



UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA
OCTOBER 15, 2018
7:00 p.m.

I.	CALL TO ORDER		Packet Page #
	A. Salute to the Flag		
	B. Moment of Silence		
	C. Inquire If Any Attendee Plans to Audio or Video Record the Meeting		
II.	APPROVAL OF MINUTES:	September 11, 2018 Board of Supervisors Workshop September 17, 2018 Board of Supervisors Meeting	2 5
III.	APPROVAL OF PAYMENTS		9
IV.	TREASURER'S REPORT		18
V.	SUPERVISORS' REPORT		
	A. Calendar:		
		October 23, 2018 6:30 PM Public Hearing ~ Vantage Point Retirement Living Inc. [Byers Station Parcel 6C] Application	
		October 30, 2018 7:00 PM Zoning Hearing ~ Gillespie Application	
		November 13, 2018 4:00 PM Board of Supervisors – 2019 Budget Workshop	
		November 19, 2018 7:00 PM Board of Supervisors Meeting	
		November 22-23, 2018 Office Closed ~ Thanksgiving Holiday	
		Yard Waste Collections: October 17 and 24, November 7 and 14	
		Use biodegradable paper bags or open containers. Do not use Township-provided totes or any plastic bags. Place materials curbside the night before to guarantee collection.	
VI.	ADMINISTRATION REPORTS		
	A. Township Engineer's Report		50
	B. Building and Codes Department Report		53
	C. Police Chief's Report		
	D. Public Works Department Report		55
VII.	LAND DEVELOPMENT		
	A. Jankowski Tract Preliminary/Final Subdivision/Land Development Plan – Consider Approval		58
VIII.	ADMINISTRATION		
	A. Resolution: Jankowski Tract Sewage Facility Planning Module to PaDEP – Consider Adoption		106
	B. Park Road Trail Construction Administration and Inspection Services – Consider Approval		109
	C. Public Works Salary Adjustments – Consider Approval		114
IX.	OPEN SESSION		
X.	ADJOURNMENT		



Upper Uwchlan Township
JOINT BOARDS & COMMISSIONS WORKSHOP
September 11, 2018
4:00 p.m.
Minutes
DRAFT

Packet Page 2

In attendance:

Jamie Goncharoff, Chair	Matt Brown, Township Wastewater Consultant
Sandy D'Amico, Vice-Chair	Peter Drinkwater, Technology Advisory Board Member
Guy Donatelli, Member	Bob Schoenberger, Planning Commission Chair
Cary Vargo, Township Manager	Sally Winterton, Planning Commission Vice-Chair
Shanna Lodge, Assistant Township Mgr.	Cathy Tomlinson, Park & Rec Board Chair
John DeMarco, Police Chief	Lauren Cortesi, Zoning Hearing Board Member
Gwen Jonik, Township Secretary	Byron Nickerson, Emergency Management Coordinator (via telephone)

Jamie Goncharoff called the Joint Boards & Commissions Workshop to order at 4:05 PM, led the Pledge of Allegiance, and offered a moment of silence.

Township Manager's Report

Cary Vargo provided updates on the following projects.

Park Road Trail Phase IV (Hickory Park to Marsh Creek State Park): all necessary right-of-way and temporary construction easements have been obtained for the roadway reconstruction and the trail installation; utility and environmental approvals have been received; we expect to bid the project this Fall with construction beginning early 2019.

West Vincent Township sewer agreement: Upper Uwchlan staff and Authority members have been drafting an amendment to the wastewater agreement with West Vincent Township to incorporate infrastructure and property in West Vincent Township that will be offered for dedication to Upper Uwchlan Township.

Eagle Village Park: the Park is not yet complete; additional trees will be planted and dead trees replaced now that the weather is more amenable to successful plantings; the Contractor will install additional benches, tables, lighting, etc. The Park & Rec Board has been collecting suggestions for the Park's name and hopes to announce a winner this year. Jamie Goncharoff would like the Supervisors to participate in the selection.

Sunderland Avenue extension: Toll has begun clearing trees for the roadway that will extend Sunderland Avenue in Upper Uwchlan Township into West Vincent Township as part of the Byers Station / Ewing Tract development approval.

Pennsylvania Drive PA Drive rehabilitation: a public/private partnership project with Hankin for the deteriorating roadway. Hankin will construct and maintain 3 landscaped medians and the Township will mill and pave the roadway. Median construction began late August.

Township Building expansion: Settlement took place yesterday for the transfer of the land behind the Township building to the curb of Pickering Valley Elementary school's driveway. The Architectural Firm, Hammel Associates, has provided schematics for review prior to more formal plan development. Staff will relocate during construction and work has begun to move some files to offsite storage. Jamie Goncharoff inquired of the overall budget. Cary Vargo replied a rough estimate may be \$3-4M. A programming study was completed a few years ago, recently updated, and a project team of staff has been reviewing the draft schematics along the way.

Emergency Management Planning Commission [EMPC]

Byron Nickerson participated by telephone. Jamie Goncharoff introduced him to the attendees as the tentative Emergency Management Coordinator (EMC), as Scott Nicely had to resign the position earlier this year, as well as resigned from the EMPC. The Governor's letter of appointment is forthcoming. The EMPC vacancy will be publicized.

Historic Commission [HC]

Unfortunately, a conflict arose and Brett Hand – Chair wasn't able to attend.

Municipal Authority [Authority]

Matt Brown, Authority Administrator, advised that the Authority was piggybacking on the Township's borrowing, for Route 100 wastewater treatment facility (WWTF) Phase 3, including a public sewer extension on Byers Road, from Route 100 east to Eagle Farms Road in Byers Village; acquiring land for treated wastewater disposal; and potential service to Carriage Drive and Surrey Lane. He explained that all of the new developments under construction and/or proposed at this time will use all of the Route 100 WWTF Phase 2 treatment capacity, so anything else will require moving forward with Phase 3 for treatment. Guy Donatelli inquired of the properties previously researched for disposal capacity. Matt Brown advised there might be a few in West Vincent Township, right at the Township boundary but we haven't approached property owners at this time.

Disposal field security – new fencing is being installed at the Eaglepointe, Lakeridge, and Reserve at Eagle facilities. More significant posting of no trespassing and private property signs will be installed as well.

Park & Recreation Board [P&R]

Cathy Tomlinson – Chair, reported that P&R has been brainstorming new programs and activities. The replacement of the Hickory Park playground equipment will occur this Fall; they are looking forward to progress on the Park Road Trail; they favor moving forward with the improvements to the Upland Farms barn so that programs, camps, meetings, rentals, can take place there.

Cary Vargo advised there is a capital improvement plan for the barn and some of the improvements may be included in the borrowing this coming year, plus grants and other funding, so the barn can be used to a greater degree. We tried to make smaller, affordable improvements within the general budget or capital budgets over the past few years. Bob Schoenberger recalled the estimate to renovate the barn was \$2M and that's been too big to handle -- the overall plan is from 2009. The Supervisors favored updating the previous phased project and funding schedule. The previous Upland Farms Advisory Committee (UPFAC) and current Boards/Commissions members could review the 2009 Plan to see if anything needs to be updated or adjusted, and bring the suggestions to the Board of Supervisors. There are plenty of active recreation fields in the Township, trails have been connected over the years, the barn can be for arts/entertainment.

Planning Commission [PC]

Bob Schoenberger – Chair, reported the PC has been busy with land development plans. He asked about submitting an application for a Vision Partnership Program Grant, to help fund work on updating / revising ordinances. Cary Vargo advised the grant application will be submitted this Fall and ordinance work can be done over the winter.

Technology Advisory Board [TAB]

Peter Drinkwater advised that TAB suggests an IT security assessment be performed in the near future. Ric Bassler, a TAB member, can do this. TAB can also assist in the planning and preparation for the building renovation and expansion. Cary Vargo advised the mechanical and IT systems will be discussed very soon and include a variety of upgrades to new technology, such as the security camera system.

Zoning Hearing Board [ZHB]

Lauren Cortesi, newly appointed Alternate Member, was in attendance. The ZHB hasn't met for quite a few months. She is looking forward to participating in a Hearing.

Open Session

Peter Drinkwater commented on the various levels of Township facility use fees.

Adjournment

There being no further business to be brought before the Board, Jamie Goncharoff adjourned the Workshop at 4:58 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary



TOWNSHIP OF UPPER UWCHLAN
BOARD OF SUPERVISORS
REGULAR MEETING
September 17, 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 Vargo, Township Manager
Shanna Lodge, Assistant Township Manager
Gwen Jonik, Township Secretary
Jill Bukata, Treasurer
John DeMarco, Police Chief
Al Gaspari, Codes Administrator
Mike Heckman, Director of Public Works
Dave Leh, P.E., Township Engineer

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 anyone planned to audio or video record the meeting. Two attendees responded they were audio and video recording the meeting.

Approval of Minutes

Mr. Donatelli moved, seconded by Mrs. D'Amico, to approve as presented the minutes of the August 20, 2018 Board of Supervisors meeting. The Motion carried unanimously.

Approval of Payments

Mr. Donatelli moved, seconded by Mrs. D'Amico, to approve the payments to all vendors listed September 14, 2018. The Motion carried unanimously.

Treasurer's Report

Jill Bukata reported the financial position is strong; year to date revenues are at 69.9% of budget and expenses are at 57.6% of budget; earned income tax receipts are at \$2,617,000, which is \$54,000 less than this time last year; we are on target with the 2018 budget; preliminary work for the draft 2019 budget has begun.

Mrs. Bukata requested authorization to accomplish 3 transfers as approved in the 2018 budget as follows: \$400,000 from the General Fund to the Capital Fund; \$100,000 from the General Fund to the Water Resource Protection Fund; and \$375,000 from the Solid Waste Fund to the Capital Fund. Mr. Donatelli moved, seconded by Mrs. D'Amico, to authorize the 3 transfers as outlined. The Motion carried unanimously.

Supervisors' Report

Mr. Goncharoff announced that Byron Nickerson has recently been appointed by the Governor as the Township's Emergency Management Coordinator (EMC). The Township's EMC also serves as the Chair of the Township's Emergency Management Planning Commission (EMPC). Mr. Goncharoff moved to formally appoint Byron Nickerson as the Chair of the EMPC, effective immediately. Mrs. D'Amico seconded and the Motion carried with all in favor.

Mr. Goncharoff announced that an Executive Session was held September 11, 2018 regarding a personnel matter and called attention to the published calendar: October 9, 2018 4:00 PM

Board of Supervisors Workshop, draft 2019 Budget Workshop; October 9, 2018 6:30 PM Public Hearing regarding: Amend Byers Station Final Planned Residential Development (PRD) Plan Approval; October 15, 2018 7:00 PM Board of Supervisors Meeting; and yard waste collection dates September 19 and 26, October 10, 17, and 24.

ADMINISTRATIVE REPORTS

Township Engineer's Report

Dave Leh reported that the Planning Commission reviewed the Eagleview Corporate Center Lot 1B land development plan for a maintenance area and recommended it for approval. The Commission also reviewed Eagleview Corporate Center Lot 1C and recommended it for approval following an additional review of landscaping and lighting before going before the Board; and Gilmore has begun surveying the township building property for the building expansion project.

Building / Codes Department Report

Al Gaspari reported that 55 building permits were issued last month, totaling \$34,126 in permit fees; a Zoning Hearing is being scheduled regarding a corner property seeking to build a detached garage but with a corner property, both sides are 'front' yards; the Epicurean Garage plans to open this Thursday September 20; and JTech has started the construction of their building addition.

Steve Senn inquired when JTech would plant the trees along the berm adjacent to his property. Mr. Gaspari advised that would happen after all construction activity is complete.

Steve Senn inquired of any action with Wolfington storm water runoff flooding an Eagle Industrial Park business. Mr. Gaspari advised that he has spoken with Wolfington but they haven't yet taken preventive measures. Mr. Donatelli requested an opportunity to view existing photos of the flooding.

Police Chief's Report

Mr. Goncharoff thanked Chief DeMarco for the great job during last month's County Music Fest which was held in Ludwigs Corner. Chief DeMarco reported there were 1,179 incidents last month, including 134 traffic warnings, 10 crimes, 9 criminal arrests. There were approximately 2000 cars parked in UTI's parking lot during the Music Fest but all went well as that kept all of that traffic off of route 100. The Police Department was reimbursed 100% for expenditures for the Music Fest.

Public Works Department Report

Mike Heckman reported that since the last meeting, the Department received and completed 208 work orders; cleared debris from storm pipes after heavy rains; is working with Aqua regarding the pipe replacement and paving on St. Andrews Lane; overhead mast arms were hit on Route 100 – 1 at Fellowship Road and 1 at Byers Road; posted over 300 temporary no-parking signs prior to the Music Fest; and preparing the roadways for paving when the weather allows. The wet weather has pushed the paving back, as well as the grading work for the new Public Works garage.

Steve McNaughton reported a pothole on Moore Road, near Twin Pines.

Land Development

Marsh Lea Escrow Release Request #7. Dave Leh advised the Moser Homes has requested the release of \$187,374.90 for paving the Marsh Lea roadway. Gilmore & Associates reviewed the request and recommend the release. Mrs. D'Amico moved, seconded by Mr. Donatelli, to approve the release of \$187,374.90 to Moser Homes. Christina DiGiulio commented the Marsh

Lea erosion and sedimentation control measures had failed recently. Mr. Leh commented that when they failed, it was immediately addressed; the 2 major storms in August were out of the ordinary and the Developer has addressed the issue. The Motion to release the escrow carried unanimously.

Villages at Byers Station (Parcel 5C) Escrow Releases (2). Dave Leh advised that Toll Brothers has requested escrow releases for public improvements -\$1,437,001.52 for erosion/sedimentation control, storm water management, paving/curbing, etc. - and for sanitary sewer installation work \$302,330.01. Gilmore & Associates reviewed the public improvements and recommends the release. Mr. Donatelli moved, seconded by Mrs. D'Amico, to release \$1,437,001.52 for the public improvement work. The Motion carried unanimously.

ARRO reviewed the sanitary sewer improvements and recommends the release. Mr. Donatelli moved, seconded by Mrs. D'Amico, to release \$302,330.01. The Motion carried unanimously.

ADMINISTRATION

2019 Pension Plan Municipal Minimum Obligations (MMO). Cary Vargo advised that following analysis by the Actuarial Firm, the recommended 2019 MMOs for the pension plans are as follows: Uniformed Employee Defined Benefit Plan \$187,850; Non-Uniformed Employee Defined Benefit Plan \$93,452 and the Non-Uniformed Employee Defined Contribution \$14,961. The Board is respectfully requested to approve the recommended 2019 MMOs. Mr. Donatelli moved, seconded by Mrs. D'Amico, to approve the recommended 2019 MMOs as noted above. The Motion carried unanimously.

2018-2019 Snow Removal Bid – Contract. Mike Heckman advised there was 1 bidder only for the 2018-2019 snow removal bid; not all requested equipment was bid. The Contractor, Exton Paving, bid 1 6-yard dump truck with plow and salt spreader @ \$200/hour and 1 4WD pickup truck with plow @ \$150/hour. Mr. Heckman noted there is a possibility that the Contractor might be able to provide another pickup truck. He recommended that the Contract be awarded to Exton Paving at the amounts noted above. Mr. Donatelli moved, seconded by Mrs. D'Amico, to award the Contract to Exton Paving at the above amounts. Steve Senn commented that all townships are having problems getting bids for snow removal. Insurance companies are charging high fees for snow plowing policies and the Contractors can't afford them. The Motion to award the 2018-2019 Snow Removal Contract to Exton Paving carried unanimously.

Brandywine Valley SPCA Contract. Cary Vargo summarized the contract renewal with the SPCA for the response, pickup, care and housing of stray domestic animals for January 2019 through December 2023. They'll also provide investigation and prosecution of all violators of animal related state and local laws. The Year One contract fee is \$1,639; any annual increases are capped at 3%; there are fees for animal acquisition, unclaimed stray boarding. These fees for claimed animals are paid by the animal's owner. Mrs. D'Amico moved, seconded by Mr. Donatelli, to authorize execution of the Contract. Mr. Donatelli confirmed that the fee is \$54 if the animal doesn't get claimed. We receive detailed reports as to where the animal is found and if the owner is identified, their address is included, providing for the correct township being billed. The Motion carried unanimously.

Park Road Reconstruction and Trail Project – CMAQ Reimbursement Agreement. Cary Vargo advised that the Park Road Reconstruction and Trail Phase IV project, totaling \$2,800,000, will go to bid in the near future, with construction late winter/early spring 2019, and taking 12-18 months to complete. The project includes constructing a 6' wide pedestrian trail along Park Road, which will connect Hickory Park and Marsh Creek State Park, reconstructing both sides of the vehicle travel lanes in that same area, and installing concrete curbing along with new storm water management facilities. The project is being funded via the CMAQ (Congestion

Mitigation and Air Quality Improvement) Grant and Capital expenditures. The Board is requested to authorize execution of the Agreement by Mr. Vargo. Mr. Donatelli moved, seconded by Mrs. D'Amico, to approve the reimbursement agreement and authorize Cary Vargo to execute the document (Resolution #09-17-18-11). The Township Solicitor has reviewed this Agreement. The Motion carried unanimously.

Open Session

Brett Boden inquired of status of Struble Trail extension. Mr. Vargo advised the County plans to submit land development plans, to pave the trail.

The following attendees – Eileen McKeogh of Marsh Harbour, Margaret Quinn of the Citizens Safety Coalition, and Marissa Goldman of Uwchlan Township -- voiced concerns with the Sunoco pipeline, the lines in existence and the new line(s), including the proximity of the pump station to Shamona Creek Elementary School, looking for information regarding the purpose and contents of the new 12" pipe, requesting a safety risk assessment, requesting evacuation plans, and information from recent hydrostatic testing.

Mr. Vargo encouraged all residents to visit the Township's website pipeline page and the County's website pipeline page for accurate, detailed information. Citizens are also encouraged to sign up on the Township's website "Notify Me" program and with ReadyChesco.org to receive alerts and notices for this area. Discussion included a request for the Township to schedule a meeting with the Marsh Harbour residents and the County Department of Emergency Services regarding pipeline safety and their specific neighborhood's evacuation plan. The Board of Supervisors would also like to see a Safety Risk Assessment. Mr. Goncharoff, Mr. Vargo, and Steve Senn (resident, firefighter) commented that the emergency responders in Chester County are very well-trained in all types of emergencies, and they receive pertinent information from the County as they are enroute to each emergency. Mr. Goncharoff also commented that each individual and family should review all these resources and prepare themselves as much as possible.

Christina DiGiulio inquired of the air quality monitors/sensors. Mr. Vargo advised that Shanna Lodge had reviewed the information Ms. DiGiulio had provided and we'll continue to research to assure the sensor(s) would be statistically appropriate, seek cost estimates, and perhaps Sunoco would help with funds.

Adjournment

There being no further business to be brought before the Board, Mr. Goncharoff adjourned the meeting at 8:31 PM.

Respectfully submitted

Gwen A. Jonik
Township Secretary

Range of Checking Accts: GENERAL to GENERAL Range of Check Ids: 49443 to 49527
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
49443	09/18/18	UPPER010 UPPER UWCHLAN CAPITAL ACQUISIT	400,000.00	09/30/18	1854
49444	09/18/18	UUTSTORM UPPER UWCHLAN STORM WATER FUND	100,000.00	09/30/18	1854
49445	10/15/18	CARRJ010 JOSEPH CARR	190.66		1869
49446	10/15/18	ADVANO20 ADVANTAGE INDUSTRIAL SUPPLY	101.76		1869
49447	10/15/18	AQUAP010 AQUA PA	739.71		1869
49448	10/15/18	ARROC010 ARRO CONSULTING, INC.	771.00		1869
49449	10/15/18	ASSOC010 ASSOCIATED TRUCK PARTS	23.40		1869
49450	10/15/18	ASTROTUR ASTROTURF	3,605.00		1869
49451	10/15/18	BERKH030 H.A. BERKHEIMER, INC.	151.78		1869
49452	10/15/18	BRANDSPC BRANDYWINE VALLEY SPCA	742.61		1869
49453	10/15/18	BRUNOSON BRUNO & SONS	74.36		1869
49454	10/15/18	BUCKLO10 BUCKLEY, BRION, MCGUIRE, MORRI	806.89		1869
49455	10/15/18	BUKAT010 JILL BUKATA	398.15		1869
49456	10/15/18	CAMPDURR CDBP & M	192.80		1869
49457	10/15/18	CHARLHIG CHARLES A HIGGINS & SONS	1,504.80		1869
49458	10/15/18	CHRISFRA FRANTZ, CHRISTOPHER	1,491.00		1869
49459	10/15/18	CINTA010 CINTAS CORPORATION #287	339.20		1869
49460	10/15/18	COLON010 COLONIAL ELECTRIC SUPPLY CO.,	926.81		1869
49461	10/15/18	COMCA010 COMCAST	530.65		1869
49462	10/15/18	DEFENEDG DEFENSIVE EDGE TRAINING	305.85		1869
49463	10/15/18	DELA030 DVHT	56,289.60		1869
49464	10/15/18	DELTRUST DELAWARE VALLEY PROP&LIA TRST	17,521.38		1869
49465	10/15/18	DEWEE010 DEWEES BROTHERS PLUMBING & HEA	278.64		1869
49466	10/15/18	DIGITALL DIGITAL-ALLY	145.00		1869
49467	10/15/18	DOWNTDEZ LINDA JACOBS DOWNTOWN DEZIGN	800.00		1869
49468	10/15/18	DVWCT DELAWARE VALLEY WORKERS COMP	14,470.00		1869
49469	10/15/18	EAGLE130 EAGLE TERMITE & PEST CONTROL	85.00		1869
49470	10/15/18	EAGLHARD EAGLE HARDWARE	107.43		1869
49471	10/15/18	ECRAI010 E.CRAIG KALEMJIAN, ESQ.	2,304.97		1869
49472	10/15/18	EMISSLPL EMISSION SUPPLY INC	200.00		1869
49473	10/15/18	FISHE010 FISHER & SON COMPANY, INC.	678.00		1869
49474	10/15/18	GASPA010 AL GASPARI	129.00		1869
49475	10/15/18	GILMO020 GILMORE & ASSOCIATES, INC	2,251.69		1869
49476	10/15/18	GLSAYRE G. L. SAYRE	461.94		1869
49477	10/15/18	HATHO010 H.A. THOMSON	100.00		1869
49478	10/15/18	HAWEI010 H.A. WEIGAND, INC.	710.55		1869
49479	10/15/18	HELPNOW HELP-NOW, LLC	3,030.38		1869
49480	10/15/18	HONEYBRO HONEY BROOK OUTDOOR POWER	36.96		1869
49481	10/15/18	INTCODE INTERNATIONAL CODE COUNCIL INC	48.88		1869
49482	10/15/18	IRONM010 IRON MOUNTAIN	586.18		1869
49483	10/15/18	KEENC010 KEEN COMPRESSED GAS COMPANY	20.70		1869
49484	10/15/18	LEVEN010 LEVENGOOD SEPTIC SERVICE	530.00		1869
49485	10/15/18	LINESYST BLOCK LINE SYSTEMS	1,011.70		1869
49486	10/15/18	LODGESHA SHANNA LODGE	1,031.21		1869
49487	10/15/18	LUDWI060 LUDWIG'S CORNER SUPPLY CO.	42.83		1869
49488	10/15/18	MAINLO10 MAIN LINE CONCRETE & SUPPLY IN	600.00		1869
49489	10/15/18	MCMAH010 MCMAHON ASSOCIATES, INC.	19,760.45		1869
49490	10/15/18	MEADE010 MEADE HEATING & AIR CONDITION	895.00		1869
49491	10/15/18	MODERGRP MODERN GROUP LTD	943.11		1869
49492	10/15/18	MONTE010 MONTESANO BROS.	183.33		1869
49493	10/15/18	NAPA0010 NAPA	846.88		1869

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
49494	10/15/18	NEWHO010 NEW HOLLAND AUTO GROUP	463.63		1869
49495	10/15/18	OFFIC020 OFFICE SERVICE COMPANY	236.36		1869
49496	10/15/18	PECO0010 PECO	3,619.75		1869
49497	10/15/18	PURCHPOW PURCHASE POWER (PITNEY BOWES)	58.54		1869
49498	10/15/18	RACC READING AREA COMMUNITY COLLEGE	60.00		1869
49499	10/15/18	REDTH010 RED THE UNIFORM TAILOR	370.99		1869
49500	10/15/18	RRDON010 RR DONNELLEY	19.90		1869
49501	10/15/18	SHALLSER SHALLIS SERVICES	644.20		1869
49502	10/15/18	SHERM010 KYLE S. SHERMAN	57.50		1869
49503	10/15/18	SIGNALCO SIGNAL CONTROL PRODUCTS, INC.	430.00		1869
49504	10/15/18	SIRSP010 SIR SPEEDY	36.00		1869
49505	10/15/18	SLOAN010 SLOAN MOTORS, INC.	19.00		1869
49506	10/15/18	STAPLADV STAPLES ADVANTAGE	350.41		1869
49507	10/15/18	STAPLCRP STAPLES CREDIT PLAN	522.75		1869
49508	10/15/18	STRBUSIN STR BUSINESS SOLUTIONS	149.00		1869
49509	10/15/18	STYER010 STYER PROPANE	783.02		1869
49510	10/15/18	TDAMEDEF TD AMERITRADE FBO 915-011842	23,393.74		1869
49511	10/15/18	TDAMEPOL TD AMERITRADE FBO 915-011150	44,406.75		1869
49512	10/15/18	TDAMERDC TD AMERITRADE TRUST CO	2,754.75		1869
49513	10/15/18	TIMCONNE TIM CONNOLLY	100.00		1869
49514	10/15/18	TPTRA010 T. P. TRAILERS	66.62		1869
49515	10/15/18	UNLIM020 UNLIMITED TECHNOLOGY, INC	201.25		1869
49516	10/15/18	VARGO005 VARGO, CARY	75.78		1869
49517	10/15/18	VERIZ010 VERIZON	340.87		1869
49518	10/15/18	VERIZ020 VERIZON WIRELESS	1,359.85		1869
49519	10/15/18	VERIZFIO VERIZON	124.99		1869
49520	10/15/18	VERIZOSP VERIZON - SPECIAL PROJECTS	217.14		1869
49521	10/15/18	VILLA010 VILLAGE MEDICAL CENTER	113.00		1869
49522	10/15/18	WGAMERIC WG AMERICA COMPANY	327.22		1869
49523	10/15/18	WILLIREE WILLIAM REES	244.07		1869
49524	10/15/18	WITME010 WITMER PUBLIC SAFETY GROUP, INC	107.99		1869
49525	10/15/18	COMMO015 COMMONWEALTH OF PENNSYLVANIA	35.00		1874
49526	10/15/18	UPPER030 UPPER UWCHLAN POLICE ASSOCIATO	2,200.00		1875
49527	10/15/18	UPPER035 UPPER UWCHLAN TOWNSHIP-SW	25,222.70		1875
<hr/>					
Report Totals					
	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>	
Checks:	85	0	748,110.01	0.00	
Direct Deposit:	0	0	0.00	0.00	
Total:	<u>85</u>	<u>0</u>	<u>748,110.01</u>	<u>0.00</u>	

October 12, 2018
11:02 AM

Upper Uwchlan Township
Check Register By Check Id

Page No: 1

Range of Checking Accts: GENERAL EFTS to GENERAL EFTS Range of Check Ids: 819 to 823
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit:

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
819	10/23/18	AQUAP010 AQUA PA	5,214.00	1865
820	10/10/18	STANDINS STANDARD INSURANCE COMPANY	2,210.41	1866
821	10/04/18	WEXBANK WEX BANK	5,596.04	1867
822	10/11/18	LOWES020 LOWES BUSINESS ACCOUNT	315.51	1868
823	10/11/18	BANKAMER BANK OF AMERICA	4,700.93	1878

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	5	0	18,036.89	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	5	0	18,036.89	0.00

Packet Page 11

October 10, 2018
01:30 PM

Upper Uwchlan Township
Check Register By Check Id

Page No: 1

Range of Checking Accts: **PAYROLL EFTS** to PAYROLL EFTS Range of Check Ids: 746 to 746
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit:

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
746	10/10/18	AFLAC010 AFLAC	1,277.48		1864
Report Totals					
			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>
		Checks:	1	0	1,277.48
		Direct Deposit:	0	0	0.00
		Total:	1	0	1,277.48

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October 11, 2018
05:22 PM

Upper Uwchlan Township
Check Register By Check Id

Page No: 1

Range of Checking Accts: CAPITAL to CAPITAL Range of Check Ids: 1623 to 1630
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit:

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
1623	10/15/18	AJBLO010 A.J. BLOENSKI	4,140.00	1873
1624	10/15/18	CEDAR010 CEDAR HOLLOW RECYCLING	85.60	1873
1625	10/15/18	GILMO020 GILMORE & ASSOCIATES, INC	9,414.05	1873
1626	10/15/18	MCMAH010 MCMAHON ASSOCIATES, INC.	33,518.33	1873
1627	10/15/18	PICKE020 PICKERING VALLEY LANDSCAPE, IN	4,474.00	1873
1628	10/15/18	TASER010 AXON ENTERPRISE	1,696.00	1873
1629	10/15/18	UPPER070 UPPER UWCHLAN TOWNSHIP	99,120.22	10/15/18 VOID 1876 (Reason: not on check paper)
1630	10/15/18	UPPER070 UPPER UWCHLAN TOWNSHIP	99,120.22	1877
Report Totals				
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>
Checks:		7	1	152,448.20
Direct Deposit:		0	0	0.00
Total:		<u>7</u>	<u>1</u>	<u>152,448.20</u>

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October 11, 2018
02:48 PM

Upper Uwchlan Township
Check Register By Check Id

Page No: 1

Range of Checking Accts: LIQUID FUELS to LIQUID FUELS Range of Check Ids: 636 to 636
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
636	10/15/18	GLASG010 GLASGOW, INC.	1,208.73		1870
Report Totals					
			<u>Paid</u>	<u>Void</u>	
	Checks:		1	0	
			1,208.73	0.00	
	Direct Deposit:		0	0	
			0.00	0.00	
	Total:		1	0	
			1,208.73	0.00	

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October 11, 2018
03:20 PM

Upper Uwchlan Township
Check Register By Check Id

Page No: 1

Range of Checking Accts: SOLID WASTE to SOLID WASTE Range of Check Ids: 10307 to 10311
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit:

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
10307	09/18/18	UPPER010 UPPER UWCHLAN CAPITAL ACQUISIT	375,000.00		1853
10308	10/15/18	AJBLO010 A.J. BLOSENSKI	54,636.08		1871
10309	10/15/18	BFIKI010 BFI KING OF PRUSSIA RECYCLERY	1,942.08		1871
10310	10/15/18	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI	155.72		1871
10311	10/15/18	CCSWA010 CCSWA	25,368.08		1871

Report Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	5	0	457,101.96	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	5	0	457,101.96	0.00

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October 11, 2018
02:55 PM

Upper Uwchlan Township
Check Register By Check Id

Page No: 1

Range of Checking Accts: STORM WATER MGT to STORM WATER MGT Range of Check Ids: 1200 to 1200
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit:

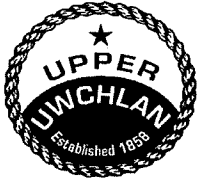
Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
1200	10/15/18	GILMO020 GILMORE & ASSOCIATES, INC	1,233.58		1872
Report Totals					
		Checks:	<u>Paid</u> 1	<u>Void</u> 0	<u>Amount Paid</u> 1,233.58
		Direct Deposit:	<u>0</u>	<u>0</u>	<u>0.00</u>
		Total:	<u>1</u>	<u>0</u>	<u>0.00</u>

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Range of Checking Accts: DEV ESCROW to DEV ESCROW Range of Check Ids: 345 to 376
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
345	10/15/18	ARROC010 ARRO CONSULTING, INC.	1,494.60	10/15/18 VOID	1857 (Reason: not separate)
346	10/15/18	BRANDWIN BRANDYWINE CONSERVANCY	773.08	10/15/18 VOID	1857 (Reason: not separate)
347	10/15/18	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI	3,873.30	10/15/18 VOID	1857 (Reason: not separate)
348	10/15/18	CHRISFRA FRANTZ, CHRISTOPHER	315.00		1857
349	10/15/18	GILMO020 GILMORE & ASSOCIATES, INC	7,584.95	10/15/18 VOID	1857 (Reason: not separate)
350	10/15/18	MCMAH010 MCMAHON ASSOCIATES, INC.	9,906.22	10/15/18 VOID	1857 (Reason: not separate)
351	10/15/18	STUBB010 STUBBE CONSULTING LLC	300.00	10/15/18 VOID	1857 (Reason: not separate)
352	10/15/18	WILLI010 WILLIAM HOPE HANDY	130.00		1857
353	10/15/18	ARROC010 ARRO CONSULTING, INC.	301.75		1858
354	10/15/18	ARROC010 ARRO CONSULTING, INC.	862.85		1858
355	10/15/18	ARROC010 ARRO CONSULTING, INC.	193.75		1858
356	10/15/18	ARROC010 ARRO CONSULTING, INC.	136.25		1858
357	10/15/18	BRANDWIN BRANDYWINE CONSERVANCY	610.00		1859
358	10/15/18	BRANDWIN BRANDYWINE CONSERVANCY	113.08		1859
359	10/15/18	BRANDWIN BRANDYWINE CONSERVANCY	50.00		1859
360	10/15/18	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI	486.60		1860
361	10/15/18	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI	2,876.80		1860
362	10/15/18	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI	42.50		1860
363	10/15/18	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI	111.15		1860
364	10/15/18	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI	171.00		1860
365	10/15/18	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI	185.25		1860
366	10/15/18	STUBB010 STUBBE CONSULTING LLC	180.00		1861
367	10/15/18	STUBB010 STUBBE CONSULTING LLC	120.00		1861
368	10/15/18	GILMO020 GILMORE & ASSOCIATES, INC	757.50		1862
369	10/15/18	GILMO020 GILMORE & ASSOCIATES, INC	2,635.30		1862
370	10/15/18	GILMO020 GILMORE & ASSOCIATES, INC	1,508.83		1862
371	10/15/18	GILMO020 GILMORE & ASSOCIATES, INC	805.00		1862
372	10/15/18	GILMO020 GILMORE & ASSOCIATES, INC	1,878.32		1862
373	10/15/18	MCMAH010 MCMAHON ASSOCIATES, INC.	2,865.00		1863
374	10/15/18	MCMAH010 MCMAHON ASSOCIATES, INC.	4,841.22		1863
375	10/15/18	MCMAH010 MCMAHON ASSOCIATES, INC.	2,027.50		1863
376	10/15/18	MCMAH010 MCMAHON ASSOCIATES, INC.	172.50		1863

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	26	6	24,377.15	23,932.15
Direct Deposit:	0	0	0.00	0.00
Total:	26	6	24,377.15	23,932.15



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

TO: BOARD OF SUPERVISORS
FROM: Jill Bukata, Township Treasurer
RE: Status Update
DATE: October 15, 2018

Finance has worked on the following items during the month

- Received and processed 358 trash and 127 sewer payments (9/14/18 to 10/11/18)
- Prepared sections of the 2019 Budget for presentation to the BOS at the October workshop

Projects and goals

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

Highlights of the September, 2018 financial statements

- The balance sheet remains strong with cash of over **\$8.1 million** - of that amount nearly \$3.5 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 **\$6,484,019 or 79.9%** of the annual budget. Combined expenses are **\$4,665,795 or 68.3%** of the budget. The combined year to date net income - (General Fund and Solid Waste Fund) is **\$1,818,224**
- Earned income tax revenue YTD September was **\$2,801,747**. That is approximately \$62,000 less than the same period last year and **76%** of the amount budgeted. Based on revenues received through 9 months of the year, we expect to be very close to meeting the 2018 budget for EIT.

Upper Uwchlan Township

Treasurer's Report

Cash Balances As of September 30, 2018

General Fund

Meridian Bank	\$ 3,722,487
Meridian Bank - Payroll	104,265
Fulton Bank	34,504
Fulton Bank - Turf Field	360,182
Petty cash	300
Total General Fund	4,221,738

Certificate of Deposit - 10/2/19 263,616

Total General Fund \$ 4,485,354

Solid Waste Fund

Meridian Bank - Solid Waste	371,000
Fulton Bank - Solid Waste	185,078
Total Solid Waste Funds	556,078

Total Solid Waste Fund 556,078

Liquid Fuels Fund

Fulton Bank	756,690
	756,690

Total Liquid Fuels Fund 756,690

Capital Projects Fund

Fulton Bank	745,289
PSDLAF	876,923
	1,622,212

Total Capital Projects Fund 1,622,212

Act 209 Impact Fund

Fulton Bank	530,154
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Total Act 209 Impact Fund 530,154

Water Resource Protection Fund

Fulton Bank	105,488
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Total Water Resource Protection Fund 105,488

Sewer Fund

PSDLAF	83
Fulton Bank	104,673
	104,756

Total Sewer Fund 104,756

Total - Upper Uwchlan Township	\$ 8,160,732
Municipal Authority	\$ 1,350,756
Developer's Escrow Fund	\$ 14,464

Upper Uwchlan Township
Schedule of Investments

As of August 31, 2018

	Institution	Amount Invested	Type of Investment	Maturity Date	Interest Rate	Market Value
<u>General Fund</u>						
General Fund	First Resource Bank	250,000.00	Certificate of Deposit	10/2/2019	1.980%	250,000.00
		11,571.87	Interest accrued			11,571.87
	Accrued interest - YTD	2,044.45				2,044.45
		<u>263,616.32</u>				<u>263,616.32</u>
<u>Sewer Fund - General Obligation Bonds</u>						
Sewer Fund	PSDLAF	2,812,792.62	Collateralized CD Pool		0.100%	2,812,792.62
	Redemptions	(2,812,792.62)				(2,812,792.62)
	PSDLAF	82.75	MAX account (MMF)			82.75
	PSDLAF	-	MAX account (MMF)	-	0.02%	-
		<u>82.75</u>				<u>82.75</u>
<u>Capital Fund</u>						
Capital Fund	PSDLAF	1,500,000.00	Collateralized CD Pool		0.100%	1,500,000.00
	Redemptions	(650,000.00)				(650,000.00)
	MAX account (MMF)	26,923.33	MAX account (MMF)	-	0.02%	26,923.33
		<u>876,923.33</u>				<u>876,923.33</u>

Upper Uwchlan Township
Accounts Receivable
As of September 30, 2018

Misc Accounts Receivable - Account 01-145-000-095

	Amount 9/30/2018	Amount 8/31/2018	Aging					Total
			Less than 30 days	30 days	60 days	90 days	180 days & over	
Cable franchise fees - 3Q	60,000.00	-	60,000.00	-	-			60,000.00
Chester County - cell tower rent	-	-	-	-	-	-	-	-
Bank of America	-	3,257.98	-	-	-	-		-
	-	-						-
Balance at September 30, 2018	<u>\$ 60,000.00</u>	<u>\$ 3,257.98</u>	<u>60,000.00</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>60,000.00</u>

Upper Uwchlan Township
Accounts Receivable
As of September 30, 2018

Engineering and Legal Receivables - 01-145-000-200 and 300

Reimbursable CU Fees - 01-145-000-021

	Total Amount Due 9/30/2018	Total Amount Due 8/31/2018	Less than 30 days	31 - 60 days	61 - 90 days	Over 90 days	Over 180 days	Total
Cutler Group	11,284.52	11,284.52	-	2,596.75	-	8,687.77		11,284.52
Hankin	-	-	-	-	-			-
Inman	848.74	848.74	-	-		-	848.74	848.74
Jankowski		-	-	-	-			-
KHOV	3,678.86	3,678.86					3,678.86	3,678.86
Kozak		-	-	-	-	-		-
Montesano	7,354.34	7,354.34	-	-	3,395.66	3,958.68		7,354.34
Moser Builders	167.50	167.50	-	-			167.50	167.50
Orleans/Lennar	7,310.14	4,603.60	2,706.54	-	-	-	4,603.60	7,310.14
Struble	5,913.32	5,913.32	-	5,878.95	-	34.37		5,913.32
Toll Brothers	13,704.34	11,027.09	4,725.75	-	-	8,978.59		13,704.34
West Vincent Township		68.25	-	-	-			-
Balance at September 30, 2018	\$ 50,261.76	\$ 44,946.22	\$ 7,432.29	\$ 8,475.70	\$ 3,395.66	\$ 21,659.41	\$ 9,298.70	\$ 50,261.76

Upper Uwchlan Township
Accounts Receivable
As of September 30, 2018

Turf and Field Fees Receivable - Account 01-145-000-080 and 085

	Total Amount 9/30/2018	Total Amount 8/31/2018	Less than 30 days	31 - 60	61 - 90	Over 90 days	Over 180 days	Total
Craig Reed	1,070.00	1,070.00	870.00		200.00			1,070.00
Camp Hill Special School Soccer	140.00	140.00	140.00					140.00
CSU Soccer	-	-		-				-
Daniel Beecham	375.00	375.00	-		-	375.00		375.00
Downingtown Rugby	-	-		-	-			-
Freedom LAX	-	-						-
GEYA -Baseball	-	-				-		-
GEYA Soccer	-	-						-
Jackie Sweeney	-	-				-		-
Karli Polli	-	-						-
Kevin Goforth	-	-			-			-
LYA LAX	-	-						-
Tad Doyle	1,075.00	1,075.00				1,075.00		1,075.00
Vincent United	60.00	60.00		60.00				60.00
Balance at September 30, 2018	\$ 2,720.00	\$ 2,720.00	1,010.00	60.00	200.00	1,450.00	-	\$ 2,720.00

Upper Uwchlan Township
General Fund
Balance Sheet
As of September 30, 2018

ASSETS

Cash			
01-100-000-100	General Checking - Fulton Bank	\$	34,503.66
01-100-000-200	Meridian Bank		3,722,487.12
01-100-000-210	Meridian Bank - Payroll		104,264.79
01-100-000-250	Fulton Bank - Turf Field		360,181.78
01-100-000-300	Petty Cash		300.00
	Total Cash		<u>4,221,737.35</u>

Investments			
01-120-000-100	Certificate of Deposit - 10/2/19		263,616.32
			<u>263,616.32</u>

Accounts Receivable			
01-145-000-020	Engineering Fees Receivable		35,909.11
01-145-000-021	Engineering Fees Receivable-CU		6,817.97
01-145-000-030	Legal Fees Receivable		7,534.68
01-145-000-040	R/E Taxes Receivable		1,860.56
01-145-000-050	Hydrant Tax Receivable		88.95
01-145-000-080	Field Fees Receivables		3,315.00
01-145-000-085	Turf Field Receivables		(595.00)
01-145-000-086	EIT Receivable		22,532.86
01-145-000-090	RE Transfer Tax Receivable		30,000.00
01-145-000-095	Misc accounts receivable		60,000.00
01-145-000-096	Traffic Signals Receivable		-
01-145-000-097	Advertising Fees Reimbursable		195.00
	Total Accounts Receivable		<u>167,659.13</u>

Other Current Assets			
01-130-000-001	Due From Municipal Authority		84,256.94
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		103,175.00
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		87,213.52
01-131-000-000	Suspense Account		-
	Total Other Current Assets		<u>274,645.46</u>

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

Total Assets	4,927,658.26
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LIABILITIES AND FUND BALANCE

Accounts Payable			
01-200-000-000	Accounts Payable		-
01-252-000-001	Deferred Revenues		79,608.32
	Total Accounts Payable		<u>79,608.32</u>

Upper Uwchlan Township
General Fund
Balance Sheet
As of September 30, 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	8,540.82
01-214-000-000	Non-Uniform Pension	(534.55)
01-214-000-100	NU Pension Plan #2	-
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	2,200.00
01-219-000-000	LST Tax Withheld	10.00
01-220-000-000	State Unemployment W/H	1,011.16
01-221-000-000	Benefit Deduction-Aflac	736.15
01-222-000-000	457 Contribution Deduction	-
01-223-000-000	Direct Deposit	-
01-224-000-000	Payroll Deduction Adjustments	-
01-239-000-001	Due to Municipal Authority	-
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	4,054.78
01-239-000-006	Due to Solid Waste Fund	25,222.70
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	157,234.30
	Total Other Current Liabilities	199,160.26

Total Liabilities	278,768.58
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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)	716,288.01
	Total Equity	4,648,889.68

Total Fund Balance	4,648,889.68
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Total Liabilities & Fund Balance	4,927,658.26
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Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended September 30, 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	955,905.28	983,600.00	(27,694.72)	97.2%
01-301-000-013	Real Estate Tax Refunds	(25,591.59)	(25,000.00)	(591.59)	102.4%
01-301-000-030	Delinquent Real Estate Taxes	13,890.17	30,000.00	(16,109.83)	46.3%
01-301-000-071	Hydrant Tax	56,571.37	65,000.00	(8,428.63)	87.0%
01-310-000-010	Real Estate Transfer Taxes	405,178.67	523,750.00	(118,571.33)	77.4%
01-310-000-020	Earned Income Taxes	2,838,429.23	3,735,903.00	(897,473.77)	76.0%
01-310-000-021	EIT commissions paid	(36,681.59)	(50,808.00)	14,126.41	72.2%
01-320-000-010	Building Permits	335,615.92	490,000.00	(154,384.08)	68.5%
01-320-000-020	Use & Occupancy Permit	13,990.08	8,000.00	5,990.08	174.9%
01-320-000-030	Sign Permits	-	100.00	(100.00)	0.0%
01-320-000-040	Contractors Permit	1,875.00	2,000.00	(125.00)	93.8%
01-320-000-050	Refinance Certification Fees	2,430.00	4,500.00	(2,070.00)	54.0%
01-321-000-080	Cable TV Franchise Fees	178,389.75	250,000.00	(71,610.25)	71.4%
01-331-000-010	Vehicle Codes Violation	29,226.28	50,000.00	(20,773.72)	58.5%
01-331-000-011	Reports/Fingerprints	1,611.50	2,000.00	(388.50)	80.6%
01-331-000-012	Solicitation Permits	520.00	500.00	20.00	104.0%
01-331-000-050	Reimbursable Police Wages	9,453.05	1,000.00	8,453.05	945.3%
01-341-000-001	Interest Earnings	32,940.42	18,000.00	14,940.42	183.0%
01-342-000-001	Rental Property Income	18,000.00	24,000.00	(6,000.00)	75.0%
01-354-000-010	County Grants	-	-	-	#DIV/0!
01-354-000-020	State Grants	-	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	103,057.00	85,000.00	18,057.00	121.2%
01-355-000-006	State Aid, Non-Uniform Pension	84,318.54	55,000.00	29,318.54	153.3%
01-355-000-007	Foreign Fire Insurance Tax	86,679.05	112,000.00	(25,320.95)	77.4%
01-360-000-010	Vehicle Storage Fees	-	1,000.00	(1,000.00)	0.0%
01-361-000-030	Zoning/SubDivision Land Development	8,750.00	4,000.00	4,750.00	218.8%
01-361-000-032	Fees from Engineering	20,460.04	150,000.00	(129,539.96)	13.6%
01-361-000-033	Admin Fees from Engineering	603.41	8,000.00	(7,396.59)	7.5%
01-361-000-035	Admin Fees from Legal	235.51	1,500.00	(1,264.49)	15.7%
01-361-000-036	Legal Services Fees	7,368.17	3,000.00	4,368.17	245.6%
01-361-000-038	Sale of Maps & Books	124.00	250.00	(126.00)	49.6%
01-361-000-039	Fire Inspection Fees	-	-	-	#DIV/0!
01-361-000-040	Fees from Engineering - CU	6,308.67	20,000.00	(13,691.33)	31.5%
01-361-000-042	Copies	236.00	100.00	136.00	236.0%
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!
01-367-000-014	Pavillion Rental	235.00	-	235.00	#DIV/0!
01-367-000-020	Tennis Fees	-	-	-	#DIV/0!
01-367-000-021	Field Programs	49,589.50	30,000.00	19,589.50	165.3%
01-367-000-025	Turf Field Fees	31,867.75	45,000.00	(13,132.25)	70.8%
01-367-000-030	Community Events Donations	12,285.00	10,000.00	2,285.00	122.9%
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	6,765.75	5,000.00	1,765.75	135.3%
01-380-000-010	Insurance Reimbursement	39,043.10	3,000.00	36,043.10	1301.4%
01-392-000-008	Municipal Authority Reimbursement	172,454.89	234,219.00	(61,764.11)	73.6%
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		5,471,071.06	7,038,662.00	(1,567,590.94)	77.7%

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended September 30, 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	1,171.87	2,000.00	(828.13)	58.6%
01-400-000-340	Public Relations	341.50	6,500.00	(6,158.50)	5.3%
01-400-000-341	Advertising	2,414.40	7,500.00	(5,085.60)	32.2%
01-400-000-342	Printing	3,452.86	1,000.00	2,452.86	345.3%
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	12,869.88	15,569.00	(2,699.12)	82.7%
01-400-000-420	Dues/Subscriptions/Memberships	1,079.99	2,769.00	(1,689.01)	39.0%
01-400-000-460	Meeting & Conferences	4,754.92	6,000.00	(1,245.08)	79.2%
01-400-000-461	Bank Fees	7,932.85	9,000.00	(1,067.15)	88.1%
01-400-000-463	Misc expenses	37,167.06	2,000.00	35,167.06	1858.4%
		77,185.39	63,976.00	13,209.39	120.6%
EXECUTIVE					
01-401-000-100	Administration Wages	331,449.21	461,785.00	(130,335.79)	71.8%
01-401-000-150	Payroll Tax Expense	24,479.53	35,327.00	(10,847.47)	69.3%
01-401-000-151	PSATS Unemployment Compensation	551.47	567.00	(15.53)	97.3%
01-401-000-156	Employee Benefit Expense	68,200.35	127,351.00	(59,150.65)	53.6%
01-401-000-157	ACA Fees	-	243.00	(243.00)	0.0%
01-401-000-160	Non-Uniform Pension	41,106.01	41,078.00	28.01	100.1%
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	4,687.45	5,000.00	(312.55)	93.7%
01-401-000-200	Supplies	8,478.60	15,000.00	(6,521.40)	56.5%
01-401-000-205	Meals & Meal Allowances	-	200.00	(200.00)	0.0%
01-401-000-215	Postage	4,032.78	4,500.00	(467.22)	89.6%
01-401-000-230	Gasoline & Oil	1,329.14	2,200.00	(870.86)	60.4%
01-401-000-235	Vehicle Maintenance	403.06	500.00	(96.94)	80.6%
01-401-000-252	Repair & Maintenance	-	2,000.00	(2,000.00)	0.0%
01-401-000-316	Training & Seminars	3,810.54	10,000.00	(6,189.46)	38.1%
01-401-000-317	Parking/Travel	733.07	1,200.00	(466.93)	61.1%
01-401-000-322	Ipad Expenses	368.88	600.00	(231.12)	61.5%
01-401-000-352	Insurance - Liability	-	-	-	#DIV/0!
01-400-000-353	Insurance-Vehicle	135.63	186.00	(50.37)	72.9%
01-401-000-354	Insurance-Workers Compensation	1,304.12	1,736.00	(431.88)	75.1%
01-401-000-420	Dues/Subscriptions/Memberships	8,920.16	3,901.00	5,019.16	228.7%
01-401-000-450	Contracted Services	7,395.16	7,410.00	(14.84)	99.8%
		509,485.16	730,484.00	(220,998.84)	69.7%
AUDIT					
01-402-000-450	Contracted Services	33,400.00	27,100.00	6,300.00	123.2%
		33,400.00	27,100.00	6,300.00	123.2%
TAX COLLECTION					
01-403-000-100	Tax Collector Wages	13,884.63	19,000.00	(5,115.37)	73.1%
01-403-000-150	Payroll Tax Expense	1,006.38	1,454.00	(447.62)	69.2%
01-403-000-200	Supplies	122.99	500.00	(377.01)	24.6%
01-403-000-215	Postage	1,591.14	2,000.00	(408.86)	79.6%
01-403-000-350	Insurance-Bonding	-	600.00	(600.00)	0.0%
01-403-000-450	Contracted Services	3,395.34	3,000.00	395.34	113.2%
		20,000.48	26,554.00	(6,553.52)	75.3%

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended September 30, 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	7,204.68	9,500.00	(2,295.32)	75.8%
01-404-000-311	Non Reimbursable Legal	16,064.25	30,000.00	(13,935.75)	53.5%
01-404-000-450	Contracted Services	-	5,000.00	(5,000.00)	0.0%
		23,268.93	45,000.00	(21,731.07)	51.7%
COMPUTER					
01-407-000-200	Supplies	21.19	2,000.00	(1,978.81)	1.1%
01-407-000-220	Software	14,855.90	4,000.00	10,855.90	371.4%
01-407-000-222	Hardware	5,913.21	7,000.00	(1,086.79)	84.5%
01-407-000-240	Web Page	-	6,900.00	(6,900.00)	0.0%
01-407-000-450	Contracted Services	61,782.27	73,070.00	(11,287.73)	84.6%
		82,572.57	92,970.00	(10,397.43)	88.8%
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	25,750.03	75,000.00	(49,249.97)	34.3%
01-408-000-311	Traffic Engineering	21,873.00	25,000.00	(3,127.00)	87.5%
01-408-000-313	Non Reimbursable Engineering	46,011.72	20,000.00	26,011.72	230.1%
01-408-000-366	Ordinance Update	-	4,500.00	(4,500.00)	0.0%
01-408-000-367	General Planning	13,321.09	10,000.00	3,321.09	133.2%
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	288.64	-	288.64	#DIV/0!
		117,538.04	159,500.00	(41,961.96)	73.7%
TOWNSHIP PROPERTIES					
<u>Public Works Building</u>					
01-409-001-200	Supplies	205.03	1,000.00	(794.97)	20.5%
01-409-001-231	Propane & heating - PW bldg	15,892.78	13,000.00	2,892.78	122.3%
01-409-001-250	Maint & Repair	9,398.31	16,150.00	(6,751.69)	58.2%
01-409-001-320	Telephone	3,569.29	1,700.00	1,869.29	210.0%
01-409-001-351	Insurance - property	5,018.50	6,893.00	(1,874.50)	72.8%
01-409-001-360	Utilities	4,592.79	12,000.00	(7,407.21)	38.3%
01-409-001-450	Contracted Services	4,844.71	4,370.00	474.71	110.9%
<u>Township Building</u>					
01-409-003-101	Employee Cost Allocated	-	-	-	#DIV/0!
01-409-003-200	Supplies	701.32	2,000.00	(1,298.68)	35.1%
01-409-003-231	Propane & Heating Oil	200.98	5,000.00	(4,799.02)	4.0%
01-409-003-250	Maintenance & Repairs	3,091.49	8,000.00	(4,908.51)	38.6%
01-409-003-320	Telephone	6,738.57	7,000.00	(261.43)	96.3%
01-409-003-351	Insurance Property	5,018.50	6,893.00	(1,874.50)	72.8%
01-409-003-360	Utilities	14,203.70	15,000.00	(796.30)	94.7%
01-409-003-450	Contracted Services	12,654.58	25,000.00	(12,345.42)	50.6%
<u>Milford Road</u>					
01-409-004-200	Supplies	-	500.00	(500.00)	0.0%
01-409-004-231	Propane	691.10	1,500.00	(808.90)	46.1%
01-409-004-250	Maintenance & Repairs	-	3,000.00	(3,000.00)	0.0%
01-409-004-320	Telephone	1,940.79	1,600.00	340.79	121.3%
01-409-004-351	Insurance - property	1,003.70	1,379.00	(375.30)	72.8%
01-409-004-360	Utilities	533.16	2,000.00	(1,466.84)	26.7%
01-409-004-450	Contracted Services	228.00	1,100.00	(872.00)	20.7%
		90,527.30	135,085.00	(44,557.70)	67.0%

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended September 30, 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	855,716.58	1,169,409.00	(313,692.42)	73.2%
01-410-000-150	Payroll Tax Expense	66,911.13	89,460.00	(22,548.87)	74.8%
01-410-000-151	PSATS Unemployment Compensation	1,192.67	1,170.00	22.67	101.9%
01-410-000-156	Employee Benefit Expense	240,172.32	319,082.00	(78,909.68)	75.3%
01-410-000-158	Medical Expense Reimbursements	5,917.24	9,000.00	(3,082.76)	65.7%
01-410-000-160	Pension Expense	177,707.00	218,009.00	(40,302.00)	81.5%
01-410-000-174	Tuition Reimbursment	-	12,000.00	(12,000.00)	0.0%
01-410-000-181	Longevity Pay	15,400.00	19,400.00	(4,000.00)	79.4%
01-410-000-182	Education incentive	3,000.00	3,500.00	(500.00)	85.7%
01-410-000-183	Overtime Wages	28,624.26	42,000.00	(13,375.74)	68.2%
01-410-000-187	Courttime Wages	16,971.50	12,000.00	4,971.50	141.4%
01-410-000-191	Uniform/Boot Allowances	11,550.00	11,250.00	300.00	102.7%
01-410-000-200	Supplies	6,168.69	12,000.00	(5,831.31)	51.4%
01-410-000-215	Postage	750.00	750.00	-	100.0%
01-410-000-230	Gasoline & Oil	19,891.57	25,000.00	(5,108.43)	79.6%
01-410-000-235	Vehicle Maintenance	17,648.12	30,000.00	(12,351.88)	58.8%
01-410-000-238	Clothing/Uniforms	2,060.92	5,000.00	(2,939.08)	41.2%
01-410-000-250	Maintenance & Repairs	2,020.60	2,500.00	(479.40)	80.8%
01-410-000-260	Small Tools & Equipment	3,821.12	7,000.00	(3,178.88)	54.6%
01-410-000-311	Non-Reimbursable-Legal	-	3,000.00	(3,000.00)	0.0%
01-410-000-316	Training/Seminar	9,879.89	14,500.00	(4,620.11)	68.1%
01-410-000-317	Parking & travel	5.75	500.00	(494.25)	1.2%
01-410-000-320	Telephone	1,895.61	8,000.00	(6,104.39)	23.7%
01-410-000-322	Ipad Expense	298.90	600.00	(301.10)	49.8%
01-410-000-327	Radio Equipment M & R	-	1,000.00	(1,000.00)	0.0%
01-410-000-340	Public Relations	6,253.71	10,000.00	(3,746.29)	62.5%
01-410-000-342	Police Accreditation	2,030.00	13,500.00	(11,470.00)	15.0%
01-410-000-352	Insurance - Liability	10,863.96	14,921.00	(4,057.04)	72.8%
01-410-000-353	Insurance - Vehicles	3,306.57	4,541.00	(1,234.43)	72.8%
01-410-000-354	Insurance - Workers Compensation	28,212.60	37,619.00	(9,406.40)	75.0%
01-410-000-420	Dues/Subscriptions/Memberships	116.31	750.00	(633.69)	15.5%
01-410-000-450	Contracted Services	8,080.07	17,200.00	(9,119.93)	47.0%
01-410-000-740	Computer/Furniture	1,735.24	4,000.00	(2,264.76)	43.4%
		1,548,202.33	2,118,661.00	(570,458.67)	73.1%
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!
01-411-000-450	Contracted Services	-	-	-	#DIV/0!
01-411-000-451	Hydrant expenses-Aqua	46,926.00	60,000.00	(13,074.00)	78.2%
01-411-001-001	Ludwigs	74,160.00	74,160.00	-	100.0%
01-411-001-002	Lionville	76,736.92	74,282.00	2,454.92	103.3%
01-411-001-003	Lionville Capital	-	-	-	#DIV/0!
01-411-001-004	Glenmoore	8,549.00	8,549.00	-	100.0%
01-411-001-005	E. Brandywine	15,908.00	15,908.00	-	100.0%
01-411-001-006	Reimbursement - Uwchlan Township	-	2,300.00	(2,300.00)	0.0%
01-411-001-007	Reimbursement - East Brandywine Twp.	-	200.00	(200.00)	0.0%
01-411-002-530	Contributions-Fire Relief	86,679.05	112,000.00	(25,320.95)	77.4%
		321,566.24	375,399.00	(53,832.76)	85.7%

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended September 30, 2018

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
AMBULANCE					
01-412-000-540	Uwchlan Ambulance	27,038.00	27,038.00	-	100.0%
01-412-000-544	Minquas Ambulance	-	-	-	#DIV/0!
		27,038.00	27,038.00	-	100.0%
CODES ADMINISTRATION					
01-413-000-100	Code Administrator Wages	176,367.58	236,017.00	(59,649.42)	74.7%
01-413-000-150	Payroll Tax Expenses	13,104.56	18,055.00	(4,950.44)	72.6%
01-413-000-151	PSATS Unemployment Compensation	270.00	270.00	-	100.0%
01-413-000-156	Employee Benefit Expense	55,057.83	73,618.00	(18,560.17)	74.8%
01-413-000-160	Pension	24,444.68	24,445.00	(0.32)	100.0%
01-413-000-181	Longevity Pay	4,950.00	6,900.00	(1,950.00)	71.7%
01-413-000-200	Supplies	1,606.82	1,000.00	606.82	160.7%
01-413-000-230	Gasoline & Oil	1,848.44	3,800.00	(1,951.56)	48.6%
01-413-000-235	Vehicle Maintenance	609.31	1,500.00	(890.69)	40.6%
01-413-000-316	Training/Seminar	1,559.20	3,000.00	(1,440.80)	52.0%
01-413-000-317	Parking/Travel	-	1,000.00	(1,000.00)	0.0%
01-413-000-320	Telephone	1,019.53	2,000.00	(980.47)	51.0%
01-413-000-322	Ipad Expense	298.90	600.00	(301.10)	49.8%
01-413-000-352	Insurance - Liability	-	-	-	#DIV/0!
01-413-000-353	Insurance - Vehicle	271.26	373.00	(101.74)	72.7%
01-413-000-354	Insurance - Workers Compensation	1,302.12	1,736.00	(433.88)	75.0%
01-413-000-420	Dues/Subscriptions/Memberships	2,071.50	7,000.00	(4,928.50)	29.6%
01-413-000-450	Contracted Services	8,770.64	53,760.00	(44,989.36)	16.3%
01-413-000-460	Meetings & Conferences	-	-	-	#DIV/0!
		293,552.37	435,074.00	(141,521.63)	67.5%
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	205.00	1,500.00	(1,295.00)	13.7%
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	717.14	500.00	217.14	143.4%
01-414-001-451	ACT 209	-	-	-	#DIV/0!
		922.14	11,500.00	(10,577.86)	8.0%
VILLAGE CONCEPT					
01-414-002-367	General Planning	-	1,000.00	(1,000.00)	0.0%
		-	1,000.00	(1,000.00)	0.0%
ZONING					
01-414-003-100	Compensation	-	800.00	(800.00)	0.0%
01-414-003-301	Court Reporter	296.50	2,000.00	(1,703.50)	14.8%
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%
		642.32	9,800.00	(9,157.68)	6.6%

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended September 30, 2018

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
EMERGENCY OPERATIONS					
01-415-000-200	Supplies	109.65	2,000.00	(1,890.35)	5.5%
01-415-000-260	Small Tools & Equipment	-	1,000.00	(1,000.00)	0.0%
01-415-000-316	Training/Seminar	261.24	1,200.00	(938.76)	21.8%
01-415-000-317	Parking/Travel	-	400.00	(400.00)	0.0%
01-415-000-320	Telephone	1,339.27	1,200.00	139.27	111.6%
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%
		1,950.16	7,850.00	(5,899.84)	24.8%
ANIMAL CONTROL/OTHER					
01-422-000-530	Contributions - SPCA	2,263.94	4,244.00	(1,980.06)	53.3%
01-422-000-601	Contributions - DARC	15,987.00	15,987.00	-	100.0%
	Downingtown Senior Center	-	2,000.00		
		18,250.94	22,231.00	(1,980.06)	82.1%
SIGNS					
01-433-000-200	Supplies	2,142.58	5,000.00	(2,857.42)	42.9%
01-433-000-450	Contracted Services	210.00	1,000.00	(790.00)	21.0%
		2,352.58	6,000.00	(3,647.42)	39.2%
SIGNALS					
01-434-000-450	Contracted Services	28,569.34	183,300.00	(154,730.66)	15.6%
		28,569.34	183,300.00	(154,730.66)	15.6%
PUBLIC WORKS					
01-438-000-100	Public Works Wages	237,892.08	337,247.00	(99,354.92)	70.5%
01-438-000-150	Payroll Tax Expense	18,288.60	25,799.00	(7,510.40)	70.9%
01-438-000-151	PSATS Unemployment Compensation	620.31	646.00	(25.69)	96.0%
01-438-000-156	Employee Benefit Expense	106,622.85	133,912.00	(27,289.15)	79.6%
01-438-000-160	Pension	29,503.72	30,424.00	(920.28)	97.0%
01-438-000-181	Longevity	2,850.00	7,050.00	(4,200.00)	40.4%
01-438-000-183	Overtime Wages	11,136.59	19,100.00	(7,963.41)	58.3%
01-438-000-200	Supplies	40,022.08	49,600.00	(9,577.92)	80.7%
01-438-000-205	Meals & Meal Allowances	-	500.00	(500.00)	0.0%
01-438-000-230	Gasoline & Oil	32,015.32	29,100.00	2,915.32	110.0%
01-438-000-235	Vehicle Maintenance	3,373.86	13,400.00	(10,026.14)	25.2%
01-438-000-238	Uniforms	3,020.24	3,050.00	(29.76)	99.0%
01-438-000-245	Highway Supplies	2,872.76	10,200.00	(7,327.24)	28.2%
01-438-000-260	Small Tools & Equipment	6,799.98	12,750.00	(5,950.02)	53.3%
01-438-000-316	Training/Seminar	4,254.32	4,575.00	(320.68)	93.0%
01-438-000-317	Parking & travel	477.80	600.00	(122.20)	79.6%
01-438-000-320	Telephone	1,595.60	3,000.00	(1,404.40)	53.2%
01-438-000-322	Ipad Expense	411.53	1,200.00	(788.47)	34.3%
01-438-000-341	Advertising	3,328.12	-	3,328.12	#DIV/O!
01-438-000-342	Accreditation	-	5,000.00	(5,000.00)	0.0%
01-438-000-352	Insurance - Liability	-	-	-	#DIV/O!
01-438-000-353	Vehicle Insurance	3,816.79	5,242.00	(1,425.21)	72.8%
01-438-000-354	Insurance - Workers Compensation	6,944.64	8,958.00	(2,013.36)	77.5%
01-438-000-360	Heating Oil	-	-	-	#DIV/O!
01-438-000-420	Dues and Subscriptions	665.00	400.00	265.00	166.3%
01-438-000-450	Contracted Services	26,548.92	54,880.00	(28,331.08)	48.4%

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended September 30, 2018

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget #DIV/0!
01-438-000-463	Miscellaneous	-	-	-	
01-438-000-720	Road Resurfacing	-	244,222.00	(244,222.00)	0.0%
		543,061.11	1,000,855.00	(457,793.89)	54.3%
<u>Public Works - Facilities Division</u>					
01-438-001-100	Wages	116,161.56	185,694.00	(69,532.44)	62.6%
01-438-001-101	Employee Costs Allocated	(133,235.43)	(183,815.00)	50,579.57	72.5%
01-438-001-150	Payroll Tax Expense	8,955.24	14,206.00	(5,250.76)	63.0%
01-438-001-151	PSATS Unemployment Compensation	454.01	630.00	(175.99)	72.1%
01-438-001-156	Employee Benefit Expense	44,525.70	50,721.00	(6,195.30)	87.8%
01-438-001-160	Pension Expense	9,539.59	8,646.00	893.59	110.3%
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	4,895.96	8,000.00	(3,104.04)	61.2%
01-438-001-230	Gasoline & Oil	6,244.43	1,000.00	5,244.43	624.4%
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	271.37	3,600.00	(3,328.63)	7.5%
01-438-001-352	Insurance - Liability	-	-	-	#DIV/0!
01-438-001-353	Insurance - Vehicles	1,227.05	1,685.00	(457.95)	72.8%
01-438-001-354	Insurance - Workers Compensation	3,472.32	4,934.00	(1,461.68)	70.4%
01-438-001-450	Contracted Services	-	-	-	#DIV/0!
		64,161.80	102,351.00	(38,189.20)	62.7%
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	133,235.43	183,815.00	(50,579.57)	72.5%
01-454-001-200	Supplies	10,639.08	8,000.00	2,639.08	133.0%
01-454-001-201	Park & Rec Special Events	1,921.91	5,000.00	(3,078.09)	38.4%
01-454-001-202	Community Day	28,032.03	26,000.00	2,032.03	107.8%
01-454-001-230	Gasoline & Oil	388.05	-	388.05	#DIV/0!
01-454-001-235	Vehicle Maintenance	2,992.26	2,500.00	492.26	119.7%
01-454-001-250	Maintenance & Repairs	332.46	500.00	(167.54)	66.5%
01-454-001-260	Small Tools & Equipment	114.99	2,700.00	(2,585.01)	4.3%
01-454-001-316	Training/Seminars	-	5,000.00	(5,000.00)	0.0%
01-454-001-340	Public Relations	-	-	-	#DIV/0!
01-454-001-354	Insurance - Workers Compensation	2,170.20	2,894.00	(723.80)	75.0%
01-454-001-420	Dues/Subscriptions/Memberships	-	-	-	#DIV/0!
01-454-001-427	Waste Disposal	-	-	-	#DIV/0!
01-454-001-450	Contracted Services	376.20	500.00	(123.80)	75.2%
		182,202.61	236,909.00	(54,706.39)	76.9%
HICKORY PARK					
01-454-002-200	Supplies-Hickory	2,600.65	2,500.00	100.65	104.0%
01-454-002-231	Propane	-	2,000.00	(2,000.00)	0.0%
01-454-002-250	Maintenance & Repairs	2,594.06	7,000.00	(4,405.94)	37.1%
01-454-002-351	Insurance-Property	2,007.40	2,757.00	(749.60)	72.8%
01-454-002-360	Utilities	2,152.02	5,000.00	(2,847.98)	43.0%
01-454-002-450	Contracted Services	11,279.00	20,000.00	(8,721.00)	56.4%
		20,633.13	39,257.00	(18,623.87)	52.6%

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended September 30, 2018

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
FELLOWSHIP FIELDS					
01-454-003-200	Supplies	4,869.24	1,000.00	3,869.24	486.9%
01-454-003-250	Maintenance & Repairs	6,081.56	10,000.00	(3,918.44)	60.8%
01-454-003-312	Engineering Fees	-	2,000.00	(2,000.00)	0.0%
01-454-003-320	Telephone	1,125.08	2,500.00	(1,374.92)	45.0%
01-454-003-351	Insurance Property	4,014.80	5,514.00	(1,499.20)	72.8%
01-454-003-360	Utilities	8,335.40	12,000.00	(3,664.60)	69.5%
01-454-003-450	Contracted Services	6,590.05	16,000.00	(9,409.95)	41.2%
		31,016.13	49,014.00	(17,997.87)	63.3%
LARKINS FIELD					
01-454-004-200	Supplies-Larkins	343.89	1,000.00	(656.11)	34.4%
01-454-004-250	Maintenance & Repair	322.00	5,000.00	(4,678.00)	6.4%
01-454-004-312	Engineering Fee-Larkins	-	-	-	#DIV/0!
01-454-004-450	Contracted Services	1,480.00	3,000.00	(1,520.00)	49.3%
		2,145.89	9,000.00	(6,854.11)	23.8%
UPLAND FARMS					
01-454-005-200	Supplies	2,560.99	5,000.00	(2,439.01)	51.2%
01-454-005-231	Propane & Heating Oil	90.00	4,500.00	(4,410.00)	2.0%
01-454-005-250	Repairs & Maintenance	4,114.44	10,000.00	(5,885.56)	41.1%
01-454-005-351	Insurance - Building	3,011.10	4,136.00	(1,124.90)	72.8%
01-454-005-360	Utilities	1,116.51	4,000.00	(2,883.49)	27.9%
01-454-005-450	Contracted Services	2,385.00	5,000.00	(2,615.00)	47.7%
01-454-005-513	Engineering Fees	-	-	-	#DIV/0!
		13,278.04	32,636.00	(19,357.96)	40.7%
	Total Parks and Recreation	249,275.80	366,816.00	(117,540.20)	68.0%
LIBRARY					
01-456-000-530	Contributions	-	5,000.00	(5,000.00)	0.0%
		-	5,000.00	(5,000.00)	0.0%
HISTORICAL COMMISSIONS					
01-459-000-200	Supplies	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		4,054,783.05	5,956,044.00	(1,899,260.95)	68.1%
Excess of Revenues over Expenses Before Operating Transfers		1,416,288.01	1,082,618.00	331,670.01	130.8%

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended September 30, 2018

Packet Page 34

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	600,000.00	600,000.00	-	100.0%
01-492-000-031	Transfer to Solid Waste Fund	-	-	-	#DIV/0!
01-492-000-033	Transfer to Developer's Escrow Fund	-	-	-	#DIV/0!
01-492-000-034	Transfer to Act 209 Fund	-	-	-	#DIV/0!
01-492-000-035	Transfer to Municipal Authority	-	-	-	#DIV/0!
01-492-000-036	Transfer to Water Resource Protection Fund	100,000.00	250,000.00	(150,000.00)	40.0%
		700,000.00	850,000.00	(150,000.00)	82.4%
	Total Expenditures after Operating Transfers	4,754,783.05	6,806,044.00	(2,049,260.95)	69.9%
EXCESS OF REVENUES OVER EXPENSES		716,288.01	232,618.00	481,670.01	307.9%

Upper Uwchlan Township
Liquid Fuels Fund
Balance Sheet
As of September 30, 2018

ASSETS

Cash		
04-100-000-000	Cash - Fulton Bank	\$ 756,689.81
	Total Cash	756,689.81
Other Current Assets		
04-130-000-001	Due from General Fund	-
04-130-000-002	Due from Capital Fund	-
	Other Assets	-
	Total Other Current Assets	-
Total Assets		\$ 756,689.81

LIABILITIES AND FUND BALANCE

Accounts Payable		
04-200-000-000	Accounts Payable	-
04-258-000-000	Accrued Expenses	-
	Total Accounts Payable	-
Other Current Liabilities		
	Other Liabilities	
04-230-000-010	Due To General Fund	-
	Due To Capital Fund	-
	Total Other Current Liabilities	-
Total Liabilities		-
Equity		
04-272-000-001	Opening Balance Equity	192,790.66
04-272-000-002	Retained Earnings	224,972.89
04-272-000-003	Transfer from Other Funds	-
	Unrestricted Net Assets	-
	Current Period Net Income (Loss)	338,926.26
	Total Equity	756,689.81
Total Fund Balance		\$ 756,689.81
Total Liabilities & Fund Balance		\$ 756,689.81

Upper Uwchlan Township
Liquid Fuels Fund
Statement of Revenues and Expenditures
For the Period Ending September 30, 2018

Packet Page 36

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
REVENUES					
04-341-000-000	Interest Earnings	\$ 8,506.75	\$ 3,500.00	5,006.75	243%
04-355-000-002	Motor Fuel Vehicle Taxes	397,925.38	392,831.00	5,094.38	101%
04-389-000-001	Winter Snow Agreement	-	475.00	(475.00)	0%
04-389-000-002	Turnback Maintenance	14,520.00	14,760.00	(240.00)	98%
Total Revenues		\$ 420,952.13	\$ 411,566.00	\$ 9,386.13	443%
EXPENDITURES					
Equipment					
04-400-000-074	Equipment Purchases	-	-	-	#DIV/0!
Total Equipment		-	-	-	#DIV/0!
Snow					
04-432-000-239	Snow & Ice Supplies	49,095.87	75,000.00	(25,904.13)	65%
04-432-000-250	Vehicle Maintenance & Repair	-	4,000.00	(4,000.00)	0%
04-432-000-450	Snow & Ice Contracted Services	32,930.00	45,000.00	(12,070.00)	73%
Total Snow		82,025.87	124,000.00	(41,974.13)	139%
Road Projects					
04-438-000-239	Road Project Supplies	-	6,000.00	(6,000.00)	0%
04-438-000-450	Road Project Contracted Services	-	-	-	#DIV/0!
Total Road Projects		-	6,000.00	(6,000.00)	#DIV/0!
Highway Construction					
04-439-001-250	Resurfacing	-	224,000.00	(224,000.00)	0%
04-439-002-250	Base Repairs - Pa. Drive	-	198,462.00	(198,462.00)	0%
Total Highway Construction		-	422,462.00	(422,462.00)	-
Total Expenditures		\$ 82,025.87	\$ 552,462.00	\$ (470,436.13)	15%
Excess of Revenues over Expenditures		\$ 338,926.26	\$ (140,896.00)	\$ 479,822.26	-241%

Upper Uwchlan Township
Solid Waste Fund
Balance Sheet
As of September 30, 2018

ASSETS

Cash			
05-100-000-010	Meridian Bank	\$	370,999.69
05-100-000-030	Cash - Fulton Bank		185,077.89
	Total Cash		<u>556,077.58</u>

Accounts Receivable

05-130-000-045	WIPP Receivable from MA		14,005.18
05-145-000-010	Solid Waste Receivable		184,142.33
05-145-000-095	Misc. Receivable		-
			<u>198,147.51</u>

Other Current Assets

05-130-000-010	Due from General Fund		25,222.70
05-130-000-020	Due from Capital Fund		-
05-130-000-050	Due from Municipal Authority		1,086.07
05-155-000-010	Prepaid Attorney Fees		-
	Other Assets		-
	Total Other Current Assets		<u>26,308.77</u>

Total Assets	\$	780,533.86
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LIABILITIES AND FUND BALANCE

Accounts Payable

05-200-000-020	Accounts Payable		-
05-258-000-000	Accrued Expenses		-
	Total Accounts Payable		<u>-</u>

Other Current Liabilities

05-239-000-010	Due To General Fund		-
05-239-000-020	Due To Capital Fund		-
05-239-000-030	Due to Liquid Fuels Fund		-
05-239-000-040	Due to Act 209 Fund		-
05-239-000-050	Due to Municipal Authority		795.01
05-252-000-010	Deferred Revenues		167,427.13
	Total Other Current Liabilities		<u>168,222.14</u>

Total Liabilities		168,222.14
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Equity

05-272-000-001	Opening Balance Equity		984,603.98
05-272-000-004	Unrestricted Net Assets		(399,228.66)
	Current Period Net Income (Loss)		26,936.40
	Total Equity		<u>612,311.72</u>

Total Fund Balance	\$	612,311.72
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Total Liabilities & Fund Balance	\$	780,533.86
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Upper Uwchlan Township
Solid Waste Fund
Statement of Revenues and Expenditures
For the Period Ending September 30, 2018

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
REVENUES					
05-341-000-000	Interest Earnings	\$ 9,075.52	\$ 6,000.00	3,075.52	151%
05-364-000-010	Solid Waste Income	978,287.48	1,012,130.00	(33,842.52)	97%
05-364-000-015	Resident Refunds	-	-	-	#DIV/0!
05-364-000-020	Recycling Income	425.40	8,000.00	(7,574.60)	5%
05-364-000-025	Hazardous Waste Event	-	2,000.00	(2,000.00)	0%
05-364-000-030	Leaf Bags Sold	65.00	500.00	(435.00)	13%
05-364-000-035	Scrap Metal Sold	-	500.00	(500.00)	0%
	Equipment Purchase Grant (Pa.)	-	-	-	#DIV/0!
05-364-000-040	Performance Grant	25,095.00	48,000.00	(22,905.00)	52%
	Total Revenues	\$ 1,012,948.40	\$ 1,077,130.00	\$ (64,181.60)	#DIV/0!
EXPENDITURES					
Operations					
05-427-000-150	Bank Fees	200.00	200.00	-	100%
05-427-000-200	Supplies	-	2,000.00	(2,000.00)	0%
05-427-000-210	Print and Mail Services	1,540.20	2,000.00	(459.80)	77%
05-427-000-220	Postage	1,487.08	2,500.00	(1,012.92)	59%
05-427-000-230	Toters	995.93	12,000.00	(11,004.07)	8%
05-427-000-314	Legal Fees	5,769.38	9,000.00	(3,230.62)	64%
05-427-000-316	Training & Seminars	-	500.00	(500.00)	0%
05-427-000-420	Dues/Subscriptions/Memberships	-	125.00	(125.00)	0%
05-427-000-450	Contracted Services	441,278.63	603,175.00	(161,896.37)	73%
05-427-000-700	Tipping Fees	152,033.61	234,090.00	(82,056.39)	65%
05-427-000-800	Recycling Disposal	7,707.17	6,000.00	1,707.17	128%
	Total Operations	611,012.00	871,590.00	(260,578.00)	575%
Operating Transfers					
05-492-000-030	Transfer to Capital Fund	375,000.00	375,000.00	-	100%
	Transfer to General Fund	-	-	-	#DIV/0!
	Total Operating Transfers	375,000.00	375,000.00	-	#DIV/0!
	Total Expenditures	\$ 986,012.00	\$ 1,246,590.00	\$ (260,578.00)	79%
	Excess of Revenues over Expenditures	\$ 26,936.40	\$ (169,460.00)	\$ 196,396.40	-16%

Upper Uwchlan Township
Water Resource Protection Fund
Balance Sheet
As of September 30, 2018

ASSETS

Cash		
08-100-000-100	Cash - Fulton Bank	105,488.15
	Total Cash	105,488.15

Other Current Assets

08-130-000-010	Due from General Fund	-
08-130-000-020	Due from Municipal Authority	-
08-145-000-095	Misc. Receivable	-
	Total Other Current Assets	-

Total Assets	\$	105,488.15
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LIABILITIES AND FUND BALANCE

Accounts Payable

08-200-000-000	Accounts Payable	-
08-258-000-000	Accrued Expenses	-
	Total Accounts Payable	-

Other Current Liabilities

08-230-000-010	Due To General Fund	-
08-230-000-020	Due to Municipal Authority	-
08-230-000-030	Due to Capital Fund	-
	Deferred Revenues	-
	Total Other Current Liabilities	-

Total Liabilities		-
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Equity

08-272-000-100	Unrestricted Net Assets	57,957.11
08-272-000-200	Restricted Net Assets	-
	Current Period Net Income (Loss)	47,531.04
	Total Equity	105,488.15

Total Fund Balance	\$	105,488.15
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Total Liabilities & Fund Balance	\$	105,488.15
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Upper Uwchlan Township
Water Resource Protection Fund
Statement of Revenues and Expenditures
For the Period Ending September 30, 2018

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
REVENUES					
08-341-000-010	Interest Earnings	\$ 455.61	\$ 600.00	(144.39)	76%
08-351-000-010	Federal Grants	-	-	-	#DIV/0!
08-354-000-010	County Grants	-	-	-	#DIV/0!
08-354-000-020	State Grants	-	-	-	#DIV/0!
08-361-000-100	Water Resource Protection Fees				
08-392-000-010	Transfer from the General Fund	100,000.00	250,000.00	(150,000.00)	40%
08-392-000-020	Transfer from Municipal Authority	-	-	-	#DIV/0!
				-	#DIV/0!
				-	#DIV/0!
Total Revenues		\$ 100,455.61	\$ 250,600.00	\$ (150,144.39)	#DIV/0!
EXPENDITURES					
Operations					
08-404-000-311	Legal Fees	-	10,000.00	(10,000.00)	0%
08-406-000-010	Grant Application Fees	-	5,000.00	(5,000.00)	0%
08-408-000-010	Engineering	48,079.98	5,000.00	43,079.98	962%
08-408-000-020	Feasibility Studies	-	125,020.00	(125,020.00)	0%
08-420-000-035	Permits	373.75	-	373.75	#DIV/0!
08-420-000-260	Small Tools & Equipment	804.88	1,000.00	(195.12)	80%
08-446-000-101	Allocated Wages	-	-	-	#DIV/0!
08-446-000-200	Supplies	3,365.96	25,007.00	(21,641.04)	13%
08-446-000-230	Gasoline & Oil	-	1,600.00	(1,600.00)	0%
08-446-000-235	Vehicle maintenance	-	3,990.00	(3,990.00)	0%
08-446-000-250	Maintenance & Repair	-	2,000.00	(2,000.00)	0%
08-446-000-316	Training & Seminars	-	2,000.00	(2,000.00)	0%
08-446-000-450	Contracted Services	300.00	60,000.00	(59,700.00)	1%
08-446-000-600	Construction	-	-	-	#DIV/0!
08-446-004-600	Construction - Upland Farms	-	-	-	#DIV/0!
08-446-005-600	Construction - Basin Neutralization	-	-	-	#DIV/0!
08-446-001-250	Maintenance & Repair - MA	-	-	-	#DIV/0!
08-446-001-600	Construction - MA	-	-	-	#DIV/0!
	Total Operations	52,924.57	240,617.00	(187,692.43)	#DIV/0!
Operating Transfers					
	Transfer to General Fund	-	-	-	#DIV/0!
	Total Operating Transfers	-	-	-	#DIV/0!
Total Expenditures		\$ 52,924.57	\$ 240,617.00	\$ (187,692.43)	22%
Excess of Revenues over Expenditures		\$ 47,531.04	\$ 9,983.00	\$ 37,548.04	476%

Upper Uwchlan Township
Act 209 Fund
Balance Sheet
As of September 30, 2018

ASSETS

Cash			
09-100-000-010	Cash - Fulton Bank	\$	530,154.13
	Total Cash		530,154.13
Other Current Assets			
09-130-000-000	Due from General Fund		-
09-130-000-001	Due from Capital Fund		-
09-191-000-000	Other Assets		-
	Reserve - Accounts Receivable		-
	Total Other Current Assets		-
Total Assets		\$	530,154.13

LIABILITIES AND FUND BALANCE

Accounts Payable			
09-200-000-000	Accounts Payable		-
09-258-000-000	Accrued Expenses		-
	Total Accounts Payable		-
Other Current Liabilities			
09-297-000-000	Other Liabilities		-
09-297-000-001	Due To General Fund		-
09-297-000-002	Due To Capital Fund		-
	Total Other Current Liabilities		-
Total Liabilities		\$	-
Equity			
09-272-000-001	Opening Balance Equity		299,600.19
09-272-000-002	Permanently Restricted Net Assets		-
09-272-000-003	Retained Earnings		(101,775.47)
09-272-000-004	Temporarily Restricted Net Assets		-
09-272-000-005	Unrestricted Net Assets		251,215.46
	Current Period Net Income (Loss)		81,113.95
	Total Equity		530,154.13
Total Fund Balance		\$	530,154.13
Total Liabilities & Fund Balance		\$	530,154.13

Upper Uwchlan Township
Act 209 Fund
Statement of Revenues and Expenditures
For the Period Ended September 30, 2018

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
09-341-000-000	Interest Income	\$ 6,425.95	2,700.00	\$ 3,725.95	238.0%
09-354-000-030	Grant Revenue - Federal	-	-	-	#DIV/0!
09-354-000-140	Grant Revenue - State (ARLE)	-	-	-	#DIV/0!
09-379-000-010	Transportation Impact Fees	74,688.00	\$ 74,688.00	-	100%
09-379-000-020	Transportation Impact Fees - Reserve	-	-	-	#DIV/0!
09-380-000-000	Misc Revenue	-	-	-	#DIV/0!
09-395-000-100	Transfer from General Fund	-	-	-	#DIV/0!
09-395-000-200	Transfer from Capital Fund	-	-	-	#DIV/0!
Total Revenue		81,113.95	77,388.00	3,725.95	#DIV/0!
09-489-000-000	Arle Grant - Act 209	-	-	-	#DIV/0!
09-489-000-010	Engineering Fees	-	-	-	#DIV/0!
09-489-000-020	Construction	-	-	-	#DIV/0!
09-489-000-045	Contracted Services	-	-	-	#DIV/0!
09-489-000-600	Capital Construction	-	-	-	#DIV/0!
Total Expenditures		-	-	-	#DIV/0!
Excess of Revenues over Expenditures		\$ 81,113.95	\$ 77,388.00	\$ 3,725.95	#DIV/0!

Upper Uwchlan Township
Sewer Fund
Balance Sheet
As of September 30, 2018

ASSETS

Cash		
15-100-000-100	Cash - Fulton Bank	\$ 104,673.45
15-100-000-200	Cash - Construction Fund (PSDLAF)	82.75
	Total Cash	104,756.20

Other Current Assets

15-130-000-001	Due from General Fund	-
15-130-000-002	Due from Municipal Authority	-
15-136-000-100	Interest Receivable	-
	Other Assets	-
	Total Other Current Assets	-

Long-Term Assets

15-161-000-100	Sewer Easements	-
15-163-000-100	Capital Assets - Plant	26,102,105.41
15-163-000-200	Capital Assets - Expansion	-
15-163-000-400	Excess Capacity	-
15-163-000-500	Accumulated Depreciation	(2,965,403.89)
		23,136,701.52

Total Assets	\$	23,241,457.72
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LIABILITIES AND FUND BALANCE

Current Liabilities

15-200-000-000	Accounts Payable	-
15-230-000-001	Due To General Fund	-
15-230-000-002	Due to Municipal Authority	-
15-258-000-000	Accrued Expenses	-
15-258-000-100	Interest Payable on Bonds	63,154.19
	Total Accounts Payable	63,154.19

Long Term Liabilities

15-261-000-100	General Obligation Bonds- Series of 2014	5,450,000.00
15-261-000-200	Premium on Bonds	127,842.75
15-261-000-250	Accrued Amortization on Bond Premium	(23,011.69)
		5,554,831.06

Total Liabilities		5,617,985.25
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Equity

15-272-000-100	Unrestricted Net Assets	17,666,970.57
	Current Period Net Income (Loss)	(43,498.10)
	Total Equity	17,623,472.47

Total Fund Balance	\$	17,623,472.47
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Total Liabilities & Fund Balance	\$	23,241,457.72
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Upper Uwchlan Township
Sewer Fund
Statement of Revenues and Expenditures
For the Period Ending September 30, 2018

Packet Page 44

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
REVENUES					
15-341-000-000	Interest Earnings	\$ 1,340.70	\$ 3,000.00	(1,659.30)	45%
15-342-000-100	Operations Mgmt Agreement Fees	94,731.25	364,463.00	(269,731.75)	26%
		-		-	#DIV/0!
Total Revenues		\$ 96,071.95	\$ 367,463.00	\$ (271,391.05)	#DIV/0!
EXPENDITURES					
General					
15-400-000-461	Bank Fees	30.00	200.00	(170.00)	15%
15-400-000-463	Misc Expenses	-	1,000.00	(1,000.00)	0%
15-404-000-100	Legal Fees	-	-	-	#DIV/0!
		30.00	1,200.00	(1,170.00)	0.15
Bond expenses					
15-472-000-100	Bond Interest Expense	142,096.90	189,463.00	(47,366.10)	75%
15-472-000-200	Bond Issuance Costs	-	-	-	#DIV/0!
15-472-000-300	Bond Amortization Expense	(2,556.85)	(5,114.00)	2,557.15	50%
	Total Debt Expenses	139,540.05	184,349.00	(44,808.95)	#DIV/0!
Other					
15-493-000-083	Depreciation	-	250,000.00	(250,000.00)	0%
		-	250,000.00	(250,000.00)	0%
Total Expenditures before Transfers		\$ 139,570.05	\$ 435,549.00	\$ (295,978.95)	32%
Transfers					
15-492-000-010	Transfer to Municipal Authority	-	-	-	#DIV/0!
	Total Transfers	-	-	-	#DIV/0!
Total Expenditures and Transfers		139,570.05	435,549.00	(295,978.95)	#DIV/0!
Excess of Revenues over Expenditures		\$ (43,498.10)	\$ (68,086.00)	\$ 24,587.90	64%

Upper Uwchlan Township
Capital Projects Fund
Balance Sheet
As of September 30, 2018

ASSETS

Cash			
30-100-000-010	Cash - Fulton Bank	\$	745,288.77
30-100-000-020	PSDLAF		876,923.33
	Total Cash		<u>1,622,212.10</u>

Accounts Receivable			
30-130-000-001	Due from General Fund		4,054.78
30-130-000-002	Due From Municipal Authority		-
30-130-000-003	Due from Escrow Fund		-
30-130-000-004	Due from Solid Waste Fund		-
30-130-000-005	Due From Liquid Fuels Fund		-
30-130-000-006	Due from Act 209 Fund		-
30-130-000-007	Due from Water Resource Protection Fund		-
	Total Accounts Receivable		<u>4,054.78</u>

Other Current Asset			
30-191-000-000	Other Assets		-
	Total Other Current Asset		<u>-</u>

Total Assets		\$	1,626,266.88
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LIABILITIES AND FUND BALANCE

Accounts Payable			
30-200-000-000	Accounts Payable		-
30-258-000-000	Accrued Expenses		-
	Total Accounts Payable		<u>-</u>

Long Term Liabilities			
30-297-000-000	Other Liabilities		-
	Total Long Term Liabilities		<u>-</u>

Other Current Liabilities			
30-230-000-000	Due to General Fund		103,175.00
30-230-000-001	Due To Liquid Fuels		-
30-230-000-002	Due to Act 209		-
30-230-000-003	Due to Solid Waste Fund		-
30-230-000-004	Due to Municipal Authority		-
30-230-000-005	Due To Escrow Fund		-
	Total Other Current Liabilities		<u>103,175.00</u>

Total Liabilities		\$	103,175.00
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Equity			
30-272-000-001	Opening Balance Equity		948,398.39
30-272-000-004	Unrestricted Net Assets		294,536.51
	Current Period Net Income (Loss)		280,156.98
	Total Equity		<u>1,523,091.88</u>

Total Fund Balance		\$	1,523,091.88
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Total Liabilities & Fund Balance		\$	1,626,266.88
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Upper Uwchlan Township
Capital Projects Fund
Statement of Revenues and Expenditures
For the Period Ending September 30, 2018

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
REVENUES					
30-341-000-000	Interest Earnings	\$ 15,561.12	\$ 12,000.00	3,561.12	130%
30-354-000-010	Grant Revenue - County	-	-	-	#DIV/0!
30-354-000-020	Grant Revenue - State	86,283.37	-	86,283.37	#DIV/0!
30-354-000-030	Grant Revenue - Federal	-	-	-	#DIV/0!
30-354-000-040	Grant Revenue - Other	-	5,800.00	(5,800.00)	0%
30-391-000-100	Sale of Fixed Assets	10,100.00	5,000.00	5,100.00	202%
30-392-000-001	Transfer from General Fund	600,000.00	600,000.00	-	100%
30-392-000-005	Transfer from Solid Waste Fund	375,000.00	375,000.00	-	100%
30-392-000-020	Transfer from Act 209 Fund	-	-	-	#DIV/0!
30-392-000-030	Transfer from the Municipal Authority	-	-	-	#DIV/0!
30-393-000-400	Other financing sources	206,000.00	206,000.00	-	100%
		1,292,944.49	1,203,800.00	89,144.49	107%
Total Revenues					
		\$ 1,292,944.49	\$ 1,203,800.00	\$ 89,144.49	107%
CAPITAL EXPENSES					
Township Properties					
30-409-000-700	Capital Purchases-General	32,433.52	34,374.00	(1,940.48)	94%
30-409-001-700	Capital Purchases-Executive	-	-	-	#DIV/0!
30-409-002-600	Capital Construction - Township Bldg	10,401.01	170,000.00	(159,598.99)	6%
30-409-002-700	Capital Purchases - Twp Bldg	-	-	-	#DIV/0!
30-409-003-600	Capital Construction - PW Bldg	-	87,800.00	(87,800.00)	0%
30-409-003-700	Capital Purchases - PW Bldg	-	-	-	#DIV/0!
30-409-004-600	Capital Construction - Milford Rd.	-	-	-	#DIV/0!
30-409-004-700	Capital Purchases - Milford Rd.	-	-	-	#DIV/0!
	Total Township	42,834.53	292,174.00	(249,339.47)	15%
Police					
30-410-000-700	Capital Purchases- Police	47,573.10	52,356.00	(4,782.90)	91%
	Future Purchase	-	10,000.00	(10,000.00)	0%
		47,573.10	62,356.00	(14,782.90)	76%
Codes					
30-413-000-700	Capital Purchases	-	-	-	#DIV/0!
		-	-	-	#DIV/0!
Emergency Management					
30-415-000-700	Capital Purchases	-	-	-	#DIV/0!
		-	-	-	#DIV/0!
Public Works					
30-438-000-700	Capital Purchases-Vehicles	46,228.10	-	46,228.10	#DIV/0!
30-438-000-701	Capital Purchases - Equipment	46,972.09	87,100.00	(40,127.91)	54%
	Total Public Works	93,200.19	87,100.00	6,100.19	#DIV/0!
Roads					
30-502-434-700	Traffic Signals	-	-	-	#DIV/0!
	Little Conestoga Road Crosswalk	-	-	-	#DIV/0!
	Lyndell Road Bridge	-	57,500.00	(57,500.00)	0%
		-	57,500.00	(57,500.00)	0%

Upper Uwchlan Township
Capital Projects Fund
Statement of Revenues and Expenditures
For the Period Ending September 30, 2018

Parks				
All Parks				
30-454-000-700	Capital Purchases - All Parks	20,494.00	20,500.00	(6.00) 100%
Hickory Park				
30-454-001-600	Capital Construction - Hickory		209,300.00	(209,300.00) 0%
30-454-001-700	Capital Purchases - Hickory	-	-	#DIV/0!
Fellowship Fields				
30-454-002-600	Capital Construction - Fellowship	(1,509.52)	-	(1,509.52) #DIV/0!
30-454-002-700	Capital Purchases - Fellowship	-	-	#DIV/0!
Larkins Field				
30-454-003-600	Capital Construction - Larkins	-	-	- #DIV/0!
30-454-003-700	Capital Purchases - Larkins	-	-	- #DIV/0!
Upland Farms				
30-454-004-600	Capital Construction - Upland	1,697.66	74,100.00	(72,402.34) 2%
30-454-004-610	Fund Raising - Upland			- #DIV/0!
30-454-004-700	Capital Purchases - Upland	32,874.00	-	32,874.00 #DIV/0!
Village of Eagle Pocket Park				
30-506-000-100	Design		-	-
30-506-000-600	Capital Construction	-	-	- #DIV/0!
30-506-000-700	Capital Purchases	-	-	- #DIV/0!
	Total Parks Capital	53,556.14	303,900.00	(250,343.86) 18%
Trails				
30-455-000-650	Grant-Trails/Bridge	2,485.22	-	2,485.22 #DIV/0!
30-455-000-651	Phase IV-Pk Rd Trail	135,445.16	767,104.00	(631,658.84) 18%
30-455-000-652	Side Path Project	234.00		234.00 #DIV/0!
	Total Trails	138,164.38	767,104.00	(628,939.62) 18%
Debt Service				
30-500-471-001	Principal-\$1.2M #880	219,683.45	220,150.00	(466.55) 100%
30-500-472-001	Interest-\$1.2M #880	3,444.06	8,772.00	(5,327.94) 39%
30-500-471-003	Capital Lease Interest	5,780.45	5,780.00	0.45 100%
30-470-471-350	Capital Lease Principal	49,677.91	49,678.00	(0.09) 100%
	Total Debt Service	278,585.87	284,380.00	(5,794.13) 98%
Village Concept				
30-506-000-100	Design - Village of Eagle	358,873.30	-	358,873.30 #DIV/0!
30-506-000-600	Construction - Village of Eagle	-	385,000.00	(385,000.00) 0%
		358,873.30	385,000.00	(26,126.70) 93%
Total Expenditures before Operating Transfers				
		\$ 1,012,787.51	\$ 2,239,514.00	\$ (1,226,726.49) 45%
Operating Transfers				
30-505-000-010	Transfers to the General Fund	-	-	- #DIV/0!
30-505-000-020	Transfers to the Solid Waste Fund	-	-	- #DIV/0!
30-505-000-030	Transfers to the Act 209 Fund	-	-	- #DIV/0!
	Total Operating Transfers	-	-	- #DIV/0!
Excess of Revenues over Expenditures and Operating Transfers				
		\$ 280,156.98	\$ (1,035,714.00)	\$ 1,315,870.98 -27.05%

Upper Uwchlan Township
Developers Escrow Fund
Balance Sheet
As of September 30, 2018

ASSETS

Cash		
40-100-000-100	Cash - Fulton Bank	\$ 14,464.06
	Total Cash	14,464.06
Other Current Assets		
40-130-000-010	Due from General Fund	687.90
40-130-000-020	Due from Solid Waste Fund	-
40-130-000-030	Due from Municipal Authority	-
	Total Other Current Assets	687.90
Total Assets		\$ 15,151.96

LIABILITIES AND FUND BALANCE

Accounts Payable		
40-200-000-000	Accounts Payable	-
	Total Accounts Payable	-
Other Current Liabilities		
40-230-000-010	Due To General Fund	87,213.52
40-230-000-020	Due to Solid Waste Fund	-
40-230-000-030	Due to Municipal Authority	200.00
	<u>Due to Developers:</u>	
40-248-000-001	Toll Brothers	(4,804.95)
40-248-000-004	Columbia Gas Transmission LLC	7,959.81
40-248-000-005	Chester County - Radio Tower	337.43
40-248-000-006	Executive Land Holdings	(2,744.29)
40-248-000-007	Park Road Townhomes	3,697.39
40-248-000-009	Open Community Corp.	(16,574.41)
40-248-000-010	Sunoco Reed Road	4,059.45
40-248-000-011	McHugh	10.01
40-248-000-012	Marsh Lea	(16,480.03)
40-248-000-013	Eagle Pointe	(400.00)
40-248-000-014	Grashof	760.68
40-248-000-015	McKee Fettes	(1,738.00)
40-248-000-017	Vantage Point Retirement	(5,336.22)
40-248-000-018	CarSense	-
40-248-000-019	Village at Byers	(16,015.69)
40-248-000-020	Milford Rd. Associates	0.88
40-248-000-021	Townes at Chester Springs	(26,379.31)
40-248-000-022	Eagle Village	(10,759.75)
40-248-000-023	Fish Eye	16,377.52
40-248-000-024	Jankowski	(2,482.71)
40-248-000-025	Eagleview Lot 1C	2,316.86
40-248-000-026	Lot 1B Maintenance Area	6,656.74
40-248-000-027	122 Oscar Way	(747.53)
40-248-000-028	Commercial 5C	(10,976.16)
40-248-000-030	Profound Technologies	1,000.72
	Total Other Current Liabilities	15,151.96
40-258-000-000	Accrued Expenses	-
Total Liabilities		\$ 15,151.96

Equity		
40-279-000-000	Opening Balance Equity	-
	Current Period Net Income (Loss)	-
	Total Equity	-
Total Fund Balance		\$ -
Total Liabilities & Fund Balance		\$ 15,151.96

Upper Uwchlan Township
Developers Escrow Fund
Statement of Revenues and Expenditures
For the Period Ended September 30, 2018

Packet Page 49

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
40-341-000-000	Interest Income	\$ 411.03	\$ -	\$ 411.03	-
40-341-000-010	Interest Income - allocated to Developers	(411.03)	-	(411.03)	-
40-392-000-100	Transfer from General Fund	-	-	-	-
		-	-	-	-
Total Revenue		-	-	-	-
40-400-000-461	Bank Fees	-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
Total Expenditures		-	-	-	-
Excess of Revenues over Expenditures		\$ -	\$ -	\$ -	-



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

ENGINEER'S REPORT – UPPER UWCHLAN TOWNSHIP

Date: October 11, 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 6C)- Vantage Point – The Planning Commission reviewed the Amended Tentative PRD Application at their September 13th meeting and recommended its approval. The hearing for the application has been scheduled for October 23rd.

Jankowski Tract - The Applicant has submitted a Preliminary / Final Land Development Application for a 55-lot subdivision for this project. The Board granted Conditional Use Approval on December 18th, 2017. The Planning Commission recommended Preliminary / Final Land Development Approval at their March 8th meeting. The Applicant will be before the Board at your October 15th meeting seeking same.

Township Building Expansion Project – We have begun our site and storm water management design for the Township Building property. Due to the limited disturbance, it appears an NPDES permit will not be required for this project.

General:

Meetings / Correspondence with staff regarding various matters.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

DEVELOPMENT UPDATE – UPPER UWCHLAN TOWNSHIP

Date: October 11, 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 6 building permit applications (28 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)- [Residential] - Construction continues on the residential portion of the development. To date, we have received our 4 building permit applications. In addition, As the Board is aware, a hearing was held on October 9th for the consideration of the elimination of individual unit parcel lines.

Byers Station (Lot 5C)- [Commercial] - An amended land development plan has been submitted for the commercial portion of the site and a recommendation for approval was made by the Planning Commission at their June 14th Meeting. The applicant has since submitted a revised plan to address the consultant's outstanding comments and a review letter has been issued.

Byers Station (Lot 6C)- Vantage Point – An Amended Tentative PRD Application has been submitted 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. A staff meeting was held on July 31st to discuss various comments in the consultants letters. The Applicant has now submitted a revised plan to address the consultant's comments. The revised plan was reviewed by the Planning Commission at their September 13th meeting and a recommendation for approval was given. A hearing for the modification is scheduled for October 23rd.

Reference: Development Update

File No. 18-01080T
October 11, 2018

Eagleview Lot 1B— A revised Preliminary / Final Land Development Plan has been received for a maintenance facility on the site. The plan has been revised to reduce the proposed site disturbance. The plan was reviewed by the Planning Commission at their September 13th meeting and Final Approval was recommend.

Eagleview Lot 1C— This 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. Hankin has now submitted a Final Land Development Plan which was reviewed by the Planning Commission at their September 13th meeting and Final Approval was recommend contingent upon some additional review by the Township's Consultants regarding the landscaping and lighting.

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 Land Development 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 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. The plan will be before the Board at your October 15th meeting seeking Preliminary / Final Plan Approval.

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 the roadway has been constructed and paved. In addition, we have received grading plans for 6 proposed homes.

Reserve at Chester Springs (Frame Property) – Home construction continues at a very brisk pace in the development. Building Permits for 62 of the 63 homes have been applied for.



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: The Board of Supervisors

FROM: Kathi McGrath 
Administrative Assistant

RE: Codes Department Activity Report

DATE: October 12, 2018

=====

Attached, please find the Codes Department Activity Report for the month of September, 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	59	\$ 39,179.50	317	\$ 239,746.20
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	67	\$ 16,422.42	384	\$ 256,168.62
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	55	\$ 34,126.38	439	\$ 290,295.00
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	55	\$ 47,345.62	494	\$ 337,640.62
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				



SEPTEMBER/OCTOBER 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**
 - **1 Work new orders submitted**
 - **1 Completed**
- **PA 1-calls**
 - **106 Work orders submitted**
 - **106 Completed**
- **Public Works**
 - **23 Work orders submitted**
 - **23 Completed**
- **Parks**
 - **3 Work orders submitted**
 - **3 Completed**
- **Solid Waste**
 - **15 Work orders submitted**
 - **15 Completed**
- **Worked on clearing pipe on Davenport Drive. Must get Pipe Data View in for more information on the problem.**

- **Worked with roadway milling crew.**
- **Reconstructed wooded walking trails at Hickory Park**
- **Cleared out storm pipes at Greenridge, Krauser Roads after the storm.**
- **Inspection for resurfacing contractor**
- **Installed riser rings for manholes on roads during resurfacing**
- **Parks and facility checks after storms**
- **Roadside mowing as time allowed**
- **Removed old play structures from Hickory Park**
- **Hauled away mulch from Hickory Park site in preparation of new play structures.**
- **Called in for tree down on Greenridge Road**
- **Collected No Parking signs and Variable Message Boards for concert**
- **Worked on repairing of potholes at various locations**
- **Inlet cleaning of various inlets throughout the Township with vacuum truck**
- **Spot swept roads with vacuum truck**
- **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 and weather allowed.**
- **Minor maintenance issues were handled at the Township Buildings.**
- **Trimmed trees around signals**

Bids:

- None

Road Dedications:

- None

Workforce

- All current employees are working well and there are no issues to report.

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



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: The Board of Supervisors

FROM: Cary B. Vargo
Township Manager

RE: Jankowski Tract – Preliminary/Final Subdivision - Land Development Plan

DATE: October 12, 2018

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

Key Points:

- Conditional Use approval was granted December 18, 2017.
- Stormwater Management – Stormwater will be handled via 2 at grade detention basin, and 3 rain gardens.
- The roads will be offered for dedication to the Township.
- One (1) waiver is requested to allow 5 homes access to a cul-de-sac bulb. A maximum of 4 is permitted by ordinance. This was discussed at the July 10, 2018 work session with the applicant and it was agreed it would be permissible so long as a driveway was adjusted to provide adequate room for snow removal.

The Planning Commission recommended granting Preliminary / Final Approval at their March 8, 2018 meeting.

CV/DLN/gj

Attachments:

Conditional Use Approval Decision & Order dated December 18, 2017
Planning Commission March 8, 2018 Meeting Minutes
Gilmore & Assoc., Inc. Review Letter, dated September 11, 2018
West Vincent Township Resolution #26-2018 Approving Minor Subdivision Plan
Plan - last revised May 18, 2018 and plotted August 9, 2018 (Sheets 1, 6, 26 of 30)



UPPER UWCHLAN TOWNSHIP MOTION

The Board of Supervisors of Upper Uwchlan Township at their October 15, 2018 meeting hereby grants **Preliminary / Final Subdivision - Land Development Approval** of a plan prepared by E.B. Walsh & Assoc., Inc. titled, "Jankowski Tract" dated August 8, 2017 and last revised May 18, 2018.

The following conditions accompany the approval:

1. The Applicant shall adhere to all conditions and requirements set forth in the December 18, 2017 Conditional Use Decision & Order.
2. The plans shall be revised to address the consultants' comments raised in the September 11, 2018 Gilmore & Associates, Inc. review letter.
3. A waiver is hereby granted from Subdivision / Land Development Ordinance Section 162-33.J. to permit 5 lots to take access from a cul-de-sac.
4. The Applicant shall obtain a Highway Occupancy Permit from Pa-DOT for the proposed accesses to Pottstown Pike (SR 100).
5. The Applicant shall obtain all applicable permits from The Chester County Conservation District and Pa-DEP.
6. The Applicant shall provide verification of the recording of the associated West Vincent Township Subdivision Plans.
7. A Traffic Impact Fee shall be paid in the amount of \$142,374. The fee shall be paid prior to the issuance of the first building permit.

RECEIVED

AUG 10 2018

UPPER UWCHLAN TWP.



EDWARD B. WALSH & ASSOCIATES, INC.
Complete Civil Engineering Design / Consultation Services
Lionville Professional Center
125 Dowlin Forge Road
Exton, PA 19341

Packet Page 60

August 10, 2018

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

RE: Jankowski Property Subdivision

Dear Mr. Vargo:

Enclosed please find revised plans and stormwater management reports for the Jankowski Tract Subdivision. They have been revised to address the review comments provided in the Township Consultant review letters. The revisions are as follows:

Gilmore & Associates Comments:

Zoning Ordinance:

1. The zoning chart on Sheet #1 was revised to include the noted requirements.
2. The note with respect to the parking requirement was added to the bottom of the zoning table on Sheet #1.

Subdivision and Land Development Ordinance:

1. The note concerning the sidewalk was added to the detail.
2. No action is required by this comment.
3. The plans were revised to note the one foot separation between the right-of-way and sidewalk. This is provided on the detail. The 50-scale plans are not at a sufficient scale

REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS

Pennsylvania, New Jersey, Delaware & Maryland

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to see the separation.

4. The driveway apron detail was revised as directed.
5. The utility companies' phone numbers were added to Sheet #2.
6. A lighting plan was added to the set which notes five lights along the Milford Road extension. The light style is consistent with the subdivision on the East side of Pottstown Pike.

Stormwater Management Ordinance:

1. The stormwater report has been revised to include the infiltration test results.
2. The basin bottom is extended below the design storage elevation to provide a managed volume control. This area is not included in the basin rate control/ storage area as reflected by the bottom elevation utilized for the system routing.
3. The details were revised to include an underdrain.
4. The dewatering calculations were revised to clarify that the 0.19 inch/ hour rate is the infiltration rate for the basin.
5. The profiles and report were revised to ensure they are consistent.
6. Given the ease of access to the systems for maintenance, the loading ratios are not an issue. In addition, several of the BMP's receive water that was previously treated which removed any pollutant prior to entering the BMP.

General Comments:

1. The lot line change plan for the parcels in West Vincent are currently in the review process by West Vincent Township.
2. An inlet drainage area map was added to the stormwater report.
- 3-4. The submission correspondence has been forwarded to the Township for review.

McMahon Associates Comments:

1. The length of the turn lanes and tapers were adjusted as noted.
2. The access road width was adjusted to accommodate a future possible left turn lane.
3. General Note #6 was revised to include the offer of dedication.
4. The noted sections of road are the beginning and end of the road where the vehicle will be travelling at a speed less than 25 MPH.
5. The sight distance lines were adjusted as directed.
6. As discussed with staff, the trail will be provided south of the new access road and will be 10 feet wide where it is parallel to Pottstown Pike.
7. The curb ramps were revised as noted. The ramp details were added to the same sheet as the ramp grading details.
8. As discussed with staff, there are driveway aprons – with maximum slopes of 2% g – at regular intervals along the sidewalk. This necessitates the need for the sidewalk to be five feet wide.
9. The pedestrian crossing location was shifted as noted.
10. The crosswalk detail was revised to provide a specification consistent with PADOT standards.
- 11a. The sign was adjusted as specified.
- 11b. The additional sign was added to the plan.
- 11c. The sign details were added to the applicable detail sheet.
- 11d. The striping was adjusted to provide uniform drive aisle widths.
- 11e. The missing lines and extraneous lines were addressed.
12. The speed of flow at the inlets for the required storm event does not exceed the allowable width.
13. The fee to be paid is acknowledged.

ARRO Consulting Review Comments:

1. This comment does not require a plan revision.
2. The planning modules were previously submitted. It is requested that the Township submit the modules to DEP for review.
3. General Note #25 on the title plans includes language to provide the required easement.
4. It is acknowledged that a developers agreement will be required.
5. The profiles were adjusted to ensure they provide the correct pipe lengths.
6. The match lines were adjusted to be at the correct locations.
7. The profile was revised to include the noted information.
8. A casing detail was added to the Detail Sheet.

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

Very truly yours,

EDWARD B. WALSH & ASSOC., INC.



Adam J. Brower, P.E.

BUCKLEY, BRION, McGUIRE,
& MORRIS LLP
By: KRISTIN S. CAMP, Esquire
Attorney I.D. # 74593
118 West Market Street, Suite 300
West Chester, Pennsylvania 19382
(610) 436-4400

IN RE: CONDITIONAL USE : BEFORE THE UPPER UWCHLAN
APPLICATION OF : TOWNSHIP BOARD OF SUPERVISORS
BLACK HORSE ELU, LLC : CHESTER COUNTY, PENNSYLVANIA

DECISION AND ORDER

On March 29, 2017, Black Horse ELU, LLC (“Applicant”) filed an application (the “Application”) seeking conditional use approval pursuant to Section 200-72.B(2)(a) of the Upper Uwchlan Township Zoning Ordinance (the “Ordinance”) to develop certain property located in the R-2 Residential District and the F-1 Flexible Development Overlay District with 55 single family dwellings using the flexible/open space development option. Applicant is the equitable owner of the following two parcels of property located in Upper Uwchlan Township, (i) Chester County Tax Parcel No. 32-1-30, containing approximately 39.6 acres; and (ii) Chester County Tax Parcel No. 32-1-30.1, containing approximately 3.0 acres (collectively the “Property”). Applicant is also equitable owner of Chester County Tax Parcel No. 25-6-58.1, containing approximately 5.0 acres located in West Vincent Township which is adjacent to the Property and will be developed as part of the flexible/open space development.

The Board conducted a public hearing on the Application on June 19, 2017 at 7:00 p.m. At the conclusion of that hearing, the Board continued the hearing on the record until July 12, 2017 at 7:00 p.m. The hearing was continued again at the request of the

Applicant several times until November 14, 2017. Applicant appeared at both hearings represented by its counsel, John A. Jaros, Esquire from Riley Riper Hollin & Colegreco, P.C. The Board was represented by Township Solicitor, Kristin S. Camp, Esquire.

The following people were granted party status without objection by Applicant:

Name	Address
Thomas and Megan Rufo	1 Carriage Drive Downingtown, PA 19335
Brian and Susan Aird	9 Carriage Drive Downingtown, PA 19335
Carmelita and Jonathan Senatz	2 Carriage Drive Downingtown, PA 19335
Mark and Lynn Moser	85 Milford Road Downingtown, PA 19335
Brian Gallagher	19 Carriage Drive Downingtown, PA 19335
William Alverio	13 Carriage Drive Downingtown, PA 19335
Greg and Elisa Grissom	75 Milford Road Downingtown, PA 19335
Rami Farag and Ali Farag/ RAFA Investment	545 Pottstown Pike Chester Springs, PA
Michelle and Jeffrey Miller	4 Carriage Drive Downingtown, PA 19335

At the conclusion of the hearing on November 14, 2017, the evidentiary record was closed. The Board voted at the December 18, 2017 public meeting to approve the Application with the conditions listed herein.

From the testimony and exhibits presented at the hearings, the Board makes the following:

FINDINGS OF FACT

Procedural Requirements and Description of Property

1. All facts set forth in the introductory paragraphs above are incorporated herein by reference and are deemed to be factual findings of the Board.
2. The original hearing held on June 19, 2017 was advertised in the *Daily Local News* on May 31, 2017 and June 7, 2017. See Exhibit B-3.
3. The hearing held on November 14, 2017 was advertised in the *Daily Local News* on October 30, 2017 and November 6, 2017. See Exhibit B-16.
4. The Property was posted with a copy of the public notice of the June 19, 2017 hearing on June 2, 2017. See Exhibit B-5.
5. The Property was posted with a copy of the public notice of the November 14, 2017 hearing on October 25, 2017. See Exhibit B-17.
6. The Township mailed a copy of the public notice of the June 19, 2017 hearing to the property owners who are identified on Exhibit B-4.
7. Applicant is the equitable owner of the Property pursuant to the following Agreements of Sale: (i) Agreement dated July 1, 2016 for Parcel 32-1-30; and (ii) Agreement dated August 3, 2016 for Parcels 32-1-30.1 and 25-6-58.1. These agreements were admitted into the record as Exhibits A-5 and A-6 respectively.
8. Parcel 32-1-30 is owned by Henry F. Jankowski pursuant to a Deed dated July 19, 2004, recorded on July 20, 2004 in the Chester County Recorder of Deeds in Deed Book 6224, page 1319.

9. Parcel 32-1-30.1 is owned by Sophie A. Pomanto and David J. Pomanto pursuant to a Deed which was recorded on June 1, 1981 in the Chester County Recorder of Deeds in Deed Book M-58, page 241.

10. The Property contains 40.655 gross acres and is located on the west side of Pottstown Pike near the intersection of Garrison Drive and Pottstown Pike.

11. The Property is located in the R-2 Residential District and F-1 Flexible Development Overlay District.

12. The Property is bound by Pottstown Pike to the east, residential dwellings to the west, a Columbia Gas pipeline and PECO utility easement to the south and vacant land and residential development to the north in West Vincent Township.

13. There are mature woodlands and wetlands on the southern portion of the Property which will not be disturbed by the proposed development. The majority of the development will occur within an area of an open field on the Property which has historically been farmed.

14. Applicant seeks conditional use approval pursuant to Section 200-72.B(2)(a) of the Ordinance to permit the subdivision and development of the Property pursuant to the flexible/open space development option with a total of 55 dwelling units.

15. Applicant presented a conditional use plan prepared by Edward B. Walsh and Associates Inc. dated September 13, 2016, last revised May 16, 2017, which was admitted in the record as Exhibit B-1 and Exhibit A-3 (the "Original Plan").

16. The Original Plan contemplated an extension of Milford Road by constructing a connecting road with a boulevard style entrance (the "Connector Road") into the development which would traverse across the southern boundary of the Property

until it intersected with Pottstown Pike directly across from Garrison Drive on the eastern side of Pottstown Pike. The Original Plan contemplated 55 single family dwellings arranged around a circular road labeled “Road B” and a cul-de-sac bulb with homes fronting on it.

17. Section 200-72.D(1) of the Ordinance requires 40% of the gross tract area to be set aside as restricted open space that complies with the criteria for restricted open space in Section 200-69 of the Ordinance.

18. The Original Plan only provided 33% of the gross tract area as open space. Applicant contemplated that the Board would support a reduction of 7% open space pursuant to the authority in Section 200-72.D(1)(b) of the Ordinance which allows the Board to reduce the minimum restricted open space up to 25% provided certain conditions are met. Applicant believed that because it provided a connection to Milford Road, which is currently a dead end street, this justified the reduction in required open space.

19. The Board and Township consultants disagreed with Applicant’s interpretation and believed that the Connector Road was an essential improvement necessary to provide safe and efficient access to the proposed community and to meet the goals of the Township’s Comprehensive Plan.

20. After the conclusion of the June 19, 2017 hearing, Applicant revised the Original Plan several times and consulted with the Township staff and consultants and Planning Commission on various designs which would provide the minimum required open space and meet all other applicable area and bulk requirements for a flexible/open space development.

21. At the November 14, 2017 hearing, Applicant presented a revised conditional use plan prepared by Edward B. Walsh and Associates Inc. dated September 13, 2016, last revised August 8, 2017, which was identified in the record as Exhibit A-3(a) (the "Revised Plan").

22. The Revised Plan also proposes a road connection with Milford Road with a boulevard style entrance which traverses the Property until it connects to the intersection of Pottstown Pike directly across from Garrison Drive. The Connector Road was moved approximately 120 feet to the north on the Revised Plan.

23. The Revised Plan contemplates 55 single family dwellings, however the configuration of the homes has been adjusted to provide 11 lots fronting on the southern side of the Connector Road and to have two access points off of the Connector Road.

24. The Revised Plan also provides 19 parking spaces on the north side of the Connector Road in an area which abuts 1.11 acres of open space.

25. The gross tract area contains 40.655 acres and the net tract area contains 36.785 acres. 40% of the gross tract area equates to 16.262 acres.

26. The base density allowed pursuant to the Ordinance is 1.1 dwelling units multiplied by the net tract area (36.785) for a total of 40 dwelling units. See Section 200-72.D(2).

27. Applicant proposes a density bonus pursuant to the criteria in Section 200-72.D(3)(b).

28. The Revised Plan proposes 23.918 acres of open space or 58.83% of the net tract area which would allow Applicant a density bonus of 15 additional dwelling units for a total unit count of 55 lots.

29. Section 200-69.D(1)(a) of the Ordinance requires no less than 15% of the gross tract area to be “usable” open space which does not contain areas comprised of designated flood hazard district, wetlands, slopes in excess of 25%, lands used for sewage disposal or stormwater management.

30. 6.098 acres of the open space are restricted usable open space.

31. The Revised Plan proposes various areas of open space scattered throughout the development, including the following: (i) an all-purpose field measuring 27,600 square feet on the western side of the open space below the Collector Road; (ii) a dog park measuring approximately 18,000 square feet on the southeastern side of the open space; (iii) a general-purpose recreation area measuring 1.11 acres north of the Collector Road; and (iv) walking trails which will be designed in a circuitous pattern throughout the open space which will be connected to the sidewalks on the internal streets and Connector Road.

32. The proposed trails will connect the proposed development to adjacent areas including the Garrison Road neighborhood to the east of Pottstown Pike.

33. Applicant indicated that it originally proposed to limit the use of the open space to the residents of the development and not allow it to be used by the general public. However, when questioned by the Board members on this issue, John Mosteller indicated that he was willing to discuss the use of the open space areas and trails with the Township as part of land development.

34. Applicant proposes to connect the single-family dwellings to public water from Aqua Pennsylvania. Applicant presented a water availability letter from Aqua dated September 20, 2016 which was identified as Exhibit A–13.

35. Applicant proposes to connect the single-family dwellings to public sewer provided by the Upper Uwchlan Township Municipal Authority.

36. The development will require approximately 12,275 gallons per day of sewage capacity for treatment and disposal.

37. The Property does not have sufficient area for disposal of treated effluent generated by the development.

38. Applicant will be required to purchase treatment and disposal capacity from the Township in order to connect the development to public sewer.

39. There is an existing PECO electric utility easement with aerial lines which traverses in an east to west direction on the southern portion of the Property. Applicant does not intend to disturb these lines or bury them underground.

40. There is another PECO utility easement which traverses the Property in a north to south direction which Applicant intends to bury underground within the development if permitted by PECO.

41. There is also a Columbia Gas pipeline that traverses the Property in an east to west direction on the southern portion of the Property.

42. Applicant's civil engineer, Adam Brower, testified that Applicant will have to obtain Columbia Gas' consent to cross the pipeline with the connector road and utility pipes.

43. Applicant will work with PECO and the pipeline company during land development to obtain all necessary approvals for the proposed disturbance and construction in the utility easements.

44. Applicant's civil engineer, Ted Gacomis, testified that the Revised Plan complies with the area and bulk requirements necessary for a flexible/open space development and with the conditional use standards in Section 200-117 of the Ordinance.

45. Mr. Gacomis also testified that the Revised Plan can be revised to comply with the Township engineer's latest review letter dated September 8, 2017 which was admitted as Exhibit B-18, except for one comment which suggested that a trail be extended from the community's entrance along Pottstown Pike north to the Property line.

46. Applicant's engineer testified that they discussed this trail extension with the Township Planning Commission and the Planning Commission expressed that they did not want the trail extended to the north because the trail would not connect to another trail and may cause pedestrians to cross Pottstown Pike at this potentially dangerous location.

47. Applicant requests a waiver to permit the interior road and cul de sac road to have a 28 foot wide cartway in lieu of the required 32 foot cartway pursuant to Section 162-28.A of the Township's Subdivision and Land Development Ordinance ("SALDO").

48. The Connector Road has been designed with two 12 foot wide through lanes and a 9 foot wide parking lane. The width of the Connector Road near the entrances at Pottstown Pike and Milford Road will be wider with two 14 foot lanes and an 8 foot wide landscaped traffic island.

49. Applicant intends to dedicate all of the roads in the development to the Township.

50. Applicant requests a waiver to permit a sidewalk on only one side of the proposed internal road (not the cul de sac) pursuant to Section 162-41.A of the SALDO.

51. The Township Fire Marshal reviewed the Original Plan and issued a review letter dated June 13, 2017 which was admitted into the record as Exhibit A-12. The Fire Marshal was satisfied with the design and location of fire hydrant spacing on the Original Plan.

52. Applicant did not submit the Revised Plan to the Fire Marshal to review and comment and thus it will be required to do so as part of land development review.

53. A homeowners association will be created for the community which will maintain all of the community facilities including the open space, trails, dog park, stormwater management facilities, and interior of the landscape islands at both entrances of Connector Road.

54. John Mosteller, one of the partners of Applicant, presented photographs of the proposed elevations of two dwellings as required by Section 200-72.E(2)(a). See Exhibit A-18.

55. The base price for the proposed dwellings will be in the range of \$500,000-\$600,000.

56. Applicant's engineers have conducted a preliminary stormwater management design which includes infiltration facilities and an above ground basin located on the southern portion of the Property. Applicant's engineer testified that they believe that they will be able to design stormwater management facilities to comply with the Township's stormwater management ordinance and the regulations of the Chester County Conservation District and Pennsylvania Department of Environmental Protection.

57. The specific design of the storm water management facilities will be reviewed and approved during land development.

58. Applicant intends to build a two car garage for each dwelling and provide a driveway which can accommodate parking of another two vehicles. In addition, the Revised Plan provides 19 parallel parking spaces along the northern side of the Connector Road adjacent to an area of open space.

59. Applicant presented the testimony of Greg Richardson, P.E., a professional civil engineer from Traffic Planning & Design, Inc., ("TPD") who was recognized as an expert in traffic engineering.

60. TPD prepared a Transportation Impact Assessment dated March 30, 2017 which was admitted into evidence as Exhibit A-9 ("TIS").

61. Mr. Richardson examined the potential traffic impact associated with the proposed development on the surrounding roadway network in the Township.

62. He studied three intersections in the vicinity of the Property (proposed Connector Road and Pottstown Pike, Milford Road and Font Road and Font Road and Pottstown Pike) (the "Study Intersections") and conducted traffic counts at these intersections during morning and afternoon peak hours. He also examined the sight distance at the proposed access driveways.

63. According to the TIS, the development would generate 48 new trips in the am peak hour (one hour between 7am-9am) and 61 new trips in the afternoon peak hour (one hour between 4pm-6pm).

64. Mr. Richardson testified that the proposed development can be accommodated safely and efficiently on the existing road system and that the new

development will not create any undue congestion or safety hazards at the Study Intersections.

65. According to Mr. Richardson, the levels of service of the Study Intersections will not be decreased and the external access locations and interior traffic circulations will be adequate to provide safe and convenient circulation for vehicular traffic including emergency vehicles.

66. According to the TIS, the levels of service at the Study Intersection will operate at an acceptable level of service B or better during 2019 projected conditions.

67. Mr. Richardson also submitted an addendum to the TIS dated November 14, 2017 which was admitted as Exhibit A-9(a) which studied the sight distance from the 11 proposed driveways that intersect with the Connector Road.

68. Mr. Richardson concluded in the TIS that all proposed driveway locations will exceed PennDOT's desirable and safe stopping sight distance criteria.

69. Mr. Richardson acknowledged in the revised TIS that the sight distances for the 11 residential driveways along the proposed Connector Road will have to be verified as being safe during land development.

70. TPD recommends that the following traffic improvements be installed by Applicant:

- Construct the Milford Road extension from its current terminus north of Font Road, northeast to Route 100, creating a four-way intersection with Route 100 and Garrison Road.
- Restripe northbound Pottstown Pike (S.R. 0100) to provide a 125 foot left turn lane onto the proposed Connector Road opposite Garrison Road.

- Construct a right turn lane on southbound Pottstown Pike (S.R. 0100) to provide a 125 foot right turn lane onto the proposed Connector Road opposite Garrison Road.

71. Mr. Richardson also indicated that the design of the road network incorporated the following traffic calming measures: (i) narrower lanes throughout the Connector Road; (ii) a boulevard entrance with 8 foot wide planted center medians at the eastern and western ends of the proposed Connector Road; (iii) on-street parking along the northern side of the Connector Road between the two internal intersections; (iv) textured crosswalks at the two internal intersections extending across the Connector Road; (v) curb bump outs between the two internal intersections; (vi) on-street parking; (vii) sidewalks along a portion of the northern side of the Connector Road and along the entire southern side of the Connector Road; and (viii) a posted speed limit of 25 mph.

72. Mr. Richardson concluded that these traffic calming measures will help control vehicle speeds as well as enhance safety along the proposed Connector Road.

73. The Township's traffic engineer, Christopher Williams from McMahon Associates, testified that he agrees that at full buildout of the community and the completion of the Milford road extension, warrants will not be met to allow the installation of a traffic signal at the Milford Road intersection with Pottstown Pike. However, Applicant will design the intersection of the access driveway with Pottstown Pike in a manner that would accommodate the installation of a traffic signal if warrants are met at a future date.

74. Applicant will be required to pay a traffic impact fee to the Township based on the Township's traffic impact fee ordinance.

75. Applicant presented the testimony of David Babbitt, a professional land planner who prepared the Recreation Impact Analysis dated April 10, 2017 and the

Revised Recreation Impact Analysis dated November 14, 2017 which were admitted as Exhibits A-10 and A-10(a) respectively.

76. Mr. Babbit believes that the proposed open space and sidewalk system throughout the development will provide sufficient recreation areas to accommodate the recreation needs of the proposed residents and meet Ordinance requirements.

77. Mr. Babbit also prepared a Fiscal Impact Analysis dated April 3, 2017 and a Revised Fiscal Impact Analysis dated November 14, 2017 which were admitted into the record as Exhibit A-11 and A-11(a) respectively.

78. According to Mr. Babbit's fiscal impact analysis, the total Township revenue proposed to be generated from the development would exceed expenditures by approximately \$50,880 or \$925 per unit.

79. According to Mr. Babbit's fiscal impact analysis, the total school district expenditures proposed to be necessary as a result of the development would exceed the total projected revenue by approximately \$76,000 a year or \$1300 per unit.

80. The Planning Commission reviewed the Application and Original Plans at the May 11, 2017 and June 8, 2017 meetings.

81. The Planning Commission reviewed the Revised Plans at the October 12, 2017 meeting and supported the approval of this plan by the Board. See Exhibit B-19.

82. The Board entered the following exhibits, without objection by Applicant or the parties:

- B-1: Conditional use application dated March 29, 2017 along with conditional use plan titled, "Plan of Subdivision for Jankowski Tract" prepared by Edward B. Walsh and Associates, Inc. dated September 13, 2016
- B-2: Revised conditional use plan dated May 16, 2017
- B-3: Proof of publication in Daily Local News on May 31, 2017 and June 7, 2017
- B-4: List of adjacent property owners who received notice
- B-5: Affidavit of Posting dated June 2, 2017
- B-6: Planning Commission Minutes from May 11, 2017 meeting and draft Minutes from June 8, 2017 meeting
- B-7: Email dated April 12, 2017 from John A. Jaros, Esquire, attorney for Applicant, to Gwen Jonik granting extension of time to hold conditional use hearing
- B-8: Correspondence dated May 9, 2017 from Gilmore & Associates, Inc.
- B-9: Correspondence dated June 12, 2017 from Gilmore & Associates, Inc. (second review)
- B-10: Correspondence dated June 13, 2017 from Richard L. Ruth, Upper Uwchlan Township Fire Marshall to Cary Vargo, Township Manager
- B-11: Email from Mark R. Moser dated June 17, 2017
- B-12: Email from John Jaros dated July 7, 2017 requesting continuance
- B-13: Email from John Jaros dated August 16, 2017 requesting continuance
- B-14: Email from Kristin Camp, Esquire dated September 18, 2017 addressed to parties advising of continuance
- B-15: Email from Kristin Camp, Esquire dated October 23, 2107 advising of November 14, 2017 hearing date
- B-16: Proof of Publication in Daily Local News on October 30, 2017 and November 6, 2017
- B-17: Affidavit of Posting on October 25, 2017
- B-18: Correspondence from Gilmore & Associates, Inc. dated September 8, 2017
- B-19: Draft PC Minutes October 12, 2017

83. Applicant entered the following exhibits without objection by the Township or any of the parties:

- A-1: Chester County Tax Map and Aerial Photo of the Site
- A-2: Existing Features Plan dated 9/13/2016, last revised 5/16/2017, prepared by E. B. Walsh & Associates, Inc.
- A-3: Conditional Use Site Plan dated 9/13/2016, last revised 5/16/2017, prepared by E. B. Walsh & Associates, Inc.
- A-3(a): Conditional Use Site Plan dated 8/8/2017, last revised 8/18/2017, prepared by E. B. Walsh & Associates, Inc.
- A-3: Conditional Use Site Plan dated 9/13/2016, last revised 5/16/2017, prepared by E. B. Walsh & Associates, Inc.
- A-4: Overlay of Plan on Aerial Photo of Site dated 6/16/2017, prepared by E. B. Walsh & Associates, Inc.
- A-5: Redacted Agreement of Sale dated July 15, 2016 between Henry F. Jankowski (Seller) and Black Horse ELU, LLC (Buyer) [first and signature pages]
- A-6: Redacted Agreement of Sale dated August 3, 2016 between Sophie A. and David Pomanto (Sellers) and Black Horse ELU, LLC (Buyer) [first and signature pages]
- A-7: January 30, 2017 Response Letter to Cary Vargo, Township Manager, prepared by E.B. Walsh & Associates, Inc.
- A-8: May 24, 2017 Response Letter to Cary Vargo, Township Manager, prepared by E.B. Walsh & Associates, Inc.
- A-9: Transportation Impact Assessment prepared by Traffic Planning and Design, Inc. dated March 30, 2017 [complete copy to be provided separately]
- A-9(a): Traffic Study Addendum prepared by Traffic Planning and Design, Inc. dated November 14, 2017
- A-10: Recreation Impact Analysis dated April 10, 2017 prepared by David C. Babbitt of David C. Babbitt & Associates, LLC

A-10(a): Revised Recreation Impact Analysis dated November 14, 2017 prepared by David C. Babbitt of David C. Babbitt & Associates, LLC

A-11: Fiscal Impact Analysis dated April 3, 2017 prepared by David C. Babbitt of David C. Babbitt & Associates, LLC

A-11(a): Fiscal Impact follow up letter dated November 14, 2017 prepared by David C. Babbitt of David C. Babbitt & Associates, LLC

A-12: June 13, 2017 Review Letter from Upper Uwchlan Township Fire Marshall

A-13: Ability to Serve Letter from AQUA dated September 20, 2016

A-14: CV of Adam Brower, E.B. Walsh & Associates – Civil Engineer

A-15: CV of Matt Hammond, Traffic Planning & Design – Traffic Engineer

A-16: CV of David Babbitt, David C. Babbitt & Associates, LLC – Planner

A-17: April 25, 2017 Municipal Authority Meeting Minutes

A-18: Photos of Home Elevations

A-19: Memorandum from Theodore J. Gacomis, PE dated June 19, 2017 regarding April 25, 2017 Upper Uwchlan Authority Meeting

CONCLUSIONS OF LAW

1. Applicant has standing to file the Application.
2. The conditional use hearings were duly advertised in accordance with the provisions of the Pennsylvania Municipalities Planning Code (“MPC”) and the Ordinance and the Property was posted in accordance with the requirements of the MPC.
3. The Property is located in the R-2 Residential District and F-1 Flexible Development Overlay District.

4. Section 200–72.B(2)(a) of the Ordinance allows the subdivision and development of property in the R-2 and F-1 Flexible Development Overlay Districts using the flexible/open space development option by conditional use of the Board of Supervisors subject to compliance with the provisions in Section 200–72 and 200-116 of the Ordinance.

5. Single family detached dwellings are permitted in a flexible/open space development pursuant to Section 200-72.C(2)(b)[1] of the Ordinance.

6. In granting conditional use approval to development plans utilizing flexible/open space development options, the Board of Supervisors may waive applicability of any provisions of the SALDO codified in Chapter 162 of the Township Code.

7. Applicant has proven the relevant criteria in Section 200–72 for the flexible/open space development option.

8. Subject to Applicant’s compliance with the conditions imposed herein by the Board, Applicant has proven compliance with the objective requirements for conditional use in Section 200-117 of the Ordinance.

DISCUSSION

A conditional use is a use permitted in a particular zoning district pursuant to the provisions in Article VI of the MPC, 53 P.S. §10603. A conditional use concerns only a proposed use of land, not particular design details of the proposed development. *Joseph v. North Whitehall Township Board of Supervisors*, 16 A. 3d 1209 (Pa.Cmwlt. 2011). A conditional use is a special exception which falls within the jurisdiction of the municipal legislative body rather than the zoning hearing board. 53 P.S. §10603(c). *Id.* The municipal legislative body may grant a conditional use pursuant to the express standards

and criteria set forth in the zoning ordinance. *Appeal of Richboro CD Partners, L. P.* 89 A3d. 742 (Pa Cmwlth. 2014). The fact that a use is permitted as a conditional use, rather than prohibited, reflects a legislative decision that the use is not *per se* adverse to the public interest. *Id* In order to demonstrate that the applicant is entitled to the conditional use, the applicant initially bears the burden of establishing that the application complies with the objective standards and criteria in the zoning ordinance. *Id* Once the applicant has satisfied this initial burden, the burden shifts to the objectors to rebut this presumption by establishing that the use will have a detrimental impact on the surrounding community. *Id*

In granting a conditional use, the Board has the authority to impose reasonable conditions and safeguards if such conditions are necessary to implement the purposes of the Ordinance and to protect the health, safety and welfare of the surrounding property owners. 53 P.S. §10603(c)(2). Conditions imposed by the Board are designed to protect the public interest of surrounding property owners. *Ford v. Zoning Hearing Bd. Of Caernarvon Twp.*, 616 A.2d 1089, 1092 (Pa. Cmwlth. 1992).

Applicant presented the Original Plan at the June 2017 hearing without confirming that the open space met the Ordinance criteria. As stated at the June 2017 hearing, the Board has no objection to a subdivision of the Property with 55 lots provided the subdivision plan includes the Connector Road to Milford Road and meets all applicable criteria in the Ordinance. The Revised Plan accomplishes this goal and thus can be approved by conditional use subject to Applicant's compliance with the conditions enumerated herein.

Applicant also originally proposed that all trails internal to the community be privately owned by the homeowners association. The Board will require however that all trails within the community be designated for public use which is in keeping with other subdivisions that have been approved by the Board and constructed in the vicinity of the Property. The Board feels strongly that future residents of the development should have the ability to walk on community trail systems in and around other neighborhoods into the Township Parks.

The Board found Applicant's witnesses to be credible and to have proven through their testimony and evidence compliance with the relevant criteria in Section 200-72 for approval of a development using the flexible/open space development option.

The Board of Supervisors typically does not grant waivers as part of a conditional use application. However given that the configuration of the development as shown on the Revised Plan necessitates 28 foot wide cartways and sidewalks on only one side of the internal road, the Board is willing to grant such waivers in this Decision. Moreover, Section 200-72.B(2)(d) allows the Board to waive applicability of provisions in the SALDO which may be in conflict with the purposes of a flexible development.

The individuals who were granted party status presented concerns that the Board will address through the imposition of conditions or through modifications to the Plans during land development. The parties did not present substantial credible evidence to demonstrate that the Application would have negative adverse impacts on the public health, safety or welfare or that would support the denial of the conditional uses requested. Wherefore, the Board will vote to approve the conditional use requested subject to Applicant's compliance with the conditions imposed in this Decision and Order.

ORDER

AND NOW, this 18th day of December, 2017, the Board hereby approves the Application and grants a conditional use pursuant to Section 200-72.B(2)(a) of the Ordinance to allow the development of a residential development using the flexible/open space regulations with a maximum of 55 dwelling units on the Property consistent with the Revised Plans which were admitted as Exhibit A-3(a) as such plans are revised to comply with this Order and to obtain land development approval.

The Board also grants the following waivers from the SALDO:

- (i) A waiver from Section 162-28.A to allow the internal road to be 28 feet in width as opposed to 32 feet in width;
- (ii) A waiver from Section 162-41.A to allow sidewalks on only one side of the internal street and the portion of the Connector Road where the off parallel parking spaces are provided. Sidewalks shall be provided on both sides of the proposed cul de sac.

CONDITIONS OF APPROVAL

1. The development shall be built and designed generally in accordance with the Revised Plan which was admitted as Exhibit A-3(a) as such plan is revised to comply with this Order and to obtain land development approval from the Board of Supervisors.
2. A maximum of 55 dwelling units shall be permitted in the residential development.
3. The development shall be built and designed generally in accordance with the testimony and evidence presented by Applicant at the conditional use hearings except if such testimony conflicts with any conditions imposed in this Order or any terms or

conditions approved or imposed in the final land development plans as approved by the Board.

4. Applicant shall address to the satisfaction of the Board all outstanding comments in the Township engineer's review letter dated September 8, 2017 which was admitted as Exhibit B-18.

5. Applicant shall purchase sufficient sewer treatment capacity to provide public sewer service to the proposed single family dwellings in the development. Applicant shall pay all applicable permit fees, connection fees and tapping fees and pay for the treatment capacity in an amount determined by the Township and Municipal Authority.

6. Applicant shall obtain sufficient capacity for disposal of the sewage that the development generates for disposal on suitable property approved by the Township and Municipal Authority. Applicant shall pay for the disposal capacity in an amount determined by the Township and Municipal Authority.

7. Applicant shall make all traffic improvements recommended by its traffic engineer in the TIS which was admitted as Exhibit A-9, and which are summarized in Finding of Fact No. 70, except as may be modified by this Order and subject to PennDOT approval where PennDOT has jurisdiction.

8. Applicant shall design the intersection of the Connector Road and Pottstown Pike so that if warrants are met in the future a traffic signal can be installed. Such design shall be approved by the Township Traffic Engineer and Board during land development.

9. Applicant shall implement traffic calming measures as described in Mr. Richardson's testimony on November 14, 2017 and as outlined in Finding of Fact number 71 above.

10. Applicant shall provide open space and a trail network throughout the development as presented on the Revised Plans and in Applicant's testimony. The issue of whether the Revised Plans should be revised to include a trail on the eastern boundary of the Property leading north along Pottstown Pike shall be decided by the Board during land development. All trails shall be open to the public but maintained by the homeowners association which is created for the development. The exact location of all trails to be installed in the development shall be approved by the Board during land development.

11. Applicant shall obtain the Fire Marshal's approval for the location of the fire hydrants within the community as part of land development.

12. The final landscaping plan for the community shall be approved by the Board during land development and shall comply with the Township Code unless the Board grants waivers of certain provisions of the Code.

13. If the landscaping plan proposes street trees to be located within any publicly dedicated right-of-way, the homeowners association which is created for the community shall maintain responsibility for maintenance of all street trees. If any street trees cause heaving or damage to sidewalks, the homeowners association shall be responsible for repair and maintenance of the sidewalks.

14. Applicant shall provide a blanket easement on the final land development plan in favor of the Township which shall allow the Township to provide public services such as sewer, trash and maintenance of stormwater management facilities.

15. Applicant shall be permitted to provide on street parking in certain locations throughout the community. Appropriate locations must be approved by the Township Engineer, Fire Marshal and Board during land development approval. Where on street parking is permitted, Applicant shall prohibit on street parking on the other side of any internal street and shall designate this side of the street as a fire lane. Applicant shall install signage approved by the Township as part of land development and include the parking restriction in the Homeowner's Declaration which shall be submitted to the Board and Township as part of land development and shall be reviewed and approved by the Township Solicitor prior to recordation of the final plan.

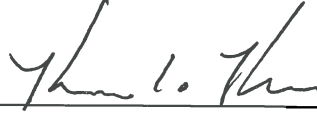
16. Applicant shall pay the Township's transportation impact fee based on the Township Ordinances as calculated by the Township Traffic Engineer.

17. Applicant shall obtain written consent from PECO for any disturbance to PECO's facilities which are located on the Property. Such written consent shall be provided to the Township during land development.

18. Applicant shall obtain written consent from Columbia Gas for any disturbance to the pipelines which are located on the Property. Such written consent shall be provided to the Township during land development.

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

**UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS**



Kevin C. Kerr, Chairman



Jamie W. Goncharoff, Vice-Chairman



Guy A. Donatelli, Member



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
March 8, 2018
Minutes
Approved

In Attendance:

Sally Winterton, Vice-Chair, Jim Shrimp, Brett Hand, Chad Adams, Jeff Smith, Bob Phillips, Jim Dewees, Mary Lou Lowrie, P.E. – Gilmore & Associates, Gwen Jonik, Planning Commission Secretary

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

Sally Winterton introduced Jeff Smith, newly appointed Commission member, and made comment regarding how the Commission has evolved, with members having all types of careers, interests, length of Township residency and length of serving on the Commission.

Village at Byers Station (Parcel 5C) Commercial Lot 2 Amended Final PRD Plan. No representative was present at this time so Ms. Winterton advised we'll proceed with the agenda and return to this topic later.

Jankowski Property Preliminary/Final Subdivision-Land Development Plan

Adam Brower of E.B. Walsh and Bob Rosenthal of Envision Land Use were present to discuss the Township Consultants' March 2, 2018 review letter of the Preliminary/Final Subdivision-Land Development Plans dated August 8, 2017 and last revised September 8, 2017. Mr. Brower advised the Applicant will be able to address the majority of items in the review letter; however they'd like to discuss the following items that were of concern:

1. Requesting a waiver for more than 4 Lots on a cul de sac bulb. There are 5 Lots on the cul de sac, which has a total radius of 60' and they'll try to keep most of the driveways on the straightaway rather than the bulb. The Commission members were generally in favor of the waiver.
2. Mr. Brower clarified the sidewalk widths – they'll be 5' wide on the Milford Road extension (connector road) and 4' wide within the development.
3. Mr. Brower asked for input regarding lighting within the development. The Commission members recommended lighting at the sign for the community along Route 100, and at the entrances into the development but not within the houses or at the recreation area.
4. The Applicant will address with Gilmore the storm water management comments. There will be basins at the lower end of the parcel which will be dry most of the time, and a raingarden.
5. They are seeking both Preliminary and Final Plan Approval.
6. Parking is proposed on one side of the street, the outer edge. The Commission members suggested and Mr. Brower agreed that the Homeowners Association documents should state that no commercial vehicles shall be parked on the street.
7. The ultimate right-of-way for Route 100 will be added to the Plan.
8. The trail along Route 100 will run south from the Milford Road extension (connector road) and end at the southern boundary of the parcel. The Commission members agreed that the trail should not run to the north of the connector road.
9. The Commission members noted the consultants' review letter was lengthy, but the items weren't substantive. Mr. Brower advised the Plans would be easily revised to address all of the comments.

Jim Dewees moved, seconded by Jeff Smith, to recommend Preliminary and Final Approval with the Consultants' comments addressed. The Motion carried unanimously.

Approval of Minutes

Jeff Smith moved, seconded by Chad Adams, to approve as presented the minutes of the February 8, 2018 Planning Commission meeting. The Motion carried unanimously.

Village at Byers Station (Parcel 5C) Commercial Lot 2 Amended Final PRD Plan

No representative was present. Chad Adams moved, seconded by Jim Dewees, to accept the Plans for consultants' review. The Motion carried unanimously. Brief discussion noted there are several buildings proposed, which some members would favor being located closer to the existing roadway, and it appears there's a drive-through lane at the coffee shop, which they don't believe is allowed in the Village District.

Open Session

Gwen Jonik noted that the Commission meeting agendas posted on the website will include supporting documents, in the same manner as the Board of Supervisors' agendas. Commission members noted that some documents could be misinterpreted without the proper context.

Jim Dewees congratulated the Staff for receiving an award for the Township Newsletter.

Gwen Jonik advised the Struble Trail conditional use hearing scheduled for March 13, 2018 might not be held and may be continued.

Sally Winterton announced the next Planning Commission meeting is scheduled for April 12, 2018.

A neighbor of Eagleview Lot 1C asked about the next steps for that Plan. Chad Adams replied that a sketch plan was presented at the February meeting. A Land Development Plan has to be submitted and go through the land development approval process. If approved, they might be able to break ground by the end of the year.

Adjournment

Jeff Smith moved, seconded by Chad Adams, to adjourn the meeting at 8:31 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Township Secretary



September 11, 2018
File No.: 04-1214T

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

Reference: Jankowski Tract
Preliminary / Final Subdivision Plan – Third Review
Upper Uwchlan Township, Chester County, PA

Dear Cary:

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

- Response Letter prepared by E.B. Walsh & Associates, Inc., dated August 10th, 2018.
- Preliminary/Final Subdivision Plan Set consisting of thirty (30) sheets titled “Subdivision Plan for Jankowski Tract”, prepared by E.B. Walsh & Associates, Inc., dated August 8th, 2017, last revised August 9th, 2018.
- “Post Construction Stormwater Management Report for Jankowski Tract Subdivision”, prepared by E.B. Walsh & Associates, Inc., dated June 18th, 2018, last revised August 8th, 2018.
- “Preliminary/Final Plan Inlet Drainage Area Plan”, prepared by E.B. Walsh & Associates, Inc., dated August 8th, 2017, last revised August 10th, 2018.

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

Comments in *italics* are from our previous review letter, and comments in **bold text** require resolution by the applicant. Previous comments which have been satisfactorily addressed are not repeated herein.

I. OVERVIEW

The subject site is 40.655 acres and is comprised of three (3) parcels (TMP 32-1-30, TMP 32-1-30.1, & TMP 25-6-58.1) located along the west side of Pottstown Pike (SR 0100) near the intersection of Garrison Drive and Pottstown Pike. A small portion of the proposed development is located in West Vincent Township. The project site is located within the R-2

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

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Residential District within the F-1 Flexible Development Overlay District. The Applicant is proposing a development consisting of fifty-five (55) single-family homes, along with a walking trail, all-purpose field, and a dog park. In addition, Milford Road will be extended to Pottstown Pike. There will be nineteen (19) parallel parking spaces proposed along the Milford Road Extension. Public water and sanitary sewer utilities are proposed, as well as landscaping improvements. Stormwater management will be handled by three rain gardens and two bio retention basins.

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II. SUBDIVISION AND LAND DEVELOPMENT REVIEW

1. **(W)** §162-33.J. – *There shall be a maximum of four lots containing any access along the turnaround portion of a cul-de-sac street measured from reverse curve to reverse curve. It appears five lots take access from the turnaround portion of the cul-de-sac. This should be revised or a waiver requested.*

The applicant is requesting a waiver from this requirement and is listed on Sheet 1.

III. STORMWATER MANAGEMENT ORDINANCE REVIEW

1. §152-402.E. – *Provide BMP loading ratio calculations in the Hydrologic Study Stormwater Management Report.*

BMP loading ratios have been provided in the Hydrological Study; however, it should be noted that the PaBMP manual recommends a maximum total loading area ratio of 8 to1, and a total impervious loading area ratio of 5 to 1. Some tributary drainage areas listed to each BMP are well in excess of this recommendation. We recommend the Applicant discuss this matter with the Chester County Conservation District and Pa-DEP.

Loading Ratio Calculations have been provided on page 117 of the Stormwater Management Report. The loading ratios for Rain Garden #2 and Bioretention Basin #1 are greatly above the recommended values provided by PaBMP manual. We defer to the Chester County Conservation District and to PaDEP on this matter.

2. **The flow rate and volume summary provided on page 4 of the Stormwater Management Report shall be revised to reflect the Stormwater peak rate control requirements Table 308.1 in §152-308.**
3. **The slope of the outfall pipe in the Pond Report for SWM 2 on page 45 of the Stormwater Management Report does not match what is shown on the plans in the Detention Basin Tabulation on Sheet 24. Please revise.**

IV. GENERAL COMMENTS

1. *Some of the existing parcels utilized for this development will need to be subdivided as only a portion of the properties will be part of this application. The parcels in question are actually bisected by the Upper Uwchlan / West Vincent Township line. The parcels are generally in West Vincent, and therefore, the applications will need to be made to West Vincent Township. The Applicant should discuss with the Township solicitor what level of approval, if any can occur prior to these subdivisions being finalized.*

The applicant indicates a separate subdivision plan has been submitted to West Vincent Township for approval. Copies of West Vincent Township's decision shall be provided to the Township. We defer to the Township Solicitor as to whether or not Upper Uwchlan can take any action on this plan prior to the recording of the West Vincent Subdivision Plans. We would request the Township be copied on all applications to West Vincent Township.

The Applicant Engineer has indicated that West Vincent Township has granted Conditional Final Subdivision Plan Approval.

2. *Please provide pre development drainage area plans. Please revise post development drainage area plans with Time of Concentrations, Drainage Area labeling, and Curve Number calculations for clarity.*

As this plan is being considered for Final Plan Approval, an inlet drainage area map shall be provided.

A pre-development drainage area plan is still not provided with the plan set. The naming conventions of the drainage area boundaries as shown on the Overall Post Construction Stormwater Management Plan shall be revised to list a name consistent with the Hydrograph Description as provided in the Stormwater Management Report, as well as the area in acres, time of concentration used, and the CN value used for consistency. Provide a plan legend as well.

3. **The proposed sanitary sewer connection will require an approximately 700 foot long utility trench down Garrison Drive in the Windsor Ridge Subdivision. We would recommend the portion of the roadway where the trench is located in the eastbound travel lane receive an overlay of that travel lane, and the portion of the roadway where the trench will run generally along the centerline, a full width overlay shall be completed. A note should be added to the Record Plan indicating same.**

Reference: Jankowski Tract

Preliminary / Final Subdivision Plan – Third Review

Upper Uwchlan Township, Chester County, PA

File No.: 04-1214T

September 11, 2018

4. **Add the latest revision date with a concise description of the latest revision to the title block of each sheet in the plan set.**

V. **TOWNSHIP TRAFFIC CONSULTANT COMMENTS**
McMAHON ASSOCIATES, INC.

Conditions of Approval

1. Condition 7 – McMahon previously reviewed the Highway Occupancy Permit (HOP) plans. Please see our review comments, which are provided in a letter dated August 18, 2018.
2. Condition 8 – McMahon previously reviewed the Highway Occupancy Permit (HOP) plans. Please see our review comments, which are provided in a letter dated August 18, 2018. .

Land Development Plans

3. SALDO Section 162-28 –The applicant proposes the additional right-of-way along S.R. 0100 as ultimate right-of-way based on General Note 6 on Sheet 1. This should be discussed with the Township Solicitor, as the Township may want to accept dedication now.
4. SALDO Section 162-29.C –As previously indicated, the K-Values for the sag vertical curves with PVI Stations at 1+40 and 14+20 along Road A do not meet 25 miles per hour design criteria consistent with Chapter 5 – Local Roads and Street in the AASHTO Geometric Design of Highways and Streets “Green Book”. Since these two locations occur in the vicinity of the stop sign controlled Road A approach to its intersections with the Milford Road Extension, we could support a waiver, since traffic will be decelerating to a stop.
5. ZO Section 200-75.H(3) – Please label the sight distances for traffic exiting Road A onto the Milford Road Extension (at both locations) on Sheet 2 for ease of review. Also, the following comments pertain to the sight distance dimensions.
 - a. Please label the available sight distances for left-turn vehicles entering Road A from the Milford Road Extension looking ahead and behind.
 - b. The available sight distance for traffic exiting the eastern Road A intersection is approximately 195 feet due to the proposed on-street parking on the north side of the Milford Road Extension. This sight distance meets PennDOT’s sight distance criteria for travel speeds along the Milford Road Extension of up to 28 miles per

Reference: Jankowski Tract

Preliminary / Final Subdivision Plan – Third Review

Upper Uwchlan Township, Chester County, PA

File No.: 04-1214T

September 11, 2018

hour. As such we recommend that the posted speed limit along the Milford Road Extension should be 25 miles per hour.

6. Please revise the proposed double yellow centerline along the Milford Road Extension so that it does not conflict with the crosswalks.
7. The response to comment indicates, "The Spread of flow at the inlets for the required storm event does not exceed the allowable width". However, the spread calculations provided in the Hydraulic Study – Inlet Report section for Inlet 14 and Inlet 19 indicate the roadway encroachment greatly exceeds the maximum allowable (14.00 ft at I-14 and 12.50 at I-19). It is recommended to provide an additional flanking inlet along the Milford Road Extension curb line east of Inlet 19 (similar to the adjacent side of the road) and provide an additional inlet along the Road B curb line west of Inlet I-14.
8. Chapter 79-8.C – The proposed development consists of 55 single family homes. As such, based on the trip generation equations contained in the Institute of Transportation Engineers (ITE) publication, Trip Generation, Ninth Edition, the proposed residential development will generate approximately 61 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 61, and as such, the total transportation impact fee for this development is \$142,374.

VI. TOWNSHIP PLANNING CONSULTANT COMMENTS

BRANDYWINE CONSERVANCY

1. Sheet 15, Open Space Management Techniques – We recommend that the meadow areas be managed with one mowing per year in late March or early April and eliminate summer and fall mowing once the meadows are established. This will allow the meadow areas to provide habitat for ground-nesting birds without disturbance during critical nesting periods.
2. Landscape Plan – SALDO subsection 162-57.B.(1) requires that the landscape plan shall be prepared by a qualified landscape architect. A landscape architect's seal shall be provided on Sheets 18, 19, and 20.
3. We recommend that the Applicant provide the Township with the results of the Phase II bog turtle study described on Sheet 5, and that if the Township grants final approval it should be contingent upon the outcome of the Phase II bog turtle study.

File No.: 04-1214T
September 11, 2018

VII. TOWNSHIP SEWER CONSULTANT COMMENTS
ARRO CONSULTING, INC.

Packet Page 96

1. The Developer is proposing fifty-five (55) single family housing units utilizing 225 gallons per day/equivalent dwelling unit (GPD/EDU). The sanitary sewer capacity required is 12,375 GPD.
2. Any planning approval should be conditioned on receiving the Sewage Facilities Planning Modules Pennsylvania Department of Environmental Protection (Pa DEP) approval letter. Also the Pennsylvania National Diversity Inventory (PNDI) search results indicated a "Potential Impact" with the United States Department of the Interior Fish and Wildlife Service (USFWS). Based on their letter dated June 2, 2017, further investigation is necessary. We understand from the Applicant's Engineer that the necessary surveys have been completed and submitted to USFWS. They are awaiting correspondence from USFWS.
3. The necessary financial security shall be posted with the Township, which shall be in a form and amount acceptable to the Township.
4. The deed of dedication and/or bill of sale shall be in a form acceptable to the Township/Authority. Also, a maintenance bond will be required prior to acceptance of the facilities.
5. The invert elevation for Manhole RJT-12 appears incorrect on Sheet 21 of 30. Please review and revise as necessary.
6. We offer the following regarding the proposed off-site sanitary sewer improvement which connects into the system in Windsor Ridge Subdivision:
 - a. The S.R.100 ultimate right of way lines should also be shown on the plan view and profile, as well as the east side.
 - b. The casing pipe should extend 5-feet beyond the S.R.100 ultimate right of way lines.
 - c. The necessary Highway Occupancy Permit (HOP) will be required from PennDOT for the sanitary sewer crossing of S.R. 100 "Pottstown Pike".
7. A sanitary sewer easement should be provided adjacent to the proposed north side right of way line for Milford Road from Lot 33 to the west tract boundary; the easement should continue along the west tract boundary and terminate 30-feet north of the southeast property corner of the Gledhill property. This proposed Authority easement would be to facilitate future extension of the sanitary sewer collection system west.

VIII. TOWNSHIP LIGHTING CONSULTANT COMMENTS
STUBBE CONSULTING, LLC.

1. Luminaire Control Requirements - §614.C.3.d. requires that luminaires are to be extinguished between 11 p.m. and dawn. Plan is silent on the method of control of the lighting and proposed hours of operation.

It is recommended Applicant be requested to document on lighting plan the proposed hours of operation of the lighting and method of on/off control.

2. Plan Information Requirements - §614.D.1. establishes information required to be submitted with application.

A catalog cut of proposed post-top luminaire was provided but found to be totally illegible.

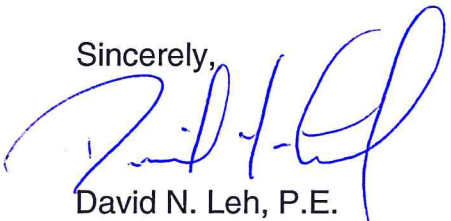
It is recommended Applicant be requested to provide a legible catalog cut on plan.

3. Luminaire Locations -

Unless it intends to mirror a previous phase of this project, it is recommended Applicant be requested to justify, to the satisfaction of the Township, why the intersections, where the lighting would be most useful, are not being illuminated.

This concludes our third review of the above referenced Preliminary / Final Subdivision 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 Township Planning Commission (via email only)
Kristin S. Camp, Esq., BBMM, LLP (via email only)

Mr. Cary B. Vargo, Upper Uwchlan Township Manager

Page - 8 -

Reference: Jankowski Tract

Preliminary / Final Subdivision Plan – Third Review

Upper Uwchlan Township, Chester County, PA

File No.: 04-1214T

September 11, 2018

Christopher J. Williams, P.E., McMahon Associates, Inc. (via email only)

Sheila E. Fleming, ASLA, Brandywine Conservancy (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)

Black Horse ELU, LLC (via email only)

John Jaros, Esq., RRH&C (via email only)

Adam J. Brower, P.E., E.B. Walsh & Associates, Inc. (via email only)

Packet Page 98

**TOWNSHIP OF WEST VINCENT
CHESTER COUNTY, PENNSYLVANIA
MINOR SUBDIVISION PLAN RESOLUTION NO. 26-2018**

**RESOLUTION FOR MINOR SUBDIVISION PLAN APPROVAL FOR 289
BLACKHORSE ROAD - POMANTO**

WHEREAS, David J. and Sophie Ann Pomanto (“Applicant”), are the record owners of two parcels of land, UPI No. 25-6-58.1 located within West Vincent Township (the “West Vincent Parcel”), and UPI No. 32-1-30.1 located within Upper Uwchlan Township (the “Upper Uwchlan Parcel”, collectively with the West Vincent Parcel the “Subject Property”);

WHEREAS, Applicant proposes to convey a portion of the Upper Uwchlan Parcel to the West Vincent Parcel to allow the parcel boundaries to coincide with the municipal boundary between West Vincent Township and Upper Uwchlan Township (the “Project”).

WHEREAS, on August 16, 2018, the West Vincent Township Planning Commission recommended the granting of the requested waivers and approval of the Project conditioned upon the Applicants satisfying the Township Engineer’s review letter;

WHEREAS, Applicants have requested review and approval of a minor subdivision plan entitled “Plan of Minor Subdivision”, prepared by Edward B. Walsh & Associates, Inc., dated March 20, 2018, consisting of one (1) sheet (“Plan”);

NOW, THEREFORE, BE IT RESOLVED, by the West Vincent Township Board of Supervisors, Chester County, this 4th day of September, 2018, that the Plan is **APPROVED WITH CONDITIONS**:

1. **Conditions of Subdivision Plan Approval.** The Plan is hereby approved subject to the following conditions.
 - a) The Applicant must address to the satisfaction of the Township Engineer the comments contained in the following letters:
 - i) CEDARVILLE Engineering Group, LLC’s review letter: (Dated 8/6/2018)
 - b) The Applicant must obtain any necessary and required approvals and reviews, if any, from all outside agencies, including but not limited to, the Chester County Conservation District; Chester County Department of Health; the Chester County Department of Roads and Bridges; Pennsylvania Department of Environmental Protection; Pennsylvania Department of Transportation; US Army Corps of Engineers, prior to the recording of the Plan.
 - c) Any outstanding Township fees, fees for the Township Engineer and fees for the Township Solicitor associated with the review and approval of the application shall be paid in full prior to the recoding of the Plan.

- d) The Applicant must complete all easements and corresponding maintenance and sewer agreements, including, but not limited to, if any, in a form satisfactory to the Township Solicitor prior to the recording of the Plan:
 - i) **Easements, Deeds, and Agreements:** The Applicant shall execute and record with the Chester County Recorder of Deeds Office against the West Vincent Parcel and the Upper Uwchlan Parcel, all applicable easements (including conservation easements), covenants, restrictions, dedications, declarations, and/or corresponding maintenance agreements, in a form satisfactory to the Township Solicitor and Township Engineer, before the Plan is recorded.
 - ii) **Deeds of Dedication:** The Applicant shall offer Blackhorse Road Right-of-Way for dedication to the Township in a form satisfactory to the Township Solicitor and Township Engineer, which offer may or may not be accepted at the Township's sole discretion. If accepted, deeds of dedication shall be recorded with the Chester County Recorder of Deeds Office.
- e) The Applicant shall prepare legal descriptions of all revised lot lines in the West Vincent Parcel and the Upper Uwchlan Parcel for review and approval by the Township Engineer, and file all necessary instruments to document and establish the newly formed parcels with the Chester County Recorder of Deeds, including, but not limited to, Deeds of Consolidation, in forms satisfactory to the Township Solicitor.
- f) As the Plan involves only a subdivision, a Land Development Agreement and/or related Financial Security Agreement, is not required at this time. However, a Land Development and Financial Security Agreement shall be required in the future for any applicable land development or public improvements installed on the West Vincent Parcel or the Upper Uwchlan Parcel.
- g) Any future land development on the West Vincent Parcel or the Upper Uwchlan Parcel shall be subject to the standards, regulations, and conditions set forth in the applicable Township ordinances existing at the time of such land development application.
- 2. **Deferrals and Waivers.** The Applicants have requested the following deferrals and waivers from the Subdivision and Land Development Ordinances for the Plan:
 - a) The request for a waiver from **Section 404.B.** of the West Vincent Township Subdivision and Land Development Ordinance (SALDO) for relief from providing a final existing resources and site analysis plan is hereby **Granted.**
 - b) The request for a waiver from **Section 404.C.** of the West Vincent Township Subdivision and Land Development Ordinance (SALDO) for relief from providing a final impact analysis and resource conservation plan is hereby **Granted.**

- c) The request for a waiver from **Section 404.E.** of the West Vincent Township Subdivision and Land Development Ordinance (SALDO) for relief from providing a final improvements construction plan is hereby **Granted.**
- d) The request for a waiver from **Section 404.F.** of the West Vincent Township Subdivision and Land Development Ordinance (SALDO) for relief from providing a final plan for the management of stormwater is hereby **Granted.**
- e) The request for a waiver from **Section 404.G.** of the West Vincent Township Subdivision and Land Development Ordinance (SALDO) for relief from providing a final greenway ownership and management plan is hereby **Granted.**
- f) The request for a waiver from **Section 404.H.** of the West Vincent Township Subdivision and Land Development Ordinance (SALDO) for relief from providing a final landscape plan is hereby **Granted.**
- g) The request for a waiver from **Section 404.J.** of the West Vincent Township Subdivision and Land Development Ordinance (SALDO) for relief from providing a performance guarantee is hereby **Granted.**

In the event that the Resolution is not delivered to the Township within ten (10) days from receipt, it shall be deemed that the Applicant does not accept these conditions, and approvals conditioned upon this acceptance are revoked, and the application shall be considered to be denied.

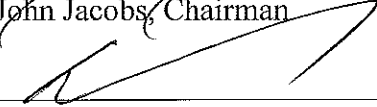
RESOLVED AND APPROVED this 4th day of September, 2018.

ATTEST:


Kathryn Shillenn, Secretary

**WEST VINCENT TOWNSHIP
BOARD OF SUPERVISORS**


John Jacobs, Chairman


Mike Schneider, Vice Chairperson


Bernie Couris, Member

ACCEPTANCE OF CONDITIONS

I, **David J. Pomanto**, the owner of the Subject Property and Applicant do hereby sign, acknowledge, and accept the Subdivision Approval for the Plan issued by the West Vincent Township Board of Supervisors and accept the conditions contained therein as recited above.

David J. Pomanto

By: David J. Pomanto

Date: 9/20/18

ATTEST:

Kathryn Shillena

ACCEPTANCE OF CONDITIONS

I, **Sophie Ann Pomanto**, the owner of the Subject Property and Applicant do hereby sign, acknowledge, and accept the Subdivision Approval for the Plan issued by the West Vincent Township Board of Supervisors and accept the conditions contained therein as recited above.

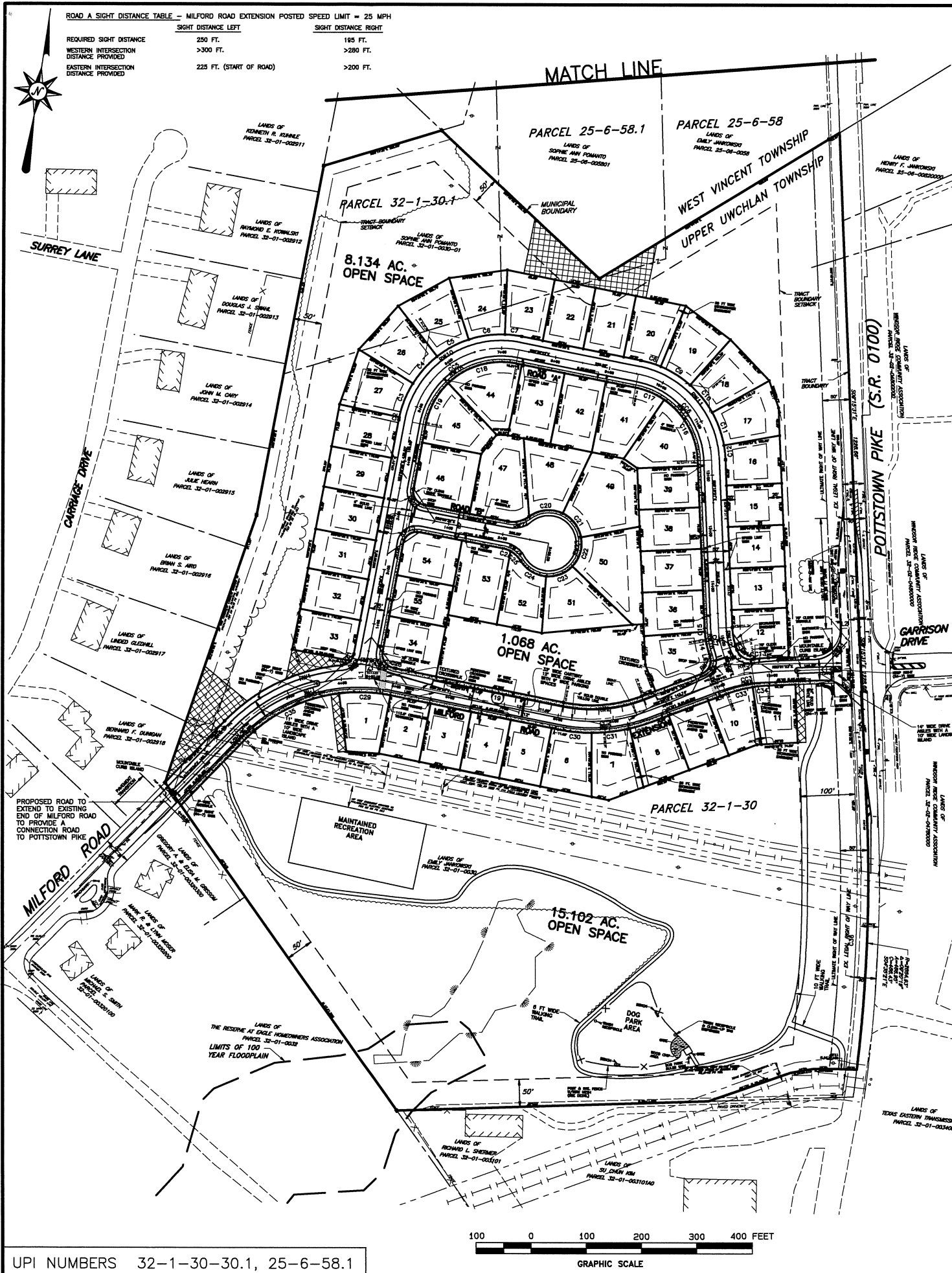
Sophie Ann Pomanto

By: Sophie Ann Pomanto

Date: 9/20/2018

ATTEST:

Kathryn Shillena



OPEN SPACE SUMMARY

F-1 FLEXIBLE DEVELOPMENT OVERLAY DISTRICT

OPEN SPACE REQUIREMENTS:

MINIMUM REQUIRED OPEN SPACE = PER Z.O. SECTION 200-72.0(1)(a)	40% OF GROSS TRACT AREA
GROSS TRACT AREA	40.655 AC
MINIMUM REQUIRED OPEN SPACE (40%)	16.262 AC
TOTAL PROPOSED OPEN SPACE	
TOTAL OPEN SPACE PROVIDED	24.321 AC

NET OPEN SPACE DETERMINATION

TOTAL OPEN SPACE AREA	= 24.321 ACRES
AREA LESS THAN 100 FT WIDE	= 0.677 ACRES
TOTAL AREA TO BE DEDUCTED	= 0.677 ACRES
NET OPEN SPACE AREA	= 23.644 ACRES, 58.16%

RESTRICTED OPEN SPACE

REQUIRED = 15% MIN. OF GROSS TRACT AREA	0.29 ACRES
15% X 40.655 ACRES	0.6098 ACRES
AREAS TO BE DEDUCTED FROM COUNTING TOWARDS RESTRICTED OPEN SPACE	
IMPERVIOUS SURFACE	0.29 ACRES
FLOOD HAZARD AREA	0.38 ACRES (NOT INCLUDING WETLANDS)
WETLANDS	0.69 ACRES
>25% SLOPES	0
SEWAGE TREATMENT AREA	0
TOTAL AREA DEDUCTED	1.37 ACRES
TOTAL QUALIFYING AREA	23.15 ACRES

- GENERAL NOTES**
- IT IS PROPOSED TO DEVELOP THE 40.655 ACRE TRACT TO PROVIDE 55 SINGLE FAMILY HOMES.
 - THE LOTS WILL BE SERVED WITH THE PUBLIC WATER AND SANITARY SEWER SYSTEMS.
 - THE PROPOSED INTERNAL ROADS ARE PROVIDED WITH A 28 FOOT WIDE CARRYWAY. A WAIVER OF THE SLO CODE WILL BE REQUESTED FOR CONSIDERATION.
 - THE ELECTRIC TRANSMISSION LINE ALONG THE WESTERN PORTION OF THE TRACT DOES NOT HAVE AN EASEMENT ASSOCIATED WITH IT. IT IS PROPOSED TO BE RELOCATED.
 - THE PROPOSED OPEN SPACE AREA WILL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION THAT WILL BE CREATED FOR THE PROPOSED COMMUNITY. OPEN SPACE MANAGEMENT IS NOTED ON THE OPEN SPACE PLAN. THE OPEN SPACE WILL NOT BE OPEN TO THE GENERAL PUBLIC WITH THE EXCEPTION OF PUBLIC USE OF THE WALKING PATH.
 - THE PROPOSED ROADS WILL BE OFFERED FOR DEDICATION TO UPPER UWCHLAN TOWNSHIP. THE LANDSCAPE ISLANDS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE ULTIMATE RIGHT OF WAY ALONG POTTSVILLE PIKE IS OFFERED FOR DEDICATION TO PAIDOT AND/OR THE TOWNSHIP IN PERPETUITY AT NO COST.
 - A BOUNDARY SURVEY WAS PERFORMED BY EDWARD B. WALSH & ASSOCIATES IN JULY 2016. A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY WAS REVIEWED FOR ANY ENCUMBRANCES OR EASEMENTS LOCATED IN THE PARCELS PROPOSED FOR DEVELOPMENT.
 - SURVEY DATUM = NAD83, BENCHMARK = SAN. SEWER MH IN MILFORD RD. ELEV. 516.56.
 - THE EXISTING FEATURES AND TOPOGRAPHY WERE SURVEYED BY HORIZON ENGINEERING IN 2004 AND SUPPLEMENTED WITH ADDITIONAL SURVEYING PERFORMED BY EDWARD B. WALSH & ASSOCIATES IN OCTOBER 2017.
 - THE SOILS BOUNDARIES AND CLASSIFICATIONS NOTED ARE TAKEN FROM THE USDA SOIL SURVEY MAP.
 - A WETLAND DELINEATION WAS PERFORMED BY EDWARD B. WALSH & ASSOCIATES IN JUNE 2017.
 - THE SITE CONTAINS AN AREA CONTAINED IN THE 100 YEAR FLOODPLAIN AS SHOWN ON FIRM 42028C0090C, EFFECTIVE 9/29/17.
 - A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 11, 1948 (PL 1242, NO. 428) KNOWN AS THE "STATE HIGHWAY LAW", FOR THE INTERSECTION WITH POTTSVILLE PIKE.
 - CONCRETE MONUMENTS TO BE SET AT TRACT CORNERS AND ALONG PROPOSED RIGHT OF WAY AT LOCATIONS WITH THE "X" SYMBOL. IRON PINS TO BE SET AT ALL PROPOSED LOT CORNERS AT THE LOCATIONS WITH THE "X" SYMBOL.
 - AN AS-BUILT SURVEY OF ALL STORMWATER MANAGEMENT FACILITIES MUST BE PERFORMED AND PROVIDED TO THE TOWNSHIP. ANY DISCREPANCIES BETWEEN THE AS-BUILT AND DESIGN MUST BE ADDRESSED.
 - STORM WATER MANAGEMENT INFORMATION:
THE STORM WATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN HAVE BEEN DESIGNED ASSUMING AN IMPERVIOUS SURFACE. STORM WATER MANAGEMENT SYSTEM FOR THIS TOWNSHIP, SUCH ARE TO BE PROTECTED, MAINTAINED AND PRESERVED IN ACCORDANCE WITH THE APPROVED FINAL PLAN. THE TOWNSHIP AND/OR ITS AGENTS MAY RESERVE THE PRIVILEGE TO ENTER UPON SUCH LANDS FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF SAID STORM WATER MANAGEMENT FACILITIES IN ORDER TO DETERMINE THAT THE STRUCTURAL DESIGN AND INTEGRITY ARE BEING MAINTAINED PROPERLY.
 - ANY/ALL STORM WATER CONVEYANCE SYSTEM(S) AND DETENTION FACILITIES SHOWN ON THESE PLANS ARE A BASIC AND PERMANENT PART OF THE STORM WATER MANAGEMENT SYSTEM FOR THIS TOWNSHIP. SUCH ARE TO BE PROTECTED, MAINTAINED AND PRESERVED IN ACCORDANCE WITH THE APPROVED FINAL PLAN. THE TOWNSHIP AND/OR ITS AGENTS MAY RESERVE THE PRIVILEGE TO ENTER UPON SUCH LANDS FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF SAID STORM WATER MANAGEMENT FACILITIES IN ORDER TO DETERMINE THAT THE STRUCTURAL DESIGN AND INTEGRITY ARE BEING MAINTAINED PROPERLY.
 - NOTHING SHALL BE PERMITTED TO BE SET ON, PLACED OR PLANTED WITHIN, THE AREA OF ANY UTILITY OR STORMWATER EASEMENT EXCEPT LIVING OR SUITABLE LOW GROUND COVER.
 - THE FEATURES TO BE PROVIDED IN THE PROPOSED DOG PARK ARE NOTED ON THE DETAILS SHEETS.
 - UPON COMPLETION OF OTHER CONSTRUCTION, THE ENTIRE AMOUNT OF TOPSOIL STRIPPED SHALL BE REPLACED ON THE SITE. NO TOPSOIL SHALL BE DISPOSED OF, BY SALE OR OTHERWISE, OFF THE SITE OF THE CONSTRUCTION.
 - NO COMMERCIAL VEHICLES MAY BE PARKED FOR EXTENDED PERIODS ALONG THE PROPOSED ROADS.
 - ALL ROAD MARKINGS MUST BE HOT THERMOPLASTIC.
 - THE PROPOSED SANITARY SEWER IMPROVEMENTS ARE TO BE OFFERED FOR DEDICATION TO UPPER UWCHLAN TOWNSHIP MUNICIPAL AUTHORITY.
 - THE PROPOSED ROADS WILL HAVE SPEED LIMITS SIGNS INSTALLED NOTED AT 25 MPH SPEED LIMIT.
 - ALL SIGHT DISTANCE OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO EXHIBAMENTS AND VEGETATION) SHALL BE REMOVED BY THE PERMITTEE TO PROVIDE A MINIMUM OF 250 FEET OF CONTINUOUS SIGHT DISTANCE TO THE LEFT AND 150 FEET OF CONTINUOUS SIGHT DISTANCE TO THE RIGHT FOR A DRIVER EXITING THE PROPOSED ROAD A, ONTO THE MILFORD ROAD EXTENSION. THE DRIVER MUST BE POSITIONED 10' FROM THE NEAR EDGE OF THE CLOSEST THROUGH TRAVEL LANE (IF CURBLINE IS PRESENT) AT AN EYE HEIGHT OF THREE FEET-SIX INCHES (3'-6") ABOVE THE PAVEMENT SURFACE. THE POINT SIGHTED BY THE EXITING DRIVER SHALL BE THREE FEET-SIX INCHES (3'-6") ABOVE THE PAVEMENT SURFACE LOCATED IN THE CENTER OF THE CLOSEST THROUGH TRAVEL LANE. DESTINATED FOR USE BY APPROACHING TRAFFIC. THIS SIGHT DISTANCE SHALL BE MAINTAINED BY THE HOA.
 - A BLANKET EASEMENT OVER THE TRACT IN FAVOR OF UPPER UWCHLAN TOWNSHIP MUNICIPAL AUTHORITY TO ALLOW THE TOWNSHIP ACCESS TO PUBLIC SERVICES IS PROVIDED.

LEGEND

TRACT BOUNDARY	---
LOT & PROPOSED RIGHT OF WAY BOUNDARY	---
BUILDING SETBACK LINES	---
EASEMENT BOUNDARY	---
PIPELINE	---
ELECTRIC LINE	---
WATER LINE	---
EXISTING STRUCTURE	---
OPEN SPACE AREA <100 FT IN WIDTH OR WITHIN 25' OF BLDG.	---
EXISTING EDGE PAVEMENT	---
WETLANDS BOUNDARY	---
PROPOSED SIDEWALK	---
PROPOSED CROSSWALK	---

ZONING DATA

ZONING DISTRICT: R-2, F-1 FLEXIBLE DEVELOPMENT OVERLAY

	REQUIRED	PROPOSED
REQUIREMENTS		
MINIMUM LOT SIZE		7,500 SF
MINIMUM LOT WIDTH		75 FT TYPICAL
MINIMUM LOT DEPTH		100 FT
MINIMUM BUILDING SEPARATIONS	20 FT	>20 FT
MINIMUM FRONT YARD (TO CARTWAY) (TO SIDEWALK)	25 FT	25/30.67 FT
MINIMUM SIDE YARD (MIN/ADGR)	5 FT/20 FT	10 FT/20 FT
BUILDING SEPARATION		
MINIMUM REAR TO REAR OR REAR TO SIDE		50 FT
MAXIMUM IMPERVIOUS COVERAGE		
LOTS >7,000 SF	45%	<45%
LOTS >12,000 SF	35%	<35%
TRACT PERIMETER SETBACK		
TRACT BOUNDARY (MIN)	50 FT	50 FT
ROUTE 100 (MIN)	100 FT	100 FT
MINIMUM PARKING RATIO	3 SPACES PER D.U.	3 MINIMUM SPACES PER D.U.
EACH HOUSE IS TO BE PROVIDED WITH A TWO CAR GARAGE.		

DENSITY CALCULATIONS

F-1 FLEXIBLE DEVELOPMENT OVERLAY DISTRICT

GROSS TRACT AREA	40.655 AC (UPPER UWCHLAN TOWNSHIP)
CALCULATION OF NET TRACT AREA	
GROSS TRACT AREA LESS EXISTING ROAD RIGHTS OF WAY, 75% OF WETLAND AREAS, FLOODPLAINS, AREA IN WEST AND EXISTING EASEMENTS AND RIGHTS OF WAY	
GROSS TRACT AREA	40.655 AC
EXISTING ROAD RIGHT OF WAY	(-39.778 AC)
BASE TRACT AREA	39.879 AC
75% OF WETLAND & FLOODPLAIN	(-39.810 AC)
EXISTING EASEMENTS	(-32.894 AC)
PROHIBITIVE SLOPES	0 AC
NET TRACT AREA	36.175 AC
REQUIRED OPEN SPACE	16.262 AC
+ 40% X GROSS TRACT AREA	
PROVIDED OPEN SPACE (NET)	23.644 AC
% NET OPEN SPACE PROVIDED	58.16%

DENSITY CALCULATION:

BASE DENSITY	1.1 D.U. X NTA (1.1 D.U. X 36.175 AC)
	40 D.U.

BONUS DENSITY:

+BONUS FOR O.S. (18.16% ADDITIONAL O.S.x2 = 36.32% X 40 DU = 15 DU)	15 D.U.
TOTAL NUMBER D.U. PERMITTED	55 D.U.
TOTAL NUMBER D.U. PROPOSED	55 D.U.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE WAIVER REQUESTS

1. SECTION 162-33.4: A WAIVER IS REQUESTED TO ALLOW THE DRIVENWAYS FOR FIVE LOTS ACROSS THE CUL-DE-SAC VERSUS THE MAXIMUM OF FOUR PERMITTED BY CODE.

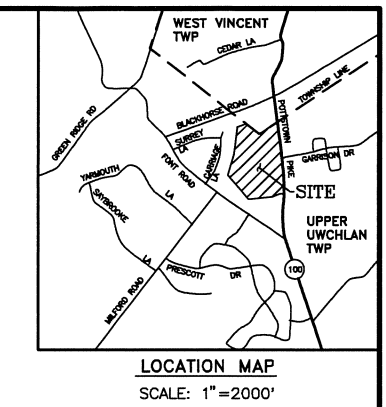
CERTIFICATE OF CONFORMANCE

I hereby certify that to the best of my knowledge, these plans are in conformity with engineering, zoning, building, sanitation and other applicable township ordinances and regulations.

Adam J. Brower, P.E.

SHEET INDEX

OVERALL TITLE PLAN	1
TITLE PLANS	2-3
CONDITIONAL USE ORDER	4
EXISTING FEATURES PLAN	5
OVERALL CONSTRUCTION IMPROVEMENT PLAN	6
CONSTRUCTION IMPROVEMENT PLANS	7-8
OVERALL EROSION & SEDIMENTATION CONTROL PLAN	9
EROSION & SEDIMENTATION CONTROL PLANS	10-11
OVERALL POST CONSTRUCTION STORMWATER MANAGEMENT PLAN	12
POST CONSTRUCTION STORMWATER MANAGEMENT PLANS	13-14
OPEN SPACE PLAN	15
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PROFILE SHEETS	21-23
DETAIL SHEETS	24-30



COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER

SS:

On the _____ day of _____ A.D. 20 _____ before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____ who personally appeared _____ who acknowledges himself to be the _____ and that as such to do so, he executed the foregoing plan by signing his name by himself as _____ that he is the owner of the designated land, that necessary approval of the plan has been obtained and is endorsed thereon and that he desires that the foregoing plan may be duly recorded.

Notary Public _____

My Commission Expires _____

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER

SS:

On the _____ day of _____ A.D. 20 _____ before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____ who personally appeared _____ who acknowledges himself to be the _____ and that as such to do so, he executed the foregoing plan by signing his name by himself as _____ that he is the owner of the designated land, that necessary approval of the plan has been obtained and is endorsed thereon and that he desires that the foregoing plan may be duly recorded.

Notary Public _____

My Commission Expires _____

REVIEWED by the Planning Commission of Upper Uwchlan Township, Chester County, Pa., this _____ day of _____, 20____.

APPROVED by the Board of Supervisors of Upper Uwchlan Township, Chester County, Pa., this _____ day of _____, 20____.

REVIEWED by the Chester County Planning Commission this _____ day of _____, 20____.

Secretary _____

APPROVED by the Upper Uwchlan Township Engineer; _____

Date _____

Recorded in the Office of the Recorder of Deeds of Chester County at West Chester, Pennsylvania in Plan book _____ Page _____ on the _____ day of _____, 20____.

(Deputy) Recorder of Deeds _____

RECORD OWNER
PARCEL 32-1-30
HENRY JANKOWSKI
R.D. 2 BOX 217
CHESTER SPRINGS, PA 19425

EQUITABLE OWNER/APPLICANT
BLACK HORSE ELU, LLC
455 DEVON PARK DRIVE
WAYNE, PA 19087
484-588-5035

PARCELS 32-1-30.1 & 25-6-58.1
SOPHIE ANN & DAVID POMATO
289 BLACK HORSE ROAD
CHESTER SPRINGS, PA 19425

PRELIMINARY/FINAL PLAN OVERALL TITLE PLAN

3. 5-18-18 REVISED PER TWP. ENGINEER LETTER DATED 3-2-18.

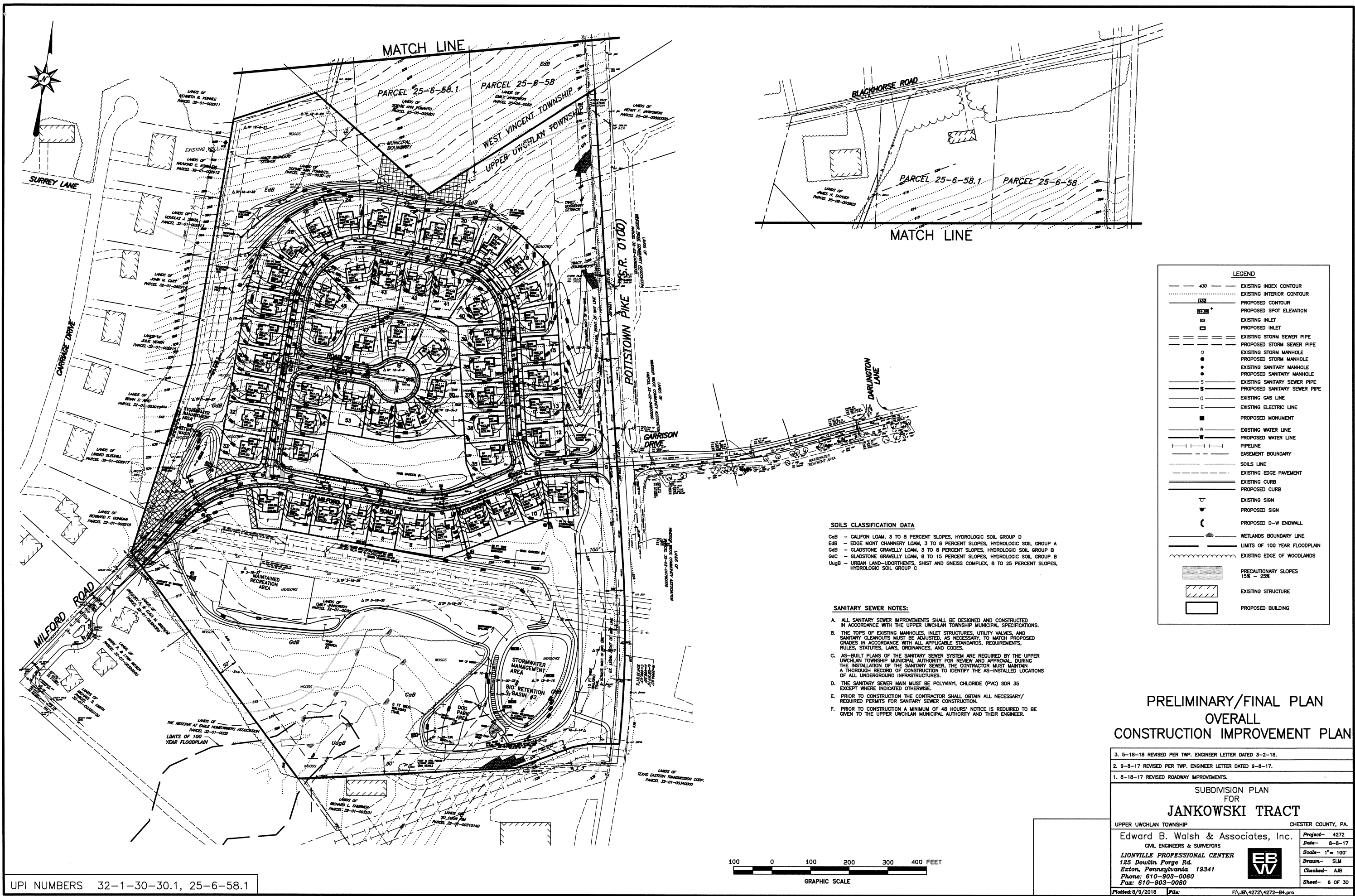
2. 9-8-17 REVISED PER TWP. ENGINEER LETTER DATED 9-8-17.

1. 8-18-17 REVISED ROADWAY IMPROVEMENTS.

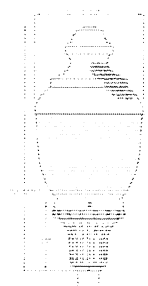
SUBDIVISION PLAN FOR JANKOWSKI TRACT

UPPER UWCHLAN TOWNSHIP
Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
125 DOWLIN FORGE RD.
ESTON, PENNSYLVANIA 19341
Phone: 610-903-0060
Fax: 610-903-0080
Plotted: 8/9/2018 File: F:\JB\4272\4272-84.pro

CHESTER COUNTY, PA.
Project- 4272
Date- 8-8-17
Scale- 1" = 100'
Drawn- SLM
Checked- AJB
Sheet- 1 OF 30



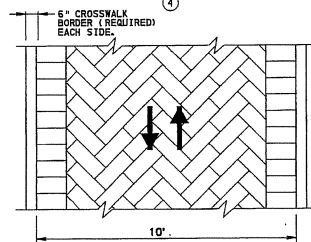
Kinkade (33400) specification sheet

Kinkade (33400) specification sheet									
									
<table><tr><th>Quantity</th><th>Description</th><th>Unit</th><th>Notes</th></tr><tr><td>1</td><td>Street Light Fixture</td><td>Each</td><td>See specification sheet for details</td></tr></table>		Quantity	Description	Unit	Notes	1	Street Light Fixture	Each	See specification sheet for details
Quantity	Description	Unit	Notes						
1	Street Light Fixture	Each	See specification sheet for details						

PLANNING AND DESIGN DIVISION

Page 1 of 2

DECORATIVE CROSSWALK



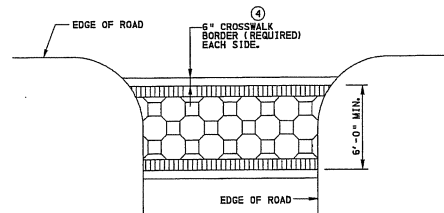
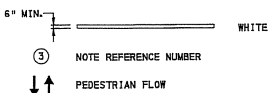
TYPE E - HERRINGBONE

APPROVED NON-REFLECTIVE COLOR: MAROON

NOTES:

1. MAKE THE CROSSWALK LINES SOLID WHITE, NOT LESS THAN 6" WIDE.
2. EXTEND THE CROSSWALK ACROSS THE ROADWAY FROM FACE OF CURB TO FACE OF CURB OR EDGE OF SHOULDER AS APPLICABLE.
3. THE MINIMUM WIDTH OF CROSSWALKS SHALL BE 6'.
4. A WHITE BORDER, 6" WIDE, IS REQUIRED ALONG EACH SIDE OF THE DECORATIVE CROSSWALK. THE BORDERS ARE TO BE PARALLEL, USING A PENNDOT APPROVED PAVEMENT MARKING MATERIAL AND EXTENDS FROM FACE OF CURB TO FACE OF CURB OR SHOULDER.

LEGEND



PLAN - CROSSWALK WITH DECORATIVE PATTERN

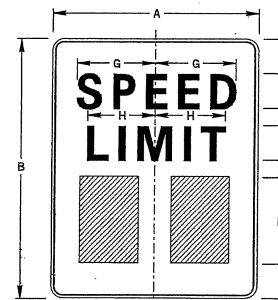
SEE DECORATIVE CROSSWALK PATTERNS. (DECORATIVE CROSSWALK PATTERN MUST BE CONTAINED WITHIN THE 6" WHITE PEDESTALIAN CROSSWALK BORDERS FORMING THE CROSSWALK)



PAVEMENT MARKING DETAILS (NOT TO SCALE)

ALL PAVEMENT STRIPING SHALL CONFORM TO PENNDOT SPECIFICATIONS NOTED IN PUBLICATION 111M TRAFFIC CONTROL - TC 8600.

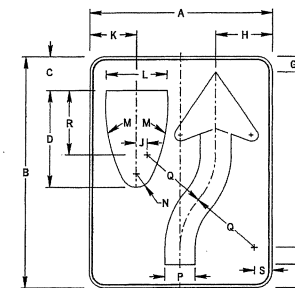
R2-1 SPEED LIMIT SIGN



DIMENSIONS - IN

SIGN SIZE A x B	C	D	E	F	G	H	MAR-GIN	BOR-DER	BLANK STD.
24" x 30"	4E	2	10E	4	9.6	7.3	0.4	0.6	B5-3024

R4-7 KEEP RIGHT SIGN



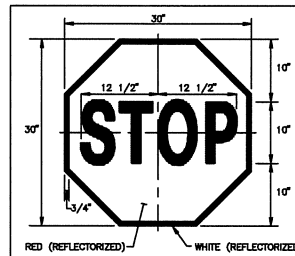
NOTE: SEE STANDARD ARROW FOR DIMENSIONS OF ARROWHEAD

DIMENSIONS - IN

SIGN SIZE A x B	MAR-GIN	BOR-DER	BLANK STD.
24" x 36"	0.4	0.4	B5-1218

DIMENSIONS - IN

SIGN SIZE A x B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S
24" x 36"	4.4	12.8	2.2	3	2	7.4	1.4	6.2	8	30	2	4	9	8.4	3



RED (REFLECTORIZED) WHITE (REFLECTORIZED)

DETAIL OF STOP SIGN (R1-1)

NOTE: THE SIGN AND POST MATERIAL MUST BE FOR HIGH INTENSITY SIGNS.



R8-3 (12" X 18")

NO PARKING SIGN

NOTE: THE SIGN AND POST MATERIAL MUST BE FOR HIGH INTENSITY SIGNS.



W11-2 30" X 30"

PEDESTRIAN CROSSING SIGN

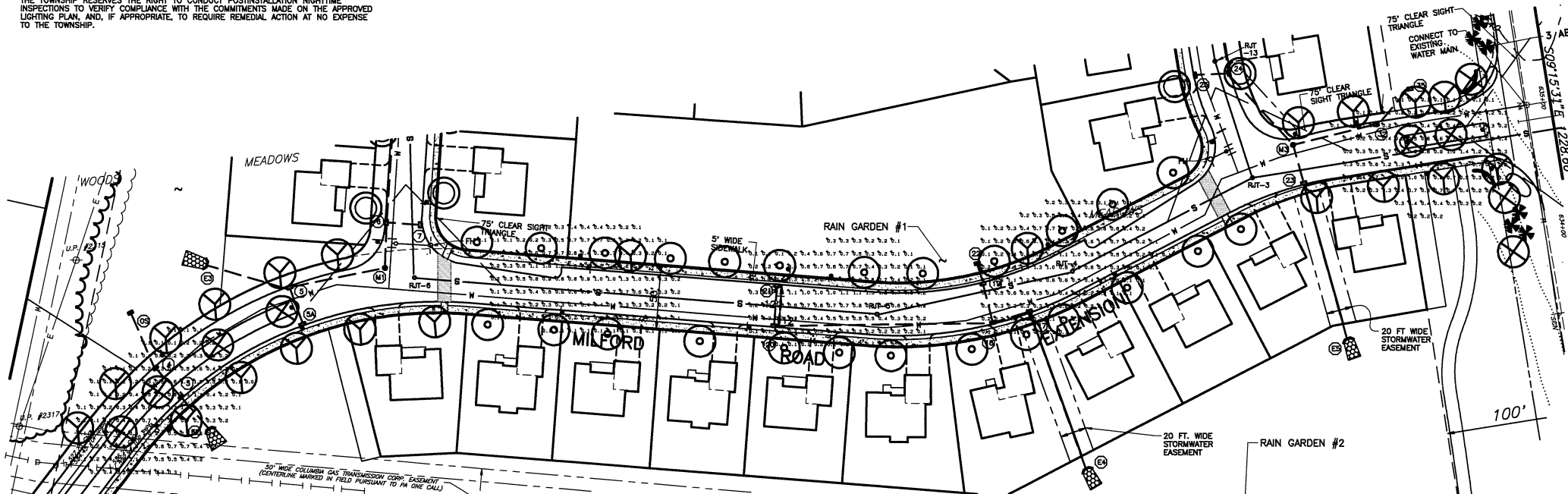
NOT TO SCALE

LUMINAIRE SCHEDULE									
Symbol	Qty	Catalog Number	Description	Lamp	Mounting Height	File	Lumens	LLF	
●	5	33400 A D 150MM 3 B	KINKADE 33400 SERIES TYPE III OPTICS	150 WATT MH	18'	3054-33400 TYPE III REFRACTORIES	16000	0.72	

LIGHTING NOTES:

POSTAPPROVAL ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR APPROVED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE TOWNSHIP FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

THE TOWNSHIP RESERVES THE RIGHT TO CONDUCT POSTINSTALLATION NIGHTTIME INSPECTIONS TO VERIFY COMPLIANCE WITH THE COMMITMENTS MADE ON THE APPROVED LIGHTING PLAN, AND, IF APPROPRIATE, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE TOWNSHIP.



MILFORD ROAD EXTENSION LIGHTING PLAN

SCALE: 1"=50'

PRELIMINARY/FINAL PLAN DETAIL SHEET

3. 5-18-18 REVISED PER TWP. ENGINEER LETTER DATED 3-2-18.
2. 9-8-17 REVISED PER TWP. ENGINEER LETTER DATED 9-8-17.
1. 8-18-17 REVISED ROADWAY IMPROVEMENTS.

SUBDIVISION PLAN FOR JANKOWSKI TRACT

UPPER UWCHLAN TOWNSHIP CHESTER COUNTY, PA.
Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
LIONVILLE PROFESSIONAL CENTER
125 Dowlin Forge Rd.
Eaton, Pennsylvania 19341
Phone: 610-903-0060
Fax: 610-903-0080
Project- 4272
Date- 8-8-17
Scale- AS NOTED
Drawn- SLM
Checked- AIB
Sheet- 26 OF 30

Plotted: 8/9/2018 File: F:\JB\4272\4272-94.pr



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: BOARD OF SUPERVISORS
Cary Vargo, Township Manager

FROM: Gwen Jonik, Township Secretary *Gwen*

RE: Jankowski Tract Sewage Facility Planning Module

DATE: October 12, 2018

A Sewage Facility Planning Module (SFPM) for the Jankowski Tract has been prepared by the Developer for review by PaDEP.

ARRO has reviewed the SFPM and recommends forwarding the SFPM to PaDEP for review.

The Board of Supervisors is respectfully **requested to adopt the attached Resolution**, which authorizes submission of the SFPM to PaDEP for Departmental review.

Attachment: Resolution
Project Narrative



RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of Upper Uwchlan
(TOWNSHIP) (BOROUGH) (CITY), Chester COUNTY, PENNSYLVANIA (hereinafter "the municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the *Pennsylvania Sewage Facilities Act*, as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS Black Horse ELU, LLC has proposed the development of a parcel of land identified as
land developer

Jankowski Tract, and described in the attached Sewage Facilities Planning Module, and
name of subdivision

proposes that such subdivision be served by: (check all that apply), ☐ sewer tap-ins, ☒ sewer extension, ☐ new treatment facility, ☐ individual onlot systems, ☐ community onlot systems, ☐ spray irrigation, ☐ retaining tanks, ☐ other, (please specify) _____

WHEREAS, Upper Uwchlan finds that the subdivision described in the attached
municipality

Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the (Supervisors) (Commissioners) (Councilmen) of the (Township) (Borough) (City) of Upper Uwchlan hereby adopt and submit to DEP for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I _____, Secretary, _____
(Signature)

Township Board of Supervisors (Borough Council) (City Councilmen), hereby certify that the foregoing is a true copy of the Township (Borough) (City) Resolution # _____, adopted, _____, 20____.

Municipal Address:

Upper Uwchlan Township

140 Pottstown Pike

Chester Springs, PA 19425

Telephone 6104589400

Seal of

Governing Body

Section F. - Project Narrative

1. The applicant is proposing to subdivide the property located at 565 Pottstown Pike into 55 single family dwelling lots.
2. The land development project has an estimated sewage flow of 12,375 gallons per day or 55 EDU's at 225 gallons per EDU.
3. The ultimate method of sewage treatment and disposal is by way of public sewer provided by the Upper Uwchlan Township Municipal Authority Route 100 System.
4. The projected sewage flows for the project is 12,375 gallons per day.
5. The discharge from the Upper Uwchlan Township Municipal Authority Rt 100 System is via land based application.
6. The total acreage of the proposed subdivision is approximately 41 acres.
7. The project sponsor does not own any adjacent properties.



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: Board of Supervisors

FROM: Cary B. Vargo
Township Manager

RE: Park Road Trail Inspection and Administration

DATE: October 11, 2018

The Park Road Re-construction and Trail Project is currently out for bid with submissions due no later than November 1, 2018 and construction expected to begin winter/spring, 2019. The project requires a construction administrator familiar with the PennDOT construction administration and project management process. Attached for your review and consideration is a proposal from McMahon Associates to provide construction administration and inspection services. The Township has used McMahon Associates, Township Traffic Engineer, for other construction projects with the last project being Darrell Drive with positive results. The proposed cost breakdown for services is as follows:

Construction Administration:	\$46,800
Construction Inspection:	\$36,400
Total:	\$83,200

I would respectfully request that the BOS approve the attached proposal as presented, in the amount of \$83,200, and authorize the Township Manager to execute said document.



McMAHON ASSOCIATES, INC.
835 Springdale Drive, Suite 200
Exton, PA 19341
p 610-594-9995 | f 610-594-9565

PRINCIPALS

Joseph W. McMahon, P.E.
Joseph J. DeSantis, P.E., PTOE
John S. DePalma
William T. Steffens
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE

ASSOCIATES

John J. Mitchell, P.E.
Christopher J. Williams, P.E.
R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.
Maureen Chlebek, P.E., PTOE
Dean A. Carr, P.E.

September 26, 2018

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

RE: **Proposal for Construction Services – Supplement 2**
Park Road Trail – Phase IV Project
Upper Uwchlan Township, Chester County, PA
McMahon Project No. 816710.21

Dear Mr. Vargo:

McMahon Associates, Inc. is pleased to submit this proposal to provide engineering services during the construction of the above referenced project. As a result of the CMAQ federal funding, the construction administration and construction inspection will have to follow PennDOT standards. The **construction inspection** will be completed by TPD under a separate agreement (L00339) with PennDOT. McMahon will utilize Mr. Sean Hughes who is a qualified construction professional and has all of the required PennDOT certifications. Mr. Hughes will be the **Lead Inspector-In-Charge** and will have oversight from Mr. Daniel Gleason, County FAM Coordinator for PennDOT District 6-0 and will keep the Township's staff informed about the status of construction.

Scope of Services

Task 1 – Construction Administration

McMahon anticipates a duration of construction of 35 weeks. McMahon will attend the pre-construction meeting at the District office once the project is awarded. All project submittals related to shop drawings and materials will be reviewed and approved by McMahon. The review and acceptance of the shop drawings and other project submittals such as RFI's will be coordinated within the PennDOT PPCC (aka Sharepoint system, etc). During the construction period, McMahon will review and approve material quantity measurements submitted by the contractor and process payment applications submitted by the contractor on the project. All payment applications, additional work authorizations and work orders must go through PennDOT's Engineering and Construction Management System (ECMS). As Lead Inspector-In-Charge, McMahon will ensure compliance with the labor standards provisions of the contract and the related wage determination decisions of the Secretary of Labor and the equal

opportunity provisions of the construction contract, particularly Section II of the Required Contract Provisions and the EEO and MBE/WBE/DBE special provisions. Progress meetings will be conducted and meeting minutes will be prepared and distributed. PennDOT has several groups of auditors routinely checking the project documentation, job management and material reviews. They typically come to the project site two or more times during construction. McMahon will coordinate with all PennDOT audits to properly close out the project.

We anticipate that our Lead Inspector-In-Charge will spend eight (8) hours per week on the construction administration work and a total of eighty (80) hours for the permit coordination, final as-built plans (if necessary) and PennDOT audits for an estimated 360 hours.

Task 2 – Construction Inspection

McMahon will oversee PennDOT's construction inspector (Agreement L00339) during construction. The construction inspector will be responsible for the following:

- 1) Day-to-day on-site construction observation;
- 2) Daily Project Site Activity reports, including entry into PennDOT ECMS system;
- 3) Material certification & delivery ticket collection and organization;
- 4) Oversight of any unforeseen daily force account work and associated documentation;
- 5) Attendance at progress meetings.

McMahon's Lead Inspector-In-Charge will review and accept the Daily Project Site Activity reports. Copies of all project documentation will be emailed to the Township during construction and finalized at the completion of the project. We anticipate that our Lead Inspector-In-Charge will be on site for an average of eight (8) hours per week for an estimated 280 hours during construction. Our office will contact you when we are at 75% of the budgeted hours to determine if additional will need to be authorized by the Township.

Schedule – We are prepared to initiate work on this project upon receipt of written authorization to proceed and the contractor's notice to proceed which is anticipated for early 2019.

Fee – Based on the scope of services described above, our fee for the above tasks is as follows:

Task 1 – Construction Administration	\$ 46,800
Task 2 – Construction Inspection	\$ 36,400
TOTAL	\$ 83,200

This fee is exclusive of all expenses such as reproduction, plotting, graphics, and personal automobile usage. The services to be performed pursuant to this agreement are strictly limited to those expressly set

forth herein. No additional services will be provided unless requested and agreed to in writing. Supplemental services not specifically described above, including but not limited to major engineering re-design, environmental studies and permitting, materials testing, construction stakeout and full time inspection are not included in the scope of this proposal, but will be provided, as necessary and as authorized, on a time-and-materials basis. Please refer to our agreed upon Provisions for Professional Services.

Conditions

The conditions of this agreement call for the execution of this contract with the understanding that invoices for services will be submitted monthly and are payable within 30 days of issuance. All projects with overdue invoices exceeding 60 days will be subject to a stoppage of all work. Any changes in the specific work program described above will result in an adjustment of the conditions and fees. If the terms of this contract, as contained herein, and in the attached Standard Provisions for Professional Services are agreeable to you, please execute one copy of the agreement below in the space provided and return the signed copy to me. If you should have any questions, or require further information, please feel free to contact me at 610.594.9995, ext. 5129. We appreciate the opportunity to continue serving Upper Uwchlan Township on this project.

Sincerely,



Stephen C. Giampaolo, P.E.
Senior Project Manager

SCG/

Accepted for Upper Uwchlan Township by:

I have reviewed all terms of this contract, and I am authorized to sign in the space below for execution of this contract.

By: _____
(Signature of Authorized Representative)

(Printed Name of Authorized Representative)

Title: _____

Date: _____

McMAHON ASSOCIATES, INC.
STANDARD PROVISIONS FOR PROFESSIONAL SERVICES
January 1, 2018

SERVICES

McMahon Associates, Inc. reserves the right to make adjustments for individuals within these classifications as may be desirable in its opinion by reason of promotion, demotion, or change in wage rates. Such adjustments will be limited to the manner in which charges are computed and billed and will not, unless so stated in writing, affect other terms of an agreement, such as estimated total cost. The following rates will apply to actual time devoted by McMahon Associates, Inc. staff to this project computed to the nearest one-half hour.

<u>PERSONNEL</u>	<u>HOURLY RATES</u>
Field Traffic Count Personnel	\$ 50.00
Survey Technician	\$ 75.00
Technician/Word Processor I	\$ 80.00
Technician/Word Processor II	\$ 85.00
Technician/Word Processor III	\$ 90.00
Technician/Word Processor IV	\$ 95.00
Technician/Word Processor V	\$105.00
Engineer I	\$110.00
Engineer II	\$115.00
Engineer III	\$125.00
Engineer IV	\$130.00
Engineer V	\$140.00
Engineer VI	\$150.00
Party Chief	\$100.00
Chief of Surveys	\$135.00
Traffic Control/Construction Specialist	\$135.00
Senior Engineer/Planner I	\$160.00
Senior Engineer/Planner II	\$170.00
Senior Engineer/Planner III	\$180.00
Senior Engineer/Planner IV	\$190.00
Senior Engineer/Planner V	\$200.00
Senior Engineer/Planner VI	\$205.00
Senior Engineer/Planner VII	\$215.00
Senior Engineer/Planner VIII	\$225.00
Associate	\$230.00
Senior Associate	\$240.00
Principal	\$250.00

TERMS

1. **Invoices** - Invoices will be provided on a monthly basis and will be based upon percentage of completion or actual hours, plus expenses. Payment is due to McMahon Associates, Inc. within 30 days of the invoice date. Unpaid balances beyond 30 days are subject to interest at the rate of 1.5% per month. This is an annual percentage rate of 18%.
2. **Confidentiality** - Technical and pricing information in this proposal is the confidential and proprietary property of McMahon Associates, Inc. and is not to be disclosed or made available to third parties without the written consent of McMahon Associates, Inc.
3. **Commitments** - Fee and schedule commitments will be subject to renegotiation for delays caused by the client's failure to provide specified facilities or information, or any other unpredictable occurrences.
4. **Expenses** - Automatic Traffic Recorder equipment usage will be billed at \$25.00 per 24-hour count. Incidental expenses are reimbursable at cost, plus an administration fee of 10%. These include subconsultants, reproduction, postage, graphics, reimbursement of automobile usage at the IRS-approved rate, parking and tolls. Expenses which by company policy are not billed as reimbursable expenses to clients and therefore, will not be billed as part of this contract include the following: air travel, rental car, lodging, meals, and long distance phone charges between McMahon Associates offices. If it becomes necessary during the course of this project to travel elsewhere, those travel costs will be treated as reimbursable expenses. These expenses will be reflected in the monthly invoices.
5. **Attorney's Fees** - In connection with any litigation arising from the terms of this agreement, the prevailing party shall be entitled to all costs including reasonable attorney's fees at both the trial and appellate levels.
6. **Ownership and Use of Documents** - All original drawings and information are to remain the property of McMahon Associates Inc. The client will be provided with copies of final drawings and/or reports for information and reference purposes.
7. **Insurance** - McMahon Associates, Inc. will maintain at its own expense Workman's Compensation Insurance, Comprehensive General Liability Insurance and Professional Liability Insurance and, upon request, will furnish the client a certificate to verify same.
8. **Termination** - This agreement may be terminated by the authorized representative effective immediately on receipt of written notice. Payment will be due for services rendered through the date written notice is received.
9. **Binding Status** - The client and McMahon Associates, Inc. bind themselves, their partners, successors, assigns, heirs, and/or legal representatives to the other party to this Agreement, and to the partners, successors, assigns and legal representatives of such other party with respect to all covenants of this Contract.



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: Board of Supervisors

FROM: Cary B. Vargo
Township Manager

RE: Public Works Salary Increases

DATE: October 10, 2018

As detailed in a memorandum dated September 6, 2018 and discussed in an executive session (personnel) on September 11, 2018 the average salary for full time skilled roadworkers in the Upper Uwchlan Township Public Works Department is **24.73%** below the calculated average in a comprehensive salary survey conducted in Chester County (2017). The current level of monetary compensation is making it difficult to recruit and retain well qualified Public Works employees. As a result of this difficulty in recruiting and retaining well trained, well qualified employees I am recommending that we address the issue immediately. Administrative staff is recommending an increase in monetary compensation for our Public Works employees to the average salary as noted in the Survey (reflects a 3% increase for 2018 from the 2017 Survey). The new rate of compensation for Public Works employees would be increased to \$51,731.

Summary Increase

Position	Current Salary	Proposed Salary
Public Works Road Foreman	\$53,108	\$57,736
Public Works Skilled Roadworker (Mechanic)	\$42,209	\$56,142
Public Works Skilled Road Worker/Facilities	\$41,475*	\$51,731

*Average Salary in the UUTPWD

Another variable that needs to be considered in salary increases such as this is the impact they will have on our Minimum Municipal Obligation (MMO) for the defined benefit pension plan. It is important to note that of next year's possible increase in the UUTPWD salary line item of \$83,274, only \$33,210 is attributable to employees in the Defined Benefit Pension Plan. The total increase in the non-uniformed employee MMO, as a result of the proposed salary increases, will be \$2,379 - \$93,452 up from \$91,073.

I would respectfully request that the BOS approve the recommended increase in monetary compensation for the Public Works Department as detailed.