



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.

Packet Page 1

**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**

Packet Page 2

In attendance:

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

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**

Packet Page 5

**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 Feters 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	CINTA010 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	DELA0030 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	HATHO010 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	INDEPGRA 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	LAWSO010 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	LUDWIO60 LUDWIG'S CORNER SUPPLY CO.	39.64		1650
48421	10/16/17	MARKH010 MARK HAGERTY	115.00		1650
48422	10/16/17	MARKSTOU MARK STOU/PAINING CONTRACTOR	2,810.00		1650
48423	10/16/17	MARTIO40 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	NEWHO010 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	PIPELO20 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	ROBLITTL 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 TREVDAN	20.00		1650
48445	10/16/17	TURFEQUI TURF EQUIPMENT AND SUPPLY CO	501.02		1650
48446	10/16/17	UNLIMO20 UNLIMITED TECHNOLOGY, INC	609.75		1650
48447	10/16/17	USMUNO20 US MUNICIPAL SUPPLY CO.	44.76		1650
48448	10/16/17	VARGO005 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

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#### **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

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**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		260,957.58
			<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		73,200.00
	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		(10,837.32)
	Total Other Current Assets		<u>52,066.60</u>

Prepaid Expense

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

<b>Total Assets</b>	<b>4,093,689.67</b>
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**LIABILITIES AND FUND BALANCE**

Accounts Payable

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

Upper Uwchlan Township  
General Fund  
Balance Sheet  
As of 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	158,487.58
	Total Other Current Liabilities	171,086.12

<b>Total Liabilities</b>	<b>233,514.07</b>
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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)	362,862.47
	Total Equity	3,860,175.60

<b>Total Fund Balance</b>	<b>3,860,175.60</b>
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<b>Total Liabilities &amp; Fund Balance</b>	<b>4,093,689.67</b>
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**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
<b>REVENUES</b>					
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!
<b>Total Revenue</b>		<b>5,398,784.49</b>	<b>6,247,616.00</b>	<b>(848,831.51)</b>	<b>86.4%</b>

**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
<b>GENERAL GOVERNMENT</b>					
01-400-000-113	Supervisors Wages	1,250.00	2,500.00	(1,250.00)	50.0%
01-400-000-150	Payroll Tax Expense	95.62	191.00	(95.38)	50.1%
01-400-000-320	Telephone	1,562.18	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%
<b>EXECUTIVE</b>					
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%
<b>AUDIT</b>					
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%
<b>TAX COLLECTION</b>					
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
<b>LEGAL</b>					
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%
<b>COMPUTER</b>					
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%
<b>ENGINEERING</b>					
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%
<b>TOWNSHIP PROPERTIES</b>					
<u>Public Works Building</u>					
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%
<u>Township Building</u>					
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%
<u>Milford Road</u>					
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
<b>POLICE EXPENSES</b>					
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 Reimbursment	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-Reimbursable-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%
<b>FIRE/AMBULANCE</b>					
01-411-000-354	Insurance - Workers Compensation	13,475.14	28,000.00	(14,524.86)	48.1%
01-411-000-420	Dues/Subscriptions/Memberships	-	-	-	#DIV/0!
01-411-000-450	Contracted Services	-	-	-	#DIV/0!
01-411-000-451	Hydrant expenses-Aqua	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
<b>AMBULANCE</b>					
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%
<b>CODES ADMINISTRATION</b>					
01-413-000-100	Code Administrator 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%
<b>PLANNING &amp; ZONING</b>					
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%
<b>VILLAGE CONCEPT</b>					
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%
<b>ZONING</b>					
01-414-003-100	Compensation	-	800.00	(800.00)	0.0%
01-414-003-301	Court Reporter	47.50	2,000.00	(1,952.50)	2.4%
01-414-003-315	Legal Fees	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
<b>EMERGENCY OPERATIONS</b>					
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%
<b>ANIMAL CONTROL/OTHER</b>					
01-422-000-530	Contributions - SPCA	2,061.90	4,120.00	(2,058.10)	50.0%
01-422-000-601	Contributions - DARC	14,640.00	15,280.00	(640.00)	95.8%
		16,701.90	19,400.00	(2,698.10)	86.1%
<b>SIGNS</b>					
01-433-000-200	Supplies	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%
<b>SIGNALS</b>					
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%
<b>PUBLIC WORKS</b>					
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
<b><u>Public Works - Facilities Division</u></b>					
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!
		<b>111,860.13</b>	<b>100,081.00</b>	<b>11,779.13</b>	<b>111.8%</b>
<b>ROAD CONSTRUCTION</b>					
01-439-000-752	East West Link	-	-	-	#DIV/0!
		<b>-</b>	<b>-</b>	<b>-</b>	<b>#DIV/0!</b>
<b>PARK &amp; RECREATION</b>					
<b><u>Parks - General</u></b>					
01-454-001-101	Park wages allocation	73,987.27	170,063.00	(96,075.73)	43.5%
01-454-001-200	Supplies	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%
		<b>117,171.23</b>	<b>212,522.00</b>	<b>(95,350.77)</b>	<b>55.1%</b>
<b>HICKORY PARK</b>					
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%
		<b>26,612.21</b>	<b>37,147.00</b>	<b>(10,534.79)</b>	<b>71.6%</b>

**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
<b>FELLOWSHIP FIELDS</b>					
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%
<b>LARKINS FIELD</b>					
01-454-004-200	Supplies-Larkins	-	1,000.00	(1,000.00)	0.0%
01-454-004-250	Maintenance & Repair	-	5,000.00	(5,000.00)	0.0%
01-454-004-312	Engineering Fee-Larkins	-	-	-	#DIV/0!
01-454-004-450	Contracted Services	2,115.00	3,000.00	(885.00)	70.5%
		2,115.00	9,000.00	(6,885.00)	23.5%
<b>UPLAND FARMS</b>					
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%
	<b>Total Parks and Recreation</b>	<b>188,491.86</b>	<b>330,435.00</b>	<b>(141,943.14)</b>	<b>57.0%</b>
<b>LIBRARY</b>					
01-456-000-530	Contributions	-	5,000.00	(5,000.00)	0.0%
		-	5,000.00	(5,000.00)	0.0%
<b>HISTORICAL COMMISSIONS</b>					
01-459-000-200	Supplies	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%
<b>Total Expenditures Before Operating Transfers</b>		<b>4,085,922.02</b>	<b>5,551,501.00</b>	<b>(1,465,578.98)</b>	<b>73.6%</b>
<b>Excess of Revenues over Expenses Before Operating Transfers</b>		<b>1,312,862.47</b>	<b>696,115.00</b>	<b>616,747.47</b>	<b>188.6%</b>

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

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GL Account #	Account Description	2017 YTD Actual	2017 Budget	Over (Under) Budget	Actual as % of Budget
<b>OPERATING TRANSFERS</b>					
01-492-000-030	Transfer to Capital Projects Fund	950,000.00	950,000.00		100.0%
01-492-000-031	Transfer to Solid Waste Fund	-	-		#DIV/0!
01-492-000-033	Transfer to Developer's Escrow Fund	-	-		#DIV/0!
01-492-000-034	Transfer to Act 209 Fund	-	-		#DIV/0!
01-492-000-035	Transfer to Municipal Authority	-	-		#DIV/0!
01-492-000-036	Transfer to Water Resource Protection Fund		250,000.00	(250,000.00)	0.0%
		950,000.00	1,200,000.00	(250,000.00)	79.2%
	<b>Total Expenditures after Operating Transfers</b>	<b>5,035,922.02</b>	<b>6,751,501.00</b>	<b>(1,715,578.98)</b>	<b>74.6%</b>
<b>EXCESS OF REVENUES OVER EXPENSES</b>		<b>362,862.47</b>	<b>(503,885.00)</b>	<b>866,747.47</b>	<b>-72.0%</b>



# 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**

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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**

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

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**Date:** October 12, 2017

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

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

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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 12<sup>th</sup> 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 12<sup>th</sup> meeting.

**Byers Station (Lot 5C)** - The Board granted Final Plan Approval at their February 22<sup>nd</sup>, 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 18<sup>th</sup>.

**General:**

Meetings / Correspondence with staff regarding various matters.



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

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

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**Date:** October 12, 2017  
**To:** Board of Supervisors  
**From:** David Leh, P.E.

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**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 12<sup>th</sup> meeting and formally reviewed at their November 9<sup>th</sup> 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 20<sup>th</sup>, 2015 meeting. Zoning relief was also required and granted. No further activity has occurred.

**Byers Station (Lot 5C)** - The Board granted Final Plan Approval at their February 22<sup>nd</sup>, 2017 meeting. 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 18<sup>th</sup>.

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

**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 12<sup>th</sup> meeting.

Reference: Development Update

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 11<sup>th</sup> 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 17<sup>th</sup> for an active-adult 55-year old and over community consisting of 116 single-family detached dwellings, 154 twin units, 105 triplex units, and associated amenities. The Board granted Preliminary Plan Approval at their July 17<sup>th</sup> meeting. The Final Plan has been reviewed by the consultants and will be considered by the Planning Commission at their October 12<sup>th</sup> Meeting.

**Jankowski Tract-** A conditional Use Application has been submitted for this property. The first conditional use hearing was held on June 19<sup>th</sup>. A staff meeting was held on August 16<sup>th</sup> to discuss a modified plan. The Applicant has submitted a revised plan which has been reviewed by the consultants. The plan will be considered by the Planning Commission at their October 12<sup>th</sup> 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 17<sup>th</sup> meeting. The Board granted Preliminary / Final Plan Approval at their May 15<sup>th</sup> meeting. Moser is now working to acquire their approvals from Pa-DEP & Pa-DOT.

**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 16<sup>th</sup>.

**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 *Kathi*  
Administrative Assistant

**RE:** Codes Department Activity Report

**DATE:** October 13, 2017

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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

2014				2015				2016				2017			
# of Permits	Fees	YTD Permits	YTD Fees	# of Permits	Fees	YTD Permits	YTD Fees	# of Permits	Fees	YTD Permits	YTD Fees	# of Permits	Fees	YTD Permits	YTD Fees
33	\$ 7,844.00	33	\$ 7,844.00	58	\$10,390.32	56	\$10,390.32	33	\$19,185.00	33	\$19,185.00	36	\$ 27,889.54	36	\$ 27,889.54
28	\$ 2,913.00	61	\$ 10,757.00	34	\$ 4,036.84	92	\$ 14,488.88	38	\$ 31,184.74	71	\$ 58,379.74	30	\$ 6,209.00	66	\$ 34,098.54
31	\$ 4,271.00	92	\$ 15,028.00	69	\$ 9,560.34	151	\$ 24,049.20	36	\$ 9,003.50	109	\$ 59,383.24	62	\$ 61,429.00	128	\$ 95,527.54
42	\$ 4,833.00	134	\$ 19,861.00	136	\$ 15,290.00	295	\$ 39,279.20	64	\$ 88,297.00	173	\$147,680.24	51	\$ 30,429.00	189	\$125,956.54
41	\$ 7,073.00	175	\$126,934.00	119	\$ 33,603.18	405	\$ 72,972.38	125	\$ 14,112.00	298	\$161,792.24	61	\$ 13,118.55	250	\$139,075.10
71	\$ 7,439.70	246	\$ 34,364.70	164	\$ 21,109.54	559	\$ 94,011.32	108	\$ 9,619.12	462	\$179,831.92	117	\$ 107,225.15	367	\$246,300.26
98	\$15,371.25	344	\$ 50,735.95	98	\$ 11,349.50	657	\$105,448.48	65	\$ 8,120.36	545	\$229,935.00	78	\$ 60,308.00	445	\$306,608.26
152	\$13,672.00	496	\$ 64,707.95	66	\$ 9,531.00	723	\$114,979.48	83	\$ 50,103.08	602	\$238,779.60	90	\$ 9,532.32	535	\$316,140.58
239	\$17,214.45	735	\$ 81,922.41	43	\$ 6,911.88	344	\$121,891.36	57	\$ 8,844.90	868	\$246,923.42	86	\$ 29,485.94	621	\$345,626.52
216	\$17,112.76	951	\$ 99,035.17	72	\$ 12,443.62	836	\$134,354.38	64	\$ 8,144.42	737	\$260,540.38				
124	\$18,209.66	1075	\$117,344.83	38	\$ 102,941.80	874	\$237,278.78	71	\$ 13,747.44	779	\$270,569.86				
50	\$ 4,554.02	1125	\$121,709.65	50	\$ 6,245.24	925	\$243,512.02	42	\$ 9,929.00						



**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 Dedications:**

- 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.

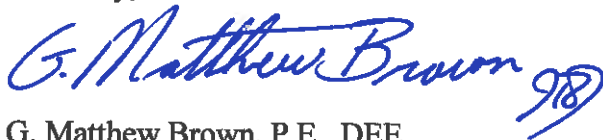
All construction work is complete and record drawings have been submitted for the Ewing Tract Wastewater Pump Station, Spray Pump Station and Lagoon, and the Effluent Return Main and Spray Distribution force mains.

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, 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  
001 - 4 2017  
UPPER UWCHLAN TWP.



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,

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-11  
COLLEGEVILLE PA 19426  
SANITARY SEWER PH 1/2A

RELEASE: 11 FINAL  
3/6/2017

#	Item	Unit	Unit Cost	Item Quantity	Escrow Total	Release	Previous Amount	Release	Current Amount	Released	To Date Amount	%
<b>A. SANITARY SEWER</b>												
1	8" PVC SDR-35 -	LF	\$ 20.00	115	\$ 2,300.00							
2	0'-6" Deep	LF	\$ 21.00	5717	\$ 120,057.00	115.0	\$2,300.00		\$0.00	0%	\$ 2,300.00	100.00%
3	6'-10" Deep	LF	\$ 24.00	2806	\$ 67,344.00	2806.0	\$120,057.00		\$0.00	0%	\$ 120,057.00	100.00%
4	10'-14" Deep	LF	\$ 28.00	1003	\$ 28,084.00	1003.0	\$67,344.00		\$0.00	0%	\$ 67,344.00	100.00%
5	14'-18" Deep	LF	\$ 50.00	530	\$ 26,500.00	530.0	\$28,084.00		\$0.00	0%	\$ 28,084.00	100.00%
6	18'-20" Deep	LF	\$ 50.00	530	\$ 26,500.00	530.0	\$26,500.00		\$0.00	0%	\$ 26,500.00	100.00%
<b>8" CL DIP, CLASS 52</b>												
7	6'-10" Deep	LF	\$ 100.00	945	\$ 94,500.00	945.0	\$8,550.00		\$0.00	0%	\$ 8,550.00	100.00%
8	20'-4" Deep	LF	\$ 130.00	595	\$ 77,350.00	595.0	\$94,500.00		\$0.00	0%	\$ 94,500.00	100.00%
9	25'-4" Deep	LF	\$ 20.00	4662	\$ 93,240.00	4662.0	\$77,350.00		\$0.00	0%	\$ 77,350.00	100.00%
10	6" PVC SDR 35	LF	\$ 75.00	925	\$ 69,375.00	925	\$93,240.00		\$0.00	0%	\$ 93,240.00	100.00%
11	6" DIP CL 52 LATERAL PIPE	EA	\$ 75.00	125	\$ 9,375.00	125	\$69,375.00		\$0.00	0%	\$ 69,375.00	100.00%
12	6" PVC LATERAL CONNECTIONS	EA	\$ 1,200.00	10	\$ 12,000.00	10	\$9,375.00		\$0.00	0%	\$ 9,375.00	100.00%
13	6" DIP LATERAL CONNECTIONS	EA	\$ 1,500.00	29	\$ 43,500.00	29	\$12,000.00		\$0.00	0%	\$ 12,000.00	100.00%
<b>SANITARY MANHOLES</b>												
14	0'-6" Deep-48"	EA	\$ 1,700.00	5	\$ 8,500.00	5	\$43,500.00		\$0.00	0%	\$ 43,500.00	100.00%
15	6'-10" Deep	EA	\$ 1,700.00	28	\$ 47,600.00	28	\$8,500.00		\$0.00	0%	\$ 8,500.00	100.00%
16	10'-14" Deep	EA	\$ 2,100.00	9	\$ 18,900.00	9	\$47,600.00		\$0.00	0%	\$ 47,600.00	100.00%
17	14'-18" Deep	EA	\$ 2,500.00	2	\$ 5,000.00	2	\$18,900.00		\$0.00	0%	\$ 18,900.00	100.00%
18	6'-10" Deep-60"	EA	\$ 3,300.00	2	\$ 6,600.00	2	\$5,000.00		\$0.00	0%	\$ 5,000.00	100.00%
19	10'-14" Deep-60"	EA	\$ 3,700.00	1	\$ 3,700.00	1	\$6,600.00		\$0.00	0%	\$ 6,600.00	100.00%
20	14'-18" Deep-60"	EA	\$ 4,800.00	2	\$ 9,600.00	2	\$3,700.00		\$0.00	0%	\$ 3,700.00	100.00%
21	18'-4" Deep-60"	EA	\$ 6,500.00	1	\$ 6,500.00	1	\$9,600.00		\$0.00	0%	\$ 9,600.00	100.00%
22	25'-4" Deep-60"	EA	\$ 8,000.00	2	\$ 16,000.00	2	\$6,500.00		\$0.00	0%	\$ 6,500.00	100.00%
<b>SANITARY DROP MANHOLES</b>												
23	6'-10" Deep-48"	EA	\$ 4,000.00	3	\$ 12,000.00	3	\$16,000.00		\$0.00	0%	\$ 16,000.00	100.00%
24	10'-14" Deep	EA	\$ 4,200.00	4	\$ 16,800.00	4	\$12,000.00		\$0.00	0%	\$ 12,000.00	100.00%
25	14'-18" Deep	EA	\$ 5,000.00	1	\$ 5,000.00	1	\$16,800.00		\$0.00	0%	\$ 16,800.00	100.00%
26	18'-4" Deep	EA	\$ 7,000.00	1	\$ 7,000.00	1	\$5,000.00		\$0.00	0%	\$ 5,000.00	100.00%
27	25'-4" Deep	EA	\$ 10,000.00	1	\$ 10,000.00	1	\$7,000.00		\$0.00	0%	\$ 7,000.00	100.00%
<b>SANITARY MANHOLES - PVC</b>												
28	0'-6" Deep-48"	EA	\$ 3,500.00	2	\$ 7,000.00	2	\$10,000.00		\$0.00	0%	\$ 10,000.00	100.00%
29	6'-10" Deep	EA	\$ 4,700.00	4	\$ 18,800.00	4	\$7,000.00		\$0.00	0%	\$ 7,000.00	100.00%
30	10'-14" Deep	EA	\$ 8,200.00	1	\$ 8,200.00	1	\$18,800.00		\$0.00	0%	\$ 18,800.00	100.00%

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

PREPARED: July 11, 2007

CARROLL ENGINEERING CORPORATION  
555 SECOND AVENUE SUITE G-11/DATE:  
COLLEGEVILLE PA 19426  
SANITARY SEWER PH 1/2A

RELEASE: 11  
3/6/2017  
FINAL

#	Item	Unit	Unit Cost	Item Quantity	Escrow Total	Previous Release	Previous Amount	Current Release	Current Amount	Released	To Date Amount	%
31	14'-18" Deep	EA	\$ 10,200.00	1	\$ 10,200.00	1	\$10,200.00		\$0.00	0%	\$ 10,200.00	100.00%
32	18" Deep	EA	\$ 16,600.00	1	\$ 16,600.00	1	\$16,600.00		\$0.00	0%	\$ 16,600.00	100.00%
33	CLEANOUTS	EA	\$ 500.00	164	\$ 82,000.00	164	\$82,000.00		\$0.00	0%	\$ 82,000.00	100.00%
34	PIPE LINE CROSSINGS	EA	\$ 4,000.00	2	\$ 8,000.00	2	\$8,000.00		\$0.00	0%	\$ 8,000.00	100.00%
35	ROW RESTORATION	SY	\$ 1.50	3400	\$ 5,100.00	3400	\$5,100.00		\$0.00	0%	\$ 5,100.00	100.00%
36	LOW PRESSURE FORCE MAIN	LF	\$ 17.00	190	\$ 3,230.00	190	\$3,230.00		\$0.00	0%	\$ 3,230.00	100.00%
37	LPFM Cleanout MH	EA	\$ 5,000.00	1	\$ 5,000.00	1	\$5,000.00		\$0.00	0%	\$ 5,000.00	100.00%
<b>Subtotal</b>					<b>\$989,505.00</b>		<b>\$989,505.00</b>		<b>\$0.00</b>		<b>\$989,505.00</b>	<b>100.00%</b>

<b>B. FORCE MAINS</b>												
38	4" DIP Spray Distribution Main	LF	\$25.00	2,140	\$ 53,500.00	2,140	\$53,500.00		\$0.00	0%	\$ 53,500.00	100.00%
39	6" DIP Spray Distribution Main	LF	\$26.00	1,300	\$ 33,800.00	1,300	\$33,800.00		\$0.00	0%	\$ 33,800.00	100.00%
40	8" DIP Spray Distribution Main	LF	\$31.00	235	\$ 7,285.00	235	\$7,285.00		\$0.00	0%	\$ 7,285.00	100.00%
41	12" Effluent Return Main	LF	\$41.00	1,240	\$ 50,840.00	1,240	\$50,840.00		\$0.00	0%	\$ 50,840.00	100.00%
42	4" Gate Valves and Box	EA	\$550.00	4	\$ 2,200.00	4	\$2,200.00		\$0.00	0%	\$ 2,200.00	100.00%
43	6" Gate Valves and Box	EA	\$750.00	3	\$ 2,250.00	3	\$2,250.00		\$0.00	0%	\$ 2,250.00	100.00%
44	8" Gate Valves and Box	EA	\$950.00	2	\$ 1,900.00	2	\$1,900.00		\$0.00	0%	\$ 1,900.00	100.00%
45	4" Air Release Pits	EA	\$13,000.00	2	\$ 26,000.00	2	\$26,000.00		\$0.00	0%	\$ 26,000.00	100.00%
46	6" Air Release Pits	EA	\$13,500.00	1	\$ 13,500.00	1	\$13,500.00		\$0.00	0%	\$ 13,500.00	100.00%
47	8" Tees/Reducers	EA	\$500.00	4	\$ 2,000.00	4	\$2,000.00		\$0.00	0%	\$ 2,000.00	100.00%
48	Gas Main Crossings	EA	\$3,000.00	3	\$ 9,000.00	3	\$9,000.00		\$0.00	0%	\$ 9,000.00	100.00%
49	Concrete Encasings	LF	\$15.00	495	\$ 7,425.00	495	\$7,425.00		\$0.00	0%	\$ 7,425.00	100.00%
50	Blow Offs	EA	\$490.00	7	\$ 3,430.00	7	\$3,430.00		\$0.00	0%	\$ 3,430.00	100.00%
<b>Subtotal</b>					<b>\$213,130.00</b>		<b>\$213,130.00</b>		<b>\$0.00</b>		<b>\$213,130.00</b>	<b>100.00%</b>

<b>C. LAGOON</b>												
50	Strip Topsoil	CY	\$1.60	10200	\$ 16,320.00	10200	\$16,320.00		\$0.00	0%	\$ 16,320.00	100.00%
51	Cut	CY	\$1.30	500	\$ 650.00	500	\$650.00		\$0.00	0%	\$ 650.00	100.00%
52	Fill	CY	\$0.70	125000	\$ 87,500.00	125000	\$87,500.00		\$0.00	0%	\$ 87,500.00	100.00%
53	Respread Topsoil	CY	\$3.25	3050	\$ 9,912.50	3050	\$9,912.50		\$0.00	0%	\$ 9,912.50	100.00%
54	Rake Seed and Mat Slopes	SY	\$1.80	1450	\$ 2,610.00	1450	\$2,610.00		\$0.00	0%	\$ 2,610.00	100.00%
55	R3 Rip Rap Lining	CY	\$20.00	3500	\$ 70,000.00	3500	\$70,000.00		\$0.00	0%	\$ 70,000.00	100.00%
56	Liner-Topsoil Screened	CY	\$10.00	4300	\$ 43,000.00	4300	\$43,000.00		\$0.00	0%	\$ 43,000.00	100.00%
57	Lagoon 60 Mil Textured Liner	EA	\$295,875.00	1	\$ 295,875.00	1	\$295,875.00		\$0.00	0%	\$ 295,875.00	100.00%
58	6" U-drain	LF	\$15.00	645	\$ 9,675.00	645	\$9,675.00		\$0.00	0%	\$ 9,675.00	100.00%

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

PREPARED: July 11, 2007

CARROLL ENGINEERING CORPORATION  
555 SECOND AVENUE SUITE G-11 DATE:  
COLLEGEVILLE PA 19426  
SANITARY SEWER PH 1/2A

RELEASE: 11  
3/6/2017  
FINAL

#	Item	Unit	Unit Cost	Item Quantity	Escrow Total	Previous Release	Previous Amount	Current Release	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%
<b>Subtotal</b>					<b>\$ 609,622.50</b>		<b>\$609,622.50</b>		<b>\$0.00</b>		<b>\$ 609,622.50</b>	<b>100.00%</b>

#### D. FORCE MAIN/ELL/SHIP 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	TIE 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 LNER	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%
<b>Subtotal</b>					<b>\$ 75,500.00</b>		<b>\$75,500.00</b>		<b>\$0.00</b>		<b>\$ 75,500.00</b>	<b>100.00%</b>

#### 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	\$500,000.00	1	\$500,000.00	1	\$500,000.00		\$0.00	0%	\$ 500,000.00	100.00%
<b>Subtotal</b>					<b>\$ 908,000.00</b>		<b>\$ 908,000.00</b>		<b>\$ -</b>		<b>\$ 908,000.00</b>	<b>100.00%</b>

#### 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 Abundment	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	\$100,000.00	1	\$ 100,000.00	1	\$100,000.00		\$0.00	0%	\$ 100,000.00	100.00%
82	Testing/Televising	LS	\$304,599.25	1	\$ 304,599.25	1	\$304,599.25		\$0.00	0%	\$ 304,599.25	100.00%

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

PREPARED: July 11, 2007

CARROLL ENGINEERING CORPORATION  
555 SECOND AVENUE SUITE G-11 (DATE:  
COLLEGEVILLE PA 19426  
SANITARY SEWER PH 1/2A

RELEASE: 11 FINAL  
3/6/2017

#	Item	Unit	Unit Cost	Item Quantity	Escrow Total	Previous Release	Previous Amount	Release	Current Amount	Released	To Date Amount	%
				<b>Subtotal</b>	<b>\$</b>		<b>\$540,834.25</b>		<b>\$540,834.25</b>	<b>\$0.00</b>	<b>\$</b>	<b>540,834.25 100.00%</b>

#### G. SURVEYING

83	CONSTRUCTION STAKING	LS	\$10,000.00	1	\$	1.00	\$10,000.00			0%	\$	10,000.00 100.00%
84	AS BUILTS	LS	\$4,000.00	1	\$		\$0.00	1	\$4,000.00	100%	\$	4,000.00 100.00%
				<b>Subtotal</b>	<b>\$</b>		<b>\$10,000.00</b>		<b>\$4,000.00</b>		<b>\$</b>	<b>14,000.00 100.00%</b>

#### H. PHASE 2A

85	6" DIP Spray Distribution Main	LF	\$26.00	1,950	\$	1950	\$50,700.00			0%	\$	50,700.00 100.00%
86	6" Gate Valves and Box	EA	\$750.00	1	\$	1	\$750.00			0%	\$	750.00 100.00%
87	6" Air Release Pits	EA	\$13,500.00	2	\$	2	\$27,000.00			0%	\$	27,000.00 100.00%
88	6" Reducers	EA	\$500.00	4	\$	4	\$2,000.00			0%	\$	2,000.00 100.00%
89	1-1/4" Force Main	LF	\$15.00	630	\$	630	\$9,450.00			0%	\$	9,450.00 100.00%
90	2" PVC Spray Distribution Main	LF	\$20.00	80	\$	80	\$1,600.00			0%	\$	1,600.00 100.00%
91	2" Air Release Valve Pit	EA	\$10,000.00	1	\$	1	\$10,000.00			0%	\$	10,000.00 100.00%
92	3" PVC Spray Distribution Main	LF	\$22.00	20	\$	20	\$440.00			0%	\$	440.00 100.00%
93	Spray Fields 5A/5B/6 NOW INCLUDES 1	AC	\$24,000.00	5	\$	5	\$120,000.00			0%	\$	120,000.00 100.00%
94	Spray Field Construction Fencing	LF	\$2.40	3,000	\$	3000	\$7,200.00			0%	\$	7,200.00 100.00%
95	Stone Access Roads	LF	\$10.00	1,100	\$	1100	\$11,000.00			0%	\$	11,000.00 100.00%
96	Bollards	LS	\$2,000.00	1	\$	1	\$2,000.00			0%	\$	2,000.00 100.00%
97	Construction Staking	LS	\$2,500.00	1	\$	1	\$2,500.00			0%	\$	2,500.00 100.00%
98	As-Builts	LS	\$2,500.00	1	\$	1	\$0.00	1	\$2,500.00	100%	\$	2,500.00 100.00%
99	Testing/Televising	LS	\$24,714.00	1	\$	1	\$24,714.00			0%	\$	24,714.00 100.00%
				<b>Subtotal</b>	<b>\$</b>		<b>\$269,354.00</b>		<b>\$2,500.00</b>		<b>\$</b>	<b>271,854.00 100.00%</b>

#### I. PROFESSIONAL SERVICES

96	Professional Consulting Fees	%	6%	3,622,446	\$	217,346.75	100%	\$217,346.75		0%	\$	217,346.75 100.00%
				<b>Subtotal</b>	<b>\$</b>	<b>\$217,346.75</b>		<b>\$217,346.75</b>			<b>\$</b>	<b>217,346.75 100.00%</b>

Sub Total Construction Costs (Items A thru J)	\$	3,839,792.50	\$	3,833,292.50	\$	6,500.00	\$	3,839,792.50	100.00%
Less 10% Retainage	\$	383,979.25	\$	47,516.30	\$	336,462.95	\$		
Net Escrow Release					\$	342,962.95	\$		

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

PREPARED: July 11, 2007

CARROLL ENGINEERING CORPORATION  
555 SECOND AVENUE SUITE G-11 DATE:  
COLLEGEVILLE PA 19426  
SANITARY SEWER PH 1/2A

RELEASE: 11  
3/6/2017  
FINAL

#	Item	Unit	Unit Cost	Item Quantity	Escrow Total	Release	Previous Amount	Release	Current Amount	Released Amount	To Date Amount	%
	10% Contingency (per MPC)				\$ 383,979.25				\$ 383,979.25			
	Inflation (2%)				\$ 76,795.85				\$ 76,795.85			
	<b>Total Escrow</b>				<b>\$ 4,684,546.84</b>				<b>\$ 803,738.05</b>			
										<b>Remaining Construction Escrow Balance</b>		
										<b>\$ - 0.00%</b>		

BY: WEST VINCENT TOWNSHIP DATE \_\_\_\_\_

BY: TOWNSHIP ENGINEER DATE \_\_\_\_\_

SUBMITTED: 3/6/12 DATE \_\_\_\_\_

DEVELOPER



# 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 15<sup>th</sup> 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 12<sup>th</sup> 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 5<sup>th</sup>, 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: Fethers 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.

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: Fethers 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 15<sup>th</sup>, 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.**

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  
Upper Uwchlan Township Manager

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Reference: Feters 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>	<i>2.0'</i>	<i>5.0'</i>
<i>Basin 1</i>	<i>4.21'</i>	<i>8.48'</i>
<i>Basin 3B</i>	<i>6.02'</i>	<i>10.38'</i>

*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.*

File No. 14-12031T  
October 5, 2017

*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

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

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.**

Mr. Cary Vargo  
Upper Uwchlan Township Manager  
Reference: Feters 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

**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.

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.

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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

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

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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. Mariessii Doublfile 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

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Reference: Fetters Property (McKee Group)  
Final Subdivision / Land Development Application Review  
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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: Fetters Property (McKee Group)

Final Subdivision / Land Development Application Review

Upper Uwchlan Township, Chester County, PA

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October 5, 2017

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

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Reference: Fetters 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.

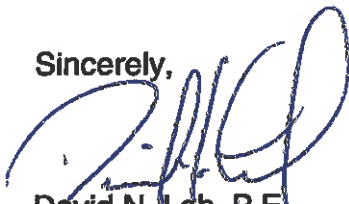
8. Sheet 68 – The elevation information on left side of the profile should be revised to be legible.
9. Sheet 69 and 70 – On each plan sheet, there appears to be a small profile in the upper right corner outside of the bordered area. The plans shall be noted accordingly.

**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**

**Page - 16 -**

**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

\_\_\_\_\_

## FOR

# THE MCKEE GROUP

**370 MILFORD ROAD  
DOWNTOWN  
CHESTER COUNTY - PENNSYLVANIA**



GRAPHIC SCALE 1"=200'

0 200 400 600

**LAND PLANNER & LANDSCAPE ARCHITECT**

**TRAFFIC ENGINEER**  
Traffic Planning and Design, Inc.  
2500 East High Street, Suite 830  
Pottstown, PA 19484  
610.326.3100

Edward B. Walsh & Associates, Inc.  
125 Dawlin Forge Road  
Allentown Professional Center  
Allentown, PA 19341  
610.903.0060

Libert Engineering, Inc.  
4092 Skippack Pike, Suite 202  
P.O. Box 540  
Skippack, PA 19474  
10.584.6701

del Val Soil & Environmental Consultants, Inc.  
050 Skyrun Drive, Suite A-1  
Poylstown, PA 18902  
15.345.5545

Willey Roper Hollin & Calagrosso  
Attorneys at Law  
17 Conestoga Drive  
P.O. Box 1265  
Harrisburg, PA 17104-1265  
717-653-4400

Size Preservation Planning LLC  
480 Hilltop Road  
Chester Springs, PA 19425  
34.202.617

EQUITABLE OWNER AND APPLICANT  
MCKEE-MILFORD ASSOCIATES, LP  
940 WEST SPROUL ROAD  
SPRINGFIELD, PA. 19064  
610-604-9800

[illegible]

LOW PRESSURE FORCE MAIN PLAN REFERENCE

# ENGINEER

Edward B. Walsh & Associates, Inc.

**CIVIL ENGINEERS & SURVEYORS**  
Lionville Professional Center  
125 Danville Forge Road  
Exton, Pennsylvania 19341  
Phone: 610-903-0080  
Fax: 610-903-0080







# UPPER UWCHLAN TOWNSHIP

## MEMORANDUM

### ADMINISTRATION

**TO:** Board of Supervisors

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

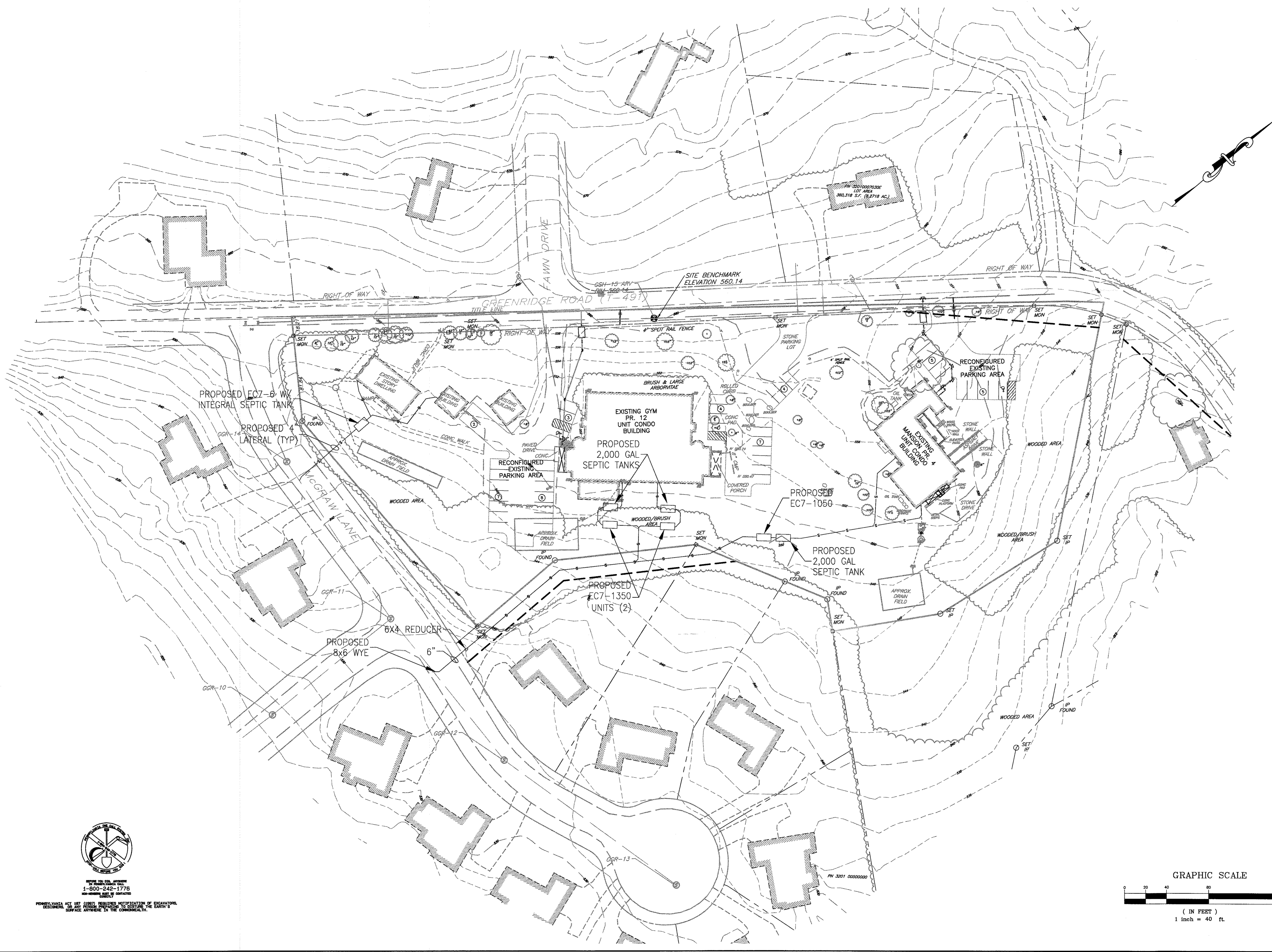
**RE:** Open Community Corp  
Sewage Facilities Planning Module

**DATE:** October 12, 2017

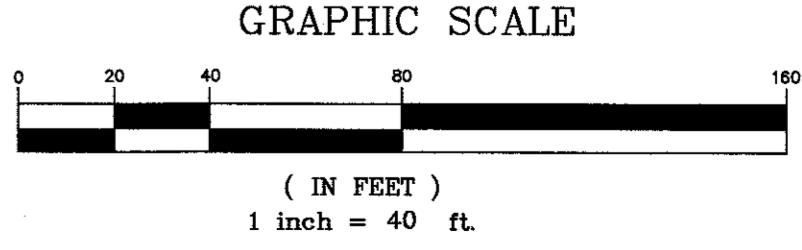
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Mr. Shelton has submitted a sewage facilities planning module (SFPM) for the Upattina's property. The developer is currently proposing twelve (12) condominium units in the gym and four (4) condominium units in the house for a total of sixteen (16). 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.**



PENNSYLVANIA ACT 187 (1987) REQUIRES NOTIFICATION OF EXCAVATORS,  
DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S  
SURFACE ANYWHERE IN THE COMMONWEALTH.



PROJECT #: 2980-00	
DATE: 08-07-2017	
SHEET: 2 OF 2	
DRAWING:	
TOWNSHIP: UPPER UWCHLAN PA COUNTY: CHESTER APPLICATION # N/A	
OPEN COMMUNITY ADAPTIVE REUSE DEVELOPMENT	
PLANNING MODULE PLAN - ALTERNATIVE - OPTION 2	
DRAWN BY: DRH	
CHECKED BY:	
SCALE: 1" = 40 FT	
DATE	
REVISION	

EVAN M. L. ENVIRONMENTAL, LLC  
ENVIRONMENTAL ENGINEERS AND CONSULTANTS  
101 FELLOWSHIP ROAD, UWCHLAN, PA 19480  
TEL: (610) 458-3300 FAX: (610) 458-7168  
evanmiller@eme-llc.com

# **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:**

Township of Upper Uwchlan  
(Name of MUNICIPALITY)

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

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

I, Gwen A. Jonik ,  
(Name)

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



**pennsylvania**  
DEPARTMENT OF TRANSPORTATION

Sheet 1 of 5  
DEPARTMENT USE ONLY

County : CHESTEREngineering District : 6-0

Department Tracking # : \_\_\_\_\_

Initial Submission Date : \_\_\_\_\_

## A - Applicant's (Municipal) Contact Information

Municipal Contact's Name : CARY VARGOTitle : MANAGERMunicipal Name : UPPER UWCHLAN TOWNSHIPMunicipal Address : 140 POTTSTOWN PIKE, CHESTER SPRINGS, PA 19425Municipal Phone Number : 610-458-9400

Alternative Phone Number : \_\_\_\_\_

E-mail Address : CVargo@upperuwchlan-pa.govMunicipal Hours of Operation : Monday - Friday 8 AM - 5 PM

## B - Application Description

Location (intersection) : LITTLE CONESTOGA ROAD (S.R. 4016) & MILFORD ROADTraffic 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. HigginsCompany/Organization : HIGGINS & SONSPhone # : (610) 566-3700

Alternative Phone # : \_\_\_\_\_

E-mail : \_\_\_\_\_

## D - Attachments Listing

<input checked="" type="checkbox"/> Municipal Resolution (required)	<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

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**

**pennsylvania**  
DEPARTMENT OF TRANSPORTATION

Sheet 3 of 5  
DEPARTMENT USE ONLY

County: **CHESTER**Engineering District: **6-0**

Department Tracking #: \_\_\_\_\_

Initial Submission Date: \_\_\_\_\_

**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****KNOCKDOWNS**

Support - Mast arm  
Support - Strain pole  
Span wire/tether wire  
Pedestal  
Cabinet  
Signal heads

**TYPE OF REPAIR PERMITTED**

Emergency or Final  
Emergency or Final  
Final Only  
Emergency or Final  
Emergency or Final  
Final Only

**EQUIPMENT FAILURE**

Lamp burnout (veh. & ped.)  
Local controller  
Master controller  
Detector sensor  
    - Loop  
    - Magnetometer  
    - Sonic  
    - Magnetic  
    - Pushbutton  
Detector amplifier  
Conflict monitor  
Flasher  
Time clock  
Load switch/relay  
Coordination unit  
Communication interface, mode  
Signal cable  
Traffic Signal Communications  
Traffic Signal Systems

Final Only  
Emergency or Final  
Emergency or Final  
Emergency or Final  
Emergency or Final  
Emergency or Final  
Emergency or Final  
Emergency or Final  
Final Only  
Final Only  
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Final Only  
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Emergency or Final  
Final Only  
Final Only  
Final Only

**Exhibit "B":**  
**Recordkeeping**



Sheet 4 of 5  
DEPARTMENT USE ONLY

County: CHESTER

Engineering 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 Organization**



Sheet 5 of 5  
 DEPARTMENT USE ONLY

County: **CHESTER**

Engineering District: **6-0**

Department Tracking #: \_\_\_\_\_

Initial Submission Date: \_\_\_\_\_

### Personnel Classification

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 32-4-38.11



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

RECEIVED

AUG - 8 2017

Packet Page 69

UPPER UWCHLAN TWP  
ADMINISTRATIVE OFFICES

~~3204-0058-1100~~

CONDITIONAL USE APPLICATION

Tax Parcel Number: 32-4-38.5 Date: 5/22/17  
20-4701532

Name of Applicant: Michael Montesano

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ - Email: \_\_\_\_\_

Owner of Parcel: Montesano Bros.

Address / Location of Parcel: 55 Seaboldt Way Chester Springs Pa 19425

Zoning District: C1 Existing Use: Retail shop / groceries / take out

Article / Section Authorizing Conditional Use: 200-33 B(8)

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.

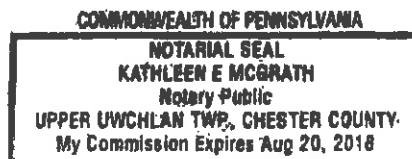
Michael Montesano  
Printed Name of Applicant

[Signature]  
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



**MONTESANO BROS. Italian Market & Catering**  
**55 Seaboldt Way, Chester Springs, Pa 19425**  
**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](http://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**

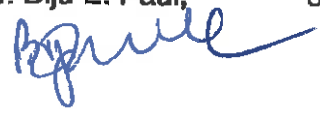
**AUG 23 2017**

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

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



RECEIVED

AUG 23 2017

UPPER UWCHLAN TWP  
ADMINISTRATIVE OFFICES

arcweb.cresco.org



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 ADMINISTRATIVE OFFICES  
 410 4-10-12  
 Google Image Result for  
 https://www.google.com/maps  
 Traditional Fresh Market  
 Fresh Food

Find Address 1 of 1 PARAMETERS: Street SEABOLT Street Num 55 Municipality UPPER UWCHLAN

UPI	Parcel ID	Street Concat	Owner 1	Owner 2	Mailing Address
52-4-38-1	3204 00381100	55 SEABOLT WY	EAGLE RETAIL ASSOCIATES LP		55 COJUN

**MONTESANO BROS. Italian Market & Catering**  
**55 Seaboldt Way, Chester Springs, Pa 19425**  
**[www.montesano-bros.net](http://www.montesano-bros.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**

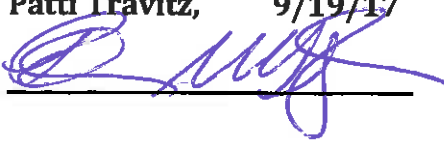
**UPPER UWCHLAN TWP  
ADMINISTRATIVE OFFICES**

**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



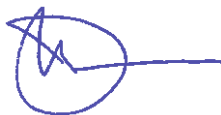
Notes

**MONTESANO BROS. Italian Market & Catering**  
**55 Seaboldt Way, Chester Springs, Pa 19425**  
**www.montesano-bros.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**

Packet Page 81

**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 2<sup>nd</sup> paragraph on the 2<sup>nd</sup> 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. Kozsuch, 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

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.

BUILDING ON A FOUNDATION OF EXCELLENCE

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

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RECEIVED  
OCT - 2 2017  
UPPER UWCHLAN TWP.

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

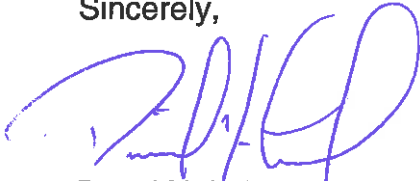
Page - 2 -

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

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

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

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.

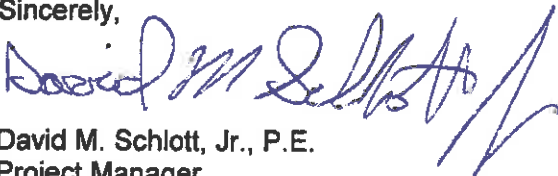
1. Conditional Use Application for Montesano Bros. Italian Market and Catering.

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.~~

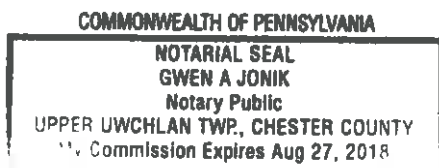
This statement is made subject to the Penalties of 18 Pa C.S.A. Section 4904, relating to sworn falsification to authorities.

Name: Rhys Lloyd

State of Pennsylvania }  
County of Chester} SS.

Sworn to and subscribed before me this 29<sup>th</sup> day of September, 2017.

  
Notary Public



**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**

*[Signature]*

The undersigned \_\_\_\_\_, 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	10/09/17
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 Seaboldt 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.

*[Signature]*

**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**

**Advertisement Information**

**Client Id:** 884444 **Ad Id:** 1440081 **PO:** Spec.Hrg.Notice **Sales Person:** 093304