



UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA
JUNE 18, 2018
7:00 p.m.

Packet Page 1

Packet Page #

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:	
	May 8, 2018 Board of Supervisors Workshop	2
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III.	APPROVAL OF PAYMENTS	11
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V.	SUPERVISORS' REPORT	
	A. Park & Recreation Board Updates	
	B. Calendar:	
	July 4, 2018 Office Closed ~ Independence Day	
	July 10, 2018 4:00 PM Board of Supervisors Workshop	
	July 16, 2018 7:00 PM Board of Supervisors Meeting	
	Yard Waste Collections: June 20, June 27, July 11, July 25	
	Do not use plastic bags for yard waste. Place materials curbside the night before to guarantee collection.	
VI.	ADMINISTRATION REPORTS	
	A. Township Engineer's Report	25
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	D. Resolution Authorizing Submission of Water Resource Protection Grants via Sunoco Mariner East and Growing Greener Programs	66
	E. Ordinance Amendments – Consider Adoption:	68
	1. Subdivision-Land Development – Amend Plan Submission Requirements	
	2. Zoning Ordinance – Amend Conditional Use & Special Exception Approval Extension	
	3. Fireworks – Add Chapter Relating to Consumer and Display Fireworks	
	4. No Parking, Stopping, Standing – Reserve at Waynebrook, Senn Drive	
IX.	OPEN SESSION	
X.	ADJOURNMENT	



Upper Uwchlan Township
Board of Supervisors Workshop
May 8, 2018
5:00 p.m.
Minutes
DRAFT

In attendance:

Jamie Goncharoff, Chair
Sandy D'Amico, Vice-Chair
Guy Donatelli, Member
Cary Vargo, Township Manager
Shanna Lodge, Assistant Township Manager

John DeMarco, Police Chief
Al Gaspari, Codes Administrator
Gwen Jonik, Township Secretary
Jill Bukata, Treasurer

Jamie Goncharoff called the Workshop to order at 5:04 p.m., led the Pledge of Allegiance, and offered a moment of silence. No attendees planned to record the meeting.

Chief DeMarco announced that the Junior Police Academy is coming up soon. Forty-five teenagers are registered.

Country Spirit USA Music Festival – Upper Uwchlan Township's Incident Action Plan (IAP)

Chief DeMarco presented an overview of the draft IAP for the 3-day Music Festival being held in Ludwig's Corner, in West Vincent Township, August 24-26, 2018. Chief DeMarco has met with the fire and ambulance companies, Public Works, neighboring townships and Marsh Creek State Park personnel. The IAP identifies life safety, emergency response, property and environmental concerns, quality of life issues and how the Festival may impact Upper Uwchlan's delivery of municipal services, quality of life, and supplemental services. It provides plans for readiness, initial emergency response, extended emergency response, and recovery. The festival/marketplace is free to the public, opens early afternoon. The concerts each evening require tickets. The Event closes at 11:00 PM nightly. Maximum concert crowd is 15,000. There is no parking provided at the venue. All Township roads near the West Vincent Township boundary will be posted "No Parking". Residents will be advised of this ahead of time and provided with instructions to report any violations. There may be local businesses that work with the Promoters to allow parking. The Promoters are scheduled to meet with the West Vincent Township Board of Supervisors May 14 to provide more details.

Upper Uwchlan Police Department will have additional staff throughout the weekend; Ludwig's Corner Fire Company will be staffed 24/7 during the Event; Lionville and Glenmoore Fire Companies will help cover Ludwig's Corners calls; and Uwchlan Ambulance will be set up in Upper Uwchlan for the weekend. A Press Release and FAQs will be posted on our website and social media in advance of the Festival.

Authorize Advertisement of Ordinance Amendment

Sandy D'Amico moved, seconded by Guy Donatelli, to authorize the advertisement of an ordinance amendment adding the Reserve at Waynebrook roads to the "No stopping, standing or parking" ordinance. Chief DeMarco advised that this is so the roads can be properly signed

that there's no parking on one side of the street. The Motion to advertise the amendment carried unanimously.

Open Session

Don Carlson made comment regarding Greenridge WWTF fence repairs and the open space isn't used.

Adjournment

There being no further business to be brought before the Board, Jamie Goncharoff adjourned the Workshop at 5:58 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary



TOWNSHIP OF UPPER UWCHLAN
BOARD OF SUPERVISORS

CONDITIONAL USE HEARING
Applicant: Gunner Properties, Ltd. – 160 Park Road

May 8, 2018
6:00 p.m.

DRAFT

Packet Page 4

Location: Upper Uwchlan Township Building, 140 Pottstown Pike, Chester Springs PA 19425

Attending:

Board of Supervisors

Jamie W. Goncharoff, Chair
Sandra M. D'Amico, Vice-Chair
Guy A. Donatelli, Member

Township Administration

Cary B. Vargo, Township Manager
Shanna Lodge, Assistant Township Manager
Gwen A. Jonik, Township
Al Gaspari, Codes Administrator

Kristin Camp, Esq. Township Solicitor
Nancy Sciarretta, Court Reporter

Mr. Goncharoff called the Hearing to order at 6:05 p.m., read the Application and asked Ms. Camp to proceed with the Hearing. Approximately 4 residents were in attendance. Nancy Sciarretta, Court Reporter, recorded the proceedings. The Court Reporter's transcript is the formal Record of the Hearing.

Ms. Camp read Gunner Properties' Application seeking approval for a seasonal eating and drinking establishment at 160 Park Road, as well as approval for off-site parking. Ms. Camp entered into the Record the following Board of Supervisors' Exhibits:

B-1 Conditional Use Application dated April 6, 2018 and cover letter

B-2 Conditional Use Plan prepared by D.L. Howell & Associates, dated April 15, 2018

B-3 Proof of publication – Daily Local News April 24, 2018, May 1, 2018

B-4 Affidavit of property posting

B-5 Draft Planning Commission April 12, 2018 meeting minutes

B-6 Traffic analysis letter prepared by F. Tavani, dated November 30, 2017

B-7 Conditional Use Application Decision - June 13, 2017

B-8 Correspondence from the Township, dated February 26, 2018, to Mr. Gunther regarding Land Development Plan approval for the property

Ms. Camp explained the procedures of the Hearing; Don Tracy of Waynebrook Drive was admitted as a Party to the Proceeding.

Alyson Zarro, Esq., Fred Gunther and Chase Gunther were in attendance. Ms. Zarro distributed copies of the Applicant's Exhibits A-1 through A-8. Testimony was heard.

Mr. Tracy offered comments. The Hearing was closed. The Board has 45 days to render a Decision. It may be read at their May 21, 2018 meeting.

There being no further business to be brought before the Board, Mr. Goncharoff adjourned the evening at 7:12 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary



TOWNSHIP OF UPPER UWCHLAN
BOARD OF SUPERVISORS
REGULAR MEETING
May 21, 2018
7:00 p.m.
DRAFT

In Attendance:

Board of Supervisors

Jamie W. Goncharoff, Chair
Sandra M. D'Amico, Vice-Chair
Guy A. Donatelli, Member

Township Administration

Cary B. Vargo, Township Manager
Shanna Lodge, Assistant Township Manager
Gwen A. Jonik, Township Secretary
Jill Bukata, Township Treasurer
John DeMarco, Police Chief
Al Gaspari, Codes Administrator
Mike Heckman, Director of Public Works
Dave Leh, P.E., Township Engineer

Tom Oeste, Esq., Township Solicitor

Mr. Goncharoff called the meeting to order at 7:01 p.m., led the Pledge of Allegiance, offered a moment of silence and asked if any attendees planned to record the meeting. There were no responses. Mr. Goncharoff announced there would be an item or two discussed out of Agenda order.

Approval of Minutes

Mr. Donatelli moved, seconded by Mrs. D'Amico, to approve as presented the minutes of the April 10, 2018 Joint Boards and Commissions Workshop. The Motion carried unanimously.

Mrs. D'Amico moved, seconded by Mr. Donatelli, to approve as presented the minutes of the April 16, 2018 Board of Supervisors Meeting. The Motion carried unanimously.

Mr. Goncharoff diverted from the Agenda:

160 Park Road Seasonal Eating/Drinking Establishment Conditional Use Decision and Order. Tom Oeste, Esq., of Buckley, Brion, McGuire & Morris - Township Solicitor, summarized the Application requesting approval of a seasonal eating and drinking establishment at 160 Park Road and off-site parking. A Decision was drafted that approves the application for the eating/drinking establishment but denies the off-site parking because there will be enough on-site parking provided. Mr. Oeste read the following Decision & Order with 15 Conditions of Approval:

ORDER

And Now, this 21st day of May, 2018, the Board hereby approves a conditional use pursuant to Section 200-33.B(8) to permit an eating and/or drinking establishment with inside and/or outside table service and with or without indoor or outdoor counter service for consumption on or off-site but excluding drive-through service in the C-1 Village District subject to the conditions listed below. Because the Property already has a sufficient number of off-street parking spaces that would be required to meet the Ordinance requirements, and because the Board desires to restrict the total occupancy at the outdoor beer garden, the Board will not approve a modification of the off-street parking requirements pursuant to Section 200-73.K(2) of the Ordinance to allow the location of required parking spaces elsewhere than on the same lot as the principal building.

CONDITIONS OF APPROVAL

1. Applicant and its successors and assigns in interest to the Property shall be strictly bound by this Decision.

2. Applicant shall operate the seasonal eating and drinking establishment with inside and outside seating in substantial conformance with the testimony and evidence presented at the conditional use hearings, as revised to comply with the conditions imposed in this Decision and Order.
3. The maximum capacity that may be provided both inside and outside in the area permitted by the Pennsylvania Liquor Control Board (PaLCB) for the beer garden use on the Property shall be 460 patrons. Applicant shall take appropriate measures to control the number of patrons so that this maximum number is not exceeded.
4. The outdoor area for the beer garden shall be enclosed by a fence as shown on the Parking Plan and in the conditional use plan which was admitted as Exhibit A-4, and as described in Mr. Gunther's testimony. Patrons of the beer garden shall not be permitted in areas beyond the fence, including into the open field located to the north.
5. Applicant shall provide a copy of its liquor license to the Township and adhere to all conditions imposed by the PaLCB.
6. All employees who serve alcohol at the beer garden shall obtain RAMP certification from the PaLCB.
7. The beer garden shall only be open from June 1 through October 31 and the hours of operation for the beer garden shall be limited to the following: Thursdays: 4:00 p.m. – 11:00 p.m.; Fridays and Saturdays: 12:00 p.m. – 12:00 a.m.; and Sundays: 12:00 p.m. – 10:00 p.m. The beer garden may not be open on holidays if the holiday falls on a day other than Thursday through Sunday.
8. If Applicant provides amplified sound outside of the building, it must be connected to Applicant's speaker system which points and projects the speakers towards the south towards Park Road.
9. Applicant has purchased 3.5 EDUs of sewer capacity from the Township. After the beer garden is in operation, the Township may examine the water usage records for the use and determine if additional sewer capacity must be purchased based on the water usage at the beer garden. If the Township wastewater consultant determines that additional sewage capacity is necessary, Applicant shall purchase the same within a reasonable period of time agreed to by the Township.
10. Applicant shall fully construct and maintain all improvements on the Parking Plan as approved by the Board prior to commencement of the beer garden use.
11. Applicant shall purchase and maintain commercial general liability insurance in the minimum amount of \$3,000,000. Applicant shall provide a copy of the certificate of insurance to the Township.
12. Applicant shall ensure, and the PaLCB licensee shall continuously maintain a policy of liquor liability insurance in the minimum amount of Two Million (\$2,000,000.00) Dollars for so long as Applicant and PaLCB licensee shall offer alcoholic beverages pursuant to its liquor license. Applicant shall provide a copy of the certificate of insurance to the Township.
13. While the beer garden is in operation, Applicant shall designate drop-off spaces for transportation services on the Property and prohibit parking in these spaces other than by transportation service providers such as Uber or Lyft.
14. Applicant shall modify and relocate bathroom facilities inside the stable as testified at the hearing. Such bathroom facilities shall be completed and operational prior to opening the beer garden use.
15. Applicant shall not permit any of the food trucks that sell food from the Property to have any signage which has flashing, moving, scrolling or electronic messages.

Mr. Donatelli moved, seconded by Mrs. D'Amico, to approve the Decision & Order as Mr. Oeste read. There were no questions or comments offered by the Supervisors or the Public. The Motion to approve the Decision carried unanimously.

Approval of Payments

Mrs. D'Amico moved, seconded by Mr. Donatelli, to approve the payments to all vendors as listed May 16, 2018. Mr. Donatelli abstained from check #49041. Mr. Goncharoff seconded the Motion regarding check #49041 and the Motion carried unanimously.

Treasurer's Report

Jill Bukata reported year-to-date revenues are at 38.6% of the annual budget and year-to-date expenses are at 27.5% of budget. Earned income tax revenue through April was \$994,970, higher than this time last year.

Building/Codes Department Report

Al Gaspari reported that 56 building permits were issued in April, totaling \$45,205 in permit fees; landscapers are active on commercial sites; the stone steps at the Upland Farm barn were finished today.

Supervisor's Report

Mr. Goncharoff called attention to the published calendar and yard waste collection dates.

Administrative Reports

Township Engineer's Report

Dave Leh reported that Byers Station Parcel 5C commercial lot has been reviewed, plans will be revised and will be discussed at the Planning Commission's June meeting; Eagleview Corporate Center Lot 1B - Maintenance Facility plan will be revised to reflect an alternate location for the maintenance area, closer to the existing building; the Planning Commission accepted plans for review for 122 Oscar Way - JTech is adding a building for materials storage; and the construction of Eagle Park is on schedule and taking shape.

Public Works Department Report

Mike Heckman reported that 234 work orders were received and completed over the past month; all employees completed insurance trust and safety training programs; and the Department accomplished a variety of tasks, including the following: road salting activity occurred in April; replaced infield mix at Hickory Park; (contractor) replaced fencing on Hickory Park Field 2 to keep foul balls from the Turnpike; street sweeping has been completed; beginning pothole repairs.

Brett Boden commented on a pipe that crosses Dorlan Mill Road and the need for guardrail at that location.

Police Chief's Report

Chief DeMarco reported there were 1,085 calls over the past month; there were 32 thefts from vehicles – lock up your car to deter/prevent thefts; 76 traffic citations were issued; and Chief DeMarco provided a brief summary of details for the upcoming (August) Country Music Festival in Ludwig's Corner: 15,000 attendees expected for the concerts each evening; an incident action plan is being drafted for Upper Uwchlan, which includes extra Police Officers on duty, an ambulance stationed at the Township Building so we don't have diminished service, Lionville Fire Company will staff an engine and Glen Moore Fire Company will provide mutual aid, there will be No Parking on residential streets, private property in the Villages will be marked by those property owners, UTI is hosting a shuttle bus area, and traffic flow will be monitored at critical points. Mr. Goncharoff commended Chief DeMarco for his thorough work on this plan.

Land Development

Marsh Lea Escrow Release Request. Cary Vargo noted that Gilmore & Associates has reviewed an escrow release request from Moser Homes and recommends the release of \$359,469.00, for site work and storm sewer infrastructure. Mr. Donatelli moved, seconded by Mrs. D'Amico, to approve the release of \$359,469.00 to Moser Homes. The Motion carried unanimously.

Upper Uwchlan Township / Downingtown Area School District Lot Line Change/Consolidation. Cary Vargo advised that Township and Downingtown School District Staff have approved an

Agreement to transfer 0.9 acres of Pickering Valley Elementary School land to the Township, along the common property line, to facilitate any Township building expansion in the future. The Agreement has been approved by both parties and approval of the Final Minor Subdivision Plan is sought. Mrs. D'Amico moved, seconded by Mr. Goncharoff, to grant Final Minor Subdivision Plan Approval of the plan titled "Proposed Lot Line Adjustment and Lot Consolidation Plan for Upper Uwchlan Township / Chester County Pickering", prepared by Gilmore & Associates Inc., dated January 5, 2018 and last revised April 26, 2018. The Motion carried with (2) in favor. Mr. Donatelli abstained due to a conflict of interest.

Eagleview Corporate Center Lot 1C Preliminary Land Development Plan. Neal Fisher of The Hankin Group presented a Plan proposing a 113,000 SF flex building, associated parking, storm water management, trail, and landscaping on the 22-acre Lot 1C in the Eagleview Corporate Center. The Planning Commission reviewed and discussed the Plan at their May meeting, supported Preliminary Plan approval and granting the 2 requested waivers:

1. Waive sidewalk expansion joints every 30 feet;
2. Waive woodland replacement, determining a fee in lieu of replacement if there's not enough room to replace all of the trees -- the fee to be established during Final Plan Approval discussions.

The Board questioned waiving the woodland replacement. Discussion included: Lot 1C is a wooded lot; there won't be enough room on the improved Lot for all of the required woodland replacement plantings - they'll be short 82 trees or shrubs; there isn't a standard fee in lieu of woodland replacement; potentially add to the buffer between the Lot and adjacent residential properties; the 30' buffer includes all plantings as required.

Steve and Joanne McNaughton made comments related to the landscape buffer and light/noise disturbance from Eagleview Lot 1B. Mr. Fisher and Mr. Vargo advised additional plantings for the Lot 1B buffer has previously been discussed and agreed to by Hankin.

Providing a berm with landscaping on top was mentioned, as well as Hankin working with the Township Planner to determine the best species to use to achieve the desired density of landscaping buffer. This will be discussed during the Final Plan approval process.

Mr. Goncharoff moved to grant Preliminary Plan Approval for a plan prepared by Chester Valley Engineers, Inc., titled "Preliminary Land Development Plan Eagleview Lot 1C for The Hankin Group" dated March 26, 2018 with the following conditions:

1. The applicant shall comply with all comments listed in Gilmore & Associates review letter dated May 3, 2018;
2. The applicant shall obtain all required permits from PA-DEP and Chester County Conservation District;
3. A waiver is hereby granted from SALDO Section 162-41.G. to permit the elimination of sidewalk expansion joints for the proposed on-site sidewalk;
4. A waiver is hereby granted from SALDO Section 162-55.B. to allow a fee to be paid to the Township in lieu of woodland replacement. The amount of the fee shall be determined at the time of Final Plan Approval; and
5. The applicant agrees to pay a fee in lieu of a Transportation Impact Fee in the amount of \$39,550. The fee is to be paid at the time of building permit issuance.

Mr. Donatelli seconded, and the Motion carried unanimously.

ADMINISTRATION

2018 Road Materials Contract. Mike Heckman reported that bids for asphalt and stone were opened May 17, 2018. Three vendors submitted bids. Glasgow, Inc. was low bidder for both types of materials. Mr. Heckman recommended that the Board award to Glasgow the contract for furnishing the bituminous concrete (hot and warm mix) at a bid amount of \$37,775 at plant

and \$44,052.50 delivered, as listed on the bid sheet if all material is bought; and for furnishing coarse aggregate at \$4,475 at plant and \$6,365 delivered, as listed on the bid sheet if all stone is bought.

Mr. Donatelli moved, seconded by Mrs. D'Amico, to award the contracts as Mr. Heckman recommends. The Motion carried unanimously.

Pennsylvania Turnpike Agreement – Park Road Bridge / Hickory Park. Mr. Vargo advised this Agreement with the Turnpike Commission transfers 0.259 acres of land from the Township to the Turnpike and provides a temporary construction easement of 0.121 acres needed to construct a retaining wall as part of the Turnpike widening project including the reconstruction of the Park Road bridge and pedestrian path. The retaining wall will be in Hickory Park behind Field 2, along Park Road and there will be no negative impact to Field 2 or any usable portion of the Park. The Agreement provides for the construction of and the future maintenance and repair of the retaining wall, all of which is the responsibility of the Turnpike Commission. Hickory Park was purchased, in part, using "Project 708 Commonwealth grant funding" and as a result, this land transfer required legislation in both the State House and Senate and signed by Governor Wolf.

Mr. Donatelli moved, seconded by Mrs. D'Amico, to authorize the Township Manager execute the Agreement transferring the 0.259 acres to the Turnpike Commission and granting a temporary construction easement. The Motion carried unanimously.

PECO Utility Relocation Reimbursement Agreement. Cary Vargo advised this Agreement with PECO is for the design, relocation and replacement of (8) utility poles along Park Road as part of the Park Road reconstruction and trail extension project. The Board of Supervisors has previously approved Agreements with Comcast and Verizon for the same design and construction. The Park Road project remains on schedule with construction targeted to being this Fall. Mr. Vargo advised the \$320,000 for utility relocations was a budgeted Capital Fund item.

Mr. Donatelli moved, seconded by Mrs. D'Amico, to approve the Agreement with PECO. The Motion carried unanimously.

Resolution – Marsh Lea Revised Hydrogeologic Study to PaDEP. This Resolution is an administrative formality to submit a revised hydrogeologic study to DEP for their review in regard to several on-lot septic systems proposed in the Marsh Lea development. Mr. Donatelli moved, seconded by Mrs. D'Amico, to adopt Resolution #05-21-18-07 authorizing submission to PaDEP of the revised hydrogeologic study. The Motion carried unanimously.

Resolution – Western Chester County Regional Uniform Construction Code Appeals Board (WCCRUCAB) – Additional Member. Al Gaspari advised the City of Coatesville would like to become a Member of the WCCRUCAB. Currently, 15 municipalities are Members, and all Members have to approve new Members via Resolutions. The Regional Appeals Board doesn't meet frequently but serves its purpose when the need arises. Mr. Donatelli moved, seconded by Mrs. D'Amico, to adopt Resolution #05-21-18-08, supporting the City of Coatesville as a Member of the WCCRUCAB. The Motion carried unanimously.

Access to Youth Sports Scholarship Program. Mr. Goncharoff advised the Board of Supervisors wanted to support participation in local non-profit youth sports programs and is establishing a scholarship fund through Agreements with local organizations to aid regional families who might not otherwise be able to participate in youth athletics. This is a voluntary program providing scholarship funds to Glenmoore Eagle Youth Association (GEYA), Marsh Creek Eagles Football and Downingtown Rugby Football Club. Participation is on an annual basis and prior to

September 1 each year, participating organizations will provide the Township with whether or not the funds were expended and where those families reside. An Agreement with GEYA has been drafted and is under consideration.

Mr. Donatelli moved, seconded by Mrs. D'Amico, to approve the creation of the "Access to Youth Sports Scholarship Program". Bob Armstrong, Lou Schack, and Mike Walsh of GEYA were present. Mr. Armstrong thanked the Board for their support. GEYA is excited about the program. Mr. Armstrong also thanked Chief DeMarco for the Police Department's community outreach and for providing a liaison to the sports organizations. Mr. Goncharoff commended the Chief's leadership in connecting Officers with organizations and community groups. The Motion carried unanimously.

Open Session

Brett Boden inquired of progress with the Struble Trail improvements. Cary Vargo advised that the County plans to prepare a land development plan.

Adjournment

There being no more business to be brought before the Board, Mr. Goncharoff adjourned the Meeting at 8:18 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary

Range of Checking Accts: GENERAL to GENERAL Range of Check Ids: 49094 to 49177
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
49094	06/18/18	21ST 21st CENTURY MEDIA PHILLY	928.08	1797
49095	06/18/18	ADVANO10 ADVANCED HORTICULTURAL SOLN	7,710.00	1797
49096	06/18/18	AQUAP010 AQUA PA	228.34	1797
49097	06/18/18	ARROC010 ARRO CONSULTING, INC.	330.75	1797
49098	06/18/18	ASCPINTE ASC&P INTERNATIONAL	372.00	1797
49099	06/18/18	BARBA010 BARBACANE THORNTON & COMPANY	3,950.00	1797
49100	06/18/18	BERKH030 H.A. BERKHEIMER, INC.	374.76	1797
49101	06/18/18	BIMALRAM BIMAL RAMOLA	195.76	1797
49102	06/18/18	BRANDWIN BRANDYWINE CONSERVANCY	213.08	1797
49103	06/18/18	BUCKLO10 BUCKLEY, BRION, MCGUIRE, MORRI	1,140.75	1797
49104	06/18/18	CHRISFRA FRANTZ, CHRISTOPHER	756.00	1797
49105	06/18/18	CJTIRE CJ'S TIRE & AUTOMOTIVE SERVICE	731.96	1797
49106	06/18/18	COLLI010 COLLINSON, INC.	3,500.00	1797
49107	06/18/18	COMCA010 COMCAST	430.33	1797
49108	06/18/18	COMMO030 COMMONWEALTH OF PENNSYLVANIA	85.00	1797
49109	06/18/18	CONWAY01 CONWAY POWER EQUIPMENT, INC.	194.23	1797
49110	06/18/18	DAVIDSTI DAVID STINE	180.49	1797
49111	06/18/18	DAVIS010 ROBERT L DAVIS	126.03	1797
49112	06/18/18	DELA030 DVHT	56,264.93	1797
49113	06/18/18	DIICOMPU DII COMPUTERS, INC	1,708.00	1797
49114	06/18/18	DOWNTDEZ LINDA JACOBS DOWNTOWN DEZIGN	150.00	1797
49115	06/18/18	DZMAUTO DZM AUTOMOTIVE	177.70	1797
49116	06/18/18	EAGLHARD EAGLE HARDWARE	192.86	1797
49117	06/18/18	EASTE030 EASTERN IRRIGATION & PUMP COMP	180.04	1797
49118	06/18/18	ECRAI010 E.CRAIG KALEMJIAN, ESQ.	1,317.50	1797
49119	06/18/18	EDMUN010 EDMUNDS & ASSOCIATES, INC.	1,200.00	1797
49120	06/18/18	EMERGVEH EMERGENCY VEHICLE OUTFITTERS	182.00	1797
49121	06/18/18	ESRI ESRI	489.00	1797
49122	06/18/18	FISHE010 FISHER & SON COMPANY, INC.	520.00	1797
49123	06/18/18	FRAME010 FRAME POWER EQUIPMENT	241.12	1797
49124	06/18/18	FUTUR010 FUTURELINE AUTO & MARINE UPHOL	385.00	1797
49125	06/18/18	GENER010 GENERAL CODE	2,343.13	1797
49126	06/18/18	GILMO020 GILMORE & ASSOCIATES, INC	6,234.43	1797
49127	06/18/18	GLOBALPU GLOBAL PUBLIC SAFETY, LLC	799.00	1797
49128	06/18/18	HAWEI010 H.A. WEIGAND, INC.	54.75	1797
49129	06/18/18	HELPNOW HELP NOW	3,089.63	1797
49130	06/18/18	HIGHW010 HIGHWAY MATERIALS, INC.	704.81	1797
49131	06/18/18	HONEYBRO HONEY BROOK OUTDOOR POWER	433.18	1797
49132	06/18/18	JONESTOM THOMAS S. JONES	393.57	1797
49133	06/18/18	KAMBHSRI KAMBHAMPATI SRI RAMANA	211.30	1797
49134	06/18/18	KEENC010 KEEN COMPRESSED GAS COMPANY	143.09	1797
49135	06/18/18	KESARHAR KESARI HARITH	295.84	1797
49136	06/18/18	LEONAZAP LEONARD ZAPPOLO	237.72	1797
49137	06/18/18	LEVEN010 LEVENGOOD SEPTIC SERVICE	786.50	1797
49138	06/18/18	LINESYST BLOCK LINE SYSTEMS	1,006.08	1797
49139	06/18/18	LTLCONSU LTL CONSULTANTS, LTD	94.50	1797
49140	06/18/18	LUDWI060 LUDWIG'S CORNER SUPPLY CO.	418.34	1797
49141	06/18/18	MANJUPON MANJUSRI PONNA	264.54	1797
49142	06/18/18	MARSH020 MARSH CREEK SIGNS	366.00	1797
49143	06/18/18	MARTI040 MARTIN'S TIRE & ALIGNMENT	93.37	1797
49144	06/18/18	MCMAH010 MCMAHON ASSOCIATES, INC.	1,969.61	1797

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
49145	06/18/18	MEGHADDEM MEGHAN DEMAIO	173.76		1797
49146	06/18/18	METRO020 METROPOLITAN COMMUNICATIONS	579.90		1797
49147	06/18/18	MIDAT010 MID ATLANTIC CONNECTIONS, INC.	168.00		1797
49148	06/18/18	MONTE010 MONTESANO BROS.	115.50		1797
49149	06/18/18	NAPA0010 NAPA	3,104.46		1797
49150	06/18/18	NEWHO010 NEW HOLLAND AUTO GROUP	1,527.14		1797
49151	06/18/18	PAULNATH PAUL NATHAN	212.70		1797
49152	06/18/18	PECO0010 PECO	2,897.91		1797
49153	06/18/18	PSATS010 PA ASSOCIATES OF TOWNSHIP SUPE	2,995.33		1797
49154	06/18/18	PSATS030 PSATS-CDL PROGRAM	60.00		1797
49155	06/18/18	ROBLITTL ROBERT E. LITTLE, INC.	8.25		1797
49156	06/18/18	SCAVEMIC SCAVEN MICHAEL	239.45		1797
49157	06/18/18	SCOTTPOT SCOTTIES POTTIES	240.00		1797
49158	06/18/18	SHALLSER SHALLIS SERVICES	530.00		1797
49159	06/18/18	SLOAN010 SLOAN MOTORS, INC.	8.57		1797
49160	06/18/18	STAPLCRP STAPLES CREDIT PLAN	356.95		1797
49161	06/18/18	STYER010 STYER PROPANE	319.40		1797
49162	06/18/18	TDAMEPOL TD AMERITRADE FBO 915-01150	80.00		1797
49163	06/18/18	TDAMERDC TD AMERITRADE TRUST CO	8.65		1797
49164	06/18/18	TERREHIL TERRE HILL CONCRETE PRODUCTS	557.00		1797
49165	06/18/18	TTIMPRIN TT IMPRINTABLES	1,181.87		1797
49166	06/18/18	TURFEQUI TURF EQUIPMENT AND SUPPLY CO	55.92		1797
49167	06/18/18	UNLIM020 UNLIMITED TECHNOLOGY, INC	2,329.38		1797
49168	06/18/18	USMUN020 US MUNICIPAL SUPPLY CO.	474.27		1797
49169	06/18/18	VARGO005 VARGO, CARY	78.42		1797
49170	06/18/18	VERIZ010 VERIZON	478.23		1797
49171	06/18/18	VERIZ020 VERIZON WIRELESS	789.83		1797
49172	06/18/18	VERIZFIO VERIZONFIOS	124.99		1797
49173	06/18/18	VERIZOSP VERIZON - SPECIAL PROJECTS	217.14		1797
49174	06/18/18	VERZIPAD VERIZON IPAD	169.46		1797
49175	06/18/18	VILLA010 VILLAGE MEDICAL CENTER	128.50		1797
49176	06/18/18	WGAMERIC WG AMERICA COMPANY	163.24		1797
49177	06/18/18	WIGGISHR WIGGINS SHREDDING	80.00		1797

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	84	0	124,849.32	0.00
Direct Deposit:	<u>0</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>
Total:	84	0	124,849.32	0.00



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

TO: BOARD OF SUPERVISORS
 FROM: Jill Bukata, Township Treasurer
 RE: Status Update
 DATE: June 18, 2018

Finance has worked on the following items during the month

- Received and processed 54 trash and 2,230 sewer payments (5/17/18 to 6/14/18)
- We are in the process of finalizing the 2017 CAFR with Barbacane Thornton. We are planning to have it presented at the July BOS meeting.
- We are in the process of transitioning the time reporting portion of payroll to department heads or employees from the payroll staff via use of our software's Time and Attendance system

Projects and goals

- Revise the Accounting Manual in accordance with current procedures and staffing (*in process*)
- Revise and update the Employee Personnel Manual

Highlights of the April, 2018 financial statements

- The balance sheet remains strong with cash of nearly **\$8.5 million** - of that amount nearly \$3 million is not available for the routine operations of the Township as they are reserved for specific purposes, ie. Liquid Fuels and Act 209 for highways, Turf Field for replacement of the Turf Field, Capital Projects for capital improvements etc.
- Year to date revenues (combined) are **\$4,023,236 or 41.7%** of the annual budget. Combined expenses are **\$2,365,205 or 34.6%** of the budget. The combined year to date net income - (General Fund and Solid Waste Fund) is **\$1,658,031**
- Earned income tax revenue YTD May was **\$1,672,721**. That is approximately **\$75,000 less** than the same period last year. Fluctuations are normal; we are confident we will be very close to our budget for 2018.

Upper Uwchlan Township
General Fund
Balance Sheet
As of May 31, 2018

ASSETS

Cash			
01-100-000-100	General Checking - Fulton Bank	\$	150,911.00
01-100-000-200	Meridian Bank		4,001,296.53
01-100-000-210	Meridian Bank - Payroll		99,733.81
01-100-000-250	Fulton Bank - Turf Field		327,040.31
01-100-000-300	Petty Cash		300.00
	Total Cash		<u>4,579,281.65</u>

Investments

01-120-000-100	Certificate of Deposit - 7/2/18		262,702.68
			<u>262,702.68</u>

Accounts Receivable

01-145-000-020	Engineering Fees Receivable		33,617.83
01-145-000-021	Engineering Fees Receivable-CU		1,358.74
01-145-000-030	Legal Fees Receivable		10,113.31
01-145-000-040	R/E Taxes Receivable		65,301.21
01-145-000-050	Hydrant Tax Receivable		4,297.70
01-145-000-080	Field Fees Receivables		(13,165.00)
01-145-000-085	Turf Field Receivables		16,920.00
01-145-000-086	EIT Receivable		72,820.68
01-145-000-090	RE Transfer Tax Receivable		25,000.00
01-145-000-095	Misc accounts receivable		13,257.98
01-145-000-096	Traffic Signals Receivable		-
01-145-000-097	Advertising Fees Reimbursable		3,643.64
	Total Accounts Receivable		<u>233,166.09</u>

Other Current Assets

01-130-000-001	Due From Municipal Authority		97,591.25
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		5,100.17
01-130-000-006	Due from Solid Waste Fund		-
01-130-000-007	Due from Water Resource Protection Fund		-
01-130-000-008	Due from the Sewer Fund		-
01-130-000-009	Due from Developer's Escrow Fund		59,026.44
01-131-000-000	Suspense Account		-
	Total Other Current Assets		<u>161,717.86</u>

Prepaid Expense

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

Total Assets

5,236,868.28

LIABILITIES AND FUND BALANCE

Accounts Payable

01-200-000-000	Accounts Payable		-
01-252-000-001	Deferred Revenues		73,608.32
	Total Accounts Payable		<u>73,608.32</u>

Upper Uwchlan Township
General Fund
Balance Sheet
As of May 31, 2018

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	5,309.52
01-214-000-000	Non-Uniform Pension	(534.55)
01-214-000-100	NU Pension Plan #2	1,189.32
01-215-000-000	Police Pension Withheld	-
01-216-000-000	Domestic Relation W/H	-
01-217-000-000	State Tax Withheld	(3.00)
01-218-000-000	Police Association Dues	1,500.00
01-219-000-000	LST Tax Withheld	40.00
01-220-000-000	State Unemployment W/H	394.99
01-221-000-000	Benefit Deduction-Aflac	416.78
01-222-000-000	457 Contribution Deduction	5,349.57
01-223-000-000	Direct Deposit	-
01-224-000-000	Payroll Deduction Adjustments	-
01-239-000-001	Due to Municipal Authority	5,760.55
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	447.70
01-239-000-007	Due to Water Resource Protection Fund	-
01-239-000-008	Due to Developer's Escrow Fund	687.90
01-258-000-000	Accrued Expenses	12,136.49
	Total Other Current Liabilities	32,695.27

Total Liabilities	106,303.59
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EQUITY

01-272-000-000	Opening Balance Equity	812,921.60
01-272-000-001	Retained Earnings	3,119,680.07
	Current Period Net Income (Loss)	1,197,963.02
	Total Equity	5,130,564.69

Total Fund Balance	5,130,564.69
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Total Liabilities & Fund Balance	5,236,868.28
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Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended May 31, 2018

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
REVENUES					
01-301-000-010	Current Real Estate Taxes	898,935.29	983,600.00	(84,664.71)	91.4%
01-301-000-013	Real Estate Tax Refunds	(22,226.58)	(25,000.00)	2,773.42	88.9%
01-301-000-030	Delinquent Real Estate Taxes	3,825.57	30,000.00	(26,174.43)	12.8%
01-301-000-071	Hydrant Tax	52,877.26	65,000.00	(12,122.74)	81.3%
01-310-000-010	Real Estate Transfer Taxes	144,698.82	523,750.00	(379,051.18)	27.6%
01-310-000-020	Earned Income Taxes	1,694,853.29	3,735,903.00	(2,041,049.71)	45.4%
01-310-000-021	EIT commissions paid	(21,862.15)	(50,808.00)	28,945.85	43.0%
01-320-000-010	Building Permits	208,770.50	490,000.00	(281,229.50)	42.6%
01-320-000-020	Use & Occupancy Permit	5,950.08	8,000.00	(2,049.92)	74.4%
01-320-000-030	Sign Permits	-	100.00	(100.00)	0.0%
01-320-000-040	Contractors Permit	1,325.00	2,000.00	(675.00)	66.3%
01-320-000-050	Refinance Certification Fees	1,290.00	4,500.00	(3,210.00)	28.7%
01-321-000-080	Cable TV Franchise Fees	59,393.16	250,000.00	(190,606.84)	23.8%
01-331-000-010	Vehicle Codes Violation	16,845.75	50,000.00	(33,154.25)	33.7%
01-331-000-011	Reports/Fingerprints	989.75	2,000.00	(1,010.25)	49.5%
01-331-000-012	Solicitation Permits	-	500.00	(500.00)	0.0%
01-331-000-050	Reimbursable Police Wages	1,128.89	1,000.00	128.89	112.9%
01-341-000-001	Interest Earnings	16,599.90	18,000.00	(1,400.10)	92.2%
01-342-000-001	Rental Property Income	10,000.00	24,000.00	(14,000.00)	41.7%
01-354-000-010	County Grants	-	-	-	#DIV/0!
01-354-000-020	State Grants	-	148,448.00	(148,448.00)	0.0%
01-354-000-030	Police Grants	-	-	-	#DIV/0!
01-355-000-001	PURTA	-	5,000.00	(5,000.00)	0.0%
01-355-000-004	Alcoholic Beverage Tax	600.00	400.00	200.00	150.0%
01-355-000-005	State Aid, Police Pension	-	85,000.00	(85,000.00)	0.0%
01-355-000-006	State Aid, Non-Uniform Pension	-	55,000.00	(55,000.00)	0.0%
01-355-000-007	Foreign Fire Insurance Tax	-	112,000.00	(112,000.00)	0.0%
01-360-000-010	Vehicle Storage Fees	-	1,000.00	(1,000.00)	0.0%
01-361-000-030	Zoning/SubDivision Land Development	7,600.00	4,000.00	3,600.00	190.0%
01-361-000-032	Fees from Engineering	12,477.97	150,000.00	(137,522.03)	8.3%
01-361-000-033	Admin Fees from Engineering	353.41	8,000.00	(7,646.59)	4.4%
01-361-000-035	Admin Fees from Legal	224.31	1,500.00	(1,275.69)	15.0%
01-361-000-036	Legal Services Fees	6,815.20	3,000.00	3,815.20	227.2%
01-361-000-038	Sale of Maps & Books	79.00	250.00	(171.00)	31.6%
01-361-000-039	Fire Inspection Fees	-	-	-	#DIV/0!
01-361-000-040	Fees from Engineering - CU	529.72	20,000.00	(19,470.28)	2.6%
01-361-000-042	Copies	21.25	100.00	(78.75)	21.3%
01-361-000-043	Fees from Traffic Signals Reimbursables	-	-	-	#DIV/0!
01-361-000-044	Fees from Advertising Reimbursables	7,166.14	-	7,166.14	#DIV/0!
01-367-000-010	Recreation Donations	-	-	-	#DIV/0!
01-367-000-020	Tennis Fees	-	-	-	#DIV/0!
01-367-000-021	Field Programs	890.00	30,000.00	(29,110.00)	3.0%
01-367-000-025	Turf Field Fees	23,715.00	45,000.00	(21,285.00)	52.7%
01-367-000-030	Community Events Donations	9,935.00	10,000.00	(65.00)	99.4%
01-367-000-040	History Book Revenue	-	200.00	(200.00)	0.0%
01-367-000-045	Upland Farms Barn Rental Fees	675.00	5,000.00	(4,325.00)	13.5%
01-367-000-089	Donations for Park Equipment	-	-	-	#DIV/0!
01-380-000-001	Miscellaneous Revenue	7,533.78	5,000.00	2,533.78	150.7%
01-380-000-010	Insurance Reimbursement	-	3,000.00	(3,000.00)	0.0%
01-392-000-008	Municipal Authority Reimbursement	97,591.25	234,219.00	(136,627.75)	41.7%
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	495.00	-	495.00	#DIV/0!
Total Revenue		3,250,096.56	7,038,662.00	(3,788,565.44)	46.2%

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended May 31, 2018

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
GENERAL GOVERNMENT					
01-400-000-113	Supervisors Wages	3,125.00	5,000.00	(1,875.00)	62.5%
01-400-000-150	Payroll Tax Expense	239.06	383.00	(143.94)	62.4%
01-400-000-320	Telephone	627.43	2,000.00	(1,372.57)	31.4%
01-400-000-340	Public Relations	126.00	6,500.00	(6,374.00)	1.9%
01-400-000-341	Advertising	1,370.06	7,500.00	(6,129.94)	18.3%
01-400-000-342	Printing	3,066.01	1,000.00	2,066.01	306.6%
01-400-000-344	Community Notice	-	2,000.00	(2,000.00)	0.0%
01-400-000-350	Insurance-Bonding	2,636.00	4,255.00	(1,619.00)	62.0%
01-400-000-352	Insurance-Liability	8,580.00	15,569.00	(6,989.00)	55.1%
01-400-000-420	Dues/Subscriptions/Memberships	-	2,769.00	(2,769.00)	0.0%
01-400-000-460	Meeting & Conferences	1,834.00	6,000.00	(4,166.00)	30.6%
01-400-000-461	Bank Fees	4,389.05	9,000.00	(4,610.95)	48.8%
01-400-000-463	Misc expenses	33,419.42	2,000.00	31,419.42	1671.0%
		59,412.03	63,976.00	(4,563.97)	92.9%
EXECUTIVE					
01-401-000-100	Administration Wages	167,987.08	461,785.00	(293,797.92)	36.4%
01-401-000-150	Payroll Tax Expense	11,861.96	35,327.00	(23,465.04)	33.6%
01-401-000-151	PSATS Unemployment Compensation	499.53	567.00	(67.47)	88.1%
01-401-000-156	Employee Benefit Expense	37,016.81	127,351.00	(90,334.19)	29.1%
01-401-000-157	ACA Fees	-	243.00	(243.00)	0.0%
01-401-000-160	Non-Uniform Pension	10,276.50	41,078.00	(30,801.50)	25.0%
01-401-000-174	Tuition Reimbursements	-	4,000.00	(4,000.00)	0.0%
01-401-000-181	Longevity Pay	2,100.00	5,700.00	(3,600.00)	36.8%
01-401-000-183	Overtime Wages	2,167.10	5,000.00	(2,832.90)	43.3%
01-401-000-200	Supplies	6,004.64	15,000.00	(8,995.36)	40.0%
01-401-000-205	Meals & Meal Allowances	-	200.00	(200.00)	0.0%
01-401-000-215	Postage	1,511.19	4,500.00	(2,988.81)	33.6%
01-401-000-230	Gasoline & Oil	545.07	2,200.00	(1,654.93)	24.8%
01-401-000-235	Vehicle Maintenance	280.22	500.00	(219.78)	56.0%
01-401-000-252	Repair & Maintenance	-	2,000.00	(2,000.00)	0.0%
01-401-000-316	Training & Seminars	757.59	10,000.00	(9,242.41)	7.6%
01-401-000-317	Parking/Travel	514.77	1,200.00	(685.23)	42.9%
01-401-000-322	Ipad Expenses	189.44	600.00	(410.56)	31.6%
01-401-000-352	Insurance - Liability	-	-	-	#DIV/0!
01-400-000-353	Insurance-Vehicle	90.42	186.00	(95.58)	48.6%
01-401-000-354	Insurance-Workers Compensation	869.08	1,736.00	(866.92)	50.1%
01-401-000-420	Dues/Subscriptions/Memberships	6,538.80	3,901.00	2,637.80	167.6%
01-401-000-450	Contracted Services	10,266.48	7,410.00	2,856.48	138.5%
		259,476.68	730,484.00	(471,007.32)	35.5%
AUDIT					
01-402-000-450	Contracted Services	20,900.00	27,100.00	(6,200.00)	77.1%
		20,900.00	27,100.00	(6,200.00)	77.1%
TAX COLLECTION					
01-403-000-100	Tax Collector Wages	7,307.70	19,000.00	(11,692.30)	38.5%
01-403-000-150	Payroll Tax Expense	503.19	1,454.00	(950.81)	34.6%
01-403-000-200	Supplies	70.53	500.00	(429.47)	14.1%
01-403-000-215	Postage	1,538.03	2,000.00	(461.97)	76.9%
01-403-000-350	Insurance-Bonding	-	600.00	(600.00)	0.0%
01-403-000-450	Contracted Services	2,795.34	3,000.00	(204.66)	93.2%
		12,214.79	26,554.00	(14,339.21)	46.0%

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended May 31, 2018

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
LEGAL					
01-404-000-305	Reimbursable Legal Fees - CU	-	500.00	(500.00)	0.0%
01-404-000-310	Reimbursable Legal Fees	4,335.93	9,500.00	(5,164.07)	45.6%
01-404-000-311	Non Reimbursable Legal	14,567.27	30,000.00	(15,432.73)	48.6%
01-404-000-450	Contracted Services	-	5,000.00	(5,000.00)	0.0%
		18,903.20	45,000.00	(26,096.80)	42.0%
COMPUTER					
01-407-000-200	Supplies	21.19	2,000.00	(1,978.81)	1.1%
01-407-000-220	Software	5,250.00	4,000.00	1,250.00	131.3%
01-407-000-222	Hardware	1,455.00	7,000.00	(5,545.00)	20.8%
01-407-000-240	Web Page	-	6,900.00	(6,900.00)	0.0%
01-407-000-450	Contracted Services	45,106.80	73,070.00	(27,963.20)	61.7%
		51,832.99	92,970.00	(41,137.01)	55.8%
ENGINEERING					
01-408-000-305	Reimbursable Conditional Use	7,603.56	25,000.00	(17,396.44)	30.4%
01-408-000-310	Reimbursable Engineering	12,040.50	75,000.00	(62,959.50)	16.1%
01-408-000-311	Traffic Engineering	15,363.00	25,000.00	(9,637.00)	61.5%
01-408-000-313	Non Reimbursable Engineering	33,173.44	20,000.00	13,173.44	165.9%
01-408-000-366	Ordinance Update	-	4,500.00	(4,500.00)	0.0%
01-408-000-367	General Planning	5,955.42	10,000.00	(4,044.58)	59.6%
01-408-000-368	MS4 Expenses	-	-	-	#DIV/0!
01-408-000-369	Reimbursable Traffic Signals	2,690.00	-	2,690.00	#DIV/0!
01-408-000-370	Reimbursable Advertising	572.10	-	572.10	#DIV/0!
		77,398.02	159,500.00	(82,101.98)	48.5%
TOWNSHIP PROPERTIES					
<u>Public Works Building</u>					
01-409-001-200	Supplies	128.45	1,000.00	(871.55)	12.8%
01-409-001-231	Propane & heating - PW bldg	15,297.60	13,000.00	2,297.60	117.7%
01-409-001-250	Maint & Repair	3,263.90	16,150.00	(12,886.10)	20.2%
01-409-001-320	Telephone	1,919.57	1,700.00	219.57	112.9%
01-409-001-351	Insurance - property	3,345.70	6,893.00	(3,547.30)	48.5%
01-409-001-360	Utilities	2,585.83	12,000.00	(9,414.17)	21.5%
01-409-001-450	Contracted Services	1,874.60	4,370.00	(2,495.40)	42.9%
<u>Township Building</u>					
01-409-003-101	Employee Cost Allocated	-	-	-	#DIV/0!
01-409-003-200	Supplies	444.45	2,000.00	(1,555.55)	22.2%
01-409-003-231	Propane & Heating Oil	-	5,000.00	(5,000.00)	0.0%
01-409-003-250	Maintenance & Repairs	872.29	8,000.00	(7,127.71)	10.9%
01-409-003-320	Telephone	3,754.26	7,000.00	(3,245.74)	53.6%
01-409-003-351	Insurance Property	3,345.70	6,893.00	(3,547.30)	48.5%
01-409-003-360	Utilities	7,571.53	15,000.00	(7,428.47)	50.5%
01-409-003-450	Contracted Services	8,458.84	25,000.00	(16,541.16)	33.8%
<u>Milford Road</u>					
01-409-004-200	Supplies	-	500.00	(500.00)	0.0%
01-409-004-231	Propane	571.25	1,500.00	(928.75)	38.1%
01-409-004-250	Maintenance & Repairs	-	3,000.00	(3,000.00)	0.0%
01-409-004-320	Telephone	1,077.55	1,600.00	(522.45)	67.3%
01-409-004-351	Insurance - property	669.14	1,379.00	(709.86)	48.5%
01-409-004-360	Utilities	311.00	2,000.00	(1,689.00)	15.6%
01-409-004-450	Contracted Services	228.00	1,100.00	(872.00)	20.7%
		55,719.66	135,085.00	(79,365.34)	41.2%

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended May 31, 2018

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
POLICE EXPENSES					
01-410-000-100	Police Wages	444,932.12	1,169,409.00	(724,476.88)	38.0%
01-410-000-150	Payroll Tax Expense	32,437.22	89,460.00	(57,022.78)	36.3%
01-410-000-151	PSATS Unemployment Compensation	1,142.87	1,170.00	(27.13)	97.7%
01-410-000-156	Employee Benefit Expense	131,591.20	319,082.00	(187,490.80)	41.2%
01-410-000-158	Medical Expense Reimbursements	2,825.47	9,000.00	(6,174.53)	31.4%
01-410-000-160	Pension Expense	44,406.75	218,009.00	(173,602.25)	20.4%
01-410-000-174	Tuition Reimbursment	-	12,000.00	(12,000.00)	0.0%
01-410-000-181	Longevity Pay	4,000.00	19,400.00	(15,400.00)	20.6%
01-410-000-182	Education incentive	3,000.00	3,500.00	(500.00)	85.7%
01-410-000-183	Overtime Wages	12,639.85	42,000.00	(29,360.15)	30.1%
01-410-000-187	Courttime Wages	3,993.12	12,000.00	(8,006.88)	33.3%
01-410-000-191	Uniform/Boot Allowances	6,850.00	11,250.00	(4,400.00)	60.9%
01-410-000-200	Supplies	2,631.85	12,000.00	(9,368.15)	21.9%
01-410-000-215	Postage	-	750.00	(750.00)	0.0%
01-410-000-230	Gasoline & Oil	9,617.85	25,000.00	(15,382.15)	38.5%
01-410-000-235	Vehicle Maintenance	8,032.81	30,000.00	(21,967.19)	26.8%
01-410-000-238	Clothing/Uniforms	1,479.07	5,000.00	(3,520.93)	29.6%
01-410-000-250	Maintenance & Repairs	819.20	2,500.00	(1,680.80)	32.8%
01-410-000-260	Small Tools & Equipment	3,209.78	7,000.00	(3,790.22)	45.9%
01-410-000-311	Non-Reimbursable-Legal	-	3,000.00	(3,000.00)	0.0%
01-410-000-316	Training/Seminar	6,716.12	14,500.00	(7,783.88)	46.3%
01-410-000-317	Parking & travel	-	500.00	(500.00)	0.0%
01-410-000-320	Telephone	1,084.02	8,000.00	(6,915.98)	13.6%
01-410-000-322	Ipad Expense	149.44	600.00	(450.56)	24.9%
01-410-000-327	Radio Equipment M & R	-	1,000.00	(1,000.00)	0.0%
01-410-000-340	Public Relations	72.52	10,000.00	(9,927.48)	0.7%
01-410-000-342	Police Accreditation	1,930.00	13,500.00	(11,570.00)	14.3%
01-410-000-352	Insurance - Liability	7,242.71	14,921.00	(7,678.29)	48.5%
01-410-000-353	Insurance - Vehicles	2,204.40	4,541.00	(2,336.60)	48.5%
01-410-000-354	Insurance - Workers Compensation	18,808.40	37,619.00	(18,810.60)	50.0%
01-410-000-420	Dues/Subscriptions/Memberships	75.00	750.00	(675.00)	10.0%
01-410-000-450	Contracted Services	11,298.72	17,200.00	(5,901.28)	65.7%
01-410-000-740	Computer/Furniture	-	4,000.00	(4,000.00)	0.0%
		763,190.49	2,118,661.00	(1,355,470.51)	36.0%
FIRE/AMBULANCE					
01-411-000-354	Insurance - Workers Compensation	12,607.27	28,000.00	(15,392.73)	45.0%
01-411-000-420	Dues/Subscriptions/Memberships	-	-	-	#DIV/0!
01-411-000450	Contracted Services	-	-	-	#DIV/0!
01-411-000-451	Hydrant expenses-Aqua	26,070.00	60,000.00	(33,930.00)	43.5%
01-411-001-001	Ludwigs	-	74,160.00	(74,160.00)	0.0%
01-411-001-002	Lionville	39,595.92	74,282.00	(34,686.08)	53.3%
01-411-001-003	Lionville Capital	-	-	-	#DIV/0!
01-411-001-004	Glenmoore	-	8,549.00	(8,549.00)	0.0%
01-411-001-005	E. Brandywine	7,954.00	15,908.00	(7,954.00)	50.0%
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%
01-411-002-530	Contributions-Fire Relief	-	112,000.00	(112,000.00)	0.0%
		86,227.19	375,399.00	(289,171.81)	23.0%

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended May 31, 2018

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
AMBULANCE					
01-412-000-540	Uwchlan Ambulance	13,519.00	27,038.00	(13,519.00)	50.0%
01-412-000-544	Minquas Ambulance	-	-	-	#DIV/0!
		<u>13,519.00</u>	<u>27,038.00</u>	<u>(13,519.00)</u>	<u>50.0%</u>
CODES ADMINISTRATION					
01-413-000-100	Code Administrator Wages	91,549.63	236,017.00	(144,467.37)	38.8%
01-413-000-150	Payroll Tax Expenses	6,647.07	18,055.00	(11,407.93)	36.8%
01-413-000-151	PSATS Unemployment Compensation	270.00	270.00	-	100.0%
01-413-000-156	Employee Benefit Expense	30,389.85	73,618.00	(43,228.15)	41.3%
01-413-000-160	Pension	6,111.17	24,445.00	(18,333.83)	25.0%
01-413-000-181	Longevity Pay	4,950.00	6,900.00	(1,950.00)	71.7%
01-413-000-200	Supplies	378.83	1,000.00	(621.17)	37.9%
01-413-000-230	Gasoline & Oil	821.19	3,800.00	(2,978.81)	21.6%
01-413-000-235	Vehicle Maintenance	564.96	1,500.00	(935.04)	37.7%
01-413-000-316	Training/Seminar	715.28	3,000.00	(2,284.72)	23.8%
01-413-000-317	Parking/Travel	-	1,000.00	(1,000.00)	0.0%
01-413-000-320	Telephone	690.39	2,000.00	(1,309.61)	34.5%
01-413-000-322	Ipad Expense	149.44	600.00	(450.56)	24.9%
01-413-000-352	Insurance - Liability	-	-	-	#DIV/0!
01-413-000-353	Insurance - Vehicle	180.84	373.00	(192.16)	48.5%
01-413-000-354	Insurance - Workers Compensation	868.08	1,736.00	(867.92)	50.0%
01-413-000-420	Dues/Subscriptions/Memberships	2,071.50	7,000.00	(4,928.50)	29.6%
01-413-000-450	Contracted Services	3,421.25	53,760.00	(50,338.75)	6.4%
01-413-000-460	Meetings & Conferences	-	-	-	#DIV/0!
		<u>149,779.48</u>	<u>435,074.00</u>	<u>(285,294.52)</u>	<u>34.4%</u>
PLANNING & ZONING					
01-414-001-116	Compensation	-	-	-	#DIV/0!
01-414-001-200	Supplies	-	500.00	(500.00)	0.0%
01-414-001-301	Court Reporter	-	1,500.00	(1,500.00)	0.0%
01-414-001-315	Legal Fees	-	3,000.00	(3,000.00)	0.0%
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	-	3,000.00	(3,000.00)	0.0%
01-414-001-368	Advertising	412.96	500.00	(87.04)	82.6%
01-414-001-451	ACT 209	-	-	-	#DIV/0!
		<u>412.96</u>	<u>11,500.00</u>	<u>(11,087.04)</u>	<u>3.6%</u>
VILLAGE CONCEPT					
01-414-002-367	General Planning	-	1,000.00	(1,000.00)	0.0%
		<u>-</u>	<u>1,000.00</u>	<u>(1,000.00)</u>	<u>0.0%</u>
ZONING					
01-414-003-100	Compensation	-	800.00	(800.00)	0.0%
01-414-003-301	Court Reporter	60.00	2,000.00	(1,940.00)	3.0%
01-414-003-315	Legal Fees	345.82	6,000.00	(5,654.18)	5.8%
01-414-003-366	Ordinance Update	-	-	-	#DIV/0!
01-414-003-450	Contracted Services	-	1,000.00	(1,000.00)	0.0%
		<u>405.82</u>	<u>9,800.00</u>	<u>(9,394.18)</u>	<u>4.1%</u>

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended May 31, 2018

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
EMERGENCY OPERATIONS					
01-415-000-200	Supplies	-	2,000.00	(2,000.00)	0.0%
01-415-000-260	Small Tools & Equipment	-	1,000.00	(1,000.00)	0.0%
01-415-000-316	Training/Seminar	118.00	1,200.00	(1,082.00)	9.8%
01-415-000-317	Parking/Travel	-	400.00	(400.00)	0.0%
01-415-000-320	Telephone	749.72	1,200.00	(450.28)	62.5%
01-415-000-330	Other Services/Charges	240.00	500.00	(260.00)	48.0%
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%
		1,107.72	7,850.00	(6,742.28)	14.1%
ANIMAL CONTROL/OTHER					
01-422-000-530	Contributions - SPCA	2,157.85	4,244.00	(2,086.15)	50.8%
01-422-000-601	Contributions - DARC	15,987.00	15,987.00	-	100.0%
	Downingtown Senior Center	-	2,000.00		
		18,144.85	22,231.00	(2,086.15)	81.6%
SIGNS					
01-433-000-200	Supplies	1,755.63	5,000.00	(3,244.37)	35.1%
01-433-000-450	Contracted Services	210.00	1,000.00	(790.00)	21.0%
		1,965.63	6,000.00	(4,034.37)	32.8%
SIGNALS					
01-434-000-450	Contracted Services	25,021.89	183,300.00	(158,278.11)	13.7%
		25,021.89	183,300.00	(158,278.11)	13.7%
PUBLIC WORKS					
01-438-000-100	Public Works Wages	133,386.15	337,247.00	(203,860.85)	39.6%
01-438-000-101	Employee cost allocated	-	-	-	#DIV/0!
01-438-000-150	Payroll Tax Expense	10,223.14	25,799.00	(15,575.86)	39.6%
01-438-000-151	PSATS Unemployment Compensation	620.31	646.00	(25.69)	96.0%
01-438-000-156	Employee Benefit Expense	60,631.47	133,912.00	(73,280.53)	45.3%
01-438-000-160	Pension	7,143.45	30,424.00	(23,280.55)	23.5%
01-438-000-181	Longevity	2,850.00	7,050.00	(4,200.00)	40.4%
01-438-000-183	Overtime Wages	9,763.82	19,100.00	(9,336.18)	51.1%
01-438-000-200	Supplies	11,048.43	49,600.00	(38,551.57)	22.3%
01-438-000-205	Meals & Meal Allowances	-	500.00	(500.00)	0.0%
01-438-000-230	Gasoline & Oil	18,932.46	29,100.00	(10,167.54)	65.1%
01-438-000-235	Vehicle Maintenance	2,626.42	13,400.00	(10,773.58)	19.6%
01-438-000-238	Uniforms	3,020.24	3,050.00	(29.76)	99.0%
01-438-000-245	Highway Supplies	1,238.24	10,200.00	(8,961.76)	12.1%
01-438-000-260	Small Tools & Equipment	5,817.29	12,750.00	(6,932.71)	45.6%
01-438-000-316	Training/Seminar	265.00	4,575.00	(4,310.00)	5.8%
01-438-000-317	Parking & travel	-	600.00	(600.00)	0.0%
01-438-000-320	Telephone	893.46	3,000.00	(2,106.54)	29.8%
01-438-000-322	Ipad Expense	189.52	1,200.00	(1,010.48)	15.8%
01-438-000-341	Advertising	1,540.76	-	1,540.76	#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	2,544.55	5,242.00	(2,697.45)	48.5%
01-438-000-354	Insurance - Workers Compensation	4,629.76	8,958.00	(4,328.24)	51.7%
01-438-000-360	Heating Oil	-	-	-	#DIV/0!
01-438-000-420	Dues and Subscriptions	665.00	400.00	265.00	166.3%

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended May 31, 2018

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
01-438-000-450	Contracted Services	17,789.70	54,880.00	(37,090.30)	32.4%
01-438-000-463	Miscellaneous	-	-	-	#DIV/0!
01-438-000-720	Road Resurfacing	-	244,222.00	(244,222.00)	0.0%
		295,819.17	1,000,855.00	(705,035.83)	29.6%
<u>Public Works - Facilities Division</u>					
01-438-001-100	Wages	45,747.85	185,694.00	(139,946.15)	24.6%
01-438-001-101	Employee Costs Allocated	-	(183,815.00)	183,815.00	0.0%
01-438-001-150	Payroll Tax Expense	3,408.50	14,206.00	(10,797.50)	24.0%
01-438-001-151	PSATS Unemployment Compensation	217.01	630.00	(412.99)	34.4%
01-438-001-156	Employee Benefit Expense	21,920.88	50,721.00	(28,800.12)	43.2%
01-438-001-160	Pension Expense	2,617.38	8,646.00	(6,028.62)	30.3%
01-438-001-174	Tuition Reimbursement	-	-	-	#DIV/0!
01-438-001-181	Longevity	1,650.00	1,650.00	-	100.0%
01-438-001-183	Overtime Wages	3,449.23	8,000.00	(4,550.77)	43.1%
01-438-001-230	Gasoline & Oil	-	1,000.00	(1,000.00)	0.0%
01-438-001-235	Vehicle Maintenance	-	4,500.00	(4,500.00)	0.0%
01-438-001-238	Uniforms	-	900.00	(900.00)	0.0%
01-438-001-316	Training & Seminars	-	3,600.00	(3,600.00)	0.0%
01-438-001-352	Insurance - Liability	-	-	-	#DIV/0!
01-438-001-353	Insurance - Vehicles	818.04	1,685.00	(866.96)	48.5%
01-438-001-354	Insurance - Workers Compensation	2,314.88	4,934.00	(2,619.12)	46.9%
01-438-001-450	Contracted Services	-	-	-	#DIV/0!
		82,143.77	102,351.00	(20,207.23)	80.3%
ROAD CONSTRUCTION					
01-439-000-752	East West Link	-	-	-	#DIV/0!
		-	-	-	#DIV/0!
PARK & RECREATION					
<u>Parks - General</u>					
01-454-000-150	Scholarships for Youth Groups	2,000.00	-	2,000.00	#DIV/0!
01-454-001-101	Park wages allocation	-	183,815.00	(183,815.00)	0.0%
01-454-001-200	Supplies	4,241.98	8,000.00	(3,758.02)	53.0%
01-454-001-201	Park & Rec Special Events	81.28	5,000.00	(4,918.72)	1.6%
01-454-001-202	Community Day	23,299.65	26,000.00	(2,700.35)	89.6%
01-454-001-230	Gasoline & Oil	-	-	-	#DIV/0!
01-454-001-235	Vehicle Maintenance	1,073.41	2,500.00	(1,426.59)	42.9%
01-454-001-250	Maintenance & Repairs	77.94	500.00	(422.06)	15.6%
01-454-001-260	Small Tools & Equipment	-	2,700.00	(2,700.00)	0.0%
01-454-001-316	Training/Seminars	-	5,000.00	(5,000.00)	0.0%
01-454-001-340	Public Relations	250.00	-	250.00	#DIV/0!
01-454-001-354	Insurance - Workers Compensation	1,446.80	2,894.00	(1,447.20)	50.0%
01-454-001-420	Dues/Subscriptions/Memberships	-	-	-	#DIV/0!
01-454-001-427	Waste Disposal	-	-	-	#DIV/0!
01-454-001-450	Contracted Services	376.20	500.00	(123.80)	75.2%
		32,847.26	236,909.00	(204,061.74)	13.9%
HICKORY PARK					
01-454-002-200	Supplies-Hickory	484.87	2,500.00	(2,015.13)	19.4%
01-454-002-231	Propane	-	2,000.00	(2,000.00)	0.0%
01-454-002-250	Maintenance & Repairs	1,403.18	7,000.00	(5,596.82)	20.0%
01-454-002-351	Insurance-Property	1,338.28	2,757.00	(1,418.72)	48.5%
01-454-002-360	Utilities	1,041.40	5,000.00	(3,958.60)	20.8%
01-454-002-450	Contracted Services	256.50	20,000.00	(19,743.50)	1.3%
		4,524.23	39,257.00	(34,732.77)	11.5%

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended May 31, 2018

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
FELLOWSHIP FIELDS					
01-454-003-200	Supplies	352.26	1,000.00	(647.74)	35.2%
01-454-003-250	Maintenance & Repairs	5,901.52	10,000.00	(4,098.48)	59.0%
01-454-003-312	Engineering Fees	-	2,000.00	(2,000.00)	0.0%
01-454-003-320	Telephone	625.12	2,500.00	(1,874.88)	25.0%
01-454-003-351	Insurance Property	2,676.56	5,514.00	(2,837.44)	48.5%
01-454-003-360	Utilities	4,205.45	12,000.00	(7,794.55)	35.0%
01-454-003-450	Contracted Services	-	16,000.00	(16,000.00)	0.0%
		13,760.91	49,014.00	(35,253.09)	28.1%
LARKINS FIELD					
01-454-004-200	Supplies-Larkins	343.89	1,000.00	(656.11)	34.4%
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	350.00	3,000.00	(2,650.00)	11.7%
		693.89	9,000.00	(8,306.11)	7.7%
UPLAND FARMS					
01-454-005-200	Supplies	1,061.61	5,000.00	(3,938.39)	21.2%
01-454-005-231	Propane & Heating Oil	-	4,500.00	(4,500.00)	0.0%
01-454-005-250	Repairs & Maintenance	881.32	10,000.00	(9,118.68)	8.8%
01-454-005-351	Insurance - Building	2,007.42	4,136.00	(2,128.58)	48.5%
01-454-005-360	Utilities	743.17	4,000.00	(3,256.83)	18.6%
01-454-005-450	Contracted Services	758.34	5,000.00	(4,241.66)	15.2%
01-454-005-513	Engineering Fees	-	-	-	#DIV/0!
		5,451.86	32,636.00	(27,184.14)	16.7%
	Total Parks and Recreation	57,278.15	366,816.00	(309,537.85)	15.6%
LIBRARY					
01-456-000-530	Contributions	-	5,000.00	(5,000.00)	0.0%
		-	5,000.00	(5,000.00)	0.0%
HISTORICAL COMMISSIONS					
01-459-000-200	Supplies	1,040.05	1,000.00	40.05	104.0%
01-459-000-320	Telephone	-	1,000.00	(1,000.00)	0.0%
01-459-000-450	Contracted Services	220.00	500.00	(280.00)	44.0%
		1,260.05	2,500.00	(1,239.95)	50.4%
Total Expenditures Before Operating Transfers		2,052,133.54	5,956,044.00	(3,901,910.46)	34.5%
Excess of Revenues over Expenses Before Operating Transfers		1,197,963.02	1,082,618.00	113,345.02	110.7%

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended May 31, 2018

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
OPERATING TRANSFERS					
01-492-000-030	Transfer to Capital Projects Fund	-	950,000.00	(950,000.00)	0.0%
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%
		-	1,200,000.00	(1,200,000.00)	0.0%
	Total Expenditures after Operating Transfers	2,052,133.54	7,156,044.00	(5,101,910.46)	28.7%
EXCESS OF REVENUES OVER EXPENSES		1,197,963.02	(117,382.00)	1,313,345.02	-1020.6%



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

ENGINEER'S REPORT – UPPER UWCHLAN TOWNSHIP

Date: June 15, 2018

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

From: David Leh, P.E.

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

Byers Station (Lot 5C) - An amended land development plan has been submitted for the commercial portion of the site. The plan was reviewed by the Planning Commission at their April 12th & May 10th meetings, no action was taken. Revised plans were then submitted and the Planning Commission recommended Amended Final PRD Approval at their June 14th Meeting.

J-Tech (112 Oscar Way) – A Preliminary / Final Land Development application has been submitted to construct an 8,845 square foot building addition to an existing building. The building is intended to be used solely for storage of Materials for the owners existing business. (J-Tech) The plan was reviewed by the Planning Commission at their June 14th Meeting and Preliminary / Final Land Development Approval was recommended.

Marsh Lea – We have received Escrow Release # 4 for this project and have provided a recommendation for the release under separate cover.

General:

Meetings / Correspondence with staff regarding various matters.



DEVELOPMENT UPDATE – UPPER UWCHLAN TOWNSHIP

Date: June 15, 2018

To: Board of Supervisors

From: David Leh, P.E.

270-290 Park Road (Townes at Chester Springs) - This is a 40-unit multiple-family townhouse community along Park Road just north of Windsor Baptist Church. Toll Brothers is developing the property. Construction continues and we have received 4 building permit applications (16 total units) to date.

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

Byers Station (Lot 5C) - Construction continues on the residential portion of the development and we have received our first 2 building permit applications. In addition, an amended land development plan has been submitted for the commercial portion of the site. The plan was reviewed by the Planning Commission at their April 12th & May 10th meetings, no action was taken. Revised plans were then submitted and the Planning Commission recommended Amended Final PRD Approval at their June 14th Meeting.

Byers Station (Lot 6C)- Vantage Point – A Preliminary Land Development Application for this site. The Applicant is proposing to construct a 36,171 SF, 3 story retirement facility. The plan was reviewed by the Planning Commission at their May 10th meeting; no action was taken. The Applicant has indicated they would like to submit a revised plan for consideration prior to a conditional Use Hearing being held. No plan has been received to date.

Eagleview Lot 1B– A Preliminary / Final Land Development Plan has been received for a maintenance facility on the site. The plan was reviewed by the Planning Commission at their May 10th meeting. Hankin indicated they were going to relocate the maintenance facility and return with a revised plan.

Reference: Development Update

File No. 18-01080T
June 15, 2018

Eagleview Lot 1C– The project proposes a 113,000 SF Flex Office building. The proposed building and amenities appear to be similar to the adjacent office buildings located along Sierra Drive. The Board granted Preliminary Land Development Approval at their May 21st meeting.

Fetters Property (McKee Group) - A conditional use was approved on January 17th, 2017 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 Final Plan Approval at their October 16th, 2017 meeting. No further activity has occurred.

Jankowski Tract- Conditional Use Approval for this 55-lot, single family home community was granted by the Board at their December 18th, 2017 meeting. A land development plan was previously submitted and the Planning Commission recommended Preliminary / Final Approval at their March 8th meeting. The Applicant has submitted a revised plan, which has been reviewed by the Township Consultants. However, since subdivision of some of the existing parcels needs to occur in West Vincent Township (The Parcels are bisected by the Township Line) the Board cannot take action until they are complete.

J-Tech (112 Oscar Way) – A Preliminary / Final Land Development application has been submitted to construct an 8,845 square foot building addition to an existing building. The building is intended to be used solely for storage of Materials for the owners existing business.(J-Tech) The plan was reviewed by the Planning Commission at their June 14th Meeting and Preliminary / Final Land Development Approval was recommended.

Marsh Lea – The Board granted Preliminary / Final Plan Approval to this 27-lot, single-family home community at their May 15th, 2017 meeting. Construction continues and we have received a grading plan for their model home, as well as for 2 additional lots.

Reserve at Chester Springs (Frame Property) – Infrastructure construction continues. The road network for the entire development has been completed. Home construction continues at a very brisk pace in the development. Building Permits for 57 of the 63 homes have been applied for.

Struble Trail Extension – Chester County has submitted an application to reopen the Conditional Use Hearing to allow for the continuance of the trail from where it currently terminates to a point on the west side of Dorlan Mill Road. The Planning Commission recommended approval of the Conditional Use at their February 8th

Reference: Development Update

File No. 18-01080T
June 15, 2018

meeting. The Conditional Use Hearing previously scheduled for March 13th has been continued to a date uncertain.



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: The Board of Supervisors

FROM: Kathi McGrath
Administrative Assistant

RE: Codes Department Activity Report

DATE: June 13, 2018

Attached, please find the Codes Department Activity Report for the month of May, 2018.

Attachments:
Activity Report

/km

UPPER UWCHLAN TOWNSHIP
Permit Analysis
2015-2018

	2015				2016				2017				2018			
	# of Permits	Fees	YTD Permits	YTD Fees	# of Permits	Fees	YTD Permits	YTD Fees	# of Permits	Fees	YTD Permits	YTD Fees	# of Permits	Fees	YTD Permits	YTD Fees
Jan	58	\$10,390.32	58	\$10,390.32	33	\$19,195.00	33	\$19,195.00	36	\$ 27,889.54	36	\$ 27,889.54	46	\$ 37,719.22	46	\$ 37,719.22
Feb	34	\$ 4,098.54	92	\$ 14,488.86	38	\$ 31,184.74	71	\$ 50,379.74	30	\$ 6,209.00	66	\$ 34,098.54	43	\$ 40,684.68	89	\$ 78,406.90
Mar	59	\$ 9,560.34	151	\$ 24,049.20	38	\$ 9,003.50	109	\$ 59,383.24	62	\$ 61,429.00	128	\$ 95,527.54	43	\$ 36,969.50	132	\$ 115,376.40
Apr	135	\$ 15,230.00	286	\$ 39,279.20	64	\$ 88,297.00	173	\$ 147,680.24	61	\$ 30,429.00	189	\$ 125,956.54	56	\$ 45,204.94	188	\$ 160,581.34
May	119	\$ 33,693.18	405	\$ 72,972.38	125	\$ 14,112.00	298	\$ 161,792.24	61	\$ 13,118.56	250	\$ 139,075.10	70	\$ 39,985.36	258	\$ 200,566.70
Jun	154	\$ 21,139.54	559	\$ 94,111.92	109	\$ 9,919.12	407	\$ 171,711.36	117	\$ 107,225.16	367	\$ 246,300.26				
Jul	98	\$ 11,329.56	657	\$ 105,448.48	55	\$ 8,120.56	462	\$ 179,831.92	78	\$ 60,308.00	445	\$ 306,608.26				
Aug	66	\$ 9,531.00	723	\$ 114,979.48	83	\$ 50,103.08	545	\$ 229,935.00	90	\$ 9,532.32	535	\$ 316,140.58				
Sept	41	\$ 6,911.88	764	\$ 121,891.36	57	\$ 8,844.90	602	\$ 238,779.90	86	\$ 29,485.94	621	\$ 345,626.52				
Oct	72	\$ 12,443.02	836	\$ 134,334.38	64	\$ 8,144.42	666	\$ 246,923.42	101	\$ 69,748.73	722	\$ 415,375.25				
Nov	38	\$ 102,941.80	874	\$ 237,276.78	71	\$ 13,717.44	737	\$ 260,640.86	58	\$ 29,023.10	780	\$ 415,404.48				
Dec	51	\$ 6,235.24	925	\$ 243,512.02	42	\$ 9,929.00	779	\$ 270,569.86	28	\$ 17,392.92	808	\$ 432,797.40				

Packet Page 30



**MAY/JUNE
2018 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 last month.**

Tracking of work orders through Munilogic: 148 Submitted – All Completed

- **Municipal Authority**
 - **6 Work new orders submitted**
 - **6 Completed**
 - **PA 1-calls**
 - **81 Work orders submitted**
 - **81 Completed**
 - **Public Works**
 - **34 Work orders submitted**
 - **34 Completed**
 - **Parks**
 - **3 Work orders submitted**
 - **3 Completed**
 - **Solid Waste**
 - **24 Work orders submitted**
 - **24 Completed**
-
- **All Summer help is in place**
 - **Delivered material to Upland Farms for new steps at the barn.**
 - **Paved new walkway at the reconstructed steps at Upland Farms Park**
 - **Finished the replacement of the fencing on Hickory Park Field 2 so as to protect foul balls from going toward the PA Turnpike.**
 - **Cleared downed tree on Fellowship Road**
 - **Completed an inlet reconstruction on Waterview Road**

- **Worked on repairing of minor potholes at various locations**
- **Provided assistance at Upland Farms for rental preparations**
- **Repaired walkway at Upland Farms parking lot where a fire had melted the asphalt.**
- **Repaired soffit, fascia, and downspouts on Municipal Authority and Parks properties.**
- **Three employees attended LTAP Road Scholar program training classes**
- **Inlet cleaning of various inlets throughout the Township with vacuum truck**
- **Spot swept roads with vacuum truck**
- **Roadside mowing has started but is slow going because of other work taking priority. Such as; pothole patching, base repairs, inlet cleaning after rain events, etc.**
- **Tree trimming was done on various Township roads for overgrowth into roads**
- **Worked on Police cars for minor issues and monthly services**
- **Toter swaps and deliveries were done as requested.**
- **Preventive maintenance, repairs, and Pa State Inspections continue on all Township owned vehicles and equipment.**
- **Installed more retaining blocks for the wall at the PW Garage as time allowed.**
- **Minor maintenance issues were handled at the Township Buildings.**
- **Dug footings for new steps at Upland Farms Barn**
- **Had dates changed on Block Party signs and distributed them throughout the Township along with the two electronic Variable Message signs.**
- **Trimmed trees around signals**
- **Base repairs were completed on Moore Road and on Turnstone Way**
- **Took delivery of new Municipal Authority truck and put the old one out of service and prepared it for MuniBid**

Bids:

- **Public Works Pole Building – June 12**
- **Full Depth Reclamation of Pennsylvania Drive – No Bids Received**

Road Dedications:

- **None**

Workforce

- **Summer workers have started**
- **All employees are working well and there are no issues to report.**

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



June 7, 2018

File No. 03-0545T

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

Reference: Marsh Lea Subdivision
Escrow Release Request # 4

Dear Cary:

Gilmore & Associates, Inc. has reviewed Moser Builders June 5, 2018 request associated with release of escrow for the above-referenced project. Based upon our review of the submitted payment request, we recommend release of **\$82,623.60**. Following this release, there will be \$1,088,533.10 remaining in escrow.

Also enclosed is one (1) copy of the Escrow Status Report summary spreadsheet for this project for the Board's review and consideration. If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. N. Leh', written over a horizontal line.

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

Attachment- Escrow Spreadsheet

cc: T.R. Moser Land Developers, LP, Applicant (Via e-mail only)
Shawn Fahr – Gilmore & Associates Inc. (Via e-mail only)

ESCROW STATUS REPORT					GILMORE & ASSOCIATES, INC. 184 WEST MAIN STREET SUITE 300 TRAPPE, PA 19426	
PROJECT NAME:	MARSH LEA SUBDIVISION	SUMMARY OF ESCROW ACCOUNT		AMOUNT OF CURRENT CONST. RELEASE: \$ -		
PROJECT NUMBER:		TOTAL CONSTRUCTION (100%) = \$	1,397,626.75	AMOUNT OF CURRENT RETAINAGE/SECURITY RELEASE (10%): \$	6,885.30	
PROJECT SPONSOR:	T. RICHARD MOSER LAND DEVELOPERS, L.P.	TOWNSHIP SECURITY (10%) = \$	139,762.68	AMOUNT OF BUILDERS CONTINGENCY RELEASE (5%): \$	6,885.30	
MUNICIPALITY:	UPPER UWCHLAN TOWNSHIP	CONSTRUCTION INSPECTION \$	132,573.68	AMOUNT OF CURRENT TOTAL RELEASE: \$	13,770.60	
ESCROW AGENT:		GRAND TOTAL ESCROWED = \$	1,669,963.10	TOTAL OF CONST. RELEASES TO DATE: \$	581,430.00	
TYPE OF SECURITY:		RELEASE NO.:	4	CONSTRUCTION ESCROW REMAINING: \$	913,101.75	
AGREEMENT DATE:		REQUEST DATE:	June 5, 2018	TOWNSHIP SECURITY REMAINING: \$	91,310.18	
				CONSTRUCTION INSPECTION REMAINING: \$	84,121.18	
				TOTAL ESCROW REMAINING: \$	1,088,533.10	
					35%	

ESCROW TABULATION					CURRENT ESCROW RELEASE		ESCROW RELEASED TO DATE (INCLUDES CURRENT REQUEST)		ESCROW REMAINING (AFTER CURRENT REQUEST)		PERCENT COMPLETE
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	PERCENT
A. CLEARING & GRUBBING											
1. CLEARING AND GRUBBING	LS	1	\$ 6,500.00	\$ 6,500.00		\$ -	1	\$ 6,500.00	0	\$ -	100%
SUBTOTAL ITEM A				\$ 6,500.00		\$ -		\$ 6,500.00		\$ -	100%
B. E&S CONTROL											
1. CONSTRUCTION ENTRANCE	EA	2	\$ 2,500.00	\$ 5,000.00		\$ -	2	\$ 5,000.00	0	\$ -	100%
2. ORANGE CONSTRUCTION FENCE	LF	9,700	\$ 1.50	\$ 14,550.00		\$ -	9,700	\$ 14,550.00	0	\$ -	100%
3. 12" SILT SOCK	LF	1,620	\$ 3.50	\$ 5,670.00		\$ -	637	\$ 2,229.50	983	\$ 3,440.50	39%
4. 18" SILT SOCK	LF	1,750	\$ 5.00	\$ 8,750.00		\$ -	1,148	\$ 5,740.00	602	\$ 3,010.00	66%
5. 24" SILT SOCK	LF	6,265	\$ 8.50	\$ 53,252.50		\$ -	5,552	\$ 47,192.00	713	\$ 6,060.50	89%
6. 32" SILT SOCK	LF	2,975	\$ 12.00	\$ 35,700.00		\$ -	1,067	\$ 12,804.00	1,908	\$ 22,896.00	36%
7. EROSION CONTROL MATTING	SF	9,900	\$ 0.25	\$ 2,475.00	1,500	\$ 375.00	9,900	\$ 2,475.00	0	\$ -	100%
8. INLET PROTECTION	EA	29	\$ 115.00	\$ 3,335.00	13	\$ 1,495.00	13	\$ 1,495.00	16	\$ 1,840.00	45%
9. SEDIMENT TRAP OUTLET PIPE W/ TEMP RISER	EA	1	\$ 9,750.00	\$ 9,750.00		\$ -	1	\$ 9,750.00	0	\$ -	100%
10. TEMPORARY DIVERSION SWALE	LF	1,236	\$ 5.75	\$ 7,107.00		\$ -	1,236	\$ 7,107.00	0	\$ -	100%
11. 18" SILT FENCE	LF	1,000	\$ 1.50	\$ 1,500.00		\$ -	500	\$ 750.00	500	\$ 750.00	50%
12. TEMP SEED & MULCH	SF	323,000	\$ 0.04	\$ 12,920.00	212,000	\$ 8,480.00	242,000	\$ 9,680.00	81,000	\$ 3,240.00	75%
13. ROCK FILTER	EA	2	\$ 375.00	\$ 750.00		\$ -	2	\$ 750.00	0	\$ -	100%
SUBTOTAL ITEM B				\$ 160,759.50		\$ 10,350.00		\$ 119,522.50		\$ 41,237.00	74%
C. EARTHWORK											
1. STRIP TOPSOIL	LS	1	\$ 17,050.00	\$ 17,050.00	0.05	\$ 852.50	1.0	\$ 17,050.00	0.0	\$ -	100%
2. CUT/FILL	LS	1	\$ 9,620.00	\$ 9,620.00	0.10	\$ 962.00	1.0	\$ 9,620.00	0.0	\$ -	100%
3. RETURN TOPSOIL	LS	1	\$ 22,575.00	\$ 22,575.00	0.3	\$ 6,772.50	0	\$ 6,772.50	1	\$ 15,802.50	30%
SUBTOTAL ITEM C				\$ 49,245.00		\$ 8,587.00		\$ 33,442.50		\$ 15,802.50	68%

ESCROW STATUS REPORT				GILMORE & ASSOCIATES, INC. 184 WEST MAIN STREET SUITE 300 TRAPPE, PA 19426			
PROJECT NAME:	MARSH LEA SUBDIVISION	SUMMARY OF ESCROW ACCOUNT			AMOUNT OF CURRENT CONST. RELEASE: \$ -		
PROJECT NUMBER:		TOTAL CONSTRUCTION (100%) = \$	1,397,626.75		AMOUNT OF CURRENT RETAINAGE/SECURITY RELEASE (10%): \$	6,885.30	
PROJECT SPONSOR:	T. RICHARD MOSER LAND DEVELOPERS, L.P.	TOWNSHIP SECURITY (10%) = \$	139,762.68		AMOUNT OF BUILDERS CONTINGENCY RELEASE (5%): \$	6,885.30	
MUNICIPALITY:	UPPER UWCHLAN TOWNSHIP	CONSTRUCTION INSPECTION \$	132,573.68		AMOUNT OF CURRENT TOTAL RELEASE: \$	13,770.60	
ESCROW AGENT:		GRAND TOTAL ESCROWED = \$	1,669,963.10		TOTAL OF CONST. RELEASES TO DATE: \$	581,430.00	
TYPE OF SECURITY:		RELEASE NO.: 4			CONSTRUCTION ESCROW REMAINING: \$	913,101.75	
AGREEMENT DATE:		REQUEST DATE: June 5, 2018			TOWNSHIP SECURITY REMAINING: \$	91,310.18	
					CONSTRUCTION INSPECTION REMAINING: \$	84,121.18	
					TOTAL ESCROW REMAINING: \$	1,088,533.10	
						35%	

ESCROW TABULATION					CURRENT ESCROW RELEASE		ESCROW RELEASED TO DATE (INCLUDES CURRENT REQUEST)		ESCROW REMAINING (AFTER CURRENT REQUEST)		PERCENT COMPLETE
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	PERCENT
D. STORM SEWER											
1. 15" HDPE	LF	128	\$31.00	\$ 3,968.00	100	\$ 3,100.00	100	\$ 3,100.00	28	\$ 868.00	78%
2. 18" HDPE	LF	37	\$33.00	\$ 1,221.00	37	\$ 1,221.00	37	\$ 1,221.00	0	\$ -	100%
3. 24" HDPE	LF	68	\$40.00	\$ 2,720.00	63	\$ 2,520.00	63	\$ 2,520.00	5	\$ 200.00	93%
4. 15" RCP	LF	816	\$42.00	\$ 34,272.00	350	\$ 14,700.00	350	\$ 14,700.00	466	\$ 19,572.00	43%
5. 18" RCP	LF	212	\$44.00	\$ 9,328.00		\$ -	26	\$ 1,144.00	186	\$ 8,184.00	12%
6. 24" RCP	LF	1,306	\$50.00	\$ 65,300.00	144	\$ 7,200.00	173	\$ 8,650.00	1,133	\$ 56,650.00	13%
7. STD TYPE C INLET	EA	28	\$1,700.00	\$ 47,600.00	11	\$ 18,700.00	13	\$ 22,100.00	15	\$ 25,500.00	46%
8. STORM MANHOLE	EA	1	\$2,000.00	\$ 2,000.00		\$ -		\$ -	1	\$ 2,000.00	0%
9. ENDWALLS	EA	1	\$1,250.00	\$ 1,250.00		\$ -	1	\$ 1,250.00	0	\$ -	100%
10. OUTLET STRUCTURE	EA	1	\$7,500.00	\$ 7,500.00		\$ -	1	\$ 7,500.00	0	\$ -	100%
11. PIPE STORAGE BED	LS	1	\$250,500.00	\$ 250,500.00		\$ -	1	\$ 250,500.00	0	\$ -	100%
12. RAIN GARDEN (#19 & #20)	EA	2	\$7,000.00	\$ 14,000.00		\$ -		\$ -	2	\$ 14,000.00	0%
13. WATER STORAGE TANKS	EA	2	\$17,500.00	\$ 35,000.00		\$ -		\$ -	2	\$ 35,000.00	0%
SUBTOTAL ITEM D				\$ 474,659.00		\$ 47,441.00		\$ 312,685.00		\$ 161,974.00	66%

E. PAVING & CURBING											
1. FINE GRADE	SY	10,215	\$0.75	\$ 7,661.25		\$ -		\$ -	10,215	\$ 7,661.25	0%
2. 5" 2A MODIFIED	SY	10,215	\$5.00	\$ 51,075.00		\$ -		\$ -	10,215	\$ 51,075.00	0%
3. 5" 25MM BASE	SY	10,215	\$17.50	\$ 178,762.50		\$ -		\$ -	10,215	\$ 178,762.50	0%
4. 3" 19MM BINDER	SY	10,215	\$10.25	\$ 104,703.75		\$ -		\$ -	10,215	\$ 104,703.75	0%
5. CLEAN & TACK	SY	10,215	\$0.25	\$ 2,553.75		\$ -		\$ -	10,215	\$ 2,553.75	0%
6. 1.5" 9.5MM WEARING	SY	10,215	\$6.50	\$ 66,397.50		\$ -		\$ -	10,215	\$ 66,397.50	0%
7. 4" CONCRETE SIDEWALK W/ 4" STONE BASE	SF	7,138	\$8.75	\$ 62,457.50		\$ -		\$ -	7,138	\$ 62,457.50	0%
8. CONCRETE CURB (EXCAVATE AND INSTALL)	LF	6,662	\$16.00	\$ 106,592.00		\$ -		\$ -	6,662	\$ 106,592.00	0%
9. TEMP STONE DRIVE AT EXISTING RESIDENCE	LS	1	\$1,500.00	\$ 1,500.00		\$ -		\$ -	1	\$ 1,500.00	0%
10. 6" STONE AND 2" WEARING AT EXISTING RESIDENCE	LS	1	\$6,500.00	\$ 6,500.00		\$ -		\$ -	1	\$ 6,500.00	0%
SUBTOTAL ITEM E				\$ 588,203.25		\$ -		\$ -		\$ 588,203.25	0%

F. SURVEYING											
1. CONSTRUCTION STAKING	LS	1	\$16,500.00	\$ 16,500.00	0.15	\$ 2,475.00	0.8	\$ 12,375.00	0	\$ 4,125.00	75%
2. PROPERTY CORNER PINS	EA	37	\$70.00	\$ 2,590.00		\$ -		\$ -	37	\$ 2,590.00	0%
3. PROPERTY CORNER MONUMENTS	EA	27	\$140.00	\$ 3,780.00		\$ -		\$ -	27	\$ 3,780.00	0%
4. AS-BUILTS	LS	1	\$12,000.00	\$ 12,000.00		\$ -		\$ -	1	\$ 12,000.00	0%
SUBTOTAL ITEM F				\$ 34,870.00		\$ 2,475.00		\$ 12,375.00		\$ 22,495.00	35%

G. LANDSCAPING											
1. SHADE TREES	EA	28	\$400.00	\$ 11,200.00		\$ -		\$ -	28	\$ 11,200.00	0%
2. STREET TREES	EA	126	\$400.00	\$ 50,400.00		\$ -		\$ -	126	\$ 50,400.00	0%
3. EVERGREEN TREES	EA	49	\$210.00	\$ 10,290.00		\$ -		\$ -	49	\$ 10,290.00	0%
SUBTOTAL ITEM G				\$ 71,890.00	Page 2	\$ -		\$ -		\$ 71,890.00	0%

ESCROW STATUS REPORT										GILMORE & ASSOCIATES, INC. 184 WEST MAIN STREET SUITE 300 TRAPPE, PA 19426			
PROJECT NAME:	MARSH LEA SUBDIVISION				SUMMARY OF ESCROW ACCOUNT				AMOUNT OF CURRENT CONST. RELEASE: \$ -				
PROJECT NUMBER:					TOTAL CONSTRUCTION (100%) = \$ 1,397,626.75				AMOUNT OF CURRENT RETAINAGE/SECURITY RELEASE (10%): \$ 6,885.30				
PROJECT SPONSOR:	T. RICHARD MOSER LAND DEVELOPERS, L.P.				TOWNSHIP SECURITY (10%) = \$ 139,762.68				AMOUNT OF BUILDERS CONTINGENCY RELEASE (5%): \$ 6,885.30				
MUNICIPALITY:	UPPER UWCHLAN TOWNSHIP				CONSTRUCTION INSPECTION \$ 132,573.68				AMOUNT OF CURRENT TOTAL RELEASE: \$ 13,770.60				
ESCROW AGENT:					GRAND TOTAL ESCROWED = \$ 1,669,963.10				TOTAL OF CONST. RELEASES TO DATE: \$ 581,430.00				
TYPE OF SECURITY:					RELEASE NO.: 4				TOWNSHIP SECURITY REMAINING: \$ 91,310.18				
AGREEMENT DATE:					REQUEST DATE: June 5, 2018				CONSTRUCTION INSPECTION REMAINING: \$ 84,121.18				
										TOTAL ESCROW REMAINING: \$ 1,088,533.10 35%			
ESCROW TABULATION					CURRENT ESCROW RELEASE		ESCROW RELEASED TO DATE (INCLUDES CURRENT REQUEST)		ESCROW REMAINING (AFTER CURRENT REQUEST)		PERCENT COMPLETE		
					QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	PERCENT		
H. MISCELLANEOUS													
1. SIGNS	EA	16	\$ 250.00	\$ 4,000.00		\$ -		\$ -	16	\$ 4,000.00	0%		
2. PAVEMENT MARKINGS	LS	1	\$ 7,500.00	\$ 7,500.00		\$ -		\$ -	1	\$ 7,500.00	0%		
SUBTOTAL ITEM H						\$ -		\$ -		\$ 11,500.00	0%		
TOTAL IMPROVEMENTS - ITEMS A-H						\$ 1,397,626.75		\$ 484,525.00		\$ 913,101.75	35%		
I. TOWNSHIP SECURITY (10%)				\$ 139,762.68		\$ 6,885.30		\$ 48,452.50		\$ 91,310.18	35%		
J. CONSTRUCTION INSPECTION				\$ 132,573.68		\$ 6,885.30		\$ 48,452.50	\$ -	\$ 84,121.18	37%		
NET CONSTRUCTION RELEASE						\$ 1,669,963.10		\$ 581,430.00		\$ 1,088,533.10	35%		
SURETY AMOUNT						\$ 1,669,963.10		\$ 581,430.00		\$ 1,088,533.10	35%		

Marsh Lea 27 LLC

June 5, 2018

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

RE: Marsh Site Improvements

Dear Cary:

Please find enclosed Escrow Release #4 for improvement work completed at the above referenced project. Please release \$82,623.60 from escrow.

If you have any questions, please don't hesitate to call.

Sincerely,
Marsh Lea 27, L.L.C

T.R. Moser
Managing Member

ENCLOSURE



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: Board of Supervisors

FROM: Cary B. Vargo
Township Manager

RE: McKee Fetters One Year Extension Request CU Approval

DATE: June 14, 2018

Attached is correspondence filed by Denise Yarnoff, Riley, Riper, Holin & Colagreco requesting a one-year extension of the conditional use approval for the McKee Fetters project, a proposed 55+ community located off of Milford Road. The one-year extension, if granted, would extend the conditional use approval through July 17, 2019.

I would respectfully request that the BOS approve the requested one-year extension of time for the conditional use approval for the McKee Fetters Project.

DENISE R. YARNOFF
denise@rrhc.com
Extension: 211



June 1, 2018

Via email and first class mail

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

Re: McKee/Fetters Tract/Upper Uwchlan Township

Dear Cary:

As you know, this firm represents McKee-Milford Associates L.P. ("McKee") in connection with its proposed residential development of the property commonly known as the "Fetters Tract" which is identified as UPI No. 32-3-16 and is located at 335 Milford Road in the Township ("Development"). On January 17, 2017 the Board of Supervisors granted McKee's Conditional Use Application for the proposed Development. Pursuant to Section 200-127 of the Township Zoning Ordinance and the extension granted by the Board on June 27, 2017, the conditional use approval will expire on July 17, 2018 if McKee has failed to obtain a building permit. As you are aware, McKee is still diligently working through the land development plan process as well as the third-party permitting process with the Township. McKee will likely not be in a position to obtain a building permit for a dwelling within the proposed Development within the requisite time-frame. Accordingly, McKee hereby requests an extension of time of the Conditional Use Approval of one (1) year from July 17, 2018. The new expiration of the conditional use approval would be July 17, 2019.

Kindly bring this extension request to the Board of Supervisors attention for consideration at its meeting on June 18, 2018.

As always, please feel free to contact us with questions. Thank you for your attention to this matter.

Very truly yours,

DENISE R. YARNOFF

DRY/ajd

cc: Gwen Jonik, Township Secretary (via email)
Kevin McLaughlin, Esquire, McKee (via email)
Kate Black, Esquire, McKee (via email)
Mark McGonigal, McKee (via email)
Alyson M. Zarro, Esquire (via email)



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: The Board of Supervisors

FROM: Cary B. Vargo
Township Manager

RE: 122 Oscar Way Building Addition– Preliminary / Final Land Development Plan

DATE: June 15, 2018

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

Overview:

The Applicant is proposing to construct an 8,845 square foot building addition on the north side of the existing building. The proposed building expansion will be located on an existing area of asphalt parking to be removed, with some minor regrading to the northern and eastern sides of the proposed building addition.

Key Points:

- A variance was granted by the Zoning Hearing Board at the March 28, 2018 Hearing from the requirement to provide a 50 foot side yard setback.
- The building is proposed to only be used for material storage.
- A waiver is requested from the requirement to provide stormwater management and is supported by Dave Leh.

The Planning Commission recommended granting Preliminary / Final Approval at their June 14, 2018 meeting.

Attachments:

Gilmore & Assoc., Inc. June 6, 2018 review
Brandywine Conservancy's June 13, 2018 review
Plan, dated April 16, 2018

CV/dl/g



UPPER UWCHLAN TOWNSHIP MOTION

The Board of Supervisors of Upper Uwchlan Township at their June 18, 2018 meeting hereby grants **Preliminary / Final Land Development Approval** of a plan prepared by JMR Engineering, Inc., titled, "122 Oscar Way Building Addition" , dated April 16, 2018.

The following conditions accompany the approval:

1. The applicant shall adhere to all conditions and requirements set forth in the April 12, 2018 Zoning Hearing Board Decision & Order.
2. The plans shall be revised to address the comments raised in both Gilmore & Associates, Inc. June 6, 2018 review letter as well as Brandywine Conservancy's June 13, 2018 Review Letter.
3. A waiver is hereby granted from the requirement to provide stormwater management. (Township Ordinance Section 152)
4. The Applicant agrees to pay a traffic impact fee as determined by a post development traffic study. The study shall be completed at the direction of the Township Traffic Consultant and the fee shall be paid within 30 days of completion of the study.



June 6, 2018

File No. 03-0351T5

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

Attention: Cary B. Vargo, Township Manager

Reference: 122 Oscar Way Building Addition
Final Land Development Review
Upper Uwchlan Township, Chester County, PA

Dear Cary:

Gilmore & Associates, Inc. (G&A) is in receipt of the following information prepared and submitted by JMR Engineering, Inc. (JMR) on behalf of S&T Realty Holdings, LLC, the applicant:

- Final Land Development Application, dated April 16, 2018.
- Plan titled, "122 Oscar Way", prepared for S&T Realty Holdings, LLC, by JMR Engineering, Inc., dated April 16, 2018.

The subject site is comprised of one (1) parcel (TMP 32-4-72.12) located north of the Pennsylvania Turnpike (I-76) with access from Oscar Way. The property is located in the LI Limited Industrial Zoning District.

G&A, as well as other Township Consultants, have completed our first review of the above referenced final 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. Please note that comments with a **(W)** or an **(RW)** may require relief from the Township Ordinances. A **"(W)"** denotes a waiver that has not been requested and an **"(RW)"** denotes a requested waiver.

I. OVERVIEW

The Applicant is proposing to construct an 8,845 square foot building addition on the north side of the existing building. The proposed building expansion will be located on an existing area of asphalt parking to be removed, with some minor regrading to the northern and eastern sides of the proposed

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

Gilmore & Associates, Inc.
Building on a Foundation of Excellence
www.gilmore-assoc.com

building addition. The total increase in impervious surface coverage is approximately 864 square feet, and the total proposed disturbance for the construction is approximately 0.56 acres. Proposed lighting fixtures will be installed, as well as landscaping plantings along the eastern property boundary of the site. There are no existing wetlands on the site.

II. ZONING ORDINANCE REVIEW

1. §200-45.B. – The required minimum lot width at the building setback line is 300 feet. The existing lot width at the building setback line is only 192.4 feet. Revise the front yard setback line as shown on Layout Plan to where minimum lot width is 300 feet.
2. (V) §200-45.C.(2) – A variance was granted by the Zoning Hearing Board at the March 28th, 2018 meeting from the requirement to provide a 50 foot side yard setback. Applicant is proposed a side yard setback of 30 feet.
3. §200-73.C.(3) – The existing parking spaces do not appear to be striped to a stall line length of 18 feet.
4. §200-73.H.(1) – Computations shall be provided showing number of parking spaces and how Applicant meets nonresidential parking requirements.
5. §200-74 – Applicant shall indicate on plans loading/unloading area.

III. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REVIEW

1. §162-9.B.(2)(b)[18] – An established benchmark shall be listed on the plans showing location and elevation of the datum to which the contour elevations refer.
2. §162-9.C.(2)(a)[8] – The location of existing sanitary utilities shall be shown on the Existing Conditions Plan, with size and materials of each indicated.

IV. STORMWATER MANAGEMENT ORDINANCE REVIEW

1. (RW) §152 – Stormwater runoff from this site will flow directly to an existing basin. The net increase in impervious surface is 864 SF. Typically, projects which do not increase impervious surface by more than 1,000 SF are exempt from providing stormwater management. However, since the Applicant is disturbing more than 5,000 SF it is required to be evaluated.

Since this is considered "Redevelopment", the applicant is required to consider 20% of existing impervious as lawn area for the evaluation. Doing so would lead to the need to provide at least some level of stormwater infiltration.

The applicant is requesting a waiver from providing any stormwater management. Although additional storm water measures are most likely required, being as the runoff from this site currently does, and will continue to, flow directly to an existing detention basin which, to our knowledge, is functioning adequately; we do not foresee any adverse effects from not providing additional controls if the Board chooses to grant the waiver.

V. GENERAL COMMENTS

1. The rear yard provided setback should be revised to 124 feet in the Area & Bulk Regulations Table on the Layout Plan.
2. There is an existing 8" tree near the southwestern corner of the property only shown on the Existing Conditions Plan, which appears to conflict with the location of a proposed light fixture labeled A on the Landscape & Lighting Plan. Please clarify if this tree is to be removed.
3. A pavement detail for the area of regrading as mentioned in Sequence of Construction Note 14 on Erosion Control Plan should be provided on the plans, and the limits of proposed paving should be clarified.
4. Silt sock is labeled on the Erosion Control Plan, but a Silt Fence Detail is shown. Please clarify.
5. The location of the Stabilized Construction Entrance shall be shown on the Erosion Control Plan.
6. The reference to the site being located in Valley Creek Watershed should be revised to indicate Pickering Creek Watershed.
7. Contractor Notes 13 through 16 on the Grading Plan refer to sanitary sewer. If there are no sanitary sewer improvements outside of the proposed building addition, please remove these notes.
8. Sequence of Construction Note 8 on Erosion Control Plan mentions installation of storm inlet and associated roof leaders and piping. Please clarify on plans locations of roof leaders from proposed building addition.

VI. TOWNSHIP TRAFFIC CONSULTANT COMMENTS
McMAHON ASSOCIATES, INC.

1. SALDO Sections 162-9.H(2) and 162-42 – It is our understanding the proposed expansion of the site will be used as warehousing space. The applicant should provide information regarding the anticipated site trip generation. Based on information contained in the Institute of Transportation Engineer's (ITE) publication *Trip Generation, 10th Edition*, the proposed 8,845 square foot expansion of the existing building will generate approximately 35 additional daily trips, approximately 13 additional weekday morning peak hour trips, and approximately 14 additional weekday afternoon peak hour trips. As such, a traffic study would not be required since fewer than 20 additional trips are generated by the proposed expansion, based on the ITE data.
2. ZO Section 200-73.C – There are several locations on the north side of the proposed expansion where the vehicular circulation aisle width is less than 25 feet. Please provide justification for the proposed aisle widths in this area that are less than 25 feet for two way traffic, such as vehicular turning templates.
3. ZO Section 200-73.H – The plan should be updated to provide a parking tabulation for the existing and expanded site parking requirements. Based on the plan, it appears the 18,871 square-foot expanded site (10,026 square feet of existing space and 8,845 square feet of proposed space) would require at least 19 parking spaces, plus one space per vehicle normally stored on the site. Since only 13 parking spaces are currently provided, additional parking spaces are required. Please provide additional information regarding the site parking needs.
4. Chapter 79-8.A – Subject to comment 1, based on the ITE data, the proposed 8,845 square feet of additional warehousing space will generate approximately 14 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 **14**, and as such, the total transportation impact fee for this development is **\$32,676**.

VII. TOWNSHIP PLANNING CONSULTANT COMMENTS
BRANDYWINE CONSERVANCY

Comments to be provided under separate cover.

VIII. TOWNSHIP SEWER CONSULTANT COMMENTS
ARRO CONSULTING, INC.

1. The Developer is proposing an 8,845 square foot building addition. The site has an existing on-lot septic system. As such the County Health Department should review the adequacy of the existing on-lot system ability to service the proposed building addition. Also, Note 13 which indicates the lot is currently serviced by public sewer and water shall be revised accordingly.

IX. TOWNSHIP LIGHTING CONSULTANT COMMENTS
STUBBE CONSULTING, LLC.

1. Control/Hrs of Operation - §614.C.3.d. & e. require that unless otherwise permitted by the Township (e.g., for safety or security or all-night operations), lighting shall be controlled by automatic switching devices to extinguish exterior lighting by 11 p.m. Lighting proposed for use after 11 p.m. shall be reduced by 75% from then until dawn unless, supporting a specific purpose and approved by the Township. Plan proposes to have 25% of the number of luminaires remain on all night, that is assuming that the 2 wall-mounted luminaires on the existing building are to be extinguished nightly by 11 p.m.

It is recommended Applicant be requested to specify or describe on Lighting Plan, the on/off control device that is to be used to automatically extinguish the exterior lighting nightly, at what time the lighting is to be extinguished, and to clarify whether the 2 luminaires on the existing building are to be extinguished by 11 p.m. or operate all night.

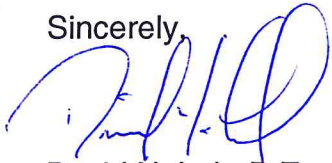
2. Plan Content- The following Ordinance required information could not be found on Plan:
 - a. Specified Lighting Equipment - §614.D.1.c. requires the placement on lighting plan of catalog numbers and catalog cuts of specified lighting equipment.
 - b. Plan Notes - §614.D.4.Requires that the inclusion of notes on lighting plan:
 - i. "Post-approval alterations to lighting plans or intended substitutions for approved lighting equipment shall be submitted to Township for review and approval prior to installation."
 - ii. "Upper Uwchlan Township reserves the right to conduct one or more post-installation site visits to confirm satisfactory compliance with approved plan commitments and if deemed necessary, to require remedial action at no expense to the Township."

- c. Mounting heights of pole mounted and building mounted luminaires.
- d. Foundation detail of the base supporting the 2 luminaire poles.
- e. Statistical Area Summary of minimum, average and maximum plotted footcandles and maximum to minimum uniformity ratio.
- f. Names of ies photometric files used to generate plotted illuminance values.

It is recommended Applicant be requested to provide the above information on Lighting Plan.

This concludes our first review of the above referenced final land development application. We would recommend the plans be revised to address the above referenced comments as well as any raised by the Planning Commission and the Board of Supervisors. If you have any questions, please do not hesitate to contact me.

Sincerely,



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

cc: Upper Uwchlan Township Board of Supervisors (via email only)
Upper Uwchlan Planning Commission (via email only)
Kristin S. Camp, Esq., BBMM, LLP (via email only)
Christopher J. Williams, P.E., McMahon Associates, Inc. (via email only)
G. Matthew Brown, P.E., ARRO Consulting, Inc. (via email only)
David M. Schlott, Jr., P.E., ARRO Consulting, Inc. (via email only)
Sheila Fleming, Brandywine Consulting (via email only)
Scott Johnson, S&T Realty Holdings, LLC (via email only)
John M. Robinson, P.E., JMR Engineering, Inc. (via email only)



**BRANDYWINE
CONSERVANCY**

*Preserving Our
Land & Water*

MEMORANDUM

To: Cary Vargo, Manager
Upper Uwchlan Township

From: Kathleen McCaig, Associate Planner

Date: June 13, 2018

Subject: **122 Oscar Way**
Preliminary/Final Land Development Plan Review

We received Preliminary/Final Land Development, as prepared by JMR Engineering, Inc. for the 122 Oscar Way building addition. The 3.180 acre site is Zoned LI - Limited Industrial District. The property is located at the end of a cul-de-sac, on Oscar Way, and is bordered by industrial parcels, zoned LI - Limited Industrial District, to the south and west, and by a parcel, zoned R3 – Residential District, to the north and east.

Applicant proposes to increase the current building square footage to have an additional 8,845 of space, conduct minor grading, and reconfigure the existing parking/access drive area. Access to the lot is currently available via Oscar Way. Generally, stormwater is managed through an existing stormwater basin.

Our comments on the plans follow below. Specifically, we address the perimeter buffer and landscaping requirements.

Waiver Requests

1. Sheet 1 lists a waiver request from Chapter 152, to waive the stormwater management requirements and use the existing basin for the site's stormwater management. We defer to the Township's Engineer regarding this request.

Landscaping and Perimeter Screening

1. Section 162-57.A(2) requires a minimum 20 foot wide perimeter buffer be provided along the entire tract of land. Section 200-77.B(1) indicates that where an industrial use abuts an existing residential district, that a minimum 30 foot wide planting strip be provided. A significant buffer currently exists to the east and north, along the property line of the adjacent, undeveloped property, zoned R3 – Residential District. Less vegetation is present along the parcels to the west and south. However, those adjacent properties are zoned LI - Limited Industrial, and as such, are compatible land uses with 122 Oscar Way. In this case, we feel it is not necessary to require further buffering be installed and recommend that the Township accept the plans as shown.
2. Section 162-57.C(1) specifies a total minimum number of plantings be provided. The section states that two deciduous trees, one evergreen tree, and eight shrubs be planted for every 1,000 square feet of gross building area. The plans show a total of 12 new trees. However, there currently exists a significant amount of vegetation on the property. As such, we recommend that the Township accept the landscaping plans as shown.

If the Township should have any questions, please call Kathleen McCaig (610-388-8396) or email kmccaig@brandywine.org.



THE COUNTY OF CHESTER



COMMISSIONERS

Michelle Kichline
Kathi Cozzone
Terence Farrell

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

May 16, 2018

Gwen Jonik, Township Secretary
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

Re: Final Land Development - 122 Oscar Way
LD-04-18-15392 - Upper Uwchlan Township

Dear Ms. Jonik:

A final land development plan entitled "122 Oscar Way", prepared by JMR Engineering, LLC and dated April 16, 2018, was received by this office on April 19, 2018. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

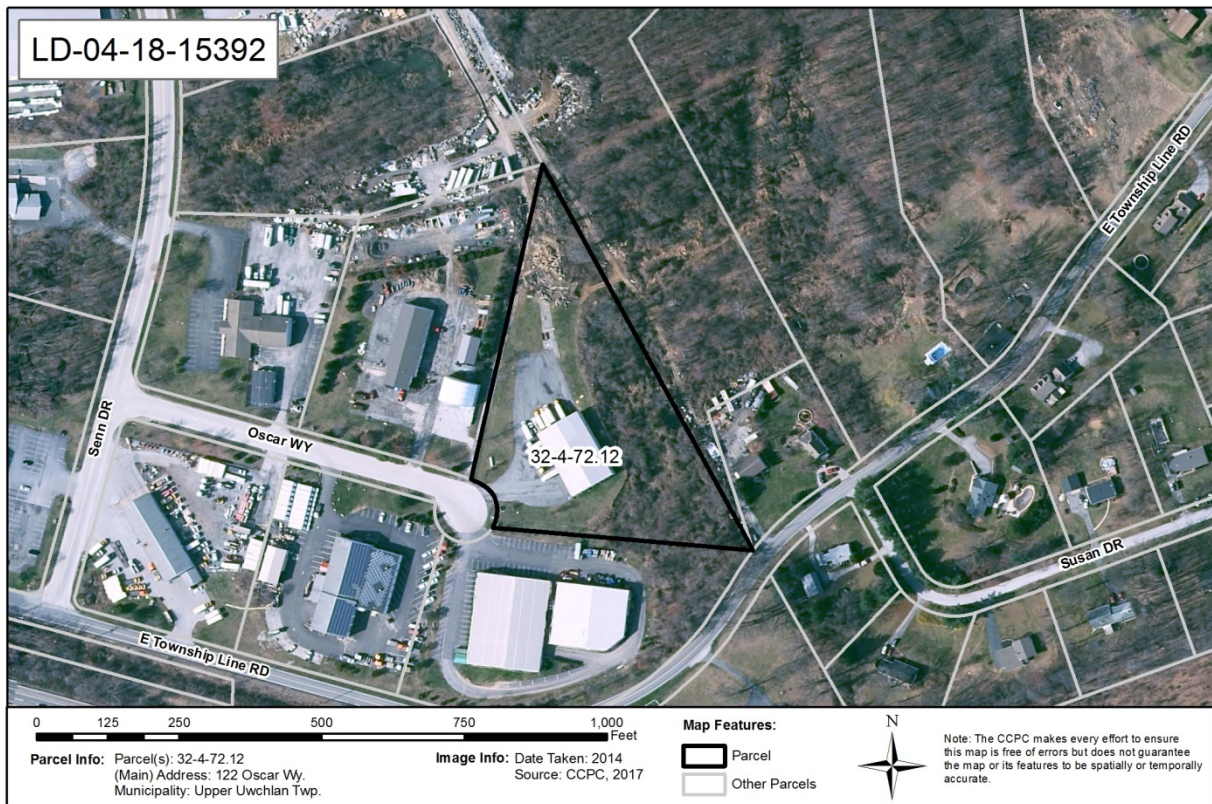
PROJECT SUMMARY:

Location:	At the end of Oscar Way, east of Senn Drive
Site Acreage:	3.18 acres
Lots/Units:	1 lot; one structure
Non-Res. Square Footage:	8,845 square feet (addition)
Proposed Land Use:	Commercial
New Parking Spaces:	0
Municipal Land Use Plan Designation:	Village
UPI#:	32-4-72.12

PROPOSAL:

The applicant proposes the construction of an 8,845 square foot addition to a 10,026 square foot commercial building. The site, which will be served by public water and public sewer facilities, is located in the Upper Uwchlan Township Limited Industrial zoning district.

RECOMMENDATION: The County Planning Commission recommends that the issues raised in this letter should be addressed and all Township issues should be resolved before action is taken on this land development plan.



COUNTY POLICY:

LANDSCAPES:

1. The site is located within the **Suburban Center Landscape** designation of *Landscapes2*, the 2009 County Comprehensive Plan. The objective of the **Suburban Center Landscape** is to promote new development to accommodate anticipated population and employment growth, using appropriate density, sustainable design, and smart transportation principles. Additionally, *Landscapes2* supports infill development and redevelopment efforts in the **Suburban Center Landscape** based upon infrastructure capacity and environmental constraints. The proposed land development is consistent with the objectives of the **Suburban Center Landscape**.

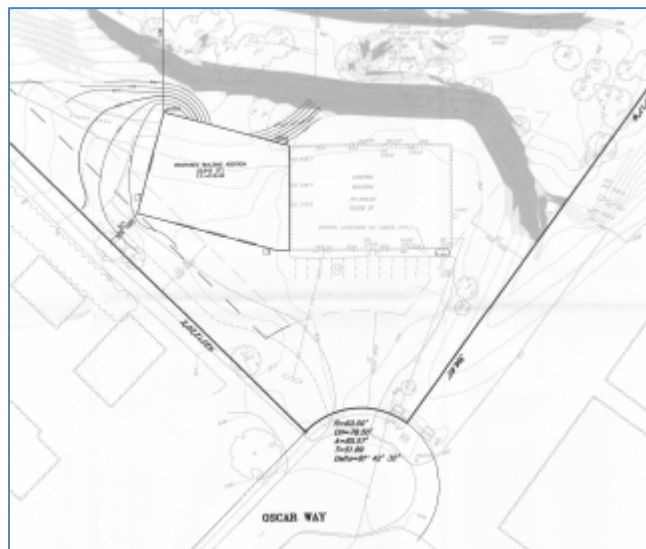
WATERSHEDS:

2. *Watersheds*, the water resources component of *Landscapes2*, indicates the proposed development is located within the Pickering Creek watershed. *Watersheds*' highest priority land use objectives within this watershed are:
 - implement comprehensive stormwater management,
 - protect vegetated riparian corridors, and
 - protect first order streams.

Watersheds can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

3. The plan indicates that a variance has been granted by the Township on March 29, 2018 for this land development. Prior to granting final plan approval, the Township should verify that the plan conforms to the decision issued by the Township Zoning Hearing Board, and any conditions of approval issued by the Board should be indicated on the final plan. We note that Sheet 5 indicates that, according to relief granted by the Zoning Hearing Board, the landscaping plan has been designed to satisfy conditions of approval relating to the Eagle Industrial Park.
4. The applicant is requesting a waiver from the provisions of the Township stormwater management requirements, because the impervious surfaces on the site remain virtually unchanged. The Township Engineer should review this waiver request, due to the updated ***County-wide Act 167 Stormwater Management Plan for Chester County, PA*** (July 2013). Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.



***Detail of 122 Oscar Way
Final Land Development Plan***

ADMINISTRATIVE ISSUES:

5. The applicant should contact the office of the Chester County Conservation District for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities.
6. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

Page: 4
Re: Final Land Development - 122 Oscar Way
LD-04-18-15392 - Upper Uwchlan Township

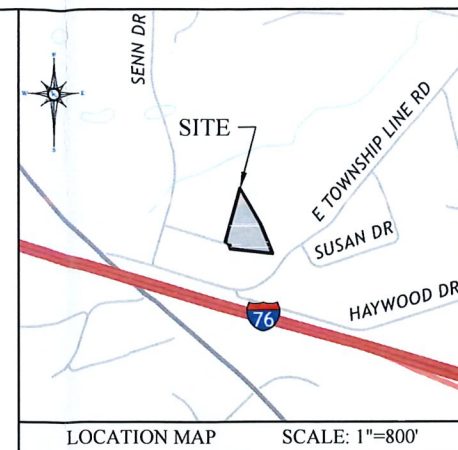
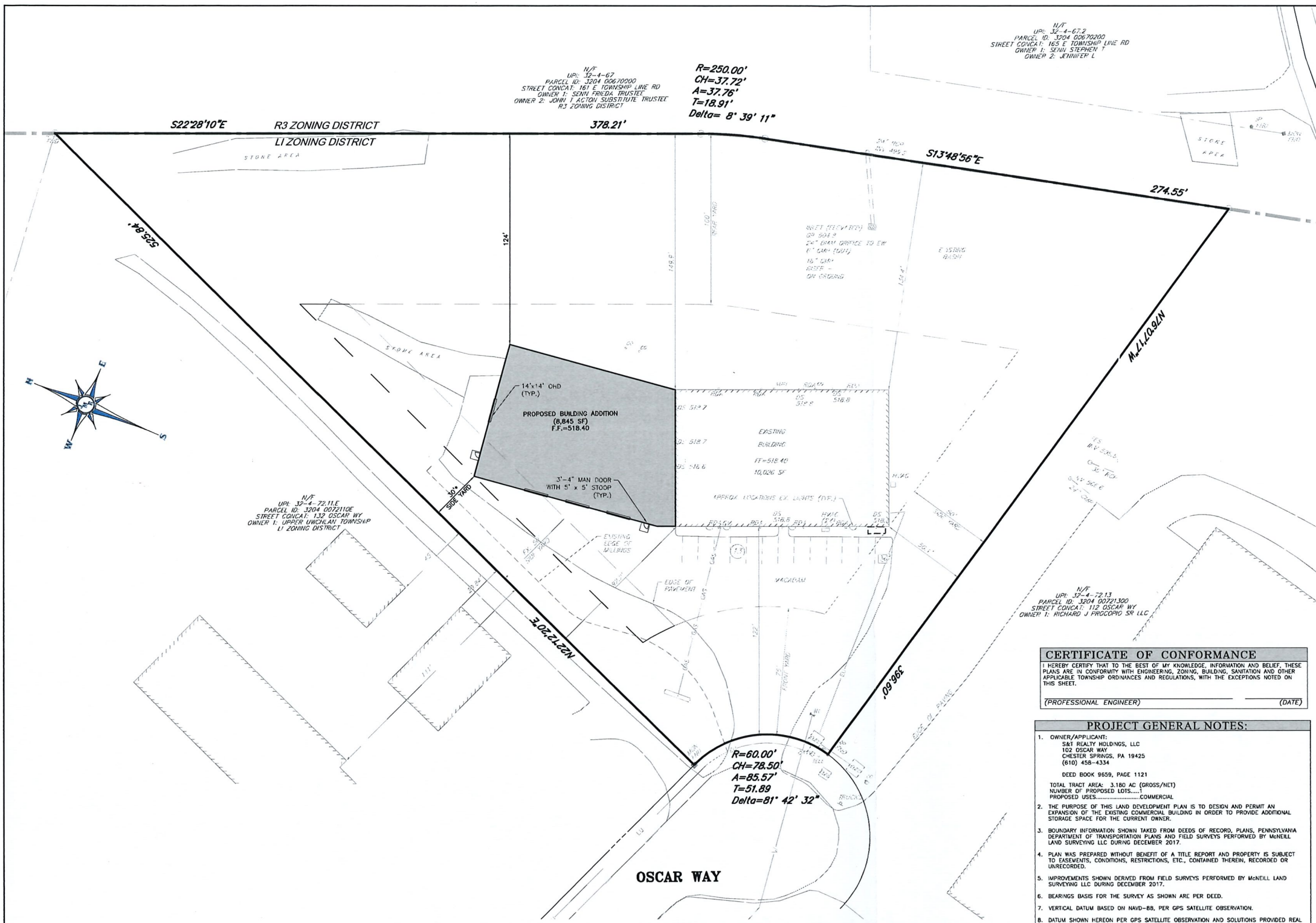
This report does not review the plan for compliance to all aspects of your ordinance, as this is more appropriately done by agents of Upper Uwchlan Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission is available to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

Sincerely,

A handwritten signature in black ink that reads "Wes Bruckno". The signature is written in a cursive, flowing style.

Wes Bruckno, AICP
Senior Review Planner

cc: JMR Engineering, LLC
S&T Realty Company
Chester County Conservation District



- PLAN LEGEND**
- BOUNDARY LINE
 - ADJOINER BOUNDARY LINE
 - LEGAL RIGHT-OF-WAY LINE
 - EXISTING SANITARY SEWER
 - EXISTING SANITARY MANHOLE
 - EXISTING WATER LINE
 - EXISTING EDGE OF PAVING
 - SETBACK LINE
 - REQUIRED RIGHT-OF-WAY LINE
 - EDGE OF MILLINGS

**COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER**

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED, _____, RESPONSIBLE OFFICIAL FROM S&T REALTY HOLDINGS, LLC, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") WILL BE OFFERED FOR DEDICATION.

(S&T REALTY HOLDINGS, LLC OFFICIAL)

SWORN TO AND SUBSCRIBED BEFORE ME
THIS _____ DAY OF _____, 20____.

(NOTARY PUBLIC)

APPROVALS

TOWNSHIP OF UPPER UWCHLAN

APPROVED BY THE BOARD OF SUPERVISORS OF UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, THIS _____ DAY OF _____, 20____.

REVIEWED BY THE PLANNING COMMISSION OF UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, THIS _____ DAY OF _____, 20____.

REVIEWED BY THE UPPER UWCHLAN TOWNSHIP ENGINEER THIS _____ DAY OF _____, 20____.

CHESTER COUNTY PLANNING COMMISSION

THIS PLAN WAS REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____.

(CCPC FILE NUMBER)

(PLANNING COMMISSION SECRETARY)

CHESTER COUNTY RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY AT WEST CHESTER, PENNSYLVANIA, IN PLAN BOOK _____, PAGE _____, ON THIS _____ DAY OF _____, 20____.

(DEPUTY RECORDER OF DEEDS)

CERTIFICATE OF CONFORMANCE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THESE PLANS ARE IN CONFORMITY WITH ENGINEERING, ZONING, BUILDING, SANITATION AND OTHER APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS, WITH THE EXCEPTIONS NOTED ON THIS SHEET.

(PROFESSIONAL ENGINEER) _____ (DATE) _____

- PROJECT GENERAL NOTES:**
- OWNER/APPLICANT: S&T REALTY HOLDINGS, LLC, 102 OSCAR WAY, CHESTER SPRINGS, PA 19425, (610) 458-4334. DEED BOOK 9659, PAGE 1121. TOTAL TRACT AREA: 3.180 AC (GROSS/NET). NUMBER OF PROPOSED LOTS: _____. PROPOSED USES: _____. COMMERCIAL.
 - THE PURPOSE OF THIS LAND DEVELOPMENT PLAN IS TO DESIGN AND PERMIT AN EXPANSION OF THE EXISTING COMMERCIAL BUILDING IN ORDER TO PROVIDE ADDITIONAL STORAGE SPACE FOR THE CURRENT OWNER.
 - BOUNDARY INFORMATION SHOWN TAKEN FROM DEEDS OF RECORD, PLANS, PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PLANS AND FIELD SURVEYS PERFORMED BY MCNEILL LAND SURVEYING LLC DURING DECEMBER 2017.
 - PLAN WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND PROPERTY IS SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS, ETC., CONTAINED THEREIN, RECORDED OR UNRECORDED.
 - IMPROVEMENTS SHOWN DERIVED FROM FIELD SURVEYS PERFORMED BY MCNEILL LAND SURVEYING LLC DURING DECEMBER 2017.
 - BEARINGS BASIS FOR THE SURVEY AS SHOWN ARE PER DEED.
 - VERTICAL DATUM BASED ON NAVD-83, PER GPS SATELLITE OBSERVATION.
 - DATUM SHOWN HEREON PER GPS SATELLITE OBSERVATION AND SOLUTIONS PROVIDED REAL TIME BY MCNEILL GPS, INC. WHICH UTILIZES TRIMBLE VIRTUAL REFERENCE SYSTEM CONTINUALLY OPERATING HIGH PRECISION GNSS REFERENCE STATIONS. DATUM PROVIDED IS NAD 83 / NAVD 83 PENNSYLVANIA STATE PLANE COORDINATE SYSTEM ZONE: 3702 (JAMESTOWN/SOUTHERN ZONE).
 - REFERENCE PLANS:
 - A. PLAN OF SUBDIVISION MADE FOR EAGLE NURSERY, INC., BY BEIDMAN ASSOCIATES, INC., DATED 06/03/1999, LAST REVISED 06/29/1999 AND RECORDED AS CHESTER COUNTY PLAN #15163.
 - B. PLAN OF SUBDIVISION MADE FOR EAGLE NURSERY, INC., BY YERKES ASSOCIATES, INC., DATED 01/20/1989, LAST REVISED 05/27/1990 AND RECORDED AS CHESTER COUNTY PLAN #10656.
 - EXISTING UNDERGROUND UTILITY LOCATIONS WERE PLOTTED FROM UTILITY COMPANY PLANS SUPPLIED TO US IN ACCORDANCE WITH PA ACT 199 (2004) OR BY PHYSICAL SURVEY LOCATIONS. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE ONLY. CONTRACTORS ARE REQUIRED BY PA ACT 199 TO VERIFY THE EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING EXCAVATION ACTIVITIES.
 - THE SITE IS LOCATED WITHIN THE WATERSHED OF VALLEY CREEK WHICH IS DESIGNATED AS EXCEPTIONAL VALUE - MIGRATORY FISH (EV-MF) IN DEP CODE TITLE 25, CHAPTER 93.
 - THERE ARE NO WETLANDS PRESENT ON THE PROPOSED PARCEL OF LAND TO BE SUBDIVIDED PER THE NATIONAL WETLANDS INVENTORY.
 - THERE ARE NO FLOODPLAIN AND FLOODWAY LIMITS LOCATED ON SITE AS PLOTTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL 95 OF 380, COMMUNITY PANEL No.42029C00950, LAST REVISED SEPTEMBER 29, 2017.
 - SOIL INFORMATION SHOWN HEREON PLOTTED FROM WEB SOIL SURVEY BY THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) NATURAL RESOURCE CONSERVATION SERVICE (NRCS).
 - THE LOT IS CURRENTLY SERVED BY PUBLIC SEWER AND WATER.

UPPER UWCHLAN TOWNSHIP LIMITED INDUSTRIAL ZONING DISTRICT			
AREA & BULK REGULATIONS:	REQUIRED	EXISTING	PROVIDED
LOT AREA	3 ACRES (MIN.)	3.180 ACRES	3.180 ACRES
LOT WIDTH	200 FEET (MIN.)	192.4 FEET	192.4 FEET
FRONT YARD	75 FEET (MIN.)	122 FEET	122 FEET
SIDE YARD*	*50 FEET (MIN.)	50.1 FEET	30 FT
REAR YARD (ABUTTING RES. DISTRICT)	100 FEET (MIN.)	134.4 FEET	134.4 FEET
BUILDING COVERAGE	40% (MAX.)	7.2% (10,026 SF)	13.6% (18,871 SF)
IMPERVIOUS COVERAGE	70% (MAX.)	31.2% (43,230 SF)	31.8% (44,094 SF)
BUILDING HEIGHT	35 FEET (MAX.)	<35 FEET	<35 FEET
ACCESSORY STRUCTURE SETBACK	30 FEET (MIN.)	N/A	N/A
FRONT YARD	NOT PERMITTED	N/A	N/A
SIDE & REAR YARD	30 FEET (MIN.)	>30 FEET	>30 FEET

*VARIANCE OF § 200-45-C GRANTED TO ALLOW A SIDE YARD OF 30 FT. TO PERMIT BUILDING ADDITION AS SHOWN LOT WIDTH-EXISTING NON-CONFORMANCE

IMPERVIOUS COVERAGE TABLE	
PROPOSED BUILDING ADDITION OUTSIDE EX. PAVEMENT	= 864 SF
TOTAL IMPERVIOUS COVERAGE PROPOSED	= 864 SF
EXISTING BUILDING	= 10,026 SF
EXISTING PAVEMENT, STONE & MILLINGS	= 33,204 SF
TOTAL IMPERVIOUS COVERAGE EXISTING	= 43,230 SF
TOTAL NET IMPERVIOUS COVERAGE PROPOSED	= 44,094 SF

WAIVER REQUESTS

§ CHAPTER 152

REQUIRED:
STORMWATER MANAGEMENT

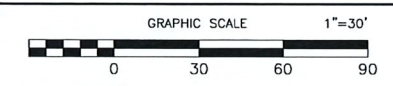
REQUESTED:
TO UTILIZE THE EXISTING BASIN FOR STORMWATER MANAGEMENT, AS THE IMPERVIOUS AREA REMAINS VIRTUALLY UNCHANGED.

VARIANCE APPROVAL

AT A MEETING HELD ON MARCH 29, 2018 THE UPPER UWCHLAN TOWNSHIP ZONING HEARING BOARD GRANTED A VARIANCE FROM SECTION 200-45-C.

REQUIRED:
50 FOOT SIDE YARD BUILDING SETBACK

GRANTED:
TO ALLOW A 30-FOOT SIDE YARD SETBACK SUBJECT TO COMPLIANCE TO THE TOWNSHIP'S SATISFACTION WITH THE SCREENING PROVISIONS LISTED IN "CONSERVATION-UTILITIES AND CONSTRUCTION PLAN EAGLE INDUSTRIAL PARK" (ZONING BOARD EXHIBIT B-2)



JMR ENGINEERING, LLC

PROFESSIONAL CIVIL ENGINEERING • LAND PLANNING SERVICES

55 COUNTRY CLUB DRIVE, SUITE 201 • DOWNTOWN, PA 19335

VOICE: (484) 880-7342 • FAX: (610) 594-8669

EMAIL: ADMIN@JMRENGINEERING.COM

INVESTMENT IN THE FUTURE OF THE COMMUNITY

The firm is a registered professional engineering firm in the State of Pennsylvania. It is not responsible for the design or construction of any structure or facility shown on this plan. The firm is not responsible for the design or construction of any structure or facility shown on this plan. The firm is not responsible for the design or construction of any structure or facility shown on this plan.

JOHN M. ROBINSON

PROFESSIONAL ENGINEER

PENNSYLVANIA LICENSE No. PE056271

UTILITY USERS LIST

USERS	RESPONSES
AQUA PENNSYLVANIA INC.	CONFLICT
COMCAST CABLE	CLASH-NO FACILITIES
PECO ENERGY	CONFLICT
UPPER UWCHLAN TWP/W.A. AUTH.	CLASH-NO FACILITIES
VERIZON PENNSYLVANIA LLC	CLASH-NO FACILITIES

CALL BEFORE YOU DIG!

UPPER UWCHLAN TWP/W.A. AUTH. IS REQUESTING THAT YOU STOP ANY EXCAVATION WORK UNTIL YOU HAVE BEEN NOTIFIED BY THE TOWNSHIP ENGINEER. IF YOU HAVE BEEN NOTIFIED BY THE TOWNSHIP ENGINEER, YOU MUST STOP ANY EXCAVATION WORK UNTIL YOU HAVE BEEN NOTIFIED BY THE TOWNSHIP ENGINEER. IF YOU HAVE BEEN NOTIFIED BY THE TOWNSHIP ENGINEER, YOU MUST STOP ANY EXCAVATION WORK UNTIL YOU HAVE BEEN NOTIFIED BY THE TOWNSHIP ENGINEER.

1-800-242-1776
POCS SERIAL NUMBER: 20173342759

PROJECT:

ZONING EXHIBIT

FOR

122 OSCAR WAY

LOCATION: **122 OSCAR WAY
CHESTER SPRINGS, PA 19425
UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PA**

PARCELS: **TAX PARCEL NUMBER:
3 204 00721200**

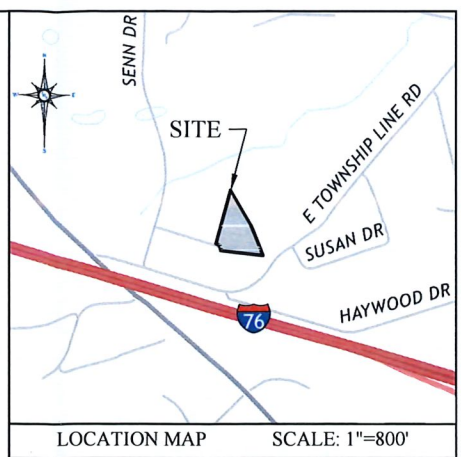
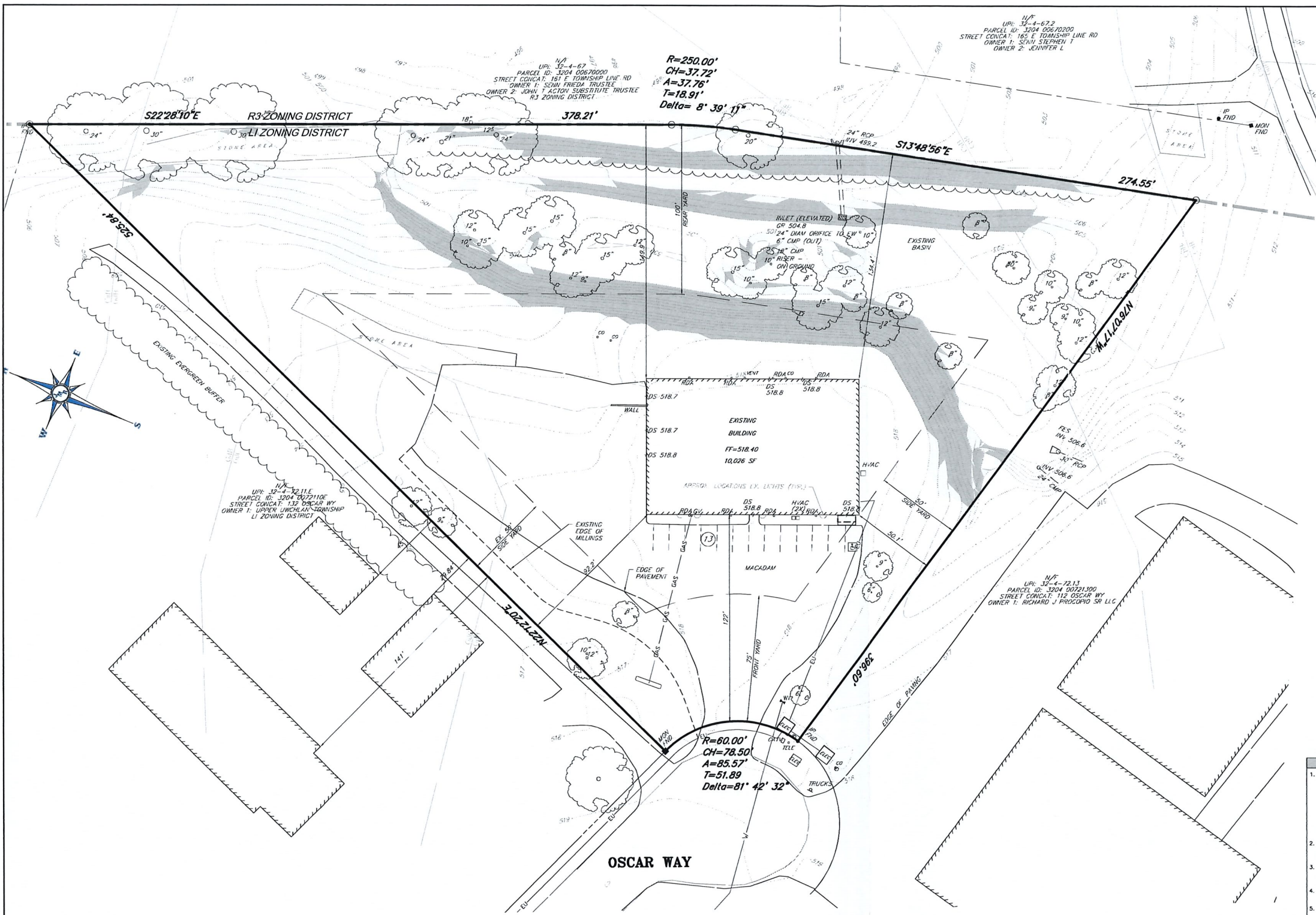
CLIENT: **S&T REALTY HOLDINGS, LLC
102 OSCAR WAY
CHESTER SPRINGS, PA 19425**

PROJECT No.: 1259-B
SURVEY REF.: UP UWC-1248 (MCNEILL)
DRAWN BY: E.C.R.
CHECKED BY: J.M.R.
PLAN DATE: APRIL 16, 2018
PLAN SCALE: 1" = 30'

SHEET TITLE: **LAYOUT PLAN**

SHEET NUMBER: **1 OF 5**

Plot Date: Mon. Apr. 16, 2018



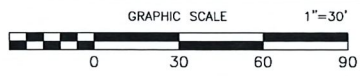
PLAN LEGEND

	BOUNDARY LINE
	ADJOINER BOUNDARY LINE
	LEGAL RIGHT-OF-WAY LINE
	EXISTING SANITARY SEWER
	EXISTING SANITARY MANHOLE
	EXISTING WATER LINE
	EXISTING EDGE OF PAVING
	EXISTING SOILS LINE
	EXISTING TREE LINE
	EXISTING SLOPES 15-25%
	EXISTING SLOPES 25%+

- PROJECT GENERAL NOTES:**
- OWNER/APPLICANT: S&T REALTY HOLDINGS, LLC, 102 OSCAR WAY, CHESTER SPRINGS, PA 19425. DEED BOOK 9659, PAGE 1121. TOTAL TRACT AREA: 3.180 AC (GROSS/NET). NUMBER OF PROPOSED LOTS: 1. PROPOSED USES: COMMERCIAL.
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 - PLAN WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND PROPERTY IS SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS, ETC., CONTAINED THEREIN, RECORDED OR UNRECORDED.
 - IMPROVEMENTS SHOWN DERIVED FROM FIELD SURVEYS PERFORMED BY MCNEILL LAND SURVEYING LLC DURING DECEMBER 2017.
 - BEARINGS BASIS FOR THE SURVEY AS SHOWN ARE PER DEED.
 - VERTICAL DATUM BASED ON NAVD-88, PER GPS SATELLITE OBSERVATION.
 - DATUM SHOWN HEREON PER GPS SATELLITE OBSERVATION AND SOLUTIONS PROVIDED REAL TIME BY KENNET GPS, INC. WHICH UTILIZES TRIMBLE VIRTUAL REFERENCE SYSTEM CONTINUALLY OPERATING HIGH PRECISION GNSS REFERENCE STATIONS. DATUM PROVIDED IS NAD 83 / NAVD 88 PENNSYLVANIA STATE PLANE COORDINATE SYSTEM ZONE: 3702 (LANBERT/SOUTHERN ZONE).
 - REFERENCE PLANS: A. PLAN OF SUBDIVISION MADE FOR EAGLE NURSERY, INC., BY BIDDEMAN ASSOCIATES, INC., DATED 08/03/1999, LAST REVISED 06/29/1999 AND RECORDED AS CHESTER COUNTY PLAN #15183. B. PLAN OF SUBDIVISION MADE FOR EAGLE NURSERY, INC., BY YERKES ASSOCIATES, INC., DATED 01/20/1999, LAST REVISED 06/27/1999 AND RECORDED AS CHESTER COUNTY PLAN #10656.
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 - SOIL INFORMATION SHOWN HEREON PLOTTED FROM WEB SOIL SURVEY BY THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) NATURAL RESOURCE CONSERVATION SERVICE (NRCS).
 - THE LOT SHALL BE SERVICED BY PUBLIC SEWER AND WATER.

NRCS SOILS IDENTIFICATION TABLE

SYMBOL	DESCRIPTION	HYDROLOGIC GROUP	FARMLAND CLASSIFICATION	LAND CAPABILITY	SEASONAL HIGH WATER DEPTH	DEPTH TO DRAINAGE BEDROCK	SUITABILITY FOR DWELLINGS WITHOUT BASEMENTS
CbB	CAUTION LOAM, 3 TO 8 PERCENT SLOPES	D	PRIME	2a	0-36 INCHES	72"-99"	SOMewhat LIMITED
CbB	COCKSBURY SILT LOAM, 3 TO 8 PERCENT SLOPES	D	NOT PRIME	4a	0-12 INCHES	72"-99"	VERY LIMITED
GbB	GLADSTONE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES	B	PRIME	2a	> 80 INCHES	60"-80"	NOT LIMITED
GbC	GLADSTONE GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES	B	STATEWIDE IMPORTANCE	3a	> 80 INCHES	64"-67"	SOMewhat LIMITED



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EMAIL: ADMIN@JMRENGINEERING.COM

WEBSITE: WWW.JMRENGINEERING.COM

JOHN M. ROBINSON

PROFESSIONAL ENGINEER

PENNSYLVANIA LICENSE NO. PE058271

UTILITY USERS LIST

USERS	RESPONSES
AQUA PENNSYLVANIA INC.	CONFLICT
COMCAST CABLE	CLERK-NO FACILITIES
PLCO ENERGY	CONFLICT
UPPER MERCH-AN TWP/W.N. ALTA	CLERK-NO FACILITIES
VERIZON PENNSYLVANIA LLC	CLERK-NO FACILITIES

CALL BEFORE YOU DIG!

1-800-242-1776

POCS SERIAL NUMBER: 20173342759

PLAN REVISIONS

REV	DATE	DESCRIPTION OF CHANGES

SITE PLAN FOR 122 OSCAR WAY

LOCATION: 122 OSCAR WAY, CHESTER SPRINGS, PA 19425, UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PA

PARCELS: TAX PARCEL NUMBER: 3 204 00721200

CLIENT: S&T REALTY HOLDINGS, LLC, 102 OSCAR WAY, CHESTER SPRINGS, PA 19425

PROJECT No.: 1259-B

SURVEY REF.: UP UWC-1248 (MCNEILL)

DRAWN BY: E.C.R.

CHECKED BY: J.M.R.

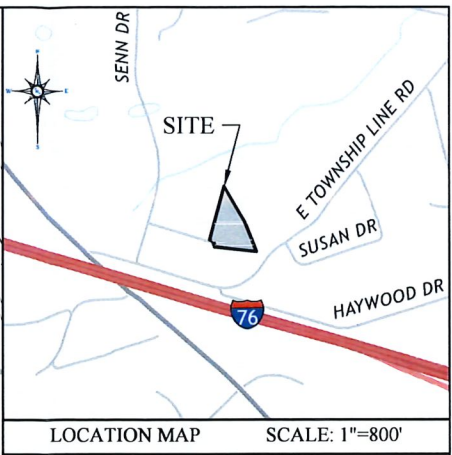
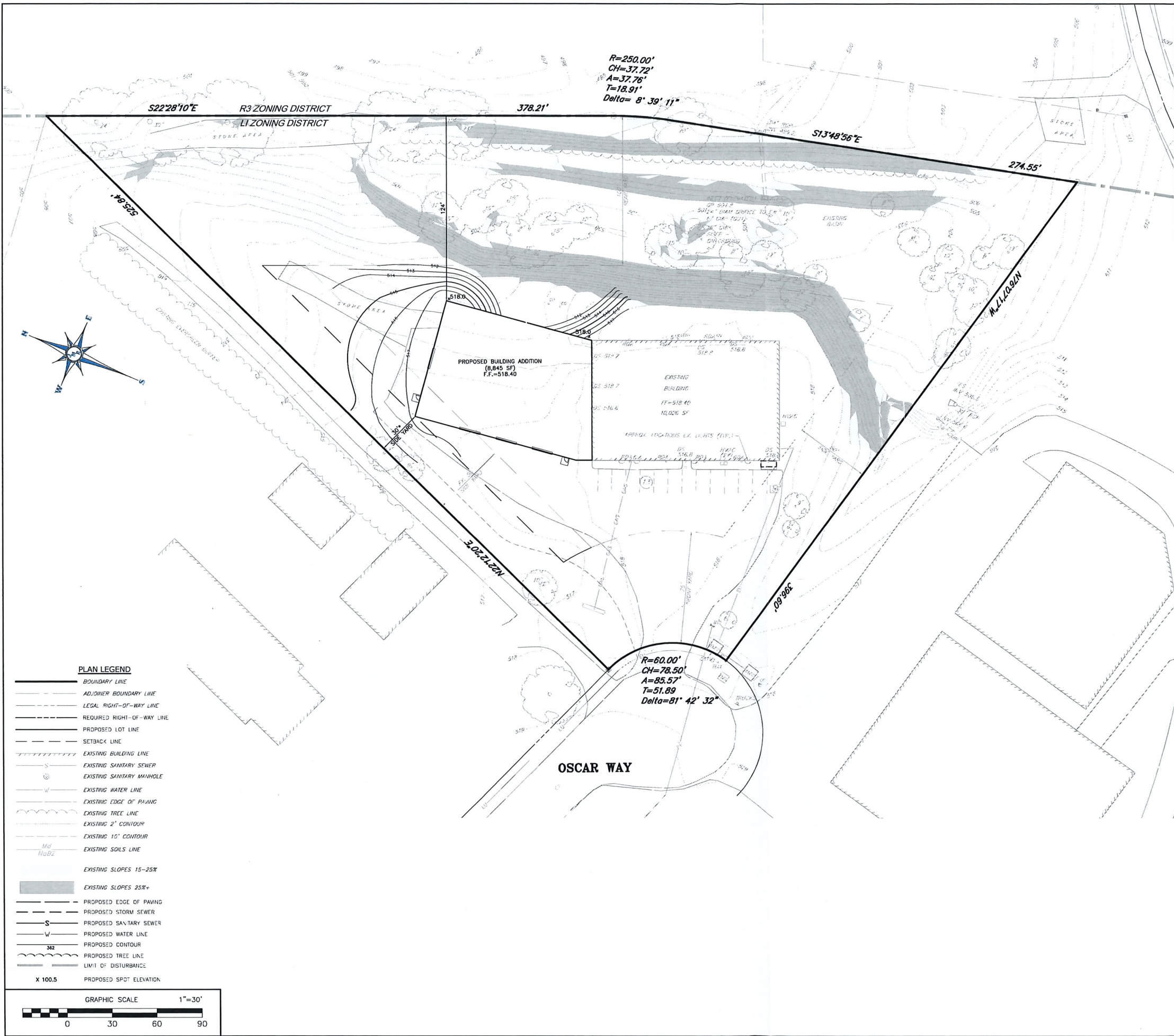
PLAN DATE: APRIL 16, 2018

PLAN SCALE: 1" = 30'

SHEET TITLE: **EXISTING CONDITIONS PLAN**

SHEET NUMBER: 2 OF 5

Plot Date: Mon. Apr. 16, 2018



- CONTRACTOR NOTES:**
- CONSTRUCTION SHALL BE LOCATED, AND MEASURES TAKEN TO PROTECT THE EXISTING FACILITIES IN ACCORDANCE WITH PENNSYLVANIA ACT 187. ANY DAMAGE TO EXISTING FACILITIES RESULTING FROM THE NEGLIGENCE OF THE CONTRACTOR SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE.
 - LOCATION OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM FIELD SURVEY AND EXISTING RECORDS. COMPLETENESS AND ACCURACY OF EXISTING UTILITY INFORMATION IS NOT GUARANTEED. PRIOR TO THE START OF ANY CONSTRUCTION, THE CONTRACTOR SHALL ACCURATELY FIELD MEASURE LOCATION AND ELEVATION OF EXISTING UTILITIES AT POINTS OF CONNECTION AND POTENTIAL CONFLICT. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER OF ANY DEVIATION FROM INFORMATION SHOWN ON THESE PLANS.
 - ALL SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL STATUTES AND REGULATIONS.
 - ALL TRENCHING, SHORING AND EXCAVATING OPERATIONS SHALL BE PERFORMED IN COMPLIANCE WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
 - SCALED DIMENSIONS FROM THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFIRMATION FROM JMR ENGINEERING, LLC.
 - IF ANY UNSUITABLE SOILS IS ENCOUNTERED DURING EXCAVATION, THE CONTRACTOR SHALL REMOVE IT AND REPLACE IT WITH COMPACTED STRUCTURAL MATERIAL.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE LOCAL AUTHORITY OR GOVERNING AGENCY OF THE BEGINNING DATE OF CONSTRUCTION AND TO ENSURE THAT NO WORK IS PERFORMED WITHOUT THE REQUIRED PERMITS AND INSPECTIONS BY THE LOCAL AUTHORITY OR GOVERNING AGENCY.
 - IF CONDITIONS ON THE GROUND DIFFER FROM THOSE SHOWN ON THE PLAN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TRAFFIC CONTROL, SHEETING, SHORING AND BRACING OF OPEN EXCAVATIONS.
 - ALL INLETS, MANHOLES AND ASSEMBLIES SHALL BE PRECAST CONCRETE.
 - THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, SAFETY PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK AND FOR COORDINATION OF ALL PORTIONS OF THE WORK UNDER CONTRACT.
 - IF A HEAVY EQUIPMENT CROSSING OF A PIPELINE IS REQUIRED DURING CONSTRUCTION, A DESIGNATED LOCATION SHALL BE ESTABLISHED AND 5 FT. OF COVER WITH ADEQUATE PROTECTION MAINTAINED.
 - ALL SANITARY SEWER LATERALS SHALL BE 6" SCHEDULE 40 PVC.
 - NO PLANTINGS WILL BE DONE IN THE SANITARY SEWER EASEMENT.
 - THE OWNER OF THE SANITARY SEWER SYSTEM WILL BE FULLY RESPONSIBLE FOR THE MAINTENANCE OF THE SYSTEM.
 - IN ACCORDANCE WITH THE TWP. STANDARD SPECIFICATIONS, SHOP DRAWINGS OF ALL MATERIALS TO BE USED IN THE CONSTRUCTION OF THE SANITARY SEWER SYSTEM MUST BE SUBMITTED TO THE TOWNSHIP FOR REVIEW & APPROVAL PRIOR TO THE START OF CONSTRUCTION.
 - ALL MATERIALS USED AND ALL CONSTRUCTION METHODS EMPLOYED SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE UMC-PLAN TOWNSHIP STANDARD CONSTRUCTION & MATERIAL SPECIFICATIONS FOR WASTEWATER COLLECTION SYSTEM EXTENSIONS.
 - ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER NON-DISTURBED AREAS.

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WEBSITE: WWW.JMRENGINEERING.COM



JOHN M. ROBINSON
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE058271

UTILITY USERS LIST	
USERS	RESPONSES
JOHN PENNSYLVANIA INC.	CONTACT
COMCAST CABLE	CLEAR-NO FACILITIES
PECO ENERGY	CONTACT
UPPER UMC-PLAN TWP./UN. AUTH.	CLEAR-NO FACILITIES
VERIZON PENNSYLVANIA LLC	CLEAR-NO FACILITIES

CALL BEFORE YOU DIG!

IF YOU ARE GOING TO EXCAVATE OR DRILL, STOP! CALL 800-488-6868. WE'LL FIND ALL UTILITIES FOR YOU. IT'S FREE. IF YOU DON'T CALL, YOU COULD BE RESPONSIBLE FOR DAMAGE TO UTILITIES, INJURY OR DEATH, AND COSTLY REPAIRS. CALL BEFORE YOU DIG!

1-800-242-1776
POCS SERIAL NUMBER:
201723427259

PLAN REVISIONS	
REV. DATE	DESCRIPTION OF CHANGES

PROJECT: **SITE PLAN FOR 122 OSCAR WAY**

LOCATION: **122 OSCAR WAY
CHESTER SPRINGS, PA 19425
UPPER UMC-PLAN TOWNSHIP
CHESTER COUNTY, PA**

PARCELS: **TAX PARCEL NUMBER:
3 204 00721200**

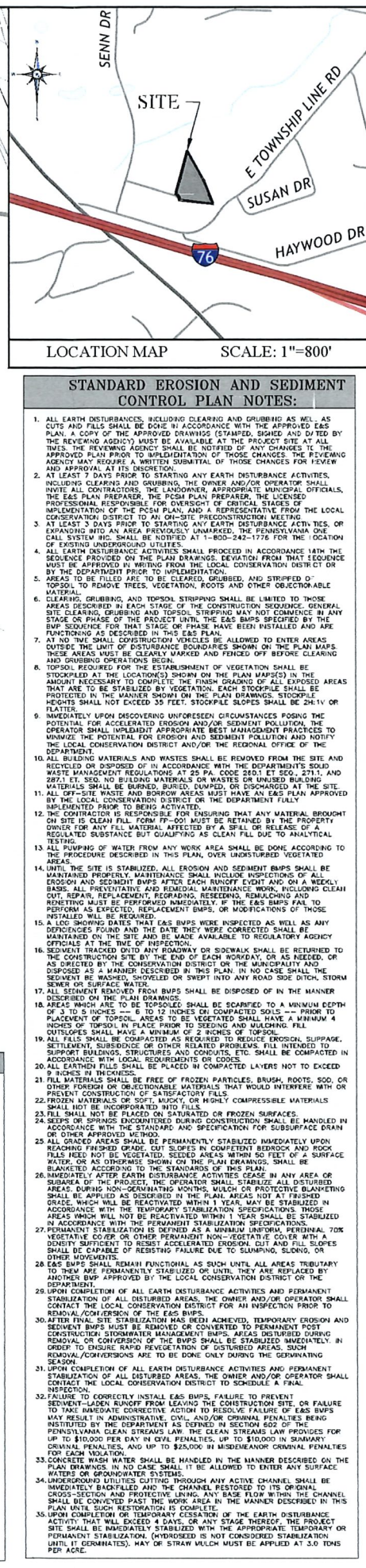
CLIENT: **S&T REALTY HOLDINGS, LLC
102 OSCAR WAY
CHESTER SPRINGS, PA 19425**

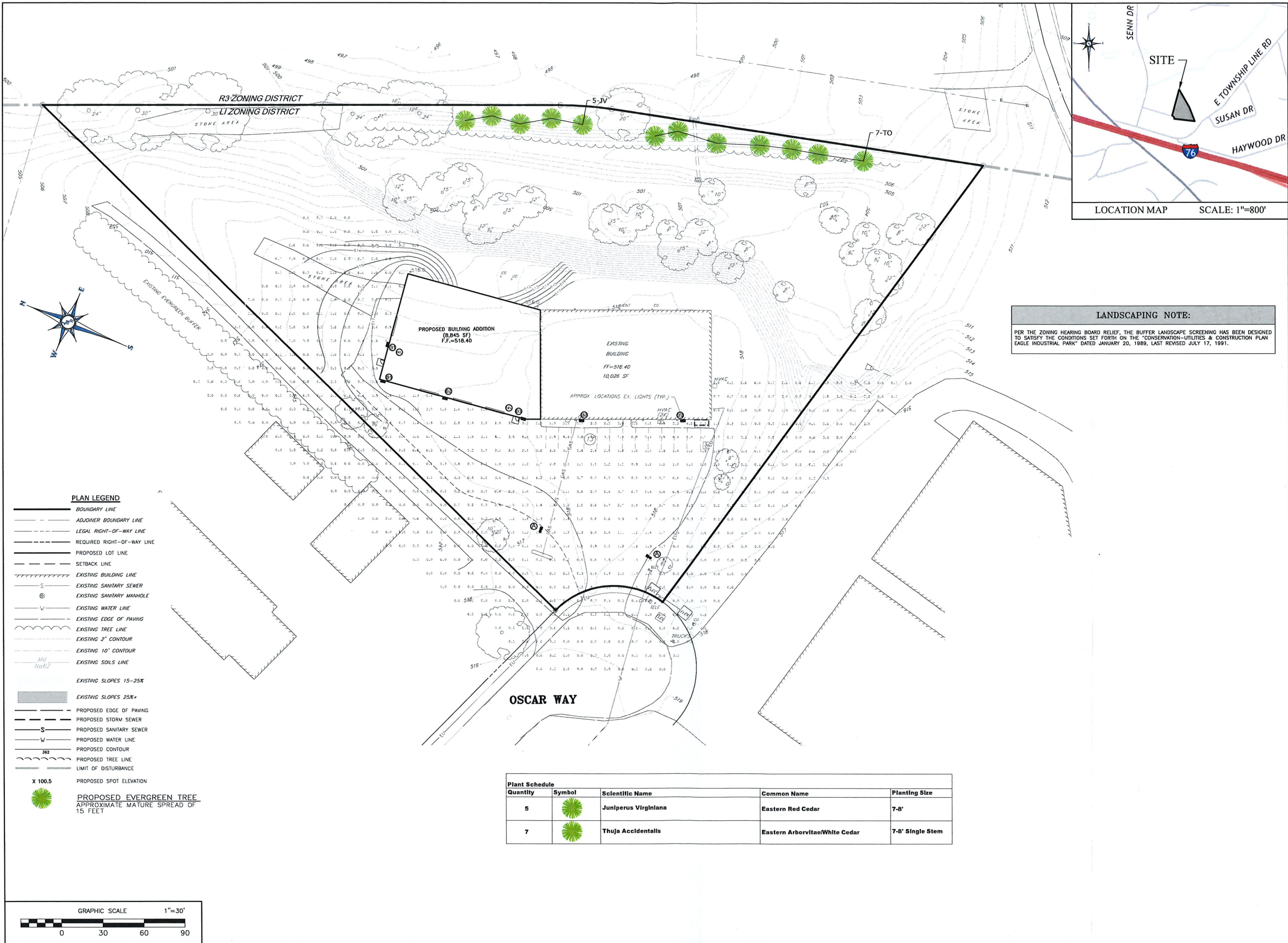
PROJECT No.:	1259-B
SURVEY REF.:	UP UWC-1248 (MCNEILL)
DRAWN BY:	E.C.R.
CHECKED BY:	J.M.R.
PLAN DATE:	APRIL 16, 2018
PLAN SCALE:	1" = 30'

SHEET TITLE: **GRADING PLAN**

SHEET NUMBER: **3 OF 5**

Plot Date: Mon. Apr. 16, 2018

[illegible]



UTILITY USERS LIST	
USERS	RESPONSES
AQUA PENNSYLVANIA INC.	CONFLICT
COMCAST CABLE	CLEAR-NO FACILITIES
PECO ENERGY	CONFLICT
UPPER UWCHLAN TWP/MUN. AUTH.	CLEAR-NO FACILITIES
VERIZON PENNSYLVANIA LLC	CLEAR-NO FACILITIES

PLAN REVISIONS	
REV	DATE

SITE PLAN
FOR
122 OSCAR WAY

LOCATION:
122 OSCAR WAY
CHESTER SPRINGS, PA 19425
UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PA

PARCELS:
TAX PARCEL NUMBER:
3 204 00721200

CLIENT:
S&T REALTY HOLDINGS, LLC
102 OSCAR WAY
CHESTER SPRINGS, PA 19425

PROJECT No.: 1259-B
SURVEY REF.: UP UWC-1248 (MCNEILL)
DRAWN BY: E.C.R.
CHECKED BY: J.M.R.
PLAN DATE: APRIL 16, 2018
PLAN SCALE: 1" = 30'

LANDSCAPE & LIGHTING PLAN

SHEET NUMBER:
5 OF **5**

Plot Date: Mon, Apr, 16, 2018



MEMORANDUM

To: Cary Vargo, Township Manager

From: Michael G. Heckman, Director of Public Works

Date: June 14, 2018

Re: Award – 2018 Milling and Paving Contract

On June 13, 2018 the bids were opened for the 2018 Milling and Paving Contract. There were nine bidders for this contract. All of these contractors sent representatives to the bid opening. Kristin Roth, Steve Poley, and I conducted the opening of bids and read them aloud to those attendees. Attached are the results for your review.

The low bidder was Glasgow Inc. @ \$6.35/square yard for milling and \$72.30/ton in place for the asphalt overlay. This is approximately \$7 less per ton than expected when the budget was done last October.

Therefore, it is my recommendation that Glasgow, Inc. should be awarded the 2018 Roadway Milling and Paving Contract at \$6.35/square yard for edge milling and \$72.30/ton in place for the asphalt overlay. This would be a total cost of +/- \$402,992.90, depending upon actual asphalt tonnage used. This is \$65,000 less than the total amount budgeted for 2018. Therefore, it will be a good start for the repairs needed on the Pennsylvania Drive Project.

The breakdown of the account billing (per 2018 Budget) is as follows:

\$244,222.00	From the General Fund
\$158,770.90	From the Liquid Fuels Fund
\$402,992.90	Total for Milling and Resurfacing 2018 +/-



2018 Road Milling and Paving Bid Results

Opening Wednesday, June 13, 2018 at 1:00 p.m.

	Vendor # 1: Road-Con, Inc.		Vendor # 2: Glasgow, Inc.		Vendor # 3: Charlestown Paving	
	Bond Yes		Bond Yes		Bond Yes	
Milling, per square yard	\$4.75	\$30,713.50	\$6.35	\$41,059.10	\$6.65	\$42,998.90
	\$85.50	\$428,013.00	\$72.30	\$361,933.80	\$84.92	\$425,109.52
Paving, per ton						
GRAND TOTAL		\$458,726.50		\$402,992.90		\$468,108.42
	Vendor # 4: DiRocco Brothers		Vendor # 5: SA Macanga		Vendor # 6: Dan Malloy Paving	
	Bond Yes		Bond Yes		Bond Yes	
Milling, per square yard	\$12.21	\$78,949.86	\$9.25	\$59,810.50	\$7.20	\$46,555.20
	\$87.50	\$438,025.00	\$90.05	\$450,790.30	\$82.80	\$414,496.80
Paving, per ton						
GRAND TOTAL		\$516,974.86		\$510,600.80		\$461,052.00
	Vendor # 7: N. Abbonizio Contractors		Vendor # 8: Inncon.		Vendor # 9: Allan Myers	
	Bond Yes		Bond Yes		Bond Yes	
Milling, per square yard	\$4.00	\$25,864.00	\$7.00	\$45,262.00		\$30,471.67
	\$87.40	\$437,524.40	\$82.50	\$412,995.00	Varies	\$405,557.53
Paving, per ton						
GRAND TOTAL		\$463,388.40		\$458,257.00		\$436,029.20
	Vendor # 10:		Vendor # 11:		Vendor # 12:	
	Bond Yes / No		Bond Yes / No		Bond Yes / No	
Milling, per square yard						
Paving, per ton						
GRAND TOTAL						



MEMORANDUM

Date: June 15, 2018
To: Upper Uwchlan Board of Supervisors
From: David Leh, P.E.
cc: Mike Heckman - Upper Uwchlan Director of Public Works
Reference: Public Works Facility Pole Barn Bid Results

Dear Board Members:

We opened the bids for the above referenced project on June 12th. We received 4 bids and the results were as follows:

<u>Company</u>	<u>Total Base Bid</u>
Pioneer Pole Buildings, Inc.	\$52,973.00
Dutchman Contracting LLC	\$59,920.00
L.J. Paolella Construction, Inc.	\$60,283.00
A K Petersheim Builders, LLC	\$66,480.00

The low bidder, Pioneer Pole Buildings, Inc. has provided all required bid documentation and as such, we recommend award to Pioneer Pole Buildings, Inc in the amount of \$52,973.00.

Subsequent to the bid opening, we contacted Pioneer Pole Buildings regarding providing 2 upgrades. These upgrades were:

- Add (4) square windows to each of the (4) overhead doors Cost- \$1,180.00
- Add 5" seamless gutters with (4) downspouts to building. Cost- \$1,980.00

These additions will be handled as change orders post-award, but are provided for your information.

Please let me know if you have any questions or need anything further.



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: Board of Supervisors

FROM: Cary B. Vargo
Township Manager

RE: Solid Waste & Recycling Collection Contract Extension Approval

DATE: June 14, 2018

The Township awarded a three-year contract to A.J. Blosenki in April, 2015 for once weekly collection of solid waste and recycling materials, serving 3,177 residential customers in the Township. The effective dates of the contract are August 1, 2015 through July 31, 2018. The annual cost for collection of solid waste and recycling materials during this contract period was \$563,854. Collection costs have been stable, with no increase dating back four contract years. The Township has the option of two (2) one (1) year extensions with the cost of the first one-year extension (August 1, 2018 through July 31, 2019), per the bid, being \$648,533. – a 15% increase in collection costs over the original three-year base bid – 3.75% annualized. Recent historical collection costs are below for your reference.

Historical Solid Waste & Recycling Collection Costs

Contract Term	Solid Waste & Recycling Cost	+/-
2010 - 2013	\$486,528	N/A
2013 - 2014	\$526,125	8%
2014 - 2015	\$566,909	7.5%
2015 - 2018	\$563,854	(.005%)
2019 (Current One Year Extension)	\$648,433	15%

Based on current trends in recycling markets and a high quality of service received, staff is recommending that the BOS award the one-year (year 4) contract extension, August

1, 2018 through July 31, 2019 in the amount of **\$648,433**. This contract amount is well within budget and will not require an increase in Solid Waste & Recycling collection fees.

I would respectfully request that the BOS award the year 4 one - year extension (August 1, 2018 – July 31, 2019) to AJ Blosenski in the amount of \$648,433.

UPPER UWCHLAN TOWNSHIP 2015–2018 SOLID WASTE & RECYCLING CONTRACT BID RESULTS

April 16, 2015 Bids Opening 9:30 a.m.

	A.J. BLOSENSKI	J.P. MASCARO	EAGLE DISPOSAL
	Total 3-Year Contract	Total 3-Year Contract	Total 3-Year Contract
A. Once per week residential solid waste pick-up using Township provided 48-, 64- and 96-gallon wheeled cart; Once per month bulk item pick-up; Thirty-six (36) leaf and yard waste collections; Dumpsters (2) for leaf and yard waste drop-off; Dumpsters as described in Section 8.K.	\$1,246,656.00	\$1,250,388.00	NO BID
Once per week single stream recycling pick-up using Township provided 48-, 64- and 96-gallon wheeled cart.	\$ 444,906.00	\$ 679,068.00	NO BID
TOTAL TRASH & RECYCLING	\$1,691,562.00	\$1,929,456.00	NO BID
B. Alternate Item – Freon-containing items, per unit	\$75.00/unit	\$50.00/unit	NO BID

Alternative (2) 1-Year contract extensions

	A.J. BLOSENSKI Years 4 and 5	J.P. MASCARO Years 4 and 5	EAGLE DISPOSAL Years 4 and 5
A. Once per week residential solid waste pick-up using Township provided 48-, 64- and 96-gallon wheeled cart; Once per month bulk item pick-up; Thirty-six (36) leaf and yard waste collections; Dumpsters (2) for leaf and yard waste drop-off; Dumpsters as described in Section 8.K.	Year 4 \$477,885.00 Year 5 \$549,567.00	Year 4 \$446,286.00 Year 5 \$468,444.00	NO BID NO BID
Once per week single stream recycling pick-up using Township provided 48-, 64- and 96-gallon wheeled cart.	Year 4 \$170,548.00 Year 5 \$196,130.00	Year 4 \$242,346.00 Year 5 \$254,304.00	NO BID NO BID
B. Alternate Item – Freon-containing items, per unit	Year 4 \$80.00 Year 5 \$80.00	Year 4 \$52.50 Year 5 \$55.00	NO BID



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: Board of Supervisors

FROM: Cary B. Vargo
Township Manager

RE: Authorization to Submit Grant Applications
Water Resource Protection Projects
Sunoco Mariner East & Growing Greener Plus Programs

DATE: June 14, 2018

Attached for your consideration is a resolution authorizing the submission of a grant application to two different funding sources (1) Sunoco Mariner East Grant Program and (2) Growing Greener Plus Program. The requested funding is to be used for the restoration of approximately 700 linear feet of streambank to a tributary of the Marsh Creek, the construction of a naturalized detention basin at Upland Farms and the naturalization of a Township owned detention basin located off of Heather Hills Drive. The total project budget is approximately \$540,000. The Sunoco Mariner East Grant is 100% funding, the Growing Greener Grant Program requires a 15% match (~\$81,000). This project has been previously submitted for funding unsuccessfully. Township staff believes it to be a worthy project addressing both water quantity (flooding) and water quality issues.

I would respectfully request that the BOS adopt the attached resolution authorizing the submission of the grant application to both grant programs.



UPPER UWCHLAN TOWNSHIP
Chester County, Pennsylvania

RESOLUTION # _____

**A RESOLUTION OF THE GOVERNING BODY OF UPPER UWCHLAN TOWNSHIP,
CHESTER COUNTY, PENNSYLVANIA, APPROVING THE SUBMISSION OF BOTH A
SUNOCO MARINER EAST GRANT AND A GROWING GREENER PLUS GRANT**

BE IT RESOLVED, that Upper Uwchlan Township of Chester County, Pennsylvania hereby requests funding from the above-named grant programs to be used for ***stream bank restoration and detention basin retrofits within the Marsh Creek sub-basin of the Brandywine Creek*** and commits to funding the required 15% match for the Growing Greener Plus Grant Program; and

BE IT FURTHER RESOLVED, that the Applicant and does hereby designate the person having the title of Township Manager as the official to execute all documents and agreements between Upper Uwchlan Township and the above-named grant programs.

RESOLVED THIS 18th DAY OF JUNE, 2018

**UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS**

Jamie W. Goncharoff, Chairperson

Sandra M. D'Amico, Vice-Chairperson

Guy A. Donatelli, Member

Attest:

Gwen A. Jonik, Township Secretary



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: Board of Supervisors

FROM: Cary B. Vargo
Township Manager

RE: Ordinance Amendments

DATE: June 14, 2018

Attached for your review and consideration are three ordinance amendments to include amendments to Chapter 162 Sub-Division Land Development, Chapter 152 Stormwater Management, and Chapter 176 Vehicles and Traffic as well as a newly adopted ordinance, Chapter 81 Fireworks regulating both commercial and display grade fireworks, consistent and complaint with the newly adopted Commonwealth regulations.

The amendments to Chapter 162 address the sub-division and land development process, to include items such as the number of applications and plan sets submitted to the Township and the timing of said submission. The amendment to Chapter 152 Stormwater allows for the installation of high density polyethylene pipe in Township roadways, a preferred material. The amendment to Chapter 176 Vehicles and Traffic designates Senn Drive and the roadways in the Reserve at Waynebrook as no parking zones.

Chapter 81 Fireworks is a newly proposed ordinance, consistent and compliant with the newly adopted Commonwealth regulations on fireworks. The proposed ordinance regulates both commercial and display grade fireworks. Permits are required for display grade fireworks. The regulations imposed on commercial grade fireworks are “common sense” in nature and do not regulate commercial grade fireworks any more strictly than the Commonwealth law. All ordinance amendments and/or new ordinances have been duly advertised as required by Second Class Township Code.

I would respectfully request that the BOS adopt the proposed ordinance amendments to Chapters 152 Stormwater, 162 SALDO, and 176 Vehicles and Traffic, and adopt Chapter 81 Fireworks as presented.



UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA
ORDINANCE NO. DRAFT

AN ORDINANCE OF THE TOWNSHIP OF UPPER
UWCHLAN, CHESTER COUNTY, PENNSYLVANIA,
AMENDING THE CODE OF UPPER UWCHLAN
TOWNSHIP TO ADD A NEW CHAPTER REGULATING
FIREWORKS USE WITHIN THE TOWNSHIP TO PROTECT
PERSONS AND PROPERTY, AND TO COMPLY WITH
PENNSYLVANIA STATE STATUTES SETTING FORTH
REGULATIONS REGARDING SAME.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of Upper Uwchlan Township that the Code of the Township of Upper Uwchlan is hereby amended as follows:

SECTION 1. A new Chapter is hereby added to the Code of Upper Uwchlan Township and shall be entitled, numbered and read as follows:

“CHAPTER 81. FIREWORKS.

§81-1. AUTHORITY AND INTENT.

The Chapter is adopted pursuant to the authority granted under Pennsylvania’s fireworks regulations and laws as adopted and codified by the Pennsylvania legislature at 72 P.S. §9401-9416, and pursuant to the authority to regulate fireworks as set forth in the Second Class Township Code at 53 P.S. §66534. This Chapter is adopted with the intent to comply with such state fireworks laws, properly regulate fireworks use within the Township, and to protect the health, safety and welfare of Township citizens.

§81-2. DEFINITIONS

The following words and phrases when used in this Chapter shall have the meanings given to them in this section unless the context clearly indicates otherwise:

APA 87-1 – The American Pyrotechnics Association Standard 87-1: *Standard for Construction and Approval for Transportation of Fireworks, Novelties, and Theatrical Pyrotechnics*, 2001 edition, or any subsequent edition.

Consumer Fireworks –

(1) Any combustible or explosive composition or any substance or combination of substances which is intended to produce visible or audible effects by combustion, is suitable for use by the public, complies with the construction, performance, composition and labeling requirements promulgated by the Consumer Products Safety Commission in 16 CFR (relating to commercial practices) or any successor regulation and complies with the provisions for "consumer fireworks" as defined in APA 87-1 or any successor standard, the sale, possession and use of which shall be permitted throughout this Commonwealth.

(2) The term does not include devices such as ground and hand-held sparkling devices, novelties or toy caps in APA 87-1 or any successor standard, the sale, possession and use of which shall be permitted at all times throughout this Commonwealth.

Display Fireworks –

(1) Large fireworks to be used solely by professional pyrotechnicians and designed primarily to produce visible or audible effects by combustion, deflagration or detonation. The term includes, but is not limited to, the following:

- (a) salutes that contain more than two grains or 130 milligrams of explosive materials;
- (b) aerial shells containing more than 60 grams of pyrotechnic compositions; and
- (c) other display pieces that exceed the limits of explosive materials for classification as consumer fireworks and are classified as fireworks UN0333, UN0334 or UN0335 under 49 CFR 172.101 (relating to purpose and use of hazardous materials table).

NFPA 1124 – The National Fire Protection Association Standard 1124, *Code for the Manufacture, Transportation and Storage of Fireworks and Pyrotechnic Articles*, 2006 edition, or any subsequent edition.

Occupied Structure – A structure, vehicle or place adapted for overnight accommodation of persons or for conducting business whether or not a person is actually present.

Temporary Structure – A structure, other than a permanent facility with fixed utility connections, which is in use or in place for a period of 20 consecutive calendar days or less and is dedicated to the storage and sale of Consumer Fireworks and related items. The term includes temporary retail sales stands, tents, canopies and membrane structures meeting the specifications of NFPA 1124. The term shall not include a facility that is not licensed to sell Consumer Fireworks under this Chapter.

§81- 3. USE, SALE AND STORAGE OF CONSUMER FIREWORKS.

- (A) Conditions. A person who is at least 18 years of age and meets the requirements of this Chapter may purchase, possess and use Consumer Fireworks.
- (B) Prohibitions. A person may not intentionally ignite or discharge:
 - (1) Consumer Fireworks on public or private property without the express permission of the owner.
 - (2) Consumer Fireworks or sparkling devices within, or throw Consumer Fireworks or sparkling devices from, a motor vehicle or building.
 - (3) Consumer Fireworks or sparkling devices into or at a motor vehicle or building or at another person.
 - (4) Consumer Fireworks or sparkling devices while the person is under the influence of alcohol, a controlled substance or another drug.
 - (5) Consumer Fireworks within 150 feet of an Occupied Structure.
 - (6) Consumer Fireworks upon any Township roadway or Township property.
 - (7) Consumer Fireworks within 100 feet of any combustible material.
 - (8) Consumer Fireworks such that the sparks or any portion of the fireworks will land upon the property of another without the owner's express permission.
- (C) Sale and Storage of Consumer Fireworks. The sale and storage of Consumer Fireworks is licensed and regulated by the Pennsylvania Department of Agriculture. Any persons who intends to sell or store Consumer Fireworks within the Township shall provide proof of such licensure prior to such use being conducted within the Township, in addition to compliance with all other applicable Township ordinances and regulations.

§81-4. CONSUMER FIREWORKS - TEMPORARY STRUCTURES.

- (A) Conditions. If a person is licensed by the Pennsylvania Department of Agriculture to store and sell Consumer Fireworks within a Temporary Structure as defined herein, such use shall be permitted within the Township provided all other applicable Township ordinances and regulations are met.
- (B) The person authorized to store and sell Consumer Fireworks within such Temporary Structure shall comply with the regulations of the Pennsylvania Department of Agriculture, and shall provide verification of such compliance prior to be permitted to conduct such use within the Township.

§81-5. DISPLAY FIREWORKS – PERMITS AND USE PROVISIONS

- (A) No Display Fireworks shall be ignited within 300 feet of a facility selling or dispensing gasoline, propane, or other flammable products

- (B) Permits are required to be issued by the Township prior to the use of Display Fireworks. Application for permits shall be made in writing at least 30 days in advance of the planned date of the use of Display Fireworks together with the permit fee. Permit fees shall be as established by resolution of the Board of Supervisors.
- (C) Permits for Display Fireworks may only be issued to persons age 21 or older.
- (D) Each Display Firework shall be:
 - (i) Handled by a competent operator with the proper authorization to handle, operate or store Display Fireworks;
 - (ii) Inspected by the Police Chief, Fire Chief, Fire Marshal or other appropriate officer, and after proper inspection, deemed to not be hazardous to property or endanger any person prior to the display occurring; and
 - (iii) After permission is granted under this section, possession and use of Display Fireworks shall be lawful for that purpose only.
- (E) License Requirements. Any business entity which performs, provides or supervises Display Fireworks for profit shall provide proof of registration with the PA Attorney General to the Township as part of the permitting process.
- (F) Display Fireworks may be possessed and used by a person (age 21 or older) holding a permit from the Township at the display covered by the permit, or when used as authorized by a permit for any of the following additional activities:
 - (1) For agricultural purposes in connection with the raising of crops and the protection of crops from bird and animal damage.
 - (2) By railroads or other transportation agencies for signal purposes or illumination.
 - (3) In quarrying or for blasting or other industrial use.
 - (4) In the sale or use of blank cartridges for a public show or theater.
 - (5) For signal or ceremonial purposes in athletics or sports.
 - (6) By military organizations or organizations composed of veterans of the armed forces of the United States.

§81-6. DISPLAY FIREWORKS - BONDING AND EXTENSION REQUESTS

- (A) Bond. The Township shall require a bond deemed adequate by the Board from the permittee in a sum not less than \$50,000 conditioned on the payment of all damages which may be caused to a person or property by reason of the Display Fireworks and arising from an act of the permittee or an agent, an employee or a subcontractor of the permittee. The bonding requirement may be deemed unnecessary or reduced in amount by the Board of Supervisors for the additional activities listed under §81-5.(F) above.

(B) Extension of Permit.

- (1) Authorization. If, because of unfavorable weather, the Display Fireworks for which a permit has been granted does not occur at the time authorized by the permit, the person to whom the permit was issued may within 24 hours apply, in writing, for a request for extension to the Township. The requested continuance of the permit shall be not later than one week after the date originally designated in the permit.
- (2) Conditions. The extension of time shall be granted without the payment of an additional fee and without requiring a bond other than the bond given for the original permit, the provisions of which shall extend to and cover all damages which may be caused by reason of the display occurring at the extended date and in the same manner and to the same extent as if the display had occurred at the date originally designated in the permit.

§81-7. PERMITS GRANTED FOR AGRICULTURAL PURPOSES.

- (A) Authorization. The Township may grant permits for the use of suitable fireworks for agricultural purposes in connection with the raising of crops and the protection of crops from bird and animal damage.
- (B) Duration of permit. A permit under this section shall remain in effect for the calendar year in which it was issued.
- (C) Conditions. After a permit under this section has been granted, sales, possession and use of fireworks of the type and for the purpose mentioned in the permit shall be lawful for that purpose only.

§81-8. AUTHORITY AND CONFISCATION OF MATERIALS

- (A) Any Pennsylvania State Police officer or Township police officer shall take, remove or cause to be removed, at the expense of the owner, all stocks of Consumer Fireworks, Display Fireworks or combustibles offered or exposed for sale, stored or held in violation of this Chapter. The owner shall also be responsible for the storage and, if deemed necessary, the destruction of these fireworks.
- (B) Any Pennsylvania State Police officer, Township police officer or Township Fire Chief is authorized to cease all fireworks activity when there is a determination that there is imminent or immediate danger to any person(s) or any property, buildings, structures or premises, take any steps necessary, within the reasonable performance of their duties to extinguish, mitigate and/or control any fireworks in order to preserve and protect the life, health, welfare or safety of any person(s) and to preserve and protect property, building structures or premises.

§81-9. PENALTIES

- (1) A person using Consumer Fireworks in violation of the provisions of this Chapter commits a summary offense and, upon conviction, shall be punished by a fine of not more than \$100.
- (2) A person selling Consumer Fireworks in violation of the provisions of this Chapter commits a misdemeanor of the second degree.
- (3) A person selling Display Fireworks in violation of the provisions of this act commits a felony of the third degree.
- (4) A person selling federally illegal explosives such as devices as described in 49 CFR 173.54 (relating to forbidden explosives) or those devices that have not been tested, approved and labeled by the United States Department of Transportation, including, but not limited to, those devices commonly referred to as "M-80," "M-100," "blockbuster," "cherry bomb" or "quarter or half stick" explosive devices, in violation of the provisions of this Chapter commits a felony of the third degree.
- (5) All prosecutions related to the Chapter shall be the responsibility of the Township police or if warranted, the Pennsylvania State Police. "

SECTION 2. Severability. If any term, condition, or provision of this chapter shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective.

SECTION 3. Repealer. All Ordinances or parts of Ordinances conflicting with any provisions of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 4. Effective Date. This Ordinance shall become effective as provided by law.

ENACTED this _____ day of _____, 2018.

UPPER UWCHLAN TOWNSHIP BOARD OF SUPERVISORS

Jamie W. Goncharoff, Chairman

ATTEST:

Sandra M. D'Amico, Vice-Chairman

Gwen A. Jonik, Township Secretary

Guy A. Donatelli, Member



UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE # DRAFT 5-31-2018

AN ORDINANCE OF THE TOWNSHIP OF UPPER UWCHLAN, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE UPPER UWCHLAN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, WHICH IS CODIFIED IN CHAPTER 162 OF THE CODE OF UPPER UWCHLAN TOWNSHIP, TO AMEND CERTAIN SUBMISSION REQUIREMENTS RELATED TO PLAN REVIEW, AND TO ALSO AMEND THE UPPER UWCHLAN TOWNSHIP STORMWATER MANAGEMENT ORDINANCE, WHICH IS CODIFIED IN CHAPTER 152 OF THE CODE OF UPPER UWCHLAN TOWNSHIP, TO ALLOW FOR THE USE OF HIGH DENSITY POLYETHYLENE PIPE WITHIN PAVED CARTWAYS.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of Upper Uwchlan Township that certain ordinances of the Township are hereby amended as follows:

SECTION 1. Section 162-8 of the Subdivision and Land Development Ordinance shall be amended as follows:

- a. Section 162-8A.(1)(d) shall be removed in its entirety and subsequent sections shall be re-alphabetized accordingly.
- b. Section 162-8B.(1)(b) shall be amended to read as follows:
 - “(b) All preliminary plan submittals shall be submitted to the Township Secretary in accordance with the submittal requirements established in § **162-9** of this chapter. The Township Secretary shall determine whether the applicant presents a complete submission, however, the official submission date will not be established until the Planning Commission confirms a complete submittal at its next meeting. This submittal includes:
 - [1] Three copies of the official Township application for preliminary review form, one being notarized by an affidavit of ownership and intended use of the land, as well as of the Act 247 Referral Form and planning modules;
 - [2] A minimum of nine full-size prints of the preliminary subdivision plan;

- [3] A minimum of four prints of the preliminary subdivision plan in 11" x 17" sized format;
- [4] A minimum of four copies of all required supporting information and plans;
- [5] A digital submission of all plans and documents;
- [6] An aerial photograph of the subject property; and
- [7] Payment of required application fees and escrow deposits as determined by resolution of the Board. "

c. Section 162-8B.(1)(d) shall be amended to read as follows:

"(d) Upon receipt of all items comprising a complete and official submission, the Township Secretary shall accept the application and transmit such plans to the following:

- [1] One copy of the preliminary plan to each of the required Township Consultants;
- [2] Two copies of the preliminary plan, county referral form and accompanying fee to the Chester County Planning Commission;
- [3] One copy of the preliminary plan, module forms and appropriate fee to the Chester County Health Department; and
- [4] One copy of the plans to the various Township Commissions and Boards."

d. Section 162-8C.(1)(d) shall be amended to read as follows:

"(d) All final plan applications, along with the criteria listed below, shall be submitted to the Township Secretary seven days prior to the next meeting of the Planning Commission. The Township Secretary shall determine whether the applicant presents a complete submission, however, the official submission date will not be established until the Planning Commission confirms a complete submittal at its next meeting.

- [1] Three copies of the official Township application for final review form; one being notarized by an affidavit of ownership and intended use of the land;

- [2] A minimum of nine full-sized prints of the final plan and four 11" x 17" sized plans;
- [3] A minimum of four copies of all required supporting information and plans; and
- [4] Payment of required application fees and escrow deposits as determined by resolution of the Board. "

e. Section 162-8C.(1)(f) shall be amended to read as follows:

"(f) Upon receipt of all items comprising a complete and official submission, the Township Secretary shall accept the application and transmit such applications according to Township procedures."

SECTION 2. Section 152-311G.(1) of the Stormwater Management Ordinance shall be amended to read as follows:

"(1) All pipe within the paved cartway shall be reinforced concrete or high density polyethylene pipe."

SECTION 3. Severability. If any term, condition, or provision of this chapter shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective.

SECTION 4. Repealer. All Ordinances or parts of Ordinances conflicting with any provisions of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 5. Effective Date. This Ordinance shall become effective five (5) days from the date of enactment.

ENACTED this _____ day of _____, 2018.

**UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS**

Jamie W. Goncharoff, Chairman

Sandra M. D'Amico, Vice-Chairman

Guy A. Donatelli, Member

ATTEST:

Gwen A. Jonik, Township Secretary



UPPER UWCHLAN TOWNSHIP

Chester County, Pennsylvania

ORDINANCE # _____

An ordinance amending The Code of Upper Uwchlan Township, Ordinance #06-01, Chapter 176-6.A, designating parking, stopping and standing restrictions by adding:

- (16) Reserve at Waynebrook Development roadways, entire lengths:
Waynebrook Drive, Windsor Way
- (17) Senn Drive, entire length

ENACTED and ORDAINED this _____ day of _____, 2018.

UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS

Jamie W. Goncharoff, Chair

Sandra M. D'Amico, Vice-Chair

Guy A. Donatelli, Member

ATTEST:

Gwen A. Jonik
Township Secretary



UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE # DRAFT

AN ORDINANCE OF THE TOWNSHIP OF UPPER UWCHLAN, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE UPPER UWCHLAN TOWNSHIP ZONING ORDINANCE, WHICH IS CODIFIED IN CHAPTER 200 OF THE CODE OF UPPER UWCHLAN TOWNSHIP, BY AMENDING SECTION 200-116 TITLED, “CONDITIONAL USES” AND SECTION 200-127 TITLED, “EXPIRATION OF SPECIAL EXCEPTIONS AND VARIANCES”.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of Upper Uwchlan Township that Chapter 200 of the Upper Uwchlan Township Code, titled “Zoning,” is hereby amended as follows:

SECTION 1. Section 200-116.titled, “Conditional uses” shall be amended to include a new subparagraph H immediately following Section 200-116.G which shall read as follows:

“H. Where a conditional use application involves land development and/or subdivision approval, any conditional use approval granted by the Board of Supervisors shall be governed in a manner consistent with Section 917 of the Pennsylvania Municipalities Planning Code, *53 P.S. Section 10917*, which provides that the applicant shall be entitled to rely upon the ordinances in effect at the time of conditional use approval if the applicant submits land development and/or subdivision plans within a period of six months from the date of such conditional use approval. A conditional use approval that does not involve or require land development and/or subdivision approval shall expire if the applicant fails to obtain a building permit or a use and occupancy permit, as the case may be, within six months from the date of the Board of Supervisors’ conditional use approval. The Board of Supervisors may authorize an extension of time to obtain such permits, or to submit land development/subdivision plans, at the time of the hearing, or upon a future written request by the applicant which may be acted upon by the Board by motion at a regularly scheduled public meeting.”

SECTION 2. Section 200-127 is hereby amended to read as follows:

“§200-127. Expiration of Special Exceptions and Variances.

Where a special exception application involves land development and/or subdivision approval, any special exception approval granted by the Zoning Hearing Board shall be governed in a manner consistent with Section 917 of the Municipalities Planning Code, *53 P.S. Section 10917*, which provides that the applicant shall be entitled to rely upon the ordinances in effect at the time of special exception approval if the applicant submits land development and/or subdivision plans within a period of six months from the date of such special exception approval. A special exception approval that does not involve or require development and/or subdivision approval, and variance approval shall expire if the applicant fails to obtain a building permit or a use and occupancy permit, as the case may be, within six months from the date of the Zoning Hearing Board's approval. The Zoning Hearing Board may authorize an extension of time to obtain such permits, or to submit land development/subdivision plans, at the time of the hearing, or upon a future written request by the applicant which may be acted upon by the Zoning Hearing Board at a subsequent meeting of the Zoning Hearing Board.”

SECTION 3. Severability. If any term, condition, or provision of this chapter shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective.

SECTION 4. Repealer. All Ordinances or parts of Ordinances conflicting with any provisions of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 5. Effective Date. This Ordinance shall become effective five (5) days from the date of enactment.

ENACTED this _____ day of _____, 2018.

**UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS**

Jamie W. Goncharoff, Chairman

Sandra M. D'Amico, Vice-Chairman

ATTEST:

Gwen A. Jonik, Township Secretary

Guy A. Donatelli, Member