14	1612
48257	08/21/17	SHERLANC THE SHERWIN WILLIAMS CO	632.15	1612
48258	08/21/17	SIGNATCO SIGNATURE COINS	1,000.00	1612
48259	08/21/17	SIRSP010 SIR SPEEDY	272.00	1612
48260	08/21/17	SLOAN010 SLOAN MOTORS, INC.	170.61	1612
48261	08/21/17	STAPLADV STAPLES ADVANTAGE	206.72	1612
48262	08/21/17	STAPLCRP STAPLES CREDIT PLAN	269.77	1612
48263	08/21/17	STYER010 STYER PROPANE	1,310.59	1612
48264	08/21/17	TASER010 AXON ENTERPRISE	125.86	1612
48265	08/21/17	TMACC010 TMACC	700.00	1612
48266	08/21/17	TPTRA010 T. P. TRAILERS	46.20	1612
48267	08/21/17	UPPER035 UPPER UWCHLAN TOWNSHIP-SW	122.50	1612
48268	08/21/17	UPPERESC UPPER UWCHLAN TOWNSHIP ESCROW	1,060.00	1612
48269	08/21/17	USMUN020 US MUNICIPAL SUPPLY CO.	77.85	1612
48270	08/21/17	UUTMU010 UUTMA	153.60	1612
48271	08/21/17	VARGO005 VARGO, CARY	201.79	1612
48272	08/21/17	VERIZ010 VERIZON	489.79	1612
48273	08/21/17	VERIZ020 VERIZON WIRELESS	626.64	1612
48274	08/21/17	VERIZFIO VERIZONFIOS	119.99	1612
48275	08/21/17	VERZIPAD VERIZON IPAD	169.46	1612
48276	08/21/17	VILLA010 VILLAGE MEDICAL CENTER	113.00	1612
48277	08/21/17	WGAMERIC WG AMERICA COMPANY	236.19	1612
48278	08/21/17	WIGGISHR WIGGINS SHREDDING	80.00	1612
48279	08/21/17	WITME010 WITMER PUBLIC SAFETY GROUP, INC	823.32	1612
48280	08/21/17	YISCO010 YIS/COWDEN GROUP, INC.	159.50	1612
48281	08/21/17	ZEPSA020 ACUITY SPECIALTY PRODUCTS, INC	304.83	1612

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
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48281 ACUITY SPECIALTY PRODUCTS, INC Continued

Report Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	102	0	130,533.25	0.00
	Direct Deposit:	<u>0</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>
	Total:	<u>102</u>	<u>0</u>	<u>130,533.25</u>	<u>0.00</u>



## UPPER UWCHLAN TOWNSHIP

### MEMORANDUM

TO: BOARD OF SUPERVISORS  
FROM: Jill Bukata, Township Treasurer  
RE: Status Update  
DATE: August 21, 2017

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#### **Finance has worked on the following items during the month**

- Received and processed 102 trash and 1,131 sewer payments (7/15/17 to 8/17/17)
- Issued 3Q sewer bills at the end of July
- Physically visited several properties that were questionable – septic vs. sewer (Sandy and Jay)
- Collection activity:
  - Sewer – 12 writs were served in 2017, resulting in 4 accounts that have been paid in full (\$21,029) and 2 accounts with new payment plans
  - Solid Waste – 1 writ served which is scheduled for Sheriff's Sale on November 16
- Mailed approximately 650 trash reminders to residents who still have balances – reminding them that penalties will be applied if the bills remain outstanding after September 30
- The Auditor General's Office was on site to audit the pension plans for the years 2013 – 2016, inclusive.

#### **Projects and goals**

- Revise the Accounting Manual in accordance with current procedures and staffing
- Obtain understanding from Keystone regarding timing of EIT payments
- Revise and update the Employee Personnel Manual

#### **Highlights of the July 31, 2017 financial statements**

- The balance sheet remains strong with cash of over \$7.0 million
- Year to date revenues (combined) are **\$4,965,744 or 66.8%** of the annual budget. Combined expenses are **\$3,235,849 or 50.7%** of the budget. The combined year to date net income (General Fund and Solid Waste Fund) is **\$1,729,896 before the transfer to the Capital Fund of \$950,000. It is \$779,896 after the transfer.**
- Earned income tax revenue YTD is **\$2,086,900** which is approximately \$166,000 more than the same period last year.

**Upper Uwchlan Township**  
**General Fund**  
**Balance Sheet**  
**As of July 31, 2017**

**ASSETS**

Cash

01-100-000-100	General Checking - Fulton Bank	\$	204,038.52
01-100-000-200	Meridian Bank		2,813,434.42
01-100-000-210	Meridian Bank - Payroll		69,858.76
01-100-000-250	Nat Penn - Turf Field		273,955.44
01-100-000-300	Petty Cash		300.00
	Total Cash		<u>3,361,587.14</u>

Investments

01-120-000-100	Certificate of Deposit - 7/2/18		260,506.59
			<u>260,506.59</u>

Accounts Receivable

01-145-000-020	Engineering Fees Receivable		75,015.94
01-145-000-021	Engineering Fees Receivable-CU		3,251.30
01-145-000-030	Legal Fees Receivable		3,762.97
01-145-000-040	R/E Taxes Receivable		11,784.66
01-145-000-050	Hydrant Tax Receivable		835.27
01-145-000-080	Field Fees Receivables		15,900.00
01-145-000-085	Turf Field Receivables		8,585.00
01-145-000-086	EIT Receivable		51,189.02
01-145-000-090	RE Transfer Tax Receivable		57,704.36
01-145-000-095	Misc accounts receivable		62,000.00
	Total Accounts Receivable		<u>290,028.52</u>

Other Current Assets

01-130-000-001	Due From Municipal Authority		77,564.74
01-130-000-003	Due From Liquid Fuels		-
01-130-000-004	Due from ACT 209 Fund		-
01-130-000-005	Due From Capital Fund		-
01-130-000-006	Due from Solid Waste Fund		-
01-130-000-007	Due from Water Resource Protection Fund		-
01-130-000-008	Due from the Sewer Fund		-
01-130-000-009	Due from Developer's Escrow Fund		60.00
01-131-000-000	Suspense Account		-
	Total Other Current Assets		<u>77,624.74</u>

Prepaid Expense

01-155-000-000	Prepaid expenses		-
	Total Prepaid Expense		<u>-</u>

**Total Assets**

**3,989,746.99**

**LIABILITIES AND FUND BALANCE**

Accounts Payable

01-200-000-000	Accounts Payable		-
01-252-000-001	Deferred Revenues		62,427.95
	Total Accounts Payable		<u>62,427.95</u>

**Upper Uwchlan Township**  
**General Fund**  
**Balance Sheet**  
**As of July 31, 2017**

Other Current Liabilities		
01-199-000-000	Suspense Account	-
01-210-000-000	Payroll Liabilities	-
01-210-000-001	Federal Tax Withheld	-
01-211-000-000	FICA Tax Withheld	-
01-212-000-000	Earned Income Tax W/H	2,113.38
01-214-000-000	Non-Uniform Pension	-
01-215-000-000	Police Pension Withheld	-
01-216-000-000	Domestic Relation W/H	-
01-217-000-000	State Tax Withheld	-
01-218-000-000	Police Association Dues	2,000.00
01-219-000-000	LST Tax Withheld	-
01-220-000-000	State Unemployment W/H	132.78
01-221-000-000	Benefit Deduction-Aflac	319.37
01-222-000-000	457 Contribution Deduction	-
01-223-000-000	Direct Deposit	-
01-224-000-000	Payroll Deduction Adjustments	-
01-239-000-001	Due to Municipal Authority	1,149.80
01-239-000-003	Due To Liquid Fuels	-
01-239-000-004	Due to Act 209 Fund	-
01-239-000-005	Due to Capital Fund	-
01-239-000-006	Due to Solid Waste Fund	132.50
01-239-000-007	Due to Water Resource Protection Fund	-
01-239-000-008	Due to Developer's Escrow Fund	1,120.00
01-258-000-000	Accrued Expenses	-
	Total Other Current Liabilities	6,967.83
<b>Total Liabilities</b>		<b>69,395.78</b>
EQUITY		
01-272-000-000	Opening Balance Equity	812,921.60
01-272-000-001	Retained Earnings	2,684,391.53
	Current Period Net Income (Loss)	423,038.08
	Total Equity	3,920,351.21
<b>Total Fund Balance</b>		<b>3,920,351.21</b>
<b>Total Liabilities &amp; Fund Balance</b>		<b>3,989,746.99</b>



**Upper Uwchlan Township**  
**General Fund**  
**Statement of Revenues and Expenditures**  
**For the Period Ended July 31, 2017**

GL Account #	Account Description	2017 YTD Actual	2017 Budget	Over (Under) Budget	Actual as % of Budget
<b>REVENUES</b>					
01-301-000-010	Current Real Estate Taxes	916,496.84	970,000.00	(53,503.16)	94.5%
01-301-000-013	Real Estate Tax Refunds	(25,429.67)	(25,000.00)	(429.67)	101.7%
01-301-000-030	Delinquent Real Estate Taxes	13,089.23	30,000.00	(16,910.77)	43.6%
01-301-000-071	Hydrant Tax	66,621.61	65,000.00	1,621.61	102.5%
01-310-000-010	Real Estate Transfer Taxes	228,746.06	375,000.00	(146,253.94)	61.0%
01-310-000-020	Earned Income Taxes	2,115,449.78	3,677,100.00	(1,561,650.22)	57.5%
01-310-000-021	EIT commissions paid	(28,550.24)	(50,009.00)	21,458.76	57.1%
01-320-000-010	Building Permits	293,217.36	150,000.00	143,217.36	195.5%
01-320-000-020	Use & Occupancy Permit	11,835.00	8,000.00	3,835.00	147.9%
01-320-000-030	Sign Permits	-	100.00	(100.00)	0.0%
01-320-000-040	Contractors Permit	1,500.00	2,000.00	(500.00)	75.0%
01-320-000-050	Refinance Certification Fees	2,535.00	4,000.00	(1,465.00)	63.4%
01-321-000-080	Cable TV Franchise Fees	123,688.41	250,000.00	(126,311.59)	49.5%
01-331-000-010	Vehicle Codes Violation	30,261.69	60,000.00	(29,738.31)	50.4%
01-331-000-011	Reports/Fingerprints	1,016.75	2,000.00	(983.25)	50.8%
01-331-000-012	Solicitation Permits	-	500.00	(500.00)	0.0%
01-331-000-050	Reimbursable Police Wages	1,904.87	1,000.00	904.87	190.5%
01-341-000-001	Interest Earnings	9,823.54	15,000.00	(5,176.46)	65.5%
01-342-000-001	Rental Property Income	14,000.00	24,000.00	(10,000.00)	58.3%
01-354-000-010	County Grants	-	-	-	#DIV/0!
01-354-000-020	State Grants	-	1,808.00	(1,808.00)	0.0%
01-354-000-030	Police Grants	-	-	-	#DIV/0!
01-355-000-001	PURTA	-	6,000.00	(6,000.00)	0.0%
01-355-000-004	Alcoholic Beverage Tax	200.00	400.00	(200.00)	50.0%
01-355-000-005	State Aid, Police Pension	-	85,000.00	(85,000.00)	0.0%
01-355-000-006	State Aid, Non-Uniform Pension	-	55,000.00	(55,000.00)	0.0%
01-355-000-007	Foreign Fire Insurance Tax	-	112,000.00	(112,000.00)	0.0%
01-360-000-010	Vehicle Storage Fees	-	1,000.00	(1,000.00)	0.0%
01-361-000-030	Zoning/SubDivision Land Development	23,410.00	4,000.00	19,410.00	585.3%
01-361-000-032	Fees from Engineering	70,674.14	100,000.00	(29,325.86)	70.7%
01-361-000-033	Admin Fees from Engineering	1,404.94	8,000.00	(6,595.06)	17.6%
01-361-000-035	Admin Fees from Legal	297.98	1,500.00	(1,202.02)	19.9%
01-361-000-036	Legal Services Fees	4,783.00	3,000.00	1,783.00	159.4%
01-361-000-038	Sale of Maps & Books	95.00	250.00	(155.00)	38.0%
01-361-000-039	Fire Inspection Fees	-	-	-	#DIV/0!
01-361-000-040	Fees from Engineering - CU	19,210.45	-	19,210.45	#DIV/0!
01-361-000-042	Copies	8.75	100.00	(91.25)	8.8%
01-367-000-010	Recreation Donations	-	1,000.00	(1,000.00)	0.0%
01-367-000-020	Tennis Fees	-	-	-	#DIV/0!
01-367-000-021	Field Programs	23,145.00	30,000.00	(6,855.00)	77.2%
01-367-000-025	Turf Field Fees	43,622.50	45,000.00	(1,377.50)	96.9%
01-367-000-030	Community Events Donations	13,650.00	10,000.00	3,650.00	136.5%
01-367-000-040	History Book Revenue	-	200.00	(200.00)	0.0%
01-367-000-089	Donations for Park Equipment	-	-	-	#DIV/0!
01-380-000-001	Miscellaneous Revenue	3,505.81	5,000.00	(1,494.19)	70.1%
01-380-000-010	Insurance Reimbursement	1,008.33	3,000.00	(1,991.67)	33.6%
01-392-000-008	Municipal Authority Reimbursement	179,384.05	216,667.00	(37,282.95)	82.8%
01-392-000-020	Transfer from Capital Fund	-	-	-	#DIV/0!
01-392-000-030	Transfer from Solid Waste Fund	-	-	-	#DIV/0!
01-395-000-000	Refund of Prior Year Expenses	-	-	-	#DIV/0!
<b>Total Revenue</b>		<b>4,160,606.18</b>	<b>6,247,616.00</b>	<b>(2,087,009.82)</b>	<b>66.6%</b>

**Upper Uwchlan Township**  
**General Fund**  
**Statement of Revenues and Expenditures**  
**For the Period Ended July 31, 2017**

Packet Page 16

GL Account #	Account Description	2017 YTD Actual	2017 Budget	Over (Under) Budget	Actual as % of Budget
<b>GENERAL GOVERNMENT</b>					
01-400-000-113	Supervisors Wages	1,250.00	2,500.00	(1,250.00)	50.0%
01-400-000-150	Payroll Tax Expense	95.62	191.00	(95.38)	50.1%
01-400-000-320	Telephone	1,126.07	2,000.00	(873.93)	56.3%
01-400-000-340	Public Relations	311.90	6,500.00	(6,188.10)	4.8%
01-400-000-341	Advertising	1,751.84	7,500.00	(5,748.16)	23.4%
01-400-000-342	Printing	3,393.50	1,000.00	2,393.50	339.4%
01-400-000-344	Community Notice	-	2,000.00	(2,000.00)	0.0%
01-400-000-350	Insurance-Bonding	2,636.00	4,500.00	(1,864.00)	58.6%
01-400-000-352	Insurance-Liability	17,822.91	24,378.00	(6,555.09)	73.1%
01-400-000-420	Dues/Subscriptions/Memberships	525.00	5,000.00	(4,475.00)	10.5%
01-400-000-460	Meeting & Conferences	3,963.70	6,000.00	(2,036.30)	66.1%
01-400-000-461	Bank Fees	6,463.31	500.00	5,963.31	1292.7%
01-400-000-463	Misc expenses	(99.98)	2,000.00	(2,099.98)	-5.0%
		39,239.87	64,069.00	(24,829.13)	61.2%
<b>EXECUTIVE</b>					
01-401-000-100	Administration Wages	241,880.14	463,336.00	(221,455.86)	52.2%
01-401-000-150	Payroll Tax Expense	18,601.24	35,445.00	(16,843.76)	52.5%
01-401-000-151	PSATS Unemployment Compensation	1,170.00	1,170.00	-	100.0%
01-401-000-156	Employee Benefit Expense	55,016.00	152,289.00	(97,273.00)	36.1%
01-401-000-157	ACA Fees	171.76	340.00	(168.24)	50.5%
01-401-000-160	Non-Uniform Pension	16,260.88	35,774.00	(19,513.12)	45.5%
01-401-000-174	Tuition Reimbursements	-	4,000.00	(4,000.00)	0.0%
01-401-000-181	Longevity Pay	1,950.00	5,100.00	(3,150.00)	38.2%
01-401-000-183	Overtime Wages	2,574.88	5,000.00	(2,425.12)	51.5%
01-401-000-200	Supplies	13,002.52	10,000.00	3,002.52	130.0%
01-401-000-205	Meals & Meal Allowances	-	-	-	#DIV/0!
01-401-000-215	Postage	3,749.67	3,500.00	249.67	107.1%
01-401-000-230	Gasoline & Oil	936.11	2,200.00	(1,263.89)	42.6%
01-401-000-235	Vehicle Maintenance	69.73	500.00	(430.27)	13.9%
01-401-000-252	Repair & Maintenance	-	2,000.00	(2,000.00)	0.0%
01-401-000-316	Training & Seminars	6,121.92	7,000.00	(878.08)	87.5%
01-401-000-317	Parking/Travel	775.25	1,200.00	(424.75)	64.6%
01-401-000-322	Ipad Expenses	331.54	600.00	(268.46)	55.3%
01-401-000-352	Insurance - Liability	-	-	-	#DIV/0!
01-400-000-353	Insurance-Vehicle	112.53	154.00	(41.47)	73.1%
01-401-000-354	Insurance-Workers Compensation	1,241.55	1,655.00	(413.45)	75.0%
01-401-000-420	Dues/Subscriptions/Memberships	5,147.38	2,500.00	2,647.38	205.9%
01-401-000-450	Contracted Services	10,208.44	6,685.00	3,523.44	152.7%
		379,321.54	740,448.00	(361,126.46)	51.2%
<b>AUDIT</b>					
01-402-000-450	Contracted Services	32,025.00	26,650.00	5,375.00	120.2%
		32,025.00	26,650.00	5,375.00	120.2%
<b>TAX COLLECTION</b>					
01-403-000-100	Tax Collector Wages	10,384.99	19,000.00	(8,615.01)	54.7%
01-403-000-150	Payroll Tax Expense	788.62	1,454.00	(665.38)	54.2%
01-403-000-200	Supplies	85.14	500.00	(414.86)	17.0%
01-403-000-215	Postage	1,580.16	2,000.00	(419.84)	79.0%
01-403-000-350	Insurance-Bonding	-	600.00	(600.00)	0.0%
01-403-000-450	Contracted Services	2,516.40	3,000.00	(483.60)	83.9%
		15,355.31	26,554.00	(11,198.69)	57.8%

**Upper Uwchlan Township**  
**General Fund**  
**Statement of Revenues and Expenditures**  
**For the Period Ended July 31, 2017**

GL Account #	Account Description	2017 YTD Actual	2017 Budget	Over (Under) Budget	Actual as % of Budget
<b>LEGAL</b>					
01-404-000-305	Reimbursable Legal Fees - CU	-	-	-	#DIV/0!
01-404-000-310	Reimbursable Legal Fees	8,415.65	10,000.00	(1,584.35)	84.2%
01-404-000-311	Non Reimbursable Legal	8,215.67	30,000.00	(21,784.33)	27.4%
01-404-000-450	Contracted Services	-	5,000.00	(5,000.00)	0.0%
		16,631.32	45,000.00	(28,368.68)	37.0%
<b>COMPUTER</b>					
01-407-000-200	Supplies	222.43	2,000.00	(1,777.57)	11.1%
01-407-000-220	Software	1,868.77	4,000.00	(2,131.23)	46.7%
01-407-000-222	Hardware	1,432.00	7,000.00	(5,568.00)	20.5%
01-407-000-240	Web Page	-	5,000.00	(5,000.00)	0.0%
01-407-000-450	Contracted Services	48,619.94	52,000.00	(3,380.06)	93.5%
		52,143.14	70,000.00	(17,856.86)	74.5%
<b>ENGINEERING</b>					
01-408-000-305	Reimbursable Conditional Use	5,278.58	25,000.00	(19,721.42)	21.1%
01-408-000-310	Reimbursable Engineering	50,871.29	75,000.00	(24,128.71)	67.8%
01-408-000-311	Traffic Engineering	25,349.25	25,000.00	349.25	101.4%
01-408-000-313	Non Reimbursable Engineering	9,071.39	20,000.00	(10,928.61)	45.4%
01-408-000-366	Ordinance Update	-	4,500.00	(4,500.00)	0.0%
01-408-000-367	General Planning	6,958.43	4,000.00	2,958.43	174.0%
01-408-000-368	MS4 Expenses	-	-	-	#DIV/0!
		97,528.94	153,500.00	(55,971.06)	63.5%
<b>TOWNSHIP PROPERTIES</b>					
<u>Public Works Building</u>					
01-409-001-200	Supplies	265.03	1,000.00	(734.97)	26.5%
01-409-001-231	Propane & heating - PW bldg	12,165.09	13,000.00	(834.91)	93.6%
01-409-001-250	Maint & Repair	5,330.86	16,150.00	(10,819.14)	33.0%
01-409-001-320	Telephone	2,679.79	1,700.00	979.79	157.6%
01-409-001-351	Insurance - property	3,010.89	4,118.00	(1,107.11)	73.1%
01-409-001-360	Utilities	3,425.89	12,000.00	(8,574.11)	28.5%
01-409-001-450	Contracted Services	1,469.59	5,820.00	(4,350.41)	25.3%
<u>Township Building</u>					
01-409-003-101	Employee Cost Allocated	-	-	-	#DIV/0!
01-409-003-200	Supplies	834.04	2,000.00	(1,165.96)	41.7%
01-409-003-231	Propane & Heating Oil	-	5,000.00	(5,000.00)	0.0%
01-409-003-250	Maintenance & Repairs	16,966.31	8,000.00	8,966.31	212.1%
01-409-003-320	Telephone	7,327.59	7,000.00	327.59	104.7%
01-409-003-351	Insurance Property	3,010.90	4,118.00	(1,107.10)	73.1%
01-409-003-360	Utilities	13,444.78	15,000.00	(1,555.22)	89.6%
01-409-003-450	Contracted Services	10,148.64	25,000.00	(14,851.36)	40.6%
<u>Milford Road</u>					
01-409-004-200	Supplies	-	500.00	(500.00)	0.0%
01-409-004-231	Propane	635.77	1,500.00	(864.23)	42.4%
01-409-004-250	Maintenance & Repairs	-	3,000.00	(3,000.00)	0.0%
01-409-004-320	Telephone	1,759.09	1,600.00	159.09	109.9%
01-409-004-351	Insurance - property	602.19	824.00	(221.81)	73.1%
01-409-004-360	Utilities	742.66	2,000.00	(1,257.34)	37.1%
01-409-004-450	Contracted Services	890.50	1,100.00	(209.50)	81.0%
		84,709.61	130,430.00	(45,720.39)	64.9%

**Upper Uwchlan Township**  
**General Fund**  
**Statement of Revenues and Expenditures**  
**For the Period Ended July 31, 2017**

GL Account #	Account Description	2017 YTD Actual	2017 Budget	Over (Under) Budget	Actual as % of Budget
<b>POLICE EXPENSES</b>					
01-410-000-100	Police Wages	596,929.14	1,101,367.00	(504,437.86)	54.2%
01-410-000-150	Payroll Tax Expense	48,518.70	84,255.00	(35,736.30)	57.6%
01-410-000-151	PSATS Unemployment Compensation	2,435.00	2,535.00	(100.00)	96.1%
01-410-000-156	Employee Benefit Expense	187,261.09	345,027.00	(157,765.91)	54.3%
01-410-000-158	Medical Expense Reimbursements	3,190.00	7,500.00	(4,310.00)	42.5%
01-410-000-160	Pension Expense	75,030.00	150,060.00	(75,030.00)	50.0%
01-410-000-174	Tuition Reimbursment	3,645.00	15,000.00	(11,355.00)	24.3%
01-410-000-181	Longevity Pay	13,000.00	18,200.00	(5,200.00)	71.4%
01-410-000-182	Education incentive	3,000.00	3,500.00	(500.00)	85.7%
01-410-000-183	Overtime Wages	18,785.79	42,000.00	(23,214.21)	44.7%
01-410-000-187	Courttime Wages	7,266.64	12,000.00	(4,733.36)	60.6%
01-410-000-191	Uniform/Boot Allowances	10,050.00	10,700.00	(650.00)	93.9%
01-410-000-200	Supplies	4,385.93	12,000.00	(7,614.07)	36.5%
01-410-000-215	Postage	168.62	750.00	(581.38)	22.5%
01-410-000-230	Gasoline & Oil	14,293.81	25,000.00	(10,706.19)	57.2%
01-410-000-235	Vehicle Maintenance	8,455.04	30,000.00	(21,544.96)	28.2%
01-410-000-238	Clothing/Uniforms	2,272.67	5,000.00	(2,727.33)	45.5%
01-410-000-250	Maintenance & Repairs	561.16	1,500.00	(938.84)	37.4%
01-410-000-260	Small Tools & Equipment	1,922.13	7,000.00	(5,077.87)	27.5%
01-410-000-311	Non-Reimburseable-Legal	-	3,000.00	(3,000.00)	0.0%
01-410-000-316	Training/Seminar	7,318.30	14,500.00	(7,181.70)	50.5%
01-410-000-317	Parking & travel	-	400.00	(400.00)	0.0%
01-410-000-320	Telephone	2,409.81	8,000.00	(5,590.19)	30.1%
01-410-000-322	Ipad Expense	261.52	600.00	(338.48)	43.6%
01-410-000-327	Radio Equipment M & R	-	1,000.00	(1,000.00)	0.0%
01-410-000-340	Public Relations	4,659.40	7,000.00	(2,340.60)	66.6%
01-410-000-342	Police Accreditation	3,400.00	13,500.00	(10,100.00)	25.2%
01-410-000-352	Insurance - Liability	9,453.36	12,930.00	(3,476.64)	73.1%
01-410-000-353	Insurance - Vehicles	3,532.80	4,832.00	(1,299.20)	73.1%
01-410-000-354	Insurance - Workers Compensation	26,900.25	35,864.00	(8,963.75)	75.0%
01-410-000-420	Dues/Subscriptions/Memberships	425.00	750.00	(325.00)	56.7%
01-410-000-450	Contracted Services	14,346.90	15,500.00	(1,153.10)	92.6%
01-410-000-740	Computer/Furniture	2,892.50	4,000.00	(1,107.50)	72.3%
		1,076,770.56	1,995,270.00	(918,499.44)	54.0%
<b>FIRE/AMBULANCE</b>					
01-411-000-354	Insurance - Workers Compensation	13,475.14	28,000.00	(14,524.86)	48.1%
01-411-000-420	Dues/Subscriptions/Memberships	-	-	-	#DIV/0!
01-411-000-450	Contracted Services	-	-	-	#DIV/0!
01-411-000-451	Hydrant expenses-Aqua	36,562.73	60,000.00	(23,437.27)	60.9%
01-411-001-001	Ludwigs	37,080.00	74,160.00	(37,080.00)	50.0%
01-411-001-002	Lionville	39,489.32	74,282.00	(34,792.68)	53.2%
01-411-001-003	Lionville Capital	-	-	-	#DIV/0!
01-411-001-004	Glenmoore	4,274.50	8,549.00	(4,274.50)	50.0%
01-411-001-005	E. Brandywine	15,908.00	15,908.00	-	100.0%
01-411-001-006	Reimbursement - Uwchlan Township	-	2,300.00	(2,300.00)	0.0%
01-411-001-007	Reimbursement - East Brandywine Twp.	-	200.00	(200.00)	0.0%
01-411-002-545	Contributions-Fire Relief	-	112,000.00	(112,000.00)	0.0%
		146,789.69	375,399.00	(228,609.31)	39.1%

**Upper Uwchlan Township**  
**General Fund**  
**Statement of Revenues and Expenditures**  
**For the Period Ended July 31, 2017**

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GL Account #	Account Description	2017 YTD Actual	2017 Budget	Over (Under) Budget	Actual as % of Budget
<b>AMBULANCE</b>					
01-412-000-540	Uwchlan Ambulance	13,519.00	27,038.00	(13,519.00)	50.0%
01-412-000-544	Minquas Ambulance	-	-	-	#DIV/0!
		<u>13,519.00</u>	<u>27,038.00</u>	<u>(13,519.00)</u>	<u>50.0%</u>
<b>CODES ADMINISTRATION</b>					
01-413-000-100	Code Administrator Wages	125,175.65	229,144.00	(103,968.35)	54.6%
01-413-000-150	Payroll Tax Expenses	9,894.86	17,530.00	(7,635.14)	56.4%
01-413-000-151	PSATS Unemployment Compensation	585.00	585.00	-	100.0%
01-413-000-156	Employee Benefit Expense	42,841.68	75,783.00	(32,941.32)	56.5%
01-413-000-160	Pension	10,220.34	17,692.00	(7,471.66)	57.8%
01-413-000-181	Longevity Pay	4,800.00	6,600.00	(1,800.00)	72.7%
01-413-000-200	Supplies	1,714.87	1,000.00	714.87	171.5%
01-413-000-230	Gasoline & Oil	3,226.02	3,800.00	(573.98)	84.9%
01-413-000-235	Vehicle Maintenance	133.05	1,500.00	(1,366.95)	8.9%
01-413-000-316	Training/Seminar	900.00	3,000.00	(2,100.00)	30.0%
01-413-000-317	Parking/Travel	396.61	1,000.00	(603.39)	39.7%
01-413-000-320	Telephone	656.40	2,000.00	(1,343.60)	32.8%
01-413-000-322	Ipad Expense	261.52	600.00	(338.48)	43.6%
01-413-000-352	Insurance - Liability	-	-	-	#DIV/0!
01-413-000-353	Insurance - Vehicle	225.06	308.00	(82.94)	73.1%
01-413-000-354	Insurance - Workers Compensation	1,241.55	1,655.00	(413.45)	75.0%
01-413-000-420	Dues/Subscriptions/Memberships	245.00	7,500.00	(7,255.00)	3.3%
01-413-000-450	Contracted Services	-	53,760.00	(53,760.00)	0.0%
01-413-000-460	Meetings & Conferences	-	-	-	#DIV/0!
		<u>202,517.61</u>	<u>423,457.00</u>	<u>(220,939.39)</u>	<u>47.8%</u>
<b>PLANNING &amp; ZONING</b>					
01-414-001-116	Compensation	-	-	-	#DIV/0!
01-414-001-200	Supplies	-	500.00	(500.00)	0.0%
01-414-001-301	Court Reporter	488.00	1,500.00	(1,012.00)	32.5%
01-414-001-315	Legal Fees	180.00	3,000.00	(2,820.00)	6.0%
01-414-001-365	Comp Plan Update	-	-	-	#DIV/0!
01-414-001-366	Ordinance Update	-	3,000.00	(3,000.00)	0.0%
01-414-001-367	General Planning	375.52	3,000.00	(2,624.48)	12.5%
01-414-001-368	Advertising	592.82	500.00	92.82	118.6%
01-414-001-451	ACT 209	-	-	-	#DIV/0!
		<u>1,636.34</u>	<u>11,500.00</u>	<u>(9,863.66)</u>	<u>14.2%</u>
<b>VILLAGE CONCEPT</b>					
01-414-002-367	General Planning	180.00	8,000.00	(7,820.00)	2.3%
		<u>180.00</u>	<u>8,000.00</u>	<u>(7,820.00)</u>	<u>2.3%</u>
<b>ZONING</b>					
01-414-003-100	Compensation	-	800.00	(800.00)	0.0%
01-414-003-301	Court Reporter	47.50	2,000.00	(1,952.50)	2.4%
01-414-003-315	Legal Fees	(78.00)	6,000.00	(6,078.00)	-1.3%
01-414-003-366	Ordinance Update	-	-	-	#DIV/0!
01-414-003-450	Contracted Services	95.00	1,000.00	(905.00)	9.5%
		<u>64.50</u>	<u>9,800.00</u>	<u>(9,735.50)</u>	<u>0.7%</u>

**Upper Uwchlan Township**  
**General Fund**  
**Statement of Revenues and Expenditures**  
**For the Period Ended July 31, 2017**

GL Account #	Account Description	2017 YTD Actual	2017 Budget	Over (Under) Budget	Actual as % of Budget
<b>EMERGENCY OPERATIONS</b>					
01-415-000-200	Supplies	1,510.08	2,000.00	(489.92)	75.5%
01-415-000-260	Small Tools & Equipment	-	1,000.00	(1,000.00)	0.0%
01-415-000-316	Training/Seminar	95.06	1,200.00	(1,104.94)	7.9%
01-415-000-317	Parking/Travel	-	400.00	(400.00)	0.0%
01-415-000-320	Telephone	1,102.46	1,200.00	(97.54)	91.9%
01-415-000-330	Other Services/Charges	120.00	500.00	(380.00)	24.0%
01-415-000-420	Dues/subscriptions/memberships	-	50.00	(50.00)	0.0%
01-415-000-450	Contracted Services	-	500.00	(500.00)	0.0%
01-415-000-740	Computer/Office Equipment	-	1,000.00	(1,000.00)	0.0%
		2,827.60	7,850.00	(5,022.40)	36.0%
<b>ANIMAL CONTROL/OTHER</b>					
01-422-000-530	Contributions - SPCA	2,061.90	4,120.00	(2,058.10)	50.0%
01-422-000-601	Contributions - DARC	14,640.00	15,280.00	(640.00)	95.8%
		16,701.90	19,400.00	(2,698.10)	86.1%
<b>SIGNS</b>					
01-433-000-200	Supplies	3,842.90	5,000.00	(1,157.10)	76.9%
01-433-000-450	Contracted Services	-	1,000.00	(1,000.00)	0.0%
		3,842.90	6,000.00	(2,157.10)	64.0%
<b>SIGNALS</b>					
01-434-000-450	Contracted Services	11,144.51	12,700.00	(1,555.49)	87.8%
		11,144.51	12,700.00	(1,555.49)	87.8%
<b>PUBLIC WORKS</b>					
01-438-000-100	Public Works Wages	179,144.41	327,423.00	(148,278.59)	54.7%
01-438-000-101	Employee cost allocated	-	-	-	#DIV/0!
01-438-000-150	Payroll Tax Expense	14,138.76	25,048.00	(10,909.24)	56.4%
01-438-000-151	PSATS Unemployment Compensation	1,377.25	1,360.00	17.25	101.3%
01-438-000-156	Employee Benefit Expense	84,698.96	134,109.00	(49,410.04)	63.2%
01-438-000-160	Pension	12,237.10	19,439.00	(7,201.90)	63.0%
01-438-000-181	Longevity	2,550.00	5,700.00	(3,150.00)	44.7%
01-438-000-183	Overtime Wages	7,010.40	19,100.00	(12,089.60)	36.7%
01-438-000-200	Supplies	13,003.74	46,700.00	(33,696.26)	27.8%
01-438-000-205	Meals & Meal Allowances	-	500.00	(500.00)	0.0%
01-438-000-230	Gasoline & Oil	22,862.52	28,600.00	(5,737.48)	79.9%
01-438-000-235	Vehicle Maintenance	8,815.19	13,400.00	(4,584.81)	65.8%
01-438-000-238	Uniforms	2,701.90	3,050.00	(348.10)	88.6%
01-438-000-245	Highway Supplies	3,032.68	10,200.00	(7,167.32)	29.7%
01-438-000-260	Small Tools & Equipment	8,587.93	12,820.00	(4,232.07)	67.0%
01-438-000-316	Training/Seminar	1,401.90	4,600.00	(3,198.10)	30.5%
01-438-000-317	Travel/tolls	11.10	600.00	(588.90)	1.9%
01-438-000-320	Telephone	1,664.86	3,000.00	(1,335.14)	55.5%
01-438-000-322	Ipad Expense	331.64	1,200.00	(868.36)	27.6%
01-438-000-341	Advertising	566.92	-	566.92	#DIV/0!
01-438-000-342	Accreditation	-	5,000.00	(5,000.00)	0.0%
01-438-000-352	Insurance - Liability	-	-	-	#DIV/0!
01-438-000-353	Vehicle Insurance	4,140.24	5,663.00	(1,522.76)	73.1%
01-438-000-354	Insurance - Workers Compensation	6,621.60	8,601.00	(1,979.40)	77.0%
01-438-000-360	Heating Oil	-	3,000.00	(3,000.00)	0.0%
01-438-000-420	Dues and Subscriptions	165.00	400.00	(235.00)	41.3%
01-438-000-450	Contracted Services	4,458.08	74,840.00	(70,381.92)	6.0%
01-438-000-463	Miscellaneous	3,068.81	-	3,068.81	#DIV/0!
01-438-000-720	Road Resurfacing	-	206,067.00	(206,067.00)	0.0%
		382,590.99	960,420.00	(577,829.01)	39.8%



**Upper Uwchlan Township**  
**General Fund**  
**Statement of Revenues and Expenditures**  
**For the Period Ended July 31, 2017**

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GL Account #	Account Description	2017 YTD Actual	2017 Budget	Over (Under) Budget	Actual as % of Budget
<b><u>Public Works - Facilities Division</u></b>					
01-438-001-100	Wages	81,934.28	176,654.00	(94,719.72)	46.4%
01-438-001-101	Employee Costs Allocated	(73,987.27)	(170,063.00)	96,075.73	43.5%
01-438-001-150	Payroll Tax Expense	6,804.32	13,514.00	(6,709.68)	50.4%
01-438-001-151	PSATS Unemployment Compensation	787.50	1,360.00	(572.50)	57.9%
01-438-001-156	Employee Benefit Expense	28,548.62	50,831.00	(22,282.38)	56.2%
01-438-001-160	Pension Expense	1,388.68	7,308.00	(5,919.32)	19.0%
01-438-001-181	Longevity	1,500.00	1,500.00	-	100.0%
01-438-001-183	Overtime Wages	2,323.05	8,000.00	(5,676.95)	29.0%
01-438-001-230	Gasoline & Oil	1,987.34	-	1,987.34	#DIV/0!
01-438-001-235	Vehicle Maintenance	-	-	-	#DIV/0!
01-438-001-238	Uniforms	74.00	900.00	(826.00)	8.2%
01-438-001-316	Training & Seminars	-	3,600.00	(3,600.00)	0.0%
01-438-001-352	Insurance - Liability	-	-	-	#DIV/0!
01-438-001-353	Insurance - Vehicles	1,342.56	1,836.00	(493.44)	73.1%
01-438-001-354	Insurance - Workers Compensation	3,307.80	4,641.00	(1,333.20)	71.3%
01-438-001-450	Contracted Services	-	-	-	#DIV/0!
		56,010.88	100,081.00	(44,070.12)	56.0%
<b>ROAD CONSTRUCTION</b>					
01-439-000-752	East West Link	-	-	-	#DIV/0!
		-	-	-	#DIV/0!
<b>PARK &amp; RECREATION</b>					
<b><u>Parks - General</u></b>					
01-454-001-101	Park wages allocation	73,987.27	170,063.00	(96,075.73)	43.5%
01-454-001-200	Supplies	3,311.95	2,500.00	811.95	132.5%
01-454-001-201	Halloween/Xmas Party	-	5,000.00	(5,000.00)	0.0%
01-454-001-202	Community Day	22,192.75	21,000.00	1,192.75	105.7%
01-454-001-230	Gasoline & Oil	-	-	-	#DIV/0!
01-454-001-235	Vehicle Maintenance	5,693.04	2,500.00	3,193.04	227.7%
01-454-001-250	Maintenance & Repairs	1,671.79	500.00	1,171.79	334.4%
01-454-001-260	Small Tools & Equipment	675.71	2,700.00	(2,024.29)	25.0%
01-454-001-316	Training/Seminars	-	5,000.00	(5,000.00)	0.0%
01-454-001-340	Public Relations	-	-	-	#DIV/0!
01-454-001-354	Insurance - Workers Compensation	2,069.25	2,759.00	(689.75)	75.0%
01-454-001-420	Dues/Subscriptions/Memberships	-	-	-	#DIV/0!
01-454-001-427	Waste Disposal	-	-	-	#DIV/0!
01-454-001-450	Contracted Services	291.24	500.00	(208.76)	58.2%
		109,893.00	212,522.00	(102,629.00)	51.7%
<b>HICKORY PARK</b>					
01-454-002-200	Supplies-Hickory	2,236.31	1,500.00	736.31	149.1%
01-454-002-231	Propane	240.18	2,000.00	(1,759.82)	12.0%
01-454-002-250	Maintenance & Repairs	1,667.99	7,000.00	(5,332.01)	23.8%
01-454-002-351	Insurance-Property	1,204.35	1,647.00	(442.65)	73.1%
01-454-002-360	Utilities	2,024.36	5,000.00	(2,975.64)	40.5%
01-454-002-450	Contracted Services	7,882.90	20,000.00	(12,117.10)	39.4%
		15,256.09	37,147.00	(21,890.91)	41.1%



Upper Uwchlan Township  
General Fund  
Statement of Revenues and Expenditures  
For the Period Ended July 31, 2017

GL Account #	Account Description	2017 YTD Actual	2017 Budget	Over (Under) Budget	Actual as % of Budget
<b>FELLOWSHIP FIELDS</b>					
01-454-003-200	Supplies	415.60	1,000.00	(584.40)	41.6%
01-454-003-250	Maintenance & Repairs	51.48	10,000.00	(9,948.52)	0.5%
01-454-003-312	Engineering Fees	-	2,000.00	(2,000.00)	0.0%
01-454-003-320	Telephone	981.84	2,500.00	(1,518.16)	39.3%
01-454-003-351	Insurance Property	2,408.70	3,295.00	(886.30)	73.1%
01-454-003-360	Utilities	7,024.77	9,000.00	(1,975.23)	78.1%
01-454-003-450	Contracted Services	4,386.00	13,000.00	(8,614.00)	33.7%
		15,268.39	40,795.00	(25,526.61)	37.4%
<b>LARKINS FIELD</b>					
01-454-004-200	Supplies-Larkins	-	1,000.00	(1,000.00)	0.0%
01-454-004-250	Maintenance & Repair	-	5,000.00	(5,000.00)	0.0%
01-454-004-312	Engineering Fee-Larkins	-	-	-	#DIV/0!
01-454-004-450	Contracted Services	525.00	3,000.00	(2,475.00)	17.5%
		525.00	9,000.00	(8,475.00)	5.8%
<b>UPLAND FARMS</b>					
01-454-005-200	Supplies	4,112.31	5,000.00	(887.69)	82.2%
01-454-005-231	Propane & Heating Oil	493.92	4,500.00	(4,006.08)	11.0%
01-454-005-250	Repairs & Maintenance	42.66	10,000.00	(9,957.34)	0.4%
01-454-005-351	Insurance - Building	1,806.54	2,471.00	(664.46)	73.1%
01-454-005-360	Utilities	6,578.98	4,000.00	2,578.98	164.5%
01-454-005-450	Contracted Services	2,040.00	5,000.00	(2,960.00)	40.8%
01-454-005-513	Engineering Fees	-	-	-	#DIV/0!
		15,074.41	30,971.00	(15,896.59)	48.7%
	<b>Total Parks and Recreation</b>	<b>156,016.89</b>	<b>330,435.00</b>	<b>(174,418.11)</b>	<b>47.2%</b>
<b>LIBRARY</b>					
01-456-000-530	Contributions	-	5,000.00	(5,000.00)	0.0%
		-	5,000.00	(5,000.00)	0.0%
<b>HISTORICAL COMMISSIONS</b>					
01-459-000-200	Supplies	-	1,000.00	(1,000.00)	0.0%
01-459-000-320	Telephone	-	1,000.00	(1,000.00)	0.0%
01-459-000-450	Contracted Services	-	500.00	(500.00)	0.0%
		-	2,500.00	(2,500.00)	0.0%
<b>Total Expenditures Before Operating Transfers</b>		<b>2,787,568.10</b>	<b>5,551,501.00</b>	<b>(2,763,932.90)</b>	<b>50.2%</b>
<b>Excess of Revenues over Expenses Before Operating Transfers</b>		<b>1,373,038.08</b>	<b>696,115.00</b>	<b>676,923.08</b>	<b>197.2%</b>

Upper Uwchlan Township  
General Fund  
Statement of Revenues and Expenditures  
For the Period Ended July 31, 2017

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GL Account #	Account Description	2017 YTD Actual	2017 Budget	Over (Under) Budget	Actual as % of Budget
<b>OPERATING TRANSFERS</b>					
01-492-000-030	Transfer to Capital Projects Fund	950,000.00	950,000.00	-	100.0%
01-492-000-031	Transfer to Solid Waste Fund	-	-	-	#DIV/0!
01-492-000-033	Transfer to Developer's Escrow Fund	-	-	-	#DIV/0!
01-492-000-034	Transfer to Act 209 Fund	-	-	-	#DIV/0!
01-492-000-035	Transfer to Municipal Authority	-	-	-	#DIV/0!
01-492-000-036	Transfer to Water Resource Protection Fund	-	250,000.00	(250,000.00)	0.0%
		950,000.00	1,200,000.00	(250,000.00)	79.2%
	<b>Total Expenditures after Operating Transfers</b>	<b>3,737,568.10</b>	<b>6,751,501.00</b>	<b>(3,013,932.90)</b>	<b>55.4%</b>
<b>EXCESS OF REVENUES OVER EXPENSES</b>		<b>423,038.08</b>	<b>(503,885.00)</b>	<b>926,923.08</b>	<b>-84.0%</b>



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

---

**ENGINEER'S REPORT – UPPER UWCHLAN TOWNSHIP**

---

**Date:** August 17, 2017

**To:** Cary B. Vargo - Township Manager  
Board of Supervisors

**From:** David Leh, P.E.

---

The following is an overview of engineering activities for the previous month:

**270-290 Park Road (Gunner Properties)** - A preconstruction meeting was held on July 27<sup>th</sup> and construction is now underway.

**Byers Station (Lot 5C)** - A staff meeting was held on August 2<sup>nd</sup> with Toll Brothers and Equus to discuss possible modifications to the commercial portion of the project. Equus may be submitting a revised plan for the commercial portion within the next couple months. Toll Brothers indicated they may be interested in starting work on the residential portion as soon as October.

**Jankowski Tract-** A staff meeting was held with the Applicant on August 16<sup>th</sup> to discuss a modified plan. The Applicant intends to submit the modified plan for review by the consultants and Planning Commission prior to proceeding with the next conditional use hearing.

**General:**

Meetings / Correspondence with staff regarding various matters.



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## **DEVELOPMENT UPDATE – UPPER UWCHLAN TOWNSHIP**

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**Date:** August 17, 2017  
**To:** Board of Supervisors  
**From:** David Leh, P.E.

---

**270-290 Park Road (Gunner Properties)** - This project proposes a 44-unit multiple-family townhouse community along Park Road just north of Windsor Baptist Church. Toll Brothers is developing the property. A preconstruction meeting was held on July 27<sup>th</sup> and construction is now underway.

**American Tower (780 Dorlan Mills Road)** – The Applicant submitted a conditional use application for a proposed cell tower on this property. A Conditional Use was granted by the Board of Supervisors at their July 20<sup>th</sup>, 2015 meeting. Zoning relief was also required and granted. No further activity has occurred.

**Byers Station (Lot 5C)** - The Board granted Final Plan Approval at their February 22<sup>nd</sup>, 2017 meeting. A staff meeting was held on August 2<sup>nd</sup> with Toll Brothers and Equus to discuss possible modifications to the commercial portion of the project. Equus may be submitting a revised plan for the commercial portion within the next couple months. Toll Brothers indicated they may be interested in starting work on the residential portion as soon as October.

**Byers Station (Lot 6C)** – A staff meeting was held on July 10<sup>th</sup> with a potential applicant to discuss a concept plan for a senior living facility. This is basically the same concept which was brought before the Planning Commission at their February 9<sup>th</sup> meeting. The plan was generally well received and it seemed the Applicant will most likely proceed to the next step which will involve zoning relief or amendment for the use.

**Diament Building Group-** Mr. Diament was before the Planning Commissions at their July 14<sup>th</sup>, 2016 meeting to discuss a potential conditional use Application for a day care facility at his commercial site on Byers Road. No further activity has occurred.

**Eagleview Lot 1 (Office Building Site)** – Site Construction continues. The Board granted a conditional use for a 12,500 SF manufacturing operation to be located within the proposed building at their May 11<sup>th</sup> meeting.

Reference: Development Update

File No. 17-01084T  
August 17, 2017

**Eagleview Lot 5** – The removal of West Township Line Road is complete. No other construction has commenced.

**Fetters Property (McKee Group)** - A conditional use was approved on January 17<sup>th</sup> for an active-adult 55-year old and over community consisting of 116 single-family detached dwellings, 154 twin units, 105 triplex units, and associated amenities. The Board granted Preliminary Plan Approval at their July 17<sup>th</sup> meeting.

**Jankowski Tract**- A conditional Use Application has been submitted for this property. The first conditional use hearing was held on June 19<sup>th</sup>. A staff meeting was held on August 16<sup>th</sup> to discuss a modified plan. The Applicant intends to submit the modified plan for review by the consultants and Planning Commission prior to proceeding with the next conditional use hearing.

**Marsh Lea** – The Applicant has submitted a subdivision / land development application for a 27 lot, single-family home development on this property consistent with the recently approved rezoning application for the property. A Conditional Use for steep slope disturbance was approved at the Boards January 17<sup>th</sup> meeting. The Board granted Preliminary / Final Plan Approval at their May 15<sup>th</sup> meeting. Moser is now working to acquire their approvals from Pa-DEP & Pa-DOT.

**Reserve at Chester Springs (Frame Property)** – Infrastructure construction continues. The road network for the entire development has been completed. Homes are selling at a very brisk pace in the development.



# UPPER UWCHLAN TOWNSHIP

## MEMORANDUM

### ADMINISTRATION

**TO:** The Board of Supervisors

**FROM:** Kathi McGrath *Kathi*  
Administrative Assistant

**RE:** Codes Department Activity Report

**DATE:** August 17, 2017

=====

Attached, please find the Codes Department Activity Report for the month of July, 2017.

Attachments:  
Activity Report

/km

UPPER UWCHLAN TOWNSHIP  
Permit Analysis  
2014-2017

	2014				2015				2016				2017			
	# of Permits	Fees	YTD Permits	YTD Fees	# of Permits	Fees	YTD Permits	YTD Fees	# of Permits	Fees	YTD Permits	YTD Fees	# of Permits	Fees	YTD Permits	YTD Fees
Jan	33	\$ 7,844.00	33	\$ 7,844.00	58	\$10,390.32	58	\$10,390.32	33	\$19,195.00	33	\$19,195.00	36	\$ 27,889.54	36	\$ 27,889.54
Feb	28	\$ 2,913.00	61	\$ 10,757.00	34	\$ 4,098.54	92	\$ 14,488.86	38	\$ 31,184.74	71	\$ 50,379.74	30	\$ 6,209.00	66	\$ 34,098.54
Mar	31	\$ 4,271.00	92	\$ 15,028.00	59	\$ 9,580.34	151	\$ 24,049.20	38	\$ 9,003.50	109	\$ 59,383.24	62	\$ 61,429.00	128	\$ 95,527.54
Apr	42	\$ 4,833.00	134	\$ 19,861.00	135	\$ 15,230.00	286	\$ 39,279.20	64	\$ 88,297.00	173	\$147,680.24	61	\$ 30,429.00	189	\$125,956.54
May	41	\$ 7,073.00	175	\$ 26,934.00	119	\$ 33,693.18	405	\$ 72,972.38	125	\$ 14,112.00	298	\$161,792.24	61	\$ 13,118.56	250	\$139,075.10
Jun	71	\$ 7,430.70	246	\$ 34,364.70	154	\$ 21,139.54	559	\$ 94,111.92	109	\$ 9,919.12	407	\$171,711.36	117	\$ 107,225.16	367	\$246,300.26
Jul	98	\$16,371.26	344	\$ 50,735.96	98	\$ 11,329.56	657	\$105,448.48	55	\$ 8,120.56	462	\$179,831.92	78	\$ 60,308.00	445	\$306,608.26
Aug	152	\$13,972.00	496	\$ 64,707.96	66	\$ 9,531.00	723	\$114,979.48	83	\$ 50,103.08	545	\$229,935.00				
Sept	239	\$17,214.45	735	\$ 81,922.41	41	\$ 6,911.88	764	\$121,891.36	57	\$ 8,844.90	602	\$238,779.90				
Oct	216	\$17,112.76	951	\$ 99,035.17	72	\$ 12,443.02	836	\$134,334.38	64	\$ 8,144.42	666	\$246,923.42				
Nov	124	\$18,209.66	1075	\$117,244.83	38	\$102,941.80	874	\$237,276.78	71	\$ 13,717.44	737	\$260,640.86				
Dec	50	\$ 4,554.02	1125	\$121,798.85	51	\$ 6,235.24	925	\$243,512.02	42	\$ 9,929.00	779	\$270,569.86				





**JULY/AUGUST  
2017 REPORT  
UPPER UWCHLAN TOWNSHIP  
PUBLIC WORKS DEPARTMENT**

**The following projects were underway since we last met:**

**Ongoing:**

- **Aside from regular routine maintenance, the following work orders were submitted in July.**
- **Tracking of work orders through Munilogic.**
  - **Municipal Authority**
    - **6 Work new orders submitted**
    - **6 Completed (inspection items just entered end of period)**
  - **PA 1-calls**
    - **117 Work orders submitted**
    - **117 Completed**
  - **Public Works**
    - **30 Work orders submitted**
    - **28 Completed**
  - **Parks**
    - **6 Work orders submitted**
    - **5 Completed**
  - **Solid Waste**
    - **22 Work orders submitted**
    - **22 Completed**
- **Inlet cleaning of various clogged inlets.**
- **Night work painting lines and legends.**
- **Mowed properties that were not being maintained, per Codes Department and Township Manager (to be reimbursed).**
- **Curb and inlet repairs are currently being done on streets other than the ones completed for the resurfacing.**
- **Roadway base repairs are done and the contractor for 2017 resurfacing has started.**

- Trees were trimmed at various locations throughout the Township.
- Toter swaps and deliveries were done as requested.
- Preventive maintenance, repairs, and Pa State Inspections continue on all Township owned vehicles and equipment.
- Roadways inspections for sight distance, signage view, and for surface conditions are constantly being done.
- Sewer facilities were inspected by me and by a third party contractor.
- Street sweeping was done everywhere but some roads in Byers Station which we are still waiting on the HOA to do some necessary tree trimming in order to get the truck in against the curb without damaging the truck.
- Minor maintenance issues were handled at the Township Buildings.

**Bids:**

- 2017 Pavement Marking. (Alpha Space Control was low bidder)
- 2017 Sodium Chloride (with West Bradford Consortium)
- 2017 Snow Removal (out now)

**Road Dedications:**

- None

**Workforce**

- Summer help is beginning to leave for their return to college.
- All employees are working well and there are no issues to report.

Respectfully submitted,  
**Michael G. Heckman**  
 Director of Public Works  
 Upper Uwchlan Township



# UPPER UWCHLAN TOWNSHIP

## MEMORANDUM

### ADMINISTRATION

TO: BOARD OF SUPERVISORS  
Cary Vargo, Township Manager

FROM: Gwen Jonik, Township Secretary

RE: 223 Fellowship Road – Land Development Approval

DATE: August 17, 2017

---

Paul Schmidt, representing Brad and Brian Forcine, owners of 223 Fellowship Road, attended the June 8 and August 10 Planning Commission meetings to introduce, review and seek approval of a Final Land Development Plan and several waivers. The Plan proposes erecting a 50' x 150' pole building to shelter commercial vehicles and equipment on existing paved surface at 223 Fellowship Road. The parcel contains an office - warehouse building, lighting, landscaping and storm water management measures. There will be no increase of impervious surface. The pole building will not include office space or storage of fuel or fuel tanks.

Four waivers are requested, as follows:

1. From providing a site analysis, impact and conservation plan, as erecting a pole building is the only construction.
2. From providing storm water management, as the property contains more than adequate storm water facilities.
3. From providing additional Lot lighting. The existing lighting is adequate.
4. From providing additional landscaping. Existing screening blocks the view from the nearby residential development.

August 10, 2017 Planning Commission meeting discussion points included the following:

- A. Lighting. New site lighting isn't proposed, and not believed to be necessary. Lighting on the building should comply with current ordinances. Mr. Schmidt advised the building lighting will be minimal, for safety and security, and existing site lighting shines inward and is on a timer for extinguishment. Stan Stubbe, Township lighting consultant, hasn't been able to review existing site lighting due to the later sunset at this time of year.
- B. Landscaping. This commercial property overlooks other commercial properties. The Planning Commission would like additional landscaping at the entryway, to soften the appearance of the property. Mr. Schmidt advised they would comply with that request.

August 10, 2017: Brett Hand moved, seconded by Sally Winterton, to recommend Approval of the Plan and granting of the waivers, with a condition that the Applicant enhance the landscaping at the entryway as discussed this evening. The Motion carried unanimously.

Mr. Schmidt plans to attend the August 21, 2017 Supervisors meeting to answer any questions the Board may have and seek Final Land Development Plan Approval.

**The Board of Supervisors is respectfully requested to grant Final Land Development Approval for the “Proposed Warehouse Building” prepared for F. Brian Forcine, by JMR Engineering, LLC, dated May 1, 2017.**

Enclosures:

Subdivision / Land Development Application received June 2, 2017  
June 8, 2017 Planning Commission Meeting Minutes – Approved  
August 7, 2017 Gilmore & Associates Review Letter



SUBDIVISION / LAND DEVELOPMENT APPLICATION

☐ Preliminary Submittal

☒ Final Submittal

RECEIVED  
JUN - 2 2017  
UPPER UWCHLAN TWP

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

1. Name of Subdivision / Development: 223 FELLOWSHIP ROAD
2. Plan Dated: 5-1-2017 County Deed Book/Page No. 5896/2012
3. Name of property owner(s): FELLOWSHIP ROAD LP  
F. BRIAN FORCINE AND J. BRADLEY FORCINE  
Address: [REDACTED]  
State/Zip: [REDACTED] Phone No.: [REDACTED]  
Email: [REDACTED]
4. Name of Applicant (If other than owner):  
[REDACTED]  
Address: [REDACTED]  
State/Zip: [REDACTED] Phone No.: [REDACTED]  
Email: [REDACTED]
5. Applicant's interest (If other than owner): [REDACTED]
6. Engineer, Architect, Surveyor, or Landscape Architect responsible for Plan.  
JMR ENGINEERING, LLC  
Address: 444 CREAMERY WAY, SUITE 300  
State/Zip: PA / 19341 Phone No.: 484 - 880 - 7342  
Email: jack@JMRengineering
7. Total acreage: 10.48 Number of Lots: 1
8. Acreage of adjoining land in same ownership: (If any) NONE
9. Describe Type of Development Planned: ERECT A 50' x 150' POLE BUILDING ON THE EXISTING IMPERVIOUS DRIVEWAY / PARKING SURFACE TO SHELTER COMMERCIAL VEHICLES.

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.

CH. 152 STORMWATER MGT. 152-105 APPLICABILITY

CH. 162 LIGHTING 162-58.B APPLICABILITY

CH. 162 LANDSCAPE DESIGN 162-57.A. APPLICABILITY

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: X. J. Perry  
Date: 6/1/17

\*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





**Land Development for Forcine Pole Building**

July 2017

223 Fellowship Road (UPI# 32-1- 34.1A)

Chester Springs, PA 19025

10.48 acres

LI Zoning District

**PROPOSED IMPROVEMENT:** Property owners, Brian and Bradley Forcine, Fellowship Road LP, propose to erect a 50' x 150' pole building 65 ft. from NE property line and 280 ft. from NW property line on the existing impervious industrial truck parking/traffic area in the Limited Industrial (LI) Zoning District.

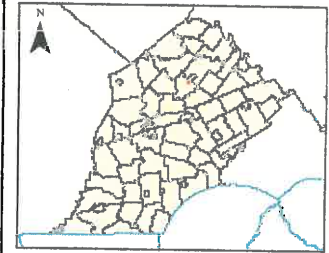
**PROPOSED USE** is truck and equipment storage for the owners' concrete business operations. There will be no office space. There will no storage of fuel or fuel tanks. Protection from the weather is the only intent.

**WAIVERS** are requested from Stormwater Ordinance (Chapter 152), and the Land Development Ordinance (Chapter 162) for Lighting and Landscape Screening generally described below:

- 1) The property currently has the maximum impervious cover (driveway / parking area) of 60% allowed for the LI Zoning District. The existing bldg. cover is 4.82%. The addition of the proposed structure will bring the total bldg. cover to 6.46%. The property currently has stormwater facilities drainage swales, inlet collectors and a final collection/seepage basin calculated for the 60% cover. No increase in **stormwater** impact is proposed.
- 2) There is existing **lighting** for the entire driveway / parking area. The only additional exterior lighting will be down-lighting mounted on the new structure.
- 3) No new or additional **landscape screening** is planned for at this time. The proposed structure will be adjacent to the municipal reservoirs; there is an undeveloped parcel to the immediate northwest; and, the view of the proposed structure from the nearest residential development (Magnolia Drive) will be completely blocked/screened by the existing building.

32-1-34.1A

COUNTY OF CHESTER  
PENNSYLVANIA



A-3

Map Created:  
Wednesday, April 19, 2017

County of Chester



**Limitations of Liability and Use:**  
County of Chester, Pennsylvania makes no claims to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred with respect to the information or data furnished herein. For information on data sources visit the GIS Services page listed at [www.chesco.org/gis](http://www.chesco.org/gis).





**UPPER UWCHLAN TOWNSHIP**  
Planning Commission Meeting  
June 8, 2017  
Minutes  
**Approved**

Packet Page 38

**In Attendance:**

Bob Schoenberger, Chair, Sally Winterton, Vice-Chair, Bob Phillips, Jim Dewees, Chad Adams, MaryLou Lowrie, P.E. – Gilmore & Associates, Gwen Jonik – Planning Commission Secretary

Bob Schoenberger called the meeting to order at 7:33 p.m. as a quorum was present.

**223 Fellowship Road – Final Land Development Plan - Introduction**

Paul Schmidt attended, representing the property owner to introduce a land development plan to construct a 50' x 150' building on property at 223 Fellowship Road. The parcel is 10.48 acres in the Limited Industrial (LI) district with an existing tenant, P. J. Reilly, and the Applicants - Brad and Brian Forcine - use the property on a limited basis. The proposed building, on currently paved area, would house trucks used with their concrete business that are currently stored outside on the site. No hazardous materials will be stored. Lighting is non-conforming but doesn't shine across Fellowship Road. Mr. Schmidt presented a set of exhibits A-1 thru A-10 that included the Application, Plan, and pictures of the existing conditions, including a large storm water swale and basin. The impervious surface will not be increased and percentage of building coverage wouldn't increase to any great degree either.

**Three waivers are requested:**

1. Exemption from the storm water ordinance;
2. The lighting doesn't spill outside the property and there are no plans to change the 12-16 poles around the property; any lighting on the new building would shine down;
3. Landscape screening – the Applicant would spruce up or fill in the few spots where existing screening is lacking.

Bob Schoenberger commented that since this is a fenced-in facility and if no one is working there at night, perhaps some changes should be made to the lighting to be more compliant with current standards.

Jim Dewees moved, seconded by Sally Winterton, to accept the Land Development submission for Township consultants' review. The Motion carried unanimously.

**Black Horse ELU, LLC (Jankowski Tract) Conditional Use Plan**

John Jaros, Esq. - Riley Riper Hollin & Colagrecio, Ted Gacomis – E.B. Walsh, and Nancy Yost attended, representing the Developer, Black Horse ELU, LLC.

Mr. Jaros reiterated the Conditional Use Application seeks permission to construct 55 single-family homes and a connector road on the currently vacant (farmed) parcel on the west side of Route 100 at the boundary with West Vincent Township. The homes would be served by public water and public sanitary sewer. A Conditional Use Hearing is scheduled for June 19, 2017.

Mr. Gacomis presented a Plan which was revised according to the consultants' and Planning Commission's reviews in May. Points of interest:



1. The connector road will be 32' wide, with curbing and sidewalk, no parking.
2. The open space parcel is intended to be very informal open space for this development.
3. The only steep slopes are manmade along Route 100.
4. They've had discussions with the Authority regarding public sewer, which will continue to be discussed during the land development process. They'll propose extending public sewer service to Carriage Drive. This property will probably hook into the sewer stub at Milford Road, which would be gravity flow, but there's also a connection under Route 100, from Garrison Drive.
5. There will be a left turn lane into the development from northbound Route 100.
6. There will be a 150' deceleration lane southbound Route 100.
7. This application doesn't meet the qualifications for a traffic signal on Route 100; the Applicant is proposing the Traffic Impact Fee be used toward building the connector road.
8. The interior road has been changed to a boulevard-style entrance. The Fire Company and Township Staff are agreeable to 1 access.
9. The trail layout will meander through the woods at the south end of the parcel. Future sidewalk and/or trail connections would be along southbound Route 100 rather than crossing Route 100 to Garrison Drive, unless it becomes signalized.

Two waivers are requested:

1. Interior roadway width of 28' wide;
2. Sidewalk on only 1 side of the interior roadway.

Planning Commission Members' comments included: the Applicant has tried to address all previous comments, the trail stub at Route 100 should probably remain, and a dog park could be discussed during land development.

Jim Dewees moved, seconded by Sally Winterton, to recommend to the Board of Supervisors that they approve the Conditional Use Plan and grant the 2 waivers requested. The Motion carried unanimously.

#### Approval of Minutes

Sally Winterton moved, seconded by Bob Phillips, to approve as submitted the minutes of the May 11, 2017 Planning Commission meeting. The Motion carried unanimously.

#### Open Session

Ray Erfle, Windsor Ridge resident, commented on the Planning Commission's key role in providing recommendations to the Board of Supervisors; suggested the on-line Agenda be expanded to include supporting documents; and asked the height of the existing warehouse at 223 Fellowship Road, if there were plans for a traffic light on Route 100 at Garrison Drive, and if the open space in the proposed development would be open to the public.

Bob Schoenberger announced the next Planning Commission meeting date of July 13, 2017.

#### Adjournment

Jim Dewees moved, seconded by Bob Phillips, to adjourn the meeting at 8:21 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik  
Planning Commission Secretary



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

August 7, 2017

File No. 17-06048T

Cary B. Vargo  
Upper Uwchlan Township Manager  
140 Pottstown Pike  
Chester Springs, PA 19425

Reference: 223 Fellowship Road- Proposed Pole Barn  
Preliminary / Final Land Development Review  
Upper Uwchlan Township, Chester County, PA

Gilmore & Associates, Inc. (G&A) is in receipt of a plan prepared by JMR Engineering, LLC titled, "Proposed Warehouse Building" dated May 1, 2017. The subject site is located at 223 Fellowship Road.

G&A have reviewed of the above referenced Preliminary/Final Land Development Plan for compliance with the applicable sections of the Township's Zoning Ordinance and Subdivision and Land Development Ordinance, and wish to submit the following comments for your consideration.

**I. OVERVIEW**

This plan proposes the construction of a 7,500 SF pole barn. The structure will be constructed on an area of existing paved area. Therefore, there is no increase in impervious surface proposed. The existing tract is approximately 10.48 acres in size, is zoned LI (Limited Industrial) and contains an office warehouse building. There is one point of ingress / egress to the site which is located across from the intersection of Fellowship Road and Magnolia Drive (Western Leg).

Other than the construction of the aforementioned pole barn, no other improvements are proposed.

We find the plan to be consistent with the Township's zoning ordinance as proposed. However, we offer the following Subdivision/Land Development and General Comments:

**BUILDING ON A FOUNDATION OF EXCELLENCE**

184 West Main Street | Suite 300 | Trappe, PA 19426  
Phone: 610-489-4949 | Fax: 610-489-8447

[www.gilmore-assoc.com](http://www.gilmore-assoc.com)

Reference: 223 Fellowship Road- Proposed Pole Barn  
Preliminary / Final Land Development Review

File No. 17-06048T  
August 7, 2017

## **II. SUBDIVISION & LAND DEVELOPMENT ORDINANCE REVIEW**

1. (W) Section 162-9.B.(2)(d)(1)&(2) – This section requires a site analysis, impact, and conservation plan be provided. Due to the limited scope of this project, we would recommend a waiver be requested and granted from these requirements.
2. (RW) Section 162-57.A. – The Applicant has request a waiver from providing landscape buffering. Due to its location, it generally hidden from the view of the surrounding properties and therefore buffering may not be necessary. We will however defer to the Planning Commission on this matter.
3. (RW) Section 162-58.B. – The Applicant has requested a waiver from providing additional site lighting. We will defer to the Township Lighting Consultant and Planning Commission on this matter.
4. (RW) Section 152-105 – The Applicant has requested a waiver from providing storm water management. Although the area of disturbance is beyond the threshold for warranting an exemption from storm water management requirements, since the proposed improvements will be located on land which is already impervious, the required controls would be de minimis. With this in mind, as well as the fact that any runoff generated by the proposed structure will drain to an existing detention basin which certainly has adequate capacity, we have no objection the granting of this waiver.

## **III. GENERAL COMMENTS**

1. This plan will need to be recorded at the Chester County Courthouse. As such, the appropriate signature and certification blocks should be added to the plan.

Cary B. Vargo  
Upper Uwchlan Township

Page - 3 -

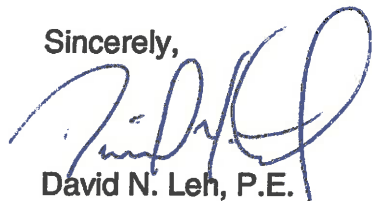
Reference: 223 Fellowship Road- Proposed Pole Barn  
Preliminary / Final Land Development Review

File No. 17-06048T  
August 7, 2017

We would recommend **Preliminary / Final Land Development Plan Approval** be considered at this time contingent upon the applicant addressing the above referenced comments as well as any comments raised by the Township Planning Commission or Board of Supervisors.

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

Sincerely,



David N. Leh, P.E.  
Municipal Services Manager  
Gilmore & Associates, Inc.

cc: Upper Uwchlan Township Board of Supervisors  
Upper Uwchlan Township Planning Commission  
Stan Stubbe – Stubbe Lighting Consultants.(via e-mail only)  
Jack Robinson, PE, JMR Engineering, LLC (via e-mail only)  
Fellowship Road LLP (Applicant) (via e-mail only)



## MEMORANDUM

**To: Cary Vargo, Township Manager**

**From: Michael G. Heckman, Director of Public Works**

**Date: August 11, 2017**

**Re: Bid Awards - 2017 Pavement Markings Contract**

On August 9, 2017, at 1:00 pm, the bids for the 2017 Pavement Marking Contract were publicly opened and read aloud.

As per usual, all pavement markings will be assessed prior to the work. A list of work will be given to the contractor so we can stay within budget. Upper Uwchlan's Public Works Department also has the capability to paint a limited number of arrows and legends, and is doing so again this year.

There were only two contractors that bid for the contract. The bid had varying prices listed on the bid sheet. I have attached the bid sheet to this memo. The line item for this work in the 2017 Budget is \$39,000. The total of the bid from the low bidder (if everything bid were to be painted by contractor) is \$39,252. We will choose the 90 mil legends since they are the same price.

**Therefore, it is my recommendation that Alpha Space Control be awarded the 2017 Pavement Marking Contract at the individual, per item amounts listed on the bid forms.**



VENDOR:		Alpha Space Control Company, Inc. Chambersburg, PA	DeAngelo Brothers Hazleton, PA		
BID BOND PROVIDED?		Yes	Yes		
<b>PAINT</b>	Quantity				
Stop bars 18"	20	\$30.00	\$75.00		
Crosswalks 6"	200 LF	\$1.25	\$2.50		
White Solid lines	150,000 LF	\$0.062	\$0.08		
White Broken lines	500 LF	\$0.062	\$0.08		
Double yellow	120,000 LF	\$0.125	\$0.16		
Turn arrows	20	\$40.00	\$100.00		
Combo arrows	15	\$80.00	\$125.00		
Stop/Only legends	30	\$45.00	\$125.00		
Gore areas	1,500 LF	\$1.75	\$3.00		
TOTALS		\$31,156.00	\$45,365.00		
<b>60 MIL Thick</b>	Quantity				
Stop Bars 18"	12	\$108.00	\$180.00		
Crosswalks 6"	200	\$2.50	\$3.00		
Turn Arrows	15	\$150.00	\$125.00		
Combo Arrows	5	\$300.00	\$150.00		
Stop/Only	15	\$170.00	\$150.00		
TOTALS		\$8,096.00	\$7,635.00		
<b>90 MIL Thick</b>	Quantity				
Stop Bars	12	\$108.00	\$180.00		
Crosswalks	200	\$2.50	\$3.00		
Turn Arrows	15	\$150.00	\$125.00		
Combo Arrows	5	\$300.00	\$150.00		
Stop/Only	15	\$170.00	\$150.00		
TOTALS		\$8,096.00	\$7,635.00		



# UPPER UWCHLAN TOWNSHIP

## MEMORANDUM

### ADMINISTRATION

**TO:** Board of Supervisors

**FROM:** Cary B. Vargo  
Township Manager

**RE:** Floodplain Management Regulations  
Consider Adoption

**DATE:** August 17, 2017

---

Attached for your consideration is an updated Floodplain Management Ordinance. This ordinance was a requirement of FEMA's updated floodplain determinations/mapping and is currently only applicable to properties adjacent to the East Branch of the Brandywine Creek (as depicted in the attached map). This ordinance was reviewed by Township staff and engineering consultants and has been through various iterations. This ordinance was not reviewed by the Township's Planning Commission due to the administrative nature of the decisions available to Township staff (flexibility was in procedural aspects of the proposed ordinance).

The intent of the ordinance is to ensure the health, safety, and welfare of the community; encourage appropriate construction practices to minimize future flood damage, protect the water supply, minimize future financial losses due to flood damage, and to comply with federal and state regulations as they relate to floodplain management.

Highlights of the contents of the ordinance include:

- ✓ The ordinance designates the Codes Director as the Floodplain Administrator with the Building Inspector acting in his absence.
- ✓ Permits are required for construction activity within the floodplain and this ordinance details the review process required to obtain such permits.

- ✓ Identification of floodplain areas (subject to revision)
  - Special Flood Hazard Areas (SFHA) in the Flood Insurance Study (FIS)
  - Flood Insurance Rate Map (FIRM)
  
- ✓ Technical Provisions
 

○ Residential	○ Drainage Facilities
○ Non-Residential	○ Utilities, i.e. sewer
○ Historic Structures	○ Streets
  
- ✓ Variance Procedures
- ✓ Definitions

The BOS requested that staff make notification via mail to affected property owners. Fifteen property owners were sent a summary of the ordinance detailing potential impacts. Some of the affected parcels are vacant and there are no structures impacted by the amended map. The Township has received no feedback to date as a result of the notification.

**I would respectfully request that the BOS consider adoption of the attached ordinance.**



UPPER UWCHLAN TOWNSHIP  
CHESTER COUNTY  
PENNSYLVANIA

ORDINANCE NO. D R A F T

AN ORDINANCE REQUIRING ALL PERSONS, PARTNERSHIPS, BUSINESSES, AND CORPORATIONS TO OBTAIN A PERMIT FOR ANY CONSTRUCTION OR DEVELOPMENT; PROVIDING FOR THE ISSUANCE OF SUCH PERMITS; SETTING FORTH CERTAIN MINIMUM REQUIREMENTS FOR NEW CONSTRUCTION AND DEVELOPMENT WITHIN AREAS OF UPPER UWCHLAN TOWNSHIP WHICH ARE SUBJECT TO FLOODING; AND ESTABLISHING PENALTIES FOR ANY PERSONS WHO FAIL, OR REFUSE TO COMPLY WITH, THE REQUIREMENTS OR PROVISIONS OF THIS ORDINANCE.

ARTICLE I. STATUTORY AUTHORIZATION

The Legislature of the Commonwealth of Pennsylvania has, by the passage of the Pennsylvania Flood Plain Management Act of 1978, delegated the responsibility to local governmental units to adopt floodplain management regulations to promote public health, safety, and the general welfare of its citizenry. Therefore, the Board of Supervisors of Upper Uwchlan Township does hereby order as follows.

ARTICLE II. GENERAL PROVISIONS

Section 2.01 Intent

The intent of this Ordinance is to:

- A. Promote the general health, welfare, and safety of the community.
- B. Encourage the utilization of appropriate construction practices in order to prevent or minimize flood damage in the future.
- C. Minimize danger to public health by protecting water supply and natural drainage.
- D. Reduce financial burdens imposed on the community, its governmental units, and its residents, by preventing excessive development in areas subject to flooding.
- E. Comply with federal and state floodplain management requirements.

## Section 2.02 Applicability

It shall be unlawful for any person, partnership, business or corporation to undertake, or cause to be undertaken, any construction or development within areas of Upper Uwchlan Township which are subject to flooding unless a Permit has been obtained from the Floodplain Administrator.

## Section 2.03 Abrogation and Greater Restrictions

This ordinance supersedes any other conflicting provisions which may be in effect in identified floodplain areas. However, any other ordinance provisions shall remain in full force and effect to the extent that those provisions are more restrictive. If there is any conflict between any of the provisions of this Ordinance, the more restrictive shall apply.

## Section 2.04 Severability

If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance shall be declared invalid for any reason whatsoever, such a decision shall not affect the remaining portions of the Ordinance, which shall remain in full force and effect, and for this purpose the provisions of this Ordinance are hereby declared to be severable.

## Section 2.05 Warning and Disclaimer of Liability

The degree of flood protection sought by the provisions of this Ordinance is considered reasonable for regulatory purposes and is based on accepted engineering methods of study. Larger floods may occur or flood heights may be increased by man-made or natural causes, such as ice jams and bridge openings restricted by debris. This Ordinance does not imply that areas outside any identified floodplain areas, or that land uses permitted within such areas will be free from flooding or flood damages.

This Ordinance shall not create liability on the part of Upper Uwchlan Township or any officer or employee thereof for any flood damages that result from reliance on this Ordinance or any administrative decision lawfully made thereunder.

# ARTICLE III. ADMINISTRATION

## Section 3.01 Designation of the Floodplain Administrator

The Code Administrator / Zoning Officer is hereby appointed to administer and enforce this ordinance and is referred to herein as the Floodplain Administrator. The Floodplain Administrator may: (A) Fulfill the duties and responsibilities set forth in these regulations, (B) Delegate duties and responsibilities set forth in these regulations to qualified technical personnel, plan examiners, inspectors, and other employees, or (C) Enter into a written agreement or written contract with another agency or private sector entity to administer specific provisions of these regulations. Administration of any part of these regulations by another entity shall not relieve the community of its responsibilities pursuant to the participation requirements of the National Flood Insurance Program as set forth in the Code of Federal Regulations at 44 C.F.R. Section 59.22.

In the absence of a designated Floodplain Administrator, the Floodplain Administrator duties are to be fulfilled by the Building Inspector.

### Section 3.02 Permits Required

A permit shall be required before any construction or development is undertaken within any area of Upper Uwchlan Township.

### Section 3.03 Duties and Responsibilities of the Floodplain Administrator

- A. The Floodplain Administrator shall issue a Permit only after it has been determined that the proposed work to be undertaken will be in conformance with the requirements of this and all other applicable codes and ordinances.
- B. Prior to the issuance of any permit, the Floodplain Administrator shall review the application for the permit to determine if all other necessary government permits required by state and federal laws have been obtained, such as those required by the Pennsylvania Sewage Facilities Act (Act 1966-537, as amended); the Pennsylvania Dam Safety and Encroachments Act (Act 1978-325, as amended); the Pennsylvania Clean Streams Act (Act 1937-394, as amended); and the U.S. Clean Water Act, Section 404, 33, U.S.C. 1344. No permit shall be issued until this determination has been made.
- C. In the case of existing structures, prior to the issuance of any Permit, the Floodplain Administrator shall review the proposed cost of improvements or repairs and the pre-improvement market value of the structure, so that a substantial improvement/substantial damage determination can be made, in accordance with FEMA's Substantial Improvement/Substantial Damage Desk Reference.
- D. In the case of existing structures, prior to the issuance of any Development/Permit, the Floodplain Administrator shall review the history of repairs to the subject building, so that any cumulative substantial damage concerns can be addressed before the permit is issued.
- E. During the construction period, the Floodplain Administrator or other authorized official shall inspect the premises to determine that the work is progressing in compliance with the information provided on the permit application and with all applicable municipal laws and ordinances. He/she shall make as many inspections during and upon completion of the work as are necessary.
- F. In the discharge of his/her duties, the Floodplain Administrator shall have the authority to enter any building, structure, premises or development in the identified floodplain area, upon presentation of proper credentials, at any reasonable hour to enforce the provisions of this ordinance.
- G. In the event the Floodplain Administrator discovers that the work does not comply with the permit application or any applicable laws and ordinances, or that there has been a false statement or misrepresentation by any applicant, the Floodplain Administrator shall revoke the Permit and report such fact to the Board of Supervisors for whatever action it considers necessary.

- H. The Floodplain Administrator shall maintain in perpetuity, or for the lifetime of the structure, all records associated with the requirements of this ordinance including, but not limited to, finished construction elevation data, permitting, inspection and enforcement.
- I. The Floodplain Administrator is the official responsible for submitting a biennial report to FEMA concerning community participation in the National Flood Insurance Program as requested.
- J. The responsibility, authority and means to implement the commitments of the Floodplain Administrator can be delegated from the person identified. However, the ultimate responsibility lies with the person identified in the floodplain ordinance as the Floodplain Administrator.
- K. The Floodplain Administrator shall consider the requirements of the 34 PA Code and the 2009 IBC and the 2009 IRC, or the latest revision thereof as adopted by the Commonwealth of Pennsylvania.

#### Section 3.04 Application Procedures and Requirements

- A. Application for such a Permit shall be made, in writing, to the Floodplain Administrator on forms supplied by Upper Uwchlan Township. Such application shall contain the following:
  - 1. Name and address of applicant.
  - 2. Name and address of owner of land on which proposed construction is to occur.
  - 3. Name and address of contractor.
  - 4. Site location including address.
  - 5. Listing of other permits required.
  - 6. Brief description of proposed work and estimated cost, including a breakout of flood-related cost and the market value of the building before the flood damage occurred where appropriate.
  - 7. A plan of the site showing the exact size and location of the proposed construction as well as any existing buildings or structures.
- B. If any proposed construction or development is located entirely or partially within any identified floodplain area, applicants for Permits shall provide all the necessary information in sufficient detail and clarity to enable the Floodplain Administrator to determine that:
  - 1. all such proposals are consistent with the need to minimize flood damage and conform with the requirements of this and all other applicable codes and ordinances;



2. all utilities and facilities, such as sewer, gas, electrical and water systems are located and constructed to minimize or eliminate flood damage;
  3. adequate drainage is provided so as to reduce exposure to flood hazards;
  4. structures will be anchored to prevent floatation, collapse, or lateral movement;
  5. building materials are flood-resistant;
  6. appropriate practices that minimize flood damage have been used; and
  7. electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities have been designed and located to prevent water entry or accumulation.
- C. Applicants shall file the following minimum information plus any other pertinent information as may be required by the Floodplain Administrator to make the above determination:
1. A completed Permit Application Form.
  2. A plan of the entire site, clearly and legibly drawn at a scale of one (1) inch being equal to fifty (50) feet or less, showing the following:
    - a. north arrow, scale, and date;
    - b. topographic contour lines;
    - c. the location of all existing and proposed buildings, structures, utilities, and other improvements, including the location of any existing or proposed subdivision and development;
    - d. the location of all existing and proposed streets, drives, and other access ways; and
    - e. the elevation of the base flood;
    - f. on and within fifty (50) feet of the site the location of any existing bodies of water or watercourses, identified floodplain areas, and, if available, information pertaining to the floodway, and the flow of water including direction and velocities.
  3. Plans of all proposed buildings, structures and other improvements, drawn at suitable scale showing the following:
    - a. the proposed lowest floor elevation of any proposed building based upon North American Vertical Datum of 1988;
    - b. supplemental information as may be necessary under 34 PA Code, the

2009 IBC or the 2009 IRC, or the latest revision thereof as adopted by the Commonwealth of Pennsylvania.

4. The following data and documentation:

- a. detailed information concerning any proposed floodproofing measures and corresponding elevations.
- b. if available, information concerning flood depths, pressures, velocities, impact and uplift forces and other factors associated with a base flood.
- c. documentation, certified by a registered professional engineer, to show that the cumulative effect of any proposed development within any Identified Floodplain Area (See Section 4.01) when combined with all other existing development, will not cause any increase in the base flood elevation.
- d. a document, certified by a registered professional engineer, which states that the proposed construction or development has been adequately designed to withstand the pressures, velocities, impact and uplift forces associated with the base flood.

Such statement shall include a description of the type and extent of flood proofing measures which have been incorporated into the design of the structure and/or the development.

- e. detailed information needed to determine compliance with Section 5.03 F., Storage, and Section 5.04, Development Which May Endanger Human Life, including:
  - i. the amount, location and purpose of any materials or substances referred to in Sections 5.03 F. and 5.04 which are intended to be used, produced, stored or otherwise maintained on site.
  - ii. a description of the safeguards incorporated into the design of the proposed structure to prevent leaks or spills of the dangerous materials or substances listed in Section 5.04 during a base flood.
- f. the appropriate component of the Department of Environmental Protection's "Planning Module for Land Development."
- g. where any excavation or grading is proposed, a plan meeting the requirements of the Department of Environmental Protection, to implement and maintain erosion and sedimentation control.

D. Applications for Permits shall be accompanied by a fee, payable to the municipality based upon the Schedule of Fees, as approved by the Board of Supervisor's annually.

### Section 3.05 Review of Application by Others

A copy of all plans and applications for any proposed construction or development in any identified floodplain area to be considered for approval may be submitted by the Floodplain Administrator to any other appropriate agencies and/or individuals (e.g. planning commission, municipal engineer, etc.) for review and comment.

### Section 3.06 Changes

After the issuance of a Permit by the Floodplain Administrator, no changes of any kind shall be made to the application, permit or any of the plans, specifications or other documents submitted with the application without the written consent or approval of the Floodplain Administrator. Requests for any such change shall be in writing, and shall be submitted by the applicant to Floodplain Administrator for consideration.

### Section 3.07 Placards

In addition to the Permit, the Floodplain Administrator shall issue a placard, or similar document, which shall be displayed on the premises during the time construction is in progress. This placard shall show the number of the Permit, the date of its issuance, and be signed by the Floodplain Administrator.

### Section 3.08 Start of Construction

Work on the proposed construction or development shall begin within 180 days after the date of issuance of the Permit. Work shall also be completed within twelve (12) months after the date of issuance of the Permit or the Permit shall expire unless a time extension is granted, in writing, by the Floodplain Administrator. The issuance of the Permit does not confer/grant/imply any zoning approval.

The actual start of construction means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first, alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Time extensions shall be granted only if a written request is submitted by the applicant, who sets forth sufficient and reasonable cause for the Floodplain Administrator to approve such a request and the original permit is compliant with the ordinance & FIRM/FIS in effect at the time the extension is granted.

## Section 3.09 Enforcement

### A. Notices

Whenever the Floodplain Administrator or other authorized municipal representative determines that there are reasonable grounds to believe that there has been a violation of any provisions of this Ordinance, or of any regulations adopted pursuant thereto, the Floodplain Administrator shall give notice of such alleged violation as hereinafter provided. Such notice shall:

1. be in writing;
2. include a statement of the reasons for its issuance;
3. allow a reasonable time not to exceed a period of thirty (30) days for the performance of any act it requires;
4. be served upon the property owner or his agent as the case may require; provided, however, that such notice or order shall be deemed to have been properly served upon such owner or agent when a copy thereof has been served with such notice by any other method authorized or required by the laws of this State;
5. contain an outline of remedial actions which, if taken, will effect compliance with the provisions of this Ordinance.

### B. Penalties

Any person who fails to comply with any or all of the requirements or provisions of this Ordinance or who fails or refuses to comply with any notice, order of direction of the Floodplain Administrator or any other authorized employee of the municipality shall be guilty of a an offense and upon conviction shall pay a fine to Upper Uwchlan Township, of not less than Twenty-five Dollars (\$25.00) nor more than Six Hundred Dollars (\$600.00) plus costs of prosecution. In default of such payment, such person shall be imprisoned in county prison for a period not to exceed ten (10) days. Each day during which any violation of this Ordinance continues shall constitute a separate offense. In addition to the above penalties all other actions are hereby reserved including an action in equity for the proper enforcement of this Ordinance. The imposition of a fine or penalty for any violation of, or noncompliance with this Ordinance shall not excuse the violation or noncompliance or permit it to continue. All such persons shall be required to correct or remedy such violations and noncompliance within a reasonable time. Any development initiated or any structure or building constructed, reconstructed, enlarged, altered, or relocated, in noncompliance with this Ordinance may be declared by the Board of Supervisors to be a public nuisance and abatable as such.

## Section 3.10 Appeals

- A. Any person aggrieved by any action or decision of the Floodplain Administrator concerning the administration of the provisions of this Ordinance, may appeal to the

Zoning Hearing Board. Such appeal must be filed, in writing, within thirty (30) days after the decision, determination or action of the Floodplain Administrator.

- B. Upon receipt of such appeal the Zoning Hearing Board shall consider the appeal in accordance with the Municipal Planning Code and any other local ordinance.
- C. Any person aggrieved by any decision of the Zoning Hearing Board may seek relief therefrom by appeal to court, as provided by the laws of this State including the Pennsylvania Flood Plain Management Act.

#### ARTICLE IV. IDENTIFICATION OF FLOODPLAIN AREAS

##### Section 4.01 Identification

The identified floodplain area shall be:

- A. any areas of Upper Uwchlan Township, classified as Special Flood Hazard Areas (SFHAs) in the Flood Insurance Study (FIS) and the accompanying Flood Insurance Rate Maps (FIRMs) dated September 29, 2017 and issued by the Federal Emergency Management Agency (FEMA) or the most recent revision thereof, including all digital data developed as part of the Flood Insurance Study.

The above referenced FIS and FIRMs, and any subsequent revisions and amendments are hereby adopted by Upper Uwchlan Township and declared to be a part of this ordinance.

##### Section 4.02 Description and Special Requirements of Identified Floodplain Areas

The identified floodplain area shall consist of the following specific areas:

- A. The Floodway Area shall be those areas identified in the FIS and the FIRM as floodway and which represent the channel of a watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without increasing the water surface elevation by more than one (1) foot at any point. This term shall also include floodway areas which have been identified in other available studies or sources of information for those Special Flood Hazard Areas where no floodway has been identified in the FIS and FIRM.
  - 1. Within any floodway area, no encroachments, including fill, new construction, substantial improvements, or other development permitted per any current Township Ordinance shall be permitted unless it has been demonstrated through hydrologic and hydraulic analysis performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.
  - 2. Within any floodway area, no new construction or development otherwise permitted per any current Township Ordinance shall be allowed, unless the appropriate permit is obtained from the Department of Environmental Protection Regional Office.

B. The AE Area/District shall be those areas identified as an AE Zone on the FIRM included in the FIS prepared by FEMA for which base flood elevations have been provided.

1. The AE Area adjacent to the floodway shall be those areas identified as an AE Zone on the FIRM included in the FIS prepared by FEMA for which base flood elevations have been provided and a floodway has been delineated.
2. AE Area without floodway shall be those areas identified as an AE zone on the FIRM included in the FIS prepared by FEMA for which base flood elevations have been provided but no floodway has been determined.
  - i. No permit shall be granted within any AE Zone without floodway, no encroachments, including fill, new construction, substantial improvements, or other development shall be permitted unless it has been demonstrated through hydrologic and hydraulic analysis performed in accordance with standard engineering practice that the proposed development together with all other existing and anticipated development, would not result in an increase in flood levels within the entire community during the occurrence of the base flood discharge.

C. The A Area/District shall be those areas identified as an A Zone on the FIRM included in the FIS prepared by FEMA and for which no base flood elevations have been provided. For these areas, elevation and floodway information from other Federal, State, or other acceptable sources shall be used when available. Where other acceptable information is not available, the base flood elevation shall be determined by using the elevation of a point on the boundary of the identified floodplain area which is nearest the construction site.

In lieu of the above, the municipality may require the applicant to determine the elevation with hydrologic and hydraulic engineering techniques. Hydrologic and hydraulic analyses shall be undertaken only by professional engineers, who shall certify that the technical methods used correctly reflect currently accepted technical concepts. Studies, analyses, computations, etc., shall be submitted in sufficient detail to allow a thorough technical review by the municipality. In the absence of any of the above data or documentation, the community may require elevation of the lowest floor to be at least three feet above the highest adjacent grade.

D. No new construction or development shall be located within the area measured fifty (50) feet landward from the top-of-bank of any watercourse, except as permitted by Zoning Ordinance or herein, and after obtaining any required permit from the Department of Environmental Protection Regional Office.

#### Section 4.03 Changes in Identification of Area

The Identified Floodplain Area may be revised or modified by the Board of Supervisors where studies or information provided by a qualified agency or person documents the need for such revision. However, prior to any such change to the Special Flood Hazard Area, approval must be



obtained from FEMA. Additionally, as soon as practicable, but not later than six (6) months after the date such information becomes available, a community shall notify FEMA of the changes to the Special Flood Hazard Area by submitting technical or scientific data. See 5.01 (B) for situations where FEMA notification is required.

#### Section 4.04 Boundary Disputes

Should a dispute concerning any identified floodplain boundary arise, an initial determination shall be made by Floodplain Administrator, and any party aggrieved by this decision or determination may appeal to the Board of Supervisors. The burden of proof shall be on the appellant.

#### Section 4.05 Jurisdictional Boundary Changes

Prior to development occurring in areas where annexation or other corporate boundary changes are proposed or have occurred, the community shall review flood hazard data affecting the lands subject to boundary changes. The community shall adopt and enforce floodplain regulations in areas subject to annexation or corporate boundary changes which meet or exceed those in CFR 44 60.3.

### ARTICLE V. TECHNICAL PROVISIONS

#### Section 5.01 General

##### A. Alteration or Relocation of Watercourse

1. No encroachment, alteration, or improvement of any kind shall be made to any watercourse until all adjacent municipalities which may be affected by such action have been notified via certified mail by the applicant proposing such modification prior to such proposed alterations, and until all required permits or approvals have first been obtained from the Department of Environmental Protection Regional Office.
2. No encroachment, alteration, or improvement of any kind shall be made to any watercourse unless it can be shown that the activity will not reduce or impede the flood carrying capacity of the watercourse in any way.
3. In addition, FEMA and the Pennsylvania Department of Community and Economic Development, shall be notified prior to any alteration or relocation of any watercourse.

##### B. When Upper Uwchlan Township proposes to permit the following encroachments:

- any development that causes a rise in the base flood elevations within the floodway; or
- any development occurring in Zone AE without a designated floodway, which will cause a rise of more than one foot in the base flood elevation; or



- alteration or relocation of a stream (including but not limited to installing culverts and bridges)

the applicant shall (as per 44 CFR Part 65.12):

1. Apply to FEMA for conditional approval of such action prior to permitting the encroachments to occur.
  2. Upon receipt of the FEMA Administrator's conditional approval of map change and prior to approving the proposed encroachments, a community shall provide evidence to FEMA of the adoption of floodplain management ordinances incorporating the increased base flood elevations and / or revised floodway reflecting the post-project condition.
  3. Upon completion of the proposed encroachments, the applicant shall provide as-built certifications to Upper Uwchlan Township and to FEMA. FEMA will initiate a final map revision upon receipt of such certifications in accordance with 44 CFR Part 67.
- C. Any new construction, development, uses or activities allowed within any identified floodplain area shall be undertaken in strict compliance with the provisions contained in this Ordinance and any other applicable codes, ordinances and regulations.
- D. Within any Identified Floodplain Area, no new construction or development shall be located within the area measured fifty (50) feet landward from the top-of-bank of any watercourse except as permitted by Zoning Ordinance or herein.

#### Section 5.02 Elevation and Floodproofing Requirements

Within any Identified Floodplain Area any new construction or substantial improvements shall be prohibited. If a variance is obtained for new construction or substantial improvements in the Identified Floodplain Area in accordance with the criteria in Article VIII and from Article XIII in the Zoning Ordinance, then the following provisions apply:

##### A. Residential Structures

1. In AE Zone, any new construction or substantial improvement shall have the lowest floor (including basement) elevated up to, or above, the Regulatory Flood Elevation.
2. In A Zones, and/or where there are no Base Flood Elevations specified on the FIRM, any new construction or substantial improvement shall have the lowest floor (including basement) elevated up to, or above, the Regulatory Flood Elevation determined in accordance with Section 4.02.C of this ordinance.
3. The design and construction standards and specifications contained in the 2009 International Building Code (IBC) and in the 2009 International Residential Code (IRC) or the latest edition thereof adopted by the Commonwealth of

Pennsylvania, and ASCE 24 and 34 PA Code (Chapters 401-405 as amended) shall be utilized, where they are more restrictive.

#### B. Non-residential Structures

1. In AE Zone, any new construction or substantial improvement of a non-residential structure shall have the lowest floor (including basement) elevated up to, or above, the Regulatory Flood Elevation, or be designed and constructed so that the space enclosed below the Regulatory Flood Elevation:
  - a. is floodproofed so that the structure is watertight with walls substantially impermeable to the passage of water and,
  - b. has structural components with the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy:
2. In A Zones, and/or where no Base Flood Elevations are specified on the FIRM, any new construction or substantial improvement shall have the lowest floor (including basement) elevated or completely floodproofed up to, or above, the Regulatory Flood Elevation determined in accordance with Section 4.02.C of this ordinance.
3. Any non-residential structure, or part thereof, made watertight below the Regulatory Flood Elevation shall be floodproofed in accordance with the W1 or W2 space classification standards contained in the publication entitled "Flood-Proofing Regulations" published by the U.S. Army Corps of Engineers (June 1972, as amended March 1992) or with some other equivalent standard. All plans and specifications for such floodproofing shall be accompanied by a statement certified by a registered professional engineer or architect which states that the proposed design and methods of construction are in conformance with the above referenced standards. There should be a statement submitted with the permit application and a statement submitted with the as-built Floodproofing Certificate prior to the issuance of the Certificate of Occupancy.
4. Any non-residential structure that will be floodproofed must submit the following to the Floodplain Administrator along with the non-residential Floodproofing Certificate and prior to the issuance of the Certificate of Occupancy:
  - a. An Inspection and Maintenance Plan detailing the annual maintenance of floodproofed components ensuring that all components will operate properly under flood conditions. Components that must be inspected include at a minimum:
    1. Mechanical equipment such as sump pumps and generators,
    2. Flood shields and closures,
    3. Walls and wall penetrations, and

4. Levees and berms (as applicable)

b. Flood Emergency Operation Plan detailing the procedures to be followed during a flooding event, and must include information pertaining to how all components will operate properly under all conditions, including power failures. The design professional must produce the plan. An adequate plan must include the following:

1. An established chain of command and responsibility with leadership responsibilities clearly defined for all aspects of the plan.
  2. A procedure for notification of necessary parties when flooding threatens and flood warnings are issued. Personnel required to be at the building should have a planned and safe means of ingress and should have no other emergency response duties during a flood event. Alternates should be assigned in the event that the primary persons responsible are unable to complete their assigned duties under the plan.
  3. A list of specific duties assigned to ensure that all responsibilities are addressed expeditiously. The locations of materials necessary to properly install all floodproofing components must be included in the list.
  4. An evacuation plan for all personnel or occupants; those without duties for the flood emergency as well as those with duties for implementing the plan. All possible ingress and egress routes must be identified.
  5. A periodic training and exercise program to keep personnel and occupants aware of their duties and responsibilities. Training drills should be held at least once a year and should be coordinated with community officials.
5. The design and construction standards and specifications contained in the 2009 International Building Code (IBC) and in the 2009 International Residential Code (IRC) or the latest revision thereof as adopted by the Commonwealth of Pennsylvania, and ASCE 24 and 34 PA Code (Chapters 401-405 as amended) shall be utilized, where they are more restrictive.

C. Space below the lowest floor

1. Fully enclosed space below the lowest floor (excluding basements) which will be used solely for the parking of a vehicle, building access, or incidental storage in an area other than a basement, shall be designed and constructed to allow for the

automatic entry and exit of flood waters for the purpose of equalizing hydrostatic forces on exterior walls. The term "fully enclosed space" also includes crawl spaces.

2. Designs for meeting this requirement must either be certified by a registered professional engineer or architect, or meet or exceed the following minimum criteria:
  - a. a minimum of two openings having a net total area of not less than one (1) square inch for every square foot of enclosed space installed on two (2) separate walls
  - b. the bottom of all openings shall be no higher than one (1) foot above grade.
  - c. openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

#### D. Historic Structures

Historic structures undergoing repair or rehabilitation that would constitute a substantial improvement as defined in this ordinance, must comply with all ordinance requirements that do not preclude the structure's continued designation as a historic structure. Documentation that a specific ordinance requirement will cause removal of the structure from the National Register of Historic Places or the State Inventory of Historic places must be obtained from the Secretary of the Interior or the State Historic Preservation Officer. Any exemption from ordinance requirements will be the minimum necessary to preserve the historic character and design of the structure.

### Section 5.03 Design and Construction Standards

The following minimum standards shall apply for all construction and development proposed within any identified floodplain area:

#### A. Fill

Within any Identified Floodplain Area the use of fill shall be prohibited. If a variance is obtained in accordance with the criteria in Article VIII and from Article XIII in the Zoning Ordinance, then the following provisions apply:

If fill is used, it shall:

- a. extend laterally at least fifteen (15) feet beyond the building line from all points;
- b. consist of soil or small rock materials only - Sanitary Landfills shall not be permitted;

- c. be compacted to provide the necessary permeability and resistance to erosion, scouring, or settling;
- d. be no steeper than one (1) vertical to two (2) horizontal feet unless substantiated data justifying steeper slopes are submitted to, and approved by the Floodplain Administrator; and
- e. be used to the extent to which it does not adversely affect adjacent properties.

#### B. Drainage Facilities

Storm drainage facilities shall be designed to convey the flow of storm water runoff in a safe and efficient manner. The system shall ensure proper drainage along streets, and provide positive drainage away from buildings. The system shall also be designed to prevent the discharge of excess runoff onto adjacent properties.

#### C. Water and Sanitary Sewer Facilities and Systems

1. All new or replacement water supply and sanitary sewer facilities and systems shall be located, designed and constructed to minimize or eliminate flood damages and the infiltration of flood waters.
2. Sanitary sewer facilities and systems shall be designed to prevent the discharge of untreated sewage into flood waters.
3. No part of any on-site waste disposal system shall be located within any identified floodplain area except in strict compliance with all State and local regulations for such systems. If any such system is permitted, it shall be located so as to avoid impairment to it, or contamination from it, during a flood.
4. The design and construction provisions of the UCC and FEMA #348, "Protecting Building Utilities From Flood Damages" and "The International Private Sewage Disposal Code" shall be utilized.

#### D. Other Utilities

All other utilities such as gas lines, electrical and telephone systems shall be located, elevated (where possible) and constructed to minimize the chance of impairment during a flood.

#### E. Streets

The finished elevation of all new streets shall be no more than one (1) foot below the Regulatory Flood Elevation.

#### F. Storage

All materials that are buoyant, flammable, explosive, or in times of flooding, could be

injurious to human, animal, or plant life, and not listed in Section 5.04, Development Which May Endanger Human Life, shall be stored at or above the Regulatory Flood Elevation or floodproofed to the maximum extent possible.

#### G. Placement of Buildings and Structures

All buildings and structures shall be designed, located, and constructed so as to offer the minimum obstruction to the flow of water and shall be designed to have a minimum effect upon the flow and height of flood water.

#### H. Anchoring

1. All buildings and structures shall be firmly anchored in accordance with accepted engineering practices to prevent flotation, collapse, or lateral movement.
2. All air ducts, large pipes, storage tanks, and other similar objects or components located below the Regulatory Flood Elevation shall be securely anchored or affixed to prevent flotation.

#### I. Floors, Walls and Ceilings

1. Wood flooring used at or below the Regulatory Flood Elevation shall be installed to accommodate a lateral expansion of the flooring, perpendicular to the flooring grain without causing structural damage to the building.
2. Plywood used at or below the Regulatory Flood Elevation shall be of a "marine" or "water-resistant" variety.
3. Walls and ceilings at or below the Regulatory Flood Elevation shall be designed and constructed of materials that are "water-resistant" and will withstand inundation.
4. Windows, doors, and other components at or below the Regulatory Flood Elevation shall be made of metal or other "water-resistant" material.

#### J. Paints and Adhesives

1. Paints and other finishes used at or below the Regulatory Flood Elevation shall be of "marine" or "water-resistant" quality.
2. Adhesives used at or below the Regulatory Flood Elevation shall be of a "marine" or "water-resistant" variety.
3. All wooden components (doors, trim, cabinets, etc.) used at or below the Regulatory Flood Elevation shall be finished with a "marine" or "water-resistant" paint or other finishing material.



#### K. Electrical Components

1. Electrical distribution panels shall be at least three (3) feet above the base flood elevation.
2. Separate electrical circuits shall serve lower levels and shall be dropped from above.

#### L. Equipment

1. Water heaters, furnaces, air conditioning and ventilating units, and other electrical, mechanical or utility equipment or apparatus shall not be located below the Regulatory Flood Elevation and shall be anchored to resist floatation, collapse, and lateral movement
2. Ductwork shall be elevated to or above the Regulatory Flood Elevation or floodproofed to remain water resistant.

#### M. Fuel Supply Systems

All gas and oil supply systems shall be designed to prevent the infiltration of flood waters into the system and discharges from the system into flood waters. Additional provisions shall be made for the drainage of these systems in the event that flood water infiltration occurs.

#### N. Uniform Construction Code Coordination

The Standards and Specifications contained in 34 PA Code (Chapters 401-405), as amended and not limited to the following provisions shall apply to the above and other sections and sub-sections of this ordinance, to the extent that they are more restrictive and supplement the requirements of this ordinance.

International Building Code (IBC) 2009 or the latest revision thereof as adopted by the Commonwealth of Pennsylvania:

Secs. 801, 1202, 1403, 1603, 1605, 1612, 3402, and Appendix G.

International Residential Building Code (IRC) 2009 or the latest revision thereof as adopted by the Commonwealth of Pennsylvania:

Secs. R104, R105, R109, R322, Appendix E, and Appendix J.

#### Section 5.04 Development Which May Endanger Human Life

Within any Identified Floodplain Area, any structure of the kind described in Subsection A., below, shall be prohibited. If a variance is obtained in accordance with the criteria in Article VIII and from Article XIII in the Zoning Ordinance, then the following provisions apply: (5.04 B, C, & D)

- A. In accordance with the Pennsylvania Flood Plain Management Act, and the regulations adopted by the Department of Community and Economic Development as required by the



Act, any new or substantially improved structure which:

1. will be used for the production or storage of any of the following dangerous materials or substances; or,
2. will be used for any activity requiring the maintenance of a supply of more than 550 gallons, or other comparable volume, of any of the following dangerous materials or substances on the premises; or,
3. will involve the production, storage, or use of any amount of radioactive substances;

shall be subject to the provisions of this section, in addition to all other applicable provisions. The following list of materials and substances are considered dangerous to human life:

- Acetone
- Ammonia
- Benzene
- Calcium carbide
- Carbon disulfide
- Celluloid
- Chlorine
- Hydrochloric acid
- Hydrocyanic acid
- Magnesium
- Nitric acid and oxides of nitrogen
- Petroleum products (gasoline, fuel oil, etc.)
- Phosphorus
- Potassium
- Sodium
- Sulphur and sulphur products
- Pesticides (including insecticides, fungicides, and rodenticides)
- Radioactive substances, insofar as such substances are not otherwise regulated.

- B. Within any Identified Floodplain Area, any new or substantially improved structure of the kind described in Subsection A., above, shall be prohibited within the area measured fifty (50) feet landward from the top-of-bank of any watercourse.
- C. Within any Floodway Area, any structure of the kind described in Subsection A., above, shall be prohibited. Where permitted within any Identified Floodplain Area, any new or substantially improved residential structure of the kind described in Section 5.04 (A), above, shall be elevated to remain completely dry up to at least one and one half (1 ½) feet above base flood elevation and built in accordance with Sections 5.01, 5.02 and 5.03.
- D. Where permitted within any Identified Floodplain Area, any new or substantially

improved non-residential structure of the kind described in Section 5.04 (A) above, shall be built in accordance with Sections 5.01, 5.02 and 5.03 including:

1. elevated, or designed and constructed to remain completely dry up to at least one and one half (1 ½) feet above base flood elevation, and
2. designed to prevent pollution from the structure or activity during the course of a base flood.

Any such structure, or part thereof, that will be built below the Regulatory Flood Elevation shall be designed and constructed in accordance with the standards for completely dry floodproofing contained in the publication "Flood-Proofing Regulations (U.S. Army Corps of Engineers, June 1972 as amended March 1992), or with some other equivalent watertight standard.

#### Section 5.05 Special Requirements for Subdivisions and Land Development

All subdivision proposals and Land development proposals containing at least 50 lots or at least 5 acres, whichever is the lesser, in Identified Floodplain Areas where base flood elevation data are not available, shall be supported by hydrologic and hydraulic engineering analyses that determine base flood elevations and floodway information. The analyses shall be prepared by a licensed professional engineer in a format required by FEMA for a Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR). Submittal requirements and processing fees shall be the responsibility of the applicant.

#### Section 5.06 Special Requirements for Manufactured Homes

- A. Within any Identified Floodplain Area manufactured homes shall be prohibited. If a variance is obtained in accordance with the criteria in Article VIII and from Article XIII in the Zoning Ordinance, then the following provisions apply:
- B. Within any Identified Floodplain Area manufactured homes shall be prohibited within the area measured fifty (50) feet landward from the top-of-bank of any watercourse.
- C. Where permitted by variance within any Identified Floodplain Area, all manufactured homes, and any improvements thereto, shall be:
  1. placed on a permanent foundation;
  2. elevated so that the lowest floor of the manufactured home is at least one and one half (1 ½) feet above base flood elevation;
  3. and anchored to resist flotation, collapse, or lateral movement.
- D. Equipment requirement:
  1. Water heaters, furnaces, air conditioning and ventilating units, and other electrical, mechanical or utility equipment or apparatus shall not be located below the Regulatory Flood Elevation and shall be anchored to resist flotation,

collapse, and lateral improvement.

2. Ductwork shall be elevated to or above the Regulatory Flood Elevation or floodproofed to remain water resistant.
- E. Installation of manufactured homes shall be done in accordance with the manufacturers' installation instructions as provided by the manufacturer. Where the applicant cannot provide the above information, the requirements of Appendix E of the 2009 "International Residential Building Code" or the "U.S. Department of Housing and Urban Development's Permanent Foundations for Manufactured Housing," 1984 Edition, draft or latest revision thereto and 34 PA Code Chapter 401-405 shall apply.
- F. Consideration shall be given to the installation requirements of the 2009 IBC, and the 2009 IRC or the latest revision thereto as adopted by the Commonwealth of Pennsylvania, and 34 PA Code, as amended where appropriate and/or applicable to units where the manufacturers' standards for anchoring cannot be provided or were not established for the proposed unit(s) installation.

#### Section 5.07 Special Requirements for Recreational Vehicles

Within any Identified Floodplain Area recreational vehicles shall be prohibited. If a variance is obtained in accordance with the criteria in Article VIII and from Article XIII in the Zoning Ordinance, then the following provisions apply:

- A. Recreational vehicles in Zones A and AE must either:
  1. be on the site for fewer than 180 consecutive days, and
  2. be fully licensed and ready for highway use,
  - or
  3. meet the permit requirements for manufactured homes in Section 5.06.

### ARTICLE VI. ACTIVITIES REQUIRING SPECIAL PERMITS

#### Section 6.01 General

In accordance with the administrative regulations promulgated by the Department of Community and Economic Development to implement the Pennsylvania Flood Plain Management Act, the following activities shall be prohibited within any Identified Floodplain Area unless a Special Permit has been issued by Upper Uwchlan Township:

- A. The commencement of any of the following activities; or the construction, enlargement, or expansion of any structure used, or intended to be used, for any of the following activities:
  1. Hospitals

2. Nursing homes
3. Jails or prisons

B. The commencement of, or any construction of, a new manufactured home park or manufactured home subdivision, or substantial improvement to an existing manufactured home park or manufactured home subdivision.

#### Section 6.02 Application Requirements for Special Permits

Applicants for Special Permits shall provide five copies of the following items:

- A. A written request including a completed Permit Application Form.
- B. A small scale map showing the vicinity in which the proposed site is located.
- C. A plan of the entire site, clearly and legibly drawn at a scale of one (1) inch being equal to fifty (50) feet or less, showing the following:
  1. north arrow, scale and date;
  2. topography based upon the North American Vertical Datum (NAVD) of 1988, showing existing and proposed contours at intervals of two (2) feet;
  3. all property and lot lines including dimensions, and the size of the site expressed in acres or square feet;
  4. the location of all existing streets, drives, other access ways, and parking areas, with information concerning widths, pavement types and construction, and elevations;
  5. the location of any existing bodies of water or watercourses, buildings, structures and other public or private facilities, including railroad tracks and facilities, and any other natural and man-made features affecting, or affected by, the proposed activity or development;
  6. the location of the floodplain boundary line, information and spot elevations concerning the base flood elevation, and information concerning the flow of water including direction and velocities;
  7. the location of all proposed buildings, structures, utilities, and any other improvements; and
  8. any other information which the municipality considers necessary for adequate review of the application.
- D. Plans of all proposed buildings, structures and other improvements, clearly and legibly drawn at suitable scale showing the following:

1. sufficiently detailed architectural or engineering drawings, including floor plans, sections, and exterior building elevations, as appropriate;
2. for any proposed building, the elevation of the lowest floor (including basement) and, as required, the elevation of any other floor;
3. complete information concerning flood depths, pressures, velocities, impact and uplift forces, and other factors associated with the base flood;
4. detailed information concerning any proposed floodproofing measures, including the Flood Emergency Operation Plan and the Inspection and Maintenance Plan;
5. cross section drawings for all proposed streets, drives, other accessways, and parking areas, showing all rights-of-way and pavement widths;
6. profile drawings for all proposed streets, drives, and vehicular accessways including existing and proposed grades; and
7. plans and profiles of all proposed sanitary and storm sewer systems, water supply systems, and any other utilities and facilities.

E. The following data and documentation:

1. certification from the applicant that the site upon which the activity or development is proposed is an existing separate and single parcel, owned by the applicant or the client he represents;
2. certification from a registered professional engineer, architect, or landscape architect that the proposed construction has been adequately designed to protect against damage from the base flood;
3. a statement, certified by a registered professional engineer, architect, landscape architect, or other qualified person which contains a complete and accurate description of the nature and extent of pollution that might possibly occur from the development during the course of a base flood, including a statement concerning the effects such pollution may have on human life;
4. a statement certified by a registered professional engineer, architect, or landscape architect, which contains a complete and accurate description of the effects the proposed development will have on base flood elevation and flows;
5. a statement, certified by a registered professional engineer, architect, or landscape architect, which contains a complete and accurate description of the kinds and amounts of any loose buoyant materials or debris that may possibly exist or be located on the site below the base flood elevation and the effects such materials and debris may have on base flood elevation and flows;
6. the appropriate component of the Department of Environmental Protection's

"Planning Module for Land Development;"

7. where any excavation or grading is proposed, a plan meeting the requirements of the Department of Environmental Protection to implement and maintain erosion and sedimentation control;
8. any other applicable permits such as, but not limited to, a permit for any activity regulated by the Department of Environmental Protection under Section 302 of Act 1978-166; and
9. an evacuation plan which fully explains the manner in which the site will be safely evacuated before or during the course of a base flood.

### Section 6.03 Application Review Procedures

Upon receipt of an application for a Special Permit by Upper Uwchlan Township the following procedures shall apply in addition to those of Article III:

- A. Within three (3) working days following receipt of the application, a complete copy of the application and all accompanying documentation shall be forwarded to the County Planning Commission by registered or certified mail for its review and recommendations. Copies of the application shall also be forwarded to Upper Uwchlan Township Planning Commission and Upper Uwchlan Engineer for review and comment.
- B. If an application is received that is incomplete, Upper Uwchlan Township shall notify the applicant in writing, stating in what respect the application is deficient.
- C. If Upper Uwchlan Township decides to disapprove an application, it shall notify the applicant, in writing, of the reasons for the disapproval.
- D. If Upper Uwchlan Township approves an application, it shall file written notification, together with the application and all pertinent information, with the Department of Community and Economic Development, by registered or certified mail, within five (5) working days after the date of approval.
- E. Before issuing the Special Permit, Upper Uwchlan Township shall allow the Department of Community and Economic Development thirty (30) days, after receipt of the notification by the Department, to review the application and decision made by Upper Uwchlan Township.
- F. If Upper Uwchlan Township does not receive any communication from the Department of Community and Economic Development during the thirty (30) day review period, it may issue a Special Permit to the applicant.
- G. If the Department of Community and Economic Development should decide to disapprove an application, it shall notify Upper Uwchlan Township and the applicant, in writing, of the reasons for the disapproval, and Upper Uwchlan Township shall not issue the Special Permit.



#### Section 6.04 Special Technical Requirements

- A. In addition to the requirements of Article V of this Ordinance, the following minimum requirements shall also apply to any proposed development requiring a Special Permit. If there is any conflict between any of the following requirements and those in Article V of this Ordinance or in any other code, ordinance, or regulation, the more restrictive provision shall apply.
- B. No application for a Special Permit shall be approved unless it can be determined that the structure or activity will be located, constructed and maintained in a manner which will:
  - 1. Fully protect the health and safety of the general public and any occupants of the structure. At a minimum, all new structures shall be designed, located, and constructed so that:
    - a. the structure will survive inundation by waters of the base flood without any lateral movement or damage to either the structure itself, or to any of its equipment or contents below the BFE.
    - b. the lowest floor (including basement) will be elevated to at least one and one half (1 ½) feet above base flood elevation.
    - c. the occupants of the structure can remain inside for an indefinite period of time and be safely evacuated at any time during the base flood.
  - 2. Prevent any significant possibility of pollution, increased flood levels or flows, or debris endangering life and property.

All hydrologic and hydraulic analyses shall be undertaken only by professional engineers or others of demonstrated qualifications, who shall certify that the technical methods used correctly reflect currently accepted technical concepts. Studies, analyses, computations, etc. shall be submitted in sufficient detail to allow a thorough technical review by Upper Uwchlan Township and the Department of Community and Economic Development.

### ARTICLE VII EXISTING STRUCTURES IN IDENTIFIED FLOODPLAIN AREAS

#### Section 7.01 Existing Structures

The provisions of this Ordinance do not require any changes or improvements to be made to lawfully existing structures. However, when an improvement is made to any existing structure, the provisions of Section 7.02 shall apply.

#### Section 7.02 Improvements

The following provisions shall apply whenever any improvement is made to an existing structure located within any Identified Floodplain Area:

- A. No expansion or enlargement of an existing structure shall be allowed within any Identified Floodplain Area that would cause any increase in BFE. In A Area/District(s),



BFEs are determined using the methodology in Section 4.02 C.

- B. Any modification, alteration, reconstruction, or improvement of any kind to an existing structure to an extent or amount of fifty (50) percent or more of its market value, shall constitute a substantial improvement and shall be undertaken only in full compliance with the provisions of this Ordinance.
- C. The above activity shall also address the requirements of the 34 PA Code, as amended and the 2009 IBC and the 2009 IRC or most recent revision thereof as adopted by the Commonwealth of Pennsylvania.
- D.
- E. Within any Floodway Area/District (See Section 4.02 A), no new construction or development otherwise permitted per any current Township Ordinance shall be allowed, unless and until any appropriate permit is obtained from the Department of Environmental Protection Regional Office
- F. Within any AE Area/District without Floodway (See Section 4.02 B), no new construction or development otherwise permitted per any current Township Ordinance shall be located within the area measured fifty (50) feet landward from the top-of-bank of any watercourse, and until all appropriate permits are obtained from the Department of Environmental Protection Regional Office.
- G. Any modification, alteration, reconstruction, or improvement of any kind that meets the definition of “cumulative substantial damage” shall be undertaken only in full compliance with the provisions of this ordinance.

## ARTICLE VIII VARIANCES

### Section 8.01 General

If compliance with any of the requirements of this Ordinance would result in an exceptional hardship to a prospective builder, developer or landowner, Upper Uwchlan Township Board of Supervisors may, upon request, grant relief from the strict application of the requirements.

### Section 8.02 Variance Procedures and Conditions

Requests for variances shall be considered by Upper Uwchlan Township Zoning Hearing Board in accordance with the procedures contained in Section 3.11 and the following:

- A. No variance shall be granted within any Identified Floodplain Area that would cause any increase in BFE. In A Area/District, BFEs are determined using the methodology in Section 4.02 C.
- B. Except for a possible modification of the Regulatory Flood Elevation requirement involved, no variance shall be granted for any of the other requirements pertaining specifically to development regulated by Special Permit (Article VI) or to Development Which May Endanger Human Life (Section 5.04).

- C. If granted, a variance shall involve only the least modification necessary to provide relief.
- D. In granting any variance, Upper Uwchlan Township Zoning Hearing Board shall attach whatever reasonable conditions and safeguards it considers necessary in order to protect the public health, safety, and welfare, and to achieve the objectives of this Ordinance.
- E. Whenever a variance is granted, Upper Uwchlan Township Zoning Hearing Board shall notify the applicant in writing that:
  - 1. The granting of the variance may result in increased premium rates for flood insurance.
  - 2. Such variances may increase the risks to life and property.
- F. In reviewing any request for a variance, Upper Uwchlan Township Zoning Hearing Board shall consider, at a minimum, the following:
  - 1. That there is good and sufficient cause.
  - 2. That failure to grant the variance would result in exceptional hardship to the applicant.
  - 3. That the granting of the variance will
    - a. neither result in an unacceptable or prohibited increase in flood heights, additional threats to public safety, or extraordinary public expense,
    - b. nor create nuisances, cause fraud on, or victimize the public, or conflict with any other applicable state or local ordinances and regulations.
- G. A complete record of all variance requests and related actions shall be maintained by Upper Uwchlan Township Zoning Hearing Board. In addition, a report of all variances granted during the year shall be included in the annual report to the FEMA.

Notwithstanding any of the above, however, all structures shall be designed and constructed so as to have the capability of resisting the one-percent (1%) annual chance flood.

## ARTICLE IX. DEFINITIONS

### Section 9.01 General

Unless specifically defined below, words and phrases used in this Ordinance shall be interpreted so as to give this Ordinance its' most reasonable application.

### Section 9.02 Specific Definitions

- 1. Accessory use or structure - a use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure.

2. Base flood - a flood which has a one percent chance of being equaled or exceeded in any given year (also called the "100-year flood" or one-percent (1%) annual chance flood).
3. Base flood discharge - the volume of water resulting from a Base Flood as it passes a given location within a given time, usually expressed in cubic feet per second (cfs).
4. Base flood elevation (BFE) - the elevation shown on the Flood Insurance Rate Map (FIRM) for Zones AE, AH, A1-30 that indicates the water surface elevation resulting from a flood that has a 1-percent or greater chance of being equaled or exceeded in any given year.
5. Basement - any area of the building having its floor below ground level on all sides.
6. Building - a combination of materials to form a permanent structure having walls and a roof. Included shall be all manufactured homes and trailers to be used for human habitation.
7. Community – For purposes of this Ordinance shall mean Upper Uwchlan Township.
8. Cumulative substantial damage – flood related damages sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, on average, equals or exceeds 25 percent of the market value of the structure before the damages occurred.
9. Declaration of Land Restriction (Non-Conversion Agreement) - A form signed by the property owner to agree not to convert or modify in any manner that is inconsistent with the terms of the permit and these regulations, certain enclosures below the lowest floor of elevated buildings and certain accessory structures. The form requires the owner to record it on the property deed to inform future owners of the restrictions.
10. Development - any man-made change to improved or unimproved real estate, including but not limited to the construction, reconstruction, renovation, repair, expansion, or alteration of buildings or other structures; the placement of manufactured homes; streets, and other paving; utilities; filling, grading and excavation; mining; dredging; drilling operations; storage of equipment or materials; and the subdivision of land.
11. Existing manufactured home park or subdivision – a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.
12. Expansion to an existing manufactured home park or subdivision – the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

13. Flood - a temporary inundation of normally dry land areas.
14. Flood Insurance Rate Map (FIRM) - the official map on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.
15. Flood Insurance Study (FIS) - the official report provided by the Federal Emergency Management Agency that includes flood profiles, the Flood Insurance Rate Map, the Flood Boundary and Floodway Map, and the water surface elevation of the base flood.
16. Floodplain area - a relatively flat or low land area which is subject to partial or complete inundation from an adjoining or nearby stream, river or watercourse; and/or any area subject to the unusual and rapid accumulation of surface waters from any source.
17. Floodproofing - any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.
18. Floodway - the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.
19. Highest Adjacent Grade - The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.
20. Historic structures – any structure that is:
  - a. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
  - b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
  - c. Individually listed on a state inventory of historic places in states which have been approved by the Secretary of the Interior; or
  - d. Individually listed on a local inventory of historic places in communities with historic preservation that have been certified either:
    - i. By an approved state program as determined by the Secretary of the Interior or
    - ii. Directly by the Secretary of the Interior in states without approved programs.

21. Identified Floodplain Area- this term is an umbrella term that includes all of the areas within which the community has selected to enforce floodplain regulations. It will always include the area identified as the Special Flood Hazard Area on the Flood Insurance Rate Maps and Flood Insurance Study, but may include additional areas identified by the community. See Sections 4.01 and 4.02 for the specifics on what areas the community has included in the Identified Floodplain Area.
22. Lowest floor - the lowest floor of the lowest fully enclosed area (including basement). An unfinished, flood resistant partially enclosed area, used solely for parking of vehicles, building access, and incidental storage, in an area other than a basement area is not considered the lowest floor of a building, provided that such space is not designed and built so that the structure is in violation of the applicable non-elevation design requirements of this ordinance.
23. Manufactured home - a structure, transportable in one or more sections, which is built on a permanent chassis, and is designed for use with or without a permanent foundation when attached to the required utilities. The term includes park trailers, travel trailers, recreational and other similar vehicles which are placed on a site for more than 180 consecutive days.
24. Manufactured home park or subdivision – a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.
25. New construction - structures for which the start of construction commenced on or after the effective start date of this floodplain management ordinance and includes any subsequent improvements to such structures. Any construction started after August 19, 1985 and before the effective start date of this floodplain management ordinance is subject to the ordinance in effect at the time the permit was issued, provided the start of construction was within 180 days of permit issuance.
26. New manufactured home park or subdivision – a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.
27. Person - an individual, partnership, public or private association or corporation, firm, trust, estate, municipality, governmental unit, public utility or any other legal entity whatsoever, which is recognized by law as the subject of rights and duties.
28. Post-FIRM Structure - is a structure for which construction or substantial improvement occurred after December 31, 1974 or on or after the community's initial Flood Insurance Rate Map (FIRM) dated August 19, 1985, whichever is later, and, as such, would be required to be compliant with the regulations of the National Flood Insurance Program.
29. Pre-FIRM Structure - is a structure for which construction or substantial improvement



occurred on or before December 31, 1974 or before the community's initial Flood Insurance Rate Map (FIRM) dated August 19, 1985, whichever is later, and, as such, would not be required to be compliant with the regulations of the National Flood Insurance Program.

30. Recreational vehicle - a vehicle which is:
  - a. built on a single chassis;
  - b. not more than 400 square feet, measured at the largest horizontal projections;
  - c. designed to be self-propelled or permanently towable by a light-duty truck,
  - d. not designed for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.
31. Regulatory Flood Elevation - the base flood elevation (BFE) or estimated flood height as determined using simplified methods plus a freeboard safety factor of one and one-half (1 ½) feet. The freeboard safety factor also applies to utilities and ductwork.
32. Special permit - a special approval which is required for hospitals, nursing homes, jails, and new manufactured home parks/ subdivisions and substantial improvements to such existing parks, when such development is located in all, or a designated portion of a floodplain.
33. Special flood hazard area (SFHA) - means an area in the floodplain subject to a 1 percent or greater chance of flooding in any given year. It is shown on the FIRM as Zone A, AO, A1-A30, AE, A99, or, AH.
34. Start of construction - includes substantial improvement and other proposed new development and means the date the Permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days after the date of the permit and shall be completed within twelve (12) months after the date of issuance of the permit unless a time extension is granted, in writing, by the Floodplain Administrator. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufacture home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.
35. Structure – a walled and roofed building, including a gas or liquid storage tank that is



principally above ground, as well as a manufactured home.

36. Subdivision - the division or re-division of a lot, tract, or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs, or devisees, transfer of ownership or building or lot development: Provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.
37. Substantial damage - damage from any cause sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed fifty (50) percent or more of the market value of the structure before the damage occurred.
38. Substantial improvement - any reconstruction, rehabilitation, addition, or other improvement of a structure, of which the cost equals or exceeds fifty (50) percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage" or "cumulative substantial damage" regardless of the actual repair work performed. The term does not, however, include any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions.
39. Uniform Construction Code (UCC) – The statewide building code adopted by The Pennsylvania General Assembly in 1999 applicable to new construction in all municipalities whether administered by the municipality, a third party or the Department of Labor and Industry. Applicable to residential and commercial buildings, The Code adopted The International Residential Code (IRC) and the International Building Code (IBC), by reference, as the construction standard applicable with the State floodplain construction. For coordination purposes, references to the above are made specifically to various sections of the IRC and the IBC.
40. Variance- A grant of relief by a community from the terms of a floodplain management regulation contained herein.
41. Violation - means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in 44 CFR §60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided.

ARTICLE X. ENACTMENT

Section 10.01 Adoption

This Ordinance shall be effective on \_\_\_\_\_ and shall remain in force until modified, amended or rescinded by Upper Uwchlan, Chester County, Pennsylvania.

ENACTED AND ORDAINED this \_\_\_\_\_ day of \_\_\_\_\_, 2017 by the Board of Supervisors of Upper Uwchlan Township.

BOARD OF SUPERVISORS  
UPPER UWCHLAN TOWNSHIP

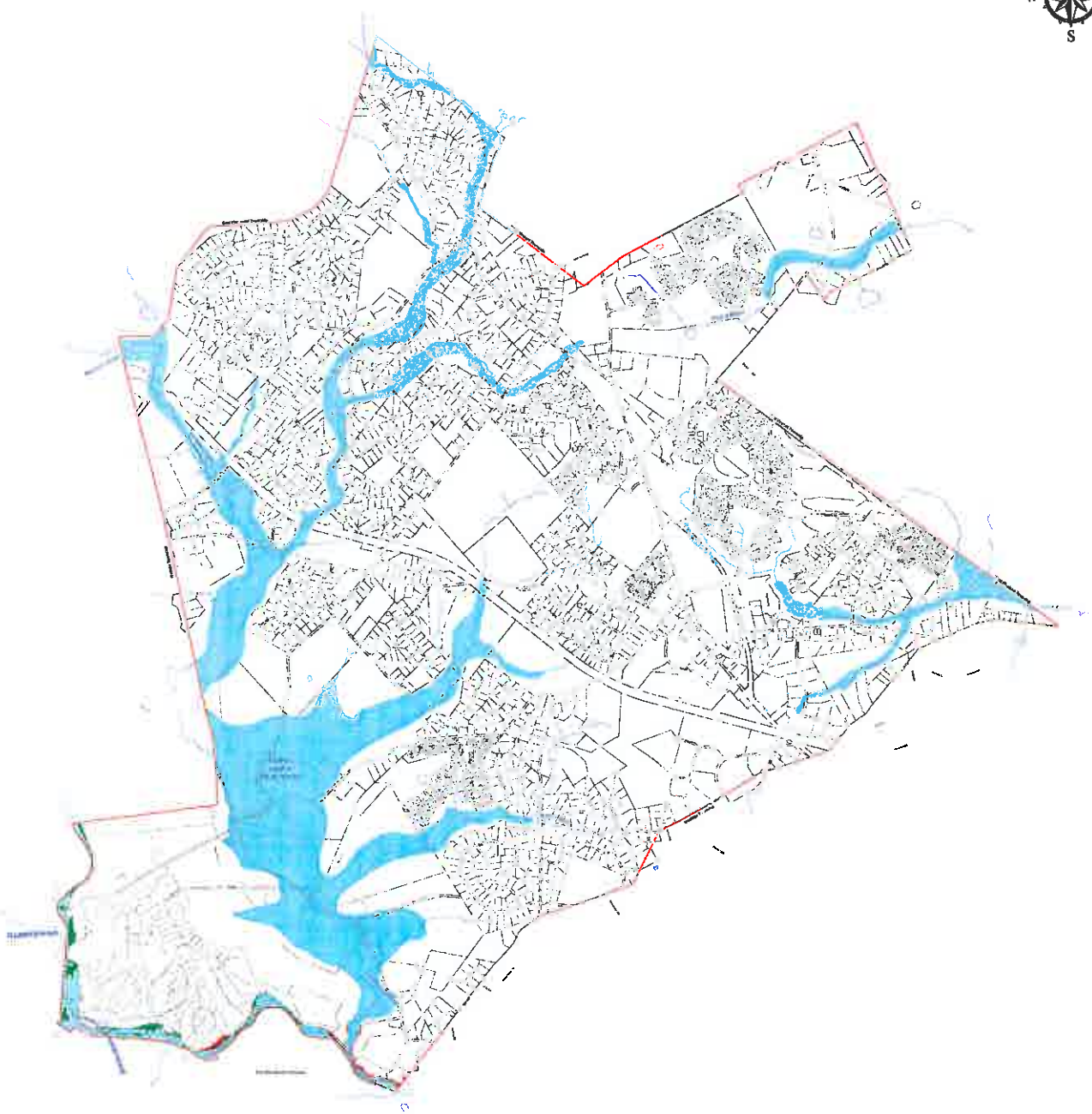
\_\_\_\_\_  
Kevin C. Kerr, Chair

\_\_\_\_\_  
Jamie W. Goncharoff, Vice Chair

ATTEST:


\_\_\_\_\_  
Guy A. Donatelli, Member

\_\_\_\_\_  
Gwen A. Jonik, Township Secretary



- Legend**
- Township Boundary
  - Rights of Way
  - Stream
  - Street Centerlines
  - Parcels
  - FEMA- Stayed the Same
  - FEMA- 2015 Added
  - FEMA- 2006 Removed

**UPPER UWCHLAN TOWNSHIP**  
**FEMA Floodplain Map**  
CHESTER COUNTY, PENNSYLVANIA

 **GILMORE & ASSOCIATES, INC.**  
PLANNING & CONSULTING SERVICES  
1000 N. 10TH STREET  
PHILADELPHIA, PA 19107

JOB NO. 22-0107	DATE: 11/1/2024	SHEET 11 OF 11
-----------------	-----------------	----------------



UPPER UWCHLAN TOWNSHIP  
Chester County, Pennsylvania

RESOLUTION # \_\_\_\_\_

**WHEREAS**, Upper Uwchlan Township has the right and responsibility to provide for the health, safety, and welfare of the residents of Upper Uwchlan Township and to provide an efficient, safe, publicly available vehicular and pedestrian transportation network for the traveling public through Upper Uwchlan Township; and

**WHEREAS**, the Board of Supervisors would like to improve vehicular and pedestrian traffic safety conditions on Park Road by re-constructing Park Road, and associated storm water infrastructure, to generally accepted engineering standards of the day and the installation of an adjacent pedestrian path;

**THEREFORE**, Upper Uwchlan Township hereby accepts all Right of Way (ROW), Ultimate ROW, and Proposed Right of Way as depicted on the following properly recorded Final Land Development and/or Subdivision Plans, attached hereto for reference:

Marsh Harbour Bentley Developers Inc. Phase I Title Plan Townhouses

Marsh Harbour Bentley Developers Inc. Phase II Final Subdivision Plan (Section I)

Century Acres - Phase II Title Plan, dated September 17, 1981

Subdivision Plan of S. Alan Dewees, dated April 6, 1978 and last revised December 15, 1978

Final Subdivision Plan for Donald A. Tantala, ETUX, dated December 14, 1984

Final Subdivision Plan for Stephen Alan Dewees, ETUX, dated February 14, 1983

HEREBY RESOLVED this 21<sup>st</sup> day of August, 2017.

UPPER UWCHLAN TOWNSHIP  
BOARD OF SUPERVISORS

\_\_\_\_\_  
Kevin C. Kerr, Chair

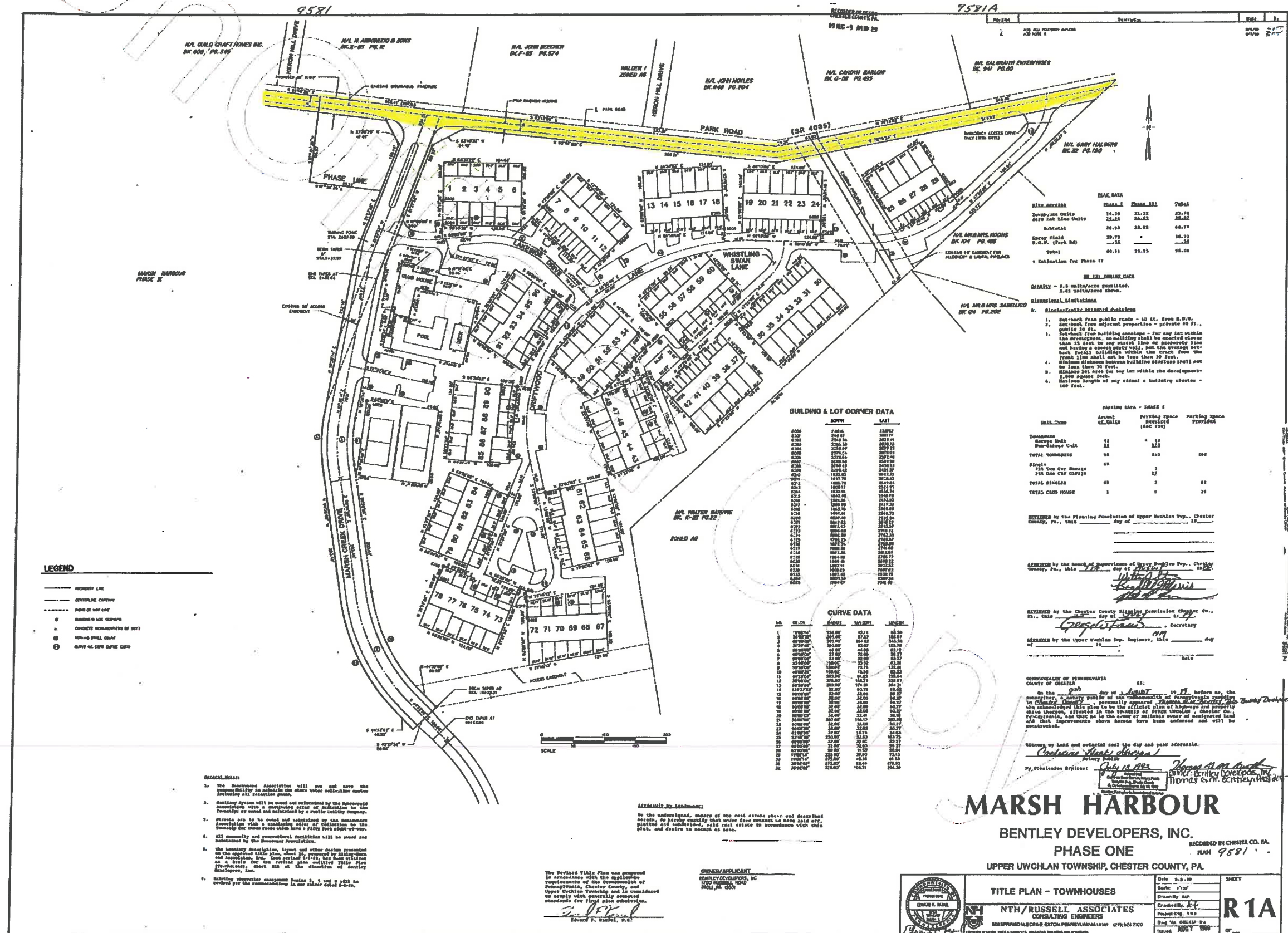
\_\_\_\_\_  
Jamie W. Goncharoff, Vice-Chair

Attest:

\_\_\_\_\_  
Gwen A. Jonik, Township Secretary

\_\_\_\_\_  
Guy A. Donatelli, Member



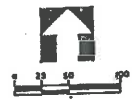






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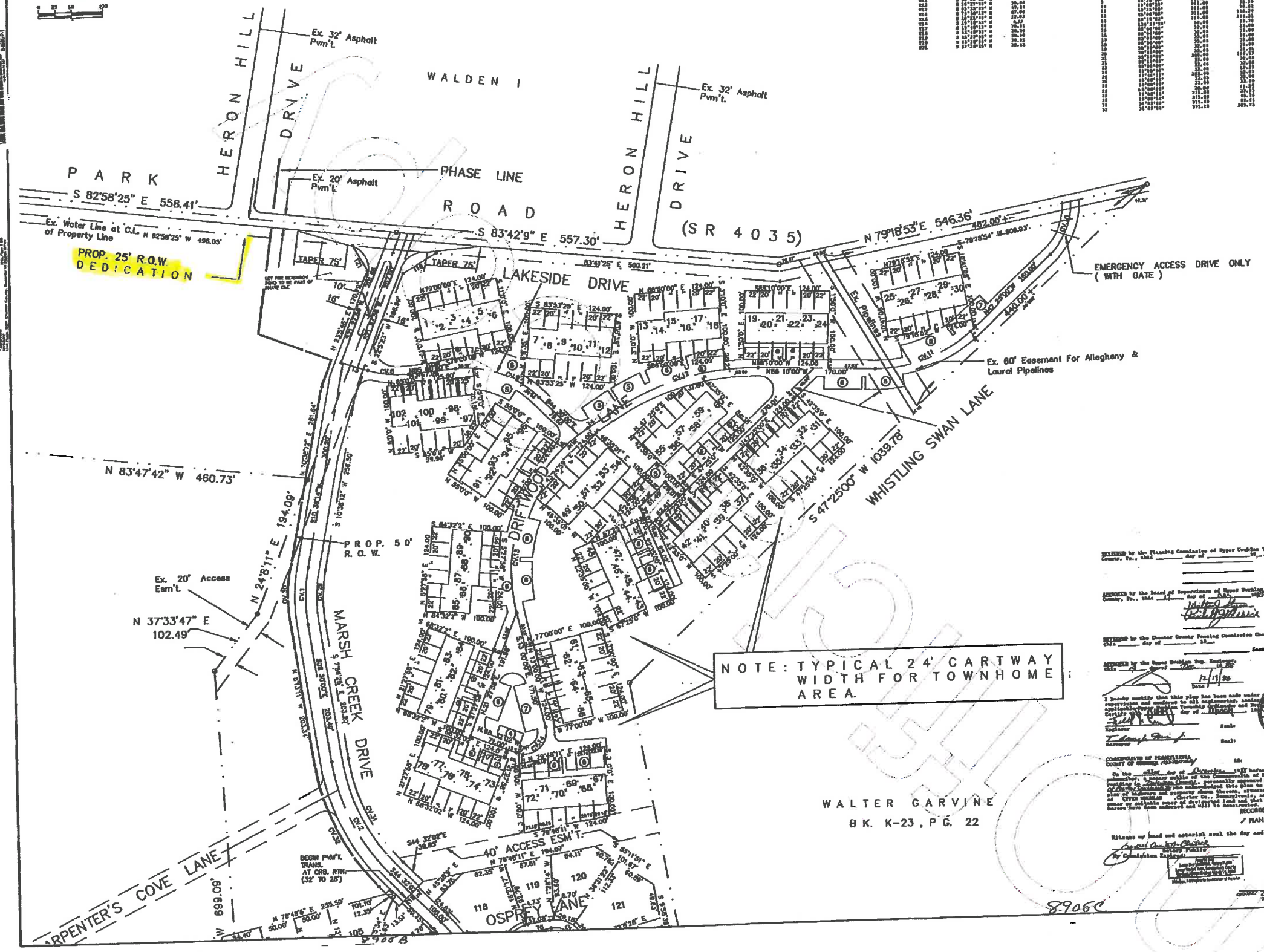
Z O N E D   A G.

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UPPER SWICHLAN TOWNSHIP  
CHERRY COUNTY, PENNSYLVANIA  
MARSH HARBOUR  
BENTLEY CONSTRUCTION COMPANY  
P.O. Box 100  
REVISIONS:  
TESTED FOR MOISTURE CONTENT MAY 2, 1988  
FURNISHED TO OWNER BY OWNER'S INSPECTOR LETTER  
APPROVED BY OWNER FINAL PLANT PLANS 1

**TITLE PLAN**

**Kimley-Horn**  
and Associates, Inc.  
South Dakota County Office  
3609 E. Hampton Street, Suite 200, Omaha, NE 68132



NOTE: TYPICAL 24' CARTWAY  
WIDTH FOR TOWNHOME  
AREA.

WALTER GARVINE  
B K. K-23, P G. 22

[illegible]

8.905C



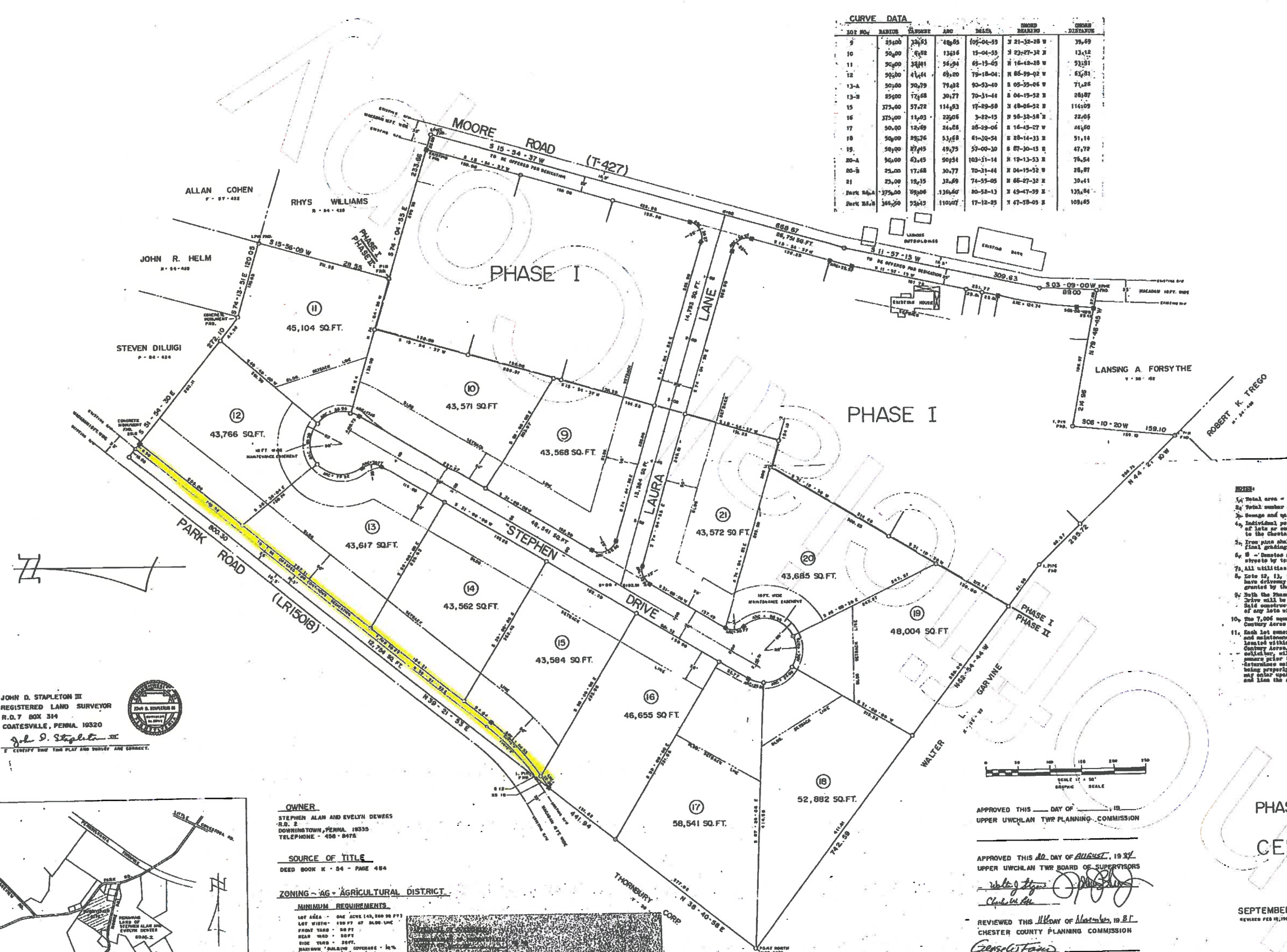


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5176A

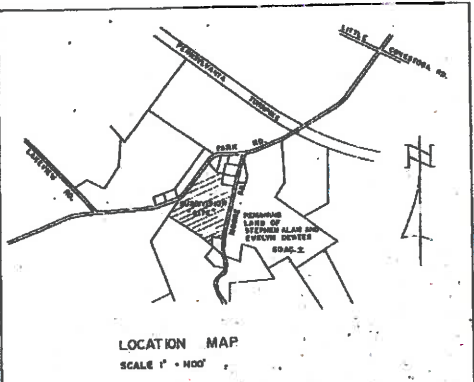
RECORDED IN DEED BOOK 524 PAGE 484  
1984 OCT 10 PG 42

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100	251.00	251.00	251.00	251.00	0.00	0.00	0.00	0.00	0.00



- NOTES:
1. Total area = 13,652 acres
  2. Total number of lots = 13
  3. Easements and water to be shown
  4. Individual parcelization maps will be submitted prior to the sale of lots or construction of buildings with the records submitted to the Chester County Health Department for approval.
  5. Easements shall be placed at all lot corners upon completion of final grading.
  6. Easements shall be placed prior to acceptance of any new streets by township supervisors.
  7. All utilities shall be placed underground.
  8. Lots 12, 13, 14, 15, and 16 or any portion of Phase II shall not have driveway access to Park Road (R. 19018) unless otherwise granted by the Upper Merion Township Board.
  9. Both the Phase I and Phase II portions of Laura Lane and Stephen Drive will be constructed to Upper Merion Township specifications. Said construction shall be properly reviewed prior to the sale of any lots within Phase II.
  10. The 1,000 square foot portion of Park Road within Phase II of Century Acres shall be continuously offered for dedication.
  11. Each lot owner shall be individually responsible for the preservation and maintenance of any structures and natural control structures located within his or her lot, as shown on the construction plan of Century Acres. Appropriate deed restrictions approved by the township solicitor, will be incorporated into the deeds of all official owners prior to their recording in the Chester County Township Records. Determined solid structures and natural control structures are not being properly maintained, then the township, if an emergency exists, may enter upon the property or properties and correct the deficiency and limit the owner or owners for this maintenance.

JOHN D. STAPLETON III  
REGISTERED LAND SURVEYOR  
R.D. 7 BOX 314  
COATESVILLE, PENNA. 19320  
*John D. Stapleton III*  
I CERTIFY THAT THIS PLAN AND SURVEY ARE CORRECT.

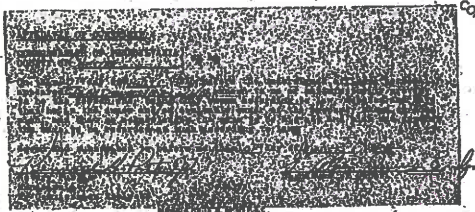


OWNER  
STEPHEN ALAN AND EVELYN DEWEES  
R.D. 2  
DOWNTOWN, PENNA. 19335  
TELEPHONE - 458-8472

SOURCE OF TITLE  
DEED BOOK K - 54 - PAGE 484

ZONING - AG - AGRICULTURAL DISTRICT

MINIMUM REQUIREMENTS  
LOT AREA - ONE ACRE (43,560 SQ. FT.)  
LOT WIDTH - 100 FT. AT 60.00 LINC.  
FRONT YARD - 50 FT.  
REAR YARD - 50 FT.  
SIDE YARD - 30 FT.  
REAR DRIVE - 10 FT. WIDE  
REAR DRIVE - 10 FT. WIDE



APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_, 19\_\_  
UPPER MERION TWP PLANNING COMMISSION

APPROVED THIS 10 DAY OF AUGUST, 1984  
UPPER MERION TWP BOARD OF SUPERVISORS  
*Walter J. Hines*  
*Charles W. Hines*

REVIEWED THIS 10 DAY OF AUGUST, 1984  
CHESTER COUNTY PLANNING COMMISSION  
*George J. Farnham*

PHASE II TITLE PLAN  
OF  
CENTURY ACRES  
UPPER MERION TWP  
CHESTER COUNTY  
PENNSYLVANIA  
SEPTEMBER 17, 1981 SCALE 1" = 50'  
RECORDED IN DEED BOOK 524 PAGE 484  
IN PLAN 11-19-1986  
81-58-A-R  
SHEET 2 OF 2

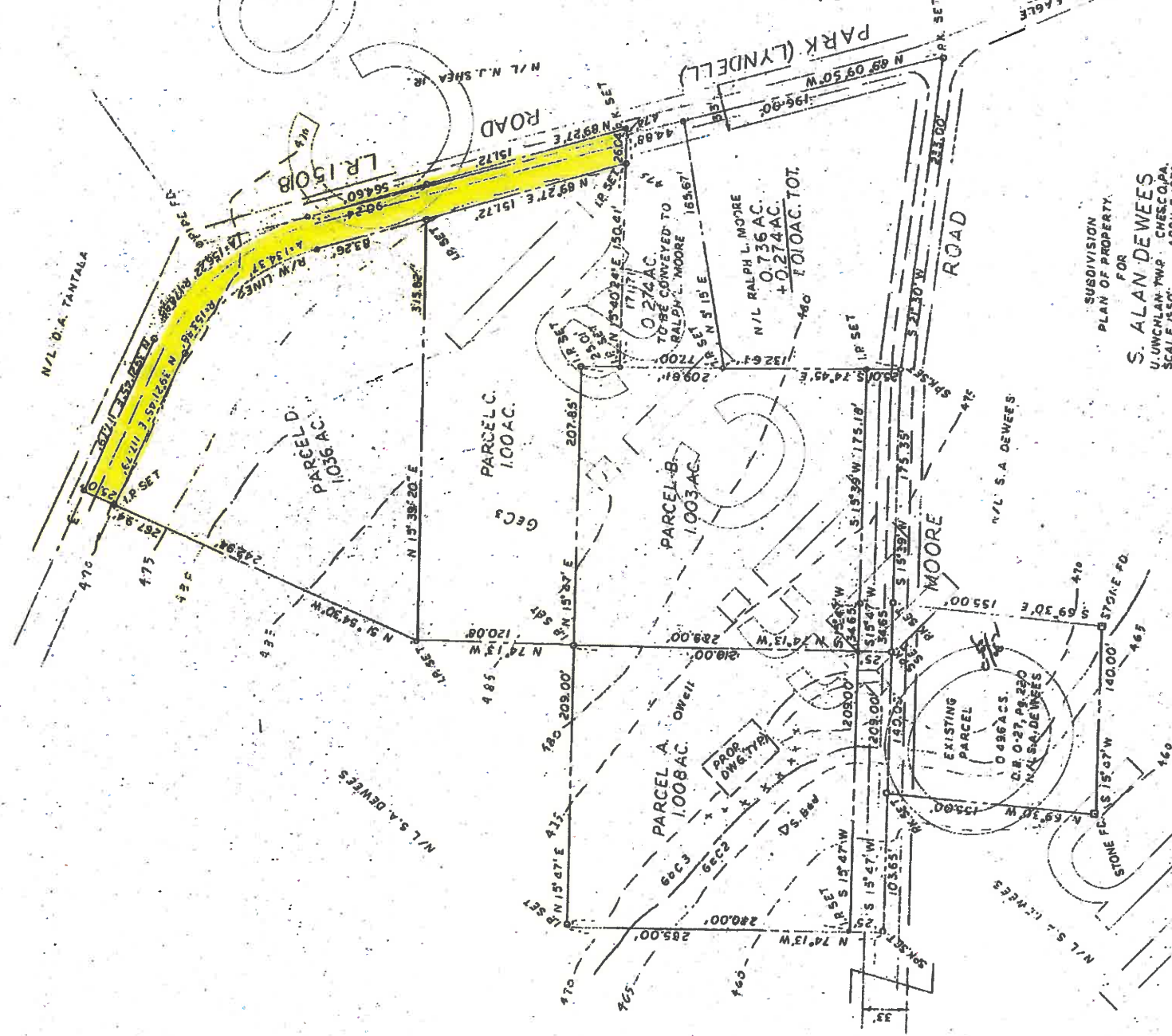
Stephen Drive + Laura Lane Deed of Dedication BK 524 281 11-19-1986  
Deed description does not include 8.50' strip along Park Road (a state road at the time)

75553003  
RECORDED IN DEEDS  
CHESTER CO. PA.

75553003  
RECORDED IN DEEDS  
CHESTER CO. PA.

Mar 5 1 49 PM '78

RECORDED IN DEEDS  
CHESTER CO. PA.



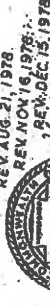
APPROVED: UPPER UNCHLAN TWP PLANNING COMM.  
DATE: \_\_\_\_\_

APPROVED: UPPER UNCHLAN TWP SUPERVISORS.  
DATE: Mar 5 1978

Reviewed This 5 Day of Mar 1978  
Chester County Planning Commission  
James J. Hays DIRECTOR  
March 5/1978

SUBDIVISION  
PLAN OF PROPERTY  
FOR

S. ALAN DEWEES  
U. UNCHLAN TWP. CHESTER CO. PA.  
SCALE 1"=50'

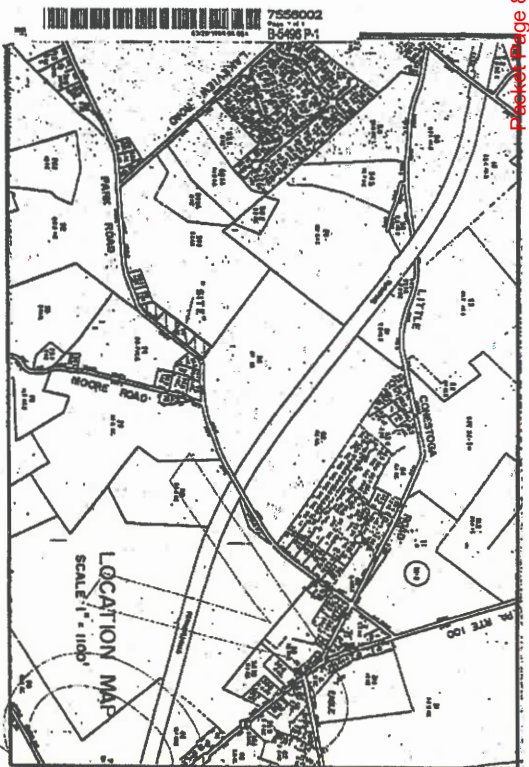


NOTES: PARCELS B, C & D TO HAVE SANITARY PERMITS BEFORE BUILDING PERMITS ARE ISSUED.  
PARCELS STAYED PER REVISED PLAN.

RECORDED IN CHESTER CO. PA.  
IN PLAN 2185

W. RICHARD CRAIG R.S.  
LINES' UNLIMITED' INC.  
UNCHLAND, PA.





ZONED - AG - AGRICULTURAL DISTRICT

MINIMUM REQUIREMENTS  
LOT AREA - ONE ACRE (43,560 SQ. FT.)  
LOT WIDTH - 150 FT. AT REAR LINE  
FRONT YARD - 50 FT.  
REAR YARD - 50 FT.  
SIDE YARD - 50 FT.  
MAXIMUM BUILDING COVERAGE - 10%  
MAXIMUM LOT COVERAGE - 25%

OWNER / DEVELOPER

DONALD A. AND JOSEPHINE C. TANTALA  
R. 2, 2 PARK ROAD  
DOWNTOWN, PENNA. 19335  
PHONE: 426 - 8889

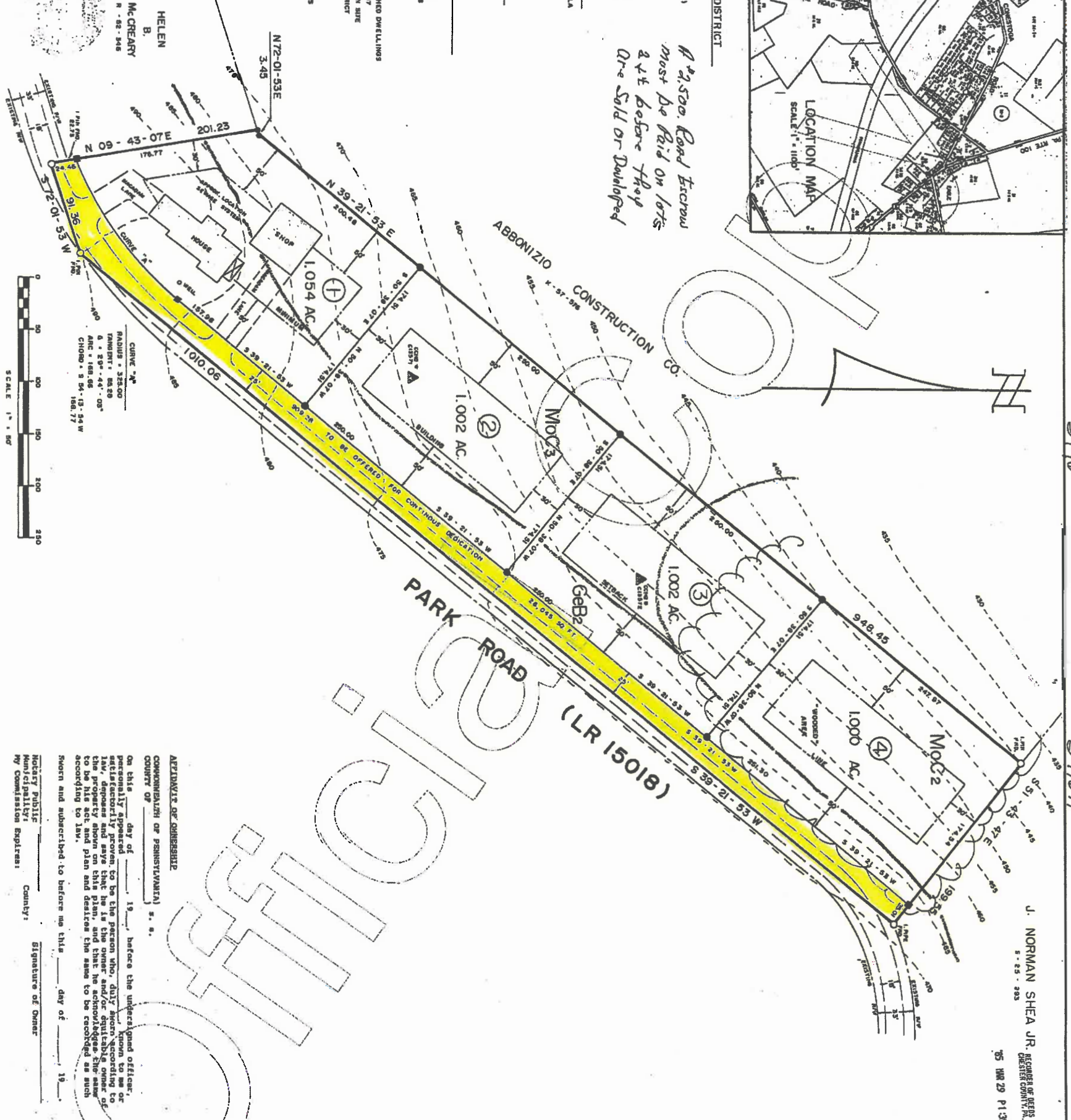
SOURCE OF TITLE

DEED BOOK N - 41 - 613

SITE DATA

TOTAL NUMBER LOTS - 4  
TOTAL AREA OF FOUR LOTS - 4.036 ACRES  
TOTAL AREA TO TITLE LINE - 4.708 ACRES  
MINIMUM LOT SIZE - 1.000 ACRES  
DENSITY - 0.29 DWELLINGS PER ACRE  
AVERAGE AREA PER LOT - 1.01 ACRES  
PROPOSED LAND USE - SINGLE FAMILY DETACHED DWELLINGS  
CHESTER COUNTY TAX PARCEL NO. 32 - 3 - 07  
ZONING DISTRICT - AG - AGRICULTURAL DISTRICT  
DEMONSTRATES MONUMENTS TO BE SET  
DEMONSTRATES IRON PINS TO BE SET  
DEMONSTRATES SITE OF APPROVED POND TENS

JOHN D. STAPLETON III  
REGISTERED LAND SURVEYOR  
R.D. 7 BOX 314  
COATESVILLE, PENNA. 19320  
*John D. Stapleton III*



J. NORMAN SHEA JR.  
REGISTERED ENGINEER  
CHESTER COUNTY, PA.  
5 - 25 - 223  
95 MAR 29 P139

- NOTES:
1. CONTOURS APPROXIMATE U.S.G.S. DATA, DOWNTOWN ROAD.
  2. PERMANENT MARKERS AND MONUMENTS WILL BE INSTALLED UPON COMPLETION OF FINAL GRADING.
  3. ON-LOT PERCOLATION TESTS WILL BE TAKEN PRIOR TO THE SALE OF LOTS OR CONSTRUCTION OF BUILDINGS. THE RESULTS FOR SUBMITTED TO THE CHESTER COUNTY HEALTH DEPARTMENT FOR INSPECTION AND APPROVAL OF SEPTIC TANK AND TILE FIELD INSTALLATION AS CONSTRUCTION PROCEEDS. WILL BE MADE BY THE CHESTER COUNTY HEALTH DEPARTMENT.
  4. ENTIRE SUBDIVISION SITE CONSISTS OF GLENDALE CEMETERY, SILENT LANE, WITH 3 TO 8 PERCENT SLOPES AND NOT AC TO ACCORDING TO THE CHESTER COUNTY SOIL SURVEY MANUAL.
  5. THE 25 FT. WIDE ALLEY OF WAY, AS SHOWN, SHALL BE OFFERED FOR CONTINUOUS DEDICATION TO THE NEARBY STATE, MUNICIPAL AGENCY.
  6. OFF-STREET PARKING SHALL BE PROVIDED FOR EACH LOT.
  7. ON-SITE STORM WATER MANAGEMENT FOR THE INCREASE IN RUN-OFF FROM LAND USE CHANGE SHALL BE DESIGNED AND SUBMITTED WITH THE BUILDING PERMIT APPLICATION FOR EACH INDIVIDUAL LOT PRIOR TO THE START OF CONSTRUCTION.
  8. SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AS DESIGNED PRIOR TO COMMENCEMENT OF EARTH MOVING ACTIVITIES.
  9. EXCAVATION AND STRIPPING OF TOPSOIL SHALL BE WELL STAGED IN ORDER TO KEEP EMISSION TO A MINIMUM.
  10. TEMPORARY SODDING AND SEEDING IMMEDIATELY AFTER EXCAVATION AND STRIPPING OF TOPSOIL SHALL BE PROVIDED.
  11. CRUSHED STONE BASE COURSE WILL BE PLACED ON DRIVEWAYS AS SOON AS POSSIBLE AFTER GRADING TO PREVENT EROSION OF SURFACING. DRIVEWAYS SHALL BE PAVED WITH ASPHALT OR A MINIMUM DISTANCE TO THE EDGE OF THE RIGHT OF WAY.

FINAL SUBDIVISION PLAN

FOR

DONALD A. TANTALA, ET UX

UPPER UWCHLAN TWP

CHESTER COUNTY

PENNSYLVANIA

DEC. 14, 1984

SCALE 1" = 50'

APPROVED THIS \_\_\_ DAY OF \_\_\_, 19\_\_\_  
UPPER UWCHLAN TWP PLANNING COMMISSION

APPROVED THIS \_\_\_ DAY OF \_\_\_, 19\_\_\_  
UPPER UWCHLAN TWP BOARD OF SUPERVISORS

REVIEWED THIS 14 DAY OF JANUARY, 1985  
CHESTER COUNTY PLANNING COMMISSION

ATTESTATION OF COMMISSARIE  
COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF \_\_\_ S. E.  
On this \_\_\_ day of \_\_\_, 19\_\_\_, before the undersigned officer,  
personally appeared \_\_\_  
and acknowledged to me that he is the owner and/or equitable owner of  
the property shown on this plan, and that he acknowledges the same  
to be his act and plan and desires the same to be recorded as such  
according to law.  
Shown and subscribed to before me this \_\_\_ day of \_\_\_, 19\_\_\_

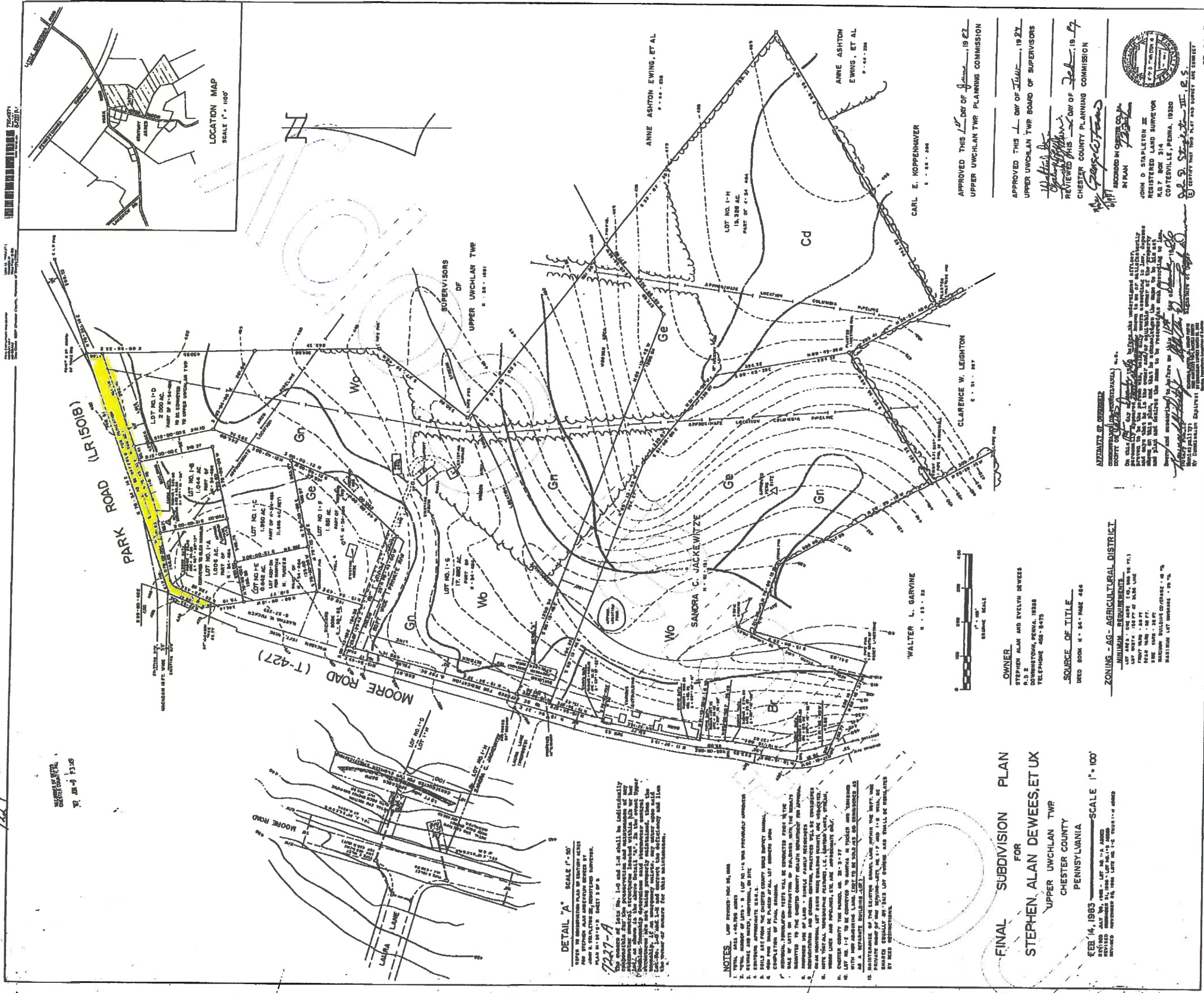
Notary Public  
Municipality: \_\_\_ County: \_\_\_  
Signature of Owner

RECORDED IN CHESTER CO. PA.  
IN PLAN 5496 84 - 185

March 29, 1985



7227



DETAIL "A" SCALE 1" = 50'

7227-A

NOTES

FINAL SUBDIVISION PLAN FOR STEPHEN ALAN DEWEES, ET UX UPPER UWCHLAN TWP CHESTER COUNTY PENNSYLVANIA

FEB 14, 1985 SCALE 1" = 100'

OWNER: STEPHEN ALAN AND EVELYN DEWEES 813 E. HARTSHORN RD. PENNA. 19383 TELEPHONE 485-8475

SOURCE OF TITLE: DEED BOOK N. 84, PAGE 484

ZONING - AG - AGRICULTURAL DISTRICT

MINIMUM REQUIREMENTS

GRAPHIC SCALE

WALTER L. GARVINE

CLARENCE W. LEIGHTON

CARL E. HOPPENHAVER

ANNE ASHTON EWING, ET AL

ANNE ASHTON EWING, ET AL

APPROVED THIS 1<sup>ST</sup> DAY OF JUNE, 1985, UPPER UWCHLAN TWP PLANNING COMMISSION

APPROVED THIS 1<sup>ST</sup> DAY OF JUNE, 1985, UPPER UWCHLAN TWP BOARD OF SUPERVISORS

REVIEWED THIS 2<sup>ND</sup> DAY OF JUNE, 1985, CHESTER COUNTY PLANNING COMMISSION

83-04-R