



UPPER UWCHLAN TOWNSHIP  
BOARD OF SUPERVISORS MEETING

AGENDA  
JULY 18, 2022  
7:00 p.m.

LOCATION: **PICKERING VALLEY ELEMENTARY SCHOOL**  
**121 Byers Road, Chester Springs PA 19425**

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:	
June 20, 2022 Board of Supervisors Meeting	2
June 22, 2022 Conditional Use Hearing #7 – 100 Greenridge Road	6
III. APPROVAL OF PAYMENTS	8
IV. TREASURER'S REPORT	31
V. SUPERVISORS' REPORT	
A. Historical Commission ~ Appointment	
B. Monthly Police Department Liaison Report	
C. Calendar:	
July 27, 2022 6:00 p.m. Conditional Use Hearing #8 ~ 100 Greenridge Road	
August 9, 2022 4:00 p.m. Board of Supervisors Workshop	
August 15, 2022 7:00 p.m. Board of Supervisors Meeting	
September 5, 2022 Office Closed ~ Labor Day No trash/recycling service September 5, Trash/recycling service delayed 1 day	
Yard Waste Collection Dates: July 27, August 10, 24, 31	
Do not use plastic bags as these materials are composted. Place materials curbside the night before to guarantee collection.	
VI. ADMINISTRATION REPORTS	
A. Township Engineer's Report, Development Update	64
B. Building and Codes Department Report	68
C. Police Chief's Report	70
D. Public Works Department Report	73
1. Pavement Marking Bid Results, Contract Award	
VII. LAND DEVELOPMENT	
A. Enclave at Chester Springs Site Improvements Escrow Release #3 \$29,162.50	75
B. Villages at Chester Springs Public Improvements Escrow Release #4 \$186,641.30	78
C. Chester Springs Crossings Public Improvements Escrow Release #7 \$171,279.41	83
D. Natural Lands Trust / Shryock Minor Subdivision - Lot Line Change Plan ~ consider approval	89
VIII. ADMINISTRATION	
A. F1, F2 Flexible Development Overlay Ordinance Amendment ~ Consider Adoption	145
IX. OPEN SESSION	
X. ADJOURNMENT	





TOWNSHIP OF UPPER UWCHLAN  
BOARD OF SUPERVISORS  
MEETING  
June 20, 2022  
7:00 p.m.  
Minutes  
**DRAFT**

LOCATION: Township Building,  
140 Pottstown Pike, Chester Springs PA 19425

Attending:

Board of Supervisors

Sandra M. D'Amico, Chair  
Jennifer F. Baxter, Vice Chair  
Andrew P. Durkin, Member

Township Administration

Tony Scheivert, Township Manager  
Shanna Lodge, Assistant Township Manager  
Gwen Jonik, Township Secretary  
Jill Bukata, Township Treasurer  
John DeMarco, Chief of Police  
Rhys Lloyd, Director – Code Enforcement  
Anthony Campbell, Zoning Officer  
Dave Leh, Township Engineer

Kristin Camp, Esq., Township Solicitor

Mrs. D'Amico called the meeting to order at 7:05 p.m., led the Pledge of Allegiance and offered a moment of silence. No one planned to record the meeting.

The Agenda was rearranged to accommodate the Police Department recognitions as follows. Many family members and friends were in attendance.

District Judge Simmons administered Officer Dan Zmuida's Oath of Office.

Mrs. D'Amico read the promotion of Corporal Brian Gathercole to Detective-Corporal and presented him with his 15-year Service Award. Judge Simmons administered Detective-Corporal Gathercole's Oath of Office.

Mrs. D'Amico read the promotion of Officer Kyle Sherman to Corporal. Judge Simmons administered Corporal Sherman's Oath of Office.

Tony Scheivert recognized several Officers for their traffic control efforts during Bishop Shanahan's prom picture event at Upland Farm Park. The number of attendees was much greater than anticipated and the Officers handled it nicely.

A brief recess was taken while the Police Officers' family and friends departed. There were 6 citizens in attendance.

Approval of Minutes

Mrs. Baxter moved, seconded by Mr. Durkin, to approve the minutes of the May 9, 2022 Conditional Use Hearing #5 for 100 Greenridge Road, May 10, 2022 Board of Supervisors Workshop, May 16, 2022 Board of Supervisors Meeting, and May 23, 2022 Conditional Use Hearing #6 for 100 Greenridge Road. The motion carried unanimously.

Approval of Payments

Mrs. Baxter moved, seconded by Mr. Durkin, to approve the payments to all vendors listed June 16, 2022. The motion carried unanimously.



### Treasurer's Report

Jill Bukata reported that the balance sheet remains strong; year-to-date revenues are at 56.8% of the budget; year-to-date expenses are at 31.6% of the budget; earned income tax revenue is \$58,000 more than this time through June 2021.

### Supervisor's Report

Mrs. D'Amico announced executive sessions were held May 3, 2022 re: personnel and June 20, 2022 re: a legal matter. There was no Police Department liaison report today as they didn't meet yet. The following published calendar was read: June 22, 2022 6:00 p.m. Conditional Use Hearing #7 ~ 100 Greenridge Road being held at the Township Building; June 23, 2022 5:00 p.m. Village of Eagle ~ Village Walk, "Founding Mothers and Fathers" hosted by the Township's Historical Commission; July 4, 2022 Office Closed ~ Independence Day ~ no trash/recycling service. All trash/recycling service is delayed 1 day; July 12, 2022 4:00 p.m. Board of Supervisors Workshop; July 18, 2022 7:00 p.m. Board of Supervisors Meeting will be held at Pickering Valley Elementary School, 121 Byers Road, Chester Springs 19425; and there are yard waste collections June 22, June 29, July 13, and July 27.

### Administration Reports

#### Township Engineer's Report

Dave Leh reported that a revised plan was received for Byers Station Parcel 5C Lot 2B Commercial and will be reviewed for the Planning Commission's July meeting; construction is finishing at Chester Springs Crossing and the developer is working through the dedication punch list.

#### Building and Codes Department Report

Rhys Lloyd reported that 65 building permits were issued last month, totaling \$44,000 in permit fees; the Department completed 229 inspections; there were 14 re-sales and 13 new homes settled last month; addressing zoning complaints; fire safety inspections continue.

#### Police Chief's Report

Chief DeMarco reported that 1,209 incidents were logged; the Block Party this past Saturday was a good time, with no incidents; Junior Police Academy started today; we are members of a regional Accident Investigation Team and a Team Leader position is open. Officer Steve Jones will be recommended for the position.

#### Public Works Department Report

Tony Scheivert reported that the Department completed 175 work orders and performed the regular routine maintenance of storm water inlets and roadways in the Township.

#### Land Development

Preserve at Marsh Creek Phase 3 Road Bond Agreement. Kristin Camp explained the need for a road bond agreement during the last Phase of the Preserve's construction. The developer will access an area of the project via public roads in the Reserve at Chester Springs to backfill a culvert. A video inspection of the roads was completed and it's anticipated to take just 1 day to backfill the culvert. The Township will then inspect the roads and if repairs are needed, McKee Builders, LLC will repair the roads. Mrs. Baxter moved, seconded by Mr. Durkin, to execute the Agreement. The motion carried unanimously.

Natural Lands/Shryock Lot Line Change/Minor Subdivision Plan. Tabled to a future meeting, most likely the July 12, 2022 Supervisors Workshop or the July 18, 2022 Supervisors Meeting.

### ADMINISTRATION

Fund Transfer. Jill Bukata requested authorization to transfer \$750,000 from the General Fund to the Capital Fund to pay for planned expenditures over the next few months. The transfer was



included in the 2022 Budget. Mrs. Baxter moved, seconded by Mr. Durkin, to authorize the budgeted transfer \$750,000 from the General Fund to the Capital Fund. The motion carried unanimously.

2022 Road Milling and Paving bid results, contract award. Three companies submitted bids for the 2022 milling and paving contract. DiRocco Bros. was the low bidder at \$5.81-\$10.50/square yard for milling and \$96.30-\$103.67/ton in place for paving, totaling +/- \$286,346.24. This is well under budget. Mrs. Baxter moved, seconded by Mr. Durkin, to award the 2022 Road Milling and Paving Contract to DiRocco Bros. at \$5.81-\$10.50/square yard milling and \$96.30-\$103.67/ton paving. The motion carried unanimously.

Resolution – Townshipwide Act 537 Plan submission to PaDEP. Gwen Jonik explained the Resolution which approves the submission to PaDEP, for their review, the updated Townshipwide Act 537 Plan. The Municipal Authority approved the draft Plan in November 2021, the 30-day public comment period ended in January 2022, and the Authority addressed the public comments received, namely to remove the Bordeaux Estates subdivision from the Plan. Mrs. Baxter moved, seconded by Mr. Durkin, to adopt Resolution #06-20-22-04 approving the submission to PaDEP of the updated Townshipwide Act 537 Plan dated June 2022. The motion carried unanimously.

Authorize advertisement of revised ordinance amendment eliminating the F1, F2 Flexible Development Overlay Districts. Kristin Camp explained that the change from the previous draft is that this revision addresses those lots that were developed using the F1-F2 Overlay. The bulk and area regulations are on the final approved plans for those lots/subdivisions and memorializes the standards for future use. The amendment would be advertised for potential adoption at the Board's July 18 meeting. Township staff mailed over 2700 letters to affected properties. Public Notice signs will be posted in conspicuous locations.

Resident Gerry Stein inquired what properties were developed using the Overlay and how many 10 acres or larger properties there are at this time. Rhys Lloyd has created a map of those properties and estimated there are less than a dozen parcels that would be eligible. Mrs. Baxter moved, seconded by Mr. Durkin, to authorize the advertisement of the revised ordinance amendment eliminating the F1 and F2 Flexible Development Overlay Districts. The motion carried unanimously.

Disposition of Township Property. Gwen Jonik reported that duly advertised bids closed earlier today for the sale of the Police Department's 2017 Ford Interceptor SUV (VIN # 1FM5K8AR2HGA94697), which had met its age or mileage limits, and for vehicle interior equipment – push bar, separation prisoner partition, rear window bars. The high bid for the 2017 Interceptor was \$7,900.00. The high bid for the vehicle interior equipment was \$25.00. Mrs. Baxter moved, seconded by Mr. Durkin, to approve the sales to the high bidders at the amounts listed. The motion carried unanimously.

Delinquent trash/recycling accounts. There are 4 delinquent trash/recycling accounts (\$5,035.00; \$4,798.15; \$4,319.50; \$3,510.50) and the Board is asked to approve a motion to authorize proceeding to Sheriff's Sale. The required letters, liens, etc. have been received by all parties, however there's been no response. Following discussion about the number of times the owners had been contacted and the process that's been followed, Mrs. Baxter moved, seconded by Mr. Durkin, to authorize proceeding to Sheriff's Sales on those 4 properties. The motion carried unanimously.

We proceeded to Open Session until Uwchlan Ambulance Corps personnel arrived.

#### Open Session

Tony Scheivert gave kudos to Kathi McGrath for coordinating a great Block Party. Mr. Scheivert was hired in 2020 so this was his first Upper Uwchlan Township Block Party.



Mrs. D'Amico and Tony Scheivert explained that Uwchlan Ambulance Corps' (UAC) call volume has increased and costs to operate are increasing while billings are decreasing. It is the Township's responsibility to provide emergency services to the citizens. UAC is visiting every township they serve to request an increase in funding. Upper Uwchlan currently contributes \$27,038/year. UAC is requesting we increase to \$52,286. The formula for funding uses population, property value (fire), and call volume. If UAC had to stop operating, we would have to staff our own ambulance company. Mrs. D'Amico noted Upper Uwchlan hasn't increased our contribution for at least 10 years. Tony Scheivert and Jill Bukata will research if an increased contribution is in the 2022 budget. When UAC personnel arrived, the Board advised them they favored an increased contribution for the 2023 Budget and will see if we can increase the second half of 2022.

A Minquas Ambulance representative was in attendance. They serve the area of N. Reeds Road, Kaiser, Gottier, etc. Upper Uwchlan currently does not contribute to Minquas Ambulance.

Resident Gerry Stein inquired of other emergency service providers to which we contribute. Tony Scheivert advised we've recently increased contributions to the 4 fire companies that serve Upper Uwchlan – Ludwigs Corner, Lionville, East Brandywine and Glenmoore.

#### Adjournment

There being no further business to be brought before the Board, Mrs. D'Amico adjourned the meeting at 8:22 p.m.

Respectfully submitted,

Gwen A. Jonik  
Township Secretary





TOWNSHIP OF UPPER UWCHLAN  
CONDITIONAL USE HEARING

June 22, 2022

6:00 PM

Minutes

**DRAFT**

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

Attending:

Board of Supervisors

Sandra M. D'Amico, Chair  
Jennifer F. Baxter, Vice-Chair  
Andrew P. Durkin, Member

Township Administration

Gwen Jonik, Township Secretary  
Rhys Lloyd, Building Code Official  
Anthony Campbell, Zoning Officer

Kristin Camp, Esq., Township Solicitor  
Mark Hagerty, Court Stenographer

Mary Lou Lowrie, Township Engineer  
Matt Brown, Township Wastewater Consultant  
Sheila Fleming, Township Planner  
Chris Williams, Township Traffic Consultant

Mike Crotty, Esq., Planning Commission Counsel

Mrs. D'Amico called the Hearing to order at 6:07 p.m. This is Conditional Use Hearing #7 for Toll Mid-Atlantic LP Company regarding their 100 Greenridge Road Application. There were approximately 31 citizens in attendance. The following is a brief summary of the evening's testimony. The Court Stenographer's transcript is the official Record of the Hearing.

Mrs. D'Amico asked Kristin Camp, Esq., to conduct the Hearing.

Alyson Zarro, Esq., Riley Riper Hollin & Colagreco, Brian Thierrin, Toll Mid-Atlantic LP and John Biaonno, ESE Engineering were in attendance representing the Applicant.

Ms. Camp noted there were comments received from 3 residents who couldn't attend this evening, that we'll continue this evening with testimony from Planning Commission witnesses, and following the close of all testimony and public comments, the Board has 45 days to render their Decision.

Mike Crotty, Esq., marked Jon Long's May 31, 2022 email as Exhibit L-22.

Chris Williams, P.E., McMahon Associates, provided testimony regarding traffic, answering questions from Mike Crotty, Alyson Zarro, Mark Robinson, Elizabeth Woodward, the Board of Supervisors and Meredith Capelino.

A brief recess was taken 7:15 – 7:28 p.m.

Sheila Fleming, Brandywine Conservancy, provided testimony regarding conservation, trails, open space, wetlands, woodlands and historic resources. Questions were posed by Mike Crotty, Alyson Zarro, Jon Long, Steve Egnaczyk, Elizabeth Woodward, Timothy Brennan, Mark Robinson and the Board of Supervisors.

At 9:00 p.m., the date of the next Hearing was discussed off the Record.



On the Record, the next Hearing date was announced as Wednesday, July 27, 2022, 6:00 p.m. at the Township Building, 140 Pottstown Pike, Chester Springs PA 19425.

The evening was adjourned at 9:05 p.m.

Respectfully submitted,

Gwen A. Jonik  
Township Secretary



July 15, 2022  
12:04 PM

Upper Uwchlan Township  
Check Register By Check Id

Page No: 1

Range of Checking Accts: GENERAL to GENERAL Range of Check Ids: 53193 to 53281  
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
	07/18/22	21ST 21st CENTURY MEDIA PHILLY	354.54	2655
	07/18/22	AJBLO010 A.J. BLOSENSKI	662.50	2655
	07/18/22	ALEXAFLE ALEXANDER FLEMING	350.00	2655
	07/18/22	AQUAP010 AQUA PA	915.12	2655
	07/18/22	ARROC010 ARRO CONSULTING, INC.	293.00	2655
	07/18/22	ATTMOBIL AT & T MOBILITY	1,492.78	2655
	07/18/22	BARBA010 BARBACANE THORNTON & COMPANY	6,250.00	2655
	07/18/22	BCGARAGE B & C GARAGE DOORS	573.00	2655
	07/18/22	BIGGR0ME BIGG ROMEO, LLC	1,000.00	2655
	07/18/22	BRANDWIN BRANDYWINE CONSERVANCY	1,005.00	2655
	07/18/22	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI	2,428.00	2655
	07/18/22	BUKAT010 JILL BUKATA	460.00	2655
	07/18/22	CARRJ010 JOSEPH CARR	350.00	2655
	07/18/22	CHARLHIG CHARLES A HIGGINS & SONS	539.04	2655
	07/18/22	CHRISBOY CHRIS BOYLE LAW ENFORCEMENT	742.50	2655
	07/18/22	COHENLG COHEN LAW GROUP	1,770.00	2655
	07/18/22	COLLIFL COLLIFLOWER, INC	231.52	2655
	07/18/22	COLON010 COLONIAL ELECTRIC SUPPLY CO.,	207.63	2655
	07/18/22	COLORSAN COLORED SAND	492.00	2655
	07/18/22	COMCA010 COMCAST	1,914.83	2655
	07/18/22	CRYST010 CRYSTAL SPRINGS	115.36	2655
	07/18/22	DAVIS010 ROBERT L DAVIS	350.00	2655
	07/18/22	DELA030 DELAWARE VALLEY HEALTH TRUST	53,037.99	2655
	07/18/22	DEMAR010 JOHN DEMARCO	750.00	2655
	07/18/22	DIAMOWER DIAMOND MOWERS	1,023.71	2655
	07/18/22	DIICOMPU DII COMPUTERS, INC	6,483.00	2655
	07/18/22	EAGLEPEQ EAGLE POWER TURF & TRACTOR	510.85	2655
	07/18/22	EAGLHARD EAGLE HARDWARE	88.30	2655
	07/18/22	EASTB010 EAST BRANDYWINE FIRE COMPANY	10,639.50	2655
	07/18/22	ECKERTSE ECKERT SEAMANS	8,348.50	2655
	07/18/22	ECRAI010 E.CRAIG KALEMJIAN, ESQ.	2,925.00	2655
	07/18/22	ESRI ESRI	489.00	2655
	07/18/22	FLEXIBEN FLEXIBLE BENEFIT ADMINISTRATOR	64.00	2655
	07/18/22	FREDBEXT FRED BEANS FORD OF EXTON	379.95	2655
	07/18/22	FULTONBA FULTON BANK	500.00	2655
	07/18/22	GATHE010 BRIAN E. GATHERCOLE	550.00	2655
	07/18/22	GILMO020 GILMORE & ASSOCIATES, INC	1,979.41	2655
	07/18/22	GREGHINE GREGORY HINES	350.00	2655
	07/18/22	HAWEI010 H.A. WEIGAND, INC.	228.00	2655
	07/18/22	HELPNOW HELP-NOW, LLC	3,219.63	2655
	07/18/22	HIGHW010 HIGHWAY MATERIALS, INC.	163.83	2655
	07/18/22	IRONM010 IRON MOUNTAIN	862.65	2655
	07/18/22	JONESSTE STEVEN R. JONES	350.00	2655
	07/18/22	JONESTOM THOMAS S. JONES	450.00	2655
	07/18/22	KEENC010 KEEN COMPRESSED GAS COMPANY	66.50	2655
	07/18/22	KEMME010 PAUL E. KEMME	350.00	2655
	07/18/22	KIMBALLW KIMBALL MIDWEST	209.77	2655
	07/18/22	LEVEN010 LEVENGOOD SEPTIC SERVICE	601.00	2655
	07/18/22	LINESYST TELESYSTEM	1,112.19	2655
	07/18/22	LUDWI060 LUDWIG'S CORNER SUPPLY CO.	40.98	2655
	07/18/22	MARKH010 MARK HAGERTY	1,092.00	2655



July 15, 2022  
12:04 PM

Upper Uwchlan Township  
Check Register By Check Id

Page No: 2

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
07/18/22		MARSH020 MARSH CREEK SIGNS	3,397.00		2655
07/18/22		MCGOV020 MCGOVERN ENVIRONMENTAL, LLC	450.00		2655
07/18/22		MCMAH010 MCMAHON ASSOCIATES, INC.	2,340.00		2655
07/18/22		METRO020 METROPOLITAN COMMUNICATIONS	30.00		2655
07/18/22		MIDAT010 MID ATLANTIC CONNECTIONS, INC.	225.00		2655
07/18/22		MONTA010 MONTAGE ENTERPRISES, INC.	558.50		2655
07/18/22		NAPA0010 NAPA AUTO PARTS	78.07		2655
07/18/22		NAPAMORG NAPA MORGANTOWN	328.08		2655
07/18/22		NEWENT NEW ENTERPRISE STONE & LIME CO	630.46		2655
07/18/22		NEWHO010 NEW HOLLAND AUTO GROUP	470.51		2655
07/18/22		OCCHEALT OCC HEALTH CENTERS OF SWPA	121.00		2655
07/18/22		PARAD010 ROBERT PARADIS	350.00		2655
07/18/22		PATURNPI PA TURNPIKE TOLL BY PLATE	43.80		2655
07/18/22		PECO0010 PECO	2,962.34		2655
07/18/22		POZZA005 ADAM D. POZZA	350.00		2655
07/18/22		PSATS030 PSATS-CDL PROGRAM	120.00		2655
07/18/22		REAGE010 REAGENT PRINT & IMAGING	441.45		2655
07/18/22		RICHGRUB RICHARD GRUBB & ASSOCIATES	2,024.00		2655
07/18/22		SANDRAFR SANDRA FROST	264.00		2655
07/18/22		SERVIO10 SERVICE TIRE TRUCK CENTERS	1,031.20		2655
07/18/22		SHERM010 KYLE S. SHERMAN	350.00		2655
07/18/22		SMAL010 SMALE'S PRINTERY	670.00		2655
07/18/22		STAPLADV STAPLES BUSINESS CREDIT	481.71		2655
07/18/22		STAPLCRP STAPLES CREDIT PLAN	422.09		2655
07/18/22		STITE010 DAVID STITELER	350.00		2655
07/18/22		SUNBE020 SUNBELT RENTALS	1,301.67		2655
07/18/22		SWEETWAT SWEETWATER NATURAL PRODUCTS LL	470.10		2655
07/18/22		TAYLORL TAYLOR, LYND SAY	350.00		2655
07/18/22		THEPA020 THE PARTY CENTER	1,590.35		2655
07/18/22		TIFCO TIFCO INDUSTRIES	116.37		2655
07/18/22		TRAISR TRAISR, LLC	5,987.50		2655
07/18/22		VERIZ010 VERIZON	430.49		2655
07/18/22		VERIZFIO VERIZON	269.98		2655
07/18/22		VERIZOSP VERIZON - SPECIAL PROJECTS	217.14		2655
07/18/22		WIGGISHR WIGGINS SHREDDING	95.00		2655
07/18/22		WITME010 WITMER PUBLIC SAFETY GROUP, INC	539.90		2655
07/18/22		ZEPSA020 ACUITY SPECIALTY PRODUCTS, INC	216.25		2655
07/18/22		ZMUID005 DANIEL ZMUIDA	350.00		2655
<hr/>					
Report Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	89	0	149,786.54	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	89	0	149,786.54	0.00



July 8, 2022  
01:41 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: 794 to 794  
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
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Report Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	1	0	780.24	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	1	0	780.24	0.00



July 15, 2022  
11:59 AM

Upper Uwchlan Township  
Check Payment Batch Verification Listing

Page No: 1

Batch Id: LHAINES Batch Type: C Batch Date: 07/18/22 Checking Account: GENERAL  
Generate Direct Deposit: N

G/L Credit: Expenditure G/L Credit

Check No. PO #	Check Date Enc Date	Vendor # Name Item Description	Payment Amt	Street 1 of Address to be printed on Check Charge Account Description	Account Type	Status	Seq	Acct
07/18/22 21ST 21st CENTURY MEDIA PHILLY								
22-00824	07/18/22	1 twp - notice to bidders	283.46	21C ADVERTISING 01-400-000-341 Advertising	Expenditure	Aprv	1	1
22-00824	07/18/22	2 twp - bid notice	71.08	01-400-000-341 Advertising	Expenditure	Aprv	2	1
			354.54					
07/18/22 AJBLO010 A.J. BLOSENSKI								
22-00825	07/18/22	1 30y rolloff	300.00	P.O. BOX 392 01-454-001-202 Community Day	Expenditure	Aprv	3	1
22-00825	07/18/22	2 event boxs, liners, delivery	362.50	01-454-001-202 Community Day	Expenditure	Aprv	4	1
			662.50					
07/18/22 ALEXAFLE ALEXANDER FLEMING								
22-00857	07/18/22	1 2022 uniform allowance	350.00	01-410-000-191 Uniform Allowances	Expenditure	Aprv	65	1
			350.00					
07/18/22 AQUAP010 AQUA PA								
22-00827	07/18/22	1 twp	100.73	PO BOX 70279 01-409-003-360 Utilities	Expenditure	Aprv	12	1
22-00827	07/18/22	2 twp	180.28	01-409-003-360 Utilities	Expenditure	Aprv	13	1
22-00827	07/18/22	3 hp	181.79	01-454-002-360 Utilities	Expenditure	Aprv	14	1
22-00827	07/18/22	4 milford	18.24	01-409-004-360 Utilities	Expenditure	Aprv	15	1
22-00827	07/18/22	5 upland	163.55	01-454-005-360 Utilities	Expenditure	Aprv	16	1
22-00827	07/18/22	6 upland	224.65	01-454-005-360 Utilities	Expenditure	Aprv	17	1
22-00827	07/18/22	7 pw	45.88	01-409-001-360 Utilities	Expenditure	Aprv	18	1
			915.12					
07/18/22 ARROC010 ARRO CONSULTING, INC.								
22-00828	07/18/22	1 project 17000.00 consulting	293.00	108 WEST AIRPORT ROAD 01-408-000-313 Non Reimbursable	Expenditure	Aprv	19	1
			293.00					
07/18/22 ATTMOBIL AT & T MOBILITY								
22-00826	07/18/22	1 pd	512.83	PO BOX 6463 01-410-000-320 Telephone	Expenditure	Aprv	5	1
22-00826	07/18/22	2 admin	120.06	01-400-000-320 Telephone	Expenditure	Aprv	6	1
22-00826	07/18/22	3 admin	25.48	01-401-000-322 Ipad Expense	Expenditure	Aprv	7	1
22-00826	07/18/22	4 codes	120.06	01-413-000-320	Expenditure	Aprv	8	1



July 15, 2022  
11:59 AM

Upper Uwchlan Township  
Check Payment Batch Verification Listing

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22-00826	07/18/22	5 codes	93.94	Telephone 01-413-000-322	Expenditure	Aprv	9	1
22-00826	07/18/22	6 pw	412.08	Ipad Expense 01-438-000-320	Expenditure	Aprv	10	1
22-00826	07/18/22	7 pw	208.33	Telephone 01-438-000-322	Expenditure	Aprv	11	1
			<u>1,492.78</u>	Ipad Expense				
22-00831	07/18/22	BARBA010 BARBACANE THORNTON & COMPANY 1 2021 twp audit	6,250.00	503 CARR ROAD 01-402-000-450	Expenditure	Aprv	23	1
			<u>6,250.00</u>	Contracted Services				
22-00832	07/18/22	BCGARAGE B & C GARAGE DOORS 1 pw - repair circuit boards	573.00	2700 NORTH CHARLOTTE STREET 01-409-001-250	Expenditure	Aprv	24	1
			<u>573.00</u>	Maint & Repair				
22-00829	07/18/22	BIGGR0ME BIGG ROMEO, LLC 1 2023 block party deposit	1,000.00	113 STERLING DRIVE 01-454-001-202	Expenditure	Aprv	20	1
			<u>1,000.00</u>	Community Day				
22-00833	07/18/22	BRANDWIN BRANDYWINE CONSERVANCY 1 greenridge cu plan review	805.00	01-408-000-310	Expenditure	Aprv	25	1
22-00833	07/18/22	2 125 lcr	200.00	Reimbursable Engineer 01-408-000-310	Expenditure	Aprv	26	1
			<u>1,005.00</u>	Reimbursable Engineer				
22-00830	07/18/22	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI 1 toll/greenridge	956.50	118 W. MARKET STREET 01-404-000-310	Expenditure	Aprv	21	1
22-00830	07/18/22	2 twp - june services	1,471.50	Reimbursable Legal Fees 01-404-000-311	Expenditure	Aprv	22	1
			<u>2,428.00</u>	Non Reimbursable Legal				
22-00865	07/18/22	BUKAT010 JILL BUKATA 1 reimbursement - coa app fee	460.00	01-401-000-200	Expenditure	Aprv	76	1
			<u>460.00</u>	Supplies				
22-00842	07/18/22	CARRJ010 JOSEPH CARR 1 2022 uniform allowance	350.00	01-410-000-191	Expenditure	Aprv	40	1
			<u>350.00</u>	Uniform Allowances				
22-00841	07/18/22	CHARLHIG CHARLES A HIGGINS & SONS 1 traffic light maintenance	539.04	PO BOX 647 01-434-000-450	Expenditure	Aprv	39	1
			<u>539.04</u>	Contracted Services				



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PO #	Enc Date	Item Description			Description				
22-00843	07/18/22	CHRISBOY CHRIS BOYLE LAW ENFORCEMENT 1 monthly legal updates	742.50 <u>742.50</u>	1759 FORT WASHINGTON AVE 01-410-000-316 Training/Seminar		Expenditure	Aprv	41	1
22-00837	07/18/22	COHENLG COHEN LAW GROUP 1 cable franchise renewal -final	1,770.00 <u>1,770.00</u>	413 SOUTH MAIN STREET 01-404-000-311 Non Reimbursable Legal		Expenditure	Aprv	35	1
22-00838	07/18/22	COLLIPL COLLIFLOWER, INC 1 hwy - crimp fittings	231.52 <u>231.52</u>	PO BOX 826398 01-438-000-245 Highway Supplies		Expenditure	Aprv	36	1
22-00839	07/18/22	COLON010 COLONIAL ELECTRIC SUPPLY CO., 1 pw - lamp	207.63 <u>207.63</u>	201 W. CHURCH ROAD 01-438-000-200 Supplies		Expenditure	Aprv	37	1
22-00840	07/18/22	COLORSAN COLORED SAND 1 block party supplies	492.00 <u>492.00</u>	1511 GOLDEN ROD ROAD 01-454-001-202 Community Day		Expenditure	Aprv	38	1
22-00836	07/18/22	COMCA010 COMCAST 1 pw	208.39	P.O. BOX 70219 01-409-001-450 Contracted Services		Expenditure	Aprv	31	1
22-00836	07/18/22	2 twp	1,056.20	01-409-003-450 Contracted Services		Expenditure	Aprv	32	1
22-00836	07/18/22	3 hp	261.14	01-454-002-450 Contracted Services		Expenditure	Aprv	33	1
22-00836	07/18/22	4 upland	389.10 <u>1,914.83</u>	01-454-005-450 Contracted Services		Expenditure	Aprv	34	1
22-00834	07/18/22	CRYST010 CRYSTAL SPRINGS 1 pw - kitchen supplies	115.36 <u>115.36</u>	P.O. BOX 660579 01-438-000-200 Supplies		Expenditure	Aprv	27	1
22-00845	07/18/22	DAVIS010 ROBERT L DAVIS 1 2022 uniform allowance	350.00 <u>350.00</u>	01-410-000-191 Uniform Allowances		Expenditure	Aprv	43	1
22-00848	07/18/22	DELA030 DELAWARE VALLEY HEALTH TRUST 1 admin	4,039.36	PO Box 95000-5440 01-401-000-156 Employee Benefit Expens		Expenditure	Aprv	46	1
22-00848	07/18/22	2 pd	28,034.89	01-410-000-156 Employee Benefit Expense		Expenditure	Aprv	47	1



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22-00848	07/18/22	3 codes	3,970.83	01-413-000-156 Employee Benefit Expens	Expenditure	Aprv	48	1
22-00848	07/18/22	4 pw	13,603.17	01-438-000-156 Employee Benefit Expense	Expenditure	Aprv	49	1
22-00848	07/18/22	5 pw - facilities	3,389.74	01-438-001-156 Employee Benefit Expense	Expenditure	Aprv	50	1
			<u>53,037.99</u>					
22-00846	07/18/22	1 2022 uniform allowance	750.00	01-410-000-191 Uniform Allowances	Expenditure	Aprv	44	1
			<u>750.00</u>					
22-00844	07/18/22	1 hwy - bearing, cutter shaft	1,023.71	PO BOX 85030 01-438-000-245 Highway Supplies	Expenditure	Aprv	42	1
			<u>1,023.71</u>					
22-00847	07/18/22	1 laptops and hardware	6,483.00	2425 BLAIR MILL ROAD 01-407-000-222 Hardware	Expenditure	Aprv	45	1
			<u>6,483.00</u>					
22-00851	07/18/22	1 parks - throttle	61.48	P.O. BOX 425 01-454-001-200 Supplies	Expenditure	Aprv	58	1
22-00851	07/18/22	2 parks - belt, cutter	449.37	01-454-001-200 Supplies	Expenditure	Aprv	59	1
			<u>510.85</u>					
22-00849	07/18/22	1 upland - switch locks	2.79	01-454-005-200 Supplies	Expenditure	Aprv	51	1
22-00849	07/18/22	2 pw - duct tape	47.96	01-438-000-200 Supplies	Expenditure	Aprv	52	1
22-00849	07/18/22	3 upland - cap	8.49	01-454-005-200 Supplies	Expenditure	Aprv	53	1
22-00849	07/18/22	4 pw - torch lighter	7.29	01-438-000-200 Supplies	Expenditure	Aprv	54	1
22-00849	07/18/22	5 pd - ant/roach killer	6.99	01-410-000-250 Maintenance & Repairs	Expenditure	Aprv	55	1
22-00849	07/18/22	6 parks - supplies	14.78	01-454-001-200 Supplies	Expenditure	Aprv	56	1
			<u>88.30</u>					
22-00853	07/18/22	1 2022 contribution	10,639.50	2096 BONDSVILLE ROAD 01-411-001-005 E. Brandy.	Expenditure	Aprv	61	1
			<u>10,639.50</u>					
22-00850	07/18/22	1 twp - february services	8,348.50	U.S. STEEL TOWER 01-404-000-311	Expenditure	Aprv	57	1



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			<u>8,348.50</u>	Non Reimbursable Legal				
22-00835	07/18/22	ECRAI010 E.CRAIG KALEMJIAN, ESQ. 1 zhb - nlt/shryock	1,575.00	535 NORTH CHURCH STREET 01-404-000-310	Expenditure	Aprv	28	1
22-00835	07/18/22	2 zhb - kolonauski	500.00	Reimbursable Legal Fees 01-404-000-310	Expenditure	Aprv	29	1
22-00835	07/18/22	3 zhb - nlt/shryock & kolonauski	850.00	Reimbursable Legal Fees 01-404-000-311	Expenditure	Aprv	30	1
			<u>2,925.00</u>	Non Reimbursable Legal				
22-00852	07/18/22	ESRI ESRI 1 software license 2022-23	489.00	PO BOX 741076 01-407-000-220	Expenditure	Aprv	60	1
			<u>489.00</u>	Software				
22-00855	07/18/22	FLEXIBEN FLEXIBLE BENEFIT ADMINISTRATOR 1 fees for June	64.00	PO DRAWER 8188 01-410-000-450	Expenditure	Aprv	63	1
			<u>64.00</u>	Contracted Services				
22-00856	07/18/22	FREDBEXT FRED BEANS FORD OF EXTON 1 pd - reprogram rack, explorer	379.95	415 W. LINCOLN HIGHWAY 01-410-000-235	Expenditure	Aprv	64	1
			<u>379.95</u>	Vehicle Maintenance				
22-00854	07/18/22	FULTONBA FULTON BANK 1 2021-22 bank fees	500.00	PO BOX 3215 01-400-000-461	Expenditure	Aprv	62	1
			<u>500.00</u>	Bank Fees				
22-00859	07/18/22	GATHE010 BRIAN E. GATHERCOLE 1 2022 uniform allowance	550.00	01-410-000-191	Expenditure	Aprv	69	1
			<u>550.00</u>	Uniform Allowances				
22-00858	07/18/22	GILMO020 GILMORE & ASSOCIATES, INC 1 twp - june services	1,356.91	65 E. BULTER AVENUE, SUITE 100 01-408-000-313	Expenditure	Aprv	66	1
22-00858	07/18/22	2 tp improvements	35.00	Non Reimbursable 01-408-000-310	Expenditure	Aprv	67	1
22-00858	07/18/22	3 toll/greenridge	587.50	Reimbursable Engineer 01-408-000-310	Expenditure	Aprv	68	1
			<u>1,979.41</u>	Reimbursable Engineer				
22-00860	07/18/22	GREGHINE GREGORY HINES 1 2022 uniform allowance	350.00	01-410-000-191	Expenditure	Aprv	70	1
			<u>350.00</u>	Uniform Allowances				
	07/18/22	HAWEI010 H.A. WEIGAND, INC.		1409 STATE ROAD				



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22-00862	07/18/22	1 twp - various signage	228.00	01-433-000-200 Supplies	Expenditure	Aprv	72	1
			<u>228.00</u>					
22-00863	07/18/22	1 monthly guardian services	2,934.63	01-407-000-450 Contracted Services	Expenditure	Aprv	73	1
22-00863	07/18/22	2 service tickets	285.00	01-407-000-450 Contracted Services	Expenditure	Aprv	74	1
			<u>3,219.63</u>					
22-00861	07/18/22	1 pw - materials	163.83	01-438-000-200 Supplies	Expenditure	Aprv	71	1
			<u>163.83</u>					
22-00864	07/18/22	1 twp - storage services	862.65	01-401-000-450 Contracted Services	Expenditure	Aprv	75	1
			<u>862.65</u>					
22-00866	07/18/22	1 2022 uniform allowance	350.00	01-410-000-191 Uniform Allowances	Expenditure	Aprv	77	1
			<u>350.00</u>					
22-00867	07/18/22	1 2022 uniform allowance	450.00	01-410-000-191 Uniform Allowances	Expenditure	Aprv	78	1
			<u>450.00</u>					
22-00868	07/18/22	1 pw - supplies	44.00	01-438-000-200 Supplies	Expenditure	Aprv	79	1
22-00868	07/18/22	2 pw - supplies	22.50	01-438-000-200 Supplies	Expenditure	Aprv	80	1
			<u>66.50</u>					
22-00870	07/18/22	1 2022 uniform allowance	350.00	01-410-000-191 Uniform Allowances	Expenditure	Aprv	82	1
			<u>350.00</u>					
22-00869	07/18/22	1 pw - arbor, pilots, wrench	209.77	01-438-000-200 Supplies	Expenditure	Aprv	81	1
			<u>209.77</u>					
22-00872	07/18/22	1 hp - pumped holding tank	309.50	01-454-002-450 Contracted Services	Expenditure	Aprv	85	1
22-00872	07/18/22	2 hp - pumped holding tank	291.50	01-454-002-450	Expenditure	Aprv	86	1



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				Contracted Services				
			601.00					
22-00905	07/18/22	LINESYST TELESYSTEM 1 pw	242.63	PO BOX 60410 01-409-001-320 Telephone	Expenditure	Aprv	140	1
22-00905	07/18/22	2 twp	848.77	01-409-003-320 Telephone	Expenditure	Aprv	141	1
22-00905	07/18/22	3 milford	20.79	01-409-004-320 Telephone	Expenditure	Aprv	142	1
			1,112.19					
22-00871	07/18/22	LUDWIO60 LUDWIG'S CORNER SUPPLY CO. 1 pw - supplies	26.99	1230 POTTSTOWN PIKE 01-438-000-200 Supplies	Expenditure	Aprv	83	1
22-00871	07/18/22	2 pw - nozzle	13.99	01-438-000-200 Supplies	Expenditure	Aprv	84	1
			40.98					
22-00875	07/18/22	MARKH010 MARK HAGERTY 1 court reporter - reimbursable	1,022.00	OFFICIAL COURT REPORTER 01-414-003-301 Court Reporter Reimb	Expenditure	Aprv	92	1
22-00875	07/18/22	2 court reporter - greenridge	70.00	01-414-001-301 Court Reporter	Expenditure	Aprv	93	1
			1,092.00					
22-00876	07/18/22	MARSH020 MARSH CREEK SIGNS 1 pw - equipment decals	90.00	P.O. BOX 371 01-438-000-200 Supplies	Expenditure	Aprv	94	1
22-00876	07/18/22	2 twp - public notice signs	3,307.00	01-414-001-366 Ordinance Update	Expenditure	Aprv	95	1
			3,397.00					
22-00874	07/18/22	MCGOV020 MCGOVERN ENVIRONMENTAL, LLC 1 hp - service bathrooms	450.00	920 SOUTH BOLMAR STREET 01-454-002-450 Contracted Services	Expenditure	Aprv	91	1
			450.00					
22-00873	07/18/22	MCTMAH010 MCMAHON ASSOCIATES, INC. 1 greenridge	1,365.00	425 COMMERCE DRIVE 01-408-000-310 Reimbursable Engineer	Expenditure	Aprv	87	1
22-00873	07/18/22	2 twp - may services	487.50	01-408-000-311 Traffic Engineering	Expenditure	Aprv	88	1
22-00873	07/18/22	3 greenridge	390.00	01-408-000-310 Reimbursable Engineer	Expenditure	Aprv	89	1
22-00873	07/18/22	4 twp - june services	97.50	01-408-000-311 Traffic Engineering	Expenditure	Aprv	90	1
			2,340.00					
22-00879	07/18/22	METRO020 METROPOLITAN COMMUNICATIONS 1 pd - parts	30.00	309 COMMERCE DRIVE 01-410-000-235 Vehicle Maintenance	Expenditure	Aprv	98	1



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			30.00					
22-00878	07/18/22	MIDAT010 MID ATLANTIC CONNECTIONS, INC. 1 hp - service call	225.00	P. O. BOX 148 01-454-002-250 Maintenance & Repairs	Expenditure	Aprv	97	1
			225.00					
22-00877	07/18/22	MONTA010 MONTAGE ENTERPRISES, INC. 1 parks - mower blades	558.50	140 ROUTE 94 01-454-001-200 Supplies	Expenditure	Aprv	96	1
			558.50					
22-00880	07/18/22	NAPA0010 NAPA AUTO PARTS 1 pw - fuel filter	48.09	PO BOX 414988 01-438-000-235 Vehicle Maintenance	Expenditure	Aprv	99	1
22-00880	07/18/22	2 pw - roll pin	29.98	01-438-000-200 Supplies	Expenditure	Aprv	100	1
			78.07					
22-00881	07/18/22	NAPAMORG NAPA MORGANTOWN 1 pd - disc pad	328.08	108 S. MULBERRY STREET 01-410-000-235 Vehicle Maintenance	Expenditure	Aprv	101	1
			328.08					
22-00882	07/18/22	NEWENT NEW ENTERPRISE STONE & LIME CO 1 hp - diamond-tex	630.46	PO BOX 645211 01-454-002-200 Supplies-Hickory	Expenditure	Aprv	102	1
			630.46					
22-00884	07/18/22	NEWHO010 NEW HOLLAND AUTO GROUP 1 pd - moulding	195.21	25 BRUBAKER AVENUE 01-410-000-235 Vehicle Maintenance	Expenditure	Aprv	104	1
22-00884	07/18/22	2 pd - rotor, brake	275.30	01-410-000-235 Vehicle Maintenance	Expenditure	Aprv	105	1
			470.51					
22-00883	07/18/22	OCCHEALT OCC HEALTH CENTERS OF SWPA 1 pw - physical	121.00	PO BOX 8750 01-438-000-450 Contracted Services	Expenditure	Aprv	103	1
			121.00					
22-00888	07/18/22	PARAD010 ROBERT PARADIS 1 2022 uniform allowance	350.00	01-410-000-191 Uniform Allowances	Expenditure	Aprv	117	1
			350.00					
22-00889	07/18/22	PATURNPI PA TURNPIKE TOLL BY PLATE 1 travel - tolls	8.40	PO BOX 645631 01-438-000-317 Parking & Travel	Expenditure	Aprv	118	1
22-00889	07/18/22	2 travel - tolls	35.40	01-410-000-317 Parking & travel	Expenditure	Aprv	119	1
			43.80					



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07/18/22 PECO0010 PECO				SUMMARY BILL PROCESSING CENTER				
22-00885	07/18/22	1 upland	208.27	01-454-005-360 Utilities	Expenditure	Aprv	106	1
22-00885	07/18/22	2 twp	1,265.73	01-409-003-360 Utilities	Expenditure	Aprv	107	1
22-00885	07/18/22	3 twp	96.52	01-409-003-360 Utilities	Expenditure	Aprv	108	1
22-00885	07/18/22	4 ff	191.15	01-454-003-360 Utilities	Expenditure	Aprv	109	1
22-00885	07/18/22	5 ff	98.43	01-454-003-360 Utilities	Expenditure	Aprv	110	1
22-00885	07/18/22	6 pw	502.88	01-409-001-360 Utilities	Expenditure	Aprv	111	1
22-00885	07/18/22	7 twp	455.71	01-409-003-360 Utilities	Expenditure	Aprv	112	1
22-00885	07/18/22	8 milford	48.59	01-409-004-360 Utilities	Expenditure	Aprv	113	1
22-00885	07/18/22	9 hp	95.06	01-454-002-360 Utilities	Expenditure	Aprv	114	1
			2,962.34					
07/18/22 POZZA005 ADAM D. POZZA								
22-00887	07/18/22	1 2022 uniform allowance	350.00	01-410-000-191 Uniform Allowances	Expenditure	Aprv	116	1
			350.00					
07/18/22 PSATS030 PSATS-CDL PROGRAM				4855 WOODLAND DRIVE				
22-00886	07/18/22	1 pw - cd1 drug dots	120.00	01-438-000-450 Contracted Services	Expenditure	Aprv	115	1
			120.00					
07/18/22 REAGE010 REAGENT PRINT & IMAGING				256 EAGLEVIEW BLVD				
22-00891	07/18/22	1 zoning map amendment printing	441.45	01-414-001-200 Supplies	Expenditure	Aprv	121	1
			441.45					
07/18/22 RICHGRUB RICHARD GRUBB & ASSOCIATES				259 PROSPECT PLAINS ROAD				
22-00890	07/18/22	1 historic resource plan	2,024.00	01-408-000-313 Non Reimbursable	Expenditure	Aprv	120	1
			2,024.00					
07/18/22 SANDRAFR SANDRA FROST				12 HALL HILL ROAD				
22-00894	07/18/22	1 PD - tshirts for camp	264.00	01-410-000-340 Public Relations	Expenditure	Aprv	125	1
			264.00					
07/18/22 SERVI010 SERVICE TIRE TRUCK CENTERS				2255 AVENUE A				
22-00892	07/18/22	1 pw - tires	1,031.20	01-438-000-235 Vehicle Maintenance	Expenditure	Aprv	122	1
			1,031.20					



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22-00895	07/18/22	SHERM010 KYLE S. SHERMAN 1 2022 uniform allowance	350.00 <hr/> 350.00	01-410-000-191 Uniform Allowances	Expenditure	Aprv	126	1
22-00893	07/18/22	SMAL010 SMALE'S PRINTERY 1 twp - envelopes	545.00	785 NORTH CHARLOTTE STREET 01-401-000-200 Supplies	Expenditure	Aprv	123	1
22-00893	07/18/22	2 codes - campbell business card	125.00 <hr/> 670.00	01-413-000-200 Supplies	Expenditure	Aprv	124	1
22-00899	07/18/22	STAPLADV STAPLES BUSINESS CREDIT 1 twp - office supplies	481.71 <hr/> 481.71	PO BOX 105638 01-401-000-200 Supplies	Expenditure	Aprv	130	1
22-00897	07/18/22	STAPLCRP STAPLES CREDIT PLAN 1 pd - office supplies	422.09 <hr/> 422.09	PO BOX 70612 01-410-000-420 Dues/Subscription/Memb	Expenditure	Aprv	128	1
22-00896	07/18/22	STITE010 DAVID STITELER 1 2022 uniform allowance	350.00 <hr/> 350.00	01-410-000-191 Uniform Allowances	Expenditure	Aprv	127	1
22-00898	07/18/22	SUNBE020 SUNBELT RENTALS 1 block party rental - lights	1,301.67 <hr/> 1,301.67	P.O. BOX 409211 01-454-001-202 Community Day	Expenditure	Aprv	129	1
22-00900	07/18/22	SWEETWAT SWEETWATER NATURAL PRODUCTS LL 1 pw - fence roll	22.10	976 POTTSTOWN PIKE 01-438-000-200 Supplies	Expenditure	Aprv	131	1
22-00900	07/18/22	2 pw - mulch	112.00	01-438-000-200 Supplies	Expenditure	Aprv	132	1
22-00900	07/18/22	3 pw - mulch	168.00	01-438-000-200 Supplies	Expenditure	Aprv	133	1
22-00900	07/18/22	4 pw - mulch	168.00 <hr/> 470.10	01-438-000-200 Supplies	Expenditure	Aprv	134	1
22-00903	07/18/22	TAYLORL TAYLOR, LYNDASAY 1 2022 uniform allowance	350.00 <hr/> 350.00	01-410-000-191 Uniform Allowances	Expenditure	Aprv	138	1
22-00902	07/18/22	THEPA020 THE PARTY CENTER 1 block party rental - stage	1,590.35 <hr/> 1,590.35	480 W. POTHOUSE ROAD 01-454-001-202 Community Day	Expenditure	Aprv	137	1



July 15, 2022  
11:59 AM

Upper Uwchlan Township  
Check Payment Batch Verification Listing

Page No: 11

Check No. PO #	Check Date Enc Date	Vendor # Name Item Description	Payment Amt	Street 1 of Address to be printed on Check Charge Account Description	Account Type	Status	Seq	Acct
22-00904	07/18/22	TIFCO TIFCO INDUSTRIES 1 pw - drill bit, compound	116.37 <u>116.37</u>	PO BOX 40277 01-438-000-200 Supplies	Expenditure	Aprv	139	1
22-00901	07/18/22	TRAISR TRAISR, LLC 1 may 2022	2,998.75	425 COMMERCE DRIVE 01-407-000-220 Software	Expenditure	Aprv	135	1
22-00901	07/18/22	2 june 2022	2,988.75 <u>5,987.50</u>	01-407-000-220 Software	Expenditure	Aprv	136	1
22-00906	07/18/22	VERIZ010 VERIZON 1 pw	146.39	PO BOX 16800 01-409-001-320 Telephone	Expenditure	Aprv	143	1
22-00906	07/18/22	2 milford	284.10 <u>430.49</u>	01-409-004-320 Telephone	Expenditure	Aprv	144	1
22-00907	07/18/22	VERIZFIO VERIZON 1 ff	269.98 <u>269.98</u>	PO BOX 15124 01-454-003-320 Telephone	Expenditure	Aprv	145	1
22-00908	07/18/22	VERIZOSP VERIZON - SPECIAL PROJECTS 1 july conduit occupancy	217.14 <u>217.14</u>	PO BOX 16802 01-434-000-450 Contracted Services	Expenditure	Aprv	146	1
22-00909	07/18/22	WIGGISHR WIGGINS SHREDDING 1 pd - shred bins	75.00	908 OLD FERN HILL ROAD 01-410-000-200 Supplies	Expenditure	Aprv	147	1
22-00909	07/18/22	2 twp - shred bins	20.00 <u>95.00</u>	01-401-000-200 Supplies	Expenditure	Aprv	148	1
22-00910	07/18/22	WITME010 WITMER PUBLIC SAFETY GROUP, INC 1 pd - uniforms	332.42	104 INDEPENDENCE WAY 01-410-000-238 Clothing/Uniforms	Expenditure	Aprv	149	1
22-00910	07/18/22	2 pd - uniforms	21.96	01-410-000-260 Small Tools & Equipment	Expenditure	Aprv	150	1
22-00910	07/18/22	3 pd - uniforms	185.52 <u>539.90</u>	01-410-000-238 Clothing/Uniforms	Expenditure	Aprv	151	1
22-00912	07/18/22	ZEPSA020 ACUITY SPECIALTY PRODUCTS, INC 1 pw - cleaning supplies	216.25 <u>216.25</u>	ZEP SALES AND SERVICE 01-438-000-200 Supplies	Expenditure	Aprv	153	1
	07/18/22	ZMUID005 DANIEL ZMUIDA						



July 15, 2022  
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Upper Uwchlan Township  
Check Payment Batch Verification Listing

Page No: 12

Check No. PO #	Check Date Enc Date	Vendor # Name Item Description	Payment Amt	Street 1 of Address to be printed on Check Charge Account Description	Account Type	Status	Seq	Acct
22-00911	07/18/22	1 2022 uniform allowance	350.00	01-410-000-191 Uniform Allowances	Expenditure	Aprv	152	1
			<u>350.00</u>					

	<u>Count</u>	<u>Line Items</u>	<u>Amount</u>
Checks:	89	153	149,786.54

There are NO errors or warnings in this listing.



July 15, 2022  
12:05 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: 10535 to 10539  
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
10535	07/18/22	AJBLO010 A.J. BLOENSKI	16,020.48		2656
10536	07/18/22	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI	345.00		2656
10537	07/18/22	CCSWA010 CCSWA	14,962.49		2656
10538	07/18/22	SCHAEFEP SCHAEFER PLASTICS NORTH AMERIC	17,225.00		2656
10539	07/18/22	WMCORP WM CORPORATE SERVICES, INC	38,057.90		2656

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	5	0	86,610.87	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u>5</u>	<u>0</u>	<u>86,610.87</u>	<u>0.00</u>



July 15, 2022  
12:05 PM

Upper Uwchlan Township  
Check Payment Batch Verification Listing

Page No: 1

Batch Id: LHAINES Batch Type: C Batch Date: 07/18/22 Checking Account: SOLID WASTE G/L Credit: Expenditure G/L Credit  
Generate Direct Deposit: N

Check No.	Check Date	Vendor # Name	Payment Amt	Street 1 of Address to be printed on Check	Charge Account	Account Type	Status	Seq	Acct
PO #	Enc Date	Item Description		Description					
22-00916	07/18/22	1 A.J. BLOENSKI july collection	16,020.48	P.O. BOX 392	05-427-000-460	Expenditure	Aprv	7	1
			16,020.48	Contracted Services - Recycling					
22-00917	07/18/22	1 BUCKLEY, BRION, MCGUIRE, MORRI trash collections - june	345.00	118 W. MARKET STREET	05-427-000-314	Expenditure	Aprv	8	1
			345.00	Legal Fees					
22-00913	07/18/22	1 CCSWA 6/20-6/22	6,297.94	P. O. BOX 476	05-427-000-700	Expenditure	Aprv	1	1
22-00913	07/18/22	2 6/24-6/29	4,953.13	Tipping Fees	05-427-000-700	Expenditure	Aprv	2	1
22-00913	07/18/22	3 7/5-7/6	3,711.42	Tipping Fees	05-427-000-700	Expenditure	Aprv	3	1
			14,962.49	Tipping Fees					
22-00914	07/18/22	1 SCHAEFER PLASTICS NORTH AMERIC 2022 toters	17,225.00	PO BOX 935984	05-427-000-230	Expenditure	Aprv	4	1
			17,225.00	Toters					
22-00915	07/18/22	1 WM CORPORATE SERVICES, INC june collection	38,020.40	AS PAYMENT AGENT	05-427-000-450	Expenditure	Aprv	5	1
22-00915	07/18/22	2 june collection	37.50	Contracted Services	05-427-000-450	Expenditure	Aprv	6	1
			38,057.90	Contracted Services					

checks:	<u>Count</u>	<u>Line Items</u>	<u>Amount</u>
	5	8	86,610.87

There are NO errors or warnings in this listing.



July 15, 2022  
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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: 1363 to 1366  
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
07/18/22		BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI	701.00	2657
07/18/22		CONTICON CONTINENTAL CONCRETE PRODUCTS	1,375.00	2657
07/18/22		GILMO020 GILMORE & ASSOCIATES, INC	877.50	2657
07/18/22		TMASSOC T & M ASSOCIATES	1,480.02	2657

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	4	0	4,433.52	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u>4</u>	<u>0</u>	<u>4,433.52</u>	<u>0.00</u>



July 15, 2022  
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Upper Uwchlan Township  
Check Payment Batch Verification Listing

Page No: 1

Batch Id: LHAINES Batch Type: C Batch Date: 07/18/22 Checking Account: STORM WATER MGT G/L Credit: Expenditure G/L Credit  
Generate Direct Deposit: N

Check No.	Check Date	Vendor # Name	Payment Amt	Street 1 of Address to be printed on Check	Charge Account	Account Type	Status	Seq	Acct
PO #	Enc Date	Item Description		Description					
22-00918	07/18/22	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI 1 sw mgmt - june services	701.00	118 W. MARKET STREET	08-404-000-311	Expenditure	Aprv	1	1
			701.00	Legal expense					
22-00919	07/18/22	CONTICON CONTINENTAL CONCRETE PRODUCTS 1 RC34 TYPE C TOPS	1,375.00	1 SOUTH GROSTOWN ROAD	08-420-000-260	Expenditure	Aprv	2	1
			1,375.00	Small Tools & Equipment					
22-00921	07/18/22	GILMO020 GILMORE & ASSOCIATES, INC 1 june services	877.50	65 E. BULTER AVENUE, SUITE 100	08-420-000-035	Expenditure	Aprv	4	1
			877.50	Permits					
22-00920	07/18/22	TMASSOC T & M ASSOCIATES 1 marsh creek watershed	1,480.02	11 TINDALL ROAD	08-446-000-450	Expenditure	Aprv	3	1
			1,480.02	Contracted services					
Checks:			<u>Count</u> 4	<u>Line Items</u> 4	<u>Amount</u> 4,433.52				

There are NO errors or warnings in this listing.



July 15, 2022  
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Upper Uwchlan Township  
Check Register By Check Id

Page No: 1

Range of Checking Accts: DEV ESCROW to DEV ESCROW Range of Check Ids: 624 to 629  
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
07/18/22		ARROC010 ARRO CONSULTING, INC.	10,929.26		2658
07/18/22		BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI	1,261.50		2658
07/18/22		CHRISFRA FRANTZ, CHRISTOPHER	236.50		2658
07/18/22		GILMO020 GILMORE & ASSOCIATES, INC	32,561.06		2658
07/18/22		LANDTRST LANDTRUST PROPERTIES	0.00		2658
07/18/22		MCMAH010 MCMAHON ASSOCIATES, INC.	3,640.00		2658

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	6	0	48,628.32	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u>6</u>	<u>0</u>	<u>48,628.32</u>	<u>0.00</u>



July 15, 2022  
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Upper Uwchlan Township  
Check Payment Batch Verification Listing

Page No: 1

Batch Id: LHAINES Batch Type: C Batch Date: 07/18/22 Checking Account: DEV ESCROW G/L Credit: Expenditure G/L Credit  
Generate Direct Deposit: N

Check No. PO #	Check Date Enc Date	Vendor # Name Item Description	Payment Amt	Street 1 of Address to be printed on Check Charge Account Description	Account Type	Status	Seq	Acct
07/18/22 ARROC010 ARRO CONSULTING, INC.								
22-00817	07/18/22	1 Enclave	687.97	108 WEST AIRPORT ROAD 248-038	Project	Aprv	2	1
22-00817	07/18/22	2 Villages	453.50	ENCLAVE at CHESTER SPRINGS sew 248-019	Project	Aprv	3	1
22-00817	07/18/22	3 prosperity	611.00	The Village at Byers Station 248-046	Project	Aprv	4	1
22-00817	07/18/22	4 Villages	1,188.00	Prosperity Byers 5C 2B 248-019	Project	Aprv	5	1
22-00817	07/18/22	5 Preserve	7,005.35	The Village at Byers Station 248-035	Project	Aprv	6	1
22-00817	07/18/22	6 Crossing	983.44	THE PRESERVE @ MARSH CREEK SEW 248-033	Project	Aprv	7	1
			10,929.26	Chester Springs Crossing				
07/18/22 BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI								
22-00822	07/18/22	1 crossings	140.00	118 W. MARKET STREET 248-033	Project	Aprv	24	1
22-00822	07/18/22	2 reserve	61.50	Chester Springs Crossing 248-001	Project	Aprv	25	1
22-00822	07/18/22	3 villages	123.00	RAC/Frame Tract 248-019	Project	Aprv	26	1
22-00822	07/18/22	4 vantage	240.00	The Village at Byers Station 248-017	Project	Aprv	27	1
22-00822	07/18/22	5 prosperity	20.50	Vantage Point at Chester Spr 248-046	Project	Aprv	28	1
22-00822	07/18/22	6 preserve	676.50	Prosperity Byers 5C 2B 248-1-035	Project	Aprv	29	1
			1,261.50	THE PRESERVE @ MARSH CREEK CON				
07/18/22 CHRISFRA FRANTZ, CHRISTOPHER								
22-00820	07/18/22	1 Villages	86.00	PO BOX 557 248-019	Project	Aprv	14	1
22-00820	07/18/22	2 crossings	150.50	The Village at Byers Station 248-033	Project	Aprv	15	1
			236.50	Chester Springs Crossing				
07/18/22 GILMO020 GILMORE & ASSOCIATES, INC								
22-00819	07/18/22	1 Windsor Baptist	156.25	65 E. BULTER AVENUE, SUITE 100 248-031	Project	Aprv	12	1
22-00819	07/18/22	2 prosperity	2,391.82	WINDSOR BAPTIST CHURCH 248-046	Project	Aprv	13	1
22-00821	07/18/22	1 Crossings	3,182.35	Prosperity Byers 5C 2B 248-033	Project	Aprv	16	1
22-00821	07/18/22	2 Eagkeview 1-C	765.38	Chester Springs Crossing 248-025	Project	Aprv	17	1
22-00821	07/18/22	3 emclave	865.65	Eagleview Lot 1C 248-1-038	Project	Aprv	18	1
22-00821	07/18/22	4 vantage point	700.00	ENCLAVE at CHESTER SPRINGS sit 248-017	Project	Aprv	19	1



July 15, 2022  
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Upper Uwchlan Township  
Check Payment Batch Verification Listing

Page No: 2

Check No. PO #	Check Date Enc Date	Vendor # Name Item Description	Payment Amt	Street 1 of Address to be printed on Check Charge Account Description	Account Type	Status	Seq	Acct
22-00821	07/18/22	5 villages	3,902.41	Vantage Point at Chester Spr 248-019	Project	Aprv	20	1
22-00821	07/18/22	6 prosperity	920.00	The Village at Byers Station 248-046	Project	Aprv	21	1
22-00821	07/12/22	7 escrow	128.36	Prosperity Byers 5C 2B 248-031	Project	Aprv	22	1
22-00821	07/12/22	8 escrow	19,548.84	WINDSOR BAPTIST CHURCH 248-1-035	Project	Aprv	23	1
			<u>32,561.06</u>	THE PRESERVE @ MARSH CREEK CON				
	07/18/22	LANDTRST LANDTRUST PROPERTIES		721 OLD STATE ROAD				
22-00812	07/18/22	1 Escrow refund to close account	0.00	248-028	Project	Aprv	1	1
			<u>0.00</u>	COMMERCIAL 5-C				
	07/18/22	MCMAH010 MCMAHON ASSOCIATES, INC.		425 COMMERCE DRIVE				
22-00818	07/18/22	1 Prosperity	822.50	248-046	Project	Aprv	8	1
				Prosperity Byers 5C 2B				
22-00818	07/18/22	2 enclave	97.50	248-038	Project	Aprv	9	1
				ENCLAVE at CHESTER SPRINGS sew				
22-00818	07/18/22	3 preserve	1,287.50	248-1-035	Project	Aprv	10	1
				THE PRESERVE @ MARSH CREEK CON				
22-00818	07/14/22	4 Prosperity	1,432.50	248-046	Project	Aprv	11	1
			<u>3,640.00</u>	Prosperity Byers 5C 2B				
Checks:	<u>Count</u> 6	<u>Line Items</u> 29	<u>Amount</u> 48,628.32					

There are NO errors or warnings in this listing.



Project Description	Project No.	Project Total
RAC/Frame Tract	248-001	61.50
Vantage Point at Chester Spr	248-017	940.00
The Village at Byers Station	248-019	5,752.91
Eagleview Lot 1C	248-025	765.38
COMMERCIAL 5-C	248-028	0.00
WINDSOR BAPTIST CHURCH	248-031	284.61
Chester Springs Crossing	248-033	4,456.29
THE PRESERVE @ MARSH CREEK SEW	248-035	7,005.35
ENCLAVE at CHESTER SPRINGS sew	248-038	785.47
Prosperity Byers 5C 2B	248-046	6,198.32
THE PRESERVE @ MARSH CREEK CON	248-1-035	21,512.84
ENCLAVE at CHESTER SPRINGS sit	248-1-038	865.65
Total Of All Projects:		<u>48,628.32</u>

G/L Posting Summary

Account	Description	Debits	Credits
40-100-000-100	Cash - Fulton Bank	0.00	48,628.32
40-248-000-001	Due to Developers - Toll Bros.	61.50	0.00
40-248-000-017	Due to Developer - Vantage Pt Retirement	940.00	0.00
40-248-000-019	Due to Developer - Village at Byers	5,752.91	0.00
40-248-000-025	Eagleview Lot 1C	765.38	0.00
40-248-000-028	Commercial 5C	0.00	0.00
40-248-000-031	WINDSOR BAPTIST CHURCH	284.61	0.00
40-248-000-033	CHESTER SPRINGS CROSSING	4,456.29	0.00
40-248-000-035	THE PRESERVE @ MARSH CREEK SD	7,005.35	0.00
40-248-000-038	ENCLAVE at CHESTER SPRINGS sew	785.47	0.00
40-248-000-046	Prosperity Byers Parcel 5C Lot 2B	6,198.32	0.00
40-248-001-035	THE PRESERVE @ MARSH CREEK CON	21,512.84	0.00
40-248-001-038	ENCLAVE at CHESTER SPRINGS site	<u>865.65</u>	<u>0.00</u>
	Grand Total:	48,628.32	48,628.32





## UPPER UWCHLAN TOWNSHIP

### MEMORANDUM

TO: BOARD OF SUPERVISORS  
FROM: Jill Bukata, Township Treasurer  
RE: Status Update  
DATE: July 18, 2022

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

- Received and processed 78 trash and 266 sewer payments (6/16/2022 – 7/15/2022)
- Interviewed several candidates for the Accounting Assistant position in Finance

#### Highlights of the June, 2022 financial statements

- The balance sheet remains strong with cash of over **\$12.8 million** - of that amount **approximately \$4.9 million** is not available for the routine operations of the Township as it is 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.
- Combined revenue and expense status (General Fund & Solid Waste Fund):
  - Percentage through the year 50.0%
  - YTD revenues \$ 5,912,176 64.5%
  - YTD expenses \$ 3,649,254 40.8%
  - YTD transfers out \$ 750,000
  - YTD net income \$ 2,262,922 (before transfers)
  - **YTD net income (after transfers) \$ 1,512,921**
  - Budgeted 2022 net income \$ 93,673 (before transfers)
  - Budgeted 2022 net income (after) (1,651,327) (after transfers)
- As of June 30, earned income taxes received are \$105,000 higher than for the same period in 2021 and are at 65.7% of the 2022 budget.



# Upper Uwchlan Township

## Treasurer's Report

### Cash Balances As of June 30, 2022

#### General Fund

Meridian Bank	\$ 6,392,808
Meridian Bank - Payroll	25,595
Meridian Bank - ARPA Funds	404,772
Meridian Bank MMA - restricted	39,044
Meridian Bank-restricted-Meadow Creek	1,003,887
Fulton Bank	91,766
Fulton Bank - Turf Field	214,368
Petty cash	300
Total General Fund	8,172,540

Certificate of Deposit - 7/2/23 277,841

**Total General Fund \$ 8,450,381**

#### Solid Waste Fund

Meridian Bank - Solid Waste	336,739
Fulton Bank - Solid Waste	787,888
Total Solid Waste Funds	1,124,628

**Total Solid Waste Fund 1,124,628**

#### Liquid Fuels Fund

Fulton Bank	1,183,994
	1,183,994

**Total Liquid Fuels Fund 1,183,994**

#### Capital Projects Fund

Fulton Bank	732,709
PSDLAF	5,110
Fulton Bank - 2019 Bond Proceeds	-
Fulton Bank - 2019 Bond Proceeds, ICS Sweep	1
	737,820

**Total Capital Projects Fund 737,820**

#### Act 209 Impact Fund

Fulton Bank	1,045,546
	1,045,546

**Total Act 209 Impact Fund 1,045,546**

#### Water Resource Protection Fund

Fulton Bank	212,052
	212,052

**Total Water Resource Protection Fund 212,052**

#### Sewer Fund

PSDLAF	84
Fulton Bank	105,940
	106,023

**Total Sewer Fund 106,023**

<b>Total - Upper Uwchlan Township</b>	<b>\$ 12,860,443</b>
<b>Municipal Authority</b>	<b>\$ 6,838,715</b>
<b>Developer's Escrow Fund</b>	<b>\$ 130,230</b>



Upper Uwchlan Township  
Schedule of Investments

As of June 30, 2022

	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	7/2/2023	2.000%	250,000.00
		27,440.46	Interest accrued			27,440.46
	Accrued interest - YTD	479.95				479.95
		<u>277,920.41</u>				<u>277,920.41</u>
<u>Sewer Fund - General Obligation Bonds (2014 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	83.59	MAX account (MMF)			83.59
	PSDLAF	-	MAX account (MMF)	-	0.02%	-
		<u>83.59</u>				<u>83.59</u>
<u>Capital Fund</u>						
Capital Fund	PSDLAF	1,500,000.00	Collateralized CD Pool		0.100%	1,500,000.00
	Redemptions	(1,535,000.00)				(1,535,000.00)
	MAX account (MMF)	40,109.71	MAX account (MMF)	-	0.02%	40,109.71
		<u>5,109.71</u>				<u>5,109.71</u>
	Fulton Bank - 2019					
	Bond Proceeds	5,598,727.66				5,598,727.66
	Used for projects/interest	(5,598,727.11)				(5,598,727.11)
		<u>0.55</u>				<u>0.55</u>
Total Capital Fund		<u>5,110.26</u>				<u>5,110.26</u>



Upper Uwchlan Township  
 Accounts Receivable  
 As of June 30, 2022

Engineering and Legal Receivables - 01-145-000-200 and 300  
Reimbursable CU Fees - 01-145-000-021

	Total Amount Due 6/30/2022	Total Amount Due 5/31/2022	Less than 30 days	31 - 60 days	61 - 90 days	Over 90 days	Over 180 days	Total
Alpha Phylte Fitness	1,083.30	1,083.30	-	-	-	1,083.30	-	1,083.30
Hankin	3,102.50	3,102.50	-	-	-	-	3,102.50	3,102.50
Montesano	1,774.96	1,774.96	-	-	-	-	1,774.96	1,774.96
Toll Brothers	20,898.36	20,898.36	-	3,633.80	17,264.56	-	-	20,898.36
Chester County - Struble Trail	7,066.89	-	7,066.89	-	-	-	-	7,066.89
<b>Balance at June 30, 2022</b>	<b>\$ 33,926.01</b>	<b>\$ 26,859.12</b>	<b>\$ 7,066.89</b>	<b>\$ 3,633.80</b>	<b>\$ 17,264.56</b>	<b>\$ 1,083.30</b>	<b>\$ 4,877.46</b>	<b>\$ 33,926.01</b>



Upper Uwchlan Township  
Accounts Receivable  
As of June 30, 2022

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

	Total Amount 6/30/2022	Total Amount 5/31/2022	Less than 30 days	31 - 60	61 - 90	Over 90 days	Over 180 days	Total
Marsh Creek Eagles	3,300.00	3,300.00	-	-	3,300.00	-		3,300.00
GEYA Soccer	-	-	-	-	-			-
Brandywine Rugby	-	-	-	-	-			-
Downingtown East Lacrosse	45.00	45.00	-	-	45.00			45.00
Next Level Sports	-	-	-					-
								-
	-	-	-					-
Balance at June 30, 2022	<u>\$ 3,345.00</u>	<u>\$ 3,345.00</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,345.00</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,345.00</u>



Upper Uwchlan Township  
Accounts Receivable  
As of June 30, 2022

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

	Amount 6/30/2022	Amount 5/31/2022	Aging					Total
			Less than 30 days	30 days	60 days	90 days	180 days & over	
Pension plans - audit fees paid by UUT	-	-	-	-	-	-	-	-
Franchise fees - 2Q	50,000.00	-	50,000.00	-				50,000.00
	-	-						-
Balance at June 30, 2022	\$ 50,000.00	\$ -	50,000.00	-	-	-	-	50,000.00



**Upper Uwchlan Township**  
**General Fund**  
**Balance Sheet**  
**As of June 30, 2022**

**ASSETS**

**Cash**

01-100-000-100	General Checking - Fulton Bank	\$	91,766.38
01-100-000-200	Meridian Bank		6,392,808.36
01-100-000-210	Meridian Bank - Payroll		25,595.16
01-100-000-220	Meridian Bank MMA - restricted		39,044.23
01-100-000-230	Meridian Bank - ARPA		404,771.73
01-100-000-250	Fulton Bank - Turf Field		214,367.52
01-100-000-260	Meridian Bank - Meadow Creek Lane		1,003,886.56
01-100-000-300	Petty Cash		300.00
	Total Cash		<u>8,172,539.94</u>

**Investments**

01-120-000-100	Certificate of Deposit - 7/2/23		277,920.41
			<u>277,920.41</u>

**Accounts Receivable**

01-145-000-020	Engineering Fees Receivable		14,755.38
01-145-000-021	Engineering Fees Receivable-CU		488.80
01-145-000-030	Legal Fees Receivable		7,670.06
01-145-000-040	R/E Taxes Receivable		32,430.52
01-145-000-050	Hydrant Tax Receivable		-
01-145-000-060	Domestic Relations Receivable		(42.98)
01-145-000-080	Field Fees Receivables		3,345.00
01-145-000-085	Turf Field Receivables		-
01-145-000-086	EIT Receivable		29,821.01
01-145-000-090	RE Transfer Tax Receivable		114,704.29
01-145-000-095	Misc accounts receivable		50,000.00
01-145-000-096	Traffic Signals Receivable		-
01-145-000-097	Advertising Fees Reimbursable		1,112.00
	Total Accounts Receivable		<u>254,284.08</u>

**Other Current Assets**

01-130-000-001	Due From Municipal Authority		95,965.60
01-130-000-003	Due From Liquid Fuels		-
01-130-000-004	Due from ACT 209 Fund		-
01-130-000-005	Due From Capital Fund		-
01-130-000-006	Due from Solid Waste Fund		8,499.63
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		-
01-131-000-000	Suspense Account		-
	Total Other Current Assets		<u>104,465.23</u>

**Prepaid Expense**

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

**Total Assets** **\$** **8,809,209.66**



Upper Uwchlan Township  
General Fund  
Statement of Revenues and Expenditures  
For the Period Ended June 30, 2022

GL Account #	Account Description	2022 YTD Actual	2022 Budget	Over (Under) Budget	Actual as % of Budget
<b>REVENUES</b>					
01-301-000-010	Current Real Estate Taxes	\$ 1,134,575.17	\$ 1,050,100.00	\$ 84,475.17	108.0%
01-301-000-013	Real Estate Tax Refunds	(228.17)	(25,000.00)	24,771.83	0.9%
01-301-000-030	Delinquent Real Estate Taxes	26,380.75	30,000.00	(3,619.25)	87.9%
01-301-000-071	Hydrant Tax	-	65,000.00	(65,000.00)	0.0%
01-301-000-072	Delinquent Hydrant Taxes	366.41	-	366.41	#DIV/0!
01-310-000-010	Real Estate Transfer Taxes	423,293.64	650,000.00	(226,706.36)	65.1%
01-310-000-020	Earned Income Taxes	2,693,814.11	4,100,000.00	(1,406,185.89)	65.7%
01-310-000-021	EIT commissions paid	(33,306.70)	(55,760.00)	22,453.30	59.7%
01-320-000-010	Building Permits	301,706.40	500,000.00	(198,293.60)	60.3%
01-320-000-020	Use & Occupancy Permit	6,780.00	12,000.00	(5,220.00)	56.5%
01-320-000-030	Sign Permits	-	100.00	(100.00)	0.0%
01-320-000-040	Contractors Permit	1,150.00	2,000.00	(850.00)	57.5%
01-320-000-050	Refinance Certification Fees	1,870.00	3,000.00	(1,130.00)	62.3%
01-321-000-080	Cable TV Franchise Fees	100,656.26	210,000.00	(109,343.74)	47.9%
01-331-000-010	Vehicle Codes Violation	31,633.16	45,000.00	(13,366.84)	70.3%
01-331-000-011	Reports/Fingerprints	895.00	2,000.00	(1,105.00)	44.8%
01-331-000-012	Solicitation Permits	-	500.00	(500.00)	0.0%
01-331-000-050	Reimbursable Police Wages	598.57	3,000.00	(2,401.43)	20.0%
01-341-000-001	Interest Earnings	11,199.24	33,000.00	(21,800.76)	33.9%
01-342-000-001	Rental Property Income	13,000.00	24,000.00	(11,000.00)	54.2%
01-354-000-010	County Grants	-	-	-	#DIV/0!
01-354-000-020	State Grants	-	618,752.00	(618,752.00)	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	200.00	600.00	(400.00)	33.3%
01-355-000-005	State Aid, Police Pension	-	122,000.00	(122,000.00)	0.0%
01-355-000-006	State Aid, Non-Uniform Pension	-	60,000.00	(60,000.00)	0.0%
01-355-000-007	Foreign Fire Insurance Tax	-	95,000.00	(95,000.00)	0.0%
01-360-000-010	Vehicle Storage Fees	-	1,000.00	(1,000.00)	0.0%
01-361-000-030	Zoning/SubDivision Land Development	3,341.82	6,000.00	(2,658.18)	55.7%
01-361-000-032	Fees from Engineering	17,988.92	50,000.00	(32,011.08)	36.0%
01-361-000-033	Admin Fees from Engineering	100.00	4,000.00	(3,900.00)	2.5%
01-361-000-035	Admin Fees from Legal	100.00	1,000.00	(900.00)	10.0%
01-361-000-036	Legal Services Fees	6,485.10	6,000.00	485.10	108.1%
01-361-000-038	Sale of Maps & Books	100.00	250.00	(150.00)	40.0%
01-361-000-039	Fire Inspection Fees	225.00	2,000.00	(1,775.00)	11.3%
01-361-000-040	Fees from Engineering - CU	698.80	20,000.00	(19,301.20)	3.5%
01-361-000-041	Property Inspection Fees	-	8,000.00	(8,000.00)	0.0%
01-361-000-042	Copies	-	100.00	(100.00)	0.0%
01-361-000-043	Fees from Traffic Signals Reimbursables	-	-	-	#DIV/0!
01-361-000-044	Fees from Advertising Reimbursables	1,540.50	500.00	1,040.50	308.1%
01-367-000-010	Recreation Donations	-	-	-	#DIV/0!
01-367-000-014	Pavillion Rental	150.00	500.00	(350.00)	30.0%
01-367-000-021	Field Programs	18,232.50	30,000.00	(11,767.50)	60.8%
01-367-000-025	Turf Field Fees	29,545.00	45,000.00	(15,455.00)	65.7%
01-367-000-030	Community Events Donations	18,045.00	10,000.00	8,045.00	180.5%
01-367-000-040	History Book Revenue	-	200.00	(200.00)	0.0%
01-367-000-045	Upland Farms Barn Rental Fees	2,050.00	5,000.00	(2,950.00)	41.0%
01-367-000-089	Donations for Park Equipment	-	-	-	#DIV/0!
01-380-000-001	Miscellaneous Revenue	5,997.00	5,000.00	997.00	119.9%
01-380-000-010	Insurance Reimbursement	-	3,000.00	(3,000.00)	0.0%
01-392-000-008	Municipal Authority Reimbursement	171,057.00	272,707.00	(101,650.00)	62.7%



Upper Uwchlan Township  
General Fund  
Statement of Revenues and Expenditures  
For the Period Ended June 30, 2022

GL Account #	Account Description	2022 YTD Actual	2022 Budget	Over (Under) Budget	Actual as % of Budget
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	1,574.00	-	1,574.00	#DIV/0!
	<b>Total Revenue</b>	<b>\$ 4,991,814.48</b>	<b>\$ 8,020,549.00</b>	<b>\$ (3,028,734.52)</b>	<b>62.2%</b>
<b>GENERAL GOVERNMENT</b>					
01-400-000-113	Supervisors Wages	\$ 4,875.00	\$ 9,750.00	\$ (4,875.00)	50.0%
01-400-000-150	Payroll Tax Expense	372.96	746.00	(373.04)	50.0%
01-400-000-320	Telephone	900.30	2,000.00	(1,099.70)	45.0%
01-400-000-340	Public Relations	752.54	2,500.00	(1,747.46)	30.1%
01-400-000-341	Advertising	5,842.93	7,500.00	(1,657.07)	77.9%
01-400-000-342	Printing	3,153.00	5,000.00	(1,847.00)	63.1%
01-400-000-344	Community Notice	-	2,000.00	(2,000.00)	0.0%
01-400-000-350	Insurance-Bonding	2,707.00	2,945.00	(238.00)	91.9%
01-400-000-352	Insurance-Liability	8,295.60	16,591.00	(8,295.40)	50.0%
01-400-000-420	Dues/Subscriptions/Memberships	5,185.85	4,375.00	810.85	118.5%
01-400-000-460	Meeting & Conferences	4,171.20	6,000.00	(1,828.80)	69.5%
01-400-000-461	Bank Fees	6,527.60	12,000.00	(5,472.40)	54.4%
01-400-000-463	Misc expenses	4,188.20	2,000.00	2,188.20	209.4%
01-400-000-464	Wallace Twp. Tax Agreement	-	4,800.00	(4,800.00)	0.0%
		46,972.18	78,207.00	(31,234.82)	60.1%
<b>EXECUTIVE</b>					
01-401-000-100	Administration Wages	280,957.55	582,528.00	(301,570.45)	48.2%
01-401-000-150	Payroll Tax Expense	23,063.18	44,563.00	(21,499.82)	51.8%
01-401-000-151	PSATS Unemployment Compensation	3,210.00	3,745.00	(535.00)	85.7%
01-401-000-156	Employee Benefit Expense	29,661.89	83,348.00	(53,686.11)	35.6%
01-401-000-157	ACA Fees	223.20	240.00	(16.80)	93.0%
01-401-000-160	Non-Uniform Pension	18,620.32	36,467.00	(17,846.68)	51.1%
01-401-000-165	Employer 457 Match	-	12,000.00	(12,000.00)	0.0%
01-401-000-174	Tuition Reimbursements	(169.59)	6,300.00	(6,469.59)	-2.7%
01-401-000-181	Longevity Pay	3,600.00	5,550.00	(1,950.00)	64.9%
01-401-000-183	Overtime Wages	5,729.43	5,000.00	729.43	114.6%
01-401-000-200	Supplies	8,782.99	15,000.00	(6,217.01)	58.6%
01-401-000-205	Meals & Meal Allowances	-	200.00	(200.00)	0.0%
01-401-000-215	Postage	5,868.13	4,500.00	1,368.13	130.4%
01-401-000-230	Gasoline & Oil	776.09	2,200.00	(1,423.91)	35.3%
01-401-000-235	Vehicle Maintenance	1,013.60	1,000.00	13.60	101.4%
01-401-000-252	Repair & Maintenance	-	2,000.00	(2,000.00)	0.0%
01-401-000-316	Training & Seminars	4,178.67	10,000.00	(5,821.33)	41.8%
01-401-000-317	Parking/Travel	1,207.84	1,200.00	7.84	100.7%
01-401-000-322	Ipad Expenses	63.70	600.00	(536.30)	10.6%
01-401-000-352	Insurance - Liability	140.76	282.00	(141.24)	49.9%
01-401-000-353	Insurance-Vehicle	199.12	398.00	(198.88)	50.0%
01-401-000-354	Insurance-Workers Compensation	886.30	720.00	166.30	123.1%
01-401-000-420	Dues/Subscriptions/Memberships	2,854.00	6,100.00	(3,246.00)	46.8%
01-401-000-450	Contracted Services	15,486.26	16,000.00	(513.74)	96.8%
		406,353.44	839,941.00	(433,587.56)	48.4%
<b>AUDIT</b>					
01-402-000-450	Contracted Services	18,450.00	25,700.00	(7,250.00)	71.8%
		18,450.00	25,700.00	(7,250.00)	71.8%



Upper Uwchlan Township  
General Fund  
Statement of Revenues and Expenditures  
For the Period Ended June 30, 2022

GL Account #	Account Description	2022 YTD Actual	2022 Budget	Over (Under) Budget	Actual as % of Budget
<b>TAX COLLECTION</b>					
01-403-000-110	Chester Co. Treasurer Expense	8,209.25	12,500.00	(4,290.75)	65.7%
01-403-000-200	Supplies	-	-	-	#DIV/0!
01-403-000-215	Postage	-	-	-	#DIV/0!
01-403-000-350	Insurance-Bonding	-	-	-	#DIV/0!
01-403-000-450	Contracted Services	-	400.00	(400.00)	0.0%
		8,209.25	12,900.00	(4,690.75)	63.6%
<b>LEGAL</b>					
01-404-000-305	Reimbursable Legal Fees - CU	-	500.00	(500.00)	0.0%
01-404-000-310	Reimbursable Legal Fees	14,463.07	9,500.00	4,963.07	152.2%
01-404-000-311	Non Reimbursable Legal	18,071.16	45,000.00	(26,928.84)	40.2%
01-404-000-450	Contracted Services	-	5,000.00	(5,000.00)	0.0%
		32,534.23	60,000.00	(27,465.77)	54.2%
<b>MUNICIPAL AUTHORITY ADMINISTRATOR</b>					
01-406-000-100	Administrator Wages	8,360.00	-	8,360.00	#DIV/0!
01-406-000-101	Employee Cost Transferred to MA	(8,999.55)	-	(8,999.55)	#DIV/0!
01-406-000-150	Payroll Tax Expense	639.55	-	639.55	#DIV/0!
01-406-000-151	PSATS Unemployment Compensation	-	-	-	#DIV/0!
		0.00	-	0.00	#DIV/0!
<b>TECHNOLOGY</b>					
01-407-000-200	Supplies	-	2,000.00	(2,000.00)	0.0%
01-407-000-220	Software	32,977.99	73,280.00	(40,302.01)	45.0%
01-407-000-222	Hardware	-	16,000.00	(16,000.00)	0.0%
01-407-000-240	Web Page	6,361.83	6,000.00	361.83	106.0%
01-407-000-450	Contracted Services	25,806.34	62,720.00	(36,913.66)	41.1%
		65,146.16	160,000.00	(94,853.84)	40.7%
<b>ENGINEERING</b>					
01-408-000-305	Reimbursable Conditional Use	-	25,000.00	(25,000.00)	0.0%
01-408-000-310	Reimbursable Engineering	22,344.70	75,000.00	(52,655.30)	29.8%
01-408-000-311	Traffic Engineering	12,420.00	25,000.00	(12,580.00)	49.7%
01-408-000-313	Non Reimbursable Engineering	22,529.95	30,000.00	(7,470.05)	75.1%
01-408-000-366	Ordinance Update	-	4,500.00	(4,500.00)	0.0%
01-408-000-367	General Planning	-	10,000.00	(10,000.00)	0.0%
01-408-000-368	MS4 Expenses	-	618,752.00	(618,752.00)	0.0%
01-408-000-369	Reimbursable Traffic Signals	-	-	-	#DIV/0!
01-408-000-370	Reimbursable Advertising	1,154.56	-	1,154.56	#DIV/0!
		58,449.21	788,252.00	(729,802.79)	7.4%
<b>TOWNSHIP PROPERTIES</b>					
<u>Public Works Building</u>					
01-409-001-200	Supplies	-	1,000.00	(1,000.00)	0.0%
01-409-001-231	Propane & heating - PW bldg	11,064.18	15,000.00	(3,935.82)	73.8%
01-409-001-250	Maint & Repair	7,943.48	21,850.00	(13,906.52)	36.4%
01-409-001-320	Telephone	1,843.54	4,000.00	(2,156.46)	46.1%
01-409-001-351	Insurance - property	7,772.76	15,546.00	(7,773.24)	50.0%
01-409-001-360	Utilities	3,399.73	12,000.00	(8,600.27)	28.3%
01-409-001-450	Contracted Services	1,280.24	8,000.00	(6,719.76)	16.0%



Upper Uwchlan Township  
General Fund  
Statement of Revenues and Expenditures  
For the Period Ended June 30, 2022

GL Account #	Account Description	2022 YTD Actual	2022 Budget	Over (Under) Budget	Actual as % of Budget
<u><b>Township Building</b></u>					
01-409-003-101	Employee Cost Allocated	-	-	-	#DIV/0!
01-409-003-200	Supplies	2,767.31	2,000.00	767.31	138.4%
01-409-003-231	Propane & Heating Oil	824.13	5,000.00	(4,175.87)	16.5%
01-409-003-250	Maintenance & Repairs	3,574.92	2,500.00	1,074.92	143.0%
01-409-003-320	Telephone	3,397.46	7,000.00	(3,602.54)	48.5%
01-409-003-351	Insurance Property	9,068.15	18,136.00	(9,067.85)	50.0%
01-409-003-360	Utilities	10,690.95	25,000.00	(14,309.05)	42.8%
01-409-003-450	Contracted Services	14,220.14	39,000.00	(24,779.86)	36.5%
<u><b>Milford Road</b></u>					
01-409-004-200	Supplies	-	500.00	(500.00)	0.0%
01-409-004-231	Propane	1,167.18	2,000.00	(832.82)	58.4%
01-409-004-250	Maintenance & Repairs	1,900.00	500.00	1,400.00	380.0%
01-409-004-320	Telephone	1,824.25	3,000.00	(1,175.75)	60.8%
01-409-004-351	Insurance - property	1,295.46	2,591.00	(1,295.54)	50.0%
01-409-004-360	Utilities	429.98	1,000.00	(570.02)	43.0%
01-409-004-450	Contracted Services	4,320.17	500.00	3,820.17	864.0%
		88,784.03	186,123.00	(97,338.97)	47.7%
<b>POLICE EXPENSES</b>					
01-410-000-100	Police Wages	776,226.03	1,603,004.00	(826,777.97)	48.4%
01-410-000-110	Police Wages - WC reimbursement	-	-	-	#DIV/0!
01-410-000-150	Payroll Tax Expense	65,224.96	122,630.00	(57,405.04)	53.2%
01-410-000-151	PSATS Unemployment Compensation	8,730.27	8,765.00	(34.73)	99.6%
01-410-000-156	Employee Benefit Expense	169,416.88	392,907.00	(223,490.12)	43.1%
01-410-000-158	Medical Expense Reimbursements	4,599.14	13,000.00	(8,400.86)	35.4%
01-410-000-160	Pension Expense	113,982.00	227,964.00	(113,982.00)	50.0%
01-410-000-165	Employer 457 Match	-	30,000.00	(30,000.00)	0.0%
01-410-000-174	Tuition Reimbursment	1,966.20	15,000.00	(13,033.80)	13.1%
01-410-000-181	Longevity Pay	10,200.00	29,400.00	(19,200.00)	34.7%
01-410-000-182	Education incentive	4,750.00	5,750.00	(1,000.00)	82.6%
01-410-000-183	Overtime Wages	34,292.04	60,000.00	(25,707.96)	57.2%
01-410-000-187	Courttime Wages	5,415.92	12,000.00	(6,584.08)	45.1%
01-410-000-190	ARPA - COVID Pay	11,250.00	-	11,250.00	#DIV/0!
01-410-000-191	Uniform/Boot Allowances	8,550.00	14,000.00	(5,450.00)	61.1%
01-410-000-200	Supplies	5,179.98	14,000.00	(8,820.02)	37.0%
01-410-000-215	Postage	-	750.00	(750.00)	0.0%
01-410-000-230	Gasoline & Oil	26,005.30	43,000.00	(16,994.70)	60.5%
01-410-000-235	Vehicle Maintenance	6,838.46	25,000.00	(18,161.54)	27.4%
01-410-000-238	Clothing/Uniforms	10,795.74	11,700.00	(904.26)	92.3%
01-410-000-250	Maintenance & Repairs	299.40	2,500.00	(2,200.60)	12.0%
01-410-000-260	Small Tools & Equipment	2,169.82	10,000.00	(7,830.18)	21.7%
01-410-000-311	Non-Reimbursable-Legal	-	-	-	#DIV/0!
01-410-000-316	Training/Seminar	10,487.27	15,000.00	(4,512.73)	69.9%
01-410-000-317	Parking & travel	-	1,000.00	(1,000.00)	0.0%
01-410-000-320	Telephone	2,403.71	7,000.00	(4,596.29)	34.3%
01-410-000-322	Ipad Expense	-	600.00	(600.00)	0.0%
01-410-000-327	Radio Equipment M & R	-	1,000.00	(1,000.00)	0.0%
01-410-000-340	Public Relations	4,279.45	15,000.00	(10,720.55)	28.5%
01-410-000-342	Police Accreditation	2,521.76	6,000.00	(3,478.24)	42.0%
01-410-000-352	Insurance - Liability	6,396.50	12,793.00	(6,396.50)	50.0%
01-410-000-353	Insurance - Vehicles	1,053.00	2,106.00	(1,053.00)	50.0%
01-410-000-354	Insurance - Workers Compensation	19,203.28	43,200.00	(23,996.72)	44.5%
01-410-000-420	Dues/Subscriptions/Memberships	501.86	1,000.00	(498.14)	50.2%
01-410-000-450	Contracted Services	11,257.87	29,950.00	(18,692.13)	37.6%
01-410-000-740	Computer/Furniture	2,700.03	3,000.00	(299.97)	90.0%
		1,326,696.87	2,779,019.00	(1,452,322.13)	47.7%



Upper Uwchlan Township  
General Fund  
Statement of Revenues and Expenditures  
For the Period Ended June 30, 2022

GL Account #	Account Description	2022 YTD Actual	2022 Budget	Over (Under) Budget	Actual as % of Budget
<b>FIRE/AMBULANCE</b>					
01-411-000-354	Insurance - Workers Compensation	8,648.25	23,000.00	(14,351.75)	37.6%
01-411-000-420	Dues/Subscriptions/Memberships	-	-	-	#DIV/0!
01-411-000-450	Contracted Services	-	-	-	#DIV/0!
01-411-000-451	Hydrant expenses-Aqua	39,876.12	60,000.00	(20,123.88)	66.5%
01-411-001-001	Ludwigs	49,598.00	249,196.00	(199,598.00)	19.9%
01-411-001-002	Lionville	49,680.00	99,360.00	(49,680.00)	50.0%
01-411-001-003	Lionville Capital	-	-	-	100.0%
01-411-001-004	Glenmoore	5,717.50	11,435.00	(5,717.50)	50.0%
01-411-001-005	E. Brandywine	10,639.50	46,279.00	(35,639.50)	23.0%
01-411-001-006	Reimbursement - Uwchlan Township	-	2,300.00	(2,300.00)	0.0%
01-411-001-007	Reimbursement - East Brandywine Twp.	306.38	200.00	106.38	153.2%
01-411-002-530	Contributions-Fire Relief	-	95,000.00	(95,000.00)	0.0%
		164,465.75	586,770.00	(422,304.25)	28.0%
<b>AMBULANCE</b>					
01-412-000-540	Uwchlan Ambulance	13,344.00	27,038.00	(13,694.00)	49.4%
01-412-000-544	Minquas Ambulance	-	-	-	#DIV/0!
		13,344.00	27,038.00	(13,694.00)	49.4%
<b>CODES ADMINISTRATION</b>					
01-413-000-100	Code Administrator Wages	117,955.30	242,130.00	(124,174.70)	48.7%
01-413-000-150	Payroll Tax Expenses	9,501.85	18,523.00	(9,021.15)	51.3%
01-413-000-151	PSATS Unemployment Compensation	1,605.00	1,605.00	-	100.0%
01-413-000-156	Employee Benefit Expense	25,368.88	49,529.00	(24,160.12)	51.2%
01-413-000-160	Pension	8,435.87	16,687.00	(8,251.13)	50.6%
01-413-000-165	Employer 457 Match	-	6,000.00	(6,000.00)	0.0%
01-413-000-181	Longevity Pay	2,550.00	5,100.00	(2,550.00)	50.0%
01-413-000-183	Overtime	-	2,000.00	(2,000.00)	0.0%
01-413-000-200	Supplies	2,000.69	2,000.00	0.69	100.0%
01-413-000-230	Gasoline & Oil	1,952.49	3,400.00	(1,447.51)	57.4%
01-413-000-235	Vehicle Maintenance	2,000.76	1,500.00	500.76	133.4%
01-413-000-316	Training/Seminar	297.00	3,000.00	(2,703.00)	9.9%
01-413-000-317	Parking/Travel	368.42	250.00	118.42	147.4%
01-413-000-320	Telephone	365.72	2,000.00	(1,634.28)	18.3%
01-413-000-322	Ipad Expense	234.85	600.00	(365.15)	39.1%
01-413-000-352	Insurance - Liability	140.76	282.00	(141.24)	49.9%
01-413-000-353	Insurance - Vehicle	199.12	398.00	(198.88)	50.0%
01-413-000-354	Insurance - Workers Compensation	886.30	720.00	166.30	123.1%
01-413-000-420	Dues/Subscriptions/Memberships	337.00	3,000.00	(2,663.00)	11.2%
01-413-000-450	Contracted Services	746.54	10,000.00	(9,253.46)	7.5%
01-413-000-460	Meetings & Conferences	-	1,000.00	(1,000.00)	0.0%
		174,946.55	369,724.00	(194,777.45)	47.3%
<b>PLANNING &amp; ZONING</b>					
01-414-001-116	Compensation	-	-	-	#DIV/0!
01-414-001-200	Supplies	98.62	500.00	(401.38)	19.7%
01-414-001-301	Court Reporter	564.50	1,500.00	(935.50)	37.6%
01-414-001-315	Legal Fees	11,698.25	3,000.00	8,698.25	389.9%
01-414-001-365	Comp Plan Update	-	50,000.00	(50,000.00)	0.0%
01-414-001-366	Ordinance Update	4,080.00	20,000.00	(15,920.00)	20.4%
01-414-001-367	General Planning	-	3,000.00	(3,000.00)	0.0%
01-414-001-368	Advertising	-	500.00	(500.00)	0.0%
01-414-001-451	ACT 209	-	-	-	#DIV/0!
		16,441.37	78,500.00	(62,058.63)	20.9%



Upper Uwchlan Township  
General Fund  
Statement of Revenues and Expenditures  
For the Period Ended June 30, 2022

GL Account #	Account Description	2022 YTD Actual	2022 Budget	Over (Under) Budget	Actual as % of Budget
<b>VILLAGE CONCEPT</b>					
01-414-002-367	General Planning	-	1,000.00	(1,000.00)	0.0%
		-	1,000.00	(1,000.00)	0.0%
<b>ZONING</b>					
01-414-003-100	Compensation	-	800.00	(800.00)	0.0%
01-414-003-301	Court Reporter	4,884.50	2,000.00	2,884.50	244.2%
01-414-003-315	Legal Fees	-	6,000.00	(6,000.00)	0.0%
01-414-003-450	Contracted Services	-	1,000.00	(1,000.00)	0.0%
		4,884.50	9,800.00	(4,915.50)	49.8%
<b>EMERGENCY OPERATIONS</b>					
01-415-000-200	Supplies	2,603.44	2,000.00	603.44	130.2%
01-415-000-260	Small Tools & Equipment	-	1,000.00	(1,000.00)	0.0%
01-415-000-316	Training/Seminar	420.36	1,200.00	(779.64)	35.0%
01-415-000-317	Parking/Travel	-	400.00	(400.00)	0.0%
01-415-000-320	Telephone	-	1,200.00	(1,200.00)	0.0%
01-415-000-330	Other Services/Charges	-	500.00	(500.00)	0.0%
01-415-000-420	Dues/subscriptions/memberships	-	50.00	(50.00)	0.0%
01-415-000-450	Contracted Services	-	500.00	(500.00)	0.0%
01-415-000-740	Computer/Office Equipment	-	1,000.00	(1,000.00)	0.0%
		3,023.80	7,850.00	(4,826.20)	38.5%
<b>ANIMAL CONTROL/OTHER</b>					
01-422-000-530	Contributions - SPCA	2,399.27	4,776.00	(2,376.73)	50.2%
01-422-000-601	Contributions - DARC	24,189.00	25,341.00	(1,152.00)	95.5%
01-422-000-603	Downingtown Senior Center	-	2,000.00	(2,000.00)	0.0%
01-422-000-605	Natural Lands Trust	-	20,000.00	(20,000.00)	0.0%
		26,588.27	52,117.00	(25,528.73)	51.0%
<b>SIGNS</b>					
01-433-000-200	Supplies	8,448.65	5,000.00	3,448.65	169.0%
01-433-000-450	Contracted Services	-	1,000.00	(1,000.00)	0.0%
		8,448.65	6,000.00	2,448.65	140.8%
<b>SIGNALS</b>					
01-434-000-450	Contracted Services	2,248.08	35,200.00	(32,951.92)	6.4%
		2,248.08	35,200.00	(32,951.92)	6.4%
<b>PUBLIC WORKS</b>					
01-438-000-100	Public Works Wages	203,159.99	451,945.00	(248,785.01)	45.0%
01-438-000-101	Employee Cost Allocated	-	(82,665.00)	82,665.00	0.0%
01-438-000-150	Payroll Tax Expense	18,014.68	34,574.00	(16,559.32)	52.1%
01-438-000-151	PSATS Unemployment Compensation	3,494.36	3,745.00	(250.64)	93.3%
01-438-000-156	Employee Benefit Expense	84,154.19	187,111.00	(102,956.81)	45.0%
01-438-000-160	Pension	15,248.72	30,829.00	(15,580.28)	49.5%
01-438-000-165	Employer 457 Match	-	14,000.00	(14,000.00)	0.0%
01-438-000-181	Longevity	6,300.00	8,850.00	(2,550.00)	71.2%
01-438-000-183	Overtime Wages	10,489.19	26,000.00	(15,510.81)	40.3%
01-438-000-200	Supplies	25,313.37	49,000.00	(23,686.63)	51.7%
01-438-000-205	Meals & Meal Allowances	-	600.00	(600.00)	0.0%
01-438-000-230	Gasoline & Oil	14,553.39	42,000.00	(27,446.61)	34.7%
01-438-000-235	Vehicle Maintenance	11,820.21	18,000.00	(6,179.79)	65.7%
01-438-000-238	Uniforms	2,065.59	3,050.00	(984.41)	67.7%
01-438-000-245	Highway Supplies	5,483.20	9,600.00	(4,116.80)	57.1%



Upper Uwchlan Township  
General Fund  
Statement of Revenues and Expenditures  
For the Period Ended June 30, 2022

GL Account #	Account Description	2022 YTD Actual	2022 Budget	Over (Under) Budget	Actual as % of Budget
01-438-000-260	Small Tools & Equipment	7,147.61	9,750.00	(2,602.39)	73.3%
01-438-000-316	Training/Seminar	1,324.00	5,225.00	(3,901.00)	25.3%
01-438-000-317	Parking & travel	-	800.00	(800.00)	0.0%
01-438-000-320	Telephone	994.96	3,000.00	(2,005.04)	33.2%
01-438-000-322	Ipad Expense	295.51	1,200.00	(904.49)	24.6%
01-438-000-341	Advertising	-	-	-	#DIV/0!
01-438-000-342	Accreditation	-	5,000.00	(5,000.00)	0.0%
01-438-000-352	Insurance - Liability	742.80	1,486.00	(743.20)	50.0%
01-438-000-353	Vehicle Insurance	796.48	1,593.00	(796.52)	50.0%
01-438-000-354	Insurance - Workers Compensation	4,726.96	13,680.00	(8,953.04)	34.6%
01-438-000-420	Dues and Subscriptions	215.00	400.00	(185.00)	53.8%
01-438-000-450	Contracted Services	11,351.95	56,500.00	(45,148.05)	20.1%
01-438-000-463	Miscellaneous	-	-	-	#DIV/0!
01-438-000-720	Road Resurfacing	-	274,333.00	(274,333.00)	0.0%
		427,692.16	1,169,606.00	(741,913.84)	36.6%
<u>Public Works - Facilities Division</u>					
01-438-001-100	Wages	106,090.83	241,115.00	(135,024.17)	44.0%
01-438-001-101	Employee Costs Allocated	(67,198.62)	(225,983.00)	158,784.38	29.7%
01-438-001-150	Payroll Tax Expense	9,106.19	18,445.00	(9,338.81)	49.4%
01-438-001-151	PSATS Unemployment Compensation	1,732.46	3,745.00	(2,012.54)	46.3%
01-438-001-156	Employee Benefit Expense	21,727.94	42,307.00	(20,579.06)	51.4%
01-438-001-160	Pension Expense	5,570.66	10,482.00	(4,911.34)	53.1%
01-438-001-165	Employer 457 Match	-	6,000.00	(6,000.00)	0.0%
01-438-001-174	Tuition Reimbursement	-	-	-	#DIV/0!
01-438-001-181	Longevity	2,250.00	3,300.00	(1,050.00)	68.2%
01-438-001-183	Overtime Wages	6,400.74	8,000.00	(1,599.26)	80.0%
01-438-001-200	Supplies	-	-	-	#DIV/0!
01-438-001-230	Gasoline & Oil	10,767.50	12,000.00	(1,232.50)	89.7%
01-438-001-235	Vehicle Maintenance	-	6,500.00	(6,500.00)	0.0%
01-438-001-238	Uniforms	-	1,200.00	(1,200.00)	0.0%
01-438-001-316	Training & Seminars	280.46	1,600.00	(1,319.54)	17.5%
01-438-001-352	Insurance - Liability	742.80	1,486.00	(743.20)	50.0%
01-438-001-353	Insurance - Vehicles	796.48	1,593.00	(796.52)	50.0%
01-438-001-354	Insurance - Workers Compensation	2,363.48	9,360.00	(6,996.52)	25.3%
01-438-001-450	Contracted Services	88.00	-	88.00	#DIV/0!
		100,718.92	141,150.00	(40,431.08)	71.4%
<b>PARK &amp; RECREATION</b>					
<u>Parks - General</u>					
01-454-000-150	Scholarships for Youth Groups	-	6,000.00	(6,000.00)	0.0%
01-454-001-101	Park wages allocation	67,198.62	225,983.00	(158,784.38)	29.7%
01-454-001-200	Supplies	11,264.99	15,000.00	(3,735.01)	75.1%
01-454-001-201	Park & Rec Special Events	520.00	6,000.00	(5,480.00)	8.7%
01-454-001-202	Community Day	26,416.10	28,000.00	(1,583.90)	94.3%
01-454-001-230	Gasoline & Oil	-	-	-	#DIV/0!
01-454-001-235	Vehicle Maintenance	1,188.97	6,000.00	(4,811.03)	19.8%
01-454-001-250	Maintenance & Repairs	-	500.00	(500.00)	0.0%
01-454-001-260	Small Tools & Equipment	-	3,330.00	(3,330.00)	0.0%
01-454-001-316	Training/Seminars	-	1,000.00	(1,000.00)	0.0%
01-454-001-340	Public Relations	-	-	-	#DIV/0!
01-454-001-354	Insurance - Workers Compensation	1,477.18	4,320.00	(2,842.82)	34.2%
01-454-001-420	Dues/Subscriptions/Memberships	-	300.00	(300.00)	0.0%
01-454-001-427	Waste Disposal	-	-	-	#DIV/0!
01-454-001-450	Contracted Services	251.00	500.00	(249.00)	50.2%
		108,316.86	296,933.00	(188,616.14)	36.5%



Upper Uwchlan Township  
General Fund  
Statement of Revenues and Expenditures  
For the Period Ended June 30, 2022

GL Account #	Account Description	2022 YTD Actual	2022 Budget	Over (Under) Budget	Actual as % of Budget
<b>HICKORY PARK</b>					
01-454-002-200	Supplies-Hickory	2,236.58	3,000.00	(763.42)	74.6%
01-454-002-231	Propane	-	2,000.00	(2,000.00)	0.0%
01-454-002-250	Maintenance & Repairs	2,073.10	8,000.00	(5,926.90)	25.9%
01-454-002-351	Insurance-Property	2,590.92	5,182.00	(2,591.08)	50.0%
01-454-002-360	Utilities	2,139.22	5,000.00	(2,860.78)	42.8%
01-454-002-450	Contracted Services	31,296.94	20,000.00	11,296.94	156.5%
		40,336.76	43,182.00	(2,845.24)	93.4%
<b>FELLOWSHIP FIELDS</b>					
01-454-003-200	Supplies	234.60	3,000.00	(2,765.40)	7.8%
01-454-003-250	Maintenance & Repairs	4,175.00	18,000.00	(13,825.00)	23.2%
01-454-003-312	Engineering Fees	-	-	-	#DIV/0!
01-454-003-320	Telephone	644.95	2,500.00	(1,855.05)	25.8%
01-454-003-351	Insurance Property	2,590.92	5,182.00	(2,591.08)	50.0%
01-454-003-360	Utilities	5,081.50	12,000.00	(6,918.50)	42.3%
01-454-003-450	Contracted Services	4,957.00	16,000.00	(11,043.00)	31.0%
		17,683.97	56,682.00	(38,998.03)	31.2%
<b>LARKINS FIELD</b>					
01-454-004-200	Supplies-Larkins	-	1,000.00	(1,000.00)	0.0%
01-454-004-250	Maintenance & Repair	-	1,000.00	(1,000.00)	0.0%
01-454-004-312	Engineering Fee-Larkins	-	-	-	#DIV/0!
01-454-004-450	Contracted Services	546.00	3,000.00	(2,454.00)	18.2%
		546.00	5,000.00	(4,454.00)	10.9%
<b>UPLAND FARMS</b>					
01-454-005-200	Supplies	11,580.87	5,000.00	6,580.87	231.6%
01-454-005-231	Propane & Heating Oil	989.15	6,000.00	(5,010.85)	16.5%
01-454-005-250	Repairs & Maintenance	9,385.23	50,000.00	(40,614.77)	18.8%
01-454-005-351	Insurance - Building	2,590.92	5,182.00	(2,591.08)	50.0%
01-454-005-360	Utilities	11,037.31	14,000.00	(2,962.69)	78.8%
01-454-005-450	Contracted Services	11,712.79	10,000.00	1,712.79	117.1%
01-454-005-513	Engineering Fees	-	-	-	#DIV/0!
		47,296.27	90,182.00	(42,885.73)	52.4%
	<b>Total Parks and Recreation</b>	<b>214,179.86</b>	<b>491,979.00</b>	<b>(277,799.14)</b>	<b>43.5%</b>



Upper Uwchlan Township  
General Fund  
Statement of Revenues and Expenditures  
For the Period Ended June 30, 2022

GL Account #	Account Description	2022 YTD Actual	2022 Budget	Over (Under) Budget	Actual as % of Budget
	<b>LIBRARY and EAC</b>				
01-455-000-450	EAC Contracted Services	324.99	10,000.00	(9,675.01)	3.2%
01-456-000-530	Library Contributions	-	5,000.00	(5,000.00)	0.0%
		324.99	15,000.00	(14,675.01)	2.2%
	<b>HISTORICAL COMMISSIONS</b>				
01-459-000-200	Supplies	1,221.00	2,500.00	(1,279.00)	48.8%
01-459-000-320	Telephone	-	1,000.00	(1,000.00)	0.0%
01-459-000-450	Contracted Services	-	1,500.00	(1,500.00)	0.0%
		1,221.00	5,000.00	(3,779.00)	24.4%
	<b>Total Expenditures Before Operating Transfers</b>	<b>3,210,123.27</b>	<b>7,926,876.00</b>	<b>(4,716,752.73)</b>	<b>40.5%</b>
	<b>Excess of Revenues over Expenses Before Operating Transfers</b>	<b>1,781,691.21</b>	<b>93,673.00</b>	<b>1,688,018.21</b>	<b>1902.0%</b>
	<b>OPERATING TRANSFERS</b>				
	Transfer from Turf Field Cash account	-	-	-	#DIV/0!
01-492-000-030	Transfer to Capital Projects Fund	750,000.00	1,500,000.00	(750,000.00)	50.0%
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	-	245,000.00	(245,000.00)	0.0%
		750,000.00	1,745,000.00	(995,000.00)	43.0%
	<b>Total Expenditures after Operating Transfers</b>	<b>3,960,123.27</b>	<b>9,671,876.00</b>	<b>(5,711,752.73)</b>	<b>40.9%</b>
<b>EXCESS OF REVENUES OVER EXPENSES</b>		<b>\$ 1,031,691.21</b>	<b>\$ (1,651,327.00)</b>	<b>\$ 2,683,018.21</b>	<b>-62.5%</b>



**Upper Uwchlan Township**  
**Liquid Fuels Fund**  
**Balance Sheet**  
**As of June 30, 2022**

**ASSETS**

Cash		
04-100-000-000	Cash - Fulton Bank	\$ 1,183,993.78
	Total Cash	<u>1,183,993.78</u>
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	<u>-</u>
	<b>Total Assets</b>	<b>\$ 1,183,993.78</b>

**LIABILITIES AND FUND BALANCE**

Accounts Payable		
04-200-000-000	Accounts Payable	-
04-258-000-000	Accrued Expenses	-
	Total Accounts Payable	<u>-</u>
Other Current Liabilities		
	Other Liabilities	
04-230-000-010	Due To General Fund	-
04-252-000-000	Deferred Revenues	-
	Total Other Current Liabilities	<u>-</u>
	<b>Total Liabilities</b>	<b>-</b>
Equity		
04-272-000-001	Opening Balance Equity	192,790.66
04-272-000-002	Retained Earnings	657,582.27
04-272-000-003	Transfer from Other Funds	-
	Unrestricted Net Assets	-
	Current Period Net Income (Loss)	333,620.85
	Total Equity	<u>1,183,993.78</u>
	<b>Total Fund Balance</b>	<b>\$ 1,183,993.78</b>
	<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 1,183,993.78</b>



Upper Uwchlan Township  
Liquid Fuels Fund  
Statement of Revenues and Expenditures  
For the Period Ending June 30, 2022

GL Account #	Account Description	2022 YTD Actual	2022 Budget	Over (Under) Budget	Actual as % of Budget
<b>REVENUES</b>					
04-341-000-000	Interest Earnings	\$ 49.90	\$ 7,000.00	(6,950.10)	1%
04-355-000-002	Motor Fuel Vehicle Taxes	387,093.43	362,257.00	24,836.43	107%
04-389-000-001	Winter Snow Agreement	679.18	600.00	79.18	113%
04-389-000-002	Turnback Maintenance	14,520.00	14,520.00	-	100%
	<b>Total Revenues</b>	<b>\$ 402,342.51</b>	<b>\$ 384,377.00</b>	<b>\$ 17,965.51</b>	<b>321%</b>
<b>EXPENDITURES</b>					
<b>Equipment</b>					
04-400-000-074	Equipment Purchases	11,260.00	-	11,260.00	#DIV/0!
	<b>Total Equipment</b>	<b>11,260.00</b>	<b>-</b>	<b>11,260.00</b>	<b>#DIV/0!</b>
<b>Snow</b>					
04-432-000-239	Snow & Ice Supplies	46,803.54	75,000.00	(28,196.46)	62%
04-432-000-250	Vehicle Maintenance & Repair	-	4,000.00	(4,000.00)	0%
04-432-000-450	Snow & Ice Contracted Services	10,743.75	24,000.00	(13,256.25)	45%
	<b>Total Snow</b>	<b>57,547.29</b>	<b>103,000.00</b>	<b>(45,452.71)</b>	<b>107%</b>
<b>Road Projects</b>					
04-438-000-239	Road Project Supplies	(85.63)	31,800.00	(31,885.63)	0%
04-438-000-450	Road Project Contracted Services	-	-	-	#DIV/0!
	<b>Total Road Projects</b>	<b>(85.63)</b>	<b>31,800.00</b>	<b>(31,885.63)</b>	<b>#DIV/0!</b>
<b>Highway Construction</b>					
04-439-001-250	Resurfacing	-	275,000.00	(275,000.00)	0%
04-439-002-250	Base Repairs - Pa. Drive	-	6,000.00	(6,000.00)	0%
	<b>Total Highway Construction</b>	<b>-</b>	<b>281,000.00</b>	<b>(281,000.00)</b>	<b>-</b>
	<b>Total Expenditures</b>	<b>\$ 68,721.66</b>	<b>\$ 415,800.00</b>	<b>\$ (347,078.34)</b>	<b>17%</b>
	<b>Excess of Revenues over Expenditures</b>	<b>\$ 333,620.85</b>	<b>\$ (31,423.00)</b>	<b>\$ 365,043.85</b>	<b>-1062%</b>



**Upper Uwchlan Township**  
**Solid Waste Fund**  
**Balance Sheet**  
**As of June 30, 2022**

**ASSETS**

Cash		
05-100-000-010	Meridian Bank	\$ 336,739.36
05-100-000-030	Cash - Fulton Bank	787,888.49
	Total Cash	<u>1,124,627.85</u>

Accounts Receivable

05-130-000-045	WIPP Receivable from MA	23,635.36
05-145-000-010	Solid Waste Receivable	142,444.46
05-145-000-095	Misc. Receivable	-
		<u>166,079.82</u>

Other Current Assets

05-130-000-010	Due from General Fund	1,549.39
05-130-000-020	Due from Capital Fund	-
05-130-000-050	Due from Municipal Authority	1,651.50
05-155-000-010	Prepaid Attorney Fees	-
	Other Assets	-
	Total Other Current Assets	<u>3,200.89</u>

<b>Total Assets</b>	<b>\$</b>	<b>1,293,908.56</b>
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**LIABILITIES AND FUND BALANCE**

Accounts Payable

05-200-000-020	Accounts Payable	-
05-258-000-000	Accrued Expenses	53,900.00
	Total Accounts Payable	<u>53,900.00</u>

Other Current Liabilities

05-239-000-010	Due To General Fund	8,499.63
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	-
05-252-000-010	Deferred Revenues	126,775.03
	Total Other Current Liabilities	<u>135,274.66</u>

<b>Total Liabilities</b>	<b></b>	<b>189,174.66</b>
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Equity

05-272-000-001	Opening Balance Equity	984,603.98
05-272-000-004	Unrestricted Net Assets	(361,101.22)
	Current Period Net Income (Loss)	481,231.14
	Total Equity	<u>1,104,733.90</u>

<b>Total Fund Balance</b>	<b>\$</b>	<b>1,104,733.90</b>
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<b>Total Liabilities &amp; Fund Balance</b>	<b>\$</b>	<b>1,293,908.56</b>
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Upper Uwchlan Township  
Solid Waste Fund  
Statement of Revenues and Expenditures  
For the Period Ending June 30, 2022

GL Account #	Account Description	2022 YTD Actual	2022 Budget	Over (Under) Budget	Actual as % of Budget
<b>REVENUES</b>					
05-341-000-000	Interest Earnings	\$ 557.41	\$ 2,000.00	(1,442.59)	28%
05-364-000-010	Solid Waste Income	915,167.70	1,121,066.00	(205,898.30)	82%
05-364-000-015	Resident Refunds	-	-	-	#DIV/0!
05-364-000-020	Recycling Income	2,894.72	-	2,894.72	#DIV/0!
05-364-000-025	Hazardous Waste Event	1,434.39	2,000.00	(565.61)	72%
05-364-000-030	Leaf Bags Sold	77.50	500.00	(422.50)	16%
05-364-000-035	Scrap Metal Sold	229.40	500.00	(270.60)	46%
	Equipment Purchase Grant (Pa.)	-	-	-	#DIV/0!
05-364-000-040	Performance Grant	-	25,000.00	(25,000.00)	0%
05-380-000-000	Misc Income	-	-	-	#DIV/0!
	<b>Total Revenues</b>	<b>\$ 920,361.12</b>	<b>\$ 1,151,066.00</b>	<b>\$ (230,704.88)</b>	<b>#DIV/0!</b>
<b>EXPENDITURES</b>					
<b>Operations</b>					
05-427-000-101	Employee Cost Allocation	-	21,835.00	(21,835.00)	0%
05-427-000-150	Bank Fees	55.00	200.00	(145.00)	28%
05-427-000-200	Supplies	-	2,000.00	(2,000.00)	0%
05-427-000-210	Utility Billing Expenses	2,810.65	2,800.00	10.65	100%
05-427-000-220	Postage	2,039.86	2,300.00	(260.14)	89%
05-427-000-230	Toters	-	18,844.00	(18,844.00)	0%
05-427-000-314	Legal Fees	282.25	9,000.00	(8,717.75)	3%
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 - Solid Waste	226,620.30	444,336.00	(217,715.70)	51%
05-427-000-460	Contracted Services - Recycling	95,304.87	183,438.00	(88,133.13)	52%
05-427-000-700	Tipping Fees	111,913.70	275,000.00	(163,086.30)	41%
05-427-000-725	Tipping Fees - Recycling	103.35	39,000.00	(38,896.65)	0%
05-427-000-800	Recycling Disposal	-	9,000.00	(9,000.00)	0%
05-427-000-805	Electronic Waste Event	-	6,000.00	(6,000.00)	0%
	<b>Total Operations</b>	<b>439,129.98</b>	<b>1,014,378.00</b>	<b>(575,248.02)</b>	<b>43%</b>
<b>Operating Transfers</b>					
05-492-000-030	Transfer to Capital Fund	-	100,000.00	(100,000.00)	0%
	Transfer to General Fund	-	-	-	#DIV/0!
	<b>Total Operating Transfers</b>	<b>-</b>	<b>100,000.00</b>	<b>(100,000.00)</b>	<b>#DIV/0!</b>
	<b>Total Expenditures</b>	<b>\$ 439,129.98</b>	<b>\$ 1,114,378.00</b>	<b>\$ (675,248.02)</b>	<b>39%</b>
	<b>Excess of Revenues over Expenditures</b>	<b>\$ 481,231.14</b>	<b>\$ 36,688.00</b>	<b>\$ 444,543.14</b>	<b>1312%</b>



**Upper Uwchlan Township**  
**Water Resource Protection Fund**  
**Balance Sheet**  
**As of June 30, 2022**

**ASSETS**

Cash		
08-100-000-100	Cash - Fulton Bank	212,051.71
	Total Cash	<u>212,051.71</u>

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	<u>-</u>

**Total Assets** **\$ 212,051.71**

**LIABILITIES AND FUND BALANCE**

Accounts Payable

08-200-000-000	Accounts Payable	-
08-258-000-000	Accrued Expenses	-
	Total Accounts Payable	<u>-</u>

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	<u>-</u>

**Total Liabilities** **-**

Equity

08-272-000-100	Unrestricted Net Assets	227,962.74
08-272-000-200	Restricted Net Assets	-
	Current Period Net Income (Loss)	(15,911.03)
	Total Equity	<u>212,051.71</u>

**Total Fund Balance** **\$ 212,051.71**

**Total Liabilities & Fund Balance** **\$ 212,051.71**



Upper Uwchlan Township  
Water Resource Protection Fund  
Statement of Revenues and Expenditures  
For the Period Ending June 30, 2022

GL Account #	Account Description	2022 YTD Actual	2022 Budget	Over (Under) Budget	Actual as % of Budget
<b>REVENUES</b>					
08-341-000-010	Interest Earnings	\$ 10.73	\$ 600.00	(589.27)	2%
08-351-000-010	Federal Grants	-	-	-	#DIV/0!
08-354-000-010	County Grants	-	-	-	#DIV/0!
08-354-000-020	State Grants	7,500.00	235,482.00	(227,982.00)	3%
08-361-000-100	Water Resource Protection Fees	-	-	-	#DIV/0!
08-392-000-010	Transfer from the General Fund	-	245,000.00	(245,000.00)	0%
08-392-000-020	Transfer from Municipal Authority	-	-	-	#DIV/0!
08-395-000-000	Refund of Prior Year Expenditures	-	-	-	#DIV/0!
	Miscellaneous Revenue	-	-	-	#DIV/0!
<b>Total Revenues</b>		<b>\$ 7,510.73</b>	<b>\$ 481,082.00</b>	<b>\$ (473,571.27)</b>	<b>2%</b>
<b>EXPENDITURES</b>					
<b>Operations</b>					
08-404-000-310	Wage Allocation	-	60,748.00	(60,748.00)	0%
08-404-000-311	Legal Fees	-	-	-	#DIV/0!
08-406-000-010	Grant Application Fees	-	-	-	#DIV/0!
08-406-000-340	Public Relations	-	-	-	#DIV/0!
08-408-000-010	Engineering	-	-	-	#DIV/0!
08-408-000-020	Feasibility Studies	-	140,022.00	(140,022.00)	0%
08-420-000-035	Permits	17,892.00	-	17,892.00	#DIV/0!
08-420-000-260	Small Tools & Equipment	-	600.00	(600.00)	0%
08-446-000-101	Allocated Wages	-	-	-	#DIV/0!
08-446-000-200	Supplies	2,053.96	27,112.00	(25,058.04)	8%
08-446-000-230	Gasoline & Oil	-	2,400.00	(2,400.00)	0%
08-446-000-235	Vehicle maintenance	-	4,250.00	(4,250.00)	0%
08-446-000-250	Maintenance & Repair	-	11,700.00	(11,700.00)	0%
08-446-000-316	Training & Seminars	-	2,000.00	(2,000.00)	0%
08-446-000-450	Contracted Services	3,475.80	30,000.00	(26,524.20)	12%
08-446-000-600	Construction	-	-	-	#DIV/0!
08-446-004-600	Construction - Upland Farms	-	-	-	#DIV/0!
08-446-005-600	Construction - Marsh Creek	-	235,482.00	(235,482.00)	0%
08-446-001-250	Maintenance & Repair - MA	-	-	-	#DIV/0!
08-446-001-600	Construction - MA	-	-	-	#DIV/0!
<b>Total Operations</b>		<b>23,421.76</b>	<b>514,314.00</b>	<b>(490,892.24)</b>	<b>5%</b>
<b>Operating Transfers</b>					
Transfer to General Fund		-	-	-	#DIV/0!
<b>Total Operating Transfers</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>#DIV/0!</b>
<b>Total Expenditures</b>		<b>\$ 23,421.76</b>	<b>\$ 514,314.00</b>	<b>\$ (490,892.24)</b>	<b>5%</b>
<b>Excess of Revenues over Expenditures</b>		<b>\$ (15,911.03)</b>	<b>\$ (33,232.00)</b>	<b>\$ 17,320.97</b>	<b>48%</b>



Upper Uwchlan Township  
Act 209 Fund  
Balance Sheet  
As of June 30, 2022

**ASSETS**

Cash		
09-100-000-010	Cash - Fulton Bank	\$ 1,045,546.00
	Total Cash	<u>1,045,546.00</u>

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	<u>-</u>

**Total Assets** \$ **1,045,546.00**

**LIABILITIES AND FUND BALANCE**

Accounts Payable

09-200-000-000	Accounts Payable	-
09-258-000-000	Accrued Expenses	-
	Total Accounts Payable	<u>-</u>

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	<u>-</u>

**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	495,060.15
09-272-000-004	Temporarily Restricted Net Assets	-
09-272-000-005	Unrestricted Net Assets	250,730.12
	Current Period Net Income (Loss)	155.54
	Total Equity	<u>1,045,546.00</u>

**Total Fund Balance** \$ **1,045,546.00**

**Total Liabilities & Fund Balance** \$ **1,045,546.00**



Upper Uwchlan Township  
Act 209 Fund  
Statement of Revenues and Expenditures  
For the Period Ended June 30, 2022

GL Account #	Account Description	2022 YTD Actual	2022 Budget	Over (Under) Budget	Actual as % of Budget
09-341-000-000	Interest Income	\$ 155.54	\$ 1,000.00	\$ (844.46)	15.6%
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	-	-	-	#DIV/0!
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!
	<b>Total Revenue</b>	<b>155.54</b>	<b>1,000.00</b>	<b>(844.46)</b>	<b>#DIV/0!</b>
09-489-000-000	Arle Grant - Act 209	-	-	-	
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!
	<b>Total Expenditures</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>#DIV/0!</b>
	<b>Excess of Revenues over Expenditures</b>	<b>\$ 155.54</b>	<b>\$ 1,000.00</b>	<b>\$ (844.46)</b>	<b>#DIV/0!</b>



**Upper Uwchlan Township**  
**Sewer Fund**  
**Balance Sheet**  
**As of June 30, 2022**

**ASSETS**

Cash		
15-100-000-100	Cash - Fulton Bank	\$ 105,939.70
15-100-000-200	Cash - Construction Fund (PSDLAF)	83.59
	Total Cash	<u>106,023.29</u>
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	<u>-</u>
Long-Term Assets		
15-130-000-005	Due from Municipal Authority - 2019 Bonds	5,205,556.07
15-161-000-100	Sewer Easements	-
15-163-000-100	Capital Assets - Plant	26,102,105.41
15-163-000-110	Construction in Progress	598,306.85
15-163-000-500	Accumulated Depreciation	(4,981,750.77)
15-157-000-100	Discount on Bonds - Series of 2019	16,587.35
15-157-000-110	OID Amortization - Series of 2019	(2,350.78)
		<u>26,938,454.13</u>
	<b>Total Assets</b>	<b>\$ 27,044,477.42</b>

**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	-
15-258-000-045	Retainage Payable	131,566.00
15-258-000-100	Interest Payable on Bonds - 2014	-
15-258-000-105	Interest Payable on Bonds - 2019	17,166.15
15-258-000-110	Interest Payable on Bonds - Series A of 2019	10,166.67
	Total Accounts Payable	<u>158,898.82</u>
Long Term Liabilities		
15-261-000-100	General Obligation Bonds- Series of 2014	-
15-261-000-105	General Obligation Bonds- Series of 2019	5,215,000.00
15-261-000-110	General Obligation Bonds- Series A of 2019	4,665,000.00
15-261-000-200	Premium on Bonds - Series of 2014	97,160.00
15-261-000-210	Premium on Bonds - Series A of 2019	132,902.90
15-261-000-250	Accrued Amortization on Bond Premium - 2014	-
15-261-000-260	Accrued Amortiz on Bond Premium - Series of 2019	(21,596.72)
		<u>10,088,466.18</u>
	<b>Total Liabilities</b>	<b>10,247,365.00</b>
Equity		
15-272-000-100	Unrestricted Net Assets	16,794,687.69
	Current Period Net Income (Loss)	2,424.73
	Total Equity	<u>16,797,112.42</u>
	<b>Total Fund Balance</b>	<b>\$ 16,797,112.42</b>
	<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 27,044,477.42</b>



Upper Uwchlan Township  
Sewer Fund  
Statement of Revenues and Expenditures  
For the Period Ending June 30, 2022

GL Account #	Account Description	2022 YTD Actual	2022 Budget	Over (Under) Budget	Actual as % of Budget
<b>REVENUES</b>					
15-341-000-000	Interest Earnings	\$ 16.84	\$ 1,000.00	(983.16)	2%
15-342-000-100	Operations Mgmt Agreement Fees - 2014 bonds	-	-	-	#DIV/0!
15-342-000-200	Operations Mgmt Agreement Fees - 2019 bonds	102,996.49	236,744.00	(133,747.51)	44%
15-342-000-300	Operations Mgmt Agreement Fees - Series A of 2019 (MA)	60,999.73	336,200.00	(275,200.27)	18%
<b>Total Revenues</b>		<b>\$ 164,013.06</b>	<b>\$ 573,944.00</b>	<b>\$ (409,930.94)</b>	<b>#DIV/0!</b>
<b>EXPENDITURES</b>					
<b>General</b>					
15-400-000-461	Bank Fees	500.00	800.00	(300.00)	63%
15-400-000-463	Misc Expenses	-	1,000.00	(1,000.00)	0%
15-404-000-100	Legal Fees	-	-	-	#DIV/0!
		500.00	1,800.00	(1,300.00)	0.63
<b>Bond expenses</b>					
15-472-000-100	Bond Interest Expense - Series of 2014	-	-	-	#DIV/0!
15-472-000-105	Bond Interest Expense - Series of 2019	102,996.49	206,744.00	(103,747.51)	50%
15-472-000-110	Bond Interest Expense - Series A of 2019	60,999.73	126,200.00	(65,200.27)	48%
15-472-000-200	Bond Issuance Costs	-	-	-	#DIV/0!
15-472-000-300	Bond Amortization Expense - 2014 Bonds	-	-	-	#DIV/0!
15-472-000-305	Bond Amortization Expense - 2019 Bonds	414.68	829.00	(414.32)	50%
15-472-000-310	Bond Amortization Expense - 2019A Bonds	(3,322.57)	(6,645.00)	3,322.43	50%
Total Debt Expenses		161,088.33	327,128.00	(168,947.78)	#DIV/0!
<b>Other</b>					
15-493-000-083	Depreciation	-	-	-	#DIV/0!
		-	-	-	#DIV/0!
<b>Total Expenditures before Transfers</b>		<b>\$ 161,588.33</b>	<b>\$ 328,928.00</b>	<b>\$ (170,247.78)</b>	<b>49%</b>
<b>Transfers</b>					
15-492-000-010	Transfer to Municipal Authority	-	-	-	#DIV/0!
Total Transfers		-	-	-	#DIV/0!
<b>Total Expenditures and Transfers</b>		<b>161,588.33</b>	<b>328,928.00</b>	<b>(170,247.78)</b>	<b>#DIV/0!</b>
<b>Excess of Revenues over Expenditures</b>		<b>\$ 2,424.73</b>	<b>\$ 245,016.00</b>	<b>\$ (239,683.16)</b>	<b>1%</b>



Upper Uwchlan Township  
Capital Projects Fund  
Balance Sheet  
As of June 30, 2022

**ASSETS**

Cash			
30-100-000-010	Cash - Fulton Bank	\$	732,709.32
30-100-000-020	PSDLAF		5,109.71
30-110-000-100	Fulton Bank - 2019 Bond Proceeds		
30-110-000-200	Fulton Bank - 2019 Bond Proceeds - ICS		0.55
	Total Cash		<u>737,819.58</u>

Accounts Receivable

30-130-000-001	Due from General Fund		
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>-</u>

Other Current Asset

30-155-000-000	Prepaid Expenses		17,500.00
30-191-000-000	Other Assets		-
	Total Other Current Asset		<u>17,500.00</u>

**Total Assets** **\$** **755,319.58**

**LIABILITIES AND FUND BALANCE**

Accounts Payable

30-200-000-000	Accounts Payable		-
30-258-000-000	Accrued Expenses		-
30-258-000-100	Interest Payable - 2019 Bonds		15,875.00
30-261-000-100	General Obligation Bonds - Series of 2019		5,020,000.00
30-261-000-150	Premium on GO Bonds - Series of 2019		247,103.30
30-261-000-160	Accrued Amortization - Series of 2019		(37,065.49)
	Total Accounts Payable		<u>5,245,912.81</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		-
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>-</u>

**Total Liabilities** **\$** **5,245,912.81**

Equity

30-272-000-001	Opening Balance Equity		948,398.39
30-272-000-004	Unrestricted Net Assets		(5,527,307.64)
	Current Period Net Income (Loss)		88,316.02
	Total Equity		<u>(4,490,593.23)</u>

**Total Fund Balance** **\$** **(4,490,593.23)**

**Total Liabilities & Fund Balance** **\$** **755,319.58**



Upper Uwchlan Township  
Capital Projects Fund  
Statement of Revenues and Expenditures  
For the Period Ending June 30, 2022

GL Account #	Account Description	2022 YTD Actual	2022 Budget	Over (Under) Budget	Actual as % of Budget
<b>REVENUES</b>					
30-341-000-000	Interest Earnings	\$ 19.92	\$ 10,000.00	(9,980.08)	0%
30-354-000-010	Grant Revenue - County	-	-	-	#DIV/0!
30-354-000-020	Grant Revenue - State	-	100,000.00	(100,000.00)	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	28,100.00	5,000.00	23,100.00	562%
30-392-000-001	Transfer from General Fund	750,000.00	1,500,000.00	(750,000.00)	50%
30-392-000-005	Transfer from Solid Waste Fund	-	100,000.00	(100,000.00)	0%
30-392-000-020	Transfer from Act 209 Fund	-	-	-	#DIV/0!
30-392-000-030	Transfer from the Municipal Authority	-	-	-	#DIV/0!
30-393-000-020	Proceeds from Long Term Debt	-	-	-	#DIV/0!
30-393-000-400	Other financing sources	-	-	-	#DIV/0!
		778,119.92	1,720,800.00	(942,680.08)	45%
	<b>Total Revenues</b>	<b>\$ 778,119.92</b>	<b>\$ 1,720,800.00</b>	<b>\$ (942,680.08)</b>	<b>45%</b>
<b>CAPITAL EXPENSES</b>					
<b>Township Properties</b>					
30-409-000-700	Capital Purchases-General	-	-	-	#DIV/0!
30-409-001-700	Capital Purchases-Executive	-	-	-	#DIV/0!
30-409-002-600	Capital Construction - Township Bldg	-	3,800.00	(3,800.00)	0%
30-409-002-610	Township Bldg Expansion 2018-2020	-	-	-	#DIV/0!
30-409-002-700	Capital Purchases - Twp Bldg	-	-	-	#DIV/0!
30-409-003-600	Capital Construction - PW Bldg	-	-	-	#DIV/0!
30-409-003-700	Capital Purchases - PW Bldg	18,614.96	-	18,614.96	#DIV/0!
30-409-004-600	Capital Construction - Milford Rd.	-	-	-	#DIV/0!
30-409-004-700	Capital Purchases - Milford Rd.	-	-	-	#DIV/0!
	<b>Total Township</b>	<b>18,614.96</b>	<b>3,800.00</b>	<b>14,814.96</b>	<b>490%</b>
<b>Police</b>					
30-410-000-700	Capital Purchases- Police	63,816.58	104,000.00	(40,183.42)	61%
	Future Purchase	-	10,000.00	(10,000.00)	0%
		63,816.58	114,000.00	(50,183.42)	56%
<b>Codes</b>					
30-413-000-700	Capital Purchases	30,517.00	35,000.00	(4,483.00)	87%
		30,517.00	35,000.00	(4,483.00)	87%
<b>Emergency Management</b>					
30-415-000-700	Capital Purchases	-	-	-	#DIV/0!
		-	-	-	#DIV/0!
<b>Public Works</b>					
30-438-000-700	Capital Purchases-Vehicles	-	-	-	#DIV/0!
30-438-000-701	Capital Purchases - Equipment	195,448.43	202,700.00	(7,251.57)	96%
	<b>Total Public Works</b>	<b>195,448.43</b>	<b>202,700.00</b>	<b>(7,251.57)</b>	<b>#DIV/0!</b>
<b>Roads</b>					
30-502-434-700	Traffic Signals	8,750.00	-	8,750.00	#DIV/0!
	Little Conestoga Road Crosswalk	-	-	-	#DIV/0!
	Lyndell Road Bridge	-	43,850.00	(43,850.00)	0%
		8,750.00	43,850.00	(35,100.00)	20%



**Upper Uwchlan Township**  
**Capital Projects Fund**  
**Statement of Revenues and Expenditures**  
**For the Period Ending June 30, 2022**

<b>Parks</b>					
<b>All Parks</b>					
30-454-000-700	Capital Purchases - All Parks	719.90	50,250.00	(49,530.10)	1%
<b>Hickory Park</b>					
30-454-001-600	Capital Construction - Hickory		385,000.00	(385,000.00)	0%
30-454-001-700	Capital Purchases - Hickory		-	-	#DIV/0!
<b>Fellowship Fields</b>					
30-454-002-600	Capital Construction - Fellowship		29,800.00	(29,800.00)	0%
30-454-002-700	Capital Purchases - Fellowship	10,000.00	-	10,000.00	#DIV/0!
<b>Larkins Field</b>					
30-454-003-600	Capital Construction - Larkins		29,100.00	(29,100.00)	0%
30-454-003-700	Capital Purchases - Larkins		-	-	#DIV/0!
<b>Upland Farms</b>					
30-454-004-600	Capital Construction - Upland	271,709.61	-	271,709.61	#DIV/0!
30-454-004-610	Fund Raising - Upland	-	-	-	#DIV/0!
30-454-004-700	Capital Purchases - Upland		-	-	#DIV/0!
<b>Village of Eagle Pocket Park</b>					
30-506-000-100	Design	-	-	-	#DIV/0!
30-506-000-600	Capital Construction	-	-	-	#DIV/0!
30-506-000-700	Capital Purchases	-	-	-	#DIV/0!
	<b>Total Parks Capital</b>	<b>282,429.51</b>	<b>494,150.00</b>	<b>(211,720.49)</b>	<b>57%</b>
<b>Trails</b>					
30-455-000-650	Grant-Trails/Bridge	-	-	-	#DIV/0!
30-455-000-651	Phase IV-Pk Rd Trail	1,155.00	-	1,155.00	#DIV/0!
30-455-000-652	Side Path Project	-	-	-	#DIV/0!
	<b>Total Trails</b>	<b>1,155.00</b>	<b>-</b>	<b>1,155.00</b>	<b>#DIV/0!</b>
<b>Debt Service</b>					
30-472-000-100	Interest Expense - Series of 2019	95,250.00	195,450.00	(100,200.00)	49%
30-472-000-200	Cost of Issuance - Series of 2019	-	-	-	#DIV/0!
30-472-000-300	Bond Amortization Expense - Series of 2019	(6,177.58)	(12,355.00)	6,177.42	50%
30-500-471-003	Capital Lease - Principal	-	-	-	#DIV/0!
30-500-472-003	Capital Lease - Interest	-	-	-	#DIV/0!
	<b>Total Debt Service</b>	<b>89,072.42</b>	<b>183,095.00</b>	<b>(94,022.58)</b>	<b>49%</b>
<b>Village Concept</b>					
30-506-000-100	Design - Village of Eagle	-	-	-	#DIV/0!
30-506-000-600	Construction - Village of Eagle	-	-	-	#DIV/0!
		-	-	-	#DIV/0!
	<b>Total Expenditures before Operating Transfers</b>	<b>\$ 689,803.90</b>	<b>\$ 1,076,595.00</b>	<b>\$ (386,791.10)</b>	<b>64%</b>
<b>Operating Transfers</b>					
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!
	<b>Total Operating Transfers</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>#DIV/0!</b>
	<b>Excess of Revenues over Expenditures and Operating Transfers</b>	<b>\$ 88,316.02</b>	<b>\$ 644,205.00</b>	<b>\$ (555,888.98)</b>	<b>13.71%</b>



Upper Uwchlan Township  
Developers Escrow Fund  
Statement of Revenues and Expenditures  
For the Period Ended June 30, 2022

GL Account #	Account Description	2022 YTD Actual	2022 Budget	Over (Under) Budget	Actual as % of Budget
40-341-000-000	Interest Income	\$ 5.96	\$ -	\$ 5.96	-
40-341-000-010	Interest Income - allocated to Developers	(5.96)	-	(5.96)	-
40-392-000-100	Transfer from General Fund	-	-	-	-
		-	-	-	-
	<b>Total Revenue</b>	<b>0.00</b>	<b>-</b>	<b>0.00</b>	<b>-</b>
40-400-000-461	Bank Fees	-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
	<b>Total Expenditures</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>Excess of Revenues over Expenditures</b>	<b>\$ 0.00</b>	<b>\$ -</b>	<b>\$ 0.00</b>	<b>-</b>



**Upper Uwchlan Township  
Developers Escrow Fund  
Balance Sheet  
As of June 30, 2022**

**ASSETS**

Cash		
40-100-000-100	Cash - Fulton Bank	\$ 130,229.74
	Total Cash	130,229.74
Other Current Assets		
40-130-000-010	Due from General Fund	(5,782.82)
40-130-000-020	Due from Solid Waste Fund	-
40-130-000-030	Due from Municipal Authority	-
	Total Other Current Assets	(5,782.82)
	<b>Total Assets</b>	<b>\$ 124,446.92</b>

**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	-
40-230-000-020	Due to Solid Waste Fund	-
40-230-000-030	Due to Municipal Authority	-
	<u>Due to Developers:</u>	
40-248-000-001	Toll Brothers	2,194.27
40-248-000-004	Columbia Gas Transmission LLC	8,131.71
40-248-000-005	Chester County - Radio Tower	344.68
40-248-000-006	Executive Land Holdings	-
40-248-000-007	Park Road Townhomes	-
40-248-000-009	Open Community Corp.	(20,197.91)
40-248-000-010	Sunoco Reed Road	4,147.14
40-248-000-011	McHugh	10.19
40-248-000-012	Marsh Lea	-
40-248-000-013	Eagle Pointe	-
40-248-000-014	Grashof	777.48
40-248-000-015	McKee Fetters	1.00
40-248-000-017	Vantage Point Retirement	2,076.50
40-248-000-018	CarSense	-
40-248-000-019	Village at Byers	(6,416.98)
40-248-000-020	Milford Rd. Associates	-
40-248-000-021	Townes at Chester Springs	4,521.32
40-248-000-022	Eagle Village Parking	-
40-248-000-023	Fish Eye	16,747.17
40-248-000-024	Jankowski	-
40-248-000-025	Eagleview Lot 1C	1,335.98
40-248-000-026	Lot 1B Maintenance Area	4,699.87
40-248-000-027	122 Oscar Way	(940.03)
40-248-000-028	Commercial 5C	928.79
40-248-000-030	Profound Technologies	-
40-248-000-031	Windsor Baptist Church	4,965.17
40-248-000-032	Eagle Village Parking Expansion	-
40-248-000-033	Chester Springs Crossing	(6,291.36)
40-248-000-034	Starbucks @ Eaglepoint Village	-
40-248-000-035	The Preserve at Marsh Creek SD	52,821.78
40-248-000-036	McKee Toll Traffic Impact Fee	63.75
40-248-000-500	Gunner Properties Performance	-
40-248-000-038	Enclave at Chester Springs	2,267.40
40-248-000-039	164 Byers Rd QBD	3,324.48



Upper Uwchlan Township  
Developers Escrow Fund  
Balance Sheet  
As of June 30, 2022

40-248-000-040	Aurora Greenridge	-
40-248-000-041	Aurora Greenridge	-
40-248-000-042	DeWees 363 Byers Road	-
40-248-000-043	Black Horse Farm	(95.23)
40-248-000-044	Aecom Technology	1,000.22
40-248-000-045	11 Senn Drive Parking	804.95
40-248-000-046	Byers Station Parcel 5C Lot 2B	333.19
40-248-001-032	Gunner Parking Exp Construction	-
40-248-001-035	The Preserve at Marsh Creek Sewer	10,912.73
40-248-001-038	Enclave at Chester Springs site	35,978.66
Total Other Current Liabilities		<u>124,446.92</u>
40-258-000-000	Accrued Expenses	-
<b>Total Liabilities</b>		<b>\$ 124,446.92</b>
Equity		
40-279-000-000	Opening Balance Equity	-
	Current Period Net Income (Loss)	<u>0.00</u>
	Total Equity	0.00
<b>Total Fund Balance</b>		<b>\$ 0.00</b>
<b>Total Liabilities &amp; Fund Balance</b>		<b>\$ 124,446.92</b>



Upper Uwchlan Township  
Developers Escrow Fund  
Balance Sheet  
As of June 30, 2022

40-248-000-040	Aurora Greenridge	-
40-248-000-041	Aurora Greenridge	-
40-248-000-042	DeWees 363 Byers Road	-
40-248-000-043	Black Horse Farm	(95.23)
40-248-000-044	Aecom Technology	1,000.22
40-248-000-045	11 Senn Drive Parking	804.95
40-248-000-046	Byers Station Parcel 5C Lot 2B	333.19
40-248-001-032	Gunner Parking Exp Construction	-
40-248-001-035	The Preserve at Marsh Creek Sewer	10,912.73
40-248-001-038	Enclave at Chester Springs site	35,978.66
Total Other Current Liabilities		<u>130,192.74</u>
40-258-000-000	Accrued Expenses	-
<b>Total Liabilities</b>		<b>\$ 130,192.74</b>
Equity		
40-279-000-000	Opening Balance Equity	-
	Current Period Net Income (Loss)	<u>0.00</u>
	Total Equity	0.00
<b>Total Fund Balance</b>		<b>\$ 0.00</b>
<b>Total Liabilities &amp; Fund Balance</b>		<b>\$ 130,192.74</b>





GILMORE & ASSOCIATES, INC.  
ENGINEERING & CONSULTING SERVICES

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

---

**Date:** July 15, 2022

**To:** Tony Scheivert - Township Manager  
Board of Supervisors

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

---

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

**Byers Station (Parcel 5C – Lot 2B)- [Commercial]** – An Amended PRD Application has been submitted for the undeveloped commercial portion of the site. The plan proposes a 10,500 SF daycare facility, an 1,820 SF freestanding eating and drinking establishment, and 13,200 SF of additional retail space. The Applicant submitted revised plans which were reviewed by the Planning Commission at their July 14<sup>th</sup> meeting where a recommendation for approval was made.

**Byers Station (Parcel 5C – Lot 2A)- [Enclave]**- we have received performance reduction request No. 3 from the applicant for this project and have offered a recommendation under separate cover.

**Byers Station (Parcel 5C – Lot 1)- [Villages]**- we have received performance reduction request No. 4 from the applicant for this project and have offered a recommendation under separate cover.

**Chester Springs Crossing** - we have received performance reduction request No. 7 from the applicant for this project and have offered a recommendation under separate cover.

Construction continues at the following developments with no significant issues:

- Byers Station (Parcel 5C) Lot 2A (Enclave)
- Chester Springs Crossing
- Eagleview (Lot 1C)
- Preserve at Marsh Creek
- Windsor Baptist Church





GILMORE & ASSOCIATES, INC.  
ENGINEERING & CONSULTING SERVICES

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

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**Date:** July 14, 2022

**To:** Board of Supervisors

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

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**Bold items are additions since our last report.**

**11 Senn Drive (S&T Realty Holdings) - Parking Expansion** - The Applicant is proposing to construct an approximately 20,000 SF gravel parking area which will be used for the storage of vehicles as well as materials for a landscaping business. The Board granted Preliminary / Final Approval to the project at their March 21, 2022, meeting. The applicant has submitted revised plans for review prior to recording.

**260 Moore Road** – The applicant has submitted a Conditional Use Application for adaptive reuse of an existing barn on this property to a facility which will contain office space and a coffee shop. The project was reviewed by the Planning Commission and consultants. A staff meeting was held with the Applicant on October 19<sup>th</sup> to discuss the project in general, as well as the consultants' comments. The Applicant has issued an extension for the holding of their Conditional Use Hearing while they further consider their proposal. Based on a May 10<sup>th</sup> e-mail from the applicant's attorney to Gwen Jonik, the applicant is considering various options and it may be some time before they move forward with an application.

**Byers Station (Parcel 5C – Lot 1)- [Villages at Chester Springs]** - Home construction is now complete. **Final paving through the development has now been completed.**

**Byers Station (Parcel 5C – Lot 2A)- [Enclave at Chester Springs]** – This is the 55 Unit Townhouse development being constructed by Toll on Lot 2A of Byers Station. Paving for the entire road network has been completed. Grading plans for all the proposed homes have been received.

**Byers Station (Parcel 5C – Lot 2B)- [Commercial]** – An Amended PRD Application has been submitted for the undeveloped commercial portion of the site. The plan proposes a 10,500 SF daycare facility, an 1,820 SF freestanding eating and drinking establishment, and 13,200 SF of additional retail space. The plan was reviewed at the



Reference: Development Update

File No. 22-01080

July 15, 2022

Planning Commission's May 12<sup>th</sup> meeting however, no action was taken. **The Applicant submitted revised plans which were reviewed by the Planning Commission at their July 14<sup>th</sup> meeting where a recommendation for approval was made.**

**Byers Station (Lot 6C)- Vantage Point** – The Applicant has received Final PRD Approval at the Board of Supervisors April 20<sup>th</sup>, 2020, meeting for a 36,171 SF, 3 story retirement facility. The applicant has now submitted final plans for review for recording. In addition, developers and financial security agreements are in the process of being prepared.

**Chester Springs Crossing (aka- Jankowski Tract)** - The Board granted Preliminary / Final Land Development Approval for this 55-home development at their October 15<sup>th</sup>, 2018, meeting. The project is substantially complete, with homes having been constructed. Toll Brothers is currently in the process of converting the stormwater management basins to their final configuration. Toll is working through the construction punch lists. **Final paving through the development has now been completed.**

**Eagleview Lot 1C**– This project proposes a 113,000 SF Flex Office building. The Board granted Final Land Development Approval at their November 19<sup>th</sup>, 2018, meeting. Site and building construction had been paused due to loss of tenant but has now once again commenced.

**Greenridge Road (Toll)** – Toll Brothers has submitted a conditional use application for a 64-unit single family home development which would be located adjacent to the Stonehedge Development. Revised plans have been received and reviewed by the consultants. The Planning Commission recommended approval of the application, with conditions, at their January 13<sup>th</sup>, 2022, meeting. **The 8<sup>th</sup> session of the Conditional Use Hearing is scheduled for July 27<sup>th</sup>.**

**Preserve at Marsh Creek (Fettters Property)** - The Board granted Final Land Development Approval at their October 16<sup>th</sup>, 2017, meeting. Site construction continues in all 3 phases. (i.e.- The remainder of the development) Initial construction has now commenced. **we have received grading permit applications for 172 building units to date.**

**QBD Ventures** – This project proposes a two-story 4,400 SF office building on an existing residential parcel along Byers Road just east of Graphite Mine Road. The Board granted Preliminary / Final Approval to the plan at their August 16<sup>th</sup>, 2010. The Applicant has now submitted an updated plan for re-approval. The plans were reviewed by the Planning Commission at their March 11<sup>th</sup>, 2021, meeting; however, no



Reference: Development Update

File No. 22-01080

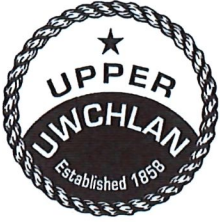
July 15, 2022

action was taken. The Applicant is currently working with Pa-DOT to modify their driveway to better align with the proposed driveway for Vantage Point. (Lot 6C)

**Struble Trail Extension** – Chester County has submitted an application to reopen the Conditional Use Hearing as well as land development plans to allow for the continuance of the trail from where it currently terminates to a point on the west side of Dorlan Mill Road. The Planning Commission reviewed the application at their June 13<sup>th</sup>, 2019, and July 11<sup>th</sup>, 2019, meetings and recommended Conditional Use Approval as well as Preliminary Land Development approval. The conditional use hearing has now been tentatively scheduled for May 16<sup>th</sup>, 2022. In addition, a lot line change plan has been submitted by Natural Lands Trust which proposes transferring the land upon which a section of the trail is proposed to be constructed from Shryock Brothers, Inc. to the State. The plan was reviewed at the Planning Commission's April 14<sup>th</sup> meeting where Final approval was recommended. **The application was before the Board at their July 12<sup>th</sup> workshop; however, no action was taken. The plan will once again be before the Board at their July 18<sup>th</sup> meeting for consideration of approval.** The application also required zoning relief for lot width and building setback, which has been obtained.

**Windsor Baptist Church** - The Board granted the Conditional Use at their September 16<sup>th</sup>, 2019, meeting and Final Land Development Approval at their December 21<sup>st</sup>, 2020, meeting for an approximately 8,664 SF school building addition on the church's property. Construction continues on this project.





UPPER UWCHLAN TOWNSHIP  
MEMORANDUM

ADMINISTRATION

**TO:** The Board of Supervisors  
**FROM:** Kathi McGrath *Kathi McGrath*  
Administrative Assistant  
**RE:** Building/Codes Department Activity Report  
**DATE:** July 11, 2022

=====

Attached, please find the Building Department Activity Report for the month of June, 2022.

Attachments:  
Activity Report

/km



UPPER UWCHLAN TOWNSHIP  
Permit Analysis  
2019-2022

	2019				2020				2021				2022			
	# 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	30	\$17,025.46	30	\$17,025.46	51	\$98,596.00	51	\$98,596.00	94	\$ 87,742.42	94	\$ 87,742.42	83	\$88,198.96	83	\$ 88,198.96
Feb	67	\$19,320.64	97	\$36,346.10	44	\$43,487.50	95	\$142,083.50	67	\$ 38,565.98	161	\$ 126,308.40	39	\$25,249.00	122	\$ 113,447.96
Mar	57	\$ 36,767.22	154	\$ 73,113.32	53	\$ 54,586.50	148	\$196,670.00	86	\$ 44,724.50	247	\$ 171,032.90	77	\$52,822.55	199	\$166,270.51
Apr	66	\$ 52,342.10	220	\$125,455.42	28	\$ 4,846.10	176	\$201,516.10	88	\$ 79,069.01	335	\$250,101.91	84	\$63,858.84	283	\$230,129.35
May	50	\$ 40,216.60	270	\$165,672.02	49	\$ 59,079.84	225	\$260,595.94	75	\$ 44,389.44	410	\$294,491.35	65	\$44,000.00	348	\$274,129.35
Jun	70	\$ 43,304.22	340	\$208,976.24	86	\$ 55,369.16	311	\$315,965.10	89	\$ 77,793.00	499	\$372,284.35	96	\$28,606.00	444	\$302,735.35
Jul	58	\$ 37,320.76	398	\$246,297.00	69	\$ 39,866.44	380	\$355,831.54	99	\$131,055.84	598	\$503,340.19				
Aug	67	\$ 90,670.34	465	\$336,967.34	76	\$ 78,302.64	456	\$434,134.18	78	\$ 32,545.19	676	\$535,885.38				
Sept	61	\$ 13,393.00	522	\$350,360.34	130	\$ 87,003.98	586	\$521,138.16	78	\$ 36,528.88	754	\$572,414.26				
Oct	48	\$ 42,928.52	570	\$393,288.86	73	\$222,281.54	663	\$743,419.70	72	\$ 40,825.00	826	\$613,239.26				
Nov	36	\$ 10,623.00	606	\$403,911.86	71	\$ 21,378.92	734	\$764,798.62	58	\$ 41,691.42	884	\$654,930.68				
Dec	31	\$ 14,788.00	637	\$418,699.86	59	\$ 27,730.94	793	\$792,529.56	62	\$ 68,824.63	946	\$723,755.31				





## **JUNE 2022 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 Traisr: 150**

- **Municipal Authority & PA 1-calls**
  - **80 Work orders completed**
- **Public Works**
  - **24 Work orders completed**
- **Parks**
  - **3 Work orders completed**
- **Solid Waste**
  - **31 Work orders completed**
- **Vehicles and Equipment (All Depts.)**
  - **12 Work orders completed**
- **Sinkhole repair on Christine Drive and Dorothy Lane.**
- **Inlet Repair on Cheryl Drive.**
- **Rebuilt 3 inlets on Ticonderoga Boulevard.**
- **Repainted the crosswalk lines on Park Rd. at Marsh Creek Park trail entrance.**



- Helped with set up for the Block Party.
- Replaced 8 light bulbs in the street lamps on Route 100 in the village of Eagle.
- Tree trimming for sight distance at intersections.
- Begin spraying weed control throughout the township.
- Continue road mowing.
- Called out three times – a tree in the road, a boulder in the road and a leaking manhole.
- Prepared all fire extinguishers in the township for inspection.
- Hang a bulletin board at the township building.
- Continue to repair spray heads on spray fields.
- Worked at Upland Farm on various projects.
- Sign replacements at various locations.
- Cleared inlets on multiple roadways throughout the Township.
- Toter swaps and deliveries were done as requested.
- Unloaded 325 new toters at 520 Milford Road.
- Serviced Police vehicles.
- Preventive maintenance, repairs, and Pa State Inspections.
- PA 1-Calls were responded to as they came in.

**Bids:**

- Road Milling and Paving bid opened on Jul 14<sup>th</sup>. Bid awarded to DiRocco Bros. Inc. in the amount of \$286,346.24
- Road Materials Bid executed.
- Line Painting Bid advertised.



**Road Dedications:**

- None

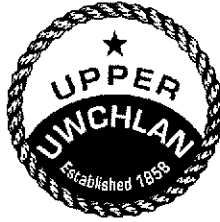
**Workforce**

- Summer help is busy cutting grass at the parks and sewer plants.
- The Public Works crew completed various safety classes and policy review testing through the Power DMS system, LTAP, and DVIT.

**Respectfully submitted,**

**Kristin Roth  
Administrative Assistant Public Works  
Upper Uwchlan Township**





## **MEMORANDUM**

**To: Tony Scheivert, Township Manager**

**From: Kristin Roth, Public Works Administrative Assistant**

**Date: July 14, 2022**

**Re: Bid Awards - 2022 Pavement Markings Contract**

On July 13, 2022, at 1:00 pm, the bids for the 2022 Pavement Marking Contract were publically opened and read aloud. None of the bidders sent representatives to the opening.

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

There were three contractors that bid for the contract, Alpha Space Control Co. Inc., Midlantic Marking, Inc. and D.E. Gemmill, Inc. The bids had varying prices listed on the bid sheet which is attached to this memo. The line item for this work in the 2022 Budget is \$40,000. The total of the bid from the low bidder, (if everything bid were to be painted by contractor) is \$51,525 in paint. To stay within budget, we will only have the contractor paint Long Lines which includes, White Solid Lines, White Broken Lines and Double Yellow Lines. The total of the bid for these three line items is \$35,145 per the estimated lineal foot pricing listed on the bid sheet. We may choose to have the contractor do some of the arrows and legends in durable markings (the 90 mil material) at the individual prices listed on the bid sheet. We will be very careful to stay within the budget when selecting these items.

This also shows that the 2023 budget number for this line item will need be raised to meet the new pricing.

**Therefore, it is my recommendation that Alpha Space Control Co. be awarded the 2022 Pavement Marking Contract at the individual, per item amounts listed on the bid forms.**





**2022 Pavement Marking Bid Results**  
Opening July 13, 2022 at 1:00pm

Vendor	Alpha Space Control Co. Inc.			Vendor	Midlantic Marking, Inc.		
Bid Bond Provided	Yes			Bid Bond Provided	Yes		
<b>Paint</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>Total</b>	<b>Paint</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>Total</b>
Stop Bars 18"	40	\$42.00	\$1,680	Stop Bars 18"	40	\$10.00	\$400
Crosswalks 6"	1200	\$2.50	\$3,000	Crosswalks 6"	1200	\$4.00	\$4,800
White Solid Lines	150,000	\$0.090	\$13,500	White Solid Lines	150,000	\$0.28	\$42,000
White Broken Lines	500	\$0.090	\$45.00	White Broken Lines	500	\$0.28	\$140
Double Yellow	120,000	\$0.180	\$21,600	Double Yellow	120,000	\$0.55	\$66,000
Turn Arrows	30	\$70.00	\$2,100	Turn Arrows	30	\$100.00	\$3,000
Combo Arrows	15	\$140.00	\$2,100	Combo Arrows	15	\$150.00	\$2,250
Stop/Only Legends	30	\$75.00	\$2,250	Stop/Only Legends	30	\$250.00	\$7,500
Gore Areas	1,500	\$3.50	\$5,250	Gore Areas	1,500	\$3.00	\$4,500
		<b>Totals:</b>	<b>\$51,525.00</b>			<b>Totals:</b>	<b>\$130,590.00</b>
<b>90 MIL Thick</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>Total</b>	<b>90 MIL Thick</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>Total</b>
Stop Bars 18"	40	\$120.00	\$4,800	Stop Bars 18"	40	\$7.50	\$300
Crosswalks 6"	1200	\$3.75	\$4,500	Crosswalks 6"	1200	\$4.80	\$5,760
Turn Arrows	30	\$225.00	\$6,750	Turn Arrows	30	\$200.00	\$6,000
Combo Arrows	15	\$400.00	\$6,000	Combo Arrows	15	\$300.00	\$4,500
Stop/Only	30	\$225.00	\$6,750	Stop/Only	30	\$400.00	\$12,000
		<b>Totals:</b>	<b>\$28,800.00</b>			<b>Totals:</b>	<b>\$28,560.00</b>

Vendor	D.E. Gemmill Inc.			Vendor			
Bid Bond Provided	Yes/No			Bid Bond Provided	Yes/No		
<b>Paint</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>Total</b>	<b>Paint</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>Total</b>
Stop Bars 18"	40	\$273.15	\$10,926	Stop Bars 18"	40		
Crosswalks 6"	1200	\$5.36	\$6,432	Crosswalks 6"	1200		
White Solid Lines	150,000	\$0.134	\$20,100	White Solid Lines	150,000		
White Broken Lines	500	\$0.134	\$67.00	White Broken Lines	500		
Double Yellow	120,000	\$0.260	\$31,200	Double Yellow	120,000		
Turn Arrows	30	\$106.00	\$3,180	Turn Arrows	30		
Combo Arrows	15	\$134.00	\$2,010	Combo Arrows	15		
Stop/Only Legends	30	\$182.00	\$5,460	Stop/Only Legends	30		
Gore Areas	1,500	\$18.21	\$27,315	Gore Areas	1,500		
		<b>Totals:</b>	<b>\$106,690.00</b>			<b>Totals:</b>	<b>\$0.00</b>
<b>90 MIL Thick</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>Total</b>	<b>90 MIL Thick</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>Total</b>
Stop Bars 18"	40	\$318.15	\$12,726	Stop Bars 18"	40		
Crosswalks 6"	1200	\$5.58	\$6,696	Crosswalks 6"	1200		
Turn Arrows	30	\$207.41	\$6,222	Turn Arrows	30		
Combo Arrows	15	\$326.00	\$4,890	Combo Arrows	15		
Stop/Only	30	\$402.00	\$12,060	Stop/Only	30		
		<b>Totals:</b>	<b>\$42,594.30</b>			<b>Totals:</b>	





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

July 7, 2022

File No. 03-0434T6

Tony Scheivert  
Upper Uwchlan Township Manager  
140 Pottstown Pike  
Chester Springs, PA 19425

Reference: Enclave at Chester Springs (aka – Byers Station Parcel 5C / Lot 2A)  
Performance Bond Reduction Request No. 3

Dear Tony:

Gilmore & Associates, Inc. has reviewed Toll Brothers Inc.'s June 30, 2022, request associated with a performance bond reduction for the above-referenced project. Based upon our review of the submitted request, we recommend a reduction of **\$29,162.50**. Following this reduction, the remaining value of the bond will be \$710,086.66.

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

Sincerely,

*David N. Leh*

David N. Leh, P.E.  
Vice President  
Gilmore & Associates, Inc.

cc: Board of Supervisors  
Gwen Jonik – Township Secretary  
Justin K. Hunt – TBI



ESCROW STATUS REPORT											GILMORE & ASSOCIATES, INC. 184 WEST MAIN STREET SUITE 300 TRAPPE, PA 19426		
PROJECT NAME: ENCLAVE ATCHESTER SPRINGS BYERS STATION PARCEL 5C / LOT 2A					SUMMARY OF ESCROW ACCOUNT								
PROJECT NUMBER:					TOTAL CONSTRUCTION (100%) = \$		1,241,391.60						
					TOWNSHIP SECURITY (10%) = \$		124,139.16						
PROJECT SPONSOR: BYERS COMMERCIAL, L.P.													
MUNICIPALITY: UPPER UWCHLAN TOWNSHIP													
					GRAND TOTAL ESCROWED = \$		1,365,530.76						
					RELEASE NO.: 3								
					REQUEST DATE: June 30, 2022								
ESCROW TABULATION					CURRENT ESCROW RELEASE		ESCROW RELEASED TO DATE (INCLUDES CURRENT REQUEST)		ESCROW REMAINING (AFTER CURRENT REQUEST)		PERCENT COMPLETE		
ITEM	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	PERCENT	
A. CLEARING & GRUBBING													
1.	CLEARING AND GRUBBING	LS	1	\$ 3,500.00	\$ 3,500.00		\$ -	1	\$ 3,500.00	0	\$ -	100%	
SUBTOTAL ITEM A					\$ 3,500.00		\$ -		\$ 3,500.00		\$ -	100%	
B. E&S CONTROL													
2.	CONSTRUCTION ENTRANCES	EA	1	\$ 3,000.00	\$ 3,000.00		\$ -	1	\$ 3,000.00	0	\$ -	100%	
3.	18" SILT SOCK	LF	600	\$ 6.00	\$ 3,600.00		\$ -	600	\$ 3,600.00	0	\$ -	100%	
4.	24" SILT SOCK	LF	300	\$ 10.00	\$ 3,000.00		\$ -	300	\$ 3,000.00	0	\$ -	100%	
5.	32" SILT SOCK	LF	400	\$ 14.00	\$ 5,600.00		\$ -	400	\$ 5,600.00	0	\$ -	100%	
6.	EROSION CONTROL MATTING	SF	33,000	\$ 0.25	\$ 8,250.00	8250	\$ 2,062.50	24,750	\$ 6,187.50	8,250	\$ 2,062.50	75%	
7.	INLET PROTECTION	EA	1	\$ 115.00	\$ 115.00		\$ -	1	\$ 115.00	0	\$ -	100%	
8.	STOCKPILE - 18" SILT FENCE	LF	400	\$ 1.50	\$ 600.00		\$ -	400	\$ 600.00	0	\$ -	100%	
9.	TEMP SEED & MULCH	SF	350,000	\$ 0.04	\$ 14,000.00		\$ -	350,000	\$ 14,000.00	0	\$ -	100%	
10.	CONVERT SED BASIN #1 TO BIO BASIN	LS	1	\$ 145,000.00	\$ 145,000.00		\$ -		\$ -	1	\$ 145,000.00	0%	
11.	CONVERT SED BASIN #2 TO BIO BASIN	LS	1	\$ 275,000.00	\$ 275,000.00		\$ -		\$ -	1	\$ 275,000.00	0%	
SUBTOTAL ITEM B					\$ 458,165.00		\$ 2,062.50		\$ 36,102.50		\$ 422,062.50	8%	
C. EARTHWORK													
10.	STRIP TOPSOIL	CY	3,000	\$ 2.50	\$ 7,500.00		\$ -	3,000	\$ 7,500.00	0	\$ -	100%	
11.	CUT/FILL	CY	6,500	\$ 2.50	\$ 16,250.00		\$ -	6,500	\$ 16,250.00	0	\$ -	100%	
12.	RETURN TOPSOIL	CY	2,000	\$ 3.40	\$ 6,800.00		\$ -	2,000	\$ 6,800.00	0	\$ -	100%	
SUBTOTAL ITEM C					\$ 30,550.00		\$ -		\$ 30,550.00		\$ -	100%	
D. STORM SEWER													
13.	15" HDPE	LF	877	\$31.00	\$ 27,187.00		\$ -	877	\$ 27,187.00	0	\$ -	100%	
14.	24" HDPE	LF	1543	\$40.00	\$ 61,720.00		\$ -	1543	\$ 61,720.00	0	\$ -	100%	
15.	30" HDPE	LF	120	\$80.00	\$ 9,600.00		\$ -	120	\$ 9,600.00	0	\$ -	100%	
16.	STD TYPE C INLET	EA	31	\$2,200.00	\$ 68,200.00		\$ -	31	\$ 68,200.00	0	\$ -	100%	
17.	REMOVE & REPLACE TYPE C INLET	EA	1	\$4,000.00	\$ 4,000.00		\$ -	1	\$ 4,000.00	0	\$ -	100%	
18.	STD TYPE M INLET	EA	3	\$2,200.00	\$ 6,600.00		\$ -	3	\$ 6,600.00	0	\$ -	100%	
19.	STORM MANHOLE	EA	5	\$2,500.00	\$ 12,500.00		\$ -	5	\$ 12,500.00	0	\$ -	100%	
20.	ENDWALLS	EA	5	\$1,250.00	\$ 6,250.00		\$ -	5	\$ 6,250.00	0	\$ -	100%	
21.	RIP-RAP APRONS	TN	42	\$45.00	\$ 1,890.00		\$ -	42	\$ 1,890.00	0	\$ -	100%	
SUBTOTAL ITEM D					\$ 197,947.00		\$ -		\$ 197,947.00		\$ -	100%	



ESCROW STATUS REPORT												GILMORE & ASSOCIATES, INC. 184 WEST MAIN STREET SUITE 300 TRAPPE, PA 19426		
PROJECT NAME: ENCLAVE ATCHESTER SPRINGS BYERS STATION PARCEL 5C / LOT 2A					SUMMARY OF ESCROW ACCOUNT									
PROJECT NUMBER:					TOTAL CONSTRUCTION (100%) = \$		1,241,391.60							
PROJECT SPONSOR: BYERS COMMERCIAL, L.P.					TOWNSHIP SECURITY (10%) = \$		124,139.16							
MUNICIPALITY: UPPER UWCHLAN TOWNSHIP					GRAND TOTAL ESCROWED = \$		1,365,530.76							
					RELEASE NO.:		3							
					REQUEST DATE:		June 30, 2022							
ESCROW TABULATION					CURRENT ESCROW RELEASE		ESCROW RELEASED TO DATE (INCLUDES CURRENT REQUEST)		ESCROW REMAINING (AFTER CURRENT REQUEST)		PERCENT COMPLETE			
ITEM	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	PERCENT		
E. PAVING & CURBING														
22.	FINE GRADE	SY	5,910	\$1.06	\$ 6,264.60		\$ -	5,910	\$ 6,264.60	0	\$ -	100%		
23.	5" 2A MODIFIED	SY	5,910	\$6.00	\$ 35,460.00		\$ -	5,910	\$ 35,460.00	0	\$ -	100%		
24.	5" 25MM BASE	SY	5,910	\$20.00	\$ 118,200.00		\$ -	5,910	\$ 118,200.00	0	\$ -	100%		
25.	3" 19MM BINDER	SY	5,910	\$13.00	\$ 76,830.00		\$ -	5,910	\$ 76,830.00	0	\$ -	100%		
26.	CLEAN & TACK	SY	5,910	\$0.50	\$ 2,955.00		\$ -		\$ -	5,910	\$ 2,955.00	0%		
27.	1.5" 9.5MM WEARING	SY	5,910	\$8.00	\$ 47,280.00		\$ -		\$ -	5,910	\$ 47,280.00	0%		
28.	BELGIAN BLOCK	LF	3,570	\$17.00	\$ 60,690.00		\$ -	3,570	\$ 60,690.00	0	\$ -	100%		
29.	WALKING TRAIL	SY	395	\$40.00	\$ 15,800.00		\$ -	395	\$ 15,800.00	0	\$ -	100%		
30.	CONCRETE SIDEWALK	SF	6,400	\$4.00	\$ 25,600.00	3200	\$ 12,800.00	\$ 3,200.00	\$ 12,800.00	3,200	\$ 12,800.00	50%		
SUBTOTAL ITEM E					\$ 389,079.60		\$ 12,800.00		\$ 326,044.60		\$ 63,035.00	84%		
F. SURVEYING														
31.	CONSTRUCTION STAKING	LS	1	\$30,000.00	\$ 30,000.00	0.15	\$ 4,500.00	0.90	\$ 27,000.00	0	\$ 3,000.00	90%		
32.	MONUMENTATION	LS	1	\$7,500.00	\$ 7,500.00		\$ -		\$ -	1	\$ 7,500.00	0%		
33.	AS-BUILTS	LS	1	\$10,000.00	\$ 10,000.00		\$ -		\$ -	1	\$ 10,000.00	0%		
SUBTOTAL ITEM F					\$ 47,500.00		\$ 4,500.00		\$ 27,000.00		\$ 20,500.00	57%		
G. LANDSCAPING														
34.	ORNAMENTAL TREES	EA	64	\$225.00	\$ 14,400.00	16	\$ 3,600.00	16	\$ 3,600.00	48	\$ 10,800.00	25%		
35.	EVERGREEN TREES	EA	38	\$225.00	\$ 8,550.00		\$ -		\$ -	38	\$ 8,550.00	0%		
SUBTOTAL ITEM G					\$ 22,950.00		\$ 3,600.00		\$ 3,600.00		\$ 19,350.00	16%		
H. MISCELLANEOUS														
36.	STREET LIGHTS	EA	7	\$3,500.00	\$ 24,500.00		\$ -	7	\$ 24,500.00	0	\$ -	100%		
37.	ADA RAMP W/TRUNCATED DOMES	EA	2	\$1,000.00	\$ 2,000.00	2	\$ 2,000.00	2	\$ 2,000.00	0	\$ -	100%		
38.	SIGNS	EA	21	\$200.00	\$ 4,200.00	21	\$ 4,200.00	21	\$ 4,200.00	0	\$ -	100%		
39.	PAVEMENT MARKINGS	LS	1	\$1,000.00	\$ 1,000.00		\$ -		\$ -	1	\$ 1,000.00	0%		
40.	STATION BLVD CROSSING	LS	1	\$60,000.00	\$ 60,000.00		\$ -		\$ -	1	\$ 60,000.00	0%		
SUBTOTAL ITEM H					\$ 91,700.00		\$ 6,200.00		\$ 30,700.00		\$ 61,000.00	33%		
TOTAL IMPROVEMENTS - ITEMS A-H					\$ 1,241,391.60		\$ 29,162.50		\$ 655,444.10		\$ 585,947.50	53%		
I. RETAINAGE (10%)							\$ (2,916.25)		\$ (65,544.41)		\$ 65,544.41			
J. TOWNSHIP SECURITY (10%)					\$ 124,139.16		\$ 2,916.25		\$ 65,544.41		\$ 58,594.75	53%		
NET CONSTRUCTION RELEASE							\$ 29,162.50		\$ 655,444.10		\$ 710,086.66			
SURETY AMOUNT					\$ 1,365,530.76		\$ 29,162.50		\$ 655,444.10		\$ 710,086.66	48%		





July 14, 2022

File No. 03-0434T2

Tony Scheivert  
Upper Uwchlan Township Manager  
140 Pottstown Pike  
Chester Springs, PA 19425

Reference: Villages at Chester Springs (aka – Byers Station Parcel 5C / Lot 1)  
Performance Bond Reduction Request No. 4

Dear Tony:

Gilmore & Associates, Inc. has reviewed Toll Brothers Inc.'s July 4, 2022, request associated with release of escrow for the above-referenced project. Based upon our review of the submitted payment request, we recommend release of **\$186,641.30**. Following this release, there will be \$15,000.00 remaining in escrow.

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

Sincerely,

*David N. Leh*

David N. Leh, P.E.  
Vice President  
Gilmore & Associates, Inc.

cc: Board of Supervisors  
Justin K. Hunt – TBI (via e-mail only)  
Shawn Fahr – G&A (via e-mail only)

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

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Gilmore & Associates, Inc.  
Building on a Foundation of Excellence  
[www.gilmore-assoc.com](http://www.gilmore-assoc.com)



ESCROW STATUS REPORT						GILMORE & ASSOCIATES, INC. 184 WEST MAIN STREET SUITE 300 TRAPPE, PA 19426	
PROJECT NAME:	THE VILLAGE AT BYERS STATION LOT #1 - RESIDENTIAL	SUMMARY OF ESCROW ACCOUNT			AMOUNT OF CURRENT CONST. RELEASE:	\$	7,500.00
PROJECT NUMBER:		TOTAL CONSTRUCTION (100%) =	\$	1,723,090.27	AMOUNT OF CURRENT RETAINAGE/SECURITY RELEASE (10%):	\$	19,913.90
		TOWNSHIP SECURITY (10%) =	\$	172,309.03	AMOUNT OF BUILDERS CONTINGENCY RELEASE (5%):	\$	4,588.40
PROJECT SPONSOR:	BYERS COMMERCIAL, L.P.	CONSTRUCTION INSPECTION	\$	158,548.53	AMOUNT OF CURRENT TOTAL RELEASE:	\$	32,002.30
MUNICIPALITY:	UPPER UWCHLAN TOWNSHIP				TOTAL OF CONST. RELEASES TO DATE:	\$	2,038,947.82
		GRAND TOTAL ESCROWED =	\$	2,053,947.82	CONSTRUCTION ESCROW REMAINING:	\$	-
ESCROW AGENT:							
TYPE OF SECURITY:		RELEASE NO.:		4	TOWNSHIP SECURITY REMAINING:	\$	10,000.01
AGREEMENT DATE:		REQUEST DATE:		July 4, 2022	CONSTRUCTION INSPECTION REMAINING:	\$	5,000.00
					TOTAL ESCROW REMAINING:	\$	15,000.00
							99%

ESCROW TABULATION					CURRENT ESCROW RELEASE		ESCROW RELEASED TO DATE (INCLUDES CURRENT REQUEST)		ESCROW REMAINING (AFTER CURRENT REQUEST)		PERCENT COMPLETE
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	PERCENT

<b>A. CLEARING &amp; GRUBBING</b>											
1. CLEARING AND GRUBBING	LS	1	\$ 11,850.00	\$ 11,850.00		\$ -	1	\$ 11,850.00	0	\$ -	100%
SUBTOTAL ITEM A				\$ 11,850.00		\$ -		\$ 11,850.00		\$ -	100%

<b>B. E&amp;S CONTROL</b>											
1. CONSTRUCTION ENTRANCES	EA	1	\$ 3,000.00	\$ 3,000.00		\$ -	1	\$ 3,000.00	0	\$ -	100%
2. 12" SILT SOCK	LF	1,185	\$ 3.45	\$ 4,088.25		\$ -	1,185	\$ 4,088.25	0	\$ -	100%
3. 24" SILT SOCK	LF	64	\$ 16.20	\$ 1,036.80		\$ -	64	\$ 1,036.80	0	\$ -	100%
4. EROSION CONTROL MATTING	SF	32,000	\$ 0.25	\$ 8,000.00		\$ -	32,000	\$ 8,000.00	0	\$ -	100%
5. INLET PROTECTION	EA	9	\$ 115.00	\$ 1,035.00		\$ -	9	\$ 1,035.00	0	\$ -	100%
6. STOCKPILE - 18" SILT FENCE	LF	500	\$ 1.50	\$ 750.00		\$ -	500	\$ 750.00	0	\$ -	100%
7. TEMP SEED & MULCH	SF	473,228	\$ 0.04	\$ 18,929.12		\$ -	473,228	\$ 18,929.12	0	\$ -	100%
SUBTOTAL ITEM B				\$ 36,839.17		\$ -		\$ 36,839.17		\$ -	100%

<b>C. STORMWATER/E&amp;S BASINS</b>											
<b>SEDIMENT FOREBAY #1</b>											
1. EARTHWORK	LS	1	\$18,000.00	\$ 18,000.00		\$ -	1	\$ 18,000.00	0	\$ -	100%
2. EROSION CONTROL MATTING - SLOPES	SF	22,500	\$0.25	\$ 5,625.00		\$ -	22,500	\$ 5,625.00	0	\$ -	100%
3. EMERGENCY SPILLWAY MATTING	SF	2,627	\$0.50	\$ 1,313.50		\$ -	2,627	\$ 1,313.50	0	\$ -	100%
4. OUTLET STRUCTURE	EA	1	\$3,500.00	\$ 3,500.00		\$ -	1	\$ 3,500.00	0	\$ -	100%
5. 18" HDPE	LF	124	\$32.00	\$ 3,968.00		\$ -	124	\$ 3,968.00	0	\$ -	100%
6. STORM MANHOLE	EA	1	\$2,800.00	\$ 2,800.00		\$ -	1	\$ 2,800.00	0	\$ -	100%
7. ENDWALL	EA	1	\$1,000.00	\$ 1,000.00		\$ -	1	\$ 1,000.00	0	\$ -	100%
8. RIP-RAP APRON	EA	1	\$500.00	\$ 500.00		\$ -	1	\$ 500.00	0	\$ -	100%
<b>SEDIMENT BASIN #2</b>											
1. EARTHWORK	LS	1	\$12,000.00	\$ 12,000.00		\$ -	1	\$ 12,000.00	0	\$ -	100%
2. EROSION CONTROL MATTING - SLOPES	SF	24,600	\$0.25	\$ 6,150.00		\$ -	24,600	\$ 6,150.00	0	\$ -	100%
3. EMERGENCY SPILLWAY MATTING	SF	4,792	\$0.50	\$ 2,396.00		\$ -	4,792	\$ 2,396.00	0	\$ -	100%
4. OUTLET STRUCTURE	EA	1	\$3,500.00	\$ 3,500.00		\$ -	1	\$ 3,500.00	0	\$ -	100%
5. SKIMMER	EA	1	\$1,750.00	\$ 1,750.00		\$ -	1	\$ 1,750.00	0	\$ -	100%
6. 18" RCP	LF	45	\$38.00	\$ 1,710.00		\$ -	45	\$ 1,710.00	0	\$ -	100%
7. ANTI-SEEP COLLARS	EA	2	\$750.00	\$ 1,500.00		\$ -	2	\$ 1,500.00	0	\$ -	100%
8. ENDWALL	EA	1	\$1,000.00	\$ 1,000.00		\$ -	1	\$ 1,000.00	0	\$ -	100%
9. RIP-RAP APRON	EA	1	\$500.00	\$ 500.00		\$ -	1	\$ 500.00	0	\$ -	100%
10. SSF BAFFLE	LF	467	\$17.00	\$ 7,939.00		\$ -	467	\$ 7,939.00	0	\$ -	100%



ESCROW STATUS REPORT					GILMORE & ASSOCIATES, INC. 184 WEST MAIN STREET SUITE 300 TRAPPE, PA 19426	
PROJECT NAME:	THE VILLAGE AT BYERS STATION LOT #1 - RESIDENTIAL	SUMMARY OF ESCROW ACCOUNT		AMOUNT OF CURRENT CONST. RELEASE:	\$	7,500.00
PROJECT NUMBER:		TOTAL CONSTRUCTION (100%) =	\$ 1,723,090.27	AMOUNT OF CURRENT RETAINAGE/SECURITY RELEASE (10%):	\$	19,913.90
PROJECT SPONSOR:	BYERS COMMERCIAL, L.P.	TOWNSHIP SECURITY (10%) =	\$ 172,309.03	AMOUNT OF BUILDERS CONTINGENCY RELEASE (5%):	\$	4,588.40
MUNICIPALITY:	UPPER UWCHLAN TOWNSHIP	CONSTRUCTION INSPECTION	\$ 158,548.53	AMOUNT OF CURRENT TOTAL RELEASE:	\$	32,002.30
ESCROW AGENT:		GRAND TOTAL ESCROWED =	\$ 2,053,947.82	TOTAL OF CONST. RELEASES TO DATE:	\$	2,038,947.82
TYPE OF SECURITY:		RELEASE NO.:	4	CONSTRUCTION ESCROW REMAINING:	\$	-
AGREEMENT DATE:		REQUEST DATE:	July 4, 2022	TOWNSHIP SECURITY REMAINING:	\$	10,000.01
				CONSTRUCTION INSPECTION REMAINING:	\$	5,000.00
				TOTAL ESCROW REMAINING:	\$	15,000.00
						99%

ESCROW TABULATION					CURRENT ESCROW RELEASE		ESCROW RELEASED TO DATE (INCLUDES CURRENT REQUEST)		ESCROW REMAINING (AFTER CURRENT REQUEST)		PERCENT COMPLETE
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	PERCENT
<b>SEDIMENT TRAP #3</b>											
1. EARTHWORK	LS	1	\$9,000.00	\$ 9,000.00		\$ -	1	\$ 9,000.00	0	\$ -	100%
2. EROSION CONTROL MATTING - SLOPES	SF	9,400	\$0.25	\$ 2,350.00		\$ -	9,400	\$ 2,350.00	0	\$ -	100%
3. EMERGENCY SPILLWAY MATTING	SF	738	\$0.50	\$ 369.00		\$ -	738	\$ 369.00	0	\$ -	100%
4. OUTLET STRUCTURE	EA	1	\$3,500.00	\$ 3,500.00		\$ -	1	\$ 3,500.00	0	\$ -	100%
5. 18" HDPE	LF	48	\$32.00	\$ 1,536.00		\$ -	48	\$ 1,536.00	0	\$ -	100%
6. FLARED END SECTON	EA	1	\$500.00	\$ 500.00		\$ -	1	\$ 500.00	0	\$ -	100%
7. RIP-RAP APRON	EA	1	\$500.00	\$ 500.00		\$ -	1	\$ 500.00	0	\$ -	100%
<b>SEDIMENT TRAP #4</b>											
1. EARTHWORK	LS	1	\$14,000.00	\$ 14,000.00		\$ -	1	\$ 14,000.00	0	\$ -	100%
2. EROSION CONTROL MATTING - SLOPES	SF	10,300	\$0.25	\$ 2,575.00		\$ -	10,300	\$ 2,575.00	0	\$ -	100%
3. EMERGENCY SPILLWAY MATTING	SF	721	\$0.50	\$ 360.50		\$ -	721	\$ 360.50	0	\$ -	100%
4. OUTLET STRUCTURE	EA	1	\$3,500.00	\$ 3,500.00		\$ -	1	\$ 3,500.00	0	\$ -	100%
5. 18" HDPE	LF	47	\$32.00	\$ 1,504.00		\$ -	47	\$ 1,504.00	0	\$ -	100%
<b>SEDIMENT TRAP #5</b>											
1. EARTHWORK	LS	1	\$7,500.00	\$ 7,500.00		\$ -	1	\$ 7,500.00	0	\$ -	100%
2. EROSION CONTROL MATTING - SLOPES	SF	8,300	\$0.25	\$ 2,075.00		\$ -	8,300	\$ 2,075.00	0	\$ -	100%
3. EMERGENCY SPILLWAY MATTING	SF	425	\$0.50	\$ 212.50		\$ -	425	\$ 212.50	0	\$ -	100%
4. OUTLET STRUCTURE	EA	1	\$3,500.00	\$ 3,500.00		\$ -	1	\$ 3,500.00	0	\$ -	100%
5. 18" HDPE	LF	36	\$32.00	\$ 1,152.00		\$ -	36	\$ 1,152.00	0	\$ -	100%
6. SSF BAFFLE	LF	88	\$17.00	\$ 1,496.00		\$ -	88	\$ 1,496.00	0	\$ -	100%
<b>SEDIMENT TRAP #6</b>											
1. EARTHWORK	LS	1	\$3,000.00	\$ 3,000.00		\$ -	1	\$ 3,000.00	0	\$ -	100%
2. EROSION CONTROL MATTING - SLOPES	SF	9,400	\$0.25	\$ 2,350.00		\$ -	9,400	\$ 2,350.00	0	\$ -	100%
3. EMERGENCY SPILLWAY MATTING	SF	1,024	\$0.50	\$ 512.00		\$ -	1,024	\$ 512.00	0	\$ -	100%
4. OUTLET STRUCTURE	EA	1	\$3,500.00	\$ 3,500.00		\$ -	1	\$ 3,500.00	0	\$ -	100%
5. 18" HDPE	LF	40	\$32.00	\$ 1,280.00		\$ -	40	\$ 1,280.00	0	\$ -	100%
6. SSF BAFFLE	LF	76	\$17.00	\$ 1,292.00		\$ -	76	\$ 1,292.00	0	\$ -	100%
7. TIE INTO EXISTING INLET	LS	1	\$650.00	\$ 650.00		\$ -	1	\$ 650.00	0	\$ -	100%
SUBTOTAL ITEM C				\$ 143,365.50		\$ -		\$ 143,365.50		\$ -	100%

<b>D. EARTHWORK</b>											
1. STRIP TOPSOIL	CY	8,000	\$ 2.50	\$ 20,000.00		\$ -	8,000	\$ 20,000.00	0	\$ -	100%
2. CUT/FILL	CY	32,000	\$ 2.50	\$ 80,000.00		\$ -	32,000	\$ 80,000.00	0	\$ -	100%
3. RETURN TOPSOIL	CY	4,500	\$ 3.40	\$ 15,300.00		\$ -	4,500	\$ 15,300.00	0	\$ -	100%
SUBTOTAL ITEM D				\$ 115,300.00		\$ -		\$ 115,300.00		\$ -	100%



ESCROW STATUS REPORT						GILMORE & ASSOCIATES, INC. 184 WEST MAIN STREET SUITE 300 TRAPPE, PA 19426			
PROJECT NAME:	THE VILLAGE AT BYERS STATION <b>LOT #1 - RESIDENTIAL</b>	SUMMARY OF ESCROW ACCOUNT			AMOUNT OF CURRENT CONST. RELEASE:		\$	7,500.00	
PROJECT NUMBER:		TOTAL CONSTRUCTION (100%) =			AMOUNT OF CURRENT RETAINAGE/SECURITY RELEASE (10%):		\$	19,913.90	
		TOWNSHIP SECURITY (10%) =			AMOUNT OF BUILDERS CONTINGENCY RELEASE (5%):		\$	4,588.40	
PROJECT SPONSOR:	BYERS COMMERCIAL, L.P.	CONSTRUCTION INSPECTION			AMOUNT OF CURRENT TOTAL RELEASE:		\$	32,002.30	
MUNICIPALITY:	UPPER UWCHLAN TOWNSHIP				TOTAL OF CONST. RELEASES TO DATE:		\$	2,038,947.82	
ESCROW AGENT:		GRAND TOTAL ESCROWED =			CONSTRUCTION ESCROW REMAINING:		\$	-	
TYPE OF SECURITY:		RELEASE NO.: 4			TOWNSHIP SECURITY REMAINING:		\$	10,000.01	
AGREEMENT DATE:		REQUEST DATE: July 4, 2022			CONSTRUCTION INSPECTION REMAINING:		\$	5,000.00	
							TOTAL ESCROW REMAINING:	\$	15,000.00
							99%		

ESCROW TABULATION					CURRENT ESCROW RELEASE		ESCROW RELEASED TO DATE (INCLUDES CURRENT REQUEST)		ESCROW REMAINING (AFTER CURRENT REQUEST)		PERCENT COMPLETE
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	PERCENT
<b>E. STORM SEWER</b>											
1. 15" HDPE	LF	1442	\$31.00	\$ 44,702.00		\$ -	1442	\$ 44,702.00	0	\$ -	100%
2. 18" HDPE	LF	638	\$33.00	\$ 21,054.00		\$ -	638	\$ 21,054.00	0	\$ -	100%
3. 24" HDPE	LF	934	\$40.00	\$ 37,360.00		\$ -	934	\$ 37,360.00	0	\$ -	100%
4. 30" HDPE	LF	83	\$55.00	\$ 4,565.00		\$ -	83	\$ 4,565.00	0	\$ -	100%
5. 18" RCP	LF	254	\$40.00	\$ 10,160.00		\$ -	254	\$ 10,160.00	0	\$ -	100%
6. STD TYPE C INLET	EA	30	\$2,200.00	\$ 66,000.00		\$ -	30	\$ 66,000.00	0	\$ -	100%
7. MODIFIED TYPE C INLET	EA	13	\$3,000.00	\$ 39,000.00		\$ -	13	\$ 39,000.00	0	\$ -	100%
8. STD TYPE M INLET	EA	5	\$2,200.00	\$ 11,000.00		\$ -	5	\$ 11,000.00	0	\$ -	100%
9. MODIFIED TYPE M INLET	EA	1	\$3,200.00	\$ 3,200.00		\$ -	1	\$ 3,200.00	0	\$ -	100%
10. STORM MANHOLE	EA	5	\$2,500.00	\$ 12,500.00		\$ -	5	\$ 12,500.00	0	\$ -	100%
11. ENDWALLS	EA	3	\$1,250.00	\$ 3,750.00		\$ -	3	\$ 3,750.00	0	\$ -	100%
12. TIE INTO EXISTING	EA	3	\$500.00	\$ 1,500.00		\$ -	3	\$ 1,500.00	0	\$ -	100%
13. STONE BACKFILL (DARRELL DRIVE)	TN	90	\$13.00	\$ 1,170.00		\$ -	90	\$ 1,170.00	0	\$ -	100%
14. PAVING RESTORATION	SY	198	\$75.00	\$ 14,850.00		\$ -	198	\$ 14,850.00	0	\$ -	100%
15. TRAFFIC CONTROL	LS	1	\$2,500.00	\$ 2,500.00		\$ -	1	\$ 2,500.00	0	\$ -	100%
SUBTOTAL ITEM E				\$ 273,311.00		\$ -		\$ 273,311.00		\$ -	100%

<b>F. PAVING &amp; CURBING</b>											
1. FINE GRADE	SY	11,040	\$1.06	\$ 11,702.40		\$ -	11,040	\$ 11,702.40	0	\$ -	100%
2. 5" 2A MODIFIED	SY	11,040	\$4.90	\$ 54,096.00		\$ -	11,040	\$ 54,096.00	0	\$ -	100%
3. 5" 25MM BASE	SY	11,040	\$18.40	\$ 203,136.00		\$ -	11,040	\$ 203,136.00	0	\$ -	100%
4. 3" 19MM BINDER	SY	11,040	\$12.25	\$ 135,240.00		\$ -	11,040	\$ 135,240.00	0	\$ -	100%
5. CLEAN & TACK	SY	11,040	\$0.50	\$ 5,520.00	11,040	\$ 5,520.00	11,040	\$ 5,520.00	0	\$ -	100%
6. 1.5" 9.5MM WEARING	SY	11,040	\$6.60	\$ 72,864.00	11,040	\$ 72,864.00	11,040	\$ 72,864.00	0	\$ -	100%
7. BELGIAN BLOCK	LF	6,283	\$16.40	\$ 103,041.20		\$ -	6,283	\$ 103,041.20	0	\$ -	100%
8. WALKING TRAIL	SY	345	\$40.00	\$ 13,800.00		\$ -	345	\$ 13,800.00	0	\$ -	100%
9. CONCRETE SIDEWALK	SF	7,250	\$4.00	\$ 29,000.00		\$ -	7,250	\$ 29,000.00	0	\$ -	100%
10. CONCRETE CURB	LF	500	\$14.00	\$ 7,000.00		\$ -	500	\$ 7,000.00	0	\$ -	100%
SUBTOTAL ITEM F				\$ 635,399.60		\$ 78,384.00		\$ 635,399.60		\$ -	100%

<b>G. GRAPHITE MINE ROAD</b>											
1. SAW CUT	LF	670	\$1.75	\$ 1,172.50		\$ -	670	\$ 1,172.50	0	\$ -	100%
2. DEMOLITION	LS	1	\$3,000.00	\$ 3,000.00		\$ -	1	\$ 3,000.00	0	\$ -	100%
3. BOXOUT	CY	280	\$15.00	\$ 4,200.00		\$ -	280	\$ 4,200.00	0	\$ -	100%
4. MOUNTABLE CURB	LF	70	\$40.00	\$ 2,800.00		\$ -	70	\$ 2,800.00	0	\$ -	100%
5. FINE GRADE	SY	650	\$1.50	\$ 975.00		\$ -	650	\$ 975.00	0	\$ -	100%
6. 5" 2A MODIFIED	SY	650	\$6.50	\$ 4,225.00		\$ -	650	\$ 4,225.00	0	\$ -	100%
7. 5" 25MM BASE	SY	650	\$23.00	\$ 14,950.00		\$ -	650	\$ 14,950.00	0	\$ -	100%
8. 3" 19MM BINDER	SY	650	\$17.00	\$ 11,050.00		\$ -	650	\$ 11,050.00	0	\$ -	100%
9. CLEAN & TACK	SY	650	\$0.65	\$ 422.50		\$ -	650	\$ 422.50	0	\$ -	100%
10. 1.5" 9.5MM WEARING	SY	725	\$9.00	\$ 6,525.00		\$ -	725	\$ 6,525.00	0	\$ -	100%
11. STRIPING	LS	1	\$2,000.00	\$ 2,000.00		\$ -	1	\$ 2,000.00	0	\$ -	100%
12. TRAFFIC CONTROL	LS	1	\$7,500.00	\$ 7,500.00		\$ -	1	\$ 7,500.00	0	\$ -	100%



ESCROW STATUS REPORT										GILMORE & ASSOCIATES, INC. 184 WEST MAIN STREET SUITE 300 TRAPPE, PA 19426				
PROJECT NAME: THE VILLAGE AT BYERS STATION LOT #1 - RESIDENTIAL		SUMMARY OF ESCROW ACCOUNT						AMOUNT OF CURRENT CONST. RELEASE: \$ 7,500.00						
PROJECT NUMBER:		TOTAL CONSTRUCTION (100%) = \$ 1,723,090.27						AMOUNT OF CURRENT RETAINAGE/SECURITY RELEASE (10%): \$ 19,913.90						
PROJECT SPONSOR: BYERS COMMERCIAL, L.P.		TOWNSHIP SECURITY (10%) = \$ 172,309.03						AMOUNT OF BUILDERS CONTINGENCY RELEASE (5%): \$ 4,588.40						
MUNICIPALITY: UPPER UWCHLAN TOWNSHIP		CONSTRUCTION INSPECTION \$ 158,548.53						AMOUNT OF CURRENT TOTAL RELEASE: \$ 32,002.30						
ESCROW AGENT:		GRAND TOTAL ESCROWED = \$ 2,053,947.82						TOTAL OF CONST. RELEASES TO DATE: \$ 2,038,947.82						
TYPE OF SECURITY:		RELEASE NO.: 4						TOWNSHIP SECURITY REMAINING: \$ 10,000.01						
AGREEMENT DATE:		REQUEST DATE: July 4, 2022						CONSTRUCTION INSPECTION REMAINING: \$ 5,000.00						
								TOTAL ESCROW REMAINING: \$ 15,000.00						
								99%						
ESCROW TABULATION					CURRENT ESCROW RELEASE		ESCROW RELEASED TO DATE (INCLUDES CURRENT REQUEST)		ESCROW REMAINING (AFTER CURRENT REQUEST)		PERCENT COMPLETE			
CONSTRUCTION ITEMS				UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	PERCENT		
SUBTOTAL ITEM G							\$ 58,820.00		\$ -		\$ 58,820.00	-	100%	
H. SURVEYING														
1. CONSTRUCTION STAKING				LS	1	\$40,000.00	\$ 40,000.00		\$ -	1.00	\$ 40,000.00	0	\$ -	100%
2. MONUMENTATION				LS	1	\$10,000.00	\$ 10,000.00	1	\$ 10,000.00	1	\$ 10,000.00	0	\$ -	100%
3. AS-BUILTS				LS	1	\$15,000.00	\$ 15,000.00		\$ -	1	\$ 15,000.00	0	\$ -	100%
SUBTOTAL ITEM H							\$ 65,000.00		\$ 10,000.00		\$ 65,000.00		\$ -	100%
I. LANDSCAPING														
1. SHADE TREES				EA	179	\$350.00	\$ 62,650.00	89	\$ 31,150.00	179	\$ 62,650.00	0	\$ -	100%
2. ORNAMENTAL TREES				EA	42	\$225.00	\$ 9,450.00		\$ -	42	\$ 9,450.00	0	\$ -	100%
3. EVERGREEN TREES				EA	162	\$200.00	\$ 32,400.00	10	\$ 2,000.00	162	\$ 32,400.00	0	\$ -	100%
4. EVERGREEN SHRUBS				EA	356	\$45.00	\$ 16,020.00	356	\$ 16,020.00	356	\$ 16,020.00	0	\$ -	100%
5. DECIDUOUS SHRUBS				EA	361	\$45.00	\$ 16,245.00	361	\$ 16,245.00	361	\$ 16,245.00	0	\$ -	100%
6. ORNAMENTAL GRASSES				EA	56	\$15.00	\$ 840.00	56	\$ 840.00	56	\$ 840.00	0	\$ -	100%
SUBTOTAL ITEM I							\$ 137,605.00		\$ 66,255.00		\$ 137,605.00		\$ -	100%
J. MISCELLANEOUS														
1. STREET LIGHTS				EA	22	\$3,500.00	\$ 77,000.00		\$ -	22	\$ 77,000.00	0	\$ -	100%
2. ADA RAMP W/TRUNCATED DOMES				EA	16	\$ 1,000.00	\$ 16,000.00		\$ -	16	\$ 16,000.00	0	\$ -	100%
3. SIGNS				EA	30	\$ 200.00	\$ 6,000.00		\$ -	30	\$ 6,000.00	0	\$ -	100%
4. PAVEMENT MARKINGS				LS	1	\$ 7,500.00	\$ 7,500.00	1	\$ 7,500.00	1	\$ 7,500.00	0	\$ -	100%
5. TOT LOT				LS	1	\$ 80,000.00	\$ 80,000.00		\$ -	1	\$ 80,000.00	0	\$ -	100%
6. BASIN FENCING				Lif	3,940	\$ 15.00	\$ 59,100.00		\$ -	3940	\$ 59,100.00	0	\$ -	100%
SUBTOTAL ITEM J							\$ 245,600.00		\$ 7,500.00		\$ 245,600.00		\$ -	100%
TOTAL IMPROVEMENTS - ITEMS A-N														
K. TOWNSHIP SECURITY (10%)							\$ 1,723,090.27		\$ 162,139.00		\$ 1,723,090.27		\$ -	100%
L. CONSTRUCTION INSPECTION							\$ 172,309.03		\$ 19,913.90		\$ 162,309.02		\$ 10,000.01	94%
							\$ 158,548.53		\$ 4,588.40		\$ 153,548.53		\$ 5,000.00	97%
NET CONSTRUCTION RELEASE														
							\$ 2,053,947.82		\$ 186,641.30		\$ 2,038,947.82		\$ 15,000.00	99%
SURETY AMOUNT														
							\$ 2,053,947.82		\$ 186,641.30		\$ 2,038,947.82		\$ 15,000.00	99%





July 14, 2022

File No. 04-12014T

Tony Scheivert  
Upper Uwchlan Township Manager  
140 Pottstown Pike  
Chester Springs, PA 19425

Reference: Chester Springs Crossing  
Performance Bond Reduction Request No. 7

Dear Tony:

Gilmore & Associates, Inc. has reviewed Toll Brothers Inc.'s July 14, 2022, request associated with performance bond reduction for the above-referenced project. Based upon our review of the submitted payment request, we recommend release of **\$171,279.41**. Following this release, the value of the performance bond will be \$97,940.84.

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

Sincerely,

*David N. Leh*

David N. Leh, P.E.  
Vice President  
Gilmore & Associates, Inc.

cc: Board of Supervisors  
Gwen Jonilk – Township Secretary  
Justin K. Hunt – TBI  
Shawn Fahr – G&A

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

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Gilmore & Associates, Inc.  
Building on a Foundation of Excellence  
[www.gilmore-assoc.com](http://www.gilmore-assoc.com)



**ESCROW STATUS REPORT**

GILMORE & ASSOCIATES, INC.  
184 WEST MAIN STREET  
SUITE 300  
TRAPPE, PA 19426

PROJECT NAME:	Chester Springs Crossing (aka- Jankowski Tract)	SUMMARY OF ESCROW ACCOUNT		AMOUNT OF CURRENT CONST. RELEASE:	\$ 84,776.70
				AMOUNT OF CURRENT RETAINAGE/SECURITY RELEASE (10%):	\$ -
PROJECT NUMBER:	04-1214T	TOTAL CONSTRUCTION (100%) =	\$ 1,499,385.29	AMOUNT OF ENGINEERING/INSPECTION RELEASE:	\$ 8,477.67
		TOWNSHIP SECURITY (10%) =	\$ 8,477.67	AMOUNT OF CURRENT TOTAL RELEASE:	\$ 93,254.37
PROJECT SPONSOR:		ENGINEERING/INSPECTION (10%) =	\$ 8,477.67		
MUNICIPALITY:	UPPER UWCHLAN TOWNSHIP	ADMINISTRATIVE AND LEGAL FEES (2%) =	\$ -	TOTAL OF CONST. RELEASES TO DATE:	\$ 1,475,724.04
				CONSTRUCTION ESCROW REMAINING:	\$ 23,661.25
ESCROW AGENT:		GRAND TOTAL ESCROWED =	\$ 1,516,340.63		
TYPE OF SECURITY:				TOTAL RETAINAGE/SECURITY RELEASES TO DATE:	\$ 69,547.37
AGREEMENT DATE:		RELEASE NO.:	7	RETAINAGE/SECURITY ESCROW REMAINING:	\$ 69,547.37
		REQUEST DATE:	July 14, 2022		
				TOTAL ESCROW REMAINING:	\$ 97,940.84
				CONSTRUCTION COMPLETION:	98%

ESCROW TABULATION					CURRENT ESCROW RELEASE		ESCROW RELEASED TO DATE (INCLUDES CURRENT REQUEST)		ESCROW REMAINING (AFTER CURRENT REQUEST)		PERCENT COMPLETE
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	PERCENT
<b>A. CLEARING AND GRUBBING</b>											
CLEARING AND GRUBBING	LS	1	\$11,850.00	\$ 11,850.00		\$ -	1.0	\$ 11,850.00	0	\$ -	100%
<b>SUBTOTAL ITEM A</b>				\$ 11,850.00		\$ -		\$ 11,850.00		\$ -	100%
<b>B. EROSION CONTROL</b>											
CONSTRUCTION ENTRANCE	EA	1	\$3,000.00	\$ 3,000.00		\$ -	1	\$ 3,000.00	0	\$ -	100%
12" SILT SOCK	LF	923	\$3.45	\$ 3,184.35		\$ -	923	\$ 3,184.35	0	\$ -	100%
18" SILT SOCK	LF	255	\$6.00	\$ 1,530.00		\$ -	255	\$ 1,530.00	0	\$ -	100%
24" SILT SOCK	LF	915	\$16.20	\$ 14,823.00		\$ -	915	\$ 14,823.00	0	\$ -	100%
EROSION CONTROL MATTING	SF	7,763	\$0.25	\$ 1,940.75		\$ -	7,763	\$ 1,940.75	0	\$ -	100%
STOCKPILE - 18" SILT FENCE	LF	796	\$1.50	\$ 1,194.00		\$ -	796	\$ 1,194.00	0	\$ -	100%
TEMP SEED & MULCH	SF	750,000	\$0.04	\$ 30,000.00		\$ -	750,000	\$ 30,000.00	0	\$ -	100%
ROCK CHECK BERM	LF	51	\$15.00	\$ 765.00		\$ -	51	\$ 765.00	0	\$ -	100%
ORANGE CONSTRUCTION FENCE	LF	3,820	\$2.00	\$ 7,640.00		\$ -	3,820	\$ 7,640.00	0	\$ -	100%
<b>SUBTOTAL ITEM B</b>				\$ 64,077.10		\$ -		\$ 64,077.10		\$ -	100%
<b>C. STORMWATER</b>											
<b>SEDIMENT BASIN #1 / BIORETENTION BASIN #1</b>											
EARTHWORK	LS	1	\$18,000.00	\$ 18,000.00		\$ -	1	\$ 18,000.00	0	\$ -	100%
EROSION CONTROL MATTING - SLOPES	SF	26,473	\$0.25	\$ 6,618.25		\$ -	26,473	\$ 6,618.25	0	\$ -	100%
EMERGENCY SPILLWAY MATTING	SF	1,300	\$0.50	\$ 650.00		\$ -	1,300	\$ 650.00	0	\$ -	100%
OUTLET STRUCTURE	EA	1	\$3,500.00	\$ 3,500.00		\$ -	1	\$ 3,500.00	0	\$ -	100%
SKIMMER	EA	1	\$1,750.00	\$ 1,750.00		\$ -	1	\$ 1,750.00	0	\$ -	100%
36" RCP	LF	45	\$146.70	\$ 6,601.50		\$ -	45	\$ 6,601.50	0	\$ -	100%
ANTI-SEEP COLLARS	EA	2	\$750.00	\$ 1,500.00		\$ -	2	\$ 1,500.00	0	\$ -	100%
ENDWALL	EA	1	\$1,000.00	\$ 1,000.00		\$ -	1	\$ 1,000.00	0	\$ -	100%
RIP-RAP APRON	EA	1	\$500.00	\$ 500.00		\$ -	1	\$ 500.00	0	\$ -	100%
SSF BAFFLE	LF	448	\$17.00	\$ 7,616.00		\$ -	448	\$ 7,616.00	0	\$ -	100%
BASIN CONVERSION	LS	1	\$7,000.00	\$ 7,000.00		\$ -	1	\$ 7,000.00	0	\$ -	100%



**ESCROW STATUS REPORT**

GILMORE & ASSOCIATES, INC.  
184 WEST MAIN STREET  
SUITE 300  
TRAPPE, PA 19426

PROJECT NAME:	Chester Springs Crossing (aka- Jankowski Tract)	SUMMARY OF ESCROW ACCOUNT		AMOUNT OF CURRENT CONST. RELEASE:	\$ 84,776.70
				AMOUNT OF CURRENT RETAINAGE/SECURITY RELEASE (10%):	\$ -
PROJECT NUMBER:	04-1214T	TOTAL CONSTRUCTION (100%) =	\$ 1,499,385.29	AMOUNT OF ENGINEERING/INSPECTION RELEASE:	\$ 8,477.67
		TOWNSHIP SECURITY (10%) =	\$ 8,477.67	AMOUNT OF CURRENT TOTAL RELEASE:	\$ 93,254.37
PROJECT SPONSOR:		ENGINEERING/INSPECTION (10%) =	\$ 8,477.67		
MUNICIPALITY:	UPPER UWCHLAN TOWNSHIP	ADMINISTRATIVE AND LEGAL FEES (2%) =	\$ -	TOTAL OF CONST. RELEASES TO DATE:	\$ 1,475,724.04
				CONSTRUCTION ESCROW REMAINING:	\$ 23,661.25
ESCROW AGENT:		GRAND TOTAL ESCROWED =	\$ 1,516,340.63		
TYPE OF SECURITY:				TOTAL RETAINAGE/SECURITY RELEASES TO DATE:	\$ 69,547.37
AGREEMENT DATE:		RELEASE NO.:	7	RETAINAGE/SECURITY ESCROW REMAINING:	\$ 69,547.37
		REQUEST DATE:	July 14, 2022		
				TOTAL ESCROW REMAINING:	\$ 97,940.84
				CONSTRUCTION COMPLETION:	98%

ESCROW TABULATION					CURRENT ESCROW RELEASE		ESCROW RELEASED TO DATE (INCLUDES CURRENT REQUEST)		ESCROW REMAINING (AFTER CURRENT REQUEST)		PERCENT COMPLETE
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	PERCENT
AMENDED SOILS (2 FT DEPTH)	CY	252	\$12.00	\$ 3,024.00		\$ -	252	\$ 3,024.00	0	\$ -	100%
WASHED 2B STONE (0.5 FT DEPTH)	CY	76	\$15.00	\$ 1,140.00		\$ -	76	\$ 1,140.00	0	\$ -	100%
4" PERF PVC UNDERDRAIN	LF	207	\$25.00	\$ 5,175.00		\$ -	207	\$ 5,175.00	0	\$ -	100%
NONWOVEN GEOTEXTILE	SF	4,347	\$0.25	\$ 1,086.75		\$ -	4,347	\$ 1,086.75	0	\$ -	100%
<u>SEDIMENT BASIN #2 / BIORETENTION BASIN #2</u>											
EARTHWORK	LS	1	\$12,000.00	\$ 12,000.00		\$ -	1	\$ 12,000.00	0	\$ -	100%
EROSION CONTROL MATTING - SLOPES	SF	25,119	\$0.25	\$ 6,279.75		\$ -	25,119	\$ 6,279.75	0	\$ -	100%
EMERGENCY SPILLWAY MATTING	SF	3,900	\$0.50	\$ 1,950.00		\$ -	3,900	\$ 1,950.00	0	\$ -	100%
OUTLET STRUCTURE	EA	1	\$3,500.00	\$ 3,500.00		\$ -	1	\$ 3,500.00	0	\$ -	100%
SKIMMER	EA	1	\$1,750.00	\$ 1,750.00		\$ -	1	\$ 1,750.00	0	\$ -	100%
24" RCP	LF	226	\$58.02	\$ 13,112.52		\$ -	226	\$ 13,112.52	0	\$ -	100%
ANTI-SEEP COLLARS	EA	2	\$750.00	\$ 1,500.00		\$ -	2	\$ 1,500.00	0	\$ -	100%
ENDWALL	EA	1	\$1,000.00	\$ 1,000.00		\$ -	1	\$ 1,000.00	0	\$ -	100%
RIP-RAP APRON	EA	1	\$500.00	\$ 500.00		\$ -	1	\$ 500.00	0	\$ -	100%
SSF BAFFLE	LF	822	\$17.00	\$ 13,974.00		\$ -	822	\$ 13,974.00	0	\$ -	100%
BASIN CONVERSION	LS	1	\$7,000.00	\$ 7,000.00		\$ -	1	\$ 7,000.00	0	\$ -	100%
AMENDED SOILS (2 FT DEPTH)	CY	2,170	\$12.00	\$ 26,040.00		\$ -	2,170	\$ 26,040.00	0	\$ -	100%
WASHED 2B STONE (0.5 FT DEPTH)	CY	200	\$15.00	\$ 3,000.00		\$ -	200	\$ 3,000.00	0	\$ -	100%
4" PERF PVC UNDERDRAIN	LF	540	\$25.00	\$ 13,500.00		\$ -	540	\$ 13,500.00	0	\$ -	100%
NONWOVEN GEOTEXTILE	SF	11,340	\$0.25	\$ 2,835.00		\$ -	11,340	\$ 2,835.00	0	\$ -	100%
<u>RAIN GARDEN #1</u>											
AMENDED SOILS (2 FT DEPTH)	CY	363	\$12.00	\$ 4,356.00		\$ -	363	\$ 4,356.00	0	\$ -	100%
WASHED 2B STONE (1 FT DEPTH)	CY	182	\$15.00	\$ 2,730.00		\$ -	182	\$ 2,730.00	0	\$ -	100%
4" PERF PVC UNDERDRAIN	LF	153	\$25.00	\$ 3,825.00		\$ -	153	\$ 3,825.00	0	\$ -	100%
NONWOVEN GEOTEXTILE	SF	4,901	\$0.25	\$ 1,225.25		\$ -	4,901	\$ 1,225.25	0	\$ -	100%
<u>RAIN GARDEN #2</u>											
AMENDED SOILS (2 FT DEPTH)	CY	278	\$12.00	\$ 3,336.00		\$ -	278	\$ 3,336.00	0	\$ -	100%
WASHED 2B STONE (1 FT DEPTH)	CY	139	\$15.00	\$ 2,085.00		\$ -	139	\$ 2,085.00	0	\$ -	100%
4" PERF PVC UNDERDRAIN	LF	272	\$25.00	\$ 6,800.00		\$ -	272	\$ 6,800.00	0	\$ -	100%
NONWOVEN GEOTEXTILE	SF	3,750	\$0.25	\$ 937.50		\$ -	3,750	\$ 937.50	0	\$ -	100%



**ESCROW STATUS REPORT**

GILMORE & ASSOCIATES, INC.  
184 WEST MAIN STREET  
SUITE 300  
TRAPPE, PA 19426

PROJECT NAME:	Chester Springs Crossing (aka- Jankowski Tract)	<b>SUMMARY OF ESCROW ACCOUNT</b>		AMOUNT OF CURRENT CONST. RELEASE:	\$ 84,776.70
PROJECT NUMBER:	04-1214T	TOTAL CONSTRUCTION (100%) = \$	1,499,385.29	AMOUNT OF CURRENT RETAINAGE/SECURITY RELEASE (10%):	\$ -
PROJECT SPONSOR:		TOWNSHIP SECURITY (10%) = \$	8,477.67	AMOUNT OF ENGINEERING/INSPECTION RELEASE:	\$ 8,477.67
MUNICIPALITY:	UPPER UWCHLAN TOWNSHIP	ENGINEERING/INSPECTION (10%) = \$	8,477.67	AMOUNT OF CURRENT TOTAL RELEASE:	\$ 93,254.37
ESCROW AGENT:		ADMINISTRATIVE AND LEGAL FEES (2%) = \$	-	TOTAL OF CONST. RELEASES TO DATE:	\$ 1,475,724.04
TYPE OF SECURITY:		GRAND TOTAL ESCROWED = \$	1,516,340.63	CONSTRUCTION ESCROW REMAINING:	\$ 23,661.25
AGREEMENT DATE:		RELEASE NO.:	7	TOTAL RETAINAGE/SECURITY RELEASES TO DATE:	\$ 69,547.37
		REQUEST DATE:	July 14, 2022	RETAINAGE/SECURITY ESCROW REMAINING:	\$ 69,547.37
				TOTAL ESCROW REMAINING:	\$ 97,940.84
				CONSTRUCTION COMPLETION:	98%

ESCROW TABULATION					CURRENT ESCROW RELEASE		ESCROW RELEASED TO DATE (INCLUDES CURRENT REQUEST)		ESCROW REMAINING (AFTER CURRENT REQUEST)		PERCENT COMPLETE
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	PERCENT
<b>RAIN GARDEN #3</b>											
AMENDED SOILS (2 FT DEPTH)	CY	520	\$12.00	\$ 6,240.00		\$ -	520	\$ 6,240.00	0	\$ -	100%
WASHED 2B STONE (1 FT DEPTH)	CY	260	\$15.00	\$ 3,900.00		\$ -	260	\$ 3,900.00	0	\$ -	100%
4" PERF PVC UNDERDRAIN	LF	487	\$25.00	\$ 12,175.00		\$ -	487	\$ 12,175.00	0	\$ -	100%
NONWOVEN GEOTEXTILE	SF	7,017	\$0.25	\$ 1,754.25		\$ -	7,017	\$ 1,754.25	0	\$ -	100%
LEVEL SPREADER SYSTEM	LS	1	\$3,000.00	\$ 3,000.00		\$ -	1	\$ 3,000.00	0	\$ -	100%
<b>SUBTOTAL ITEM C</b>				\$ 225,466.77		\$ -		\$ 225,466.77		\$ -	100%
<b>D. EARTHWORK</b>											
STRIP TOPSOIL	CY	5,985	\$ 2.50	\$ 14,962.50		\$ -	5,985	\$ 14,962.50	0	\$ -	100%
CUT/FILL	CY	11,970	\$ 2.50	\$ 29,925.00		\$ -	11,970	\$ 29,925.00	0	\$ -	100%
RETURN TOPSOIL	CY	2,993	\$ 3.40	\$ 10,176.20		\$ -	2,993	\$ 10,176.20	0	\$ -	100%
<b>SUBTOTAL ITEM D</b>				\$ 55,063.70		\$ -		\$ 55,063.70		\$ -	100%
<b>E. STORM SEWER</b>											
15" RCP	LF	599	\$ 40.55	\$ 24,289.45		\$ -	599	\$ 24,289.45	0	\$ -	100%
18" RCP	LF	1,315	\$ 45.34	\$ 59,622.10		\$ -	1,315	\$ 59,622.10	0	\$ -	100%
24" RCP	LF	670	\$ 58.02	\$ 38,873.40		\$ -	670	\$ 38,873.40	0	\$ -	100%
30" RCP	LF	135	\$ 79.55	\$ 10,739.25		\$ -	135	\$ 10,739.25	0	\$ -	100%
36" RCP	LF	104	\$ 83.00	\$ 8,632.00		\$ -	104	\$ 8,632.00	0	\$ -	100%
STD TYPE C INLET	EA	32	\$ 2,200.00	\$ 70,400.00		\$ -	32	\$ 70,400.00	0	\$ -	100%
STD TYPE M INLET	EA	4	\$ 2,200.00	\$ 8,800.00		\$ -	4	\$ 8,800.00	0	\$ -	100%
STORM MANHOLE	EA	4	\$ 2,500.00	\$ 10,000.00		\$ -	4	\$ 10,000.00	0	\$ -	100%
ENDWALLS	EA	4	\$ 1,250.00	\$ 5,000.00		\$ -	4	\$ 5,000.00	0	\$ -	100%
RIP-RAP APRON	EA	4	\$ 500.00	\$ 2,000.00		\$ -	4	\$ 2,000.00	0	\$ -	100%
<b>SUBTOTAL ITEM E</b>				\$ 238,356.20		\$ -		\$ 238,356.20		\$ -	100%



ESCROW STATUS REPORT											GILMORE & ASSOCIATES, INC. 184 WEST MAIN STREET SUITE 300 TRAPPE, PA 19426	
PROJECT NAME: Chester Springs Crossing (aka- Jankowski Tract)					SUMMARY OF ESCROW ACCOUNT				AMOUNT OF CURRENT CONST. RELEASE: \$ 84,776.70			
PROJECT NUMBER: 04-1214T					TOTAL CONSTRUCTION (100%) = \$ 1,499,385.29				AMOUNT OF CURRENT RETAINAGE/SECURITY RELEASE (10%): \$ -			
PROJECT SPONSOR: MUNICIPALITY: UPPER UWCHLAN TOWNSHIP					TOWNSHIP SECURITY (10%) = \$ 8,477.67				AMOUNT OF ENGINEERING/INSPECTION RELEASE: \$ 8,477.67			
					ENGINEERING/INSPECTION (10%) = \$ 8,477.67				AMOUNT OF CURRENT TOTAL RELEASE: \$ 93,254.37			
					ADMINISTRATIVE AND LEGAL FEES (2%) = \$ -				TOTAL OF CONST. RELEASES TO DATE: \$ 1,475,724.04			
ESCROW AGENT:					GRAND TOTAL ESCROWED = \$ 1,516,340.63				CONSTRUCTION ESCROW REMAINING: \$ 23,661.25			
TYPE OF SECURITY:									TOTAL RETAINAGE/SECURITY RELEASES TO DATE: \$ 69,547.37			
AGREEMENT DATE:					RELEASE NO.: 7				RETAINAGE/SECURITY ESCROW REMAINING: \$ 69,547.37			
					REQUEST DATE: July 14, 2022				TOTAL ESCROW REMAINING: \$ 97,940.84			
									CONSTRUCTION COMPLETION: 98%			
ESCROW TABULATION					CURRENT ESCROW RELEASE		ESCROW RELEASED TO DATE (INCLUDES CURRENT REQUEST)		ESCROW REMAINING (AFTER CURRENT REQUEST)		PERCENT COMPLETE	
CONSTRUCTION ITEMS		UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	PERCENT
F. PAVING & CURBING												
FINE GRADE	SY	11,377	\$ 1.06	\$ 12,059.62		\$ -	11,377	\$ 12,059.62	0	\$ -	100%	
5" 2A MODIFIED	SY	11,377	\$ 4.90	\$ 55,747.30		\$ -	11,377	\$ 55,747.30	0	\$ -	100%	
5" 25MM BASE	SY	11,377	\$ 18.40	\$ 209,336.80		\$ -	11,377	\$ 209,336.80	0	\$ -	100%	
3" 19MM BINDER	SY	11,377	\$ 12.25	\$ 139,368.25		\$ -	11,377	\$ 139,368.25	0	\$ -	100%	
CLEAN & TACK	SY	11,377	\$ 0.50	\$ 5,688.50	11,377	\$ 5,688.50	11,377	\$ 5,688.50	0	\$ -	100%	
1.5" 9.5MM WEARING	SY	11,377	\$ 6.60	\$ 75,088.20	11,377	\$ 75,088.20	11,377	\$ 75,088.20	0	\$ -	100%	
BELGIAN BLOCK	LF	7,044	\$ 16.40	\$ 115,521.60		\$ -	7,044	\$ 115,521.60	0	\$ -	100%	
MOUNTABLE CURB ISLAND	LF	151	\$ 15.00	\$ 2,265.00		\$ -	151	\$ 2,265.00	0	\$ -	100%	
SIDEWALK	SY	2,020	\$ 35.00	\$ 70,700.00		\$ -	2,020	\$ 70,700.00	0	\$ -	100%	
WALKING TRAIL	SY	2,016	\$ 40.00	\$ 80,640.00		\$ -	2,016	\$ 80,640.00	0	\$ -	100%	
SUBTOTAL ITEM F				\$ 766,415.27		\$ 80,776.70		\$ 766,415.27		\$ -	100%	
G. LANDSCAPING												
SHADE TREES	EA	21	\$350.00	\$ 7,350.00		\$ -	21	\$ 7,350.00	0	\$ -	100%	
STREET TREES	EA	138	\$225.00	\$ 31,050.00		\$ -	138	\$ 31,050.00	0	\$ -	100%	
EVERGREEN TREES	EA	47	\$200.00	\$ 9,400.00		\$ -	47	\$ 9,400.00	0	\$ -	100%	
SHRUBS	EA	55	\$45.00	\$ 2,475.00		\$ -	55	\$ 2,475.00	0	\$ -	100%	
SUBTOTAL ITEM G				\$ 50,275.00		\$ -		\$ 50,275.00		\$ -	100%	
H. MISCELLANEOUS												
CONSTRUCTION STAKING	LS	1	\$40,000.00	\$ 40,000.00	0.10	\$ 4,000.00	1.0	\$ 40,000.00	0	\$ -	100%	
MONUMENTATION	LS	1	\$10,000.00	\$ 10,000.00		\$ -		\$ -	1	\$ 10,000.00	0%	
AS-BUILTS	LS	1	\$15,000.00	\$ 15,000.00		\$ -	1	\$ 11,250.00	0	\$ 3,750.00	75%	
ADA RAMP/TRUNCATED DOMES	EA	6	\$ 500.00	\$ 3,000.00		\$ -	4	\$ 2,000.00	2	\$ 1,000.00	67%	
SIGNS	EA	29	\$ 200.00	\$ 5,800.00		\$ -	29	\$ 5,800.00	0	\$ -	100%	
PAVEMENT MARKINGS	LS	1	\$ 7,500.00	\$ 7,500.00		\$ -		\$ -	1	\$ 7,500.00	0%	
FENCE WITH GATE (DOG PARK)	LF	560	\$ 7.00	\$ 3,920.00		\$ -	560	\$ 3,920.00	0	\$ -	100%	
WOODCHIP AREA (DOG PARK)	SF	729	\$ 1.25	\$ 911.25		\$ -		\$ -	729	\$ 911.25	0%	
TRASH RECEPTACLE (DOG PARK)	EA	2	\$ 500.00	\$ 1,000.00		\$ -	1	\$ 500.00	1	\$ 500.00	50%	



ESCROW STATUS REPORT											GILMORE & ASSOCIATES, INC. 184 WEST MAIN STREET SUITE 300 TRAPPE, PA 19426	
PROJECT NAME: Chester Springs Crossing (aka- Jankowski Tract)					SUMMARY OF ESCROW ACCOUNT				AMOUNT OF CURRENT CONST. RELEASE: \$ 84,776.70			
PROJECT NUMBER: 04-1214T					TOTAL CONSTRUCTION (100%) = \$ 1,499,385.29				AMOUNT OF CURRENT RETAINAGE/SECURITY RELEASE (10%): \$ -			
PROJECT SPONSOR: MUNICIPALITY: UPPER UWCHLAN TOWNSHIP					TOWNSHIP SECURITY (10%) = \$ 8,477.67				AMOUNT OF ENGINEERING/INSPECTION RELEASE: \$ 8,477.67			
					ENGINEERING/INSPECTION (10%) = \$ 8,477.67				AMOUNT OF CURRENT TOTAL RELEASE: \$ 93,254.37			
					ADMINISTRATIVE AND LEGAL FEES (2%) = \$ -				TOTAL OF CONST. RELEASES TO DATE: \$ 1,475,724.04			
ESCROW AGENT:					GRAND TOTAL ESCROWED = \$ 1,516,340.63				CONSTRUCTION ESCROW REMAINING: \$ 23,661.25			
TYPE OF SECURITY:									TOTAL RETAINAGE/SECURITY RELEASES TO DATE: \$ 69,547.37			
AGREEMENT DATE:					RELEASE NO.: 7				RETAINAGE/SECURITY ESCROW REMAINING: \$ 69,547.37			
					REQUEST DATE: July 14, 2022							
									TOTAL ESCROW REMAINING: \$ 97,940.84			
									CONSTRUCTION COMPLETION: 98%			
ESCROW TABULATION					CURRENT ESCROW RELEASE		ESCROW RELEASED TO DATE (INCLUDES CURRENT REQUEST)		ESCROW REMAINING (AFTER CURRENT REQUEST)		PERCENT COMPLETE	
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	PERCENT	
BENCH (DOG PARK)	EA	1	\$ 750.00	\$ 750.00		\$ -	1	\$ 750.00	0	\$ -	100%	
SUBTOTAL ITEM H				\$ 87,881.25		\$ 4,000.00		\$ 64,220.00		\$ 23,661.25	73%	
TOTAL IMPROVEMENTS - ITEMS A-H						\$ 1,499,385.29		\$ 1,475,724.04		\$ 23,661.25	98%	
I. RETAINAGE (10%)								\$ (139,094.73)		\$ 69,547.37		
RETAINAGE RELEASE						\$ 69,547.37		\$ 69,547.37				
J. CONTINGENCY (10%)				\$ 149,938.53		\$ 8,477.67		\$ 147,572.42		\$ 2,366.11	98%	
K. ENGINEERING/INSPECTION (10%)				\$ 149,938.53		\$ 8,477.67		\$ 147,572.42		\$ 2,366.11	98%	
NET CONSTRUCTION RELEASE				\$ 1,799,262.35		\$ 171,279.41		\$ 1,631,774.15		\$ 97,940.84	91%	
SURETY AMOUNT				\$ 1,799,262.35								





## UPPER UWCHLAN TOWNSHIP MOTION

The Board of Supervisors of Upper Uwchlan Township at their July 18, 2022 meeting hereby grants **Minor Subdivision Plan Approval** of a plan titled "Lands N/L Shryock Brothers Inc." prepared by Bursich Associates, Inc. dated September 3, 2020, and last revised March 2, 2021.

The following conditions accompany the approval:

1. The plans shall be revised to comply with Gilmore & Associates, Inc. review letter dated April 6, 2022 with the exception contained below in paragraph 6 of this Motion.
2. A waiver is hereby granted from SALDO Section 162-9.B(2)(b)[10] requiring site information be provided within 100 feet of the property.
3. A waiver is hereby granted from SALDO Section 162-9.D. to not require a Site Analysis and Impact Plan be provided.
4. A waiver is hereby granted from SALDO Section 162-9.E. to not require a Conservation Plan be provided.
5. A waiver is hereby granted from SALDO Section 162-9.H. to not require a Site Impact Statement be provided.
6. A waiver is hereby granted from SALDO Section 162-28.D. & 162-28.E. to not require providing the 50' Ultimate Right of Way and dedication to the Township.
7. Applicant shall construct an historical marker on the site of the house, working with the Historical Commission for content and design.
8. The Township engineer shall review the final signature set plan for consistency with the approved plan set.
9. Notwithstanding paragraph 5 above, the Natural Land Trusts (DBA Natural Lands) shall cooperate in the Township's procurement of a Historical Structure Report ("HSR") of the Dorlan Mills Miller's House and related structures to be paid for by the Township for the purpose of maintaining any historical information about the Dorlan Mills Miller's House and related structures, which will be demolished. Natural Lands shall be permitted to proceed with demolition of these structures no later than sixty (60) days from the date of this Motion.



Attachments:

Lot Line Change Plan, last revised March 2, 2021

Gilmore's Review Letter dated April 6, 2022

Zoning Hearing Board letter dated April 14, 2022

Buckley Brion McGuire & Morris letter dated April 14, 2022

Planning Commission April 14, 2022 Meeting Minutes – Approved

Bob Wise/RGA-Dorlan Mills Miller's House Findings – May 11, 2022

Historical Commission recommendations – June 7, 2022



# LEGEND

CONCRETE MONUMENT FOUND	□
IRON PIN FOUND	○
CONTOURS	--- 200 --- --- 200 ---
PROPERTY LINE	---
ADJOINING PROPERTY LINE	---
LEGAL RIGHT OF WAY	---
EASEMENT LINE	---
BUILDING	▒
STREAM	---
EDGE OF DRIVEWAY	---
EDGE OF PAVEMENT	---
EXISTING FENCE	---
ROAD PAINT	---
ZONING LINE	---
FLOODPLAIN LINE	---
SOILS AND TEXT	ReB RNC
WALKWAY/WALL	---
EXISTING WELL	⊙
EXISTING MAILBOX	Ⓜ
TREE SYMBOLS	⊙
SANITARY SEWER MAIN	S
SANITARY SEWER LATERAL	---
STORM SEWER	---
STORM SEWER INLET	⊙
ENDWALL	---
STORM SEWER MANHOLE	⊙
WATER MAIN	---
WATER SERVICE LATERAL	---
WATER VALVE	⊙
WATER SERVICE SHUT-OFF	⊙
OVERHEAD UTILITY WIRES	---
UNDERGROUND UTILITY WIRES	---
STREET LIGHT	⊙
UTILITY POLE	⊙
UTILITY GUY	---
SION	---
SLANTED TEXT DENOTES EXISTING FEATURE	

## ZONING DATA TABULATION

ZONING DISTRICT:  
LI - LIMITED INDUSTRIAL DISTRICT

## AREA AND BULK REGULATIONS

REQUIRED	PROPOSED
MINIMUM LOT AREA 3 ACRES	LOT 1 3.45 ACRES ***
MINIMUM LOT WIDTH 75 FT.	LOT 2 228.50 FT. (TO BE DEMOLISHED)***
MINIMUM FRONT YARD 50 FT. *	28.43 FT. (TO BE DEMOLISHED)***
MINIMUM REAR YARD 50 FT. *	50 FT.
MINIMUM SIDE YARDS 50 FT. *	50 FT.
MAXIMUM LOT COVERAGE 40%	21.85%/-
MAXIMUM BUILDING COVERAGE 70%	87.75%/- ***
MAXIMUM BUILDING HEIGHT 30 FT. **	35 FT.
ACCESSORY BUILDINGS/STRUCTURES SETBACK 30 FT. **	4.8 FT. (TO BE DEMOLISHED)

\* 100 FT. WHERE ABUTTING A RESIDENTIAL DISTRICT  
\*\* NO ACCESSORY BUILDING OR STRUCTURE SHALL BE LOCATED WITHIN THE FRONT YARD, NOR WITHIN 30 FT. OF ANY SIDE OR REAR LOT LINE  
\*\*\* EXISTING, NON CONFORMING CONDITION  
\*\*\* TO TITLE LINE

## SITE DATA

EXISTING	PROPOSED
LOT #1 6.15 AC.	3.45 AC.
LOT #2 N/A	2.70 AC.

## VARIANCES

THE FOLLOWING VARIANCES ARE REQUESTED FROM THE UPPER UNCHLAN TOWNSHIP ZONING ORDINANCE:

1. SECTION 200-45A - MINIMUM LOT AREA FOR LOT 2  
2. SECTION 200-45B - MINIMUM LOT WIDTH FOR LOTS 1 & 2  
3. SECTION 200-45(C) - SIDE YARD SETBACK FOR LOT 1

## WAIVERS

THE FOLLOWING WAIVERS ARE REQUESTED FROM THE UPPER UNCHLAN TOWNSHIP SUPERVISOR AND LAND DEVELOPMENT ORDINANCES:  
1. 1102-202 - A WAIVER FROM PROVIDING A SITE ANALYSIS & IMPACT PLAN, SINCE NO DEVELOPMENT IS PROPOSED.  
2. 1102-202 - A WAIVER FROM PROVIDING A FLOOD INSURANCE RATE MAP, SINCE NO DEVELOPMENT IS PROPOSED.  
3. 1102-202 - A WAIVER FROM PROVIDING IMPACT STATEMENTS, SINCE NO DEVELOPMENT IS PROPOSED.  
4. 1102-202 & 1102-204 - WAIVERS OF 50' ULTIMATE RIGHT OF WAY AND DEDICATION TO TOWNSHIP, AS DESCRIBED HEREIN, THERE IS A STATE HIGHWAY, AND NO DEVELOPMENT IS PROPOSED.

## UPPER UNCHLAN TOWNSHIP PLANNING COMMISSION

REVIEWED BY THE PLANNING COMMISSION OF UPPER UNCHLAN TWP., CHESTER CO., PA THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_.

## UPPER UNCHLAN TOWNSHIP BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS OF UPPER UNCHLAN TWP., CHESTER CO., PA THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_.

## TOWNSHIP ENGINEER REVIEW

REVIEWED BY THE TOWNSHIP ENGINEER FOR UPPER UNCHLAN TOWNSHIP THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_.

## SURVEYOR'S CERTIFICATION

I, JOHN C. SHELTON, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN AND SURVEY WAS PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEY SECTION OF THE MANUAL OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA, AS ADOPTED BY THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS ON JULY 10, 1998, THAT THIS PLAN REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION, THAT THE EXISTING PERMETER MONUMENTS SHOWN HEREON HAVE BEEN LOCATED AS PART OF THE SURVEY, AND ALL OTHER PROPOSED PERMETER MONUMENTS SHALL BE SET.

PROFESSIONAL SURVEYOR SIGNATURE

DATE

SHEET NUMBER	DRAWING NUMBER	SHEET DESCRIPTION
1	FP137340	LOT LINE CHANGE PLAN 1
2	FP213740	LOT LINE CHANGE PLAN 2
3	EC137340	EXISTING CONDITIONS PLAN

CLIENT

SUBJECT

LOT LINE CHANGE PLAN 1

NATURAL LANDS

1031 PALMER'S MILL ROAD

MEDIA, PA 19063

484-368-9961

UPPER UNCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

LANDS N/L SHRYOCK BROTHERS, INC.

UPPER UNCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

JOB NO.

137340-10

SHEET NO.

1 OF 3

DWG. NO.

FP137340

## GENERAL NOTES:

- THE EXISTING BOUNDARY AND TOPOGRAPHY WAS COMPILED FROM INFORMATION FROM A FIELD SURVEY JULY 2020.
- PLAN BEARINGS ARE DEED BASED.
- CONTOURS ARE LEAN BASED AND REFERENCE MAPS.PEDES.FILED/MACTERYNAVIGATOR/
- THE LOCATION OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS OR ABOVE GROUND INSPECTION OF THE SOIL. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH, OR HORIZONTAL OR VERTICAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED.
- LOT 1 AND LOT 2 ARE SUBJECT TO A PERPETUAL RIGHT OF WAY AS DESCRIBED IN DEED 7504 P 2120.
- THE 100 YEAR FLOODPLAIN SHOWN PER FEMA FLOOD INSURANCE RATE MAP NUMBER: 42202C0145G, CHESTER COUNTY, PENNSYLVANIA, MAP REVISED SEPTEMBER 28, 2017.
- IT IS NOT THE INTENT OF THIS PLAN TO ILLUSTRATE ANY SUBSURFACE CONDITIONS SHOULD THEY EXIST, I.E. BURIED TANKS, PIPELINES, TIE FIELDS, ETC.
- LOT 2 SHALL BE JOINED IN COMMON DEED WITH THE OTHER LANDS OWNED BY THE ADJOINING LAND OWNER (COMMONWEALTH OF PENNSYLVANIA), AND DEED DESCRIPTIONS FOR EACH NEAR PARCEL, SHALL BE RECORDED AFTER THE PROPOSED PLAN HAS BEEN APPROVED AND RECORDED.
- PA ONE CALL NUMBER 2020-217-3170 HAS BEEN ISSUED FOR THIS PROJECT.
- THE FLOOD ELEVATIONS ON THIS PLAN WERE TAKEN FROM A FLOOD STUDY ENTITLED "FEMA COAST-FILL APPLICATION, EAST BRANDYWINE TOWNSHIP, CHESTER COUNTY, PA, DATED FEBRUARY 2, 2007 AS PREPARED BY HERBERT E. MACCOMBE, JR., P.E. CONSULTING ENGINEERS AND SURVEYORS, INC. THE DATUM FROM THE STUDY WAS UNCHLAN HILL, BASED ON THE FIELD SURVEY OF COMMON POINTS TO THE STUDY AND POINTS LOCATED BY BOUCHER AND JAMES, INC. IS NAD83-88.

## CERTIFICATE OF OWNERSHIP ACKNOWLEDGEMENT OF PLAN

I, JOHN C. SHELTON, ACTING AS PRESIDENT ON BEHALF OF SHRYOCK BROTHERS, INC., DO HEREBY ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THE PLAN AND SURVEY HAS BEEN MADE BY ME OR UNDER MY DIRECTION AND I HAVE REVIEWED THE RECORD OWNER FOR THIS LOT LINE CHANGE PLAN AND THAT HE AS SUCH BEING AUTHORIZED TO DO SO DEPOSES AND SAYS THAT THE PLAN THEREOF WAS MADE AT ITS DIRECTION, THAT THEY KNOWLEDGE, THE SAME TO BE, THEIR ACT AND PLAN AND THAT THEY DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

JOHN C. SHELTON

PRESIDENT

STATE OF PENNSYLVANIA

COUNTY OF CHESTER

ON THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JOHN C. SHELTON, WHO BEING DULY SWORN ACCORDING TO LAW, ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF SHRYOCK BROTHERS, INC., A PENNSYLVANIA CORPORATION, THE RECORD OWNER FOR THIS LOT LINE CHANGE PLAN AND THAT HE AS SUCH BEING AUTHORIZED TO DO SO DEPOSES AND SAYS THAT THE PLAN THEREOF WAS MADE AT ITS DIRECTION, THAT THEY KNOWLEDGE, THE SAME TO BE, THEIR ACT AND PLAN AND THAT THEY DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES

## CHESTER COUNTY PLANNING COMMISSION

REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_.

## RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY AT WEST CHESTER, PA IN PLAN BOOK \_\_\_\_ PAGE \_\_\_\_ ON THE \_\_\_\_ DAY OF \_\_\_\_ 2020.

(DEPUTY) RECORDER OF DEEDS



Stop - Call Before You Dig!  
Pennsylvania Act 237 of 1974 as amended by Act 50 of 2017 73P.S. §176 et seq. requires notification by excavators, designers, or any person preparing to disturb the earth's surface operating in the Commonwealth of Pennsylvania One Call System, Inc. 811 or 1-800-242-1176

## LIST OF UTILITIES-RESPONSES

THE FOLLOWING COMPANIES WERE NOTIFIED BY THE PENNSYLVANIA ONE CALL SYSTEM (1-800-242-1176) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICES THE SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSES TO THIS REQUEST. SERIAL NO.

- BUCKETE PARTNERS (N) CLEAR-NO FACILITIES.
- COMCAST CABLE COMMUNICATIONS INC (JZ) CLEAR-NO FACILITIES.
- PECO ENERGY (K7) CLEAR-NO FACILITIES.
- SUNOCO PIPELINE LP (3P) CLEAR-NO FACILITIES.
- UPPER UNCHLAN TWP/UPPER UNCHLAN MUNICIPAL AUTHORITY (LUT) CLEAR-NO FACILITIES.
- VERIZON PENNSYLVANIA LLC (V) CLEAR-NO FACILITIES.

Line #	Length	Direction	Line #	Length	Direction
L1	71.23	S30° 25' 29"E	L5	17.31	N08° 21' 29"W
L2	75.43	N46° 30' 34"W	L6	33.59	N44° 08' 07"W
L3	175.23	N44° 02' 14"W	L7	95.84	N41° 37' 41"W
L4	175.70	S48° 30' 39"E	L8	17.03	N48° 55' 11"E
			L9	150.00	S42° 50' 37"E

Curve #	Length	Radius
C1	14.38	91.50

GRAPHIC SCALE: 1"=100'

NO.	REVISION	DATE	BY
1	FOR TOWNSHIP SUBMISSION	3/2/2021	AJK
2	REVISED PLAN TITLE AND PLAN SHEET LIST	12/22/2020	MOP
3	REVISED LOT LINE, EASEMENTS, GENERAL NOTES, ADDED STORM AND WATER LINES	10/02/2020	MOP

MANAGER

DESIGN

DRAWN

FILE

NOTES

DATE

SCALE

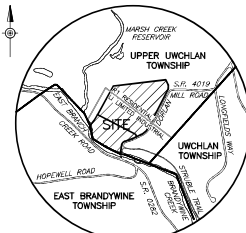
1"=100'



**BURSICH ASSOCIATES**  
ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS  
210 EAST MAIN STREET  
PORTFOLIUM, PA 19064  
610.323.4060

www.bursich.com





LOCATION MAP  
SCALE: 1"=1000'

#### LEGEND

CONCRETE MONUMENT FOUND	⊕
IRON PIN FOUND	⊙
CONTOURS	--- 200 --- --- 250 ---
PROPERTY LINE	---
ADJOINING PROPERTY LINE	---
LEGAL RIGHT OF WAY	---
EASEMENT LINE	---
STREAM	---
EDGE OF DRIVEWAY	---
EDGE OF PAVEMENT	---
EXISTING FENCE	---
ROAD RIGHT	---
ZONING LINE	---
FLOODPLAIN LINE	---
SOILS AND TEXT	ReB ARC
WALKWAY/WALL	⊕
EXISTING MAILBOX	⊕
TREE SYMBOLS	⊕
SANITARY SEWER MAIN	---
SANITARY SEWER LATERAL	---
STORM SEWER	---
STORM SEWER INLET	⊕
ENDWALL	⊕
STORM SEWER MANHOLE	⊕
WATER MAIN	---
WATER SERVICE LATERAL	---
WATER VALVE	⊕
WATER SERVICE SHUT-OFF	⊕
OVERHEAD UTILITY WIRES	--- OHW ---
UNDERGROUND UTILITY WIRES	--- UGW ---
STREET LIGHT	⊕
UTILITY POLE	⊕
UTILITY BUY	⊕
SIGN	⊕
SLANTED TEXT DENOTES EXISTING FEATURE	

0 50' 100'  
GRAPHIC SCALE: 1"=50'



Stop - Call Before You Dig!  
Pennsylvania Act 237 of 1974 as amended by  
Act 50 of 2017 73P.S. §176 et seq. requires  
notification by excavators, designers, or any  
person preparing to disturb the earth's  
surface operations in the Commonwealth  
Pennsylvania One Call System, Inc.  
811 or 1-800-242-1778

#### LIST OF UTILITIES-RESPONSES

THE FOLLOWING COMPANIES WERE NOTIFIED BY THE PENNSYLVANIA  
ONE CALL SYSTEM (1-800-242-1778) AND REQUESTED TO MARK  
OUT UNDERGROUND FACILITIES AFFECTING AND SERVICES THE SITE.  
THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED  
UPON THE UTILITY COMPANIES RESPONSES TO THIS REQUEST.  
SERIAL NO.

BUCKETE PARTNERS (W)  
CLEAR-NO FACILITIES.  
COMCAST CABLE COMMUNICATIONS INC (U)  
CLEAR-NO FACILITIES.  
PECO ENERGY (W)  
CLEAR-NO FACILITIES.  
SUNOCO PIPELINE LP (U)  
DESIGN CONFLICT.  
UPPER UWCHLAN TWP/UPPER UWCHLAN MUNICIPAL AUTHORITY (U)  
CLEAR-NO FACILITIES.  
VERIZON PENNSYLVANIA LLC (W)  
CLEAR-NO FACILITIES.

SEAL

MANAGER  
DESIGN  
DATE  
NOTES

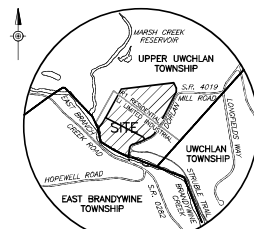
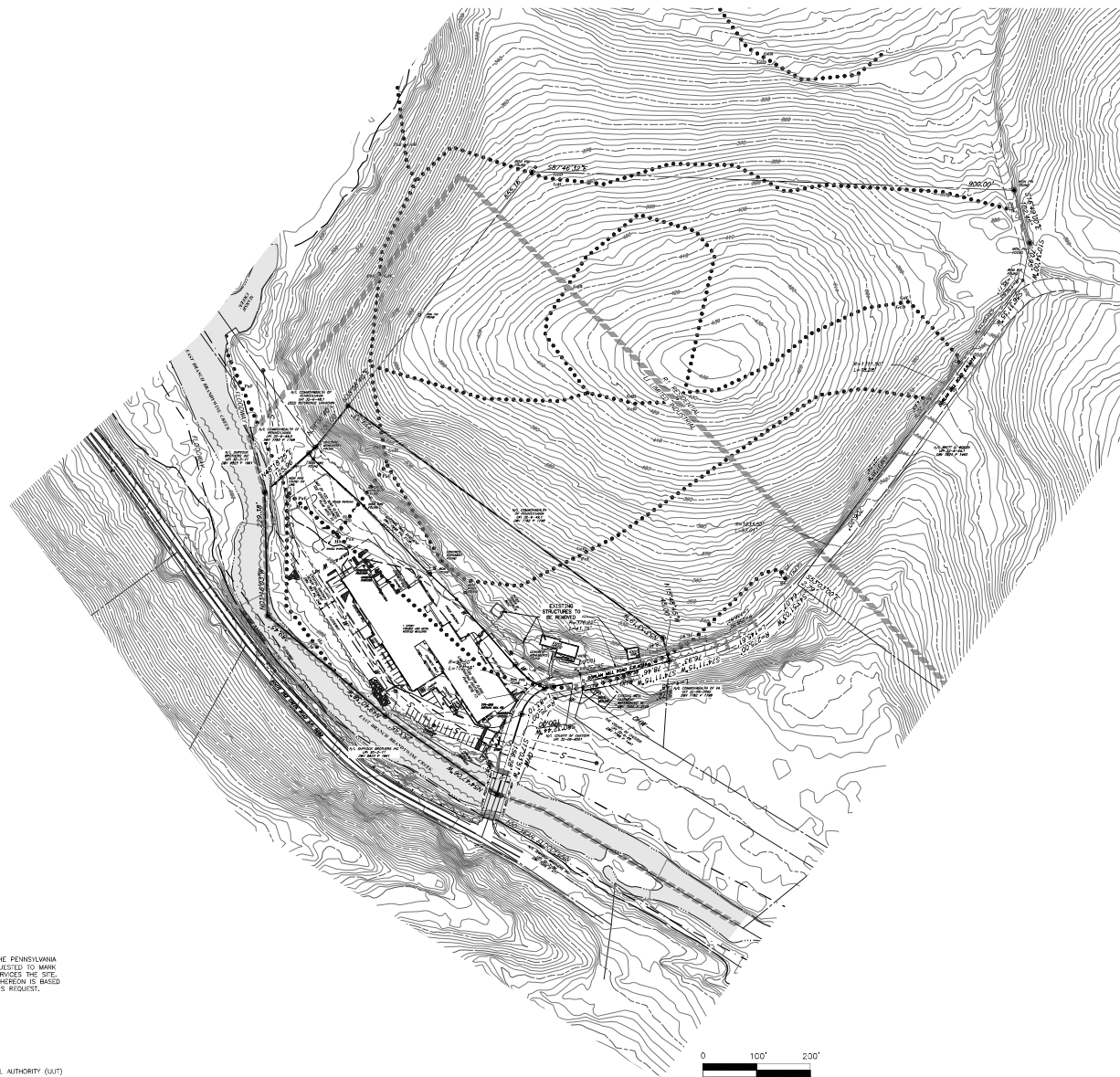
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CLIENT  
NATURAL LANDS  
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SUBJECT  
LOT LINE CHANGE PLAN 2  
LANDS N/L SHRYOCK  
BROTHERS, INC.

JOB NO.  
137340-10  
SHEET NO.  
2 OF 3  
DWC NO.  
FP237340





- LEGEND**
- CONCRETE MONUMENT FOUND
  - IRON PIN FOUND
  - CONTOURS
  - PROPERTY LINE
  - ADJOINING PROPERTY LINE
  - LEGAL RIGHT OF WAY
  - EASEMENT LINE
  - STREAM
  - EDGE OF DRIVEWAY
  - EDGE OF PAVEMENT
  - EXISTING FENCE
  - ROAD PAINT
  - JOINING LINE
  - FLOODPLAIN LINE
  - SOILS AND TEXT
  - WALKWAY/WELL
  - EXISTING WELL
  - EXISTING MAILBOX
  - TREE SYMBOLS
  - SANITARY SEWER MAIN
  - SANITARY SEWER LATERAL
  - STORM SEWER
  - STORM SEWER INLET
  - ENDWALL
  - STORM SEWER MANHOLE
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  - WATER VALVE
  - WATER SERVICE SHUT-OFF
  - OVERHEAD UTILITY WIRES
  - UNDERGROUND UTILITY WIRES
  - STREET LIGHT
  - UTILITY POLE
  - UTILITY DUCT
  - SLANTED TEXT DENOTES EXISTING FEATURE

- SOILS LEGEND**
- ORA - CALIFORNIA LOAM, 0 TO 3 PERCENT SLOPES
  - ORR - GLADSTONE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES
  - ORC - GLADSTONE GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES
  - ORD - GLADSTONE-PARKER GRAVELLY LOAMS, 15 TO 25 SLOPES
  - ORF - GLADSTONE GRAVELLY LOAM, 25 TO 35 PERCENT SLOPES, VERY BOLD
  - HU - HATBORO SILT LOAM
  - PIE - PARKER GRAVELLY LOAM, 25 TO 35 PERCENT SLOPES
  - PIF - PARKER GRAVELLY LOAM, 35 TO 60 PERCENT SLOPES
  - W - WATER



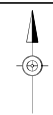
Stop - Call Before You Dig!  
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**LIST OF UTILITIES-RESPONSES**

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BUCKETE PARTNERS (W) CLEAR-NO FACILITIES.  
COMCAST CABLE COMMUNICATIONS INC (U) CLEAR-NO FACILITIES.  
PECO ENERGY (W) CLEAR-NO FACILITIES.  
SUNOCO PIPELINE LP (W) CLEAR-NO FACILITIES.  
DESIGN CONSULT  
UPPER UWCHLAN TWP/UPPER UWCHLAN MUNICIPAL AUTHORITY (U) CLEAR-NO FACILITIES.  
VERIZON PENNSYLVANIA LLC (W) CLEAR-NO FACILITIES.

NO.	REVISION	DATE	BY
1.	FOR TOWNSHIP SUBMISSION	3/2/2021	AJK
2.	REVISED PLAN TITLE AND PLAN SHEET LIST	12/22/2020	MOP
1.	REVISED LOT LINE, EASEMENTS, GENERAL NOTES, ADDED STORM AND WATER LINES	10/02/2020	MOP



SEAL

MANAGER	NO.
DESIGN	CHKD. BY
DRW'G	CHKD. BY
FILE	DATE
NOTES	SCALE



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484-368-9961

SUBJECT	JOB NO.
EXISTING CONDITIONS PLAN	137340-10
<b>LANDS N/L SHRYOCK BROTHERS, INC.</b>	SHEET NO. 3 OF 3
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA	DWG. NO. EC137340

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# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

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

March 22, 2022

Shanna P. Lodge, Acting Township Manager  
Upper Uwchlan Township  
140 Pottstown Pike  
Chester Springs, PA 19425

Re: Preliminary Subdivision - Lands N/L Shryock Brothers, Inc.  
# Upper Uwchlan Township - SD-02-22-17113

Dear Ms. Lodge:

A preliminary subdivision plan entitled "Lands N/L Shryock Brothers, Inc.", prepared by Bursich Associates, Inc., dated September 3, 2020 and revised March 2, 2021, was received by this office on March 2, 2022. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision for your consideration.

## **PROJECT SUMMARY:**

Location:	Northwest side of Dorlan Mill Road
Site Acreage:	6.15 acres
Lots:	2 lots
Proposed Land Use:	Industrial
Municipal Land Use Plan Designation:	Rural/Site Responsive
UPI#:	32-6-49

## **PROPOSAL:**

The applicant proposes the creation of two lots; one of which is to be merged with a parcel owned by the Commonwealth of Pennsylvania. The parcel to be merged will not require any water or sewer facilities, and is located in the Upper Uwchlan Township LI Limited Industrial zoning district. The tract contains an industrial facility and a dwelling that is proposed for removal, and no additional development is proposed by this subdivision.

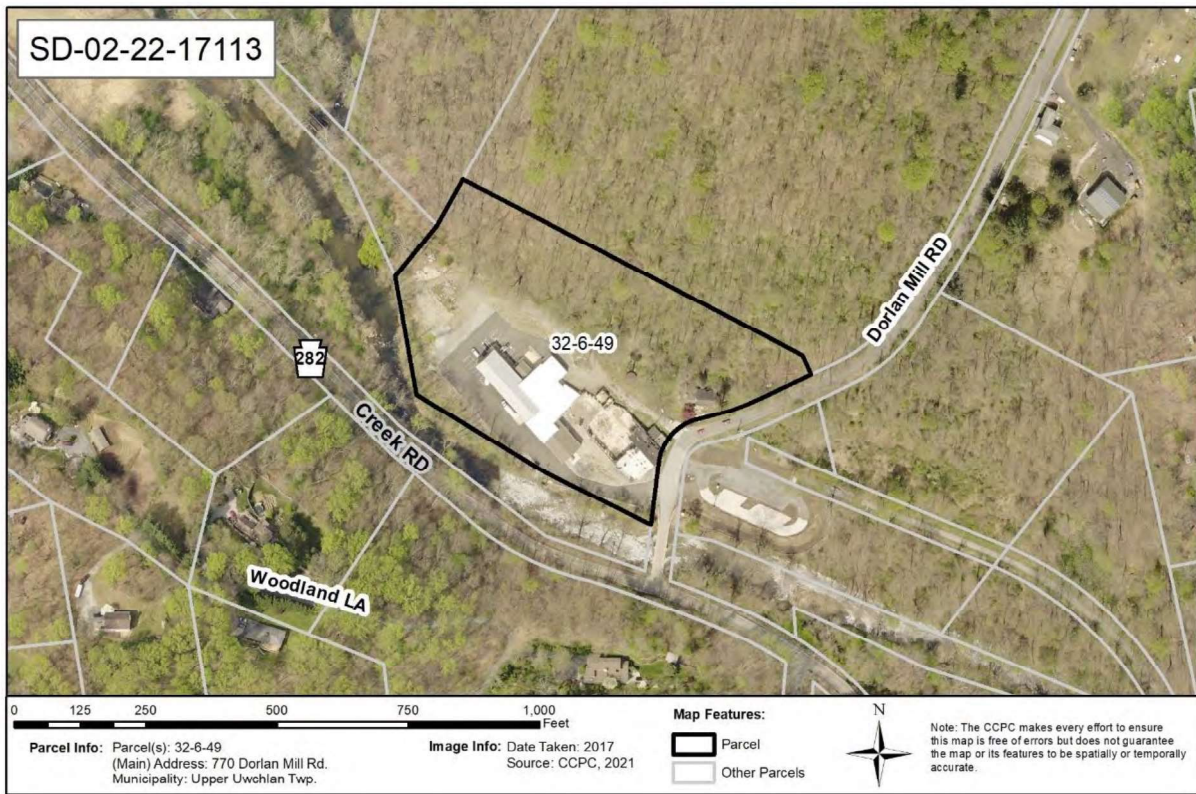
**RECOMMENDATION:** The County Planning Commission recommends that the issues raised in this letter should be addressed and all Upper Uwchlan Township issues should be resolved before action is taken on this land development plan.



**COUNTY POLICY:**

**LANDSCAPES:**

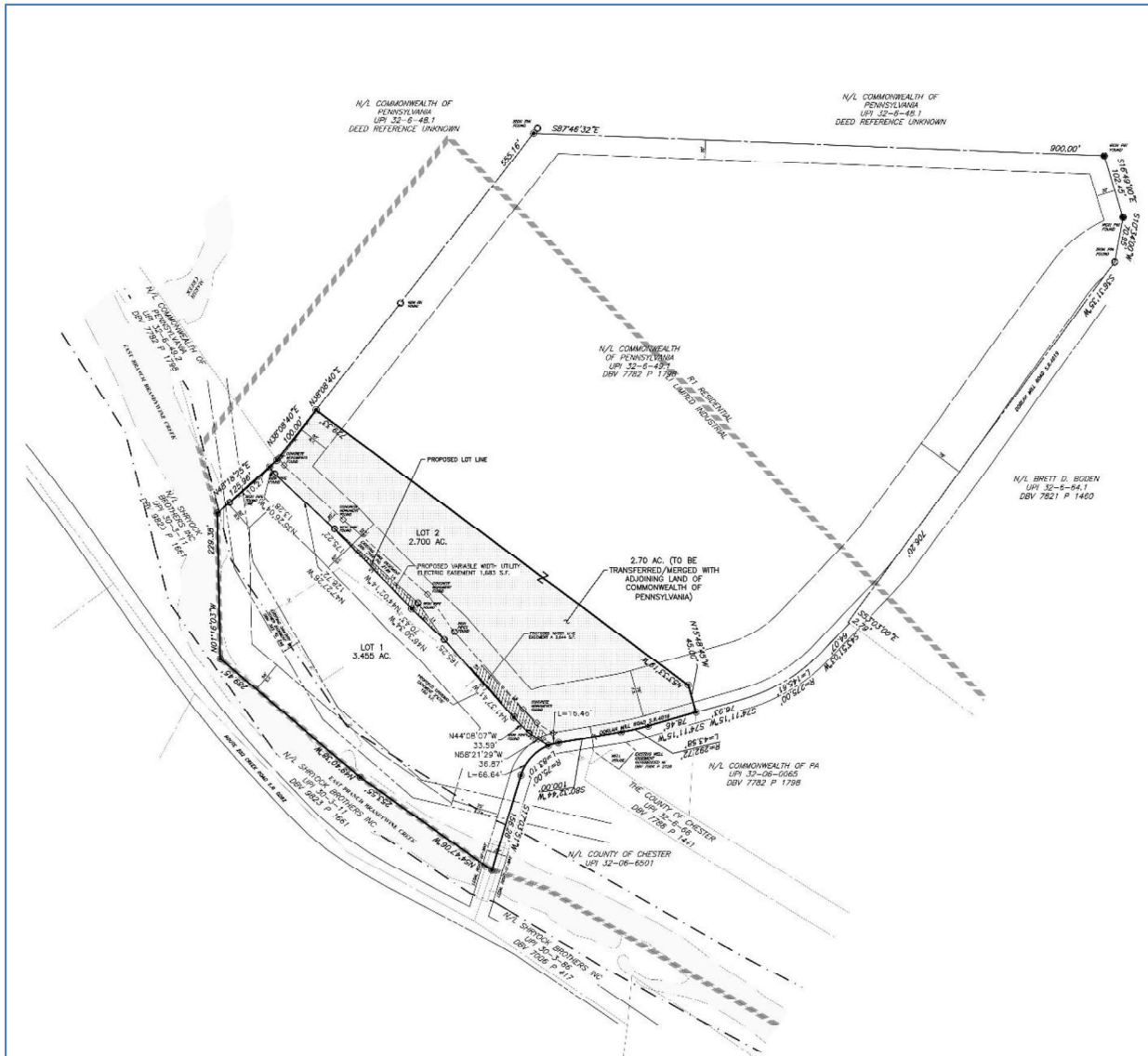
1. The site is located within the **Rural Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed subdivision is consistent with the objectives of the **Rural Landscape**.



**PRIMARY ISSUES:**

2. Public trail, electric line and water line easements cross the site. The applicant should provide documentation that the owners of the easements are aware that a plan is proposed for the site, and approve of its design as it relates to the easements. The deeds to the affected lots should reflect the terms of the easements.
3. The plan indicates that it was revised on revised March 2, 2021. The applicant should verify that date.





***Detail of Lands N/L Shryock Brothers, Inc.  
Preliminary Subdivision Plan***

**ADMINISTRATIVE ISSUES:**

4. A minimum of five copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and the Health Department.



Page: 4  
Re: Preliminary Subdivision - Lands N/L Shryock Brothers, Inc.  
# Upper Uwchlan Township - SD-02-22-17113

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

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner

cc: Bursich Associates, Inc.  
Natural Lands Trust  
Shryock Brothers, NLT  
Chester County Department of Parks+Preservation





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

April 6, 2022

File No. 22-02053T

Mr. Tony Scheivert  
Upper Uwchlan Township Manager  
140 Pottstown Pike  
Chester Springs, PA 19425

Reference: Lands N/L Shryock Brothers Inc.  
Lot Line Change Plan  
Upper Uwchlan Township, Chester County, PA

Dear Tony:

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

- Lot Line Change Plan titled "Lands N/L Shryock Brothers Inc." prepared by Bursich Associates, Inc. dated 09/3/20, last revised 03/02/22.
- Subdivision / Land Development Application Dated January 11, 2022.

G&A, has completed our first review of the above referenced lot line adjustment plan for compliance with the applicable sections of the Township's Zoning Ordinance, Subdivision and Land Development Ordinance, and wish to submit the following comments for your consideration.

## **I. OVERVIEW**

The proposed project is a simple lot line adjustment of a common lot line between 2 adjacent parcels. The properties are located along Dorlan Mills Road and are located within the LI (Limited Industrial) Zoning District. (A portion of one of the lots is also partially located with the R-2 Zoning District, but not the portion under consideration with this application) The parcels involved are UPI# 32-6-49 and UPI# 32-6-49.1. UPI# 32-6-49 currently contains an existing dwelling, accessory garage, and water tower. All of which are proposed to be removed. The portion of UPI# 32-6-49.1 which is under consideration is not improved. A summary of the existing and proposed lots is as follows:

BUILDING ON A FOUNDATION OF EXCELLENCE

184 W. Main Street | Suite 300 | Trappe, PA 19426

Phone: 610-489-4949 | Fax: 610-489-8447

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



Reference: Lands N/L Shryock Brothers Inc.  
Lot Line Change Plan  
Upper Uwchlan Township, Chester County, PA

File No. 22-02053  
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<u>Parcel</u>	<u>Current Lot Areas</u>	<u>Proposed Lot Areas</u>
UPI# 32-6-49	6.15 Acres	3.45 Acres
UPI# 32-6-49.1	16.4 Acres*	19.1 Acres *

\* Applicant has not provided an existing lot area for this parcel; area taken from taxmap data.

## **II. ZONING ORDINANCE REVIEW**

1. **(V)** Section 200-45.A. - The Applicant has indicated they will be seeking a variance from this section due to Lot 2 does not meet the required 3.0-acre lot minimum. As this parcel will be merged with the Commonwealth's existing lot, we do not believe this variance is required.
2. **(V)** Section 200-45.B. - The Applicant has indicated they will be seeking a variance from this section due both Lots 1 and 2 not meeting the minimum required 300' lot width. As this area will be merged with the Commonwealth's existing lot, we do not believe this variance is required for Lot 2. However, is needed for Lot 1.
3. **(V)** Section 200-45.C.(2). - The Applicant has indicated they will be seeking a variance from this section for Lot 1 as the resulting lot will not provide for the required side yard setback for the existing building.

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

1. The applicant has requested several waivers from compliance with the Township's Subdivision and Land Development Ordinances. A waiver request letter should be provided outlining the reasoning for each of the requests.
2. **(W)** Section 162-9.B(2)(b)[10] - A waiver has been requested from this section which requires site information be provided within 100 feet of the property. We have no objection to this waiver request.



Reference: Lands N/L Shryock Brothers Inc.  
Lot Line Change Plan  
Upper Uwchlan Township, Chester County, PA

File No. 22-02053  
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3. **(W)** Section 162-9.D. - A waiver has been requested from requiring a Site Analysis and Impact Plan be provided. As there is no construction associated with this project, other than the demolition of some existing structures, we have no objection to this waiver request.
4. **(W)** Section 162-9.E. - A waiver has been requested from requiring a Conservation Plan be provided. As there is no construction associated with this project, other than the demolition of some existing structures, we have no objection to this waiver request.
5. **(W)** Section 162-9.H. - A waiver is being requested from the requirement to provide Impact Statements. As there is no construction associated with this project, other than the demolition of some existing structures, we have no objection to this waiver request relative to the environmental impact statements. We defer to the Township Planning and Historical Commissions as well as the Township Land Planner regarding relief from the Historic Impact Statement.
6. **(W)** Section 162-28.D. & 162-28.E. - A waiver has been requested to not require providing the 50' Ultimate Right of Way and dedication to the Township. However, no justification has been provided as to the need for the waiver. The Township Traffic Engineer has recommended below the right of way be provided at this time.
7. **(W)** Section 162-9.C(2)(a)[6] - A waiver has been requested to not require providing cartway geometry information for Krauser Road. As there is no construction associated with this project, we have no objection to this waiver request.

#### **IV. GENERAL COMMENTS**

1. Please provide a legal descriptions for the newly created lots and easements.
2. Please remove the multiple signature lines for the Township Board of Supervisors and Planning Commission signature blocks. Only the Chairperson of each of the bodies is required to sign.



Reference: Lands N/L Shryock Brothers Inc.  
Lot Line Change Plan  
Upper Uwchlan Township, Chester County, PA

File No. 22-02053  
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**V. TOWNSHIP TRAFFIC CONSULTANT**  
**MCMAHON ASSOCIATES, INC.**

1. SALDO Section 162-28 – Dorlan Mill Road is classified as a minor collector, and as such, a 25-foot half width ultimate right-of-way should be provided along the site frontage. In addition, the following note should be added to the plans:

“The Record Owner and its successors and assigns in ownership of Tax Parcel 32-6-49 shall convey and dedicate in fee to PennDOT or Upper Uwchlan Township upon demand, at no cost, the land area between the existing legal right-of-way line and the ultimate right-of-way line along Dorlan Mill Road (S.R. 4019) to be used for public road purposes, sidewalks, utilities, and other public purposes.”

2. Based on the Township’s Community Trails Map, the Brandywine Trail is envisioned along this section of Dorlan Mill Road, which is proposed to connect the Struble Trail and Marsh Creek State Park. The location and design of the Brandywine Trail has not been confirmed at this time, and as much as possible this trail will likely be located in the future road right-of-way. However, to the extent there is any chance the trail may be located on this property, we recommend the following note be added to the plan to establish an ongoing willingness for the Township and property owner to work together to advance this trail project in the future trail.

“In order to facilitate the planning, design, and construction of the Township’s planned Brandywine Trail, the property owner will work with the Township to allow access, right-of-way and easements to facilitate this paved trail along the Dorlan Mill Road site frontage in a manner that is safe and reasonable.”

**VI. TOWNSHIP LAND PLANNER**  
**BRANDYWINE CONCERNANCY**

The Applicant proposes to reconfigure lot lines between two adjacent parcels – one owned by Shryock Brothers Inc. (UPI. 32-6-49) and the other owned by the Commonwealth (UPI. 32-6-49.1). The current Shryock property of 6.15 acres is located within Limited Industrial (LI) Zoning District and improved with a paper mill, unoccupied dwelling, garage, water tower, driveway, and parking areas. The existing use of subject property as a paper mill is permitted by right within said zoning district. Both mill and dwelling (known as millers house) are considered historic structures as defined by the Township. The adjacent property that is a



Reference: Lands N/L Shryock Brothers Inc.  
Lot Line Change Plan  
Upper Uwchlan Township, Chester County, PA

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subject to this application is 16.41 acres of open space, which is a part of the Marsh Creek State Park. The applicant proposes to reconfigure the existing lot line between the Shryock property and one owned by the Commonwealth to convey 2.7 acres of land area (noted as Lot 2) from Shryock property, including the millers house, garage, and a water tower, to the adjoining land of the Commonwealth. The proposed lot line is somewhat aligned with the existing trail easement noted on the provided plans. The proposed will result in Shryock property decreasing to 3.455 acres (noted as Lot 1) and becoming nonconforming with minimum lot width and side yard setbacks requirements.

The subdivision plans indicate that the historic millers house, labelled as "existing house" on proposed Lot 2, is to be demolished. Other features to be removed include a water tower and concrete base, retaining wall, and a garage.

The applicant has requested the following waivers from the Upper Uwchlan Township Subdivision and Land Development Ordinance (SLDO) since no development is proposed:

- Section 162-9.D to provide a site analysis and impact plan
- Section 162-9.E to provide a conservation plan
- Section 162-9.H to provide impact statements
- Sections 162-28.D and 162.258.E to 50' ultimate right of way and dedication to Township as Dorlan Road is a state highway

Applicant has also requested the variances from the following requirements that the proposal does not meet:

- Section 200-45.A – minimum lot area for Lot 2
- Section 200-45.B – minimum lot width for Lots 1 & 2
- Section 200-45.C.(2) – side yard setbacks for Lot 1

#### Use Regulations

1. Lot 2 is proposed to be conveyed to the adjoining land of the Commonwealth that is being used as a public park, the Marsh Creek State Park. The proposed public use for Lot 2 located within LI Zoning District is permitted when approved as a Conditional Use by the Board of Supervisors pursuant to § 200-44.I(10) of the Zoning Ordinance. We recommend that the Township consult the Township solicitor regarding this subject matter in addition to requesting the applicant to provide detailed description on intended use of Lot 2.



Reference: Lands N/L Shryock Brothers Inc.  
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2. The future land use map in the Comprehensive Plan (2014) designates the Shryock property as Rural/Site Responsive land use, which envisions that permitted density and design criteria for residential development of remaining open/undeveloped lands will be “site responsive”. This approach considers the creative use of flexible design, such as clustered development, to achieve meaningful conservation of open space. Proposed use as an open space for Lot 2 overachieves that conservation goal. Additionally, the subject property is a part of land area identified as Priority Parcel (“Priority Parcel C of 33 acres”) for preservation on the Priority Areas for Preservation Map (5-1). That land area is also a part of the Brandywine Greenway and has also been identified as a destination on the Community Trail Master Plan Map (6-1), as it is served by regional Brandywine and Struble Trail systems and designated local and regional bike routes. Furthermore, subdivision plans note the existing trail easement that runs from northern to southern boundary of the Shryock property is already dividing the land area into two, which makes it unfeasible for Lot 2 to be used as a part of the existing paper mill operations. Based on preliminary assessment above, we are highly supportive of proposed lot lines change and merging of Lot 2 with adjoining lands of the Commonwealth for open space conservation and public use.

Proposed setbacks for Lot 1

3. The proposed change in lot line will result in an increase of nonconformities for the paper mill building remaining on Lot 1. The reduction of the existing side setback might create hardship for the property owner in the future in case of building expansion or any other improvements. We strongly recommend the Township to request the applicant to consider other options to allow for a greater than proposed side yard setback with a new lot line.

Environmental Impact

4. The proposed subdivision of land will result in Lot 2 improved with historic millers house, water tower, retaining wall and a garage to become a nonconforming use within Limited Industrial Zoning District. In addition, several historic structures are proposed to be demolished as a part of the subdivision and land development process. The applicant has requested a waiver from SLDO § 162-9.D that provides standards for environmental impact analysis to be completed by the applicant to address the impacts of proposed subdivision on natural and historic resources. We strongly encourage the Township to request the applicant to comply with those provisions as it will provide a more comprehensive picture of future use of the land.



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Historic Resources

5. As previously noted, two historic structures as defined by the Township, millers house and a mill, are currently located on the Shryock property. The dwelling was classified as a Class II historic resource with potential to be eligible as a Class I resource when clustered with the historic farmhouse, barn, and springhouse located at 751 Dorlan Mill Road. Class I resources possess significant architectural quality, are representative of a specific mode or style of architecture, are structurally intact, are greater than 50 years of age, and/or are historically significant. At the time of publication, the greatest threat to the millers house was identified as neglect, and the current condition of the dwelling clearly demonstrates that neglect has occurred since the resource was inventoried in 2001. The roof of the dwelling is now compromised, and the structure has not been inhabited for 20 years or more. SLDO § 162-9.H.(5).(a).[2] states that a Historic Resources Impact Statement is required when subdivision or land development plans propose demolition of an historic resource or other features located within 250 feet of an historic resource as identified in the Historic Resources Inventory (Wise Preservation Planning, 2001). We recommend that the Township require the applicant to submit a Historic Resources Impact Statement, and that the Historical Commission provide recommendations regarding the preservation or demolition of the historic millers house.
6. The 2014 Comprehensive Plan includes a list of revised actions from the 2009 Open Space, Recreation and Environmental Resources Plan (OSRER) aimed to protect historic resources within the Township (p.92). The following actions emphasize the need and next steps for future historic preservation:
  - HR 4. Conduct negotiations with owners and purchasers of Class I and Class II historic resources to preserve historic structures and their surrounding landscapes. Assure that sufficient landscape is retained to preserve the context of the historic structure.
  - HR 5. Consider the purchase of cultural and historic resources and/or properties where protection and preservation of the property is a recognized public benefit.
  - HR 7. Negotiate with the owners of the Class I and Class II historic resources to preserve original historic structures and building facades. Where such structures are part of a development plan, utilize the SLDO to require a Historic Resource Impact Study, and utilize the Conditional Use process to place restrictive covenants on building façades and historic structures.



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- HR 10. Consider developing new locally-designated historic districts, including Font, Eagle, Byers Station, and possibly Dorlan Mill.

We strongly encourage the Township to work with the applicant to explore options to preserve historic millers house.

7. Use regulations within the LI Zoning District provide provisions for adaptive reuse of historic resources, which will be applicable to historic millers house if the applicant chooses to preserve it. Specifically, § 200-44.M, when authorized as a conditional use by the Board of Supervisors, allows for additional uses, including but not limited to bakeries, retail sales, restaurants, public use, when established on a property designated as a Class I or Class II Historic Resource, where historical buildings shall be adaptively re-used, and where an economic development license has been issued for the purpose of local economic development. Additionally, § 200-44.N allows for adaptive reuse for historic preservation where indicated as use by right within LI Zoning District, which includes manufacture of light industrial products from already prepared materials, manufacture of professional, scientific, or electronic instruments; jewelry; watches, small appliances, and similar products, and others. Considering the location of the historic millers house in relation to existing trails and bike networks, community will highly benefit from reusing the historic building for uses that support and encourage recreation in the area and provide additional features at the designated destination site.

We strongly encourage the Township to work with the applicant on potentially repurposing the historic millers house for public use prior to approval of lot line changes and proposed demolition of structure.

#### Conservation

8. Applicant has requested a waiver from SLDO §162-9.E that provides standards for displaying all significant natural features to evaluate the impact of proposed improvements on those. Subdivision plans note the proposed demolition of structures described above, which might result in some impacts to natural features, specifically all trees or portions of tree masses proposed to be cleared as part of the proposed subdivision, all proposed alterations of the natural grade and compliance with all applicable erosion and sedimentation control standards. We strongly encourage the Township to request the applicant to provide conservation plan elements, including but not limited to limit of disturbance, as proposed by the applicant.



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Recreation

9. Supplemental Regulations of Zoning Ordinance §200-68, Recreational land use, includes standards for recreational land use that will be applicable to reconfigured Lot 2. We recommend the applicant to demonstrate that those provisions are being met.
10. Applicant has requested a waiver from SLDO §162-9.H.(3) requiring impact statements pertaining to recreation. We agree that some of those requirements are not applicable to the project; however, we strongly encourage the Township to request the applicant to provide more details on facilities (if any) that will be proposed in the future and the accessibility of Township residents to subject tract.

Trails

11. The subdivision plans indicate an existing 20' wide trail easement along the proposed lot line extending from Dorlan Mill Road to the northern property boundary, but the plans do not show any connections to nearby trails. The subdivision plans do not note if said easement will be extinguished. We strongly suggest that the Township requests the applicant to include more information regarding the future of that easement and any potential connections to the existing trail network, specifically Brandywine Trail and Marsh Creek State Park Trail networks and/or Struble Trail.

Zoning Districts

12. The existing parcel owned by the Commonwealth (UPI. 32-6-49.1) is located in two (2) zoning districts with eastern portion in R1 Residential and its western portion in LI Zoning District. We strongly encourage the Township to revise zoning districts' boundaries to follow parcel lines to avoid split zoned parcels for ease of zoning administration and enforcement.

In summary, we are in support of this application, and if requested, would be happy to meet with the applicant on site to discuss the items noted in this review letter.

**VII. TOWNSHIP SEWER CONSULTANT  
ARRO CONSULTING**

No comments.



Mr. Tony Scheivert  
Upper Uwchlan Township Manager

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Reference:       Lands N/L Shryock Brothers Inc.  
                    Lot Line Change Plan  
                    Upper Uwchlan Township, Chester County, PA

File No. 22-02053  
April 6, 2022

**Based on our review of the application, we would recommend approval of the lot line change plan be considered at this time, contingent upon the applicant addressing the above referenced comments as well as any raised by the Planning Commission and Board of Supervisors.**

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

Sincerely,

*David N Leh*

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

cc:     Upper Uwchlan Township Planning Commission Members  
          Upper Uwchlan Township Board of Supervisors  
          Kevin M. McKenna, Esq., McKenna Snyder LLC (via e-mail only)  
          Sheila A. Fleming, ASLA, Brandywine Conservancy (via email only)  
          Christopher J. Williams, P.E., McMahon Associates, Inc. (via email only)  
          G. Mathew Brown, P.E., ARRO Consulting, Inc. (via email only)  
          David Schlott, P.E., ARRO Consulting, Inc. (via email only)  
          Shryock Brothers, Inc., Property Owner (via e-mail only)  
          Jack Stefferud – Natural Lands Trust, Applicant (via e-mail only)  
          Nick Feola, PE – Bursich Associates (via e-mail only)





JOSEPH E. BRION, ESQUIRE

p: 484.887.7526

f: 610.436.8305

e: jbrion@buckleyllp.com

118 W. Market Street, Suite 300

West Chester, PA 19382-2928

April 6, 2022

*via electronic mail*

Brian L. Nagle, Esquire  
MACELREE HARVEY  
17 WEST MINER STREET  
WEST CHESTER, PA 19382

RE: Application of Natural Lands ("NLT") and Shryock Brothers, Inc.  
("Shryock Brothers") to the Zoning Hearing Board of  
Upper Uwchlan Township, dated March 7, 2022

Dear Brian,

As you are aware, this Firm represents the County of Chester with respect to the construction of the Struble Trail extension in Upper Uwchlan Township. I understand that the Upper Uwchlan Township Zoning Hearing Board has scheduled a hearing on April 13, 2022 at 7:00 pm to consider the application of Natural Lands Trust / Shryock Brothers, Inc.

NLT's acquisition and maintenance of the adjacent 2.7 acre tract of ground as public open space will be an important complementary feature to the proposed extension of the County's trail. As such, the County of Chester supports the joint application of NLT and Shryock Brothers for variance relief necessary to facilitate the conveyance of land from Shryock Brothers to NLT.

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

Respectfully,

*s/ Joseph E. Brion*

Joseph E. Brion

JEB/rac

cc: *(via electronic mail)*  
Jack Stefferud, Natural Lands  
Jameka Smith, Capital Projects Coordinator  
David Stauffer, RLA, ASLA  
Nicholas E. Feola, P.E.  
Kevin McKenna, Esq., Solicitor, Upper Uwchlan Township



E. Craig Kalemjian, Esq.  
Attorney at Law  
Hartshorne Mansion  
535 North Church Street, Box 125  
West Chester, PA 19380

April 14, 2022

via email only – [bnagle@macfree.com](mailto:bnagle@macfree.com)

Brian Nagle, Esquire  
MacElree Harvey, Ltd.  
17 West Miner Street  
West Chester, PA 19382

Re: Upper Uwchlan Twp ZHB – Natural Lands Trust/Shyrock Brothers

Dear Brian:

Please be advised that at a duly advertised public hearing held last night, the Upper Uwchlan Township Zoning Hearing Board voted unanimously to grant your client's application for variances for minimum lot area, width, and sideyard provisions of Sections 200.45.A, 200.45.B and 200.45.C, respectively, of the Upper Uwchlan Township with respect to Tax Parcel 32-6-49.

A written Decision and Order will be issued within forty-five days of the hearing date.

Very truly yours,

*E. Craig Kalemjian*

E. Craig Kalemjian

ECK:kml

cc: Upper Uwchlan Township  
Joseph E. Brion, Esquire (*via email only – [jbrion@buckleyllp.com](mailto:jbrion@buckleyllp.com)*)





JOSEPH E. BRION, ESQUIRE

p: 484.887.7526

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e: jbrion@buckleyllp.com

118 W. Market Street, Suite 300

West Chester, PA 19382-2928

April 14, 2022

*via electronic mail*

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

RE: Applications of Natural Lands Trust ("NLT") and Shryock Brothers, Inc.  
("Shryock Brothers") for Conditional Use and Subdivision Approval to  
Upper Uwchlan Township ("Applications")

Dear Board of Supervisors,

As you are aware, this Firm represents the County of Chester with respect to the construction of the Struble Trail extension in Upper Uwchlan Township.

To provide some background, NLT is purchasing from Shryock Brothers the 2.7-acre tract of ground located at the northend of the easement obtained by condemnation by the County for the extension of the Struble Trail ("Property"). NLT intends to convey the Property to the Commonwealth of Pennsylvania ("Commonwealth") to include it as part of the Marsh Creek State Parkland.

It has now come to my attention that the Historical Commission of Upper Uwchlan Township has submitted a recommendation to the Upper Uwchlan Township Board of Supervisors ("Board") and Planning Commission requesting a condition that the Dorlans Mill House ("House") located on the Property be renovated and preserved. This recommendation was provided due the Applications. At this time, the House is in extremely dilapidated condition, the roof has collapsed, and the walls are falling down. I viewed the House to confirm the information I received. Also, please note the House has been in a state of collapse for years. Clearly, the cost of restoration would be extensive. As a resident of Chester County and one who has been practicing law here for many years, I think it appropriate to save and restore as many historic buildings as are feasible. However, in this instance, the cost of renovation and other considerations prevent that.

The other considerations that need to be considered by the Township is that the Property is adjacent to the County's Trail System and once conveyed to the Commonwealth will complete a very extensive and beautiful park area in and around Upper Uwchlan Township for the benefit of the citizens of Chester County for years to come. I have been advised that the Commonwealth will not purchase the Property and incorporate it into Marsh Creek Park if there is a requirement for the House to remain on the Property. Thus, it will preclude NLT from purchasing the Property which I believe would be a loss for the citizens of Chester County and Upper Uwchlan Township.





Board of Supervisors  
Upper Uwchlan Township  
April 14, 2022  
Page Two

As counsel for the County, I am requesting that the Board and Planning Commission agree that at this point in time (almost 2 years after initial presentations by the County the Township) that they not accept the recommendation of the Township Historical Commission. I do not make this request lightly. All through conversations and discussions with the Township, it was understood that the House due to its condition would be demolished and a plaque placed at the location for the citizens of Chester County and visitors to be advised who lived there and the former use of the property, namely a paper mill.

As I stated, normally, I am in agreement with historical preservation. In this instance, by negating the conveyance to NLT, it causes more difficulty and does not provide the citizens of the County the additional property that will be preserved forever once the transaction is completed.

I think Chester County has done an outstanding job in restoring the history of the County through the renovation of many sites and the preservation of open space. Sometimes those two goals conflict, as in this instance.

I thank you in advance for your consideration of this request on behalf of the County of Chester.

Respectfully,

*s/ Joseph E. Brion*

Joseph E. Brion

JEB/rac

cc: *(via electronic mail)*

Gwen Jonik, Township Secretary

Kevin McKenna, Esq., Solicitor, Upper Uwchlan Township

Jack Stefferud, Natural Lands Trust

Brian L. Nagle, Esquire

David Stauffer, RLA, ASLA

Jameka Smith, Capital Projects Coordinator

Nicholas E. Feola, P.E.

Janet L. Bowers, P.G., Director, Chester County Dept. of Facilities





**UPPER UWCHLAN TOWNSHIP**  
Planning Commission Meeting  
April 14, 2022  
7:00 p.m.  
Minutes  
Approved

LOCATION: Township Building, 140 Pottstown Pike, Chester Springs PA 19425

In attendance:

Sally Winterton, Chair; Joe Stoyack, Vice-Chair; Chad Adams, David Colajezzi, Jim Dewees, Stephen Fean, Jim Shrimp, Jeff Smith

Mary Lou Lowrie, P.E. – Gilmore & Associates  
Gwen Jonik, Planning Commission Secretary

Absent: Ravi Mayreddy

Sally Winterton called the meeting to order at 7:01 p.m. There were 7 citizens in attendance.

Byers Station Parcel 5C Lot 2B Commercial Lot ~ Amended Final PRD Plan - Introduction

Alyson Zarro, Esq., on behalf of Prosperity Property Investments, introduced the amended Plan for the currently vacant Lot at Pottstown Pike and Station Boulevard, proposing 1820 SF eating/drinking establishment, 13,200 SF of retail space, 10,500 SF daycare center and shared parking. Ms. Zarro noted that Equus had approval in 2019 for 2 pad sites but interest went dormant. There's a new client who would like to make changes. Richard Hoffman and Allan Greenberg of Celebree (the daycare center) would be the owner and developer and operate the daycare center. They propose the Iris Lane exit to Pottstown Pike; PennDOT's highway occupancy permit shows a dedicated left in turn lane traveling south on Pottstown Pike, a right in traveling north, and only a right-turn out. Stormwater will be managed through the basin on the other side of the Enclave, the townhouses.

The eating/drinking establishment is an 1,820 SF coffee shop or other fast casual food, with a drive through. The other pad will include the daycare center, and 2 retail stores -- 6,000 SF and 7,200 SF.

Richard Hoffman has been involved with Celebree Schools for 27 years; caring for infants through pre-K, plus before- and after-school care. Potentially 140 children, they serve a 3-mile radius, Monday-Friday 6:30 – 6:30. Parents drop the children off and go so parking needs are minimal. The retail sites could be pediatric in nature – a pediatrician or child dentistry. They have someone in mind for the eatery but not the retail sites. Architectural schematics were displayed. The facades visible from Pottstown Pike will look like the fronts of the buildings. There are design standards within the PRD approval. Pitched roofs except the restaurant looked flat and would be visible from Pottstown Pike.

Planning Commission members made comments regarding heavy traffic through this area at morning rush hour(s) and adequate stacking for the left turn in from southbound Pottstown Pike, use the Village Design Guidelines for architecture, adequate area for truck deliveries, fenced dumpsters.



Jeff Smith moved to accept the plans for consultants' review. Chad Adams noted they need to provide the maximum size truck that can move through the site. Following a second by Joe Stoyack, the motion carried unanimously.

#### Natural Lands Trust – Shryock Subdivision/Lot Line Change

Jack Stefferud of Natural Lands Trust (NLT) and Brian Nagel, Esq., landowners counsel and assisting NLT, were in attendance. Mr. Stefferud presented NLT's plan to purchase 2.7 acres of Shryock property, which includes the County's Struble Trail easement and the Dorlan's Mill miller's house, which is collapsing. The Struble Trail extension will connect with Marsh Creek State Park. The edge of the acreage will be the edge of the Struble Trail, and the State will then own the parcels. There is a pre-existing utility easement. The Township Zoning Hearing Board granted variances April 13, 2022. Several waivers are requested; the consultants had no objection to most, but the waiver from the historic impact statement was deferred to the Township Historical Commission (HC). The HC does not want the Board of Supervisors to waive the Applicant providing the impact statements and would like to see the miller's house, or a portion thereof, preserved in some manner. They suggested a number of options and asked that experts in the field take a look at the condition of the house prior to consideration by the Board. Mr. Nagle distributed a letter from Skip Brion, Esq., counsel for the County, and summarized it as follows: that the County has worked for 15 years to connect the Struble Trail to the Park; this parcel is the last gap; the County would like to construct the trail this year; the County supports the zoning variances and the approval of the lot line change; and it is hoped that the Township will waive the historic impact statements and allow the miller's house to be demolished and a plaque constructed detailing the history of the house.

Discussion included: the letter says the State won't take the parcel if the house remains and NLT is not interested in the parcel then; Shryock owns the property and didn't improve the house over the last 15 years; perhaps the foundation or footprint of the house could be preserved; a plaque can be erected; demolition would include removing the roof, the structure would be collapsed into the basement, and there will be enough rubble to fill the basement as well as spreading some of it up the hillside; NLT doesn't have the funds to do more than that; several members would like to see at least the foundation remaining; some members think the house has lost all the historic significance; the trail is more important; have an artist create a rendering of the mill and house for the plaque; researching grants for preservation would add years to the project, with the house further deteriorating; adaptive reuse of the structure is not feasible; if the HC makes recommendations, the Board should follow; the Board could decide to spend the money to buy the property and restore the house but there's not enough safe structure left - it'd have to be knocked down and rebuilt; perhaps the Board should consider dedicated funding for open space or historic preservation; investigate the cost to leave the foundation walls or footprint preserved.

The waiver regarding the 50' ultimate right of way was discussed. Mr. Nagle noted it's a State road, there's not enough room for that and it's not necessary. PennDOT approved the trail crossing without requiring the road be widened.

Chad Adams moved to recommend approval of the lot line change, granting of the waivers and that the applicant should construct an historical marker on the site to be reviewed with the Historical Commission. Jim Dewees seconded, and the motion carried with seven (7) in favor and one (1) abstention (Stoyack).

#### Approval of Minutes

Joe Stoyack moved, seconded by Jeff Smith, to approve as presented the minutes of the March 10, 2022 Planning Commission meeting. The motion carried unanimously.

#### Open Session



Joe Stoyack advised the Comprehensive Plan update is moving forward. An email address will be posted on the website for residents to provide comments and suggestions regarding the Plan.  
[CompPlan2024@upperuwchlan-pa.gov](mailto:CompPlan2024@upperuwchlan-pa.gov)

Gwen Jonik noted the current ordinances editorial and legal analysis responses were submitted to General Code and they are reviewing our responses.

#### Adjournment

Jim Dewees moved, seconded by Chad Adams, to adjourn at 8:21 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik  
Planning Commission Secretary

6:00 p.m. Work Session

Topics discussed:

1. Parking, shared parking in the Village, overnight parking in cars or RVs in residential areas, commercial areas – Police or property owner, not zoning; shared parking needs conditional use approval; let businesses enter into agreements with each other; perhaps annually report to the Township that they're meeting their requirements; parking impacts occupancy; overflow parking; propose revision so businesses don't need conditional use or special exceptions; if subdivision is required, okay, otherwise perhaps conditional use should be necessary.
2. Overlay Districts F1, F2, PRD. How many eligible properties remain; pros and cons of deletion.





**RICHARD GRUBB & ASSOCIATES**  
*Historic Architecture • Archaeology • Historical Research*

259 Prospect Plains Road | Building D | Cranbury, New Jersey 08512 | 609-655-0692 | [www.rgaincorporated.com](http://www.rgaincorporated.com)

May 11, 2022

Mr. Tony Scheivert  
Manager  
Upper Uwchlan Township  
140 Pottstown Pike  
Chester Springs, PA 19425

**Re: Dorlans Mill Miller's House Findings & Options**

Via Email: [tscheivert@upperuwchlan-pa.gov](mailto:tscheivert@upperuwchlan-pa.gov)

Dear Mr. Scheivert:

This report outlines our findings and presents options regarding the Dorlans Mill Miller's House, located at 780 Dorlans Mill Road, in Upper Uwchlan Township. The building, constructed in 1849, is listed in the Upper Uwchlan Township Historic Resource Inventory as #110, a Class II (recommended for Class I) resource. The property is privately owned and contains the adjacent reconstructed Shryock Bros. building (which also contains part of the former mill), a dilapidated circa 1930s stone garage, and a steel water tower. These resources, plus others, comprise the historic Dorlans Mill complex. A potential historic district, Dorlans Mill was determined not eligible for the National Register of Historic Places in 2005 by Pennsylvania Historical and Museum Commission (PHMC). The Miller's House was surveyed for the Township Historic Resource Inventory in 2001 and 2008, as well as 2004 as part of the proposed Dorlans Mill Historic District project. The house was in use at that time and seemingly maintained.

Earlier this year, the Historical Commission made Richard Grubb & Associates, Inc. (RGA) aware of the proposed purchase of a portion of the property by Natural Lands for recreational trail purposes. The Historical Commission is concerned about the future of the Miller's House. The Miller's House is in a serious state of decay. Natural Lands is proposing to demolish the structure, as well as the water tower, garage, and associated stone walls to enable the Pennsylvania Department of Conservation and Natural Resources (DCNR) to eventually obtain and manage the property without the potential liability and cost of retaining these structures. To that end the Historical Commission, as well as township management, asked RGA to examine the Miller's House, discuss findings, and present options for the future of the Miller's House.



## **Findings**

The site survey was conducted on Friday, May 6, 2022. Attending were Vivian McCardell (Historical Commission Chair), Anthony Campbell (Zoning Officer), Norman Glass (Historical Carpenter/Builder), Seth Hinshaw and Robert Wise (RGA). Due to the condition of the Miller's House, we were not permitted inside the structure. The following observations were made:

1. The house, long vacant, is in a severe state of decline. The roof has failed in the eastern portion of the house allowing water to enter the house. As a result, structural failure of the floor joists occurred causing the first and second floors to collapse into the basement. In certain places where the rafters meet the tops of the stone walls, the masonry is beginning to fail. On the western section of the house, a large tree has fallen on the roof. Although we could not determine the extent of damage, the already deteriorated condition of the roof plus this additional pressure will no doubt exasperate its eventual failure, while making the building extremely unsafe. The small frame addition on the far western end is dilapidated, with failure in both walls and roof. The small door hoods on the rear have either collapsed or are in general failure.
2. The interior portions that were observable included the first and second floor of the east part of the east section (where the flooring collapsed). The interior molding seems largely intact, however the marble fireplace surround has been removed (it appears that it broke upon removal, and pieces of the surround can be found behind the house).
3. The above notwithstanding, we could not determine the condition of the building's stone walls. Aside from the small areas near the rafters on the east section, we observed no discernable cracks or settling. We also observed relatively intact window and door surrounds in several places. The most notable elements were the narrow side lights and transom at the front door, as well as windows and shutters in the lower level of the west section.
4. The garage is in a severe state of decay. While the stone side walls appear intact, the roof has collapsed into the building and the remaining frame elements are deteriorating as well.
5. The water tower was not inspected.
6. The landscape around the Miller's House is overgrown yet the four foot tall stone retaining wall immediately behind the house appears sound in most places.
7. The house is difficult to access. It sits approximately 20 feet above Dorlans Mill Road and can be directly reached via concrete stairs (now inaccessible due to vegetation). The garage, which is just east of the house, faces directly onto Dorlans Mill Road as it rises to the east. The location of the garage and very short driveway, at the hill and sharp turn of the road appears to make the use of this garage (if it was intact) extremely dangerous due to traffic on Dorlans Mill Road.
8. Facing roughly south from the front of the house, the reconstructed mill complex, the Dorlans Mill Bridge, and the Struble Trail parking lot are easily observed.



## **Options**

The following recommendations are made based on the condition of the Miller's House and the proposed trail network.

1. **Inspection.** Our inspection team was not permitted to enter the house, which was understandable. We recommend that a structural engineer be given access to the property to more closely examine the house to determine the extent of the deterioration and damage. This information will make the following options more useful.
2. **Rehabilitation/Restoration.** Rehabilitation or restoration, given the present condition of the house, would be extremely expensive. This option assumes that the various entities involved with this project have extensive funds available or can obtain those funds to rehabilitate or even restore the house. However even if that were to occur, the location of the building would, in our opinion, make it difficult for reuse, and the cost hard to justify.
3. **Stabilization.** Stabilization involves securing a building to prevent further deterioration and ingress until a plan for its future can be developed and carried out. An example of this includes the former mill building in Chadds Ford, now the Chadds Ford Township Building. After sitting vacant in a near ruinous state for many years, around 1976 it was stabilized. After approximately 30 years it was turned into the main public space for township meetings and activities. While this "hold in place" option is often an economical solution to save an old building in the short run, stabilizing the Miller's House would require, at the very least, a new roof structure, which would be costly. There is also no reason to stabilize the house if there are no feasible plans to reuse it.
4. **Stabilized Ruin.** Stone buildings in a ruinous state can virtually last forever. They can also be very dangerous, particularly adjacent to a public trail where they may be visited regularly. Stabilized ruins are a means of managing a ruin by leaving enough of the former building in place for visual and interpretive purposes. In the case of the Miller's House, it would basically leave the four stone walls in place, with the height to be determined. An example of this is at Bonner Park in Thornbury Township, where the Frazer Ruins, once a house of similar size but greatly reduced over the years, was stabilized and the local park trail was extended to the site. The site became a destination via a walking path and was interpreted with signage.

Stabilized ruins are found on the Struble Trail, and like the Frazer Ruins, make the trail more interesting and educational. Stabilizing the ruins in this case is only recommend if the trail were to pass directly around the house, hence where the ruins could be seen and explored. Should the trail remain at the bottom of the hill, roughly parallel to the east entrance into the Shryock complex, then there may be little need or reason to stabilize the ruin as few people could see it or access it. One option would be a "side trail" that could take people to the ruin. An added feature could be an overlook from that location, providing views of the Dorlans Mill site, bridge, and Struble Trail.



5. **Demolition.** As with any historic building, demolition should be considered as a last resort. The extent of damage and the difficulty in accessing this building both from the trail or the road make this a more realistic option. If demolition is planned, please consider the following:

**Documentation.** Documentation is recommended prior to demolition. While it may not be possible to enter the structure due to its condition, a more detailed physical description – such as a Historic Structures Report (HSR) - could be prepared providing detailed information about the exterior and what is visible on the interior. This information, including measurements and photographs, could be added to the existing Dorlans Mill property Survey Form (#110) as well as the Dorlans Mill Historic District survey form. The HSR could be prepared in lieu of the Historic Resource Impact Statement, usually required for demolitions of historic resources in the township. If the building cannot be entered, a drone might be used to record interior architectural features.

**Architectural Salvage.** Though badly deteriorated, the house has several features that may have salvage value to the township. Salvage should only take place by a professional salvage firm and only if it can be determined safe. The township would have the first option of retaining any salvaged features.

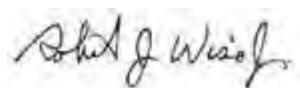
6. **Interpretive Signage.** RGA recommends a large sign be placed at the Struble Trail parking lot interpreting the Dorlans Mill. The Dorlans Mill Survey Form contains the necessary historical information and mapping, reducing the cost and effort to develop the signage. The sign would be particularly important if the Miller's House were to be demolished.

## **Conclusion**

The Miller's House presents many challenges. Given its condition and access issues, projected uses on future public land, and costs, it is unlikely that it will be rehabilitated or restored. As such, stabilization may also not be appropriate. A stabilized ruin may be an appropriate option, but only, it seems, if the site is incorporated into the trail or side trail. Regardless of the outcome, interpretation is strongly recommended for this site.

This concludes our review. If you have any questions, please contact Robert Wise at 610-585-3598 (cell). Thank you.

Sincerely,



Principal Senior Architectural Historian



Dorlans Mill Miller's House: Findings and Recommendations

May 10, 2022

Page 5

Cc: V. McCardell  
G. Jonik



# **Upper Uwchlan Township Historical Commission**

**Dorlans Mill and Natural Lands Trust Land Development Plan  
Updated Background, RGA Report and Draft Motions**

**June 7, 2022 Meeting — Prepared by Vivian S. McCardell, Chair Historical Commission**



# Background

- Natural Lands Trust (NLT) in process of purchasing 2.7 acres of Dorlans Mill property from Shryock Brothers, Inc. to transfer to Commonwealth of Pennsylvania and extend Struble Trail
- NLT's land development plan proposes change in lot line and proposes removal of Dorlans Mill house, water tower and garage
- NLT requests various waivers, including waiver of historic resource impact statement
- NLT land development plan also notes iron pipes and pins and concrete monuments found on property



# Background

- Dorlan's Mill house proposed for removal is on Township's Historic Resource Inventory as historic resource #110 and was built in 1849 by miller James Dorlan per date stone
- It appears an earlier miller's house destroyed by fires with only kitchen surviving
- Original mill believed to have been built by John Evans around 1750, but also destroyed by fire
- Property at one time also included ice house and dam
- James Dorlan is prominent Chester County resident who ran paper mill for 50 years before passing it along to his sons. He was also an inventor, served in State Legislature and was son-in-law of John Dowlin
- House and related mill buildings categorized as Class 2 historic resource, but recommended for Class 1 as part of potential historic district in 2001
- Dorlan's Mill determined not eligible for National Register of Historic Places in 2005 by PHMC



JAMES M. DORLAN.



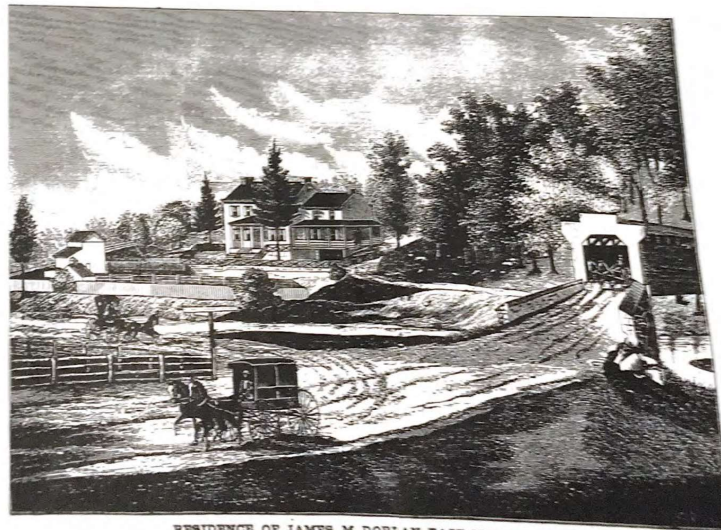
James M. Dorlan

The United States government, on June 11, 1873, granted by letters patent, No. 137,454, for an improvement in "Sizing Paper," to James M. Dorlan, which most valuable invention has become of great benefit to the world, and consists of a new and useful addition of lime, bleaching-powder, or other ingredients, called "sizing," as used for an improvement in creating or forming a paper-stock and paper-pulp for all kinds, but more particularly for the making of paper-stock and paper-pulp for making post-stand, hanging or house-wall and other wall papers of all qualities. Mr. Dorlan was born March 15, 1817, in Essex, his county, near Manor meeting-house. He early learned the paper-making trade, beginning in his country's year, and during this time only attended school one month in a year. He served his apprenticeship with David & Cooper, afterwards carried on the mill of Joseph M. Downing, now Giles' mill.

About the year 1812 he purchased a paper-mill on the east branch of the Brandywine, four miles from Downingtown, and now known as Dorlan's mill. When he bought thirty-seven acres of land were

attached, and to this he added nearly two hundred more. The mill, operated successfully by him for about fifty years, found a market for its paper in New York, Philadelphia and Baltimore. During this time he never was engaged in litigation with his partners. About fifteen hands were employed to run the mill, which is now operated by his son, Samuel S. He was married in 1838 to Elizabeth Downin, to whom were born seven children, the following are living: Samuel S., Thomas, John S., James, Esther Helena, married to Henry L. McConnell, of Philadelphia, and Mary Elizabeth, married to Dr. C. C. Treacher. Mr. Dorlan is of English descent, and was the son of Samuel and Mary (Hart) Dorlan. He started with no capital but his will and industry, and has been eminently successful in the race of life. He was elected justice of the peace, and owing to his extensive business declined to serve.

In 1851 he was elected from Chester County a representative in the Legislature, and served a full term. He is a member of the Presbyterian Church, and is highly respected in the community. His invention and patent to make paper impervious to water, to which he devoted much time and means, has given him celebrity, and made his name widely known.



RESIDENCE OF JAMES M. DORLAN, EAST BRANDYWINE.





ROBIAN'S MILLS WAYNESBURG BRANCH PRR EAST BRANDYWINE.



# Further Background

- During April 18th Board of Supervisor's meeting, NLT representative stated that cost to demolish house would be \$50,000, there was no interest in preserving all or any part of house and he did not know what costs would be involved to restore or make house stabilized ruin
- Pennsylvania Department of Conservation and Natural Resources (DCNR) contact indicated to Township historic preservation consultant, Robert Wise of Richard Grubb & Associates (RGA) that given house's current condition, DCNR not currently in place to fund restoration, rehabilitation, partial demolition or support long-term maintenance of structure that may not be eligible for National Register of Historic Places (NRHP), but DCNR not opposed to another party taking possession of house to rehabilitate or restore
- DCNR employee also indicated that demolition of historic properties potentially eligible for NRHP was not its policy and would be happy to support efforts by community to preserve house by stepping aside and allowing another owner since state's interest in property was more in nature of easement and not foregone conclusion state would take ownership of property
- On May 6th, Robert Wise and Seth Hinshaw of RGA visited the Dorlan's Mill house and conducted a site survey. Also attending were Anthony Campbell (Township Zoning Officer), Norman Glass (Historical Carpenter/Builder) and Vivian McCardell (Chair UUTHC). Due to house's condition, entry into house not permitted



# Issue: Alternatives to Preserve Dorlan's Mill House?

- SALDO Ordinances and Zoning Ordinance Pulled in by Section 200-108
  - Section 162-44A provides:
    - ▶ Development and design standards apply to all subdivisions and land development and are intended as minimums
    - ▶ If applicant clearly shows to satisfaction of Board because of peculiar physical conditions, literal enforcement would cause undue hardship, variations may be permitted as are reasonable and consistent with purpose and intent and shall represent least change from standard
  - Section 162-55A provides:
    - ▶ Consideration shall be shown for protection of all natural and historic features which if preserved will add attractiveness and value to developed areas
    - ▶ Provisions may be waived or modified if applicant shows to satisfaction of Township that strict adherence will render lot unusable or unsuitable for development or alternative designs achieve similar conservation objectives
  - Section 162-55G provides that historic features and other related points of interest shall be preserved and maintained



# Issue: Alternatives to Preserve Dorlan's Mill House?

- Under SALDO Ordinances (and Zoning Ordinance pulled in by Section 200-108), Dorlan's Mill house is protected historic resource
- Dorlan's Mill house and site is significant historic resource given its association with prominent Chester County resident, James Dorlan, and history of County's paper mills and its recognition in Futhey and Cope's iconic 1881 History of Chester County
- Since house has been neglected and appears to be in bad shape, is it possible to restore house and incorporate into Struble Train complex design through adaptive reuse?
  - ▶ Restaurant? Similar to Valley Green in Philadelphia's Fairmount Park?
  - ▶ Ice cream/coffee shop?
  - ▶ Museum?
  - ▶ Rest stop?



## **Issue: Alternatives to Preserve Dorlan's Mill House?**

- Has structural review been done on house?
- Cost to restore?
- Would grants be available to restore the house and site?
- If not possible to preserve entire house, would it be possible to preserve parts of house? Ruins?
- Placement of signs to interpret site in any event



# RGA Report Highlights

- RGA's report on site survey, dated May 11, 2022, reflects following findings:
  - House, long vacant, and garage in severe state of decline and house extremely unsafe
  - Large tree fallen on house roof and roof failed in places allowing water in house with resulting structural failure and collapse of first and second floors into basement
  - House interior molding observable through windows largely intact, however, marble fireplace surround removed, broken upon removal and in pieces behind house
  - Aside from some house masonry failures where rafters meet stone walls, no discernible cracks or settling observed in stone walls and relatively intact window and door surrounds observed in places
  - Most notable house elements are narrow side lights and transom at front door and some lower windows and shutters
  - Four foot retaining wall behind house appears sound in most places
  - House difficult to access as it sits on hill 20 feet or so above Dorlans Mill Road and garage use extremely dangerous due to Dorlans Mill Road traffic
  - Facing roughly south from front of house, reconstructed mill complex, Dorlans Mill Bridge and Struble Trail parking lot easily observable



# RGA Report Highlights

- RGA's report provides following recommendation, options and conclusions based on house's condition and proposed trail network:
  - Recommendation — Permit structural engineer to access house to determine extent of deterioration and damage and assist review of options listed below
  - Options and Conclusions
    - ▶ *Rehabilitation/Restoration — Unlikely.* Extremely expensive option and house's location would make difficult to reuse and cost hard to justify
    - ▶ *Stabilization — May Not Be Appropriate.* Secure house to prevent further deterioration and ingress until plan for future use developed and completed, requires at very least, costly new roof structure, and assumes feasible future reuse.
    - ▶ *Stabilized Ruin — May Be Appropriate.* Only recommended if Struble Trail passes directly around house so ruin could be seen and explored or side trail takes people to ruin. 4 stone walls of house would be left, with height to be determined. Stabilized ruin could also function as Dorlans Mill site overlook. Ruins can be dangerous, particularly along a busy public trail, but stabilized ruins are already found on Struble Trail and make Trail more interesting and educational.
    - ▶ *Demolition.* Should be considered only as last resort, but extent of damage and difficulty accessing house from trail and road make more realistic option. If demolition planned, consider the following:
      - Documentation: Document house before demolition to provide more detailed physical description of exterior and possibly interior using a drone, including measurements and photographs. Documentation could take form of Historic Structures Report (HSR) which could be in lieu of otherwise required Historic Resource Impact Statement.
      - Architectural Salvage: Several house features may have salvage value to Township and Township would have first option of retaining. Salvage should only be done by professional salvage firm and only if can be done safely.
    - ▶ *Interpretive Signage — Strongly Recommended Regardless of Outcome.* Large sign at Struble Trail parking lot interpreting Dorlans Mill. Using information in Township files would reduce preparation cost and effort. Signage especially important if house demolished.



## **Issue: Waiver of Historic Resource Impact Statement Appropriate?**

- Unless waived, historic resource impact statement required when any action listed below proposed within 250 feet of historic resource as identified in document entitled “Historic Resources Inventory: Upper Uwchlan Township, Chester County, Pennsylvania (Wise Preservation Planning, 2001).”
- Actions requiring historic resource impact statement include
  - Subdivision or land development plans which lead to new construction of buildings, structures, roads, driveways, parking area, etc.
  - Subdivision or land development plans which propose adaptive reuse or demolition of historic resources as identified in this chapter
  - General bridge or road construction or substantial repair
  - Other land development, land disturbances, or exterior structural alteration
  - Any conditional use application
  - Any planned residential development application
  - Any special exception or zoning variance request



## **Issue: Wavier of Historic Resource Impact Statement Appropriate?**

- Since Dorlans Mill house is on Township's Historic Resource Inventory as historic resource #110 and NLT proposes its removal/demolition, historic resource impact statement is required, unless waived if determined not applicable
- If all or part of house is to be demolished or adaptively reused historic resource impact statement would appear applicable.



# Final Motions Approved During March 28, 2022 HC Meeting

## Background:

- ▶ Natural Land Trust (NLT) has submitted a conditional use application and land development plan that proposes to remove the Dorlan's Mill house, water tower, garage and stone walls in connection with transferring the site to Chester County to become part of Marsh Creek Park and extend the Struble Trail.
- ▶ NLT has also requested for a waiver of the historic resource impact statement required under Township ordinance Section 162-9H(5) that is triggered by subdivision or land development plans that propose adaptive reuse or demolition of certain historic resources and by any conditional use application proposing actions relating to certain historic resources.
- ▶ The Dorlan's Mill house and site are significant historic resources on the Township's Historic Resource Inventory associated with prominent Chester County and Township resident, James Dorlan, and associated with the history of Chester County's and the Township's paper mills. The house and site are also recognized in Futhy and Cope's iconic 1881 *History of Chester County* (see excerpts attached).
- ▶ The Dorlan's Mill house appears to have fallen into some disrepair over the years.
- ▶ The Dorlan's Mill house and site are historic resources protected under Township ordinance Sections 162-44A, 55A and 55G and historic resources that trigger an historic resource impact statement under Township ordinance Section 162-H(5).

## Recommendations:

- ▶ Condition approval of NLT's conditional use application and land development plan on NLT taking all actions to preserve the Dorlan's Mill house and other site features and incorporating them into the Marsh Creek/Struble Trail complex, including, but not limited to, the following actions:
  - Conduct study on adaptive reuse as restaurant, ice cream/coffee shop, museum, rest stop, etc.
  - Structural review of house by qualified expert and costs to restore and preserve
  - Determine availability of grants to restore house and site
  - If not possible to preserve entire house, conduct study to determine preservation of parts of house or ruins
  - Place interpretative signs at site
- ▶ Do not waive the historic resource impact statement



# Draft Motions for June 7, 2022 HC Meeting

## Background:

- ▶ Natural Land Trust (NLT) has submitted a conditional use application and land development plan that proposes to remove the Dorlan's Mill house, water tower, garage and stone walls in connection with transferring the site to Chester County to become part of Marsh Creek Park and extend the Struble Trail.
- ▶ NLT has also requested for a waiver of the historic resource impact statement required under Township ordinance Section 162-9H(5) that is triggered by subdivision or land development plans that propose adaptive reuse or demolition of certain historic resources and by any conditional use application proposing actions relating to certain historic resources.
- ▶ The Dorlan's Mill house and site are significant historic resources on the Township's Historic Resource Inventory associated with prominent Chester County and Township resident, James Dorlan, and associated with the history of Chester County's and the Township's paper mills. The house and site are also recognized in Futhey and Cope's iconic 1881 *History of Chester County* (see excerpts attached).
- ▶ The Dorlan's Mill house and site are historic resources protected under Township ordinance Sections 162-44A, 55A and 55G and historic resources that trigger an historic resource impact statement under Township ordinance Section 162-H(5).
- ▶ Township consultant, Richard Grubb & Associates (RGA), conducted an investigation of the Dorlan's Mill house and reports that, after long being vacant, the Dorlan's Mill house is in a severe state of decline, extremely unsafe, extremely expensive to rehabilitate or restore and given the house's location difficult to reuse and hard to justify the cost.
- ▶ Of the five options for the house provided by RGA in its report, stabilizing the house as a ruin and overlook with appropriate signage, if the extended Struble Trail will pass by the house or a side trail will lead to it, seems the best option given the condition and location of the house. We note that the Struble Trail already incorporates and maintains stabilized ruins.
- ▶ If the extended Struble Trail will not pass by the house or have a side trail to the house, demolition seems the only viable option, with appropriate signage at the Struble Trail parking lot.



# Draft Motions for June 7, 2022 HC Meeting

## Recommendations:

- Based on the information, recommendations and options provided in RGA's report on its investigation of the Dorlan's Mill house, the Upper Uwchlan Township Historical Commission (UUTHC) hereby revises its recommendations approved during its March 28, 2022 meeting as follows:
  - Condition approval of NLT's conditional use application and land development plan on the following:
    - ▶ If the Struble Trail will pass by the house or if a side trail will lead to the house, stabilize the house as a ruin and Dorlans Mill overlook with appropriate signage that is subject to the review and approval of the UUTHC.
    - ▶ If the Struble Trail will not pass by the house or if a side trail will not lead to the house, the house may be demolished.
    - ▶ Document the house in the form of an Historic Structures Report (HSR) before stabilized as a ruin or demolished, as applicable, to provide a more detailed physical description of the exterior and interior using a drone, including measurements and photographs.
    - ▶ Hire a professional salvage firm to salvage architectural features, including, but not limited to, features identified by the Township based on the HSR and give the Township the first option of retaining any or all salvaged architectural features, in its sole discretion, free of charge.
    - ▶ Regardless if the house is demolished or stabilized as a ruin, erect a large sign that is subject to the review and approval of the UUTHC at Struble Trail parking lot interpreting Dorlans Mill.
  - Waive the Historic Resource Impact Statement in lieu of an Historic Structures Report (HSR) described above



June 16, 2022

**Via Electronic Mail Only: [tscheivert@upperuwchlan-pa.gov](mailto:tscheivert@upperuwchlan-pa.gov)**

Tony Scheivert  
Upper Uwchlan Township Manager  
140 Pottstown Pike  
Chester Springs, PA 19425

**Re: Lands N/L Shryock Brothers Inc.  
Lot Line Change Plan  
Upper Uwchlan Township, Chester County, PA**

Dear Tony:

Please accept this correspondence as Shryock's response to Gilmore & Associates Review Letter dated April 6, 2022. I know these issues were resolved at the Planning Commission meeting primarily, but I thought it would be helpful to have everything set forth in a letter.

**I. OVERVIEW**

The proposed project is a simple lot line adjustment of a common lot line between 2 adjacent parcels. The properties are located along Dorlan Mills Road and are located within the LI (Limited Industrial) Zoning District. (A portion of one of the lots is also partially located with the R-2 Zoning District, but not the portion under consideration with this application) The parcels involved are UPI# 32-6-49 and UPI# 32-6-49.1. UPI# 32-6-49 currently contains an existing dwelling, accessory garage, and water tower. All of which are proposed to be removed. The portion of UPI# 32-6-49.1 which is under consideration is not improved. A summary of the existing and proposed lots is as follows:

<u>Parcel</u>	<u>Current Lot Areas</u>	<u>Proposed Lot Areas</u>
UPI# 32-6-49	6.15 Acres	3.45 Acres
UPI# 32-6-49.1	16.4 Acres*	19.1 Acres *

\*Applicant has not provided an existing lot area for this parcel; area taken from taxmap data.

**II. ZONING ORDINANCE REVIEW**

**1. (V) Section 200-45.A.** - The Applicant has indicated they will be seeking a variance from this section due to Lot 2 does not meet the required 3.0-acre lot minimum. As this parcel will be merged with the Commonwealth's existing lot, we do not believe this variance is required.

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2. (V) Section 200-45.B. - The Applicant has indicated they will be seeking a variance from this section due both Lots 1 and 2 not meeting the minimum required 300' lot width. As this area will be merged with the Commonwealth's existing lot, we do not believe this variance is required for Lot 2. However, is needed for Lot 1.

3. (V) Section 200-45.C.(2). - The Applicant has indicated they will be seeking a variance from this section for Lot 1 as the resulting lot will not provide for the required side yard setback for the existing building.

**RESPONSE: The variances were approved on 4-13-2022**

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

1. The applicant has requested several waivers from compliance with the Township's Subdivision and Land Development Ordinances. A waiver request letter should be provided outlining the reasoning for each of the requests.

4. (W) Section 162-9.B(2)(b)[10] - A waiver has been requested from this section which requires site information be provided within 100 feet of the property. We have no objection to this waiver request.

5. (W) Section 162-9.D. - A waiver has been requested from requiring a Site Analysis and Impact Plan be provided. As there is no construction associated with this project, other than the demolition of some existing structures, we have no objection to this waiver request.

6. (W) Section 162-9.E. - A waiver has been requested from requiring a Conservation Plan be provided. As there is no construction associated with this project, other than the demolition of some existing structures, we have no objection to this waiver request.

7. (W) Section 162-9.H. - A waiver is being requested from the requirement to provide Impact Statements. As there is no construction associated with this project, other than the demolition of some existing structures, we have no objection to this waiver request relative to the environmental impact statements. We defer to the Township Planning and Historical Commissions as well as the Township Land Planner regarding relief from the Historic Impact Statement.

8. (W) Section 162-28.D. & 162-28.E. - A waiver has been requested to not require providing the 50' Ultimate Right of Way and dedication to the Township. However, no justification has been provided as to the need for the waiver. The Township Traffic Engineer has recommended below the right of way be provided at this time.

9. (W) Section 162-9.C(2)(a)[6] - A waiver has been requested to not require providing cartway geometry information for Krauser Road. As there is no construction associated with this project, we have no objection to this waiver request.

**RESPONSE: All required waivers have been recommended for approval by the Planning Commission.**



**IV. GENERAL COMMENTS**

1. Please provide a legal descriptions for the newly created lots and easements.

**RESPONSE: These will be provided prior to recordation of the subdivision plan.**

Please remove the multiple signature lines for the Township Board of Supervisors and Planning Commission signature blocks. Only the Chairperson of each of the bodies is required to sign.

**RESPONSE: This will be provided on the plans submitted for signature.**

**V. TOWNSHIP TRAFFIC CONSULTANT  
MCMAHON ASSOCIATES, INC.**

1. SALDO Section 162-28 – Dorlan Mill Road is classified as a minor collector, and as such, a 25-foot half width ultimate right-of-way should be provided along the site frontage. In addition, the following note should be added to the plans:

“The Record Owner and its successors and assigns in ownership of Tax Parcel 326-49 shall convey and dedicate in fee to PennDOT or Upper Uwchlan Township upon demand, at no cost, the land area between the existing legal right-of-way line and the ultimate right-of-way line along Dorlan Mill Road (S.R. 4019) to be used for public road purposes, sidewalks, utilities, and other public purposes.”

**RESPONSE: This subdivision is triggered by the County’s taking of an easement for the installation of a public trail. As part of the resolution of that and related issues, in order to facilitate the trail and the conveyance of the 2.7 acre parcel to the north, bifurcated by the trail, to Natural Lands Trust (“NLT”) for ultimate addition to March Creek State Park, Shryock is cooperating with the subdivision process and conveying the 2.7 acre orphaned parcel to NLT. Pursuant to state law, Shryock cannot be compelled to donate additional right-of-way to the Township. No such additional right-of-way is offered. The Planning Commission acknowledge that there is no additional space of right of way and supported no additional right of way area being added.**

2. Based on the Township’s Community Trails Map, the Brandywine Trail is envisioned along this section of Dorlan Mill Road, which is proposed to connect the Struble Trail and Marsh Creek State Park. The location and design of the Brandywine Trail has not been confirmed at this time, and as much as possible this trail will likely be located in the future road right-of-way. However, to the extent there is any chance the trail may be located on this property, we recommend the following note be added to the plan to establish an ongoing willingness for the Township and property owner to work together to advance this trail project in the future trail.

“In order to facilitate the planning, design, and construction of the Township’s planned Brandywine Trail, the property owner will work with the Township to allow access, right-of-way and easements to facilitate this paved trail along the Dorlan Mill Road site frontage in a manner that is safe and reasonable.”



**RESPONSE: The legal owner and NLT will cooperate with the project as aforementioned, but as stated above, no additional right-of-way is being offered for dedication.**

**VI. TOWNSHIP LAND PLANNER  
BRANDYWINE CONSERVANCY**

The Applicant proposes to reconfigure lot lines between two adjacent parcels – one owned by Shryock Brothers Inc. (UPI. 32-6-49) and the other owned by the Commonwealth (UPI. 32-6-49.1). The current Shryock property of 6.15 acres is located within Limited Industrial (LI) Zoning District and improved with a paper mill, unoccupied dwelling, garage, water tower, driveway, and parking areas. The existing use of subject property as a paper mill is permitted by right within said zoning district. Both mill and dwelling (known as millers house) are considered historic structures as defined by the Township. The adjacent property that is a subject to this application is 16.41 acres of open space, which is a part of the Marsh Creek State Park. The applicant proposes to reconfigure the existing lot line between the Shryock property and one owned by the Commonwealth to convey 2.7 acres of land area (noted as Lot 2) from Shryock property, including the millers house, garage, and a water tower, to the adjoining land of the Commonwealth. The proposed lot line is somewhat aligned with the existing trail easement noted on the provided plans. The proposed will result in Shryock property decreasing to 3.455 acres (noted as Lot 1) and becoming nonconforming with minimum lot width and side yard setbacks requirements.

The subdivision plans indicate that the historic millers house, labelled as “existing house” on proposed Lot 2, is to be demolished. Other features to be removed include a water tower and concrete base, retaining wall, and a garage.

The applicant has requested the following waivers from the Upper Uwchlan Township Subdivision and Land Development Ordinance (SLDO) since no development is proposed:

- Section 162-9.D to provide a site analysis and impact plan
- Section 162-9.E to provide a conservation plan
- Section 162-9.H to provide impact statements
- Sections 162-28.D and 162.258.E to 50’ ultimate right of way and dedication to Township as Dorlan Road is a state highway

Applicant has also requested the variances from the following requirements that the proposal does not meet:

- Section 200-45.A – minimum lot area for Lot 2
- Section 200-45.B – minimum lot width for Lots 1 & 2
- Section 200-45.C.(2) – side yard setbacks for Lot 1

**Use Regulations**

1. Lot 2 is proposed to be conveyed to the adjoining land of the Commonwealth that is being used as a public park, the Marsh Creek State Park. The proposed public use for Lot 2 located within LI Zoning District is permitted when approved as a Conditional Use by the Board of Supervisors pursuant to § 200-44.I(10) of the Zoning Ordinance. We recommend that the Township consult the Township solicitor



regarding this subject matter in addition to requesting the applicant to provide detailed description on intended use of Lot 2.

**RESPONSE:** The Township and its solicitor are fully aware of the transaction and the goals of same. The trail project and the sale of the resulting bifurcated lot to NLT and incorporation of such land into the state park has been planned and known to the Township for over 2 years. The plan to demolish the water tower, house and related improvements that are located on the 2.7 acre lot have long been an essential element of that project. Upon information and belief, NLT and the Commonwealth of Pennsylvania will not accept such land without the ability to remove the improvements. Any effort to save the house will put the trail project, and the NLT acquisition and park annexation of the 2.7 acres at grave risk.

**With respect to the use of the Lot 2, it will be open parkland recreational use as part of the State Park, consistent with the existing State Park.**

2. The future land use map in the Comprehensive Plan (2014) designates the Shryock property as Rural/Site Responsive land use, which envisions that permitted density and design criteria for residential development of remaining open/undeveloped lands will be "site responsive". This approach considers the creative use of flexible design, such as clustered development, to achieve meaningful conservation of open space. Proposed use as an open space for Lot 2 overachieves that conservation goal. Additionally, the subject property is a part of land area identified as Priority Parcel ("Priority Parcel C of 33 acres") for preservation on the Priority Areas for Preservation Map (5-1). That land area is also a part of the Brandywine Greenway and has also been identified as a destination on the Community Trail Master Plan Map (6-1), as it is served by regional Brandywine and Struble Trail systems and designated local and regional bike routes. Furthermore, subdivision plans note the existing trail easement that runs from northern to southern boundary of the Shryock property is already dividing the land area into two, which makes it unfeasible for Lot 2 to be used as a part of the existing paper mill operations. Based on preliminary assessment above, we are highly supportive of proposed lot lines change and merging of Lot 2 with adjoining lands of the Commonwealth for open space conservation and public use.

#### Proposed setbacks for Lot 1

3. The proposed change in lot line will result in an increase of nonconformities for the paper mill building remaining on Lot 1. The reduction of the existing side setback might create hardship for the property owner in the future in case of building expansion or any other improvements. We strongly recommend the Township to request the applicant to consider other options to allow for a greater than proposed side yard setback with a new lot line.

#### Environmental Impact

4. The proposed subdivision of land will result in Lot 2 improved with historic millers house, water tower, retaining wall and a garage to become a nonconforming use within Limited Industrial Zoning District. In addition, several historic structures are proposed to be demolished as a part of the subdivision and land development process. The applicant has requested a waiver from SLDO § 162-9.D that provides standards for environmental impact analysis to be completed by the applicant to address the impacts of proposed subdivision on natural and historic resources. We strongly encourage the Township to request



the applicant to comply with those provisions as it will provide a more comprehensive picture of future use of the land.

**RESPONSE:** See response to number 1, above. The structures need to be removed to effectuate the conservation and annexation plan. The future use has been determined as part of the existing state park. NLT, Shryock, and the County are willing to work toward a project that will allow for the installation of a plaque along the trail that will recognize and identify the former operating mill and the prior residence (which itself is of little or no historic value). The Planning Commission recommended this result with support of the installation of a plaque along the public trail to recognize and identify the former operating mill and the prior residence.

#### Historic Resources

5. As previously noted, two historic structures as defined by the Township, millers house and a mill, are currently located on the Shryock property. The dwelling was classified as a Class II historic resource with potential to be eligible as a Class I resource when clustered with the historic farmhouse, barn, and springhouse located at 751 Dorlan Mill Road. Class I resources possess significant architectural quality, are representative of a specific mode or style of architecture, are structurally intact, are greater than 50 years of age, and/or are historically significant. At the time of publication, the greatest threat to the millers house was identified as neglect, and the current condition of the dwelling clearly demonstrates that neglect has occurred since the resource was inventoried in 2001. The roof of the dwelling is now compromised, and the structure has not been inhabited for 20 years or more.

SLDO § 162-9.H.(5).(a).[2] states that a Historic Resources Impact Statement is required when subdivision or land development plans propose demolition of an historic resource or other features located within 250 feet of an historic resource as identified in the Historic Resources Inventory (Wise Preservation Planning, 2001). We recommend that the Township require the applicant to submit a Historic Resources Impact Statement, and that the Historical Commission provide recommendations regarding the preservation or demolition of the historic millers house.

**RESPONSE:** See other responses herein. This recommendation is made with no consideration of the work and efforts made by the County, NLT, and Shryock over the last two plus years to add the bifurcated land to that State Park and facilitate the installation of the trail. Acceptance of this recommendation of the part of the Township will result in the scuttling of the various transactions and resolutions and will likely result in litigation. It is strongly requested that the recommendation not be accepted. The Planning Commission recommended rejection of this recommendation and approval of the subdivision as submitted, together with the changes contemplated hereby.

6. The 2014 Comprehensive Plan includes a list of revised actions from the 2009 Open Space, Recreation and Environmental Resources Plan (OSRER) aimed to protect historic resources within the Township (p.92). The following actions emphasize the need and next steps for future historic preservation:

- HR 4. Conduct negotiations with owners and purchasers of Class I and Class II historic resources to preserve historic structures and their surrounding landscapes. Assure that sufficient landscape is retained to preserve the context of the historic structure.



- HR 5. Consider the purchase of cultural and historic resources and/or properties where protection and preservation of the property is a recognized public benefit.
- HR 7. Negotiate with the owners of the Class I and Class II historic resources to preserve original historic structures and building facades. Where such structures are part of a development plan, utilize the SLDO to require a Historic Resource Impact Study, and utilize the Conditional Use process to place restrictive covenants on building façades and historic structures.
- HR 10. Consider developing new locally-designated historic districts, including Font, Eagle, Byers Station, and possibly Dorlan Mill.

We strongly encourage the Township to work with the applicant to explore options to preserve historic millers house.

**RESPONSE: No development is proposed. Therefore, the suggested opportunities to negotiate with the landowner (legal or equitable) do not exist. The Planning Commission recommended that the subdivision be approved in order to facilitate the conveyance of the 2.7 acre parcel as contemplated.**

7. Use regulations within the LI Zoning District provide provisions for adaptive reuse of historic resources, which will be applicable to historic millers house if the applicant chooses to preserve it. Specifically, § 200-44.M, when authorized as a conditional use by the Board of Supervisors, allows for additional uses, including but not limited to bakeries, retail sales, restaurants, public use, when established on a property designated as a Class I or Class II Historic Resource, where historical buildings shall be adaptively re-used, and where an economic development license has been issued for the purpose of local economic development. Additionally, § 200-44.N allows for adaptive reuse for historic preservation where indicated as use by right within LI Zoning District, which includes manufacture of light industrial products from already prepared materials, manufacture of professional, scientific, or electronic instruments; jewelry; watches, small appliances, and similar products, and others. Considering the location of the historic millers house in relation to existing trails and bike networks, community will highly benefit from reusing the historic building for uses that support and encourage recreation in the area and provide additional features at the designated destination site.

We strongly encourage the Township to work with the applicant on potentially repurposing the historic millers house for public use prior to approval of lot line changes and proposed demolition of structure.

**RESPONSE: Subject to the response to number 6 above, there is no opportunity for adaptive reuse as the lot with the stated improvements removed is a prerequisite to inclusion in the park.**

#### Conservation

8. Applicant has requested a waiver from SLDO §162-9.E that provides standards for displaying all significant natural features to evaluate the impact of proposed improvements on those. Subdivision plans note the proposed demolition of structures described above, which might result in some impacts to natural features, specifically all trees or portions of tree masses proposed to be cleared as part of the proposed subdivision, all proposed alterations of the natural grade and compliance with all applicable erosion and sedimentation control standards. We strongly encourage the Township to request the



applicant to provide conservation plan elements, including but not limited to limit of disturbance, as proposed by the applicant.

**RESPONSE: No meaningful impact on natural features is expected. The Planning Commission recommended granting of the requested waiver.**

#### Recreation

9. Supplemental Regulations of Zoning Ordinance §200-68, Recreational land use, includes standards for recreational land use that will be applicable to reconfigured Lot 2. We recommend the applicant to demonstrate that those provisions are being met.

10. Applicant has requested a waiver from SLDO §162-9.H.(3) requiring impact statements pertaining to recreation. We agree that some of those requirements are not applicable to the project; however, we strongly encourage the Township to request the applicant to provide more details on facilities (if any) that will be proposed in the future and the accessibility of Township residents to subject tract.

**RESPONSE: The requested waivers are necessary to facilitate the park annexation and trial project. The Planning Commission recommended approval of same.**

#### Trails

11. The subdivision plans indicate an existing 20' wide trail easement along the proposed lot line extending from Dorlan Mill Road to the northern property boundary, but the plans do not show any connections to nearby trails. The subdivision plans do not note if said easement will be extinguished. We strongly suggest that the Township requests the applicant to include more information regarding the future of that easement and any potential connections to the existing trail network, specifically Brandywine Trail and Marsh Creek State Park Trail networks and/or Struble Trail.

**RESPONSE: Any such consideration will be subject to review and approval by NLT and could be considered in the future, but not prior to the sale and transfer of the 2.7 acre bifurcated lot.**

#### Zoning Districts

12. The existing parcel owned by the Commonwealth (UPI. 32-6-49.1) is located in two (2) zoning districts with eastern portion in R1 Residential and its western portion in LI Zoning District. We strongly encourage the Township to revise zoning districts' boundaries to follow parcel lines to avoid split zoned parcels for ease of zoning administration and enforcement.

In summary, we are in support of this application, and if requested, would be happy to meet with the applicant on site to discuss the items noted in this review letter.

#### **VII. TOWNSHIP SEWER CONSULTANT ARRO CONSULTING**

No comments.



Based on these responses, we would request approval of the lot line change plan

Very truly yours,



Brian L. Nagle

/cg

cc: Kevin M. McKenna, Esquire *[via Electronic Mail Only: kmckenna@mckennalawllc.com]*  
Jack Stefferud, NLT *[via Electronic Mail Only: jstefferud@natlands.org]*  
Shryock Brothers. Inc. *[via Electronic Mail Only]*





**UPPER UWCHLAN TOWNSHIP**  
**CHESTER COUNTY, PENNSYLVANIA**  
**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 200 OF THE UPPER UWCHLAN TOWNSHIP CODE, AS AMENDED, ENTITLED “ZONING”, BY AMENDING THE UPPER UWCHLAN TOWNSHIP ZONING MAP WHICH IS ADOPTED IN SECTION 200-9 TO ELIMINATE THE F-1 AND F-2 FLEXIBLE DEVELOPMENT OVERLAY DISTRICTS; SECTION 200-69.B TO DELETE THE REFERENCE TO FLEXIBLE OPEN SPACE DEVELOPMENT OPTION; TO DELETE SECTION 200-72 TITLED “FLEXIBLE/OPEN SPACE DEVELOPMENT OPTION” AND TO ADOPT A NEW SECTION 200-72 TITLED, “SUBDIVISIONS APPROVED USING THE FLEXIBLE/OPEN SPACE DEVELOPMENT OPTION.”**

**NOW THEREFORE BE IT ENACTED AND ORDAINED** by the Board of Supervisors of Upper Uwchlan Township, Chester County, Pennsylvania, that Chapter 200 of the Upper Uwchlan Zoning Code, entitled, “Zoning”, as amended, shall be amended as follows:

**SECTION 1.** The Zoning Map of Upper Uwchlan Township which is adopted in Section 200-9 shall be amended by removing the F-1 and F-2 Flexible Development Overlay Districts. The revised Zoning Map is attached hereto as Exhibit “A”.

**SECTION 2.** Section 200-69.B shall be amended as follows:

“B. Applicability. The criteria set forth in this section shall apply to any common open space and/or any restricted open space required under applicable provisions of this chapter (i.e., multifamily development, mobile home park development, and planned residential development.) For the purposes of this chapter, common open space shall be considered a subset of restricted open space, as defined in § 200-7.”

**SECTION 3.** Section 200-72 titled “Flexible/open space development option” shall be deleted.

**SECTION 4.** A new Section 200-72 shall be adopted and provide as follows:

**“§ 200-72. Subdivisions Approved Using the Flexible/Open Space Development Option.** Subdivisions approved prior to the date of enactment of this amendment using the flexible/open space development option (previously found in repealed §200-72) may



be completed in accordance with the final approved subdivision and land development plan, subject to the provisions in the Pennsylvania Municipalities Planning Code. After issuance of the first occupancy permit for an individual lot in a subdivision designed and approved as a flexible/open space development, future development of an individual lot shall comply with repealed Zoning Ordinance §200-72.D or the requirements of the approved final plan, whichever are more restrictive. Except as expressly set forth in this Section, future development of said individual lots shall comply with all applicable ordinances, statutes, and regulations of the Township and other governmental entities in effect at the time of future development.”

**SECTION 5. Severability.** If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

**SECTION 6. Repealer.** All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

**SECTION 7. Effective Date.** This Ordinance shall become effective in five days from the date of adoption.

**ENACTED AND ORDAINED** this \_\_\_\_ day of \_\_\_\_\_, 2022.

**ATTEST:**

**UPPER UWCHLAN TOWNSHIP  
BOARD OF SUPERVISORS**

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

\_\_\_\_\_  
Sandra M. D’Amico, Chair

\_\_\_\_\_  
Jennifer F. Baxter, Vice-Chair

\_\_\_\_\_  
Andrew P. Durkin, Member



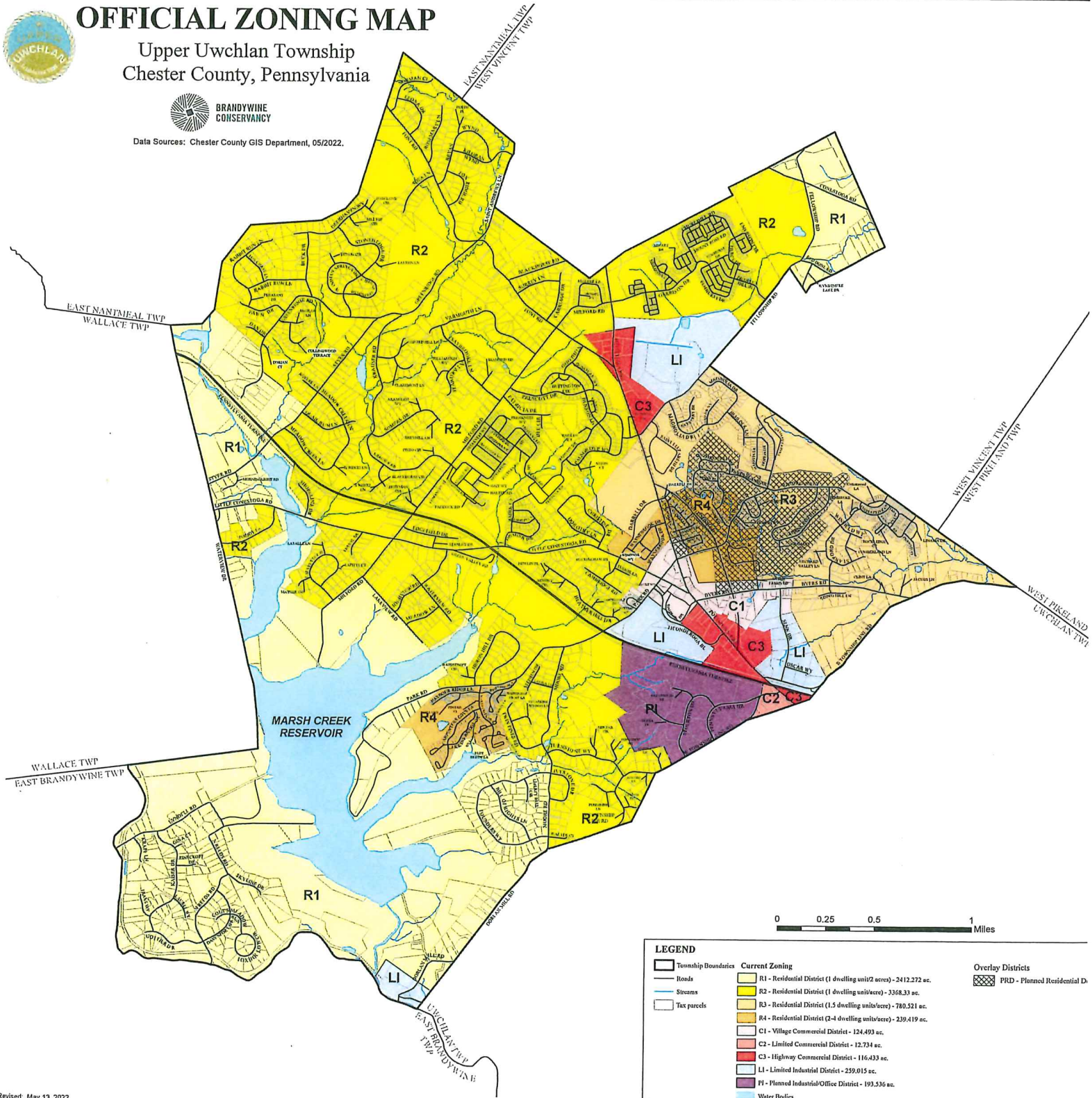


# OFFICIAL ZONING MAP

Upper Uwchlan Township  
Chester County, Pennsylvania



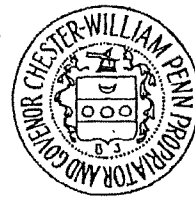
Data Sources: Chester County GIS Department, 05/2022.







# THE COUNTY OF CHESTER



COMMISSIONERS  
Marian D. Moskowitz  
Josh Maxwell  
Michelle Kichline

Brian N. O'Leary, AICP  
Executive Director

PLANNING COMMISSION  
Government Services Center, Suite 270  
601 Westtown Road  
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West Chester, PA 19380-0990  
(610) 344-6285 Fax (610) 344-6515

June 6, 2022

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

Re: Zoning Ordinance Amendment - Amend the Zoning Map and Eliminate the F-1 and F-2 Flexible Development Overlay Districts  
# Upper Uwchlan Township - ZA-05-22-17223

Dear Ms. Jonik:

The Chester County Planning Commission has reviewed the proposed Upper Uwchlan Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on May 27, 2022. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

## DESCRIPTION:

1. The Township proposes to amend the zoning map and ordinance to eliminate the F-1 and F-2 Flexible Development Overlay districts, and add a new Section 200-72 to address the area and bulk regulations for subdivisions that have been approved using the Flexible Development Overlay regulations. A revised zoning map was included as part of the submission to the County Planning Commission (identified as "Exhibit A" in the submission).

## BACKGROUND:

2. The Chester County Planning Commission previously reviewed an amendment eliminate the F-1 and F-2 Flexible Development Overlay districts, and our comments were forwarded to the Township in a letter dated May 16, 2022 (refer to CCPC ZA-05-22-17195).

## COMMENTS:

3. In our previous review of this amendment, we suggested that the Township ensure that other options in the Zoning Ordinance will still provide appropriate opportunities for innovative designs and developments that protect important environmental features.
4. The Township could also consider adjusting the current flexible/open space development option regulations, such as a reduction in minimum tract size, to make them more suited to the remaining Township sites that may be appropriate for this option. The Chester County Planning Commission's eTool on Cluster Development can also be consulted for other regulation considerations, at <https://www.chescoplanning.org/MuniCorner/eTools/26-ClusterDev.cfm>



Page: 2

Re: Zoning Ordinance Amendment - Amend the Zoning Map and Eliminate the F-1 and F-2 Flexible Development Overlay Districts

# Upper Uwchlan Township - ZA-05-22-17223

5. The new Section 200-72 to the amendment appears to be necessary to permit developments that were approved under the F-1 and F-2 Flexible Development Overlay district regulations to proceed under the regulations that applied at the time of approval.

**RECOMMENDATION:** Upper Uwchlan Township should consider the comments in this letter and in our review letter of May 16, 2022 (refer to CCPC ZA-05-22-17195) before acting on the proposed zoning ordinance amendment.

We request an official copy of the decision made by the Township Supervisors, as required by Section 609(g) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your ordinance.

Sincerely,

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

Wes Bruckno, AICP  
Senior Review Planner