



UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS
REGULAR MEETING and CONDITIONAL USE HEARING

October 16, 2017
7:00 p.m.

LOCATION: Byers Station Community Center
1115 Sunderland Avenue
Chester Springs, PA 19425

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UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS
REGULAR MEETING and CONDITIONAL USE HEARING
AGENDA
October 16, 2017
7:00 p.m.

LOCATION: Byers Station Community Center
1115 Sunderland Avenue
Chester Springs, PA 19425

- 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: September 12, 2017 Board of Supervisors Workshop
September 18, 2017 Board of Supervisors Meeting
- III. APPROVAL OF PAYMENTS
- IV. TREASURER'S REPORT
- V. SUPERVISORS' REPORT
 - A. Police Chaplain Appointment: Peter Drinkwater
 - B. Redesigned Township Website Demonstration
 - C. Calendar:
 - November 7, 2017 Election Day - Polls Open 7:00 a.m. – 8:00 p.m.
 - November 9, 2017 4:00 p.m. Chester County Association of Township Officials' Fall Conference
 - November 14, 2017 4:00 p.m. Board of Supervisors – Draft 2018 Budget Workshop
 - November 20, 2017 7:00 p.m. Board of Supervisors Meeting
 - November 23-24, 2017 Office Closed ~ Thanksgiving Holiday
 - Yard Waste Collections: October 18, 25, November 8, 15, 22
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. Ewing Tract – West Vincent Township Phase 1/2A Final Escrow Release \$803,738.05
 - Consider Recommendation to West Vincent Board of Supervisors
 - B. McKee-Milford Associates Final Land Development Plan (Fetters Property) Consider Approval
- VIII. ADMINISTRATION
 - A. Resolution - Consider Approval to Submit Open Community Corps' Sewage Facility Planning Module to Pa DEP for Review
 - B. Resolution – Consider Approval to Submit to PennDOT an Application for Traffic Signal Approval for Little Conestoga Road / Milford Road Intersection
- IX. OPEN SESSION
- X. CONDITIONAL USE HEARING – Applicant: Montesano Bros.
- XI. ADJOURNMENT



Upper Uwchlan Township
JOINT BOARDS and COMMISSIONS
WORKSHOP
September 12, 2017
4:00 p.m.
Minutes
DRAFT

In attendance:

Kevin Kerr, Chair
Jamie Goncharoff, Vice-Chair
Guy Donatelli, Member
Cary Vargo, Township Manager
Shanna Lodge, Assistant Township Manager
Jill Bukata, Township Treasurer
Matt Brown, ARRO, Municipal Authority
Bob Schoenberger, Planning Commission Chair
Brett Hand, Historic Commission Chair
John McManus, Park and Recreation

Kevin Kerr called the Workshop to order at 4:03 p.m.

Introduction to "Flats at Dorlan Mills" Concept

John Shelton provided information on his planned development at Dorlan Mills and asked the Board for guidance on next steps. He handed out several drawings of the proposed structures. During his presentation, he stated the following:

- There will be condominium units that will be allowed to be rental units – under the 537 Plan he is limited to less than 50 units. His plan calls for 43 units.
- Mixed use – there will be residential and retail/commercial space
- The size of the units will vary from 1,150 to 1,300 square feet and should appeal to upscale renters
- If no retail or commercial usage, then there will be 49 units
- He is proposing a building that is 55 feet in height which is taller than zoning allows. The tallest existing structure is approximately 29 – 30 feet high. The building, at 55 feet, would be four stories above an indoor garage.
- PennDot met with him to discuss traffic flow and several changes would be needed. A turning lane would be needed on Dorlan Mill Road and Dorlan Mill Road would need to be widened. They also proposed raising Dorlan Mill Road 30 inches to level the road with the bridge, but that would create problems with the connection to the Park. Five engineers were at the meeting and no final decisions were reached.
- Parking – Mr. Donatelli asked about parking and Mr. Shelton stated that there would be 142 parking spaces plus the possibility of interior parking spaces

Mr. Goncharoff asked Mr. Shelton what he needed from the Board at this meeting. Mr. Shelton replied that he is looking for approval from the Board to allow the building to be built to a height of 55 feet through the Conditional Use process and also to allow the condominiums to be rented instead of owned by the occupants. Mr. Kerr stated that the Board would like more time to review but that he is in favor of having the site developed.

Mr. Schoenberger stated that the Planning Commission asked Mr. Shelton for several things that had not been provided – such as a plot plan that would show what is there now and what is proposed. Mr. Goncharoff read from the Planning Commission minutes from August 10 that there were five items that the Planning Commission asked Mr. Shelton to address. Mr. Goncharoff stated that he would not give an opinion on the proposed development until Mr. Shelton responds to the Planning Commission and addresses the issues they raised.

A discussion ensued about the process that should be followed. Bob Schoenberger said that several new things were introduced today that had not been discussed by the Planning Commission – namely the bridge and traffic and a possible relocation of the trail. Mr. Vargo stated that Mr. Shelton was operating contrary to what other developers do by asking the Board to tell him what he should do instead of submitting his proposal and allowing the Planning Commission and Board to approve or disapprove. Mr. Kerr stated that the additional floor was not a "show stopper" but he would wait for the Planning Commission to issue their opinion before making a decision.

Manager's Report

Cary Vargo presented the Manager's Report.

- The paving project is complete and was \$35,000 under budget due to the cost of the macadam. Guy Donatelli commented that Glasgow's personnel did a good job and were very pleasant.
- Ewing project - will be on the Board's agenda for October. Construction of the Sunderland Avenue extension will be in 2018. Our attorney filed a brief with the Commonwealth Court and Toll Brothers.
- Traffic signal with Uwchlan Township – located at Eagleview Blvd and Pottstown Pike. There will be a reimbursement agreement.
- McKee-Fetters – Final Land Development plans are being reviewed. There is a meeting on sewer this week.
- Park Road Trail – the plans have been posted and are on-line. There was a meeting on funding last week. The project originally was projected to cost \$400,000 years ago but has now ballooned to \$2.8 million. We have a commitment from PennDot and DVRPC (Delaware Valley Regional Planning Commission) for funding – we expect a "let date" of around July 2018.
- Levante – the Township has expressed our concerns to Mr. Gunther. He must go through Land Development for buffering, landscaping etc. Guy Donatelli asked how Levante is able to park 3 times as many cars as they are allowed? He stated that the Township's approval limited parking and if the situation is not improved, no consideration will be given in the future.
- Jankowski – the consultants are pleased with the Plan. They will pay an Act 209 fee. The hearing has been continued until tonight.
- Parcel 5C – it is in final review. They have their NPDES permit. Work will begin this Fall. There will be a commercial tenant with 78,000 square feet to be named in the future.
- Reserve at Chester Springs – there are 62 single family homes, with 30 permits issued, 17 under contract and 3 have already settled.
- Townes at Chester Springs – 40 townhouses are planned.

Assistant Township Manager's Report

Shanna Lodge presented her report.

- Park use fee schedule – she presented some revisions that she planned to put on the Board's agenda for the September meeting. Kevin Kerr suggested that the revisions be included in the Park & Recreation budget for 2018.
- Lights for Hickory Park – will be on the Planning Commission's agenda on Thursday. We are getting a cost estimate from GEYA.
- New township website – Shanna gave a brief look at the re-design of the Township website. She stated that 40% of our website traffic now comes from mobile devices.

Emergency Management Planning Commission – no representative was in attendance.

Historic Commission – Brett Hand was in attendance but he had to leave. No report.

Municipal Authority

Matt Brown reported that there had been no capital projects so far this year. The Authority is about to go out to bid on two fencing projects for The Reserve at Eagle and Lakeridge, due to the problem with ATVs there. There are plans for building repairs to some of the pump stations that should cost about \$250,000.

Additional borrowing will be needed in 2018 for three things: our share of the wastewater treatment plant, the purchase of land for additional disposal fields and the second half of Phase II on Byers Road and Eagle Farms. The total amount is approximately \$6 million and can be combined with the existing debt in a re-funding or separately. They could possibly be in the form of Sewer Revenue bonds. This will probably necessitate a rate increase for sewer fees which would be the first in 14 years.

Park & Recreation Board

Shanna Lodge stated that John McManus, Vice-Chairman had been here for most of the meeting but he had to leave. The Park and Recreation Board would like to hold a holiday event - a tree lighting at Upland Farms. They would purchase a balled tree that could be planted at Upland Farms. They would like to hold it on the Saturday after Thanksgiving. Kevin Kerr and Guy Donatelli thought it was a nice idea. (Mr. Goncharoff had left the meeting previously.)

Planning Commission (PC)

Bob Schoenberger reported the PC anticipates receiving a land development plan from Fred Gunther for his Park Road/Route 100 property and hopes it's consistent with the Village Concept Plan.

Technology Advisory Board (TAB)

Peter Drinkwater wasn't able to attend. There are no current projects.

Zoning Hearing Board (ZHB)

Cary Vargo advised there are no hearings scheduled.

Open Session

Ray Erfle commented that he would like to see the agenda's expanded so that residents understand what will be discussed. Cary Vargo stated that the Township is very appreciative of his comments and that his recommendation was taken seriously and the Township now has expanded the agenda for the Board of Supervisor meetings. Other meeting's agendas – such as the Planning Commission – will be expanded as well in the near future.

Mr. Tracy from Waynebrook Drive stated that he had sent an email to the Board earlier expressing his concern with Levante. He said that the business is causing his family and his neighbors a lot of torment and it appears that there is at least twice as much business there as had been expected. He said he has neighbors that are moving because of it.

Adjournment

There being no further business to be brought before the Board, Kevin Kerr adjourned the Workshop at 5:50 p.m.

Respectfully submitted,

Jill Bukata
Township Treasurer



TOWNSHIP OF UPPER UWCHLAN
BOARD OF SUPERVISORS
REGULAR MEETING
September 18, 2017
7:00 p.m.
DRAFT

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, Treasurer
John DeMarco, Police Chief
Al Gaspari, Codes Administrator
Mike Heckman, Director of Public Works
Dave Leh, Township Engineer

Mr. Kerr called the meeting to order at 7:02 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 August 21, 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 September 14, 2017. The Motion carried unanimously.

Treasurer's Report

Jill Bukata reported the Township's Balance Sheet remains strong; year-to-date revenues are at 75.5% of the annual budget; year-to-date expenses are at 59.8% of the budget; and Earned Income Tax revenue is \$225,000 higher than at this time last year.

Supervisor's Report

Mr. Kerr recognized Montesano Brothers and ACME for their support of the Junior Police Academy this past June.

Mr. Kerr announced that the Board met with Jordan Staub earlier this evening to discuss his interest in serving on the Historic Commission. Mr. Goncharoff moved, seconded by Mr. Donatelli, to appoint Mr. Staub as a member of the Historic Commission for a 3-year term which will expire December 31, 2020. The Motion carried unanimously.

Mr. Kerr read the following published calendar: October 10, 2017 4:00 PM Board of Supervisors Workshop and 2018 Budget Workshop; October 16, 2017 7:00 PM Board of Supervisors Meeting; and Yard Waste Collections are September 20, 27, October 4 and October 11.

Administration Reports

Township Engineer's Report

Dave Leh reported a Final Land Development Plan for the McKee Group (Fetters) is being reviewed and will be discussed at the Planning Commission's October 12, 2017 meeting; a land development/building addition plan for CarSense is being reviewed by consultants and will be

discussed at the Planning Commission's October 12, 2017 meeting; and Montesano Brothers has submitted a Conditional Use Application seeking approval for table service and an outdoor seating area, and licensed craft beer is proposed. The Hearing might be scheduled for October 16, 2017.

Building and Codes Department Report

Al Gaspari reported that 90 building permits were issued over the last month, totaling \$9,032.00 in permit fees; CarSense installed an above-ground gas tank; J-Tech is expanding its business in Eagle Industrial Park; Mr. Gaspari attended a PENNBOC conference; Profound Technologies, an audio/video/electronics business, purchased the AT&T building on Little Conestoga Road and plans to open in November; and Stan Stubbe, the Township's lighting consultant, is working with Byers Station HOA regarding LED street light bulbs.

Mr. Goncharoff asked about the commercial property fire / safety inspection program. Mr. Gaspari advised it's going well. Most commercial properties have items that will need to be re-inspected, such as smoke alarms, fire extinguishers, etc.

Police Chief's Report

Chief DeMarco reported 1,047 incidents were logged, including 14 reported crimes and issuing 130 traffic-related citations. The Chief reminded everyone to watch out for children and busses, now that school is back in session.

Mr. Goncharoff asked if there had been any recent Marsh Creek State Park closures that became problematic. Chief DeMarco advised that the Park Road residents' concerns had been addressed or handled as best as they could be, and he's going to meet with Park officials from another County who are experiencing the same thing, to see how they're handling this issue.

Bob Fetters commented that a bicycling event in the township this past weekend caused travel issues on several roads – it was difficult to safely pass by the cyclists. Chief DeMarco advised the event was the annual Marshman Triathlon and he will discuss this matter with the Coordinator next year.

Public Works Department Report

Mike Heckman reported that the Department carried out routine maintenance tasks, completed 181 of 205 work orders; road base repairs and paving were completed; work was started for the 2018 budget draft; a storm water pipe was repaired on Dorothy Lane; and the 2017-2018 Snow Removal bid opening was September 7th.

ADMINISTRATION

2017-2018 Snow Removal Bid Results – Contract Award. Mike Heckman reported that we received only 1 bid this year. Exton Paving bid 1 dump truck and 2 pick-up trucks. This doesn't fill the number of trucks we had requested; we might hire drivers for several extra trucks we have. Mr. Heckman explained that Contractors are bidding on malls and commercial jobs where they get paid whether or not they plow because they're on call. Mr. Heckman requested the Board award the Contract to Exton Paving as follows: quantity 1 6-yard dump truck with plow and salt spreader @ \$195/hour and quantity 2 4-wheel drive pick-up trucks @ \$145/hour. Mr. Goncharoff moved, seconded by Mr. Donatelli, to award the 2017-2018 Snow Removal Contract as stated above. The Motion carried unanimously.

2018 Pension Plan Minimum Municipal Obligation. Jill Bukata advised the Board that the following figures have been recommended by the Actuaries for the 2018 Pension Plan obligations: Uniformed Employees \$177,627; Non-Uniformed Employees \$93,575; Non-Uniformed Employees Defined Contribution Plan \$11,019. Mr. Goncharoff moved, seconded by

Mr. Donatelli, to approve the minimum municipal obligations as stated above. The Motion carried unanimously.

Upper Uwchlan Township/Upper Uwchlan Township Police Association Memo of Understanding—Jury Duty. Chief DeMarco explained that while it's rare that an Officer is called for jury duty, and recognizing jury duty as a citizen's responsibility, a policy should be established which determines whether or not the Officer is considered on-duty, paid accordingly, and should turn in the stipend from the Court. This Memo of Understanding states that an Officer called to jury duty will be considered on-duty for up to 2 days, maximum, and then they're considered on their own time. Mr. Goncharoff moved, seconded by Mr. Donatelli, to approve the terms of this Memo of Understanding. The Motion carried unanimously.

Records Disposition Resolution. Cary Vargo explained that this Resolution provides for the disposal of Township records according to the Pennsylvania Historical & Museum Commission's Municipal Records Manual, and includes a list of the records that may be disposed. Mr. Donatelli moved, seconded by Mr. Goncharoff, to approve Resolution # 09-18-17-13, providing for the disposal of certain Township records. The Motion carried unanimously.

Open Session

There were no comments offered.

Conditional Use Hearing – Applicant: Black Horse ELU, LLC

The Hearing has been continued as the Plan is being revised; the next Hearing date hasn't been determined.

Adjournment

There being no further business to be brought before the Board, Mr. Kerr adjourned the meeting at 7:42 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary

Range of Checking Accts: GENERAL to GENERAL Range of Check Ids: 48363 to 48458
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 |
|---------|------------|---|-------------|-------------------------|
| 48363 | 10/16/17 | ACEP0010 ACE PORTABLES, INC. | 75.00 | 1650 |
| 48364 | 10/16/17 | ALPHA010 ALPHA SPACE CONTROL CO., INC. | 22,235.25 | 1650 |
| 48365 | 10/16/17 | ALPHACAR ALPHA CARD | 109.14 | 1650 |
| 48366 | 10/16/17 | AQUAP010 AQUA PA | 432.03 | 1650 |
| 48367 | 10/16/17 | ARROC010 ARRO CONSULTING, INC. | 884.37 | 1650 |
| 48368 | 10/16/17 | ASAPH005 ASAP HYD EXTON LLC | 100.00 | 1650 |
| 48369 | 10/16/17 | ASSOC010 ASSOCIATED TRUCK PARTS | 215.00 | 1650 |
| 48370 | 10/16/17 | BAIRD010 BAIRD & RUDOLPH TIRE COMPANY, | 156.00 | 1650 |
| 48371 | 10/16/17 | BARBA010 BARBACANE THORNTON & COMPANY | 1,100.00 | 1650 |
| 48372 | 10/16/17 | BELFOR BELFOR | 415.00 | 1650 |
| 48373 | 10/16/17 | BERKH030 H.A. BERKHEIMER, INC. | 300.00 | 1650 |
| 48374 | 10/16/17 | BRANDSPC BRANDYWINE VALLEY SPCA | 195.70 | 1650 |
| 48375 | 10/16/17 | BRENNAN BRENNAN'S OFFICE INTERIORS | 98.57 | 1650 |
| 48376 | 10/16/17 | BROWN010 BROWN'S COMMERCIAL CLEANING | 1,082.97 | 1650 |
| 48377 | 10/16/17 | BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI | 7,650.48 | 1650 |
| 48378 | 10/16/17 | BUKAT010 JILL BUKATA | 160.00 | 1650 |
| 48379 | 10/16/17 | CARROENG CARROLL ENGINEERING | 1,200.00 | 1650 |
| 48380 | 10/16/17 | CINTAO10 CINTAS CORPORATION #287 | 227.16 | 1650 |
| 48381 | 10/16/17 | COLLI010 COLLINSON, INC. | 3,200.00 | 1650 |
| 48382 | 10/16/17 | COLLIFL COLLIFLOWER, INC | 1,586.44 | 1650 |
| 48383 | 10/16/17 | COLON010 COLONIAL ELECTRIC SUPPLY CO., | 698.24 | 1650 |
| 48384 | 10/16/17 | COMCA010 COMCAST | 551.35 | 1650 |
| 48385 | 10/16/17 | CONWAY01 CONWAY POWER EQUIPMENT, INC. | 27.05 | 1650 |
| 48386 | 10/16/17 | DAVIS010 ROBERT L DAVIS | 110.00 | 1650 |
| 48387 | 10/16/17 | DELAW030 DVHT | 55,117.31 | 1650 |
| 48388 | 10/16/17 | DELTRUST DELAWARE VALLEY INSURANCE TRST | 18,935.00 | 1650 |
| 48389 | 10/16/17 | DEMAR010 JOHN DEMARCO | 141.03 | 1650 |
| 48390 | 10/16/17 | DIICOMPU DII COMPUTERS, INC | 417.64 | 1650 |
| 48391 | 10/16/17 | DIVISI09 DIVISION 09 CONTRACT FLOORING | 6,503.75 | 1650 |
| 48392 | 10/16/17 | DRUGS010 DRUGSCAN. INC. | 175.00 | 1650 |
| 48393 | 10/16/17 | DVWCT DELAWARE VALLEY WC TRUST | 13,793.00 | 1650 |
| 48394 | 10/16/17 | EAGLEGLA EAGLE GLASS SHOP | 228.96 | 1650 |
| 48395 | 10/16/17 | EAGLEPEQ EAGLE POWER & EQUIPMENT | 7.92 | 1650 |
| 48396 | 10/16/17 | EAGLHARD EAGLE HARDWARE | 297.17 | 1650 |
| 48397 | 10/16/17 | FISHE010 FISHER & SON COMPANY, INC. | 456.00 | 1650 |
| 48398 | 10/16/17 | FIZZA010 FIZZANO BROS. | 433.50 | 1650 |
| 48399 | 10/16/17 | GATHE010 BRIAN E. GATHERCOLE | 208.49 | 1650 |
| 48400 | 10/16/17 | GILMO020 GILMORE & ASSOCIATES, INC | 3,157.37 | 1650 |
| 48401 | 10/16/17 | GLSAYRE G. L. SAYRE | 4,051.92 | 1650 |
| 48402 | 10/16/17 | HATH0010 H.A. THOMSON | 245.00 | 1650 |
| 48403 | 10/16/17 | HDCHESTE H-D OF CHESTER SPRINGS | 63.87 | 1650 |
| 48404 | 10/16/17 | HELPNOW HELP NOW | 3,050.88 | 1650 |
| 48405 | 10/16/17 | HIGHW010 HIGHWAY MATERIALS, INC. | 128.31 | 1650 |
| 48406 | 10/16/17 | HONEYBRO HONEY BROOK OUTDOOR POWER | 54.26 | 1650 |
| 48407 | 10/16/17 | INDEPGR0 INDEPENDENT GRAPHICS | 1,852.00 | 1650 |
| 48408 | 10/16/17 | IRONART IRON ART & DESIGN | 3,454.00 | 1650 |
| 48409 | 10/16/17 | JASONAME JASON AMEEN | 262.79 | 1650 |
| 48410 | 10/16/17 | JONESSTE STEVEN R. JONES | 58.02 | 1650 |
| 48411 | 10/16/17 | JONESTOM THOMAS S. JONES | 150.65 | 1650 |
| 48412 | 10/16/17 | KEENC010 KEEN COMPRESSED GAS COMPANY | 20.10 | 1650 |
| 48413 | 10/16/17 | KEMME010 PAUL E. KEMME | 493.60 | 1650 |

| Check # | Check Date | Vendor | Amount Paid | Reconciled/Void Ref Num |
|---------|------------|--|-------------|-------------------------|
| 48414 | 10/16/17 | KONIC010 KONICA MINOLTA BUSINESS SOLUTI | 330.72 | 1650 |
| 48415 | 10/16/17 | LAW50010 LAWSON PRODUCTS, INC. | 30.83 | 1650 |
| 48416 | 10/16/17 | LEVEN010 LEVENGOOD SEPTIC SERVICE | 567.00 | 1650 |
| 48417 | 10/16/17 | LIFTINC LIFT, INC. | 1,410.78 | 1650 |
| 48418 | 10/16/17 | LINESYST LINE SYSTEMS, LSI | 2,018.81 | 1650 |
| 48419 | 10/16/17 | LTLCONSU LTL CONSULTANTS, LTD | 3,614.14 | 1650 |
| 48420 | 10/16/17 | LUDWI060 LUDWIG'S CORNER SUPPLY CO. | 39.64 | 1650 |
| 48421 | 10/16/17 | MARKH010 MARK HAGERTY | 115.00 | 1650 |
| 48422 | 10/16/17 | MARKSTOU MARK STOUP/PAINTING CONTRACTOR | 2,810.00 | 1650 |
| 48423 | 10/16/17 | MARTI040 MARTIN'S TIRE & ALIGNMENT | 2,376.50 | 1650 |
| 48424 | 10/16/17 | MCMAH010 MCMAHON ASSOCIATES, INC. | 2,658.32 | 1650 |
| 48425 | 10/16/17 | METROALR METRO ALERT | 529.00 | 1650 |
| 48426 | 10/16/17 | NAPA0010 NAPA | 1,123.11 | 1650 |
| 48427 | 10/16/17 | NEWH0010 NEW HOLLAND AUTO GROUP | 70.52 | 1650 |
| 48428 | 10/16/17 | NORTH040 NORTHERN SAFETY & INDUSTRIAL | 187.69 | 1650 |
| 48429 | 10/16/17 | OFFICESP OFFICE SPECIALTY | 1,674.82 | 1650 |
| 48430 | 10/16/17 | PECO0010 PECO | 3,547.46 | 1650 |
| 48431 | 10/16/17 | PENNSTAT THE PENNSYLVANIA STATE UNIV | 690.00 | 1650 |
| 48432 | 10/16/17 | PIPEL020 PIPE LINE PLASTICS, INC | 107.60 | 1650 |
| 48433 | 10/16/17 | PITNEBOW PITNEY BOWES | 500.00 | 1650 |
| 48434 | 10/16/17 | REAGE010 REAGENT PRINT & IMAGING | 189.00 | 1650 |
| 48435 | 10/16/17 | ROBLITL ROBERT E. LITTLE, INC. | 6,540.46 | 1650 |
| 48436 | 10/16/17 | SERVIKIN SERVICE KING CHESTER SPRINGS | 368.67 | 1650 |
| 48437 | 10/16/17 | SHRWILWC THE SHERWIN WILLIAMS CO. | 486.89 | 1650 |
| 48438 | 10/16/17 | STAPLADV STAPLES ADVANTAGE | 703.48 | 1650 |
| 48439 | 10/16/17 | STAPLCRP STAPLES CREDIT PLAN | 312.65 | 1650 |
| 48440 | 10/16/17 | SURMESIN SURMEET SINGH | 377.34 | 1650 |
| 48441 | 10/16/17 | SWEETWAT SWEETWATER NATURAL PRODUCTS LL | 505.17 | 1650 |
| 48442 | 10/16/17 | THOMA010 THOMAS J. ANDERSON & ASSOCIATE | 1,250.00 | 1650 |
| 48443 | 10/16/17 | TOTALHAS TOTALFUNDS | 200.00 | 1650 |
| 48444 | 10/16/17 | TREVD010 TREV DAN | 20.00 | 1650 |
| 48445 | 10/16/17 | TURFEQUI TURF EQUIPMENT AND SUPPLY CO | 501.02 | 1650 |
| 48446 | 10/16/17 | UNLIM020 UNLIMITED TECHNOLOGY, INC | 609.75 | 1650 |
| 48447 | 10/16/17 | USMUN020 US MUNICIPAL SUPPLY CO. | 44.76 | 1650 |
| 48448 | 10/16/17 | VARG0005 VARGO, CARY | 195.71 | 1650 |
| 48449 | 10/16/17 | VERIZ010 VERIZON | 488.24 | 1650 |
| 48450 | 10/16/17 | VERIZ020 VERIZON WIRELESS | 865.16 | 1650 |
| 48451 | 10/16/17 | VERIZFIO VERIZONFIOS | 119.99 | 1650 |
| 48452 | 10/16/17 | VERIZOSP VERIZON - SPECIAL PROJECTS | 217.14 | 1650 |
| 48453 | 10/16/17 | VERZIPAD VERIZON IPAD | 169.46 | 1650 |
| 48454 | 10/16/17 | WESTB010 WEST BRADFORD TOWNSHIP | 42.06 | 1650 |
| 48455 | 10/16/17 | WGAMERIC WG AMERICA COMPANY | 169.83 | 1650 |
| 48456 | 10/16/17 | WIGGISHR WIGGINS SHREDDING | 80.00 | 1650 |
| 48457 | 10/16/17 | WITME010 WITMER PUBLIC SAFETY GROUP, INC | 86.96 | 1650 |
| 48458 | 10/16/17 | WOLFI010 WOLFINGTON BODY COMPANY, INC. | 1,037.41 | 1650 |

| Report Totals | Paid | Void | Amount Paid | Amount Void |
|-----------------|------|------|-------------|-------------|
| Checks: | 96 | 0 | 196,550.38 | 0.00 |
| Direct Deposit: | 0 | 0 | 0.00 | 0.00 |
| Total: | 96 | 0 | 196,550.38 | 0.00 |



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

TO: BOARD OF SUPERVISORS
FROM: Jill Bukata, Township Treasurer
RE: Status Update
DATE: October 16, 2017

Finance has worked on the following items during the month

- Received and processed 332 trash and 185 sewer payments (9/16/17 to 10/13/17)
- Continued to work on the 2018 Budget

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 September 30, 2017 financial statements

- The balance sheet remains strong with cash of over \$7.0 million
- Year to date revenues (combined) are **\$6,352,537 or 85.4%** of the annual budget. Combined expenses are **\$4,678,015 or 73.3%** of the budget. The combined year to date net income (General Fund and Solid Waste Fund) is **\$1,674,522 before the transfer to the Capital Fund of \$950,000**. It is **\$724,522 after the transfer**.
- Earned income tax revenue YTD is **\$2,830,857** which is approximately \$234,000 more than the same period last year.
- We received our State Aid for both pension plans and the Foreign Fire Relief Premium funding from the Commonwealth at the end of September in the amounts of **\$174,353** and **\$95,002**, respectively. We are showing the Fire Premiums as a liability so it has no effect on net income. The Township has been funding the pension plans on a quarterly basis so there is a remaining final payment of \$57,568.50 that is due to the plans. That amount has been included in expense in September as well.

**Upper Uwchlan Township
General Fund
Balance Sheet
As of September 30, 2017**

ASSETS

Cash

| | | |
|----------------|--------------------------------|---------------------|
| 01-100-000-100 | General Checking - Fulton Bank | \$ 210,563.74 |
| 01-100-000-200 | Meridian Bank | 2,981,344.98 |
| 01-100-000-210 | Meridian Bank - Payroll | 77,020.23 |
| 01-100-000-250 | Fulton Bank - Turf Field | 283,356.70 |
| 01-100-000-300 | Petty Cash | 300.00 |
| | Total Cash | <u>3,552,585.65</u> |

Investments

| | | |
|----------------|---------------------------------|-------------------|
| 01-120-000-100 | Certificate of Deposit - 7/2/18 | <u>260,957.58</u> |
| | | <u>260,957.58</u> |

Accounts Receivable

| | | |
|----------------|--------------------------------|-------------------|
| 01-145-000-020 | Engineering Fees Receivable | 73,026.14 |
| 01-145-000-021 | Engineering Fees Receivable-CU | 1,868.04 |
| 01-145-000-030 | Legal Fees Receivable | 5,587.71 |
| 01-145-000-040 | R/E Taxes Receivable | 2,151.00 |
| 01-145-000-050 | Hydrant Tax Receivable | 112.75 |
| 01-145-000-080 | Field Fees Receivables | 2,150.00 |
| 01-145-000-085 | Turf Field Receivables | (595.00) |
| 01-145-000-086 | EIT Receivable | 22,341.46 |
| 01-145-000-090 | RE Transfer Tax Receivable | 48,237.74 |
| 01-145-000-095 | Misc accounts receivable | <u>73,200.00</u> |
| | Total Accounts Receivable | <u>228,079.84</u> |

Other Current Assets

| | | |
|----------------|---|--------------------|
| 01-130-000-001 | Due From Municipal Authority | 59,589.18 |
| 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 | 842.24 |
| 01-130-000-006 | Due from Solid Waste Fund | 42.50 |
| 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 | 2,430.00 |
| 01-131-000-000 | Suspense Account | <u>(10,837.32)</u> |
| | Total Other Current Assets | <u>52,066.60</u> |

Prepaid Expense

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

Total Assets **4,093,689.67**

LIABILITIES AND FUND BALANCE

Accounts Payable

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

**Upper Uwchlan Township
General Fund
Balance Sheet
As of September 30, 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 | 7,313.26 |
| 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 | 1,750.00 |
| 01-219-000-000 | LST Tax Withheld | 30.00 |
| 01-220-000-000 | State Unemployment W/H | 459.24 |
| 01-221-000-000 | Benefit Deduction-Aflac | 638.74 |
| 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 | 137.50 |
| 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 | <u>158,487.58</u> |
| | Total Other Current Liabilities | 171,086.12 |
| | Total Liabilities | 233,514.07 |
| 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) | <u>362,862.47</u> |
| | Total Equity | <u>3,860,175.60</u> |
| | Total Fund Balance | 3,860,175.60 |
| | Total Liabilities & Fund Balance | 4,093,689.67 |

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended September 30, 2017

| GL Account # | Account Description | 2017 YTD Actual | 2017 Budget | Over (Under) Budget | Actual as % of Budget |
|----------------------|-------------------------------------|---------------------|---------------------|------------------------|--------------------------|
| REVENUES | | | | | |
| 01-301-000-010 | Current Real Estate Taxes | 922,735.57 | 970,000.00 | (47,264.43) | 95.1% |
| 01-301-000-013 | Real Estate Tax Refunds | (27,410.06) | (25,000.00) | (2,410.06) | 109.6% |
| 01-301-000-030 | Delinquent Real Estate Taxes | 15,611.79 | 30,000.00 | (14,388.21) | 52.0% |
| 01-301-000-071 | Hydrant Tax | 66,995.59 | 65,000.00 | 1,995.59 | 103.1% |
| 01-310-000-010 | Real Estate Transfer Taxes | 347,749.61 | 375,000.00 | (27,250.39) | 92.7% |
| 01-310-000-020 | Earned Income Taxes | 2,869,475.48 | 3,677,100.00 | (807,624.52) | 78.0% |
| 01-310-000-021 | EIT commissions paid | (38,618.52) | (50,009.00) | 11,390.48 | 77.2% |
| 01-320-000-010 | Building Permits | 318,237.62 | 150,000.00 | 168,237.62 | 212.2% |
| 01-320-000-020 | Use & Occupancy Permit | 14,595.00 | 8,000.00 | 6,595.00 | 182.4% |
| 01-320-000-030 | Sign Permits | - | 100.00 | (100.00) | 0.0% |
| 01-320-000-040 | Contractors Permit | 1,950.00 | 2,000.00 | (50.00) | 97.5% |
| 01-320-000-050 | Refinance Certification Fees | 3,075.00 | 4,000.00 | (925.00) | 76.9% |
| 01-321-000-080 | Cable TV Franchise Fees | 186,446.45 | 250,000.00 | (63,553.55) | 74.6% |
| 01-331-000-010 | Vehicle Codes Violation | 36,429.04 | 60,000.00 | (23,570.96) | 60.7% |
| 01-331-000-011 | Reports/Fingerprints | 1,227.75 | 2,000.00 | (772.25) | 61.4% |
| 01-331-000-012 | Solicitation Permits | 200.00 | 500.00 | (300.00) | 40.0% |
| 01-331-000-050 | Reimbursable Police Wages | 2,434.87 | 1,000.00 | 1,434.87 | 243.5% |
| 01-341-000-001 | Interest Earnings | 13,471.35 | 15,000.00 | (1,528.65) | 89.8% |
| 01-342-000-001 | Rental Property Income | 18,000.00 | 24,000.00 | (6,000.00) | 75.0% |
| 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 | 100,942.00 | 85,000.00 | 15,942.00 | 118.8% |
| 01-355-000-006 | State Aid, Non-Uniform Pension | 73,411.62 | 55,000.00 | 18,411.62 | 133.5% |
| 01-355-000-007 | Foreign Fire Insurance Tax | 95,002.16 | 112,000.00 | (16,997.84) | 84.8% |
| 01-360-000-010 | Vehicle Storage Fees | - | 1,000.00 | (1,000.00) | 0.0% |
| 01-361-000-030 | Zoning/SubDivision Land Development | 24,660.00 | 4,000.00 | 20,660.00 | 616.5% |
| 01-361-000-032 | Fees from Engineering | 77,188.23 | 100,000.00 | (22,811.77) | 77.2% |
| 01-361-000-033 | Admin Fees from Engineering | 1,703.66 | 8,000.00 | (6,296.34) | 21.3% |
| 01-361-000-035 | Admin Fees from Legal | 410.98 | 1,500.00 | (1,089.02) | 27.4% |
| 01-361-000-036 | Legal Services Fees | 6,582.00 | 3,000.00 | 3,582.00 | 219.4% |
| 01-361-000-038 | Sale of Maps & Books | 150.00 | 250.00 | (100.00) | 60.0% |
| 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 | 49.18 | 100.00 | (50.82) | 49.2% |
| 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 | 22,030.00 | 30,000.00 | (7,970.00) | 73.4% |
| 01-367-000-025 | Turf Field Fees | 43,282.50 | 45,000.00 | (1,717.50) | 96.2% |
| 01-367-000-030 | Community Events Donations | 13,725.00 | 10,000.00 | 3,725.00 | 137.3% |
| 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 | 5,213.35 | 5,000.00 | 213.35 | 104.3% |
| 01-380-000-010 | Insurance Reimbursement | 1,008.33 | 3,000.00 | (1,991.67) | 33.6% |
| 01-392-000-008 | Municipal Authority Reimbursement | 161,408.49 | 216,667.00 | (55,258.51) | 74.5% |
| 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! |
| Total Revenue | | 5,398,784.49 | 6,247,616.00 | (848,831.51) | 86.4% |

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended September 30, 2017

| GL Account # | Account Description | 2017 YTD Actual | 2017 Budget | Over (Under) Budget | Actual as % of Budget |
|---------------------------|---------------------------------|--------------------|----------------|------------------------|--------------------------|
| GENERAL GOVERNMENT | | | | | |
| 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 | 1,562.18 | 2,000.00 | (437.82) | 78.1% |
| 01-400-000-340 | Public Relations | 311.90 | 6,500.00 | (6,188.10) | 4.8% |
| 01-400-000-341 | Advertising | 1,970.55 | 7,500.00 | (5,529.45) | 26.3% |
| 01-400-000-342 | Printing | 4,343.50 | 1,000.00 | 3,343.50 | 434.4% |
| 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 | 2,769.00 | 5,000.00 | (2,231.00) | 55.4% |
| 01-400-000-460 | Meeting & Conferences | 3,963.70 | 6,000.00 | (2,036.30) | 66.1% |
| 01-400-000-461 | Bank Fees | 7,831.47 | 500.00 | 7,331.47 | 1566.3% |
| 01-400-000-463 | Misc expenses | 960.02 | 2,000.00 | (1,039.98) | 48.0% |
| | | 45,516.85 | 64,069.00 | (18,552.15) | 71.0% |
| EXECUTIVE | | | | | |
| 01-401-000-100 | Administration Wages | 329,703.22 | 463,336.00 | (133,632.78) | 71.2% |
| 01-401-000-150 | Payroll Tax Expense | 25,391.45 | 35,445.00 | (10,053.55) | 71.6% |
| 01-401-000-151 | PSATS Unemployment Compensation | 1,170.00 | 1,170.00 | - | 100.0% |
| 01-401-000-156 | Employee Benefit Expense | 72,587.49 | 152,289.00 | (79,701.51) | 47.7% |
| 01-401-000-157 | ACA Fees | 171.76 | 340.00 | (168.24) | 50.5% |
| 01-401-000-160 | Non-Uniform Pension | 35,485.11 | 35,774.00 | (288.89) | 99.2% |
| 01-401-000-174 | Tuition Reimbursements | - | 4,000.00 | (4,000.00) | 0.0% |
| 01-401-000-181 | Longevity Pay | 2,850.00 | 5,100.00 | (2,250.00) | 55.9% |
| 01-401-000-183 | Overtime Wages | 3,194.95 | 5,000.00 | (1,805.05) | 63.9% |
| 01-401-000-200 | Supplies | 15,174.75 | 10,000.00 | 5,174.75 | 151.7% |
| 01-401-000-205 | Meals & Meal Allowances | - | - | - | #DIV/0! |
| 01-401-000-215 | Postage | 4,268.86 | 3,500.00 | 768.86 | 122.0% |
| 01-401-000-230 | Gasoline & Oil | 1,123.90 | 2,200.00 | (1,076.10) | 51.1% |
| 01-401-000-235 | Vehicle Maintenance | 157.51 | 500.00 | (342.49) | 31.5% |
| 01-401-000-252 | Repair & Maintenance | - | 2,000.00 | (2,000.00) | 0.0% |
| 01-401-000-316 | Training & Seminars | 6,240.92 | 7,000.00 | (759.08) | 89.2% |
| 01-401-000-317 | Parking/Travel | 775.25 | 1,200.00 | (424.75) | 64.6% |
| 01-401-000-322 | Ipad Expenses | 426.26 | 600.00 | (173.74) | 71.0% |
| 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 | 1,341.24 | 1,655.00 | (313.76) | 81.0% |
| 01-401-000-420 | Dues/Subscriptions/Memberships | 3,900.98 | 2,500.00 | 1,400.98 | 156.0% |
| 01-401-000-450 | Contracted Services | 11,187.20 | 6,685.00 | 4,502.20 | 167.3% |
| | | 515,263.38 | 740,448.00 | (225,184.62) | 69.6% |
| AUDIT | | | | | |
| 01-402-000-450 | Contracted Services | 25,750.00 | 26,650.00 | (900.00) | 96.6% |
| | | 25,750.00 | 26,650.00 | (900.00) | 96.6% |
| TAX COLLECTION | | | | | |
| 01-403-000-100 | Tax Collector Wages | 14,038.84 | 19,000.00 | (4,961.16) | 73.9% |
| 01-403-000-150 | Payroll Tax Expense | 1,068.17 | 1,454.00 | (385.83) | 73.5% |
| 01-403-000-200 | Supplies | 90.54 | 500.00 | (409.46) | 18.1% |
| 01-403-000-215 | Postage | 1,587.06 | 2,000.00 | (412.94) | 79.4% |
| 01-403-000-350 | Insurance-Bonding | - | 600.00 | (600.00) | 0.0% |
| 01-403-000-450 | Contracted Services | 2,816.40 | 3,000.00 | (183.60) | 93.9% |
| | | 19,601.01 | 26,554.00 | (6,952.99) | 73.8% |

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended September 30, 2017

| GL Account # | Account Description | 2017 YTD Actual | 2017 Budget | Over (Under) Budget | Actual as % of Budget |
|------------------------------|------------------------------|--------------------|----------------|------------------------|--------------------------|
| LEGAL | | | | | |
| 01-404-000-305 | Reimbursable Legal Fees - CU | | | | #DIV/0! |
| 01-404-000-310 | Reimbursable Legal Fees | 12,216.44 | 10,000.00 | 2,216.44 | 122.2% |
| 01-404-000-311 | Non Reimbursable Legal | 11,726.77 | 30,000.00 | (18,273.23) | 39.1% |
| 01-404-000-450 | Contracted Services | | 5,000.00 | (5,000.00) | 0.0% |
| | | 23,943.21 | 45,000.00 | (21,056.79) | 53.2% |
| COMPUTER | | | | | |
| 01-407-000-200 | Supplies | 248.43 | 2,000.00 | (1,751.57) | 12.4% |
| 01-407-000-220 | Software | 3,967.41 | 4,000.00 | (32.59) | 99.2% |
| 01-407-000-222 | Hardware | 1,432.00 | 7,000.00 | (5,568.00) | 20.5% |
| 01-407-000-240 | Web Page | 6,934.66 | 5,000.00 | 1,934.66 | 138.7% |
| 01-407-000-450 | Contracted Services | 50,152.91 | 52,000.00 | (1,847.09) | 96.4% |
| | | 62,735.41 | 70,000.00 | (7,264.59) | 89.6% |
| ENGINEERING | | | | | |
| 01-408-000-305 | Reimbursable Conditional Use | 6,194.70 | 25,000.00 | (18,805.30) | 24.8% |
| 01-408-000-310 | Reimbursable Engineering | 69,948.84 | 75,000.00 | (5,051.16) | 93.3% |
| 01-408-000-311 | Traffic Engineering | 27,491.38 | 25,000.00 | 2,491.38 | 110.0% |
| 01-408-000-313 | Non Reimbursable Engineering | 9,626.89 | 20,000.00 | (10,373.11) | 48.1% |
| 01-408-000-366 | Ordinance Update | | 4,500.00 | (4,500.00) | 0.0% |
| 01-408-000-367 | General Planning | 9,462.41 | 4,000.00 | 5,462.41 | 236.6% |
| 01-408-000-368 | MS4 Expenses | | | | #DIV/0! |
| | | 122,724.22 | 153,500.00 | (30,775.78) | 80.0% |
| TOWNSHIP PROPERTIES | | | | | |
| <i>Public Works Building</i> | | | | | |
| 01-409-001-200 | Supplies | 656.02 | 1,000.00 | (343.98) | 65.6% |
| 01-409-001-231 | Propane & heating - PW bldg | 12,165.09 | 13,000.00 | (834.91) | 93.6% |
| 01-409-001-250 | Maint & Repair | 6,495.82 | 16,150.00 | (9,654.18) | 40.2% |
| 01-409-001-320 | Telephone | 3,189.86 | 1,700.00 | 1,489.86 | 187.6% |
| 01-409-001-351 | Insurance - property | 3,010.89 | 4,118.00 | (1,107.11) | 73.1% |
| 01-409-001-360 | Utilities | 4,946.62 | 12,000.00 | (7,053.38) | 41.2% |
| 01-409-001-450 | Contracted Services | 2,402.66 | 5,820.00 | (3,417.34) | 41.3% |
| <i>Township Building</i> | | | | | |
| 01-409-003-101 | Employee Cost Allocated | | | | #DIV/0! |
| 01-409-003-200 | Supplies | 1,038.73 | 2,000.00 | (961.27) | 51.9% |
| 01-409-003-231 | Propane & Heating Oil | | 5,000.00 | (5,000.00) | 0.0% |
| 01-409-003-250 | Maintenance & Repairs | 17,755.31 | 8,000.00 | 9,755.31 | 221.9% |
| 01-409-003-320 | Telephone | 8,079.91 | 7,000.00 | 1,079.91 | 115.4% |
| 01-409-003-351 | Insurance Property | 3,010.90 | 4,118.00 | (1,107.10) | 73.1% |
| 01-409-003-360 | Utilities | 16,549.37 | 15,000.00 | 1,549.37 | 110.3% |
| 01-409-003-450 | Contracted Services | 15,092.55 | 25,000.00 | (9,907.45) | 60.4% |
| <i>Milford Road</i> | | | | | |
| 01-409-004-200 | Supplies | | 500.00 | (500.00) | 0.0% |
| 01-409-004-231 | Propane | 1,103.76 | 1,500.00 | (396.24) | 73.6% |
| 01-409-004-250 | Maintenance & Repairs | | 3,000.00 | (3,000.00) | 0.0% |
| 01-409-004-320 | Telephone | 2,179.05 | 1,600.00 | 579.05 | 136.2% |
| 01-409-004-351 | Insurance - property | 602.19 | 824.00 | (221.81) | 73.1% |
| 01-409-004-360 | Utilities | 862.95 | 2,000.00 | (1,137.05) | 43.1% |
| 01-409-004-450 | Contracted Services | 228.00 | 1,100.00 | (872.00) | 20.7% |
| | | 99,369.68 | 130,430.00 | (31,060.32) | 76.2% |

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended September 30, 2017

| GL Account # | Account Description | 2017 YTD Actual | 2017 Budget | Over (Under) Budget | Actual as % of Budget |
|------------------------|--------------------------------------|--------------------|----------------|------------------------|--------------------------|
| POLICE EXPENSES | | | | | |
| 01-410-000-100 | Police Wages | 810,990.31 | 1,101,367.00 | (290,376.69) | 73.6% |
| 01-410-000-150 | Payroll Tax Expense | 65,972.98 | 84,255.00 | (18,282.02) | 78.3% |
| 01-410-000-151 | PSATS Unemployment Compensation | 2,435.00 | 2,535.00 | (100.00) | 96.1% |
| 01-410-000-156 | Employee Benefit Expense | 240,553.77 | 345,027.00 | (104,473.23) | 69.7% |
| 01-410-000-158 | Medical Expense Reimbursements | 3,676.02 | 7,500.00 | (3,823.98) | 49.0% |
| 01-410-000-160 | Pension Expense | 150,060.00 | 150,060.00 | | 100.0% |
| 01-410-000-174 | Tuition Reimbursement | 3,645.00 | 15,000.00 | (11,355.00) | 24.3% |
| 01-410-000-181 | Longevity Pay | 16,200.00 | 18,200.00 | (2,000.00) | 89.0% |
| 01-410-000-182 | Education incentive | 3,500.00 | 3,500.00 | | 100.0% |
| 01-410-000-183 | Overtime Wages | 28,176.74 | 42,000.00 | (13,823.26) | 67.1% |
| 01-410-000-187 | Courttime Wages | 9,315.06 | 12,000.00 | (2,684.94) | 77.6% |
| 01-410-000-191 | Uniform/Boot Allowances | 10,150.00 | 10,700.00 | (550.00) | 94.9% |
| 01-410-000-200 | Supplies | 6,355.53 | 12,000.00 | (5,644.47) | 53.0% |
| 01-410-000-215 | Postage | 750.00 | 750.00 | | 100.0% |
| 01-410-000-230 | Gasoline & Oil | 19,815.52 | 25,000.00 | (5,184.48) | 79.3% |
| 01-410-000-235 | Vehicle Maintenance | 12,675.48 | 30,000.00 | (17,324.52) | 42.3% |
| 01-410-000-238 | Clothing/Uniforms | 3,785.93 | 5,000.00 | (1,214.07) | 75.7% |
| 01-410-000-250 | Maintenance & Repairs | 1,794.68 | 1,500.00 | 294.68 | 119.6% |
| 01-410-000-260 | Small Tools & Equipment | 2,719.30 | 7,000.00 | (4,280.70) | 38.8% |
| 01-410-000-311 | Non-Reimburseable-Legal | - | 3,000.00 | (3,000.00) | 0.0% |
| 01-410-000-316 | Training/Seminar | 8,810.02 | 14,500.00 | (5,689.98) | 60.8% |
| 01-410-000-317 | Parking & travel | 473.51 | 400.00 | 73.51 | 118.4% |
| 01-410-000-320 | Telephone | 2,952.73 | 8,000.00 | (5,047.27) | 36.9% |
| 01-410-000-322 | Ipad Expense | 336.24 | 600.00 | (263.76) | 56.0% |
| 01-410-000-327 | Radio Equipment M & R | - | 1,000.00 | (1,000.00) | 0.0% |
| 01-410-000-340 | Public Relations | 6,027.75 | 7,000.00 | (972.25) | 86.1% |
| 01-410-000-342 | Police Accreditation | 5,717.00 | 13,500.00 | (7,783.00) | 42.3% |
| 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 | 29,060.20 | 35,864.00 | (6,803.80) | 81.0% |
| 01-410-000-420 | Dues/Subscriptions/Memberships | 425.00 | 750.00 | (325.00) | 56.7% |
| 01-410-000-450 | Contracted Services | 16,564.15 | 15,500.00 | 1,064.15 | 106.9% |
| 01-410-000-740 | Computer/Furniture | 2,892.50 | 4,000.00 | (1,107.50) | 72.3% |
| | | 1,478,816.58 | 1,995,270.00 | (516,453.42) | 74.1% |
| FIRE/AMBULANCE | | | | | |
| 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! | |
| 01-411-000450 | Contracted Services | - | - | #DIV/0! | |
| 01-411-000-451 | Hydrant expenses-Aqua | 55,053.27 | 60,000.00 | (4,946.73) | 91.8% |
| 01-411-001-001 | Ludwigs | 74,160.00 | 74,160.00 | | 100.0% |
| 01-411-001-002 | Lionville | 76,630.32 | 74,282.00 | 2,348.32 | 103.2% |
| 01-411-001-003 | Lionville Capital | - | - | #DIV/0! | |
| 01-411-001-004 | Glenmoore | 8,549.00 | 8,549.00 | | 100.0% |
| 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 | 95,002.16 | 112,000.00 | (16,997.84) | 84.8% |
| | | 338,777.89 | 375,399.00 | (36,621.11) | 90.2% |

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended September 30, 2017

| GL Account # | Account Description | 2017 YTD Actual | 2017 Budget | Over (Under) Budget | Actual as % of Budget |
|------------------------------|----------------------------------|--------------------|----------------|------------------------|--------------------------|
| AMBULANCE | | | | | |
| 01-412-000-540 | Uwchlan Ambulance | 27,038.00 | 27,038.00 | | 100.0% |
| 01-412-000-544 | Minquas Ambulance | - | - | | #DIV/0! |
| | | 27,038.00 | 27,038.00 | | 100.0% |
| CODES ADMINISTRATION | | | | | |
| 01-413-000-100 | Code Adminstrator Wages | 170,307.42 | 229,144.00 | (58,836.58) | 74.3% |
| 01-413-000-150 | Payroll Tax Expenses | 13,467.90 | 17,530.00 | (4,062.10) | 76.8% |
| 01-413-000-151 | PSATS Unemployment Compensation | 585.00 | 585.00 | | 100.0% |
| 01-413-000-156 | Employee Benefit Expense | 55,085.68 | 75,783.00 | (20,697.32) | 72.7% |
| 01-413-000-160 | Pension | 20,440.69 | 17,692.00 | 2,748.69 | 115.5% |
| 01-413-000-181 | Longevity Pay | 6,600.00 | 6,600.00 | | 100.0% |
| 01-413-000-200 | Supplies | 1,904.87 | 1,000.00 | 904.87 | 190.5% |
| 01-413-000-230 | Gasoline & Oil | 2,073.24 | 3,800.00 | (1,726.76) | 54.6% |
| 01-413-000-235 | Vehicle Maintenance | 133.05 | 1,500.00 | (1,366.95) | 8.9% |
| 01-413-000-316 | Training/Seminar | 1,300.00 | 3,000.00 | (1,700.00) | 43.3% |
| 01-413-000-317 | Parking/Travel | 396.61 | 1,000.00 | (603.39) | 39.7% |
| 01-413-000-320 | Telephone | 875.44 | 2,000.00 | (1,124.56) | 43.8% |
| 01-413-000-322 | Ipad Expense | 336.24 | 600.00 | (263.76) | 56.0% |
| 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 | 1,341.24 | 1,655.00 | (313.76) | 81.0% |
| 01-413-000-420 | Dues/Subscriptions/Memberships | 1,440.00 | 7,500.00 | (6,060.00) | 19.2% |
| 01-413-000-450 | Contracted Services | 5,199.87 | 53,760.00 | (48,560.13) | 9.7% |
| 01-413-000-460 | Meetings & Conferences | - | - | | #DIV/0! |
| | | 281,712.31 | 423,457.00 | (141,744.69) | 66.5% |
| PLANNING & ZONING | | | | | |
| 01-414-001-116 | Compensation | - | - | | #DIV/0! |
| 01-414-001-200 | Supplies | 6.08 | 500.00 | (493.92) | 1.2% |
| 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 | 345.62 | 500.00 | (154.38) | 69.1% |
| 01-414-001-451 | ACT 209 | - | - | | #DIV/0! |
| | | 1,395.22 | 11,500.00 | (10,104.78) | 12.1% |
| VILLAGE CONCEPT | | | | | |
| 01-414-002-367 | General Planning | 180.00 | 8,000.00 | (7,820.00) | 2.3% |
| | | 180.00 | 8,000.00 | (7,820.00) | 2.3% |
| ZONING | | | | | |
| 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 | 157.61 | 6,000.00 | (5,842.39) | 2.6% |
| 01-414-003-366 | Ordinance Update | - | - | | #DIV/0! |
| 01-414-003-450 | Contracted Services | 365.00 | 1,000.00 | (635.00) | 36.5% |
| | | 570.11 | 9,800.00 | (9,229.89) | 5.8% |

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended September 30, 2017

| GL Account # | Account Description | 2017 YTD Actual | 2017 Budget | Over (Under) Budget | Actual as % of Budget |
|-----------------------------|----------------------------------|--------------------|----------------|------------------------|--------------------------|
| EMERGENCY OPERATIONS | | | | | |
| 01-415-000-200 | Supplies | 1,804.08 | 2,000.00 | (195.92) | 90.2% |
| 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 | 1,394.78 | 1,200.00 | 194.78 | 116.2% |
| 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% |
| | | 3,413.92 | 7,850.00 | (4,436.08) | 43.5% |
| ANIMAL CONTROL/OTHER | | | | | |
| 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% |
| SIGNS | | | | | |
| 01-433-000-200 | Supplies | 6,494.50 | 5,000.00 | 1,494.50 | 129.9% |
| 01-433-000-450 | Contracted Services | - | 1,000.00 | (1,000.00) | 0.0% |
| | | 6,494.50 | 6,000.00 | 494.50 | 108.2% |
| SIGNALS | | | | | |
| 01-434-000-450 | Contracted Services | 16,518.03 | 12,700.00 | 3,818.03 | 130.1% |
| | | 16,518.03 | 12,700.00 | 3,818.03 | 130.1% |
| PUBLIC WORKS | | | | | |
| 01-438-000-100 | Public Works Wages | 241,851.90 | 327,423.00 | (85,571.10) | 73.9% |
| 01-438-000-101 | Employee cost allocated | - | - | - | #DIV/0! |
| 01-438-000-150 | Payroll Tax Expense | 19,106.09 | 25,048.00 | (5,941.91) | 76.3% |
| 01-438-000-151 | PSATS Unemployment Compensation | 1,377.25 | 1,360.00 | 17.25 | 101.3% |
| 01-438-000-156 | Employee Benefit Expense | 108,868.60 | 134,109.00 | (25,240.40) | 81.2% |
| 01-438-000-160 | Pension | 22,224.08 | 19,439.00 | 2,785.08 | 114.3% |
| 01-438-000-181 | Longevity | 2,550.00 | 5,700.00 | (3,150.00) | 44.7% |
| 01-438-000-183 | Overtime Wages | 9,483.19 | 19,100.00 | (9,616.81) | 49.7% |
| 01-438-000-200 | Supplies | 19,685.89 | 46,700.00 | (27,014.11) | 42.2% |
| 01-438-000-205 | Meals & Meal Allowances | - | 500.00 | (500.00) | 0.0% |
| 01-438-000-230 | Gasoline & Oil | 30,434.97 | 28,600.00 | 1,834.97 | 106.4% |
| 01-438-000-235 | Vehicle Maintenance | 10,973.91 | 13,400.00 | (2,426.09) | 81.9% |
| 01-438-000-238 | Uniforms | 2,701.90 | 3,050.00 | (348.10) | 88.6% |
| 01-438-000-245 | Highway Supplies | 6,249.72 | 10,200.00 | (3,950.28) | 61.3% |
| 01-438-000-260 | Small Tools & Equipment | 8,615.91 | 12,820.00 | (4,204.09) | 67.2% |
| 01-438-000-316 | Training/Seminar | 1,401.90 | 4,600.00 | (3,198.10) | 30.5% |
| 01-438-000-317 | Parking & travel | 134.07 | 600.00 | (465.93) | 22.3% |
| 01-438-000-320 | Telephone | 1,997.67 | 3,000.00 | (1,002.33) | 66.6% |
| 01-438-000-322 | Ipad Expense | 426.40 | 1,200.00 | (773.60) | 35.5% |
| 01-438-000-341 | Advertising | 845.20 | - | 845.20 | #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 | 7,153.28 | 8,601.00 | (1,447.72) | 83.2% |
| 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 | 5,122.83 | 74,840.00 | (69,717.17) | 6.8% |
| 01-438-000-463 | Miscellaneous | 3,068.81 | - | 3,068.81 | #DIV/0! |
| 01-438-000-720 | Road Resurfacing | 190,359.00 | 206,067.00 | (15,708.00) | 92.4% |
| | | 698,937.81 | 960,420.00 | (261,482.19) | 72.8% |

**Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended September 30, 2017**

| GL Account # | Account Description | 2017 YTD Actual | 2017 Budget | Over (Under) Budget | Actual as % of Budget |
|--|----------------------------------|--------------------|----------------|------------------------|--------------------------|
| <u>Public Works - Facilities Division</u> | | | | | |
| 01-438-001-100 | Wages | 117,969.76 | 176,654.00 | (58,684.24) | 66.8% |
| 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 | 9,579.64 | 13,514.00 | (3,934.36) | 70.9% |
| 01-438-001-151 | PSATS Unemployment Compensation | 787.50 | 1,360.00 | (572.50) | 57.9% |
| 01-438-001-156 | Employee Benefit Expense | 36,707.89 | 50,831.00 | (14,123.11) | 72.2% |
| 01-438-001-160 | Pension Expense | 7,981.04 | 7,308.00 | 673.04 | 109.2% |
| 01-438-001-174 | Tuition Reimbursement | | | | #DIV/0! |
| 01-438-001-181 | Longevity | 1,500.00 | 1,500.00 | | 100.0% |
| 01-438-001-183 | Overtime Wages | 2,566.77 | 8,000.00 | (5,433.23) | 32.1% |
| 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 | 1,777.26 | 3,600.00 | (1,822.74) | 49.4% |
| 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 | 3,573.64 | 4,641.00 | (1,067.36) | 77.0% |
| 01-438-001-450 | Contracted Services | - | | | #DIV/0! |
| | | 111,860.13 | 100,081.00 | 11,779.13 | 111.8% |
| ROAD CONSTRUCTION | | | | | |
| 01-439-000-752 | East West Link | | | | #DIV/0! |
| | | | | | #DIV/0! |
| PARK & RECREATION | | | | | |
| <i>Parks - General</i> | | | | | |
| 01-454-001-101 | Park wages allocation | 73,987.27 | 170,063.00 | (96,075.73) | 43.5% |
| 01-454-001-200 | Supplies | 4,236.21 | 2,500.00 | 1,736.21 | 169.4% |
| 01-454-001-201 | Halloween/Xmas Party | 500.00 | 5,000.00 | (4,500.00) | 10.0% |
| 01-454-001-202 | Community Day | 23,361.83 | 21,000.00 | 2,361.83 | 111.2% |
| 01-454-001-230 | Gasoline & Oil | - | | | #DIV/0! |
| 01-454-001-235 | Vehicle Maintenance | 8,255.60 | 2,500.00 | 5,755.60 | 330.2% |
| 01-454-001-250 | Maintenance & Repairs | 3,261.77 | 500.00 | 2,761.77 | 652.4% |
| 01-454-001-260 | Small Tools & Equipment | 721.91 | 2,700.00 | (1,978.09) | 26.7% |
| 01-454-001-316 | Training/Seminars | 160.00 | 5,000.00 | (4,840.00) | 3.2% |
| 01-454-001-340 | Public Relations | 160.00 | - | 160.00 | #DIV/0! |
| 01-454-001-354 | Insurance - Workers Compensation | 2,235.40 | 2,759.00 | (523.60) | 81.0% |
| 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% |
| | | 117,171.23 | 212,522.00 | (95,350.77) | 55.1% |
| HICKORY PARK | | | | | |
| 01-454-002-200 | Supplies-Hickory | 2,291.31 | 1,500.00 | 791.31 | 152.8% |
| 01-454-002-231 | Propane | 1,120.08 | 2,000.00 | (879.92) | 56.0% |
| 01-454-002-250 | Maintenance & Repairs | 1,732.66 | 7,000.00 | (5,267.34) | 24.8% |
| 01-454-002-351 | Insurance-Property | 1,204.35 | 1,647.00 | (442.65) | 73.1% |
| 01-454-002-360 | Utilities | 2,768.36 | 5,000.00 | (2,231.64) | 55.4% |
| 01-454-002-450 | Contracted Services | 17,495.45 | 20,000.00 | (2,504.55) | 87.5% |
| | | 26,612.21 | 37,147.00 | (10,534.79) | 71.6% |

**Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended September 30, 2017**

| GL Account # | Account Description | 2017 YTD Actual | 2017 Budget | Over (Under) Budget | Actual as % of Budget |
|--|-------------------------|---------------------|---------------------|------------------------|--------------------------|
| FELLOWSHIP FIELDS | | | | | |
| 01-454-003-200 | Supplies | 521.58 | 1,000.00 | (478.42) | 52.2% |
| 01-454-003-250 | Maintenance & Repairs | 256.48 | 10,000.00 | (9,743.52) | 2.6% |
| 01-454-003-312 | Engineering Fees | - | 2,000.00 | (2,000.00) | 0.0% |
| 01-454-003-320 | Telephone | 1,221.82 | 2,500.00 | (1,278.18) | 48.9% |
| 01-454-003-351 | Insurance Property | 2,408.70 | 3,295.00 | (886.30) | 73.1% |
| 01-454-003-360 | Utilities | 10,718.68 | 9,000.00 | 1,718.68 | 119.1% |
| 01-454-003-450 | Contracted Services | 12,077.20 | 13,000.00 | (922.80) | 92.9% |
| | | 27,204.46 | 40,795.00 | (13,590.54) | 66.7% |
| LARKINS FIELD | | | | | |
| 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 | 2,115.00 | 3,000.00 | (885.00) | 70.5% |
| | | 2,115.00 | 9,000.00 | (6,885.00) | 23.5% |
| UPLAND FARMS | | | | | |
| 01-454-005-200 | Supplies | 4,112.01 | 5,000.00 | (887.99) | 82.2% |
| 01-454-005-231 | Propane & Heating Oil | 528.62 | 4,500.00 | (3,971.38) | 11.7% |
| 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 | 6,709.13 | 4,000.00 | 2,709.13 | 167.7% |
| 01-454-005-450 | Contracted Services | 2,190.00 | 5,000.00 | (2,810.00) | 43.8% |
| 01-454-005-513 | Engineering Fees | - | - | #DIV/0! | |
| | | 15,388.96 | 30,971.00 | (15,582.04) | 49.7% |
| Total Parks and Recreation | | 188,491.86 | 330,435.00 | (141,943.14) | 57.0% |
| LIBRARY | | | | | |
| 01-456-000-530 | Contributions | - | 5,000.00 | (5,000.00) | 0.0% |
| | | - | 5,000.00 | (5,000.00) | 0.0% |
| HISTORICAL COMMISSIONS | | | | | |
| 01-459-000-200 | Supplies | 110.00 | 1,000.00 | (890.00) | 11.0% |
| 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% |
| | | 110.00 | 2,500.00 | (2,390.00) | 4.4% |
| Total Expenditures Before Operating Transfers | | 4,085,922.02 | 5,551,501.00 | (1,465,578.98) | 73.6% |
| Excess of Revenues over Expenses Before Operating Transfers | | 1,312,862.47 | 696,115.00 | 616,747.47 | 188.6% |

**Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended September 30, 2017**

| GL Account # | Account Description | 2017 YTD Actual | 2017 Budget | Over (Under) Budget | Actual as % of Budget |
|---|--|---------------------|---------------------|------------------------|--------------------------|
| OPERATING TRANSFERS | | | | | |
| 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% |
| Total Expenditures after Operating Transfers | | 5,035,922.02 | 6,751,501.00 | (1,715,578.98) | 74.6% |
| EXCESS OF REVENUES OVER EXPENSES | | | | | |
| | | 362,862.47 | (503,885.00) | 866,747.47 | -72.0% |



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: **Board of Supervisors**

FROM: **Jill Bukata**
Township Treasurer

RE: **Transfer from Solid Waste Fund to Capital Fund**

DATE: **October 16, 2017**

The 2017 Budget includes a transfer from the Solid Waste Fund to the Capital Fund in the amount of \$350,000. The Capital Fund has total cash and investments of \$1,172,670 at the end of September. The majority is invested at PSDLAF and is available for use as needed. The Solid Waste Fund has a current balance of \$1,041,500 and has sufficient cash for its operations through the remainder of the year and into 2018.

I am respectfully requesting the Board to authorize transferring \$350,000 from the Solid Waste Fund to the Capital Fund in accordance with the Budget.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

ENGINEER'S REPORT – UPPER UWCHLAN TOWNSHIP

Date: October 12, 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:

Fetters Property (McKee Group) - The Final Plan has been reviewed by the consultants and will be considered by the Planning Commission at their October 12th Meeting.

Carsense - Carsense has submitted a land development application for a 2,253 SF addition onto their existing 10,000 SF Detailing Building. The plans have been reviewed by the consultants and will be considered by the Planning Commission at their October 12th meeting.

Byers Station (Lot 5C) - The Board granted Final Plan Approval at their February 22nd, 2017 meeting. Toll Brothers will be proceeding with the residential portion of the development. Final plans have been submitted to the consultants for their review prior to agreements being executed. A preconstruction meeting has been scheduled for October 18th.

General:

Meetings / Correspondence with staff regarding various matters.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

DEVELOPMENT UPDATE – UPPER UWCHLAN TOWNSHIP

Date: October 12, 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. Construction continues.

449 Milford Road – A 2 lot minor subdivision has been submitted for this property. The plan will be accepted by the Planning Commission at their October 12th meeting and formally reviewed at their November 9th meeting.

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 20th, 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 22nd, 2017 meeting. Toll Brothers will be proceeding with the residential portion of the development. Final plans have been submitted to the consultants for their review prior to agreements being executed. A preconstruction meeting has been scheduled for October 18th.

Byers Station (Lot 6C) – A staff meeting was held on July 10th 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 9th 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.

Carsense - Carsense has submitted a land development application for a 2,253 SF addition onto their existing 10,000 SF Detailing Building. The plans have been reviewed by the consultants and will be considered by the Planning Commission at their October 12th meeting.

File No. 17-01084T
October 12, 2017

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 11th meeting.

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 17th 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 17th meeting. The Final Plan has been reviewed by the consultants and will be considered by the Planning Commission at their October 12th Meeting.

Jankowski Tract- A conditional Use Application has been submitted for this property. The first conditional use hearing was held on June 19th. A staff meeting was held on August 16th to discuss a modified plan. The Applicant has submitted a revised plan which has been reviewed by the consultants. The plan will be considered by the Planning Commission at their October 12th meeting.

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 17th meeting. The Board granted Preliminary / Final Plan Approval at their May 15th meeting. Moser is now working to acquire their approvals from Pa-DEP & Pa-DOT.

Montesano Brothers - Montesano Brothers has submitted a conditional use application to permit an 8,400 SF outdoor dining area. The Conditional Use Hearing will be held on October 16th.

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



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: The Board of Supervisors

FROM: Kathi McGrath *K. McGrath*
Administrative Assistant

RE: Codes Department Activity Report

DATE: October 13, 2017

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

Attachments:
Activity Report

/km

UPPER UWCHLAN TOWNSHIP
Permit Analysis
2014-2017

| # of Permits | Fees | YTD Permits | YTD Fees | 2014 | | | 2015 | | | 2016 | | | 2017 | | |
|--------------|--------------|-------------|---------------|--------------|---------------|-------------|---------------|--------------|--------------|-------------|---------------|--------------|---------------|-------------|---------------|
| | | | | # of Permits | Fees | YTD Permits | Fees | # of Permits | Fees | YTD Permits | Fees | # of Permits | Fees | YTD Permits | Fees |
| Jan 33 | \$ 7,844.00 | 33 | \$ 7,844.00 | 58 | \$ 10,380.32 | 58 | \$ 10,380.32 | 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 | \$ 10,000.00 | 34 | \$ 10,000.00 | 38 | \$ 31,184.74 | 71 | \$ 50,370.74 | 30 | \$ 6,209.00 | 66 | \$ 34,098.54 |
| Mar 31 | \$ 4,271.00 | 92 | \$ 15,028.00 | 60 | \$ 9,500.00 | 60 | \$ 9,500.00 | 151 | \$ 24,149.74 | 36 | \$ 9,003.50 | 64 | \$ 60,388.24 | 62 | \$ 61,429.00 |
| Apr 42 | \$ 4,833.00 | 134 | \$ 19,881.00 | 134 | \$ 15,201.00 | 134 | \$ 15,201.00 | 295 | \$ 10,270.74 | 64 | \$ 88,297.00 | 173 | \$ 147,600.24 | 61 | \$ 30,429.00 |
| May 41 | \$ 7,073.00 | 175 | \$ 26,924.00 | 118 | \$ 31,601.18 | 405 | \$ 72,925.34 | 125 | \$ 14,112.00 | 296 | \$ 167,773.24 | 81 | \$ 13,118.50 | 250 | \$ 139,075.10 |
| Jun 71 | \$ 7,430.70 | 246 | \$ 34,394.79 | 154 | \$ 21,109.54 | 559 | \$ 54,111.32 | 109 | \$ 9,919.12 | 407 | \$ 177,771.36 | 117 | \$ 107,225.16 | 367 | \$ 246,300.26 |
| Jul .98 | \$ 15,371.46 | 344 | \$ 50,710.96 | 98 | \$ 11,320.50 | 957 | \$ 105,448.48 | 55 | \$ 8,120.56 | 462 | \$ 178,831.92 | 74 | \$ 60,308.00 | 445 | \$ 306,608.26 |
| Aug 152 | \$ 13,922.00 | 496 | \$ 54,317.95 | 69 | \$ 9,281.00 | 723 | \$ 114,979.48 | 83 | \$ 50,103.08 | 545 | \$ 229,935.00 | 90 | \$ 9,532.32 | 535 | \$ 316,140.58 |
| Sept 238 | \$ 17,214.45 | 735 | \$ 81,922.41 | 43 | \$ 8,911.48 | 283 | \$ 121,921.30 | 57 | \$ 8,844.90 | 602 | \$ 228,779.00 | 86 | \$ 29,485.94 | 621 | \$ 345,826.52 |
| Oct 216 | \$ 17,112.76 | 951 | \$ 90,015.17 | 72 | \$ 12,443.02 | 836 | \$ 114,354.48 | 64 | \$ 8,144.42 | 686 | \$ 246,921.42 | | | | |
| Nov 124 | \$ 18,400.00 | 1075 | \$ 117,244.03 | 38 | \$ 102,941.80 | 874 | \$ 207,290.70 | 71 | \$ 13,717.44 | 737 | \$ 260,440.98 | | | | |
| Dec 50 | \$ 4,354.02 | 1125 | \$ 121,709.45 | 51 | \$ 6,238.24 | 925 | \$ 243,151.97 | 42 | \$ 9,929.00 | 779 | \$ 270,569.86 | | | | |



**SEPTEMBER/OCTOBER
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 September.
- Tracking of work orders through Munilogic. 176 Submitted – 175 Completed
 - Municipal Authority
 - 17 Work new orders submitted
 - 17 Completed (inspection items just entered end of period)
 - PA 1-calls
 - 92 Work orders submitted
 - 92 Completed
 - Public Works
 - 37 Work orders submitted
 - 37 Completed
 - Parks
 - 8 Work orders submitted
 - 7 Completed
 - Solid Waste
 - 22 Work orders submitted
 - 22 Completed
- The line painting contractor has completed the long lines on the Township's roads and will be back to complete some intersection work.
- Worked on 2018 Budget.
- Completed a stormwater inlet repair on Churchill Dr.
- Inlet cleaning of various inlets.
- Night work painting lines and legends.
- Crack sealing was done on various roadways.

- Trees were trimmed at various locations throughout the Township.
- Toter swaps and deliveries were done as requested.
- Re-graded the area to the rear of the Township Building to alleviate water infiltration problem into the Police Dept.
- 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.
- Minor maintenance issues were handled at the Township Buildings.

Bids:

- None

Road Dedication:

- None

Workforce

- The last of our summer help is gone and the Road guys are helping to keep up with the mowing and other Park related issues.
- Kyle and Tim attended a playground Safety and Maintenance class.
- Josh, Chris, Kyle, and Tim attended the quarterly DelChester Public Works Assoc. training meeting.
- 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

FROM: Cary B. Vargo
Township Manager

RE: Ewing West Vincent Wastewater Escrow Release Request
#11 – Final

DATE: October 12, 2017

Attached for your review and consideration is Escrow Release Request #11 (Final) for the Ewing - West Vincent waste water infrastructure in the amount of \$803,738.05. ARRO has reviewed and inspected all work, confirmed the receipt and adequacy of record drawings and is recommending the release in its full amount with no expressed concerns.

I would respectfully request that the BOS authorize escrow release #11 in the amount of \$803,738.05, fully extinguishing this financial security.

October 3, 2017

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

Limerick Office

649 North Lewis Road
Suite 100
Limerick, PA 19468
T 610.495.0303
F 610.495.5855

RE: Upper Uwchlan Township Municipal Authority
Ewing Tract – West Vincent Township
Phase 1/2A Escrow Release No. 11 (FINAL)
ARRO #7000.84

Dear Mr. Vargo:

ARRO has reviewed the attached Toll Brothers March 6, 2017 Escrow Release Request No. 11 (FINAL) in the amount of \$803,738.05 for Ewing Tract – West Vincent Township Phase 1/2A sanitary sewer, spray irrigation facilities and spray areas.

All construction work is complete and record drawings have been submitted for the Ewing Tract Wastewater Pump Station, Spray Pump Station and Lagoon, and the Effluent Return Main and Spray Distribution force mains.

ARRO considers it acceptable to release the requested Request No. 11 (FINAL) amount to Toll Brothers:

Net Escrow Release \$ 803,738.05

If you have any questions please contact me at (610) 495-2111, or Jay Jackson at (610) 495-2103.

Sincerely,

G. Matthew Brown 98

G. Matthew Brown, P.E., DEE

GMB:car

Attachment

c: Michael Downs, P.E. – Toll Brothers
Justin Hunt – Toll Brothers
David Leh, P.E. – Gilmore & Associates
Jay Jackson, P.E. – ARRO Consulting, Inc.

RECEIVED
OCT 6 2017
UPPER UWCHLAN TWP.



*Opening the Way
for America's Largest
Homebuilder*

March 6, 2017

Upper Uwchlan Township
Board of Supervisors
140 Pottstown Pike
Chester Springs, PA 19425

Via E-Mail

Re: Surety Reduction Request No. 11 Performance Surety Bond 08878003 – FINAL

Dear Board of Supervisors,

Toll Brothers, Inc. posted the aforementioned financial instrument to ensure the completion of the proposed sanitary improvements at Ewing WV Phase 1/2A. Toll Brothers, Inc. completed \$803,738.05 of work associated with the completion of the project. Please see the attached escrow spreadsheet for a reconciliation of our progress to date regarding sanitary improvements.

Therefore, pursuant to the "Pennsylvania Municipalities Planning Code" Section 509 (j) and Act 154 of 2012, please kindly process Toll Brothers, Inc.'s Surety Reduction Request No. 11 in the amount of \$803,738.05.

Please release Performance Surety Bond 08878003.

I thank you in advance of your consideration of this matter and await word of your confirmation of this request. Please direct follow up correspondence to my attention.

Sincerely,

A handwritten signature in blue ink, appearing to read "Justin K. Hunt".

Justin K Hunt
Land Development Manager

CC:

Cary Vargo, Upper Uwchlan Township (via E-Mail)
Jay Jackson, P.E., The Arro Group (via E-Mail)
Erica Batdorf, West Vincent Township (via E-Mail)
Bryan Kulakowsky, P.E., Cedarville Engineering Group, LLC.
Michael Downs, P.E., TBI (via E-Mail)
Christopher Kopitsky, TBI (via E-Mail)
Sarah Smith, TBI (via E-Mail)
Larry Dugan, OHB (via E-Mail)

ESCROW ACCOUNT - EWING TRACT
WEST VINCENT TOWNSHIP
CHESTER COUNTY, PA

PREPARED: July 11, 2007

CARROLL ENGINEERING CORPORATION
555 SECOND AVENUE SUITE G-1(DATE)
COLLEGEVILLE PA 19426
SANITARY SEWER PH 1/2A

RELEASE: 11
FINAL
3/6/2017

A. SANITARY SEWER

| # | Item | Unit | Cost | Quantity | Item | Unit | Cost | Quantity | Escrow | Total | Release | Amount | Previous | Current | Amount | Released | Amount | To Date | % |
|-------------------------------|----------------------------------|------|--------------|----------|---------------|------|------|----------|--------|--------------|---------|--------|----------|---------|--------|----------|---------------|---------|---|
| 8" PVC SDR-35 - | | | | | | | | | | | | | | | | | | | |
| 1 | 0'-6' Deep | LF | \$ 20.00 | 115 | \$ 2,300.00 | | | | | \$2,300.00 | | | | | \$0.00 | 0% | \$ 2,300.00 | 100.00% | |
| 2 | 6-10' Deep | LF | \$ 21.00 | 5717 | \$ 120,057.00 | | | | | \$120,057.00 | | | | | \$0.00 | 0% | \$ 120,057.00 | 100.00% | |
| 3 | 10'-14' Deep | LF | \$ 24.00 | 2806 | \$ 67,344.00 | | | | | \$67,344.00 | | | | | \$0.00 | 0% | \$ 67,344.00 | 100.00% | |
| 4 | 14'-18' Deep | LF | \$ 28.00 | 1003 | \$ 28,084.00 | | | | | \$28,084.00 | | | | | \$0.00 | 0% | \$ 28,084.00 | 100.00% | |
| 5 | 18'-20' Deep | LF | \$ 30.00 | 530 | \$ 26,500.00 | | | | | \$26,500.00 | | | | | \$0.00 | 0% | \$ 26,500.00 | 100.00% | |
| 8" CL DIP, CLASS 52 | | | | | | | | | | | | | | | | | | | |
| 6 | 6-10' Deep | LF | \$ 50.00 | 171 | \$ 8,550.00 | | | | | \$8,550.00 | | | | | \$0.00 | 0% | \$ 8,550.00 | 100.00% | |
| 7 | 20+-' Deep | LF | \$ 100.00 | 945 | \$ 94,500.00 | | | | | \$94,500.00 | | | | | \$0.00 | 0% | \$ 94,500.00 | 100.00% | |
| 8 | 23+-' Deep | LF | \$ 130.00 | 595 | \$ 77,350.00 | | | | | \$77,350.00 | | | | | \$0.00 | 0% | \$ 77,350.00 | 100.00% | |
| 9 | 6" PVC SDR 35 | LF | \$ 20.00 | 4662 | \$ 93,240.00 | | | | | \$93,240.00 | | | | | \$0.00 | 0% | \$ 93,240.00 | 100.00% | |
| 10 | 6" DIP CL S2 LATERAL PIPE | LF | \$ 75.00 | 925 | \$ 69,375.00 | | | | | \$69,375.00 | | | | | \$0.00 | 0% | \$ 69,375.00 | 100.00% | |
| 11 | 6" PVC LATERAL CONNECTIONS | EA | \$ 75.00 | 125 | \$ 9,375.00 | | | | | \$9,375.00 | | | | | \$0.00 | 0% | \$ 9,375.00 | 100.00% | |
| 12 | 6" PVC LATERAL CONNECTIONS--DEEP | EA | \$ 1200.00 | 10 | \$ 12,000.00 | | | | | \$12,000.00 | | | | | \$0.00 | 0% | \$ 12,000.00 | 100.00% | |
| 13 | 6" DIP LATERAL CONNECTIONS | EA | \$ 1,500.00 | 29 | \$ 43,500.00 | | | | | \$43,500.00 | | | | | \$0.00 | 0% | \$ 43,500.00 | 100.00% | |
| SANITARY MANHOLES | | | | | | | | | | | | | | | | | | | |
| 14 | 0-6' Deep-48" | EA | \$ 1,700.00 | 5 | \$ 8,500.00 | | | | | \$8,500.00 | | | | | \$0.00 | 0% | \$ 8,500.00 | 100.00% | |
| 15 | 6-10' Deep | EA | \$ 1,700.00 | 28 | \$ 47,600.00 | | | | | \$47,600.00 | | | | | \$0.00 | 0% | \$ 47,600.00 | 100.00% | |
| 16 | 10'-14' Deep | EA | \$ 2,100.00 | 9 | \$ 16,900.00 | | | | | \$16,900.00 | | | | | \$0.00 | 0% | \$ 16,900.00 | 100.00% | |
| 17 | 14'-18' Deep | EA | \$ 2,500.00 | 2 | \$ 5,000.00 | | | | | \$5,000.00 | | | | | \$0.00 | 0% | \$ 5,000.00 | 100.00% | |
| 18 | 6-10' Deep-60" | EA | \$ 3,300.00 | 2 | \$ 6,600.00 | | | | | \$6,600.00 | | | | | \$0.00 | 0% | \$ 6,600.00 | 100.00% | |
| 19 | 10'-14' Deep-60" | EA | \$ 3,700.00 | 1 | \$ 3,700.00 | | | | | \$3,700.00 | | | | | \$0.00 | 0% | \$ 3,700.00 | 100.00% | |
| 20 | 14'-18' Deep-60" | EA | \$ 4,800.00 | 2 | \$ 9,600.00 | | | | | \$9,600.00 | | | | | \$0.00 | 0% | \$ 9,600.00 | 100.00% | |
| 21 | 18+- Deep-60" | EA | \$ 6,500.00 | 1 | \$ 6,500.00 | | | | | \$6,500.00 | | | | | \$0.00 | 0% | \$ 6,500.00 | 100.00% | |
| 22 | 25+- Deep-60" | EA | \$ 8,000.00 | 2 | \$ 16,000.00 | | | | | \$16,000.00 | | | | | \$0.00 | 0% | \$ 16,000.00 | 100.00% | |
| SANITARY DROP MANHOLES | | | | | | | | | | | | | | | | | | | |
| 23 | 6-10' Deep-48" | EA | \$ 4,000.00 | 3 | \$ 12,000.00 | | | | | \$12,000.00 | | | | | \$0.00 | 0% | \$ 12,000.00 | 100.00% | |
| 24 | 10'-14' Deep | EA | \$ 4,200.00 | 4 | \$ 16,800.00 | | | | | \$16,800.00 | | | | | \$0.00 | 0% | \$ 16,800.00 | 100.00% | |
| 25 | 14'-18' Deep | EA | \$ 5,000.00 | 1 | \$ 5,000.00 | | | | | \$5,000.00 | | | | | \$0.00 | 0% | \$ 5,000.00 | 100.00% | |
| 26 | 18+- Deep | EA | \$ 7,000.00 | 1 | \$ 7,000.00 | | | | | \$7,000.00 | | | | | \$0.00 | 0% | \$ 7,000.00 | 100.00% | |
| 27 | 25+- Deep | EA | \$ 10,000.00 | 1 | \$ 10,000.00 | | | | | \$10,000.00 | | | | | \$0.00 | 0% | \$ 10,000.00 | 100.00% | |
| SANITARY MANHOLES-PVC | | | | | | | | | | | | | | | | | | | |
| 28 | 0-6' Deep-48" | EA | \$ 3,500.00 | 2 | \$ 7,000.00 | | | | | \$7,000.00 | | | | | \$0.00 | 0% | \$ 7,000.00 | 100.00% | |
| 29 | 6'-10' Deep | EA | \$ 4,700.00 | 4 | \$ 18,800.00 | | | | | \$18,800.00 | | | | | \$0.00 | 0% | \$ 18,800.00 | 100.00% | |
| 30 | 10'-14' Deep | EA | \$ 8,200.00 | 1 | \$ 8,200.00 | | | | | \$8,200.00 | | | | | \$0.00 | 0% | \$ 8,200.00 | 100.00% | |

ESCROW ACCOUNT - EWING TRACT
WEST VINCENT TOWNSHIP
CHESTER COUNTY, PA

PREPARED: July 11, 2007

CARROLL ENGINEERING CORPORATION
555 SECOND AVENUE SUITE G-1(DATE:
COLLEGEVILLE PA 19426
SANITARY SEWER PH 1/2A

RELEASE: 11
3/6/2017
FINAL

| # | Item | Unit | Cost | Quantity | Escrow Total | Release Amount | Previous Amount | Release Amount | Current Amount | Released | To Date Amount | % |
|----|--|------|----------------------|----------|----------------------|----------------|-----------------|----------------|----------------|----------------------|----------------|---------|
| 59 | 5" Diameter MH | EA | \$5,000.00 | 1 | \$5,000.00 | 1 | \$5,000.00 | | \$0.00 | 0% | \$ 5,000.00 | 100.00% |
| 60 | DIP and Fittings | LS | \$61,580.00 | 1 | \$61,580.00 | 1 | \$61,580.00 | | \$0.00 | 0% | \$ 61,580.00 | 100.00% |
| 61 | Electrical Conduit and Aerator w/ Anchor | LS | \$7,500.00 | 1 | \$7,500.00 | 1 | \$7,500.00 | | \$0.00 | 0% | \$ 7,500.00 | 100.00% |
| | <i>Subtotal</i> | | \$ 609,622.50 | | \$ 609,622.50 | | | | \$0.00 | \$ 609,622.50 | 100.00% | |

D. FORGE MAIN & FELLOWSHIP ROAD

| | | | | | | | | | | | | |
|----|--------------------------------|----|---------------------|-------|---------------------|------|-------------|--|---------------|---------------------|----------------|---------|
| 62 | 2.5" DIP | LF | \$26.00 | 1,200 | \$ 31,200.00 | 1200 | \$31,200.00 | | \$0.00 | 0% | \$ 31,200.00 | 100.00% |
| 63 | 3" GATE VALVE AND BOX | LF | \$550.00 | 2 | \$ 1,100.00 | 2 | \$1,100.00 | | \$0.00 | 0% | \$ 1,100.00 | 100.00% |
| 64 | ARV PIT | LF | \$13,000.00 | 1 | \$13,000.00 | 1 | \$13,000.00 | | \$0.00 | 0% | \$ 13,000.00 | 100.00% |
| 65 | TEE INTO EXISTING | EA | \$1,500.00 | 1 | \$ 1,500.00 | 1 | \$1,500.00 | | \$0.00 | 0% | \$ 1,500.00 | 100.00% |
| 66 | PATCH PVC LINER | EA | \$1,500.00 | 1 | \$ 1,500.00 | 1 | \$1,500.00 | | \$0.00 | 0% | \$ 1,500.00 | 100.00% |
| 67 | PIPELINE CROSSING | EA | \$2,000.00 | 1 | \$ 2,000.00 | 1 | \$2,000.00 | | \$0.00 | 0% | \$ 2,000.00 | 100.00% |
| 68 | 4" CONCRETE SLABS FOR PIPELINE | LF | \$15.00 | 60 | \$ 900.00 | 60 | \$900.00 | | \$0.00 | 0% | \$ 900.00 | 100.00% |
| 69 | STONE BACKFILL | TN | \$18.00 | 1350 | \$ 24,300.00 | 1350 | \$24,300.00 | | \$0.00 | 0% | \$ 24,300.00 | 100.00% |
| | <i>Subtotal</i> | | \$ 75,500.00 | | \$ 75,500.00 | | | | \$0.00 | \$ 75,500.00 | 100.00% | |

E. SPRAY IRRIGATION FACILITIES

| | | | | | | | | | | | | |
|----|------------------------|----|----------------------|----|----------------------|----|--------------|--|---------------|----------------------|----------------|---------|
| 70 | SPRAY FIELDS 2 & 3 | AC | \$24,000.00 | 17 | \$408,000.00 | 17 | \$408,000.00 | | \$0.00 | 0% | \$ 408,000.00 | 100.00% |
| 71 | CONTROL BUILDING | LS | \$300,000.00 | 1 | \$300,000.00 | 1 | \$300,000.00 | | \$0.00 | 0% | \$ 300,000.00 | 100.00% |
| | <i>Subtotal</i> | | \$ 908,000.00 | | \$ 908,000.00 | | | | \$0.00 | \$ 908,000.00 | 100.00% | |

F. MISCELLANEOUS

| | | | | | | | | | | | | |
|----|------------------------------------|----|--------------|-------|---------------|------|--------------|--|--------|----|---------------|---------|
| 72 | SPRAY AREA CONSTRUCTION FENCE | LF | \$2.40 | 3,650 | \$ 8,760.00 | 3650 | \$8,760.00 | | \$0.00 | 0% | \$ 8,760.00 | 100.00% |
| 73 | Control building Paving | SY | \$25.00 | 300 | \$ 7,500.00 | 300 | \$7,500.00 | | \$0.00 | 0% | \$ 7,500.00 | 100.00% |
| 74 | Fellowship Rd. Pump Station Paving | SY | \$25.00 | 105 | \$ 2,625.00 | 105 | \$2,625.00 | | \$0.00 | 0% | \$ 2,625.00 | 100.00% |
| 75 | 10' Lagoon Access Rd. | EA | \$19,750.00 | 1 | \$ 19,750.00 | 1 | \$19,750.00 | | \$0.00 | 0% | \$ 19,750.00 | 100.00% |
| 76 | SHOP DRAWINGS | LS | \$3,000.00 | 1 | \$ 3,000.00 | 1 | \$3,000.00 | | \$0.00 | 0% | \$ 3,000.00 | 100.00% |
| 77 | Split Rail Fence - Lagoon | LF | \$10.00 | 1,600 | \$ 16,000.00 | 1600 | \$16,000.00 | | \$0.00 | 0% | \$ 16,000.00 | 100.00% |
| 78 | Monitoring Wells and Abandonment | LS | \$10,000.00 | 1 | \$ 10,000.00 | 1 | \$10,000.00 | | \$0.00 | 0% | \$ 10,000.00 | 100.00% |
| 79 | Stone Access Roads | LS | \$10.00 | 6,560 | \$ 65,600.00 | 6560 | \$65,600.00 | | \$0.00 | 0% | \$ 65,600.00 | 100.00% |
| 80 | Bollards | LS | \$3,000.00 | 1 | \$ 3,000.00 | 1 | \$3,000.00 | | \$0.00 | 0% | \$ 3,000.00 | 100.00% |
| 81 | Pump Station | LS | \$10,000.00 | 1 | \$ 10,000.00 | 1 | \$10,000.00 | | \$0.00 | 0% | \$ 10,000.00 | 100.00% |
| 82 | Testing/Televising | LS | \$304,599.25 | 1 | \$ 304,599.25 | 1,00 | \$304,599.25 | | \$0.00 | 0% | \$ 304,599.25 | 100.00% |

ESROW ACCOUNT - EWING TRACT
WEST VINCENT TOWNSHIP
CHESTER COUNTY, PA

PREPARED: July 11, 2007

CARROLL ENGINEERING CORPORATION
555 SECOND AVENUE SUITE G-1(DATE:
COLLEGEVILLE PA 19426
SANITARY SEWER PH 1/2A

RELEASE: 11
3/6/2017
FINAL

| # | Item | Unit | Cost | Quantity | Subtotal | Escrow Total | Release | Amount | Previous Release | Current Amount | Released | Amount | To Date | % |
|----|----------------------|------|-------------|----------|--------------------|--------------------|---------|-------------|------------------|----------------|------------|--------------------|--------------------|----------------|
| 83 | CONSTRUCTION STAKING | LS | \$10,000.00 | 1 | \$ 10,000.00 | \$10,000.00 | 1.00 | \$10,000.00 | | \$0.00 | 0% | \$ 10,000.00 | 10,000.00 | 100.00% |
| 84 | AS BUILTS | LS | \$4,000.00 | 1 | \$ 4,000.00 | \$4,000.00 | | \$0.00 | | 1 | \$4,000.00 | 100% | \$ 4,000.00 | 100.00% |
| | Subtotal | | | | \$54,834.25 | \$54,834.25 | | | | | | \$44,000.00 | \$44,000.00 | 100.00% |

G. SURVEYING

| # | Item | Unit | Cost | Quantity | Subtotal | Escrow Total | Release | Amount | Previous Release | Current Amount | Released | Amount | To Date | % |
|----|----------------------|------|-------------|----------|--------------------|--------------------|---------|-------------|------------------|----------------|------------|--------------------|--------------------|----------------|
| 83 | CONSTRUCTION STAKING | LS | \$10,000.00 | 1 | \$ 10,000.00 | \$10,000.00 | 1.00 | \$10,000.00 | | \$0.00 | 0% | \$ 10,000.00 | 10,000.00 | 100.00% |
| 84 | AS BUILTS | LS | \$4,000.00 | 1 | \$ 4,000.00 | \$4,000.00 | | \$0.00 | | 1 | \$4,000.00 | 100% | \$ 4,000.00 | 100.00% |
| | Subtotal | | | | \$54,834.25 | \$54,834.25 | | | | | | \$44,000.00 | \$44,000.00 | 100.00% |

H. PHASE 2A

| | | | | | | | | | | | | | | |
|----|-------------------------------------|----|-------------|-------|---------------------|---------------------|------|--------------|--|--------|----|--------------------|--------------------|----------------|
| 85 | 6" DIP Spray Distribution Main | LF | \$26.00 | 1.950 | \$ 50,700.00 | \$50,700.00 | 1950 | \$50,700.00 | | \$0.00 | 0% | \$ 50,700.00 | 50,700.00 | 100.00% |
| 86 | 6" Gate Valves and Box | EA | \$750.00 | 1 | \$ 750.00 | \$750.00 | 1 | \$750.00 | | \$0.00 | 0% | \$ 750.00 | 750.00 | 100.00% |
| 87 | 6" Air Release Pits | EA | \$13,500.00 | 2 | \$ 27,000.00 | \$27,000.00 | 2 | \$27,000.00 | | \$0.00 | 0% | \$ 27,000.00 | 27,000.00 | 100.00% |
| 88 | 6" Reducers | EA | \$500.00 | 4 | \$ 2,000.00 | \$2,000.00 | 4 | \$2,000.00 | | \$0.00 | 0% | \$ 2,000.00 | 2,000.00 | 100.00% |
| 89 | 1-1/4" Force Main | LF | \$15.00 | 630 | \$ 9,450.00 | \$9,450.00 | 630 | \$9,450.00 | | \$0.00 | 0% | \$ 9,450.00 | 9,450.00 | 100.00% |
| 90 | 2" PVC Spray Distribution Main | LF | \$20.00 | 80 | \$ 1,600.00 | \$1,600.00 | 80 | \$1,600.00 | | \$0.00 | 0% | \$ 1,600.00 | 1,600.00 | 100.00% |
| 91 | 2" Air Release Valve Pit | EA | \$10,000.00 | 1 | \$ 10,000.00 | \$10,000.00 | 1 | \$10,000.00 | | \$0.00 | 0% | \$ 10,000.00 | 10,000.00 | 100.00% |
| 92 | 3" PVC Spray Distribution Main | LF | \$22.00 | 20 | \$ 440.00 | \$440.00 | 20 | \$440.00 | | \$0.00 | 0% | \$ 440.00 | 440.00 | 100.00% |
| 93 | Spray Fields SA/5B/6 NOW INCLUDES 1 | AC | \$24,000.00 | 5 | \$ 120,000.00 | \$120,000.00 | 5 | \$120,000.00 | | \$0.00 | 0% | \$ 120,000.00 | 120,000.00 | 100.00% |
| 94 | Spray Field Construction Fencing | LF | \$2.40 | 3,000 | \$ 7,200.00 | \$7,200.00 | 3000 | \$7,200.00 | | \$0.00 | 0% | \$ 7,200.00 | 7,200.00 | 100.00% |
| 95 | Stone Access Roads | LF | \$10.00 | 1,100 | \$ 11,000.00 | \$11,000.00 | 1100 | \$11,000.00 | | \$0.00 | 0% | \$ 11,000.00 | 11,000.00 | 100.00% |
| 96 | Bollards | LS | \$2,000.00 | 1 | \$ 2,000.00 | \$2,000.00 | 1 | \$2,000.00 | | \$0.00 | 0% | \$ 2,000.00 | 2,000.00 | 100.00% |
| 97 | Construction Staking | LS | \$2,500.00 | 1 | \$ 2,500.00 | \$2,500.00 | 1 | \$2,500.00 | | \$0.00 | 0% | \$ 2,500.00 | 2,500.00 | 100.00% |
| 98 | As-Builts | LS | \$2,500.00 | 1 | \$ 2,500.00 | \$2,500.00 | 1 | \$2,500.00 | | \$0.00 | 0% | \$ 2,500.00 | 2,500.00 | 100.00% |
| 99 | Testing/Televising | LS | \$24,714.00 | 1 | \$ 24,714.00 | \$24,714.00 | 1 | \$24,714.00 | | \$0.00 | 0% | \$ 24,714.00 | 24,714.00 | 100.00% |
| | Subtotal | | | | \$271,354.00 | \$271,354.00 | | | | | | \$22,500.00 | \$22,500.00 | 100.00% |

I. PROFESSIONAL SERVICES

| | | | | | | | | | | | | | | |
|----|------------------------------|----|--------------|----------------------|----------------------|------|----------------------|--|-------------|----|-----------------|----------------------|----------------------|----------------|
| 96 | Professional Consulting Fees | % | 6% | 3,622,446 | \$ 217,346.75 | 100% | \$217,346.75 | | \$0.00 | 0% | \$ 217,346.75 | 217,346.75 | 100.00% | |
| | Subtotal | | | \$ 217,346.75 | \$ 217,346.75 | | \$ 217,346.75 | | | | | \$ 217,346.75 | \$ 217,346.75 | 100.00% |
| | <i>(Items A thru J)</i> | | | | | | | | | | | | | |
| | Sub Total Construction Costs | \$ | 3,839,792.50 | | \$ 3,833,292.50 | | \$ 6,500.00 | | \$ 6,500.00 | | \$ 3,839,792.50 | 3,839,792.50 | 100.00% | |
| | Less 10% Retainage | \$ | 383,979.25 | | \$ 47,516.30 | | \$ 336,462.95 | | | | | | | |
| | Net Escrow Release | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |

ESCROW ACCOUNT - EWING TRACT
WEST VINCENT TOWNSHIP
CHESTER COUNTY, PA
PREPARED July 11, 2007

CARROLL ENGINEERING CORPORATION
555 SECOND AVENUE SUITE G-10 DATE:
COLLEGEVILLE PA. 19426
SANITARY SEWER PH 1/2A

RELEASE: 11
3/6/2017
FINAL

PREPARED: July 11, 2007

Remaining Construction Escrow Balance \$ 0.00

BY: WEST VINCENT TOWNSHIP DATE 7/16/12

BY: TOWNSHIP ENGINEER DATE 7/16/12

SUBMITTED: Developer DATE 7/16/12



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: The Board of Supervisors

FROM: Cary B. Vargo
Township Manager

RE: McKee Group – Final Subdivision - Land Development Plan

DATE: October 13, 2017

The Board is requested to review the above referenced Subdivision - Land Development plan and if possible grant **Final Plan Approval**.

Key Points:

- Preliminary Approval was granted on July 17, 2017.
- The Zoning Hearing Board, at their August 15th meeting, 2017, granted a variance from Zoning Ordinance Section 200-73.D.(1) to permit the perpendicular parking stalls.
- A waiver is requested from Section 152-311.H(1) to permit a maximum depth of water in the retention basins of 4 feet for the 2-year storm and 7-feet from the 100-year storm instead of 2-feet and 5-feet, respectively. Dave Leh is supportive of this waiver contingent upon the conditions in his review letter being met.

The Planning Commission recommended granting Final Approval at their October 12th meeting.

Attachments:

Gilmore & Assoc., Inc. Land Development letter, dated October 5, 2017

CV/dl/g



UPPER UWCHLAN TOWNSHIP MOTION

The Board of Supervisors of Upper Uwchlan Township at their October 16, 2017 meeting hereby grant Final Subdivision / Land Development Approval of a plan prepared by E.B. Walsh & Assoc., Inc. titled, "Subdivision / Land Development Plan for the McKee Group", Dated March 1, 2017, last revised September 8, 2017.

The following conditions accompany the approval:

1. The applicant shall adhere to all conditions and requirements set forth in the January 17, 2017 Conditional Use Decision & Order.
2. The applicant shall adhere to all conditions and requirements set forth in the July 17, 2017 Preliminary Subdivision / Land Development Approval.
3. The plans shall be revised to address the comments raised in the October 5, 2017 Gilmore & Associates, Inc. review letter.
4. A waiver is hereby granted from The Storm Water Management Ordinance Section 152-311.H(1) to permit a maximum depth of water in the retention basins of 4 feet for the 2-year storm and 7-feet from the 100-year storm instead of 2-feet and 5-feet, respectively contingent upon the conditions set forth in Gilmore & Associates Inc.'s October 5th, 2017 review letter being complied with.
5. A temporary emergency access shall be provided during the first phase of the project and shall remain in place until a second formal access has been established.
6. A Traffic Impact Fee shall be paid in the amount of \$268,410. However, this fee may be reduced as a result of credits for eligible offsite traffic improvements completed by the Applicant. The fee shall be paid prior to the issuance of the first building permit.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

October 5, 2017

File No. 14-12031T

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

Reference: **Fetters Property (McKee Group)**
Final Subdivision / Land Development Application Review
Upper Uwchlan Township, Chester County, PA

Dear Cary:

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

- Plan set consisting of eighty-eight (88) sheets titled "Subdivision / Land Development Plan for the McKee Group", prepared by E.B. Walsh and Associates, Inc., Dated March 1, 2017, last revised September 8, 2017.
- Stormwater Management Report prepared by Edward B. Walsh & Associates, Inc., dated March 1, 2017, last revised September 8, 2017.
- Response Letter from RRH&C dated September 11, 2017
- Response Letter from E.B. Walsh dated September 20, 2017.

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

Mr. Gary Vargo
Upper Uwchlan Township Manager
Reference: Fetter Property (McKee Group)
Final Subdivision / Land Development Application Review
Upper Uwchlan Township, Chester County, PA

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File No. 14-12031T
October 5, 2017

I. OVERVIEW

The site contains an existing farmhouse, driveway and agricultural fields on 142.733 acres on Milford Road in Upper Uwchlan Township, Chester County, Pennsylvania. The project site is located within the R-2 Residential District within the F-1 Flexible Development Overlay District.

The Applicant is proposing an active-adult 55-year old and over community consisting of 114 single-family detached dwellings, 156 twin units, and 105 triplex units along with a walking trail, clubhouse with a swimming pool, bocce court, community gardens and stormwater management facilities. The site is located in Zone X, areas of 0.2% annual chance of flooding, as delineated by FEMA. There are also wetlands identified on the property.

II. CONDITIONAL USE CONDITIONS OF APPROVAL REVIEW

1. *Paragraph 5 requires public road access to both the Prescott Drive in the Reserve at Eagle Development as well as to Radek Court in the Reserve at Chester Springs Development. It should be clarified what roadways are being offered for dedication to satisfy this requirement.*

Since the last plan submission, there has been correspondence between the Township and the Applicant as to which Roads are to be offered for Dedication. The plans accurately list what is our understanding as to what is to be dedicated.

In addition, there will be right of way which will need to be acquired from a property owner in the Reserve at Eagle Development to allow for the proposed roadway geometry. The Applicant should advise the Township whether or not any communication has been had with this resident to date.

The geometry of the roadway has been modified such that right of way will no longer be required to be acquired. We will defer to the Township Traffic Consultant with regard to the acceptability of the roadway geometry.

Mr. Cary Vargo
Upper Uwchlan Township Manager
Reference: Fetter Property (McKee Group)
Final Subdivision / Land Development Application Review
Upper Uwchlan Township, Chester County, PA

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File No. 14-12031T
October 5, 2017

Finally, based on the current phasing plan, neither connection will be made until the second phase of development. As such, there will be only one (1) point of access for Phase I which will comprise 150 homes. It should be determined whether or not this is acceptable, or if at least one of the development connections should be made as part of the first phase.

The Applicant should confirm with the Township's Emergency Management Coordinator whether or not a single access for Phase I is acceptable.

It is our understanding; the Township Fire Marshal does have concerns with regard to having only a single access into the site for the first phase of the project. The Applicant should discuss this matter further with the Fire Marshall.

II. ZONING ORDINANCE REVIEW

1. (V) **Section 200-73.D.(1) – Perpendicular parking is prohibited along public streets. If Road A is considered for dedication to the Township, the parking area below Unit 37 will need to be removed or a variance sought.**

The applicant has indicated they will seek a variance to permit these parking areas.

The Zoning Hearing Board granted a variance to permit the perpendicular parking stalls at their August 15th, 2017 meeting.

Notes should be added to the plan indicating that it shall be the Home Owners Association to own and maintain all perpendicular parking spaces including those along dedicated roadways.

Mr. Cary Vargo
Upper Uwchlan Township Manager
Reference: Fetters Property (McKee Group)
Final Subdivision / Land Development Application Review
Upper Uwchlan Township, Chester County, PA

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Packet Page 43

File No. 14-12031T
October 5, 2017

2. Section 200-107.D(2)(a) – *The plans indicate disturbance of Prohibitive Steep Slopes. The grading should be revised to eliminate these disturbances.*

The plans have been revised to eliminate the steep slope disturbance. However, in doing so, new slopes are being proposed in excess of 3:1 (Horizontal to vertical). Which are not permitted per Section 200-107.D.(1).(b). unless the applicant can demonstrate that steeper slopes can be stabilized and maintained adequately. Future submissions should provide this information.

The plans have now been revised to eliminate the slopes in excess of 3:1. However, there is now once again proposed disturbance of Prohibitive Steep Slopes. Most notably behind units 93/94 and just north of Unit 67. These disturbances should be eliminated.

3. Section 200-72.D.4.(d). – Accessory structures are required to be setback from property lines a minimum of 15'. The existing springhouse and shed are both proposed to be only 10' from the proposed property lines for Lot 1. The applicant should confirm with the Zoning Officer if this is acceptable.

III. STORMWATER MANAGEMENT ORDINANCE

1. (RW) Section 152-311.H(1) – *A waiver is requested to allow a maximum depth of water in the retention basins of 4 feet for the 2-year storm and 7-feet from the 100-year storm instead of 2-feet and 5-feet, respectively. Although this waiver has been considered in the past, the waiver is basin and depth specific. The request should be modified to indicate which basins require the relief and what depths are proposed. If the relief is granted, certainly one of the conditions will be for the basins to be fenced. Future submissions should provide fencing around all basins.*

Mr. Cary Vargo

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Upper Uwchlan Township Manager

Reference: Fetters Property (McKee Group)

Final Subdivision / Land Development Application Review

Upper Uwchlan Township, Chester County, PA

File No. 14-12031T

October 5, 2017

The applicants engineer has specified the requested relief would be as follows:

| | <u>2-yr. Basin Depth</u> | <u>100-yr. Basin Depth</u> |
|------------------|--------------------------|----------------------------|
| <i>Permitted</i> | 2.0' | 5.0' |
| <i>Basin 1</i> | 4.21' | 8.48' |
| <i>Basin 3B</i> | 6.02' | 10.38' |

While waivers from this requirement have been granted in the past, typically the requested relief has not been this great. We would recommend this waiver be considered contingent upon the following conditions:

- *Fencing being provided around the entire perimeter of the basins.*
- *The low flow orifice be increase in size as it is currently proposed to be 3" and will be prone to clogging. A trash rack should also be provided.*
- *A relief valve be provided which could be utilized in the event the low flow orifice is clogged and / or it is found infiltration is not occurring.*

The plans indicate that this waiver was granted in the course of Preliminary Plan Approval. However, based on the conditions of Approval, this does not appear to be the case. The Applicants Engineer indicates in his response letter that a relief valve has not been provided for Basins 1 and 3B because these basins are not designed as infiltration basins. While that is correct, they still run the risk of clogging and attenuating significant amounts of water. Some sort of relief valve should be employed.

File No. 14-12031T

October 5, 2017

2. **Section 152-402** – The SWM Site Plan does not appear to be full completed yet. When complete, it should conform with the requirements of this section. .

The plan has been improved since the previous submission, but is still lacking some required information. The Applicant's Engineer has requested completion of this plan be deferred until Final Plan Approval as its completion is contingent on input from The Conservation District and Pa-DEP relative to the NPDES Process. We have no objection to this request.

The statements and signature blocks referenced in Sections 402.A.3&4. Still need to be provided.

3. ***The POI's on the drainage area maps should be labeled.***

These still do not appear to be labeled on the Post Development Drainage Plans.

Marsh Creek North, Marsh Creek South, and Marsh Creek Southwest, still do not appear to be labeled.

4. ***Design Computations should be provided for the proposed culvert under Road D.***

Computations have been provided as requested. However, it appears the proposed structure was analyzed as an "elliptical" structure rather than an arch structure. The computations should be revised and resubmitted for review. A GP-7 will also need to be obtained from Pa-DEP for this road crossing.

The computations are now satisfactory as provided. The Applicant should provide a copy of the GP-7 Permit once acquired.

5. ***Computations have not been provided for the storm sewer system. Future submissions should include this information.***

Mr. Cary Vargo
Upper Uwchlan Township Manager
Reference: Fetters Property (McKee Group)
Final Subdivision / Land Development Application Review
Upper Uwchlan Township, Chester County, PA

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File No. 14-12031T
October 5, 2017

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Computations have now been provided and we offer the following comments:

- *It appears that there are two M1 & M2 manholes indicated on the plans. One along Milford Road & the other near Basin #2.*

This still has not been addressed. All other storm water conveyance comments have been adequately addressed.

IV. GENERAL COMMENTS

1. *There is a 2:1 slope with a vertical height of 36' proposed along the edge of Road B from Station. At a minimum, guiderail shall be provided along this section.*

The Applicants Engineer has indicated they are still reviewing potential guiderail locations.

The Applicants Engineer has indicated in his response letter that they have determined that guiderail is not required at this location. Based on Federal Highway Administration guidelines we agree with their conclusion. However we continue to recommend that guiderail be considered due to the length of the slope.

2. *The F-1 Area and Bulk Regulations listed on sheet 2 should be revised to indicate that the Minimum Building Separation is 50' "Rear to Any Point" not "Rear to Rear".*

This has still not been corrected.

This has still not been corrected. Our comment refers to the fourth line down which reads "Min. Building Separation (Rear to Rear)"

3. *Approvals and permits will be required from several agencies for this project including but not limited to, Pa-DOT, Pa-DEP, and the Chester*

Mr. Cary Vargo
Upper Uwchlan Township Manager
Reference: Fetters Property (McKee Group)
Final Subdivision / Land Development Application Review
Upper Uwchlan Township, Chester County, PA

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File No. 14-12031T
October 5, 2017

County Conservation District. We would request that the Applicant copy the Township as well as our office on all correspondences with these agencies.

4. **The Subsurface Infiltration Table on sheet 82 should be reviewed for accuracy. For instance, the elevations referenced for basins 3A and 3B.**
5. **The grading behind Lots 52-56 of the single family section should be reviewed as it appears to be proposed to be greater than 3:1.**
6. **As presented, there are three (3) separate sets of unit numbers; one set for the single family lots, one set for the twins, and one set for the triplexes. As a result, there will be duplicate unit numbers within the development which will lead to confusion during construction and thereafter. We would recommend the units be renumbered using a single numbering system.**
7. **There is a retaining wall proposed along a portion of Prescott Drive which will be located immediately behind the curb. A detail shall be provided indicating how the two will interface.**
8. **The existing and proposed contouring should be labeled more frequently for clarity.**
9. **Legal descriptions should be prepared and submitted for review for all roads, open spaces, and easements.**
10. **Home Owners Association Documents should be prepared and submitted for review by the Township Solicitor.**

File No. 14-12031T

October 5, 2017

V. TOWNSHIP TRAFFIC CONSULTANT COMMENTS
McMAHON ASSOCIATES, INC.

1. As previously indicated, the Township supports installation of a traffic signal at the intersection of Little Conestoga Road and Milford Road, as recommended in the previously provided traffic control evaluation, subject to PennDOT's review and approval.
2. As previously indicated, Highway Occupancy Permit plans and a Signal Permit plan should be prepared for the proposed improvements at the intersection of Milford Road and Little Conestoga Road, including the widening of the southbound Milford Road approach at its intersection with Little Conestoga Road to better align with northbound Milford Road, as per the conditional use order. Obtaining the PennDOT Highway Occupancy Permit should be a condition of land development approval. Please copy the Township on all correspondence with PennDOT. The schedule for completion of these improvements should be confirmed with the Township.
3. Chapter 79-8.C – The proposed development consists of 261 townhomes and 114 single family homes. As such, based on the trip generation equations contained in the Institute of Transportation Engineers publication, *Trip Generation, Ninth Edition*, the proposed residential development will generate approximately 115 total new trips to the study area roadways during the weekday afternoon peak hour. Therefore, the number of trips which should be subject to the Township's Transportation Impact Fee is 115, and as such, the total transportation impact fee for this development is \$268,410. The applicant shall be entitled to a credit against the impact fee per the ordinance for off-site traffic improvements.
4. ZO Section 200-75.H(3) – Please include the sight distance profile for left-turn traffic entering Road A from Milford Road looking ahead (i.e., to the west) to verify the sight distance for this traffic in accordance with PennDOT criteria. If the sight distance cannot be achieved, then it may be necessary to relocate Road A or adjust the vertical crest curve within Milford Road. In addition, the sight line profile stationing should be added to the plan view for each sight distance profile.

Mr. Cary Vargo
Upper Uwchlan Township Manager
Reference: Fettlers Property (McKee Group)
Final Subdivision / Land Development Application Review
Upper Uwchlan Township, Chester County, PA

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File No. 14-12031T
October 5, 2017

5. SALDO Section 162-31.E – It is necessary to revise the Prescott Drive Curve Evaluation in accordance with AASHTO criteria. The proposed design is not appropriate for a 25 miles per hour posted speed limit, and as such, at minimum it may be necessary to post curve warning signs and advisory speed signs. Also the design should provide additional information, including but not limited to roadside grading, spread calculations, sidewalk adjustment, sight distance. For the Township's information, the proposed design requires reconstruction of an existing section of Prescott Drive over a distance of approximately 110 feet within Reserve at Eagle.
6. The applicant's engineer should ensure that the type of proposed guiderail end treatments are appropriate and located outside the clear zone.
7. At the point of the Prescott Drive connection to Reserve at Eagle, there is no room to continue the sidewalk along Prescott Drive to tie into the existing sidewalk. Therefore, in order to maintain continuous access for pedestrians, the plan shows a path extension that connects to the Reserve at Eagle path south of Prescott Drive. We agree it is not feasible to continue the roadside sidewalk and therefore this appears to be the only feasible means of continuing the pedestrian route; however, this should be reviewed with the Planning Commission.
8. Sheet 88 should be revised to indicate that stop signs are provided for all approaches to the Road A/Road C and Road B/Road H intersections. In addition, All Way plaques should be provided under all stop signs at the Road A/Road B, Road A/Road C, and Road B/Road H intersections.
9. In the areas of restricted on-street parking through the curve areas, please clearly designate the limits of the parking restriction. Please contact our office to review this further.
10. The detail for the No Parking Symbol sign on sheet 87 should be replaced with a No Parking Any Time (R7-1) sign.

File No. 14-12031T

October 5, 2017

11. All of the proposed crosswalks internal to the site, as well as at the site access intersections should be marked with two parallel six-inch white lines.
12. The locations of the stop bars at all internal intersections should be revised to occur within the curb radius at intersections, and should be at least four feet in advance of any proposed crosswalk.
13. A note should be added to the plans indicating that all proposed pavement markings will be hot thermoplastic.
14. For internal intersections where pedestrian crossings are provided across both intersecting roads, and which converge at one corner, it is preferred to provide two separate curb ramps on that corner for ADA compliance, unless there is another means to ensure ADA compliance.
15. For all curb ramps where the sidewalk does not continue around the curb radius, the curb ramps should be rotated to align with the crosswalk.
16. For all of the ADA curb ramp design details shown on sheet 77, the turning areas behind the curb ramps should be revised to five-foot by five-foot areas, in lieu of the four-foot by four-foot areas shown on the plans.
17. The plans provide curb ramp designs for all ramps that are within the Township right-of-way; however, there are other ramps that are located along the private roads to be owned by the HOA. The applicant should ensure all ramps on roads to be owned by the HOA are also fully ADA compliant.
18. The internal intersection sight lines indicate that landscaping is located outside of the sight lines; however, there are several instances where the landscaping is close to the sight line. The location of the landscaping should be verified during construction, and relocated if necessary in order to provide adequate sight distance. Furthermore, it may be necessary to relocate landscaping after construction if it is determined there is a sight distance issue.

Mr. Cary Vargo
Upper Uwchlan Township Manager
Reference: Fetters Property (McKee Group)
Final Subdivision / Land Development Application Review
Upper Uwchlan Township, Chester County, PA

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File No. 14-12031T
October 5, 2017

19. In order to avoid any confusion during construction, the roadway centerline profiles should be revised at the location of all crosswalks in order to match the proposed grades shown on the ADA grading plans, or alternatively, please provide some other means to ensure proper construction of ADA-compliant pedestrian crossings at the intersections.
20. In accordance with the developer's agreement, the applicant shall mill and overlay Milford Road within the limits of work to the double yellow centerline. The Milford Road intersection details (sheet 76) should be revised to show the mill and overlay limits and the existing and proposed roadway cross slopes. A 2% minimum cross slope should be provided within the limits.

VI. TOWNSHIP PLANNING CONSULTANT COMMENTS
BRANDYWINE CONSERVANCY

1. The layout currently shows a proposed sidewalk that ends at a trail intersection along the south side of Prescott Drive. We recommend that the sidewalk be extended through to the existing sidewalk on Prescott Drive in the Reserve at Eagle subdivision. The trail connection can be provided in addition to the sidewalk connection.
2. There are several non-native/exotic trees and shrubs proposed on the landscape plan including Chinese Fringetree, Scholartree, Japanese Stewartia, Emerald Pagoda Snowbell, Ivory Silk Tree Lilac, and Village Green Zelcova. *Marlessii* Doubtfire Viburnum is a proposed non-native shrub whose species is listed on the Department of Conservation and Natural Resources "watch list" with potential to act aggressively in certain environments. While we agree that some exotic species can be used appropriately in high density residential areas, we recommend that native trees and shrubs be used to the greatest extent feasible, where appropriate. For example, native species of Viburnum that could be used include *V. acerifolium*, *V. dentatum*, *V. nudum*, and *V. trilobum*. A list of suggested native trees and shrubs is provided under ss162.57.H of the Subdivision and Land Development Ordinance.

Mr. Cary Vargo
Upper Uwchlan Township Manager
Reference: Fetter Property (McKee Group)
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Upper Uwchlan Township, Chester County, PA

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File No. 14-12031T
October 5, 2017

3. Sheet 57 - the Open Space Management Plan (OSMP) identifies a proposed filter house south of Prescott Drive. This label is misplaced and should be removed.
4. Sheet 57 - the OSMP specifies an annual mowing in early spring of meadows and stormwater facilities. Further clarification should be added to specify mowing in early spring from late March to early April. A second mowing is not recommended, but may be necessary only when hand cutting or herbicide treatment to remove invasive plants proves to be ineffective.
5. Sheets 57 and 58 - the typical paved trail detail shows a 4' wide mowed shoulder next to the trail in a meadow, whereas the Meadows notes specify a 2' wide shoulder for trails. The Applicant should clarify the treatment and width of mowed shoulders under item 4 – Trails, and clarify the details as appropriate.

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

1. The Developer is proposing 375 Housing Units (combination of single family detached, semi-detached twin and triple units) with a Community Center. Utilizing 165 Gallons per Day/Equivalent Dwelling Unit (GPD/EDU) and 800GPD/EDU for the Community Center. According to the plan, the Farmhouse Adaptive Reuse has an unknown number of units and sanitary flow at this time, and appears to have allocation of 1 EDU. Sewage Capacity Requirements should be based on 376 Housing Units; therefore, the sanitary sewer capacity required should be 62,840 GPD. We understand agreement negotiations are underway; an Agreement for the Expansion of the Route 100 Facility has been drafted, and is under review.
2. An approximate net disposal capacity of 42,643 GPD is proposed. The design of the disposal areas will need to be provided for review. The ultimate disposal capacity will be subject to the evaluation design and

Mr. Cary Vargo
Upper Uwchlan Township Manager
Reference: Fetter Property (McKee Group)
Final Subdivision / Land Development Application Review
Upper Uwchlan Township, Chester County, PA

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October 5, 2017

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permitting as required by the Pennsylvania Department of Environmental Protection (PaDEP). The Developer will need to propose how the required additional disposal needs will be handled, including how treated effluent will be conveyed back to as well as through the site for disposal. As such there will likely be review comments on those proposed improvements.

3. It appears no storage capacity is proposed on this Preliminary Plan. Review and evaluation of the Authority's existing storage capacity throughout the Authority's system will be necessary in order to determine the availability of storage capacity. The need for on-site storage capacity will be dependent on the outcome of that review.
4. Review of the capacity within the downstream collection and conveyance system is necessary in order to determine the extent of improvements necessary to accept the proposed flow of 62,840 GPD. It appears, at a minimum, but not limited to, upgrades to Pump Station No. 1 within the Reserve at Eagle Development will be necessary.
5. The plan indicates: *The sewer system will be owned by Upper Uwchlan Township and operated by the Upper Uwchlan Municipal Authority. A blanket easement is provided to Upper Uwchlan Township and the Upper Uwchlan Township Sewer Authority for access through the development solely to perform required maintenance and repair of the sanitary sewer system for all conveyance mains that are situated outside the public right-of-way limits of the roadways.* The Authority's name is the Upper Uwchlan Municipal Authority and should be consistent throughout the notes.
6. The following notes shall be add to the plan:

Prior to construction, a minimum of 48 hours' notice is required to be given to the Upper Uwchlan Municipal Authority and their engineer. As-Built Plans of the sanitary sewer system are required by the Upper Uwchlan Township Municipal Authority for review and approval.

Mr. Cary Vargo
Upper Uwchlan Township Manager
Reference: Fetter Property (McKee Group)
Final Subdivision / Land Development Application Review
Upper Uwchlan Township, Chester County, PA

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7. An interior plastic liner shall be provided on all force main discharge manholes as well as some immediately downstream. The following manholes shall include an interior plastic liner: RMG-1, RMG-2, RMG-3, RMG-4, RMG-7, RMG-8, RMG-9 and RMG-10

An interior plastic liner shall provide a continuous, impermeable lining to shield precast concrete against deterioration caused by the corrosive atmosphere. The interior plastic liner shall be AGRU Sure Grip Liner and GU-Base Liner as manufactured by Terre Hill Concrete Products.

Channels, Bench and all penetrations through liner shall receive factory-applied corrosion-resistant coating. The plans shall be noted accordingly.

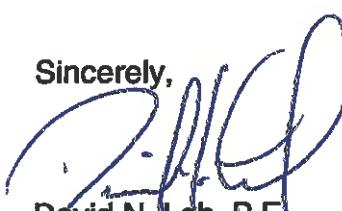
8. Sheet 68 – The elevation information on left side of the profile should be revised to be legible.
9. Sheet 69 and 70 – On each plan sheet, there appears to be a small profile in the upper right corner outside of the bordered area. The plans shall be noted accordingly.

**VIII. TOWNSHIP LIGHTING CONSULTANT COMMENTS
STUBBE CONSULTING, LLC.**

All lighting comments have been adequately addressed.

This concludes our third review of the submitted application. If you have any questions, please do not hesitate to contact me.

Sincerely,



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

Mr. Cary Vargo

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Upper Uwchlan Township Manager

Reference: Fetters Property (McKee Group)

Final Subdivision / Land Development Application Review

Upper Uwchlan Township, Chester County, PA

File No. 14-12031T

October 5, 2017

cc: Upper Uwchlan Township Planning Commission Members
Upper Uwchlan Township Board of Supervisors
Sheila E. Fleming, ASLA, Brandywine Conservancy (Via e-mail only)
Christopher J. Williams, P.E., McMahon Assoc., Inc. (Via e-mail only)
G. Matthew Brown, P.E, ARRO Consulting, Inc. (Via e-mail only)
C. Stanley Stubbe, Stubbe Consulting, LLC (Via e-mail only)
Kristin S. Camp, Esq., BBMM, LLP (Via e-mail only)
Mark McGonigal, McKee Group, Applicant (Via e-mail only)
Denise Yarnoff, Esq., RRH&C, LLC (Via e-mail only)
Theodore J. Gacomis, P.E. Edward B. Walsh & Associates, Inc. (Via e-mail
only)

Gwen Jonik

Subject: RE: McKee- Fetter Property - Emergency Services

Packet Page 56

From: RICHARD RUTH [REDACTED]

Sent: Thursday, October 5, 2017 4:24 PM

To: Gwen Jonik

Subject: Re: follow up RE: McKee- Fetter Property - Emergency Services

October 5, 2017

After reviewing the plans for Phase I of the McKee-Fetters Property, parts of the plans are not acceptable. Township Manager, Cary, and I advise there should be more than a single access in and out of the development for 150 homes. There should be a second in and out from the development. This would be necessary from an emergency services standpoint.

Thank you,

Richard Ruth

SUBDIVISION AND LAND DEVELOPMENT PLAN

11

THE MCKEE GROUP

370 MILFORD ROAD
DOWNTON
PENNSYLVANIA

PROJECT CONSULTANTS:

LANDSCAPE ARCHITECTURE AND PLANNING | LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT
Elizabeth Thomas Ponzak, Inc.
200 South 30th Street
Philadelphia, PA 19104
(215) 408-3901

TRAFFIC ENGINEER

Architectural, Planning and Design, Inc.
100 East High Street, State College,
PA 16801-3263 (814) 432-3101

CIVIL ENGINEER:
B. Wright & Associates,
2222 Donlin Forest Road
Southville Professional Center
PA 15347
(412) 903-0600

CIVIL ENGINEER: (1)
Bart Engineering, Inc.
1000 Barkley Drive, Suite 202
Buckport, Maine 04601-3100

CIVIL ENGINEER:

CIVIL ENGINEER:
Robert Engineering, Inc.
225 Bowman Drive
Pittsburgh, PA 15241
10/90.503.0660

ENVIRONMENTAL ENGINEER:

LEGAL COUNSEL: *Jeffrey R. Ritter & Colleagues*
7 Constance Drive
Roslyn, NY 11576
(516) 423-1255
(516) 423-1255
e-mail: jeffrey@rrc.com

STORIC RESOURCE CONSUL
Preservation Planning, LLC
80 Hillside Road

HISTORIC RESOURCE CONSENT

are Preservation Planning LLC
880 Hilltop Road
Custer Springs, PA 19425
44.202.8187

An aerial photograph of a residential area. The area is organized into several large, roughly rectangular plots, each containing a grid of houses. A central, larger plot contains a park with a circular path and a central building. The plots are separated by roads and green spaces. The overall layout is a mix of planned urban design and natural landscape.

EQUITABLE OWNER AND APPLICANT

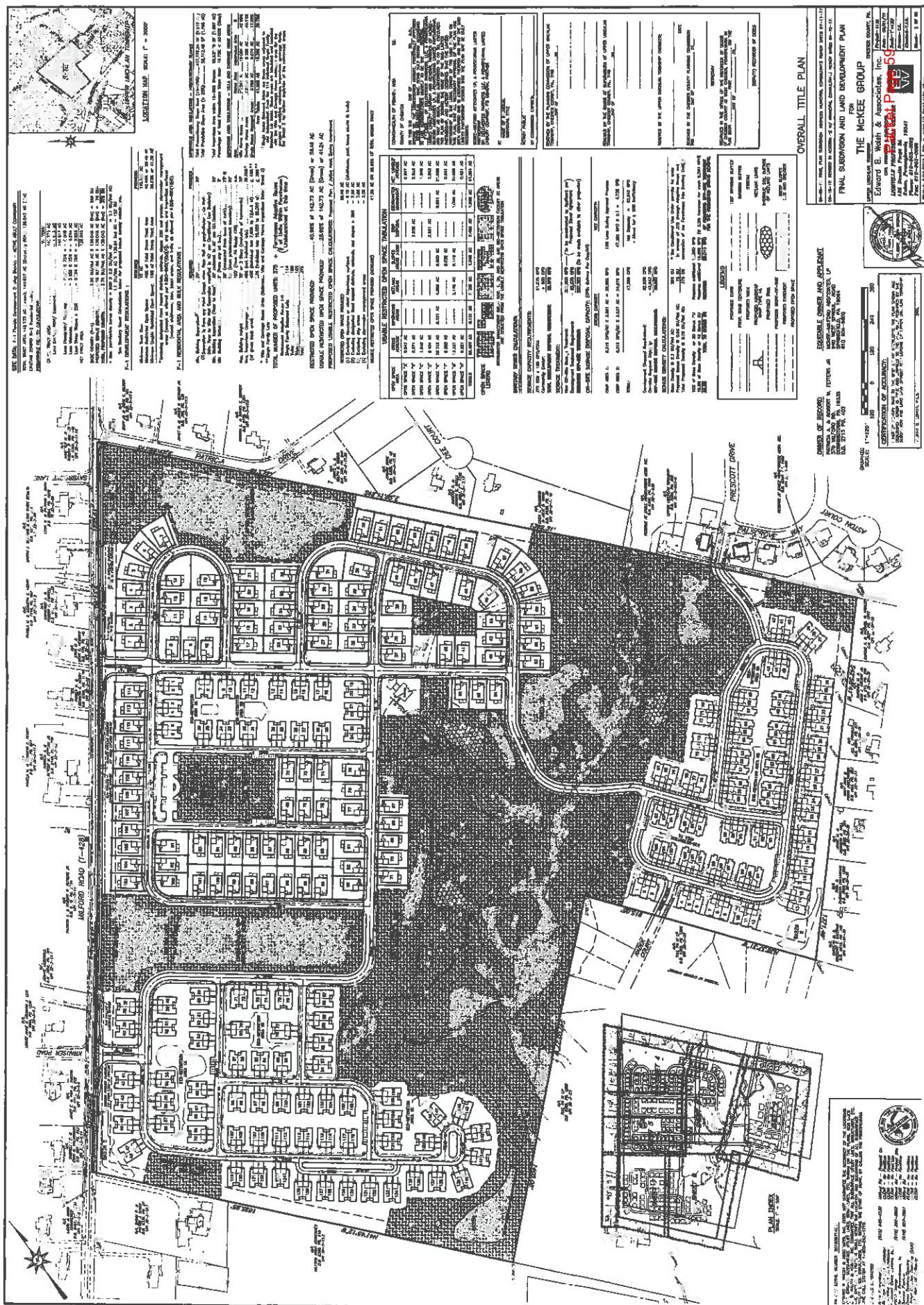
WILMCKEE-MILFORD ASSOCIATES, LP
940 WEST SPROUL ROAD
SPRINGFIELD, PA. 19064
610-604-9800

DEPARTMENT INDEX

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EDWARD B. WALSH & ASSOCIATES, INC.
Civil Engineers & Surveyors
Limestone Professional Center
123 South Main Street
Perryopolis, Pennsylvania 15344
(724) 693-9028
Fax: (724) 693-9029

188





UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: **Board of Supervisors**

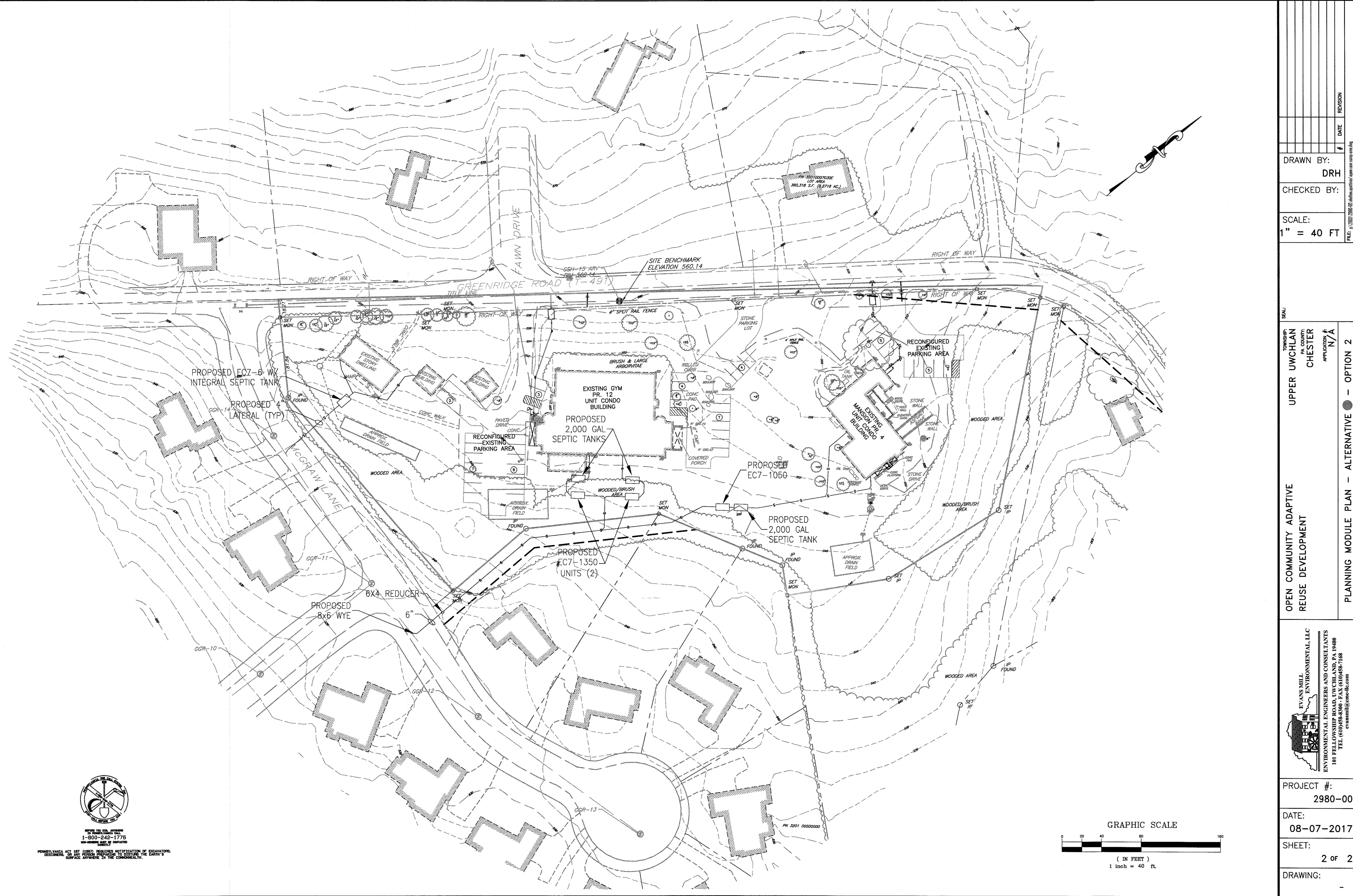
FROM: **Cary B. Vargo**
Township Manager

RE: **Open Community Corp**
Sewage Facilities Planning Module

DATE: **October 12, 2017**

Mr. Shelton has submitted a sewage facilities planning module (SFPM) for the Upattina's property. The developer is currently proposing twelve (12) condominium units in the gym and four (4) condominium units in the house for a total of sixteen (16). The Upattina's development will be served by onsite pre-treatment for solids and will connect to the Greenridge Waste Water Plant for the purposes of hydraulic capacity. The infrastructure will be owned by the Township and maintained by the Municipal Authority. The module has been reviewed by ARRO and the Chester County Health Department. The Municipal Authority and the Planning Commission Chairman have also reviewed and approved the submission. The module materials will be available in hard copy form at your meeting if you so choose to review them.

I would respectfully request that the BOS authorize the submission of the SFPM to DEP for review.



RESOLUTION

BE IT RESOLVED, by authority of the Board of Supervisors
(Name of governing body)
of the Township of Upper Uwchlan, Chester County, and it
(Name of MUNICIPALITY)
is hereby resolved by authority of the same, that the Township Manager
(designate official title)
of said MUNICIPALITY is authorized and directed to submit the attached Application for Traffic
Signal Approval to the Pennsylvania Department of Transportation and to sign this Application on behalf of
the MUNICIPALITY.

ATTEST:

Gwen A. Jonik, Township Secretary
(Signature and designation of official title)
I, Gwen A. Jonik
(Name)

Township of Upper Uwchlan
(Name of MUNICIPALITY)

By: Kevin C. Kerr, Supervisors Chair
(Signature and designation of official title)
Township Secretary
(Official Title)

of the Upper Uwchlan Township Board of Supervisors, do hereby certify that the foregoing
(Name of governing body and MUNICIPALITY)
is a true and correct copy of the Resolution adopted at a regular meeting of the
Upper Uwchlan Township Board of Supervisors, held the 16th day of October, 2017
(Name of governing body)

DATE: _____

Gwen A. Jonik, Township Secretary
(Signature and designation of official title)

Application for Traffic Signal Approval

Please Type or Print all information in Blue or Black Ink



Sheet 1 of 5
DEPARTMENT USE ONLY

County : **CHESTER**

Engineering District : **6-0**

Department Tracking # :

Initial Submission Date :

A - Applicant's (Municipal) Contact Information

| | |
|--|----------------------------|
| Municipal Contact's Name : CARY VARGO | Title : MANAGER |
| Municipal Name : UPPER UWCHLAN TOWNSHIP | |
| Municipal Address : 140 POTTSTOWN PIKE, CHESTER SPRINGS, PA 19425 | |
| Municipal Phone Number : 610-458-9400 | Alternative Phone Number : |
| E-mail Address : CVargo@upperuwchlan-pa.gov | |
| Municipal Hours of Operation : Monday - Friday 8 AM - 5 PM | |

B - Application Description

Location (*intersection*) : **LITTLE CONESTOGA ROAD (S.R. 4016) & MILFORD ROAD**

Traffic Control Device is : NEW Traffic Signal EXISTING Traffic Signal (*Permit Number*) :

Type of Device (*select one*) Traffic Control Signal
(MUTCD Section 4D, 4E, 4G) Flashing Beacon
(MUTCD Section 4L) School Warning System
(MUTCD Section 7B)
 Other :

Is Traffic Signal part of a system? : YES NO System Number (*if applicable*) :
If YES, provide locations of all signalized intersections in system.

Explain the proposed improvements :

Install new traffic signal control device based on applicable signalization warrants and roadway geometry

Associated with Highway Occupancy Permit (HOP)? : YES NO If YES, HOP Application # :

C - Maintenance and Operation Information

Maintenance and Operations are typically performed by? :

Municipal Personnel Municipal Contractor Municipal Personnel & Contractor
 Other :

Maintenance and Operations Contact Name : **Charles A. Higgins** Company/Organization : **HIGGINS & SONS**

Phone # : **(610) 566-3700** Alternative Phone # : E-mail :

D - Attachments Listing

| | | |
|--|---|---|
| <input checked="" type="checkbox"/> Municipal Resolution (<i>required</i>) | <input type="checkbox"/> Location Map | <input type="checkbox"/> Traffic Volumes / Pedestrian Volumes |
| <input type="checkbox"/> Letter of Financial Commitment | <input type="checkbox"/> Photographs | <input type="checkbox"/> Turn Lane Analysis |
| <input type="checkbox"/> Traffic Signal Permit | <input type="checkbox"/> Straight Line Diagram | <input type="checkbox"/> Turn Restriction Studies |
| <input type="checkbox"/> Warrant Analysis | <input type="checkbox"/> Capacity Analysis | <input type="checkbox"/> Other : _____ |
| <input type="checkbox"/> Crash Analysis | <input type="checkbox"/> Traffic Impact Study (TIS) | |
| <input type="checkbox"/> Traffic Signal Study | <input type="checkbox"/> Condition Diagram | |

Application for Traffic Signal Approval

Please Type or Print all Information in Blue or Black Ink



Sheet 2 of 5
DEPARTMENT USE ONLY

County: CHESTER

Engineering District: 6-0

Department Tracking #: _____

Initial Submission Date: _____

E - Applicant (Municipal) Certification

The applicant desires to own, operate, and maintain the traffic control device in the location indicated above; and the Vehicle Code requires the approval of the Department of Transportation ("Department") before any traffic signals may be legally erected or modified. A signed Application for Traffic Signal Approval (TE-160) must be submitted in conformance with the instructions provided by the Department, and a Traffic Signal Permit must be issued, before any work can begin.

If the Department approves a traffic signal after a traffic engineering study and engineering judgment indicates the need, the traffic signal shall be installed, owned, operated, and maintained within the parameters indicated in the Vehicle Code and the Department's regulations relating to traffic signs, signals, and markings. The Department may direct appropriate alterations to the design or operation (including, but not limited to, hours of operation) of the traffic signal, or require removal of the traffic signal, if traffic conditions or other considerations necessitate alteration or removal.

All items associated with the traffic control device (geometric features, signs, signals, pavement markings, pedestrian accommodations, and other traffic control device associated items) are the applicant's responsibility. The Traffic Signal Permit will then document all of the items associated with operation of each traffic control device. The applicant, at its sole expense, shall provide the necessary inspection, maintenance, and operation activities in conformance with the Department's Publication 191 or as otherwise agreed to by the Department. The applicant shall perform the preventative and responsive maintenance requirements and recordkeeping in accordance with the exhibits specified below. If the applicant fails to provide the required inspection, maintenance, or operation services within thirty (30) days of receipt of written notice from the Department, the Department shall have the right to perform the required inspection, maintenance, or operation services in the applicant's stead and the applicant shall reimburse the Department for all costs incurred. Federal- and/or state-aid participation may be withheld on all future projects if the applicant fails to demonstrate to the Department the ability to provide all required maintenance and operation services. The applicant certifies that it has funds available and committed for the operation and maintenance of the traffic control device and that it will make available sufficient funds for all required future inspection, maintenance, and operation activities.

The applicant shall indemnify, save harmless and, defend (if requested) the Commonwealth of Pennsylvania, its agents, representatives, and employees from and against any damages recoverable under the Sovereign Immunity Act, 42 Pa. C.S. §§ 8521-8528, up to the limitations on damages under said law, arising out of any personal injury or damage to property which is finally determined by a court to be caused by or result from acts or omissions of the applicant and for which a court has held applicant, its officials, or employees to be liable. This provision shall not be construed to limit the applicant in asserting any rights or defenses. Additionally, the applicant shall include in any contracts into which it enters for maintenance, operation, or inspection of the traffic control device this same obligation to indemnify the Commonwealth and its officers, agents, and employees; and it shall require its contractor(s) to provide public liability insurance coverage, naming the Commonwealth and the applicant as additional insureds for bodily injury, including death and property damage, in the minimum amounts of \$500,000 per person, \$1,000,000 per occurrence, it being the intention of parties to have the contractor fully insure and indemnify the Commonwealth and the applicant.

The applicant shall comply with the study and ordinance requirements of 75 Pa. C.S. § 6109. The applicant submits this application with the intention of being legally bound.

Neither this application nor any Traffic Signal Permit creates any rights or obligations with respect to parties other than the applicant and the Department. Third parties may not rely upon any representations made by either the applicant or the Department in connection with the submission or approval of this application or any work permitted or approved that is related to this application, as regards either payment of funds or performance of any particular item of maintenance precisely as specified.

The applicant agrees to comply with the attached Exhibits:

- Exhibit "A": Preventative and Response Maintenance Requirements (Sheet 3 of 5)
- Exhibit "B": Recordkeeping (Sheet 4 of 5)
- Exhibit "C": Signal Maintenance Organization (Sheet 5 of 5)

| | |
|---------------------------------|-------------------------------|
| Printed Municipal Contact Name: | Date: |
| Signed By: | Witness or Attest: |
| Title of Signatory: | Title of Witness or Attester: |


Exhibit "A":
Preventative and Response Maintenance Requirements
Preventive Maintenance

The APPLICANT or its contractor will provide preventive maintenance for each individual component of the traffic signal installation covered by this application at intervals not less than those indicated in the Preventive Maintenance Summary, PA DOT Publication 191, current version. This is the recommended level of maintenance to keep the intersection control equipment and signals in mechanically, structurally and aesthetically good condition.

Response Maintenance

The APPLICANT or its contractor will provide response maintenance in accordance with the provisions of the Response Maintenance Schedule. It encompasses the work necessary to restore a traffic signal system to proper and safe operation. Includes Emergency Repair and Final Repair.

FINAL REPAIR:

Repair or replace failed equipment to restore system to proper and safe operation in accordance with permit within a 24-hour period.

EMERGENCY REPAIR:

Use alternative means or mode to temporarily restore system to safe operation within a 24-hour period. Final repair must then be completed within 30 days unless prohibited by weather conditions or availability of equipment.

Response Maintenance Schedule

| <u>KNOCKDOWNS</u> | <u>TYPE OF REPAIR PERMITTED</u> |
|---------------------------------|--|
| Support - Mast arm | Emergency or Final |
| Support - Strain pole | Emergency or Final |
| Span wire/tether wire | Final Only |
| Pedestal | Emergency or Final |
| Cabinet | Emergency or Final |
| Signal heads | Final Only |
| <u>EQUIPMENT FAILURE</u> | |
| Lamp burnout (veh. & ped.) | Final Only |
| Local controller | Emergency or Final |
| Master controller | Emergency or Final |
| Detector sensor | Emergency or Final |
| - Loop | Emergency or Final |
| - Magnetometer | Emergency or Final |
| - Sonic | Emergency or Final |
| - Magnetic | Emergency or Final |
| - Pushbutton | Emergency or Final |
| Detector amplifier | Emergency or Final |
| Conflict monitor | Final Only |
| Flasher | Final Only |
| Time clock | Emergency or Final |
| Load switch/relay | Final Only |
| Coordination unit | Emergency or Final |
| Communication interface, mode | Emergency or Final |
| Signal cable | Final Only |
| Traffic Signal Communications | Final Only |
| Traffic Signal Systems | Final Only |

County: CHESTEREngineering District: 6-0

Department Tracking #: _____

Initial Submission Date: _____

Recordkeeping

Accurate and up-to-date recordkeeping is an essential component of a good traffic signal maintenance program. In recognition of this fact, the APPLICANT must prepare, retain, and make available to the COMMONWEALTH, on request, a record of all preventive and response maintenance activities performed on the traffic signal equipment covered by this application.

The APPLICANT shall establish a separate file for each installation and keep its records in the municipal building, signal maintenance shop, or other weather-protected enclosure.

At a minimum, the following records will be kept by the APPLICANT or its contractor for each traffic signal. These forms can be found in Section 10.0, Maintenance Record Forms, PA DOT Publication 191, current version.

FORM 1 - Master Intersection Record

This form, which lists all maintenance functions performed at the intersection, should be updated within one day of the activity but no more than one week later.

FORM 2 - Response Maintenance Record

Each time response maintenance is required at the intersection, this form is to be completed. Once the pertinent information is transferred to the master intersection record, this form is to be placed in the intersection file.

FORM 3 - Preventive Maintenance Record

This form will be used to provide a record of the preventive maintenance activities performed at each intersection. The date, the activities performed, and the signature of the person in charge of the work must be recorded in the form.

This form may be kept at the intersection, if it is adequately protected from the weather. Form 1 must be updated at the central file, however, to reflect the date and activity.

Exhibit "C":
Signal Maintenance OrganizationCounty : **CHESTER**Engineering District : **6-D**

Department Tracking # :

Initial Submission Date :

Personnel Classifications

In order to properly maintain the traffic signal equipment covered by this applicant, the APPLICANT agrees to provide, as minimum, the following staff throughout the useful life of equipment. The APPLICANT agrees to abide by all guidance provided in PA DOT Publication 191.

Traffic Engineer - The administrative position which has prime responsibility for the proper operation of traffic signal equipment. The principal function of this position is the supervision and control of subordinate personnel and the planning of their activities to ensure adequate preventive and response maintenance programs.

Minimum Position Requirements

1. A thorough understanding of traffic signal design, installation and maintenance.
2. A working knowledge of the interaction between the following traffic characteristics: intersection geometry, traffic flow theory, control type (fixed time, actuated, etc.), signal phasing and timing, and interconnection.
3. An ability to supervise subordinate personnel effectively in the assignment of their work.
4. Possession of a college degree in engineering, which includes course work in traffic engineering.
5. Either four years experience in the field of traffic engineering or its equivalent in graduate college work.

Signal Specialist - The individual responsible for the diagnostics and repair of all traffic signal equipment including solid state equipment.

Minimum Position Requirements

1. Extensive training and troubleshooting skills in electronics and software.
2. Ability to repair modules in the shop and to design test equipment needed to diagnose and repair a problem.
3. Ability to make design and modifications to implement or omit special functions.
4. Ability to implement a recordkeeping system to include maintenance activities, inventory control and identification of recurring problems.
5. Ability to perform all tasks required of a signal technician.

Signal Technician - Individual responsible for the operation and maintenance of traffic signals and electromechanical equipment.

Minimum Position Requirements

1. Ability to perform response maintenance on solid state equipment up to the device exchange level.
2. Capability to diagnose a vehicle loop failure and initiate corrective action.
3. Ability to tune detector amplifiers.
4. Ability to follow wiring schematics, check and set timings from plan sheet and check all field connections.
5. Ability to perform preventive maintenance on all equipment and to maintain accurate records of all work performed.

Training

The APPLICANT agrees to secure training in order to upgrade the ability of its present staff to properly perform the required maintenance functions. The APPLICANT agrees to abide by all guidance provided in PA DOT Publication 191.

Budget Requirements

The APPLICANT agrees to provide, in its annual operating budget, dedicated funds which are sufficient to cover the cost of the personnel, training, contractors (if utilized) and specialized maintenance equipment which are required, by virtue of this application. The APPLICANT agrees to abide by all guidance provided in PA DOT Publication 191..



October 11, 2017

Upper Uwchlan Township

Mr. Paul Lutz
Traffic Signals Supervisor – Chester and Delaware Counties
PennDOT District 6-0
7000 Geerdes Boulevard
King of Prussia, PA 19406

RE: Traffic Control Evaluation - Little Conestoga Road (S.R. 4016) and Milford Road
Upper Uwchlan Township, Chester County, PA

Dear Mr. Lutz:

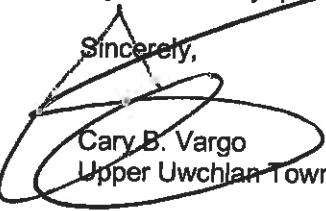
Enclosed is a Traffic Control Evaluation for the intersection of Little Conestoga Road (S.R. 4016) and Milford Road located in Upper Uwchlan Township. This intersection has been an ongoing concern of the Township due to the intersection geometry, which includes steep grades approaching the intersection, limited sight distance, and offset alignment of Milford Road. There is also a history of crashes at this intersection, and increasing traffic volumes due to area land development growth. Accordingly, the Township's Act 209 *Transportation Capital Improvements Plan* contemplates a traffic signal at this intersection.

The enclosed evaluation was prepared at the Township's request in connection with a newly proposed age-restricted residential development located along Milford Road north of Little Conestoga Road. The traffic control evaluation recommends installation of a traffic signal at this intersection based on satisfaction of PennDOT's Crash Warrant, Four Hour Volume Warrant, and Peak Hour Warrant. Furthermore, according to the evaluation, with installation of a traffic signal, acceptable traffic operations are maintained at the intersection.

The Township fully supports the installation of a traffic signal at this intersection to address safety and operational concerns, and we request PennDOT's review and approval for this solution.

If you have any questions, or if you require additional information, please do not hesitate to contact me.

Sincerely,


Cary B. Vargo
Upper Uwchlan Township Manager

CBV/cjw/gaj

Attachment

Cc: Christopher J. Williams, P.E., McMahon Associates, Inc. (letter only)
Matthew I. Hammond, P.E., Traffic Planning and Design, Inc. (letter only)

UP-38-11-38.11



UPPER UWCHLAN TOWNSHIP
140 Pottstown Pike
Chester Springs, PA 19425
610-458-9400 Fax 610-458-0307

RECEIVED
AUG - 8 2017

~~350400581100~~ 32-4-38.5 **CONDITIONAL USE APPLICATION**
Tax Parcel Number: 20-4701532 Date: 5/22/17
Name of Applicant: Michael Montesano
Address: _____
Telephone: _____ Email: _____

UPPER UWCHLAN TWP
ADMINISTRATIVE OFFICES

Owner of Parcel: Montesano Bros.
Address / Location of Parcel: 55 Seabolt Lane Chester Springs Pa 19425
Zoning District: C1 Existing Use: Retail Shop / Groceries Take out
Article / Section Authorizing Conditional Use: 200-33 B (B)
Description of Proposed Conditional Use: Outside Seating and Service
See Attached

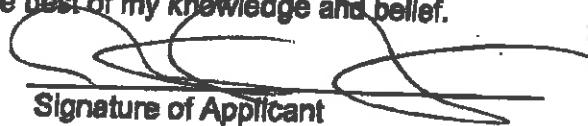
This Application shall be accompanied by:

1. A fee of \$500.00 for Non-Commercial or \$1,000.00 for Commercial/Industrial;
2. Twenty (20) copies of:
 - parcel plot plans (half of which can be of reduced size, i.e. 11 x 17),
 - impact statements (if applicable pursuant to the Township's Zoning Ordinance §200-83),
 - and any other information pursuant to Zoning Ordinance §200-116, §200-117 (Conditional Uses, Conditional Use Standards).

▪ The Applicant will be responsible for reimbursing the Township for Consultants' Fees and Legal Fees, and if additional Hearings are necessary, a Fee will be charged for each Additional Hearing:
Non-Commercial \$250.00/Hearing; Commercial/Industrial \$500.00/Hearing

I hereby depose and say that all of the above statements, and the statements contained in any papers submitted herewith, are true to the best of my knowledge and belief.

Michael Montesano
Printed Name of Applicant


Signature of Applicant

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER
Sworn to and subscribed before me this
8 day of August, 2017.

Kathleen E. McGrath
Notary Public

| | |
|------------------------------------|--|
| COMMONWEALTH OF PENNSYLVANIA | |
| NOTARIAL SEAL | |
| KATHLEEN E MCGRATH | |
| Notary Public | |
| UPPER UWCHLAN TWP, CHESTER COUNTY | |
| My Commission Expires Aug 20, 2018 | |

MONTESANO BROS. Italian Market & Catering
55 Seaboldt Way, Chester Springs, Pa 19425
WWW.MONTESANOBROS.COM
Phone: 610-458-8065

August 8, 2017

Upper Uwchland Township
RE: Conditional Use Request
Property: 55 Seaboldt Way, Chester Springs, Pa. 19425

To Whom It May Concern:

The following is a request for a change of conditional use for our existing business, Montesano Bros. Italian Market & Catering. In an effort to grow and expand successfully in our business and community, we are requesting a small change in the usage of our property for outdoor seating and service. Below is an outline of the proposed request.

Table service in the garden area as well as side stone garden area which is outlined in the separate attached plans.

A Pennsylvania owned and operated brewery, through the use of a "Storage License", will provide licensed craft beer service inside and outside, but within the designated fenced in area.

Hours of operation will be Sunday through Saturday 9:00am-12:00am

We feel this addition to the local choices of outdoor eateries in our community will benefit our town of Eagle with minimal impact to municipal resources. We appreciate your time and consideration. The Montesano Bros look forward to continually work with you as we have had the pleasure to since 2006. Thanks again for ten great years in this community!

All the best!

The Montesano Bros

**Vincent Montesano
Stephen Montesano
Michael Montesano
Anthony Montesano
610-458-8065**

55 Seaboldt Way, Chester Springs, Pa 19425

**MONTESANO BROS. Italian Market & Catering
55 Seaboldt Way, Chester Springs, Pa 19425
www.montesanobros.net
Phone: 610-458-8065**

To Whom It May Concern:

As requested, here is the additional information that may help clarify our intentions for our outdoor seasonal seating, lighting, and parking.

Outside seating, weather permitting: 3 Picnic tables, 6 square tables, 24 seats.

Fenced in Garden Area: 8,400 Sq. Feet

Lighting: Strings lights around the perimeter of the garden, 4 front porch lights, and a parking lot light.

Indoor Seating: 8 Tables, 20 foot Bar Counter, 40 Seats

Parking: Our lot has 20 parking spaces and 1 handicap space. Also attached is a letter from Dr. Biju Paul of Family & Cosmetic Dentistry allowing us the use of his parking lot, which runs along side of our garden area.

Thanks again! Michael Montesano

RECEIVED

AUG 23 2017

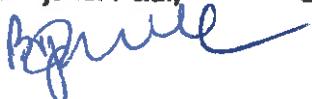
**UPPER UWCHLAN TWP
ADMINISTRATIVE OFFICES**

To Whom it may concern,

I give my permission to Montesano Bros. and its customers the availability to use our parking lot here at Family & Cosmetic Dentistry. I am allowing them to use the 14 parking spaces after my hours of operation. My hours of operation are Monday, Tuesday, Wednesday, and Thursday 10-7pm. 8-5:30pm

8-5:30pm 8:00-1:00pm

Dr. Biju E. Paul, 8/21/2017



RECEIVED

AUG 23 2017

UPPER UWCHLAN TWP
ADMINISTRATIVE OFFICES

Safari File Edit View History Bookmarks Window Help

arcweb.cresco.org



Find Address 1 of 1. PARAMETERS: > Street: SEABOLT Street Name: SE. Availability: UNPEN UNPEN

| UPI | Parcel ID | Street Concat |
|-----------|----------------|---------------|
| 52-4-38-1 | 3204 002381-00 | SEABOLT WY |

| Owner 1 | Owner 2 |
|----------------------------|---------|
| EAGLE RETAIL ASSOCIATES LP | |

Mailing A
56 CCJN.

MONTESANO BROS. Italian Market & Catering
55 Seaboldt Way, Chester Springs, Pa 19425
www.montesanobros.net
Phone: 610-458-8065

To Whom It May Concern:

As of your request, attached are written and signed letters from our neighbors allowing us to use their parking lots for any overflow of cars. In total, it is an additional 59 spaces on top of our 21 spaces.

Hope all is well, and we'll see you soon!

Montesano Bros.

RECEIVED
SEP 26 2017
UPPER UCHLAN TWP
ADMINISTRATIVE OFFICES

MONTESANO BROS. Italian Market & Catering
55 Seaboldt Way, Chester Springs, Pa 19425
www.montesanobros.net
Phone: 610-458-8065

To Whom It May Concern:

I give my permission to Montesano Bros. and their customers the availability to use our parking lot here at The Goddard School. I am allowing them to use 26 parking spaces after my hours of operation. My hours of operation are Monday 7AM-6pm, Tuesday 7AM-6pm, Wednesday 7:00AM-6pm, Thursday 7AM-6pm, Friday 7AM-6pm, Saturday Closed, Sunday Closed.

Patti Travitz, 9/19/17



GODDARD



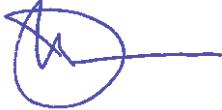
Notes

MONTESANO BROS. Italian Market & Catering
55 Seaboldt Way, Chester Springs, Pa 19425
www.montesanobros.net
Phone: 610-458-8065

To Whom It May Concern:

I give my permission to Montesano Bros. and their customers the availability to use our parking lot here at Eagle Eye Associates. I am allowing them to use 13 parking spaces after my hours of operation. My hours of operation are Monday 8-5, Tuesday 8-5, Wednesday 10-7, Thursday 8-5, Friday 8-5, Saturday 0, Sunday 0.

Dr. John Fish, 9/19/17











UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
September 14, 2017
Minutes
Approved

In Attendance:

Bob Schoenberger, Chair, Sally Winterton, Vice-Chair, Jim Shrimp, Brett Hand, Joe Stoyack, Jim Dewees, Chad Adams, MaryLou Lowrie, P.E. – Gilmore & Associates

Bob Schoenberger called the meeting to order at 7:31 p.m. as a quorum was present.

CarSense Land Development Plan

Melissa Luperi explained the plan to expand the building used for washing and detailing cars. Chad Adams moved, seconded by Joe Stoyack, to accept the Plan for Consultants' review. The Motion carried unanimously.

Montesano Brothers Conditional Use Application

Michael Montesano presented their intention to provide wait service for both the inside seating (40) and the exterior patio (24) area.

The Commission was concerned with parking. Twenty spaces are required for the indoor seating and 12 more for the outdoor seating, totaling 32 parking spaces (during nice weather). It is possible to have 20 spaces in the existing parking area. Montesano Brothers provided a note indicating permission from the adjacent dentist to use the dental office parking area. Jim Shrimp expressed a concern that there could be conflicts with the dental office hours. They also have verbal permission to use the Goddard School parking area. Joe Stoyack suggested people could park in the Acme lot; Chad Adams stated that without permission from the owners of the Acme center, they could not depend on that. The Commission suggested they gather written permissions from all owners where patrons might park, and to go forward to Conditional Use Hearing. Another option is to meet the requirements in the letter from McMahon Associates or go to the Zoning Hearing Board.

The Commission is in support of the concept and will recommend it to the Board of Supervisors, if written permission for parking area use is acquired from neighboring businesses. It promotes walking in the village, and it seems additional parking will be available.

Joe Stoyack moved, seconded by Sally Winterton, to recommend to the Board of Supervisors that a Conditional Use Hearing be held and the Application approved. The Motion carried unanimously.

Hickory Park – Field Lighting

Shanna Lodge, Assistant Township Manager and Park & Rec Board Secretary, presented a request from GEYA to have lights installed for Fields 2 & 3 at Hickory Park. Lights would not be used past 10:00 PM. GEYA has offered to assist with the costs through fundraising. Ultimately the Township will be responsible for capital funding of the project. Stan Stubbe, the Township lighting consultant, has not reviewed the proposal. The Commission had concerns about: glare and the residential area near the park; glare and the Turnpike; type of fixtures; size; who pays for the electric used; current parking lot lighting should be reviewed; consideration should be given to lighting the tennis court and basketball court. The Commission requested more details and would like Stan Stubbe's input on the matter.

Black Horse ELU Conditional Use Plan - Revised

The Applicant withdrew their request to be on the Agenda this evening.

Dorlan Mill Flats

John Shelton was in attendance and presented more information for his Shryock Paper Mill project, "Dorlan Mill Flats". Mr. Shelton indicated he wanted to address comments presented at the Supervisors' Workshop earlier this week. Bob Schoenberger provided a synopsis of the Paper Mill property, and its related issues.

Discussion centered on flood plain and building height concerns. The building abuts the flood plain but is not in it. In regards to the height of the building, the question relates to the maximum height of buildings in the Limited Industrial (LI) district; this building would need to have the Zoning amended.

Discussion included the following:

1. Sprinklers are now required; sprinklers require more height and the building can be 20 feet higher for the sprinkler system.
2. In this zoning district, height of 45' could be approved through conditional use process.
3. Mr. Shelton might seek zoning ordinance amendment.
4. The Commission prefers proving a hardship through the Zoning Hearing Board.
5. This is an adaptive reuse of an historic resource and he's trying to stay within the footprint of the old building, as required; He's trying to preserve the stone structure.
6. Show the hardship in using the old part, stonewall maintained.

The Planning Commission recommends Mr. Shelton go to the Zoning Hearing Board to pursue approval for hardship case for extension of the height restriction.

Mr. Shelton asked that the previous Planning Commission meeting minutes be revised to read "story calculation" rather than "height calculation" in line 5 of the 2nd paragraph on the 2nd second page of the minutes. The Commission agreed to amend the minutes.

Approval of Minutes

Joe Stoyack moved, seconded by Jim Shrimp, to approve as amended above the minutes of the August 10, 2017 Planning Commission meeting. The Motion carried unanimously.

Open Session

Jim Shrimp commented on his house shaking during the night recently. Ms. Lodge advised it was the Turnpike milling activity.

Brett Hand questioned who performed street cleaning on Labor Day. Ms. Lodge will find out.

The next Planning Commission meeting is scheduled for October 12, 2017, 7:30 PM

Adjournment

Jim Dewees moved, seconded by Chad Adams, to adjourn at 9:00 PM. All were in favor.

Respectfully submitted,

Sally Winterton, Vice-Chair
Jim Dewees, Member



McMAHON ASSOCIATES, INC.

840 Springdale Drive

Exton, PA 19341

p 610-594-9995 f 610-594-9565

PRINCIPALS

Joseph W. McMahon, P.E.

Joseph J. DeSantis, P.E., PTOE

John S. DePalma

William T. Steffens

Casey A. Moore, P.E.

Gary R. McNaughton, P.E., PTOE

ASSOCIATES

John J. Mitchell, P.E.

Christopher J. Williams, P.E.

R. Trent Ebersole, P.E.

Matthew M. Kozsuk, P.E.

Maureen Chlebek, P.E., PTOE

Dean A. Carr, P.E.

September 14, 2017

Mr. David N. Leh, P.E.
Gilmore & Associates, Inc.
184 W. Main Street
Suite 300
Trappe, PA 19426

RE: Montesano Brother's Italian Market and Catering – Traffic Review
Upper Uwchlan Township, Chester County
McMahon Project No. 817658.11

Dear Mr. Leh:

McMahon Associates, Inc. has conducted a traffic review of the proposed Montesano Brother's Italian Market and Catering expansion, which is located at 55 Seaboldt Way in Upper Uwchlan Township, Chester County, PA. The proposed expansion will increase the seating capacity of the existing restaurant and provide a total of 40 indoor seats and 24 outdoor seats. Our review is based on the following documents:

1. *Conditional Use Application*, dated May 22, 2017.
2. *Applicant Correspondence*, dated August 8, 2017, August 21, 2017, and August 23, 2017.

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

1. ZO Section 200-73.H(3) – Based on the information provided, it appears that the site will require 32 parking spaces for the proposed 64 dining seats (24 outdoor seats and 40 indoor seats) using the Township's parking requirement for eating and drinking establishments of one parking space per two seats. These 32 parking spaces would be required during favorable weather conditions since they include the parking spaces required for the indoor and outdoor seating. However, during unfavorable weather conditions, only the 40 indoor seats would require parking spaces, which results in a need for only 20 parking spaces.
2. During unfavorable weather conditions, the parking supply provided on site should satisfy the Township's parking requirement, provided at least 20 parking spaces can be accommodated within the existing parking lot. The applicant indicates that 21 parking spaces (including a handicap parking space) are provided on the site today; however, based on a Google Earth image, it appears that only 18 marked parking spaces (including a handicap parking space) are provided on the site today. The applicant should confirm the available parking supply on the site today and the location of this parking.

3. ZO Section 200-73.K(5) – During favorable weather conditions when all 64 seats (indoor and outdoor) may be in use, approximately 11 additional parking spaces will be required beyond those that are provided within the parking lot today. Therefore, the applicant has provided a shared parking agreement with the owner of the adjacent Dr. Biju E. Paul dentist office for the use of 14 parking spaces. The agreement indicates these 14 spaces are only available to Montesano Brothers outside of Doctor Paul's operating hours which is Monday and Tuesday from 8:00 AM to 5:30 PM, Wednesday from 8:00 AM to 1:00 PM, and Thursday from 10:00 AM to 7:00 PM. The combined parking supply of 35 parking spaces (assuming 21 parking spaces exist on site) satisfies the total parking requirement for Montesano Brothers. However, the dentist hours of operation coincide with the likely evening dinner peak for Montesano Brothers, especially on Thursday, as well as over the midday lunch peak on Monday through Thursday. As such, if the dentist spaces are not available to Montesano Brothers during these times, then an adequate parking supply may not be available to Montesano Brothers.
4. Chapter 79-8.C – The Township's Transportation Impact Fee is applicable to developments where a change of use increases the weekday afternoon peak hour trip generation of the development. Since the applicant proposes to provide an expansion of existing services, the traffic generated by the expansion would be subject to the Township's Transportation Impact Fee. In addition, since the site currently generates traffic, the Transportation Impact Fee should be based on only the increase in traffic generated by the expansion, and not the traffic generated by the existing use. With additional information, the Transportation Impact Fee can be calculated.

If there are any questions regarding any of the above comments, please do not hesitate to contact our office.

Sincerely,



Christopher J. Williams, P.E.
Vice President & Associate Regional Manager – Mid-Atlantic

CJW/jdg

cc: Cary B. Vargo, Manager, Upper Uwchlan Township



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

September 28, 2017

File No. 17-08106T

RECEIVED

OCT - 2 2017

UPPER UWCHLAN TWP.

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

Reference: Montesano Brothers
Conditional Use Review
Upper Uwchlan Township, Chester County, PA

Dear Cary:

Gilmore & Associates, Inc. (G&A) is in receipt of the following information submitted by the Applicant:

- Conditional use application dated August 8, 2017.
- Aerial Photograph of Property with hand drawn markings of the proposed improvements. (undated)

The subject site is located on the northeast corner of Ticonderoga Boulevard and Seabolt Way and is located in the C1 (Commercial) Zoning District.

The applicant is proposing to create a 70'x120' outdoor dining area adjacent to their existing facility located along Seabolt Way. The proposal is for outdoor seating for 24 patrons. There is currently seating for 40 indoor patrons which will remain. This use is permitted by way of Conditional Use. (ZO Section 200-33.B.(8))

G&A has completed our review of the above referenced Conditional Use Application and wish to submit the following comments for your consideration.

1. While we do have concerns regarding parking, we believe the Township Traffic Consultant has adequately addressed these matters in their September 14, 2017 correspondence.

Mr. Cary Vargo
Upper Uwchlan Township Manager
Reference: Montesano Brothers
Conditional Use Review
Upper Uwchlan Township, Chester County, PA
File No. 17-08106T
September 28, 2017

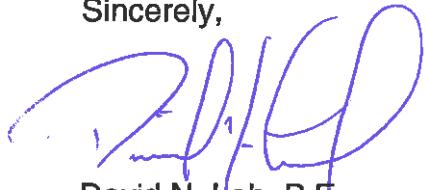
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Packet Page 86

2. Based on existing site conditions, it appears that at least some of the improvements referenced in the conditional use application have already been installed. The Applicant should indicate whether or not there are further improvements to be implemented and if so, what they are.

This concludes our review of the above-referenced application. Should you have any questions, please do not hesitate to contact me.

Sincerely,



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

cc: Township Board of Supervisors Members (via email only)
Al Gaspari – Township Zoning Officer (via email only)
Kristin Camp, Esq. – BBMM, LLC(via email only)
Chris Williams, PE – McMahon Associates, Inc. (via email only)
Michael Montesano - Applicant (via email only)



October 10, 2017

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

RE: Upper Uwchlan Township
Montesano Bros. Italian Market and Catering
Conditional Use Application
ARRO No #7000.00

Corporate Headquarters
108 West Airport Road
Lititz, PA 17543
T 717.569.7021
F 717.560.0577
www.thearrogroup.com

Dear Mr. Vargo:

ARRO, Consulting, Inc. reviewed the following information relating to the above referenced project, in accordance with the Upper Uwchlan Township Ordinances, and offers the following comments based on current engineering practices.

1. Conditional Use Application for Montesano Bros. Italian Market and Catering.

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

We understand that this establishment is connected to the sanitary sewer system; the applicant is proposing an outdoor seating area with 64 new seats. Based on *Wastewater Engineering by Metcalf and Eddy*, typical usage for restaurants is 3 gallons/meal. Presuming 4 meals/seat/day, the proposal would generate an estimated 768 gallons per day or 3.4 EDUs of additional sanitary sewer flow. We understood 2.96 EDU or 675 GPD of capacity was purchased at the time of sewer connection for this establishment and the adjacent dentist office. The actual capacity purchased at the time of sewer connection will need to be verified. Taking into consideration current usage plus that this new seating area will be seasonable; ARRO recommends a minimum of two additional EDUs be required for this change in use. Additionally, the Township should reserve the right to review water usage in the future and require the purchase of additional sanitary sewer capacity if necessary.

If you have any questions or concerns, please feel free to contact me at your earliest convenience at 717-560-6069.

Sincerely,

David M. Schlott, Jr., P.E.
Project Manager

DMS Jr.:kal

C: Dave Leh, P.E.
Gwen Jonik-UUT

T:\Upper Uwchlan Township\Misc. Project Reviews\07000.00

AFFIDAVIT OF POSTING
MONTESANO BROTHERS
CONDITIONAL USE APPLICATION

I, Rhys Lloyd, hereby verify that I posted notice of a Hearing of the Upper Uwchlan Township Board of Supervisors to consider the application filed by Montesano Brothers seeking approval for restaurant table service and outdoor seating on property at 55 Seaboldt Way, Chester Springs, PA 19425.

On 9/29/17, I posted the property where the proposed Use is and will be located – on Seaboldt Way at the entrance to the existing parking lot and behind the store, along Ticonderoga Boulevard. ~~A photograph of said posting is attached hereto as Exhibit A-gj~~

This statement is made subject to the Penalties of 18 Pa C.S.A. Section 4904, relating to sworn falsification to authorities.

Name: Rhys Lloyd

Rhys Lloyd, Building Inspector

State of Pennsylvania }
SS.
County of Chester}

Sworn to and subscribed before me this 29th day of September, 2017.

Gwen Jonik
Notary Public

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
GWEN A JONIK
Notary Public

UPPER UWCHLAN TWP, CHESTER COUNTY
Commission Expires Aug 27, 2018

PHILADELPHIA GROUP

AFFIDAVIT OF PUBLICATION
307 Derstine Avenue • Lansdale, PA 19446

**UPPER UWCHLAN TOWNSHIP
140 POTTSTOWN PIKE
CHESTER SPRINGS, PA 19425**

Attention:

**STATE OF PENNSYLVANIA,
COUNTY OF MONTGOMERY**

The undersigned Maureen Schmid, being duly sworn the he/she is the principal clerk of Daily Local News, Daily Local News Digital, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

UPPER UWCHLAN TOWNSHIP

Published in the following edition(s):

| | |
|--------------------------|----------|
| Daily Local News | 10/02/17 |
| Daily Local News | 10/08/17 |
| Daily Local News Digital | 10/02/17 |
| Daily Local News Digital | 10/09/17 |

PUBLIC NOTICE
NOTICE IS GIVEN that the Board of Supervisors of Upper Uwchlan Township will conduct a public hearing on Monday, October 16, 2017 at 7:00 p.m., at the Byers Station Community Center located at 1115 Sunderland Avenue, Chester Springs (Eagle) 19425, to consider an application filed by Montesano Brothers seeking Conditional Use for restaurant table service and outside seating at 55 Seiboldt Way, Chester Springs 19425 within the Village Commercial District pursuant to §200-33.B.(8) of the Upper Uwchlan Township Zoning Ordinance. On the above date the Board of Supervisors will conduct a hearing following their regular business meeting and may render a decision on the Applicant's request. If any person who wishes to attend the hearing has a disability requiring auxiliary aid to attend or participate in the proceedings, contact the Township Secretary at (610) 458-9400 to discuss how the need may be accommodated. Gwen Jonik - Township Secretary
dln. 10/2, 9 - 1a.

Sworn to the subscribed before me this 10/9/2017.

Maureen Schmid
Notary Public, State of Pennsylvania
Acting In County of Montgomery

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MAUREEN SCHMID, Notary Public
Lansdale Boro., Montgomery County
My Commission Expires March 31, 2021

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PO: Spec.Hrg.Notice

Sales Person: 093304