



UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS
REGULAR MEETING

June 19, 2017
7:00 p.m.

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

AGENDA
June 19, 2017
7:00 p.m.

- I. CALL TO ORDER
 - A. Salute to the Flag
 - B. Moment of Silence
 - C. Inquire If Any Attendee Plans to Audio or Video Record the Meeting
- II. CONDITIONAL USE HEARING: Black Horse ELU, LLC / Jankowski Tract
- III. APPROVAL OF MINUTES: May 9, 2017 Board of Supervisors Workshop
May 15, 2017 Board of Supervisors Meeting, Conditional Use Hearings
- IV. APPROVAL OF PAYMENTS
- V. TREASURER'S REPORT
- VI. SUPERVISORS' REPORT
 - A. Park & Recreation Board Member Appointments
 - B. Historic Commission Member Appointments
 - C. Calendar:
 - July 4, 2017 Office Closed ~ Independence Day
 - July 11, 2017 4:00 p.m. Board of Supervisors Workshop
 - July 17, 2017 7:00 p.m. Board of Supervisors Meeting
 - Yard Waste Collections: June 21, June 28, July 12, July 26
 - Do not use plastic bags for yard waste as these materials will be composted. Place materials curbside the night before to guarantee collection. Use biodegradable bags or open containers (without lids).
- VII. ADMINISTRATION REPORTS
 - A. Township Engineer's Report
 - B. Building and Codes Department Report
 - C. Police Chief's Report
 - D. Public Works Department Report
- VIII. LAND DEVELOPMENT
 - A. Escrow Release: Toll Brothers Reserve at Chester Springs \$87,336.72 Consider Approval
 - B. Conditional Use Approval Extensions – Consider Approval:
 - i. Gunner Properties 270-290 Park Road
 - ii. McKee Milford Associates / Fetterers
- IX. ADMINISTRATION
 - A. 2017 Road Milling – Paving Bid Results – Consider Awarding Contract(s)
 - B. Ordinance Amendments ~ Medical Marijuana, Keeping of Chickens – Consider Adoption
 - C. Resolution and Agreement for Electronic Access to PennDOT Systems – Consider Adoption
 - D. Wastewater Disposal Capacity – Consider Approval of Purchase Agreement
- X. OPEN SESSION
- XI. ADJOURNMENT



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: BOARD OF SUPERVISORS

FROM: Gwen Jonik, Township Secretary 

RE: Black Horse ELU, LLC (Jankowski Tract) CONDITIONAL USE HEARING

DATE: June 16, 2017

A conditional use hearing is scheduled for 7:00 PM, June 19, 2017, to consider the Application of Black Horse ELU, LLC. This Application is for the currently vacant 40.6-acre Jankowski Tract on the west side of Route 100 at the boundary with West Vincent Township.

Kristin Camp will conduct the Hearing; a Court Stenographer has been coordinated; Township Consultants will be in attendance – Dave Leh, Sheila Fleming, Chris Williams, Matt Brown.

The Hearing was publicized in the Daily Local News May 31 and June 7; AI posted the property on Route 100 and on the Milford Road extension June 2; the public notice was mailed to owners of property abutting the Jankowski Tract and in close proximity – the homes on the Milford Road extension, Carriage Drive, Surrey Lane, Black Horse Road (west of Route 100) and the businesses on Route 100 to the south of the property.

Attachments:

Conditional Use Application, Plan, Fiscal and Recreation Impact Studies
Gilmore Review Letter May 9, 2017

Planning Commission Meeting Minutes May 11, 2017 Approved
Revised Plan dated May 16, 2017

Planning Commission Meeting Minutes June 8, 2017 Draft
Gilmore Review Letter June 12, 2017
Fire Marshal Review Letter June 13, 2017



UPPER UWCHLAN TOWNSHIP

140 Pottstown Pike

Chester Springs, PA 19425

610-458-9400

Fax 610-458-0307

RECEIVED
MAR 30 2017

UPPER UWCHLAN TWP

CONDITIONAL USE APPLICATION

Tax Parcel Number: 32-1-30

Date: 3/29/2017

Name of Applicant: Black Horse ELU, LLC (equitable owner)

Address: 485 Devon Park Drive, Suite 106, Wayne, PA 19087

Telephone: (610) 225-0915 Email: john@envisionlanduse.com

Owner of Parcel: Henry F. Jankowski (legal owner)

Address / Location of Parcel: 565 Pottstown Pike

Zoning District: R-2/F-1 Overlay Existing Use: undeveloped

Article / Section Authorizing Conditional Use: 200-72.B.2(a)

Description of Proposed Conditional Use: 55 single-family homes on a 40 gross acre tract with 40% open space.

This Application shall be accompanied by:

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

** Plus Reimbursement of Township's Consultant and Legal Fees; and Additional Hearing Fees: Non-Commercial \$250.00/Hearing; Commercial/Industrial \$500.00/Hearing

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

BLACK HORSE ELU, LLC

Printed Name of Applicant

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER

Sworn to and subscribed before me this
29 day of March, 20 17

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

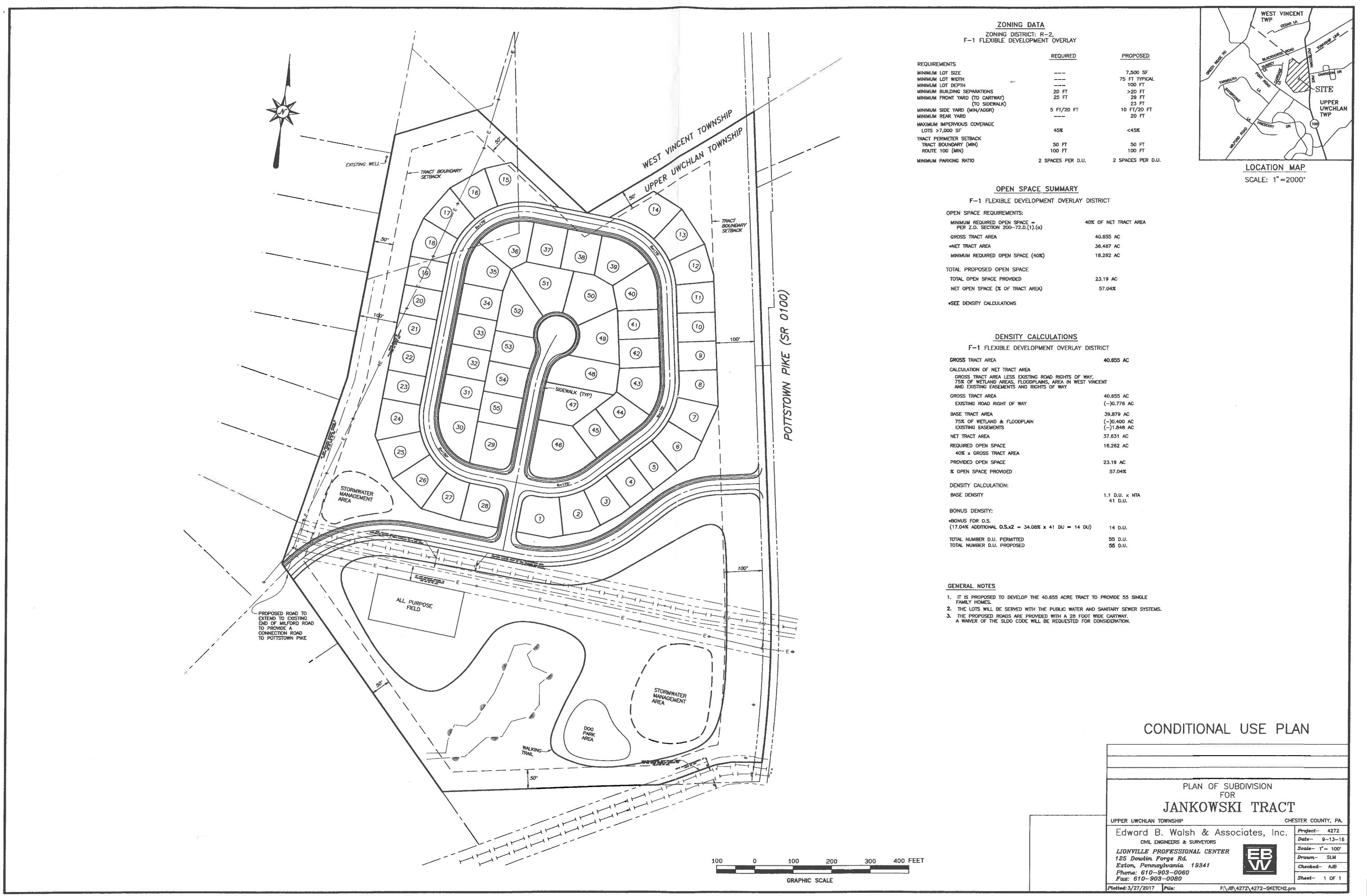
SUSAN DRIES, Notary Public

Uwchlan Twp., Chester County

My Commission Expires October 17, 2017

Susan Dries

Notary Public



FISCAL IMPACT ANALYSIS
Proposed Jankowski Property Development
Upper Uwchlan Township
Chester County

April 3, 2017

Prepared for:
Envision Land Use
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Fiscal Impact Analysis

Jankowski Property

Upper Uwchlan Township, Chester County

April 3, 2017

This report examines the fiscal impact to Upper Uwchlan Township and the Downingtown Area School District of the proposed Jankowski Property development. The report examines the fiscal impact to the Township and School District during any given year after the completion of the proposed development, based on 2017 levels of revenue, expenditures, and taxation.

The proposed Jankowski Property development consists of 55 single family detached dwellings, with four bedrooms each, to be sold for an average price of \$650,000. At buildout and full occupancy, the proposed development is projected to house 193 persons, including 56 school age children, of whom 52 are projected to attend public schools.

The table below shows the projected annual net fiscal impact (revenue minus expenditures) to the Township and School District. At the end of this report are the spreadsheets for the Township and School District, showing the specific expenditures and revenue for the proposed development. All cell addresses refer to these spreadsheets.

Proposed Dwelling Type	Number of Units	Annual Net Township Impact	Annual Net School District Impact	Annual Net Combined Impact	Annual Net Impact per Unit
4 Bedroom Single-Family Detached	55	\$50,880	-\$76,231	-\$25,351	\$-461

The net fiscal impact of the proposed development is projected to result in an annual net surplus of \$50,880 for Upper Uwchlan Township and an annual net deficit of \$76,231 for the Downingtown Area School District. In addition to the annual net impacts shown above, the proposed development is projected to generate \$178,750 in real estate transfer tax revenue to each of the Township and School District, from the sale of the homes from the builder to the initial purchasers over the construction period.

The relatively high value of the proposed homes generates considerable annual revenue to the Township and School District. However, the relatively high demographics of the four bedroom single family detached homes also generates considerable annual expenditures. The annual revenue is projected to exceed the annual expenditures for the Township, but the annual expenditures are projected to exceed the annual revenue for the School District.

Assessments and Demographics

The average market value (sales price) of the proposed units is projected to be \$650,000 (cell C6). The total market value is determined by multiplying the number of units (55, cell B6) by the market value per unit (\$650,000, cell C6). The market value at buildout is projected to total \$35,750,000 (cell D6). The assessed value is determined by multiplying the market value (\$35,750,000, cell D6) by the 2016-2017 Chester County common level ratio of 53.8 percent, from the Pennsylvania State Tax Equalization Board (cell D18). The assessed value at buildout is projected to total \$19,233,500 (cell E6).

The number of persons per unit and number of school age children per unit are derived from the Rutgers University Center for Urban Policy Research (CUPR) *Residential Demographic Multipliers*, published in

June, 2006 and based on the U.S. Bureau of the Census 2000 Public Use Microdata Sample 2006 (available at <http://www.dataplace.org>). The Rutgers CUPR examined housing built between 1990 and 2000 specifically in each state, and determined the demographic multipliers for a variety of dwelling types (detached, attached, multifamily, etc.), size (in number of bedrooms), and value. The demographic multiplier for persons per unit used in this analysis is 3.50 for the four bedroom single family detached units (cell F6), specifically in Pennsylvania. The number of persons projected to reside in the proposed development is determined by multiplying the number of units (totaling 55, cell B6) by the number of persons per unit (3.50, cell F6). The number of persons projected to reside in the proposed development at buildout and full occupancy totals 193 (cell G6).

The number of school age children per unit for each dwelling type is also from the CUPR research based on the Census figures in Pennsylvania. The demographic multiplier for number of school age children (ages 5-18) per unit for high end single family detached dwellings used in this analysis is 1.02 (cell F32 of the School District spreadsheet). The number of school age children projected to reside in the proposed development is determined by multiplying the number of units (totaling 55, cells B32) by the number of school age children per unit (1.02, cell F32). This figure is then multiplied by 92.6 percent (cell D45), which is the percentage of Upper Uwchlan Township school age children attending public schools, from the 2015 American Community Survey, a function of the U.S. Census, which reported 2,641 public school students out of 2,852 school age children. The number of public school students projected to reside in the proposed development at buildout and full occupancy totals 52 (cell G32).

Please note that the Rutgers CUPR has not (yet) analyzed the 2010 Census figures to provide demographic multipliers differentiated by dwelling type, size or value, which, along with housing tenure, are the key variables that the researchers at Rutgers found were associated with statistically significant differences in demographics of housing. By comparison, the number of persons per unit in the 2015 American Community Survey for Upper Uwchlan Township, including all dwelling types, sizes, values, and tenure, was 3.01 (11,482 persons in 3,812 units), and the number of school age children per unit was 0.75 (2,852 children in 3,812 units). The demographic multipliers used in this analysis are slightly higher than the Township averages, reflecting the larger dwelling type.

Annual Township Expenditures and Revenue

Annual Township expenditures are determined using the per capita multiplier method, that is, by multiplying the projected number of residents in the proposed development by the existing Township per capita operating expenditure of \$281.50 (cell D23). The per capita expenditure is derived by estimating the proportion of existing Township operating expenditures applied to existing Township residential development, and dividing by the existing Township population, as follows.

The four operating funds in the Township are the General Fund, Solid Waste Fund, Water Resource Protection Fund (formerly the Stormwater Fund), and the Liquid Fuels Fund, shown in the table below with their expenditures in the 2017 budget.

Fund	Budgeted Expenditures
General Fund	\$5,551,499
Solid Waste Fund	\$834,679
Water Resource Protection Fund	\$240,617
Liquid Fuels Fund	\$369,000
Total (cell D19)	\$6,995,795

These expenditures are for all Township functions, including general government, executive, tax collection, legal services, engineering, Township properties, police, fire, ambulance, code administration, planning and zoning, emergency operations, public works, park and recreation, solid waste collection and disposal, stormwater management, road maintenance, and all other annual, ongoing Township operations.

The Capital Fund is not an operating fund, though it does include \$300,982 in debt service, which is typically an operating expenditure and is included in the Township expenditures for this analysis (see below). The Act 209 Fund is a special fund for traffic impact fees collected from developers, budgeted to have \$0 in expenditures in 2017. The Sewer Fund is a proprietary fund, with revenue from user and connection fees and expenditures for sewage conveyance and treatment.

Four categories of funds are subtracted from the total operating expenditures of \$6,995,795 (cell D19). The first category is pass-through funds, which are subtracted from this total in order to find a more accurate measure of the average annual expenditures for future residents of the proposed development. Pass-through funds are excluded because the proposed development will have no net impact on these funds, since revenue always equals expenditures. Pass-through funds that are excluded are as follows, shown here with their respective sums in the Township's 2017 budget:

Pass-Through Fund	Fund	Budgeted Amount
Reimbursed Police Wages	General	\$1,000
Rental Property Income	General	\$24,000
State Grants	General	\$1,808
PURTA revenue	General	\$6,000
Alcoholic Beverage Tax	General	\$400
State Aid Police Pension	General	\$85,000
State Aid Non-Uniform Pension	General	\$55,000
Foreign Fire Insurance Tax	General	\$112,000
Fees from Engineering	General	\$100,000
Administrative Fees from Engineering	General	\$8,000
Administrative Fees from Legal	General	\$1,500
Legal Services Fees	General	\$3,000
Field Programs	General	\$30,000
Turf Field Fees	General	\$45,000
Municipal Authority Reimbursement	General	\$216,667
Recycling Income	Solid Waste	\$8,000
Hazardous Waste Event	Solid Waste	\$2,000
Leaf Bags Sold	Solid Waste	\$500
Scrap Metal Sold	Solid Waste	\$500
Solid Waste Performance Grant	Solid Waste	\$48,000

Pass-Through Fund	Fund	Budgeted Amount
State Grants Equipment Purchase	Solid Waste	\$145,000
Liquid Fuels Fund	Liquid Fuels	\$369,000
Total		\$1,262,375

The Liquid Fuels Fund revenue (which matches the expenditure for this fund) is excluded because the proposed development will have no impact on the existing level of revenue or the existing expenditures. Please note that the proposed development will generate additional liquid fuels revenue by virtue of the increase in population and new roadways.

Pass-through funds total \$1,262,375 in the four operating funds of the Township's 2017 budget. Please note that just as the expenditures for the above pass-through funds are not included in the per capita expenditure calculations of this section, the revenue from these sources is also not included in the revenue analysis, below.

The second excluded category includes those charges related to the processing and administration of proposed subdivisions and land developments in the Township, shown in the table below with their respective sums in the Township's 2017 budget, all in the General Fund. Such charges for services and departmental earnings are excluded because they are in essence one-time pass-through funds for specific functions normally associated with new development. Once a development is completed, the revenue and expenditures for such things as permits and application fees decreases significantly. Only 90 percent of the development related funds is excluded from the expenditure analysis, in acknowledgment that there will still be some expenditures on buildings once they are complete, for things such as building additions, ongoing use and occupancy permits, etc. Please note that in the revenue analysis, below, only 10 percent of the revenue from development related funds is included.

Development Related Fund	Budgeted Amount
Building Permits	\$150,000
Use and Occupancy Permits	\$8,000
Sign Permits	\$100
Contractors Permits	\$2,000
Zoning, Subdivision & Land Development Fees	\$4,000
Total	\$164,100
90% of Development Related Expenditures	\$147,690
10% of Development Related Expenditures	\$16,410

The third category of excluded funds is capital expenditures. Capital expenditures are different from operating expenditures in that they are not regular, ongoing expenditures with steady and predictable dollar amounts year to year. The Township makes such capital expenditures only when it needs to and has the funds. Capital expenditures are determined by subtracting the budgeted debt service of \$300,982 from the \$950,000 in transfers from the General Fund to the Capital Fund (or \$649,018), and adding the transfer from the Solid Waste Fund to the Capital Fund (\$350,000), for a total of \$999,018. Please note that the Capital Fund includes significant other capital expenditures which are not included in this analysis. The

only sum excluded is the interfund transfers in from the General Fund and Solid Waste Fund, minus the debt service.

The final category of excluded funds is interfund transfers, to avoid double counting the same funds. The \$250,000 transfer from the General Fund to the Water Resource Protection Fund is excluded. The excluded pass-through and development related funds, capital expenditures and interfund transfers total \$2,659,083 (cell D20). The remaining net 2017 Township operating expenditures total \$4,336,712 (cell D21).

Then, expenditures attributable to existing Township nonresidential development are subtracted using the proportional valuation method of *The New Practitioner's Guide to Fiscal Impact Analysis*, based on the average value of nonresidential property *vis-a-vis* the average value of all Township property, as modified by a refinement coefficient. First, a portion of the total Township expenditures is assigned to existing nonresidential development, based on the average value of property. According to the Chester County Board of Assessment computer records as of February 21, 2017, the total assessed value of the 4,170 properties in Upper Uwchlan Township is \$991,969,998, yielding an average assessed value of \$237,882. Of those properties, 266 are nonresidential (commercial, industrial, institutional, utility, etc., whether taxable or exempt), with a total assessed value of \$156,743,070 (representing 15.8 percent of the Township total), and an average assessed value of \$589,260. The proportion of average nonresidential assessed value to average Township assessed value (residential and nonresidential combined) is 2.48, which is then used to determine the refinement coefficient of 1.57 from a graph in the *New Practitioner's Guide to Fiscal Impact Analysis* (CUPR, 1985). The refinement coefficient is based on empirical research by the Rutgers University CUPR, and is necessary to adjust the municipal expenditures for existing nonresidential development in communities without extensive nonresidential development of very high average assessed value, such as Upper Uwchlan Township. By comparison, in communities where the ratio between the average nonresidential assessment and the average overall assessment is above 6, an economy of scale reduces the nonresidential expenditures on a per square foot basis, and the refinement coefficient is below 1.00.

The ratio of nonresidential assessed value to total Township assessed value (2.48) is then multiplied by the refinement coefficient of 1.57, and by the 2017 net Township operating expenditures (\$4,336,712, cell D21). The result of this calculation is that \$1,075,846 of the net Township operating expenditures (representing 24.8 percent) is attributable to existing nonresidential development (cell D22). This sum is subtracted from the net Township operating expenditures (\$4,336,712, cell D21), and the remainder (expenditures attributable to existing residential development) is divided by the number of Township residents in 2017, which is estimated at 11,584 (cell I18). The per capita Township expenditure attributable to existing development is \$281.50 (cell D23).

The 2017 Township population estimate is derived by taking the 2015 figure from the U.S. Census Bureau American Community Survey (11,482) and adding two years' worth of the average annual increase between 2010 and 2015 (255 additional residents over those five years, or 51 additional residents per year, or 102 additional residents between 2015 and 2017), for a total of 11,584 (cell I18).

The per capita Township expenditure of \$281.50 attributable to existing development (cell D23) is then applied to the number of persons projected to reside in the proposed homes at buildout and full occupancy (totaling 193, cell G6), to find the annual Township expenditures of \$54,188 (cell H6), or \$985 per unit (cell I6).

The annual Township revenue is determined by adding the following sources:

- Real estate and hydrant tax revenue, based on the 2017 Township tax rates of 1.034 mills and 0.087 mills, respectively (cells I20 and I21), applied to the projected assessed value of the proposed

development (totaling \$19,233,500, cell E6). The annual real estate and hydrant tax revenue is projected to total \$21,561 (cell B11).

- Earned income tax revenue, based on the rate of 0.5 percent applied to the earned income of the residents of the proposed development. Earned income is determined by calculating the minimum annual household income needed to afford the annual housing costs, according to Fannie Mae criteria that no more than 28 percent of annual household income be used for housing costs. The housing costs include the mortgage (90 percent of the market value of \$650,000, cell C6, at a 4.140 percent standard mortgage rate, according to the March 16, 2017 Freddie Mac web site's Primary Mortgage Market Survey; the mortgage payments are \$2,883 per month), real estate taxes (totaling 32.672 mills for the Township, School District and County, or \$952 per month), insurance (\$90 per month), and homeowners association fee (projected to be \$100 per month). Minimum annual household income is projected to be \$172,504. This annual household income figure is then multiplied by the number of units (55, cell B6) and by the Township earned income tax rate of 0.5 percent. The annual earned income tax revenue is projected to total \$47,439 (cell C11). Please note that this is the minimum level of annual income necessary to cover the housing costs, given the projected price of the homes and the current tax and mortgage rates. Most households will have higher income levels, which will result in higher earned income tax revenue to the Township.
- Real estate transfer tax revenue, based on the market value (\$650,000, cell C6) multiplied by the number of units in the proposed development (55, cell B6), multiplied by the annual housing turnover rate of 5.0 percent for single family detached dwellings (cell I22), and multiplied by the Township's tax rate of 0.5 percent of market value. The annual real estate transfer tax revenue is projected to total \$8,938 (cell D11). Please note that this annual revenue figure does not include the one-time real estate transfer tax revenue from the initial sales of the units over the buildout period, projected to total \$178,750 (cell A24).
- Trash and recycling fee revenue, based on the annual fee of \$315 per unit (cell I23) applied to the number of units in the proposed development (55, cell B6). The annual trash and recycling fee revenue is projected to total \$17,325 (cell E11).
- Cable TV and miscellaneous revenue, which includes 10 percent of the \$164,100 for development related funds (or \$16,410, representing ongoing permits and fees; see the expenditure analysis, above), and the cable television franchise fee of \$250,000, for a total of \$266,410. This sum is divided by the current number of housing units in the Township (estimated at 3,868, cell I19, determined by adding the 2015 figure of 3,812 from the U.S. Census Bureau American Community Survey and two years' worth of the average annual increase between 2010 and 2015, which was 139 additional units over those five years, or 27.8 additional units per year, or 56 additional units between 2015 and 2017, for a total of 3,868 in 2017), and that average per unit revenue (\$68.88) is then applied to the number of units in the proposed development (55, cell B6). The cable TV and development related revenue is projected to total \$3,433. This category also includes the revenue from the Liquid Fuels Fund, at \$18.3506 per person applied to the projected population of 193 (cell G6) and \$3,199.4251 per mile applied to the 0.78 linear miles of new roadway in the proposed development. These per person and per mile figures are from the Pennsylvania Department of Transportation's 2017 Municipal Liquid Fuels report. The liquid fuels revenue is projected to total \$6,017. The annual cable TV and miscellaneous revenue is projected to total \$9,490 (cell F11).
- Interest earnings, determined by dividing the assessed value of the proposed development (totaling \$19,233,500, cell E6) by the total assessed value of all Township properties (\$991,969,998, from the Chester County Board of Assessment computer records), and multiplying the quotient by the interest earnings projected for the four operating funds in the 2017 Township budget, shown in the table below. The annual interest earnings are projected to total \$357 (cell G11).

Fund	Interest Earnings
General Fund	\$15,000
Solid Waste Fund	\$3,000
Water Resource Protection Fund	\$100
Liquid Fuels Fund	\$450
Total	\$18,550

The annual Township revenue at buildout and full occupancy is projected to total \$105,069 (cell H11), or \$1,910 per unit (cell I11).

The annual Township net revenue (revenue minus expenditures) is projected to total positive \$50,880 (cell B15), or positive \$925 per unit (cell C15). Annual revenue is projected to exceed annual expenditures by 93.9 percent (cell D15). Annual revenue is projected to be nearly double annual expenditures.

Annual School District Expenditures and Revenue

The annual School District expenditures are determined by multiplying the number of DASD students projected from the proposed development (52, cell G32) by the 2016-2017 DASD per student expenditure of \$16,382 (cell I44). The per student expenditure is determined by subtracting the following from the total 2016-2017 School District expenditures of \$211,112,000: \$500,000 in budgetary reserve (essentially money not budgeted to be spent); and the following pass through funds: \$1,000,000 in revenue from District activities, \$1,600,000 in revenue from intermediary sources, \$430,000 in rental income, and \$60,000 in tuition from students from outside the District; the net 2016-2017 DASD expenditures are \$207,522,000 (cell D46). This figure is then divided by the current DASD total enrollment of 12,668 (cell D47) to find the per student expenditure of \$16,382 (cell I44). The annual School District expenditures from the proposed development at buildout and full occupancy are projected to total \$851,016 (cell H32), or \$15,473 per unit (cell I32).

The annual School District revenue is determined by adding the following sources:

- Real estate tax revenue, based on the School District's 2016-2017 rate of 27.1820 mills (cell I45) applied to the projected assessed value of the proposed development (totaling \$19,233,500, cell E32). The annual real estate tax revenue is projected to total \$522,805 (cell B37).
- Earned income tax revenue, determined using the same method as was used for the Township impact, above. The annual earned income tax revenue is projected to total \$47,439 (cell C37).
- Real estate transfer tax revenue, determined using the same method as was used for the Township impact, above. The annual real estate transfer tax revenue is projected to total \$8,938 (cell D37). Similar to the Township impact, this annual revenue figure does not include the one-time real estate transfer tax revenue from the initial sales of the homes over the buildout period, projected to be \$178,750 (cell A48).
- State and Federal revenue, based on the School District's budgeted revenue from State and Federal sources. These revenue sources total \$47,366,778 in the 2016-2017 budget, which sum is divided by the current DASD student enrollment of 12,668 (cell D47) to find the per student revenue of \$3,739 (cell I47). This per student revenue is then applied to the 52 public school students projected from the

proposed development (cell G32). The annual State and Federal revenue is projected to total \$194,244 (cell E37).

- Interest earnings, determined by dividing the projected assessed value of the proposed development (totaling \$19,233,500, cell E32) by the total assessed value of all properties in the School District (\$5,375,400,000, from the 2016-2017 DASD budget), and multiplying the quotient by the interest earnings projected in the 2016-2017 budget (\$380,000). The annual interest earnings are projected to total \$1,360 (cell F37).

The annual School District revenue at buildout and full occupancy is projected to total \$774,785 (cell G37), or \$14,087 per unit (cell H37).

The annual School District net revenue (revenue minus expenditures) is projected to total negative (or deficit) \$76,231 (cell B41), or negative \$1,386 per unit (cell C41). Annual expenditures are projected to exceed annual revenue by 9.0 percent (cell D41).

The modest annual deficit for the School District is not surprising. It is a result of the relatively large number of school age children (and therefore DASD students) residing in the four bedroom single family homes. The School District revenue from these homes is substantial (nearly \$775,000), but is not quite enough to offset the expenditures (more than \$851,000). The average market value of the homes would need to be approximately \$743,000 to generate enough revenue to offset expenditures, resulting in a break even situation for the School District.

The Downingtown Area School District has considerable nonresidential development within its borders, which generates a sizable amount of revenue but no expenditures. The revenue from the nonresidential development effectively subsidizes the expenditures from the residential development in the DASD, much like most other school districts in Pennsylvania.

**RECREATION IMPACT ANALYSIS
Proposed Jankowski Property Development
Upper Uwchlan Township
Chester County**

April 10, 2017

Prepared for:
Envision Land Use
485 Devon Park Drive, Suite 106
Wayne, PA 19087

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Recreation Impact Analysis
Jankowski Property
Upper Uwchlan Township, Chester County
April 10, 2017

This report examines the recreation impact to Upper Uwchlan Township of the proposed Jankowski Property development. The 40.655 acre Jankowski Property is on the west side of Pottstown Pike (PA Route 100), across from Garrison Drive. The proposed development consists of 55 single family detached dwellings, with four bedrooms each, to be sold for an average price of \$650,000. At buildout and full occupancy, the proposed development is projected to house 193 persons, including 56 school age children, of whom 52 are projected to attend public schools.

The recreation impact analysis follows the format of Section 162-9.H(3) of the Upper Uwchlan Township Subdivision and Land Development Ordinance.

A. Projected Age Breakdown of the Residents of the Proposed Development

The number of persons per unit and school age children per unit are derived from *Residential Demographic Multipliers*, from the Rutgers University Center for Urban Policy Research, published in June, 2006 and based on the U.S. Bureau of the Census 2000 Public Use Microdata Sample. The Rutgers CUPR examined housing built between 1990 and 2000 specifically in Pennsylvania, and determined the demographic multipliers for a variety of dwelling types (detached, attached, multifamily, etc.), size (in number of bedrooms), and value. The demographic multiplier of 3.50 persons per unit used in this analysis is for four bedroom single family detached dwellings with values above \$410,500. The number of persons is projected to total 193. The age breakdown of the residents of the proposed development is shown in the following table:

Age	Per Unit	All 55 Units
Total Persons	3.50	192.5
0-4	0.35	19.3
5-13	0.79	43.5
14-17	0.23	12.7
18-24	0.12	6.6
25-44	1.20	66.0
45-64	0.74	40.7
65-74	0.05	2.8
75 and over	0.02	1.1

The demographic multiplier for number of school age children (ages 5-18) per unit is also from the Rutgers CUPR, and is 0.21 for the two bedroom units and 0.21 for the three bedroom units. The breakdown of school age children by grade is shown in the table below:

Grade	Per Unit	All 55 Units
Total School Age Children	1.02	56.1
K-2	0.31	17.1
3-6	0.34	18.7
7-9	0.21	11.6
10-12	0.16	8.8

Of the total of 56 school age children, only 92.6 percent are projected to attend public schools. This figure is the percentage of Upper Uwchlan Township school age children attending public schools, from the 2015 American Community Survey, a function of the U.S. Census, which reported 2,641 public school students out of 2,852 school age children. The number of public school students projected to reside in the proposed development at buildout and full occupancy totals 52.

Please note that all figures in each column of these two tables do not necessarily add up to the total due to rounding.

B. Description of Proposed Recreational Facilities

The proposed development is on a 40.655 acre site gross. The minimum required open space is 40 percent, or 16.262 acres. However, the applicant has chosen the F-1 Flexible Development Overlay District, which permits additional units in return for more open space. The open space provided on the plan totals 57.04 percent, or 23.19 acres. This extra open space allows for an additional 16 lots beyond the permitted base density of 41 lots, for a total of 55 lots.

Some of the open space is along the perimeter of the development area, north of the collector road (the extension of Milford Road). This open space area will serve as a buffer between the proposed development and the existing adjacent homes.

The majority of the open space is below the collector road. This area will have several features of active recreation facilities:

- An all purpose field measuring 120 feet by 230 feet, or 27,600 square feet or 0.63 acres. The all purpose field will be to the western side of the open space below the collector road.
- A dog park area measuring 18,000 square feet or 0.41 acres. The dog park area will be to the southeastern side of the open space.
- A general purpose active recreation area measuring 2.20 acres. The general purpose active recreation area will be west of Pottstown Pike and below the collector road, north of the proposed stormwater management area and dog park area.
- These active recreation areas will be connected by a walking trail measuring 2,330 linear feet. The trail will be designed in a circuitous pattern throughout the open space, mostly in the open areas close to the wooded areas, but outside of the designated wetlands in the southernmost area of the property. The walking trail will be connected to the approximately 1,200 linear foot long sidewalk along the south side of the collector road. The combination of the walking trail and sidewalk will form a loop throughout the open space area, approximately 3,530 feet in length, connected to the development area north of the

collector road by the sidewalk network along at least one side of each street. The trail is to be approximately five feet in width, and will either be paved or have an all-weather surface.

Please note that the combination of the proposed sidewalks and the walking trail will provide an extensive network throughout the development, and will effectively connect the proposed development to adjacent areas, including the Garrison Road neighborhood to the east of Pottstown Pike.

C. Ownership and Maintenance of Recreational Facilities

The proposed open space will be owned and maintained privately, by the homeowners association of the proposed development. There will be no burden of maintenance or expense borne by Upper Uwchlan Township.

D. Description of Existing Municipal Recreational Facilities, and Impact of Proposed Development

According to the *Open Space, Recreation and Environmental Resources Plan for Upper Uwchlan Township*, adopted October 19, 2009, as well as the Upper Uwchlan Township Comprehensive Plan, adopted April 21, 2014, the Township's primary active recreation facility is Hickory Park, located on Park Road just south of the Turnpike, approximately 1.9 miles south of the proposed development. The park is 26.7 acres in size, with playing fields, tennis courts, basketball courts, play apparatus, paved and unpaved trails, covered picnic tables, bandstand, trash receptacles, restroom building, and parking area. The park is heavily used by organized sports and casual users throughout most of the year.

Uplands Farms is located on the west side of Pottstown Pike north of the Village of Eagle, approximately 0.9 mile from the proposed development. The park is 46.9 acres in size, and has been proposed as a passive recreation facility with trails. This property also includes an historic farm house and barn, as well as lands for wastewater disposal.

Fellowship Fields is located on the north side of Fellowship Road, across from Magnolia Drive, approximately 1.0 mile from the proposed development by car and approximately 2,500 feet directly. This park is on a 17.0 acre property, and contains fields for soccer, lacrosse and football, with a parking area, paved trails and a picnic pavilion. Larkins Field is located at Graphite Mine Road and Byers Road, approximately 1.6 miles from the proposed development. This park is 7.2 acres in size, and contains playing fields and paved trails.

Though not a Township facility, Marsh Creek State Park is also located predominantly within the borders of Upper Uwchlan Township. It is 1,705 acres in size, of which 1,372 acres are in the Township. The park includes a 535 acre lake with boating and fishing, as well as a large swimming pool, picnic areas, and hiking and equestrian trails. While much of the park is for passive recreation and natural feature preservation, the swimming and boating satisfy active recreation needs. The active recreation area of the State Park is approximately 3.4 miles south of the proposed development, along Park Road.

Section 162-54 of the Township Subdivision and Land Development Ordinance recommends a minimum of 2.0 acres of playground and neighborhood park acreage for the first 25-50 families in a subdivision, plus 1.0 acre for each additional 50 families or fraction thereof. Therefore, this provision recommends 3.0 acres of playground and neighborhood park acreage for the proposed development. This area should be suitable for active recreation uses, have only limited environmental constraints, be interconnected with adjacent open space and recreation areas, and be permanently preserved for open space and recreation.

As noted above, the proposed all purpose field, dog park, and general purpose active recreation area total approximately 3.24 acres. The walking trail and sidewalk loop below the collector road is approximately 3,530 linear feet long and 5 feet wide, for a total of 17,650 square feet, or 0.41 acres. Therefore, the active

recreation areas total 3.65 acres in area, in compliance with section 162-54 of the Subdivision and Land Development Ordinance, and should accommodate many of the recreation needs of the prospective residents of the development.

But because the on-site facilities do not include all recreation options (i.e., all court and field sports, etc.), the proposed development will likely result in a nominal increase in the use of the existing Township and State recreation facilities, particularly the nearby Fellowship Fields, as well as Hickory Park, Larkins Field and Marsh Creek State Park.

E. Proposed Recreation Facilities to Compensate for any Anticipated Deficiencies in Township's Recreation Facilities

As noted above, proposed open space areas and recreation facilities should accommodate many of the recreation needs of the prospective residents. The remaining recreation needs of the prospective residents will be met by the existing Township and State facilities, particularly Hickory Park, Larkins Field, Fellowship Fields, and Marsh Creek State Park. The residents of the proposed development will provide funding to operate and maintain the Township recreation facilities (and all other municipal functions) through the projected \$105,069 in annual revenue from the real estate tax, earned income tax, real estate transfer tax, cable TV and miscellaneous revenue, and interest income (see the fiscal impact analysis).

F. Accessibility of Proposed Facilities to General Township Residents

The proposed open space, active recreation facilities and trails will be privately owned and maintained, and will be available for the use of the residents and guests of the development.

G. Contributions from Developer to Compensate for Expected Impacts

Again, given the likelihood that the proposed open space and recreation facilities will accommodate many of the recreation needs of the prospective residents, the nominal increase in the use of existing Township and State facilities, and the significant annual revenue from the proposed development to cover recreation expenditures, no further contributions from the developer are proposed at this time.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

May 9, 2017

File No. 04-1214T

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

Reference: Jankowski Tract – Conditional Use Review
Upper Uwchlan Township, Chester County, PA

Dear Cary:

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

- Conditional Use Application, dated March 29, 2017.
- Conditional Use Plan consisting of one (1) sheet titled "Plan of Subdivision for Jankowski Tract", prepared by E.B. Walsh and Associates, Inc., Dated September 13, 2016.
- Recreation Impact Analysis Prepared by David C. Babbitt & Associates, LLC dated April 10, 2017.
- Fiscal Impact Analysis Prepared by David C. Babbitt & Associates, LLC dated April 3, 2017
- Traffic Impact Study Prepared by TPD, dated March 30, 2017.

OVERVIEW

The site is 40.655 acres in size and is located along the west side of Pottstown Pike (SR 100) near the intersection of Garrison Drive and Pottstown Pike. A small portion of the proposed development is located in West Vincent Township. The project site is located within the R-2 Residential District within the F-1 Flexible Development Overlay District.

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The Applicant is proposing a development consisting of fifty-five (55) single-family homes, along with a walking trail, all purpose field, and dog park. In addition, this project proposes a connection between Milford Road and Pottstown Pike.

G&A, as well as the other Township Consultants, have completed our review of the above referenced conditional use for compliance with the applicable sections of the Township's Ordinances and wish to submit the following comments for your consideration.

**I. TOWNSHIP CIVIL ENGINEERING CONSULTANTS COMMENTS
GILMORE & ASSOCIATES, INC.**

1. ZO Section 200-69.D. – The Applicant shall confirm that all areas being considered Open Space on the Conditional Use Plan satisfies all the requirements of this section..
2. (CU) ZO Section 200-72.B.(2) – The flexible/open space development option is permitted within the R-2 Zoning District when authorized as a conditional use.
3. ZO Section 200-72.B.(2).(c).[2] – A Site Analysis Plan, in conformance with SALDO Section 162-9.D, should be submitted for review.
4. ZO Section 200-72.B.(2).(c).[4] – A preliminary indication of waivers or variances, that are needed for the proposed development, should be indicated on the plan. At a minimum, it appears cartway width and sidewalk waivers will be needed.
5. ZO Section 200-72.C.(2).(b).[1] – Single-family detached dwellings are a permitted use in the F-1 Flexible Development Overlay District.
6. ZO Section 200-72.D.(3).(c). – Prohibitive Steep slopes are required to be accounted for in the density calculations. It is possible there are none on site. However, if this is the case, a line should be added indicating same in the computations.
7. ZO Section 200-72.E.(2).(a). – Drawings should be provided indicating the proposed exterior design and materials in accordance with this section.

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8. Based on documentation we have received for previous applications for this site, we believe this proposal actually utilizes at least portions of three (3) separate parcels. The delineation of the parcels should be indicated on the plan.
9. There is an existing electric service which is shown traversing the western side of the site, however, there is no easement indicated. It should be confirmed whether or not an easement exists and if so, net lot area and density calculations revised accordingly.
10. The missing values in the "Required" column of the Zoning Data Table should be provided.
11. Roads should be provided at least interim names for ease of discussion.
12. As the Conditional Use Plan as submitted does not have any dimensioning, specific verification of the Density Computations will need to be deferred until submission of the Land Development Plan.
13. It appears there may be a need to install storm sewer conveyance piping across the Columbia Gas and PECO Electric Easements. If this is the case, we would recommend the Applicant contact these utilities to confirm such a crossing would be permitted.
14. As indicated above, there is a walking trail, all purpose field and dog park all presumably for public use. If so, consideration should be given to where users of these facilities would park. In addition, a connection should be made between the proposed walking trail and existing and / or proposed pedestrian facilities.

II. TOWNSHIP TRAFFIC CONSULTANT COMMENTS
McMAHON ASSOCIATES, INC.

Traffic Impact Study

1. The Connector Road through the site between Font Road and Pottstown Pike is also contemplated in the Township's Comprehensive Plan. This road

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provides a route alternative, which will relieve turning movements at the Pottstown Pike/Font Road intersection. For informational purposes, we note the traffic study assumes a 75 percent diversion of traffic oriented between Font Road to/from the west and Pottstown Pike to/from the north.

2. ZO Section 200-75.H(3) – The traffic study indicates that adequate sight distance is provided at the Pottstown Pike (S.R. 0100)/Connector Road and Connector Road/Site Access intersections. Since the intersection of the Connector Road/Site Access does not exist, the sight distance at this intersection should be verified based on more detailed engineering during land development.
3. Based on the results of the study, the intersection of Pottstown Pike (S.R. 0100) and Garrison Drive/Connector Road will operate with delay (LOS E and F) for both the eastbound and westbound side street approaches during both peak hours, which is not uncommon for unsignalized side street approaches for an intersection of this type. Additionally, the traffic study indicates that a traffic signal is not warranted at this intersection. This intersection should be monitored after its opening for safe operation and access control improvements, if warranted.
4. The study recommends a separate 125-foot southbound S.R. 0100 right-turn lane and a separate 125-foot northbound S.R. 0100 left-turn lane at the S.R. 0100/Connector Road/Garrison Drive intersection. We agree with this recommendation.

Conditional Use Plan

5. SALDO Section 162-28 – During land development, a fifty-foot half-width ultimate right-of-way should be provided along the S.R. 0100 site frontage. The plans should clearly label the existing legal and proposed ultimate right-of-way, and a note should be added to the plans stating that the ultimate right-of-way is offered for dedication to PennDOT and/or the Township in perpetuity, and at no cost.
6. SALDO Section 162-28 – The plans indicate that a waiver will be requested to allow the proposed roads to provide a 28-foot carway. We would support a

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waiver to allow a 28-foot cartway along the proposed residential roads provided that on-street parking is allowed on only one side of the residential roads. In addition, we could also support a waiver to allow a 28-foot cartway for the Connector Road provided that parking is prohibited on both sides of the Connector Road.

7. **SALDO Section 162-41.A – The Township's Trail Plan recommends pedestrian connections along the Connector Road between Font Road and Pottstown Pike, as well as a multi-use path along the west side of Pottstown Pike along the site frontage. Since a multi-use path is also planned along Milford Road and Font Road, it should be considered to provide a multi-use path along the Connector Road, as well as along the Pottstown Pike Site frontage. However, we defer to the Brandywine Conservancy and the Planning Commission regarding the pedestrian connections through the property.**
8. **SALDO Section 162-31.B – Detailed review of the proposed roads will be deferred to land development, and as such, additional information will be necessary, including but not limited to stationing and roadway alignment geometry.**
9. **The applicant's engineer should ensure that all proposed pedestrian facilities within the site and within the public right-of-way or for public use (including curb ramps and pedestrian access routes) shall be constructed in accordance with the requirements of the U.S. Access Board, Public Right-Of-Way Accessibility Guidelines (PROWAG) of the Accessibility Guidelines of Buildings and Facilities (ADAAG), PennDOT Design Manual Part 2, Chapter 6, and PennDOT Standards for Roadway Construction (Publication 72M, RC-67M). All proposed curb ramps should provide labels for the ramp types.**
10. **For all curb ramps proposed within the public right-of-way, or for public use, larger scale details of all proposed curb ramps should be provided during land development, including separate grading details, and all dimensions for construction, including widths, lengths, and all slopes to assist during construction. All proposed curb ramps should provide labels for the ramp types. In addition, all handicap curb ramps should be constructed with concrete.**

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11. ADA compliant pedestrian accommodations should be provided (such as at the intersection of the Connector Road and Residential Site Access intersection) so that residents can access the proposed all-purpose field, walking trail, and dog park.
12. Access to Pottstown Pike (S.R. 0100) will require a Highway Occupancy Permit (HOP) from PennDOT. The Township should be copied on all correspondence with PennDOT. Also, please coordinate the design of the Connector Road at its intersection with Pottstown Pike with the design of Garrison Drive, and although a traffic signal may not be warranted in the near term, we recommend planning this intersection for a future traffic signal if warranted in the future. Also, the need for ADA/pedestrian facilities at this intersection should be determined during land development and in consultation with PennDOT.
13. Chapter 79-8.C – The proposed development consists of 55 single family homes. As such, based on the trip generation equations contained in the Institute of Transportation Engineers publication, Trip Generation, Ninth Edition, the proposed residential development will generate approximately 61 total new trips to the study area roadways during the weekday afternoon peak hour. Therefore, the number of trips which should be subject to the Township's Transportation Impact Fee is 61, and as such, the total transportation impact fee for this development is \$142,374.

III. **TOWNSHIP PLANNING CONSULTANT COMMENTS**
BRANDYWINE CONSERVANCY

We received a Conditional Use Plan and application for a proposed subdivision on the Jankowski Tract, located west of Route 100 at the northern border of the Township. The property is Zoned R2 and falls within the F1 overlay district. The site consists of approximately 40 acres, and the Applicant proposes to construct 55 single family homes using the Flexible/Open Space Development Option. This proposed use is permitted when approved by the Board of Supervisors as a Conditional Use.

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The purpose of the Flexible/open space development option is to provide for a more varied, innovative, and efficient development pattern and to preserve unique and sensitive landscapes and site features by locating new dwelling units in the least sensitive areas. The open space development option is also intended to support the specific objectives of the Upper Uwchlan Township Open Space, Recreational and Environmental Resources Plan.

Comprehensive Plan

The 2014 Upper Uwchlan Township Comprehensive Plan's Future Land Use Plan designates the subject tract "Suburban Employment". On page 14 of the Plan, office, medical, institutional, indoor recreational, or research and development uses are recommended for vacant parcels within this planning area. During this Plan's development, the Township desired to attract new and expanded non-residential land uses that would generate sustainable jobs and a stronger tax base. The North Fellowship Road area was so designated and includes the subject tract. However, a Township-initiated zoning map amendment for the subject property to change from residential to industrial zoning after the 2014 Plan was adopted was dropped due to a lack of support from the owner of the 40-acre tract. The 2014 Plan also recommends on page 14 that Milford Road be extended to intersect Route 100 opposite Garrison Drive when development of this tract was proposed.

Conditional Use Application

1. The size of the parcel and the site constraints result in a relatively small area that is suitable for development and limited design potential. The proposed layout includes 55 single family residential lots sharing a single point of access. Two points of access should be possible with a "U"-shaped configuration. Alternatively, an emergency access route could be provided.
2. The net tract area is shown as 36.467 acres under the Open Space Summary, and as 37.631 under the Density Calculations. The Applicant shall verify net tract area calculations and update all Open Space and Density calculations accordingly prior to Conditional Use approval.

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3. Areas designated as Open Space must comply with criteria listed under Zoning Ordinance Section 200-69.D - Criteria for common and/or restricted open space. Areas that cannot be counted as contributing to Open Space area include any area within 25 feet of any structure, any area extending less than 100 feet in the narrowest dimension at any point, and any area intended to be occupied by parking or other impervious surfaces. The Open Space areas are not graphically identified on the Plan, and it is unclear whether the Open Space calculations include areas that cannot be counted as contributing Open Space. The Conditional Use Plan shall delineate areas that satisfy the Open Space criteria prior to Conditional Use approval.
4. Zoning Ordinance Section 200-69.D(1)(a) specifies that no less than 15% of the gross tract area shall fully exclude areas comprised of designated flood hazard districts, wetlands, slopes in excess of 25%, and lands utilized for sewage disposal. Stormwater facilities may be counted toward this "unconstrained" Open Space requirement if they recharge groundwater supplies, are available for recreational use, or provide scenic enjoyment. The Conditional Use Plan shall illustrate where this requirement has been satisfied prior to Conditional Use approval.
5. Ordinance 200-72.B(1)(c)[2] states that the Applicant is required to file a site analysis plan at the same scale as the concept plan in conformance with the requirements of Section 162-9D of the Subdivision and Land Development Ordinance. Such an analysis serves as the environmental impact statement for the project. The Applicant is required to submit the site analysis plan with the Conditional Use application.
6. We recommend that the Board require the Applicant to provide evidence that a Pennsylvania Natural Diversity Index (PNDI) search has been performed and that a Phase I Bog Turtle study has been performed prior to Conditional Use approval. The Board of Supervisors may require submission of additional impact statements in accordance with Section 200-83 of the Ordinance.
7. The Jankowski Tract encompasses agricultural fields and woodlands that drain into Marsh Creek and Pickering Creek – two state-designated "High Quality" streams. With the exception of a small portion of land within the Flood Hazard District, the Jankowski Tract appears free of other

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environmental constraints. The all-purpose recreational field is proposed where there are existing woodlands in the vicinity of the flood hazard district. The disturbance of these sensitive natural features for recreational purposes is not consistent with the intent of the F1 overlay district. We recommend that recreational facilities be located elsewhere on the site in the least environmentally-sensitive areas.

8. The Conditional Use Plan appears to utilize a conventional approach to stormwater management. The Applicant shall provide a description of how the Plan addresses Stormwater Management Standards set forth in Chapter 152 of the Township Ordinance, prior to Conditional Use approval. Various non-structural techniques can be utilized to achieve volume control and water quality control, such as: minimize impervious areas; routing roof runoff over lawns; reduce the use of storm sewers; reduce street widths; limit sidewalks to one side of the street; and use porous paving materials.
9. Zoning Ordinance Section 200-69.F specifies that any application for Conditional Use approval that requires restricted Open Space shall include a conceptual Open Space Management Plan (OSMP). The content of an OSMP is described under Section 200-69.F(1). The OSMP shall be submitted to the Township for review prior to Conditional Use approval.

Recreational Impact Analysis

10. The Trail Network Master Plan (2005) identifies trails as an important recreational resource in Upper Uwchlan Township. The Master Plan proposes neighborhood trails that connect from the Font/Milford Road intersection to a multi-use trail that parallels the west side of Route 100. The multi-use trail along the Route 100 frontage is envisioned as an 8' wide public trail that will become part of the central multi-modal trail loop. Neighborhood trails are also envisioned as paved public trails that connect with neighborhoods at Windsor Ridge and Reserve at Eagle. These recreational trail facilities should be required as a condition of Conditional Use approval and incorporated into the Land Development Plan.
11. Page 2, Section B, first paragraph states that extra open space allows for an additional 16 lots beyond the permitted base density of 41 lots, for a total of

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55 lots. This statement should be revised to be consistent with the calculations listed in the Open Space Summary on the Conditional Use Plan.

12. The proposed all-purpose field is shown as approximately 120'x230'. A typical soccer field measures 195' (minimum) x 330' (minimum). We suggest that, if feasible, the field size be increased to provide sufficient area for football or soccer play.

Fiscal Impact Analysis

13. The analysis of the fiscal impact to Upper Uwchlan Township concludes that there will be a net Township revenue of \$925 per unit and a total annual net revenue of \$50,880. We have no comments on the Fiscal Impact Analysis at this time.

IV. TOWNSHIP MUNICIPAL AUTHORITY CONSULTANT COMMENTS (ARRO CONSULTING, INC.)

1. The Developer is proposing Fifty Five 55 Single Family Housing Units Utilizing 225 Gallons per Day/Equivalent Dwelling Unit (GPD/EDU) the sanitary sewer capacity required is 12,375 GPD. Wastewater treatment, storage and disposal capacity are needed for this project.
2. Review and evaluation of the Authority's existing storage capacity throughout the Authority's system will be necessary in order to determine the availability of storage capacity. The need for on-site storage capacity will be dependent on the outcome of that review.
3. No disposal areas are proposed on the Conceptual Plan. We have been informed that there is no suitable land onsite for disposal. Review and evaluation of the Authority's existing disposal capacity throughout the Authority's system will also be necessary in order to determine the availability of disposal capacity, if any.
4. A proposed collection/conveyance system is not shown on the Conceptual Plan. All sanitary sewer improvements shall be designed and constructed in

Mr. Cary B. Vargo
Upper Uwchlan Township Manager
Reference: Jankowski Tract – Conditional Use Review
Upper Uwchlan Township, Chester County, PA

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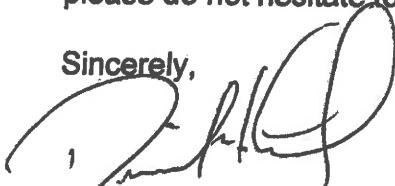
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accordance with the Upper Uwchlan Township Municipal Authority Specifications.

5. The necessary financial security shall be posted with the Township, which shall be in a form and amount acceptable to the Township. The design, sewage planning, permitting and construction shall need to be to the satisfaction of the Township and PaDEP.

This concludes the review of the above-referenced conditional use application in preparation for the forthcoming conditional use hearing. If you have any questions, please do not hesitate to contact me.

Sincerely,



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

cc: Upper Uwchlan Township Board of Supervisors
Upper Uwchlan Township Planning Commission
Chris Williams, McMahon Associates, Inc. (via e-mail only)
Sheila E. Fleming, ASLA, Brandywine Conservancy (via e-mail only)
David Schlott, P.E., Arro Consulting, Inc. (via e-mail only)
Black Horse ELU, LLC (via e-mail only)
John Jaros, Esq. RRH&C (via e-mail only)
Adam Brower, P.E., E.B. Walsh & Associates, Inc. (via e-mail only)



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
May 11, 2017
Minutes
Approved

In Attendance:

Bob Schoenberger, Chair, Sally Winterton, Vice-Chair, Bob Phillips, Joe Stoyack, Brett Hand, Jim Dewees (late arrival), Dave Leh, P.E. – Gilmore & Associates, Gwen Jonik – Planning Commission Secretary

Bob Schoenberger called the meeting to order at 7:32 p.m. as a quorum was present.

Gunner Properties – Conditional Use Application - Review

Alyson Zarro, Esq. – Riley Riper Hollin & Colagreco, Fred Gunther, and Chase Gunther were in attendance. Ms. Zarro presented the Conditional Use Application for a seasonal, temporary, outdoor beer garden at 160 Park Road. The beer garden will be between the barn and the house, use a small area in the ground level of the barn for seating up to 40 people inside, using existing parking areas, Thursday thru Sunday, Noon to 11:00 PM, June through October 2017. A 'Brewers' liquor license has been obtained; the food truck has to be a specific distance from where the liquor is being served as required by the Brewers license; a portable bathroom will be used (not port-a-pottys); fencing along Park Road will delineate the Event area; and additional parking is available in the grass field to the west of the barn. The Township's consultants have reviewed and provided comments for the Use. A meeting is scheduled for Monday with the Mr. Gunther, Chief DeMarco, Cary Vargo and McMahon Associates to discuss traffic flow. The Conditional Use Hearing is scheduled for May 15, 2017.

In answer to Planning Commission members' and Dave Leh's questions:

They are not planning to use any tents;
the only auxiliary lighting will be decorative, string lights;
there are 30-33 parking spaces in the Lot on Park Road, additional parking in the Lot on Route 100, plus the field to the west of the barn;
the food truck will be in front of the barn - there will be a different food truck every week;
the beer is craft, micro-brewed beer;
the restrooms are self-contained – 5 ladies, 5 mens, 1 ADA, and they're cleaned based on a certain number of uses;
creating a 'Village' concept.

Sally Winterton moved, seconded by Joe Stoyack, to recommend that the Board of Supervisors proceed to hold the Public Hearing. The Motion carried unanimously.

260 Sierra Drive L.P. – Conditional Use Application - Review

Neal Fisher, Mike Malloy, Esq., Jason Kaiser - Essential Medical and Jack Purcell – Hankin, were in attendance. Mr. Fisher presented the Conditional Use Application for a manufacturing/product assembly use in an existing building at 260 Sierra Drive in Eagleview, within the Planned Industrial District. Manufacturing is allowed in this District through conditional use approval. The existing building is 81,000 SF. Essential Medical is currently assembling a

femoral artery closure device, of various sizes, in a small building in Malvern. The artery closure device is a plastic device that applies a material to close the femoral artery. The pieces arrive already manufactured and this is the assembly of the device, which is packaged and shipped out to their clients. The Township's consultants reviewed the Application and raised no objections.

In response to Planning Commission members' questions:

- There are no chemicals used in the assembly;
- There is a clean room as this is a sanitized device.

Joe Stoyack moved, seconded by Bob Phillips, to recommend that the Board of Supervisors proceed to hold the Public Hearing. The Motion carried unanimously.

Black Horse ELU, LLC – Conditional Use Application - Review

Adam Brower of E. B. Walsh presented the Conditional Use Application for the Jankowski Tract. The Plan had been reviewed by the Commission previously, as a sketch plan, and was modified in response to the Commission's comments. This Plan proposes construction of 55 single-family homes, related public improvements and a connector road between Milford Road/Font Road to Route 100. The Township's consultants reviewed the Plan and provided comments. The plans will be revised for the June 8 Planning Commission meeting and the Conditional Use Hearing is scheduled for June 19, 2017.

Discussion included the following:

1. A 28' wide road is proposed throughout the development. The through-road (connector) should be 32' wide but the interior road could be narrower. The through-road should be the same size as Garrison Drive (Windsor Ridge's entrance road, across Route 100) and the size that Milford Road will be, eventually.
2. There shouldn't be room for parking along the connector road; it should be curbed.
3. They'll indicate on the plan whether or not there are prohibitive slopes.
4. There is no easement for the electric service, so that will be relocated. The Applicant is talking with PECO and will also contact Columbia Gas regarding storm water measures.
5. Providing public sewer service to neighboring Carriage Drive was discussed as a possibility; is there a stub in the existing Milford Road extension that could be accessed?
6. The open space is for this development's residents; it was suggested that a crosswalk from the homes to the open field should be noted on the Plan.
7. There will be a deceleration lane on Route 100 southbound and a left-turn lane Route 100 northbound.
8. The interior roadway may be widened at the entrance off the connector road, as a boulevard design, then narrower throughout the homes. The Commission favored a boulevard entrance with a wide median, perhaps with plantings.
9. There is wetland to the south of the parcel. A trail could meander from the open space into the woods or it could remain meadowland. The Commission favored a trail through the woods – a wood-chipped trail, not paved. The trails in the northern area of the parcel would be paved, and the trail should be placed on the west side of Route 100, heading south toward Font Road, not crossing Route 100 to Garrison Drive, as that would not be safe.
10. The sanitary sewer treatment and disposal capacities are being discussed with the Municipal Authority.

Draft Ordinance Review

The Commission revised a draft ordinance amending the Township Zoning Ordinance by adding definitions for medical marijuana, medical marijuana dispensary and medical marijuana grower/processor and amending C-1 and C-3 commercial districts to allow a dispensary as a by-right use, as well as amend the Limited Industrial and Planned Industrial districts to allow medical marijuana grower/processor as a by-right use. The State legalized medical marijuana in 2016 and highly regulates the growing, processing and dispensing activity. A person/business has to apply for and be granted a License from the State to conduct these activities. This draft Ordinance changes the zoning ordinances to allow for these activities in appropriate zoning districts. The draft Ordinance also includes the standards for the Keeping of Chickens as previously discussed and recommended for approval by the Commission.

Joe Stoyack moved, seconded by Brett Hand, to recommend approval of the Ordinance. The Motion carried unanimously.

Approval of Minutes

Joe Stoyack moved, seconded by Bob Phillips, to approve as presented the minutes of the April 13, 2017 Planning Commission meeting. The Motion carried unanimously.

Open Session

Joe Stoyack is the liaison for Upper Uwchlan Township to Wallace Township regarding the Marsh Lea Subdivision, which includes 21 new homes in Upper Uwchlan and 6 in Wallace. Mr. Stoyack reported that Wallace Township's Planning Commission met May 10 and they favor the following:

1. Upper Uwchlan taking dedication of the entire roadway throughout the development;
2. There should be "No Parking" signs along the open space, which is basically steep slopes;
3. The open space will be owned and maintained by the Homeowners Association;
4. They favor the trail easement between Lots 1 and 17 in Upper Uwchlan;
5. The Zelkova tree on the landscaping plan should be replaced with a native Pennsylvania tree, probably an Elm.

Sally Winterton commended Al Gaspari for quickly removing the clothing drop off box that appeared behind Bella a few weeks ago.

Brett Hand commented that Sunoco pipeline activity has started on the Shea property.

Bob Schoenberger announced that June 8 is the next scheduled Planning Commission meeting.

Adjournment

Sally Winterton moved, seconded by Joe Stoyack, to adjourn the meeting at 8:39 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary



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

May 24, 2017

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

RE: Jankowski Property Subdivision Conditional Use Plan

Dear Mr. Vargo:

Edward B. Walsh and Associates, Inc. (EBWA) has prepared a revised conditional use Plan for the Jankowski property. The subject property is located west side of Route 100, north of Font Road. The Subdivision Plan has been revised to address the review comments provided in the Gilmore & Associates Inc. review letter dated May 9, 2017. Twelve (12) copies of the Subdivision Plan are submitted for review by Township Staff and Consultants. The revisions are as follows:

Gilmore & Associates Comments:

1. Sheet 1 was revised to note the areas of open space that are less than 100 feet wide. A table has been added to sheet 1 which notes the areas of open space that do not count towards the minimum required open space. The net open space provided has been noted on the plan to confirm the minimum area is provided.
2. This comment was provided to acknowledge a conditional use approval is required for the development.
3. A second sheet was added to the plan set. This sheet notes the existing features that are required by the site analysis plan. The proposed development and improvements associated with it will avoid all sensitive areas on the tract.
4. The anticipated waivers were added to sheet one.
5. This comment is for information purposes and does not require a revision.

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UPPER UWCHLAN TWP.

6. The steep slope areas have been delineated and added to sheet two. The slopes are limited to precautionary slopes. Note the allowable density was not affected.
7. The applicant will provide elevation views of the proposed houses at the Planning Commission meeting.
8. Sheet one was revised to note the three separate parcels.
9. The title report noted the electric service line noted and provided that there was not an easement associated with the line. It is proposed to relocate the service line.
10. The proposed style of development in the F-1 District does not have minimum requirements for the noted items.
11. Road names have been added to sheet one.
12. It is noted that this requirement will be deferred.
13. The applicant has been in contact with PECO and will contact Columbia Gas when a more defined plan is generated.
14. It is proposed to limit the active open space elements to the residents of the development and not the general public; therefore parking will not be provided. A possible connection to the south as discussed with the Planning Commission was added to sheet one.

McMahon Associates Inc:

1. This comment is for information purposes and does not require a revision.
2. It is acknowledged that a more detailed sight analysis will be performed during land development.
3. This comment is for information purposes and does not require a revision.
4. This comment is for information purposes and does not require a revision.
5. The right of way as noted will be provided during land development as noted.
6. A waiver has been added to sheet one for the width of the internal roads. Per the Planning Commission comments the connector road has been revised to provide a width of 32 feet.
7. The noted path is provided along the connector road.
8. This comment is for information purposes and does not require a revision.

9. The noted items will be addressed during land development.
10. Curb ramps will be defined during land development.
11. The sidewalk to the open space area will be designed to be ADA compliant.
12. It is noted that a highway occupancy permit will be required for the intersection with Pottstown Pike.
13. The impact fee is acknowledged by the applicant.

Brandywine Conservancy:

1. The layout as depicted is the result of joint efforts by the Township Staff and applicant to generate a layout that is viewed in a favorable light by all. Further modifications to the layout do not seem to be necessary. To address access concerns the access drive was modified to be a boulevard style entrance.
2. The net open space available has been added to sheet one.
3. As previously noted sheet one was revised to address the requirements noted.
4. Sheet one was revised to note the areas being deducted from the open space areas being counted towards meeting the minimum required open space.
5. Sheet two was added to the plan set to address the site analysis criteria.
6. The applicant is in the process of clearing the PNDI conflicts. It should be noted that the proposed improvements do not encroach in sensitive areas.
7. The all-purpose field will not disturb woodlands to be constructed.
8. The plan has reserved sufficient area to provide stormwater management facilities to meet Township and state regulations. The specific system design will be defined during land development.
9. The open space management requirement has been addressed via a note on sheet one. The plan will be provided during land development when the layout is finalized including proposed improvements.
10. As discussed with the Planning Commission, a connection is provided in the southern portion of the tract for possible access to the trail on the east side of Pottstown Pike.
11. The note has been adjusted to be consistent.

12. As discussed with the Planning Commission the field is to be for general recreation and therefore is considered to be of sufficient size as noted.
13. This comment is for information purposes and does not require a revision.

Arro Consultants:

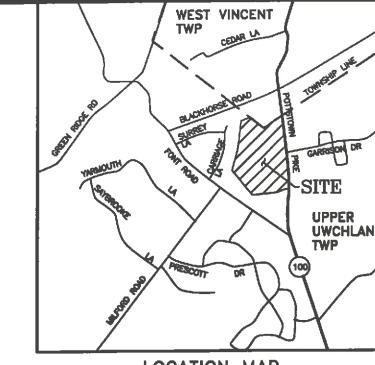
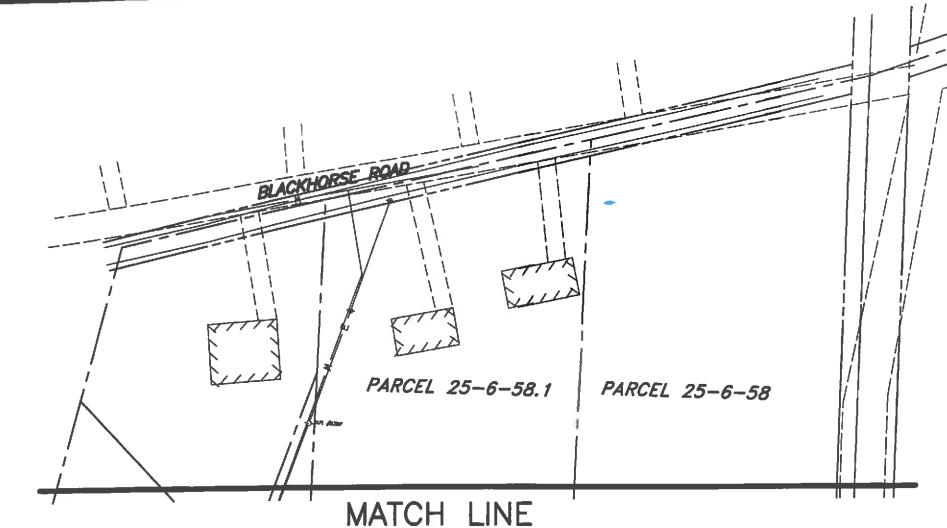
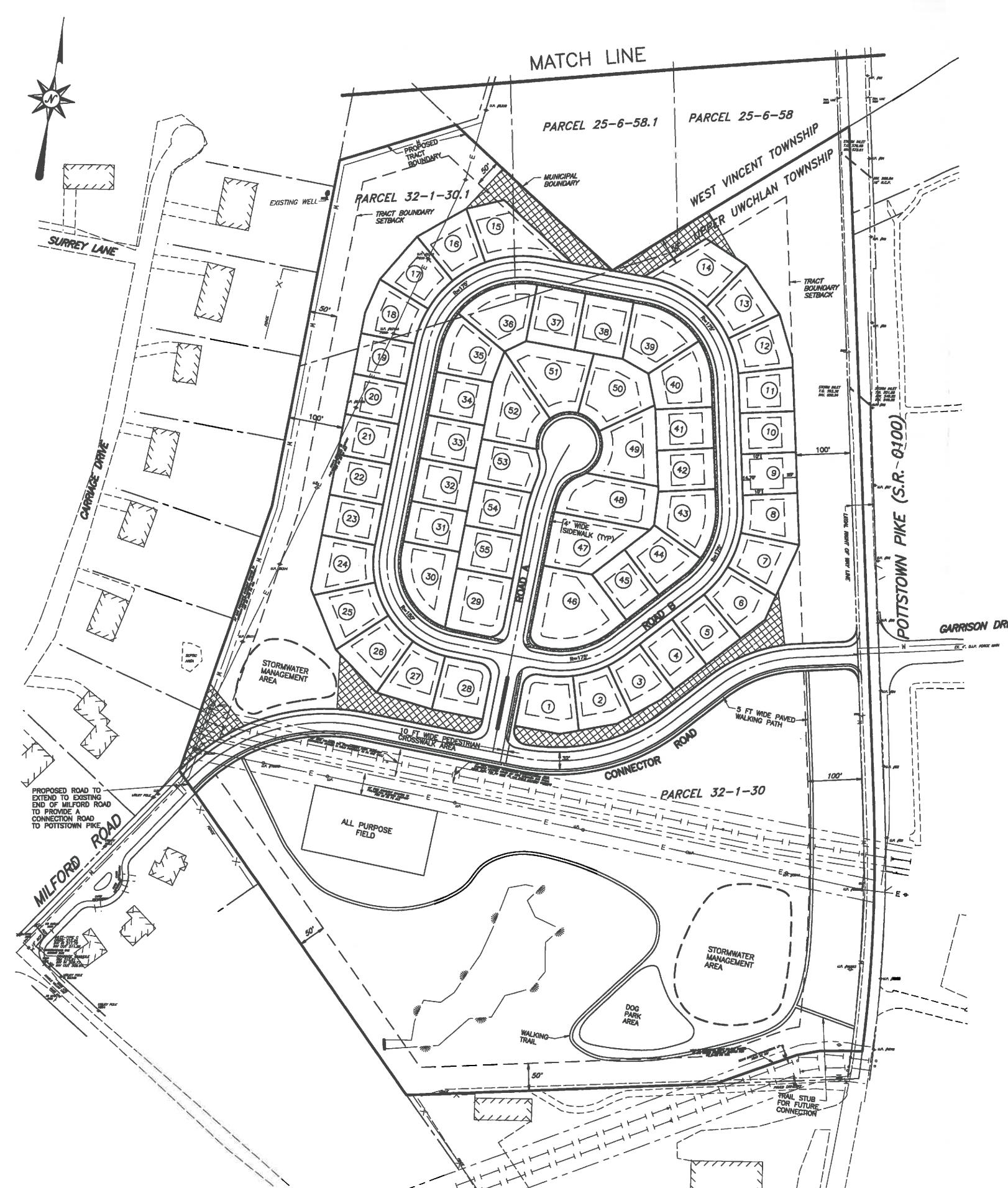
1. This comment is for information purposes and does not require a revision.
2. The applicant has been discussing storage capacity with the Authority and will continue to finalize the analysis with the Authority to ensure capacity is provided.
3. The applicant has been discussing disposal capacity with the Authority and will continue to finalize the analysis with the Authority to ensure capacity is provided.
4. It is noted that the conveyance system must be designed in conformance with Authority requirements / standards.
5. The financial security and design including planning will be further defined during land development.

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

Very truly yours,
EDWARD B. WALSH & ASSOC., INC.



Adam J. Brower, P.E.



ZONING DATA

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

REQUIRED	PROPOSED
---	7,500 SF
---	75 FT TYPICAL
---	100 FT
20 FT	>20 FT
25 FT	>25 FT
5 FT/20 FT	10 FT/20 FT
---	25 FT
5 FT/20 FT	10 FT/20 FT
---	25 FT
50 FT	50 FT
100 FT	100 FT
2 SPACES PER D.U.	2 SPACES PER D.U.

OPEN SPACE SUMMARY

F-1 FLEXIBLE DEVELOPMENT OVERLAY DISTRICT

OPEN SPACE REQUIREMENTS:

MINIMUM REQUIRED OPEN SPACE = 40% OF GROSS TRACT AREA
PER Z.O. SECTION 200-72.D.(1)(a)
GROSS TRACT AREA = 40.655 AC
MINIMUM REQUIRED OPEN SPACE (40%) = 16.262 AC

TOTAL PROPOSED OPEN SPACE

TOTAL OPEN SPACE PROVIDED = 23.19 AC
NET OPEN SPACE (% OF TRACT AREA) = 57.04%

*SEE DENSITY CALCULATIONS

NET OPEN SPACE DETERMINATION

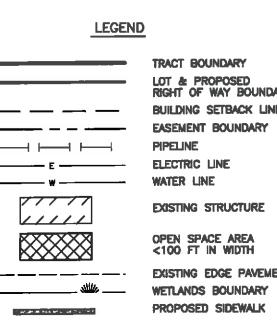
TOTAL OPEN SPACE AREA = 22.938 ACRES
AREA LESS THAN 100 FT WIDE = 1.201 ACRES
STORMWATER MANAGEMENT AREA = 1.448 ACRES
TOTAL AREA TO BE DEDUCTED = 2.993 ACRES
NET OPEN SPACE AREA = 20.289 ACRES, 49.99%

GENERAL NOTES

1. IT IS PROPOSED TO DEVELOP THE 40.655 ACRE TRACT TO PROVIDE 55 SINGLE FAMILY HOMES.
2. THE LOTS WILL BE SERVED WITH THE PUBLIC WATER AND SANITARY SEWER SYSTEMS.
3. THE PROPOSED INTERNAL ROADS ARE PROVIDED WITH A 28 FOOT WIDE CARTWAY. A WAIVER OF THE SLDG CODE WILL BE REQUESTED FOR CONSIDERATION.
4. THE ELECTRIC TRANSMISSION LINE ALONG THE WEST SIDE OF THE TRACT DOES NOT HAVE AN EASEMENT ASSOCIATED WITH IT. IT IS PROPOSED TO BE RELOCATED.
5. THE PROPOSED OPEN SPACE AREA WILL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION THAT WILL BE CREATED FOR THE PROPOSED COMMUNITY. OPEN SPACE MANAGEMENT WILL BE FURTHER DEFINED ON THE SUBDIVISION PLAN SET.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE WAIVER REQUESTS

1. SECTION 162-28.A: RELIEF IS REQUESTED TO ALLOW THE INTERNAL ROADS TO BE 28 FT WIDE IN LIEU OF THE REQUIRED 32 FT WIDE AS REQUIRED.
2. SECTION 162-41.A: RELIEF IS REQUESTED TO ALLOW SIDEWALK ON ONE SIDE OF THE STREET ONLY IN LIEU OF BOTH SIDES AS REQUIRED.



100 0 100 200 300 400 FEET
GRAPHIC SCALE

SITE PLAN

1-6-16-17 REVISED PER COMMENTS IN TOWNSHIP ENGR REVIEW LETTER DATED 5-8-17	
CONDITIONAL USE PLAN FOR JANKOWSKI TRACT	
UPPER UCHLAN TOWNSHIP, CHESTER COUNTY, PA.	
Edward B. Walsh & Associates, Inc.	
CIVL ENGINEERS & SURVEYORS	
LIONVILLE PROFESSIONAL CENTER	
125 Doulton Forge Rd.	
Eaton, Pennsylvania 19341	
Phone: 610-903-0060	
Fax: 610-903-0080	
Project- 4272	Drawn- SLM
Date- 9-13-16	Scale- 1" = 100'
Checked- AJB	Sheet- 1 OF 2
Plotted: 5/24/2017 File: F:\JB\4272\4272-B.pro	



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
June 8, 2017
Minutes
DRAFT

In Attendance:

Bob Schoenberger, Chair, Sally Winterton, Vice-Chair, Bob Phillips, Jim Dewees, Chad Adams, MaryLou Lowrie, P.E. – Gilmore & Associates, Gwen Jonik – Planning Commission Secretary

Bob Schoenberger called the meeting to order at 7:33 p.m. as a quorum was present.

223 Fellowship Road – Final Land Development Plan - Introduction

Paul Schmidt attended, representing the property owner to introduce a land development plan to construct a 50' x 150' building on property at 223 Fellowship Road. The parcel is 10.48 acres in the Limited Industrial (LI) district with an existing tenant, P. J. Reilly, and the Applicants - Brad and Brian Forcine - use the property on a limited basis. The proposed building, on currently paved area, would house trucks used with their concrete business that are currently stored outside on the site. No hazardous materials will be stored. Lighting is non-conforming but doesn't shine across Fellowship Road. Mr. Schmidt presented a set of exhibits A-1 thru A-10 that included the Application, Plan, and pictures of the existing conditions, including a large storm water swale and basin. The impervious surface will not be increased and percentage of building coverage wouldn't increase to any great degree either.

Three waivers are requested:

1. Exemption from the storm water ordinance;
2. The lighting doesn't spill outside the property and there are no plans to change the 12-16 poles around the property; any lighting on the new building would shine down;
3. Landscape screening – the Applicant would spruce up or fill in the few spots where existing screening is lacking.

Bob Schoenberger commented that since this is a fenced-in facility and if no one is working there at night, perhaps some changes should be made to the lighting to be more compliant with current standards.

Jim Dewees moved, seconded by Sally Winterton, to accept the Land Development submission for Township consultants' review. The Motion carried unanimously.

Black Horse ELU, LLC (Jankowski Tract) Conditional Use Plan

John Jaros, Esq. - Riley Riper Hollin & Colagreco, Ted Gacomis – E.B. Walsh, and Nancy Yost attended, representing the Developer, Black Horse ELU, LLC.

Mr. Jaros reiterated the Conditional Use Application seeks permission to construct 55 single-family homes and a connector road on the currently vacant (farmed) parcel on the west side of Route 100 at the boundary with West Vincent Township. The homes would be served by public water and public sanitary sewer. A Conditional Use Hearing is scheduled for June 19, 2017.

Mr. Gacomis presented a Plan which was revised according to the consultants' and Planning Commission's reviews in May. Points of interest:

1. The connector road will be 32' wide, with curbing and sidewalk, no parking.
2. The open space parcel is intended to be very informal open space for this development.
3. The only steep slopes are manmade along Route 100.
4. They've had discussions with the Authority regarding public sewer, which will continue to be discussed during the land development process. They'll propose extending public sewer service to Carriage Drive. This property will probably hook into the sewer stub at Milford Road, which would be gravity flow, but there's also a connection under Route 100, from Garrison Drive.
5. There will be a left turn lane into the development from northbound Route 100.
6. There will be a 150' deceleration lane southbound Route 100.
7. This application doesn't meet the qualifications for a traffic signal on Route 100; the Applicant is proposing the Traffic Impact Fee be used toward building the connector road.
8. The interior road has been changed to a boulevard-style entrance. The Fire Company and Township Staff are agreeable to 1 access.
9. The trail layout will meander through the woods at the south end of the parcel. Future sidewalk and/or trail connections would be along southbound Route 100 rather than crossing Route 100 to Garrison Drive, unless it becomes signalized.

Two waivers are requested:

1. Interior roadway width of 28' wide;
2. Sidewalk on only 1 side of the interior roadway.

Planning Commission Members' comments included: the Applicant has tried to address all previous comments, the trail stub at Route 100 should probably remain, and a dog park could be discussed during land development.

Jim Dewees moved, seconded by Sally Winterton, to recommend to the Board of Supervisors that they approve the Conditional Use Plan and grant the 2 waivers requested. The Motion carried unanimously.

Approval of Minutes

Sally Winterton moved, seconded by Bob Phillips, to approve as submitted the minutes of the May 11, 2017 Planning Commission meeting. The Motion carried unanimously.

Open Session

Ray Erfle, Windsor Ridge resident, commented on the Planning Commission's key role in providing recommendations to the Board of Supervisors; suggested the on-line Agenda be expanded to include supporting documents; and asked the height of the existing warehouse at 223 Fellowship Road, if there were plans for a traffic light on Route 100 at Garrison Drive, and if the open space in the proposed development would be open to the public.

Bob Schoenberger announced the next Planning Commission meeting date of July 13, 2017.

Adjournment

Jim Dewees moved, seconded by Bob Phillips, to adjourn the meeting at 8:21 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

June 12, 2017

File No. 04-1214T

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

Reference: Jankowski Tract – Conditional Use Review (Second Review)
Upper Uwchlan Township, Chester County, PA

Dear Cary:

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

- Conditional Use Plan consisting of two (2) sheets titled "Conditional Use Plan for Jankowski Tract", prepared by E.B. Walsh and Associates, Inc., dated September 13, 2016, last revised May 16, 2017.
- Response Letter prepared by E.B. Walsh & Associates, Inc., dated May 24, 2017.

OVERVIEW

The site is 40.655 acres in size and is located along the west side of Pottstown Pike (SR 100) near the intersection of Garrison Drive and Pottstown Pike. A small portion of the proposed development is located in West Vincent Township. The project site is located within the R-2 Residential District within the F-1 Flexible Development Overlay District.

The Applicant is proposing a development consisting of fifty-five (55) single-family homes, along with a walking trail, all purpose field, and dog park. In addition, this project proposes a connection between Milford Road and Pottstown Pike.

G&A, as well as the other Township Consultants, have completed our second review of the above referenced conditional use for compliance with the applicable sections of the

Mr. Cary B. Vargo
Upper Uwchlan Township Manager
Reference: Jankowski Tract – Conditional Use Review
Upper Uwchlan Township, Chester County, PA

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File No. 04-1214T
June 12, 2017

Township's Ordinances and wish to submit the following comments for your consideration.

**I. TOWNSHIP CIVIL ENGINEERING CONSULTANTS COMMENTS
GILMORE & ASSOCIATES, INC.**

Comments in *italics* are from our previous review, comments in **bold text** require resolution by the Applicant, and comments that have been addressed are not repeated herein.

1. **ZO Section 200-69.D. – The Applicant shall confirm that all areas being considered Open Space on the Conditional Use Plan satisfies all the requirements of this section.**

The Applicant's Engineer has now added a hatch pattern to areas which are not being considered as contributing towards the required open space.

2. (CU) **ZO Section 200-72.B.(2) – The flexible/open space development option is permitted within the R-2 Zoning District when authorized as a conditional use.**
3. **ZO Section 200-72.B.(2).(c).[4] – A preliminary indication of waivers or variances, that are needed for the proposed development, should be indicated on the plan. At a minimum, it appears cartway width and sidewalk waivers will be needed.**

The Applicant's Engineer has indicated they are seeking the following waivers from the Subdivision / Land Development Ordinances:

- **SALDO Section 162-28.A. – Applicant requests a waiver to permit a 28' wide cartway in lieu of the required 32' cartway.**
- **SALDO Section 162-41.A. – Applicant requests a waiver to permit sidewalk on only one side of the proposed roads instead of both sides as required by ordinance.**

References to these requests have been provided on the plan.

Mr. Cary B. Vargo
Upper Uwchlan Township Manager
Reference: Jankowski Tract – Conditional Use Review
Upper Uwchlan Township, Chester County, PA

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June 12, 2017

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4. **ZO Section 200-72.E.(2).(a). – Drawings should be provided indicating the proposed exterior design and materials in accordance with this section.**

The Applicant's Engineer has indicated in his response letter these will be provided at the June Planning Commission Meeting. We would recommend these also be presented as an exhibit during the Conditional Use Hearing to be made part of the record.

5. ***Based on documentation we have received for previous applications for this site, we believe this proposal actually utilizes at least portions of three (3) separate parcels. The delineation of the parcels should be indicated on the plan.***

The three (3) parcels have been indicated on the plan as requested. However, the southern boundary line for TMP 25-6-58 appears to be missing. This should be added.

6. As the Conditional Use Plan as submitted does not have any dimensioning, specific verification of the Density Computations will need to be deferred until submission of the Land Development Plan.
7. ***It appears there may be a need to install storm sewer conveyance piping across the Columbia Gas and PECO Electric Easements. If this is the case, we would recommend the Applicant contact these utilities to confirm such a crossing would be permitted.***

The Applicant's Engineer has indicated they have reached to PECO and will contact Columbia Gas once a more formal plan has been generated.

8. ***As indicated above, there is a walking trail, all purpose field and dog park all presumably for public use, If so, consideration should be given to where users of these facilities would park. In addition, a connection should be made between the proposed walking trail and existing and / or proposed pedestrian facilities.***

Mr. Cary B. Vargo
Upper Uwchlan Township Manager
Reference: Jankowski Tract – Conditional Use Review
Upper Uwchlan Township, Chester County, PA

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File No. 04-1214T
June 12, 2017

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The Applicant's Engineer has indicated that these facilities are intended to be solely for the use of the residents of this community. The Planning Commission and Board of Supervisors should review this for acceptability.

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

1. SALDO Section 162-28 – The applicant's engineer has indicated that a fifty-foot half-width ultimate right-of-way will be provided along the S.R. 0100 site frontage during land development. The plans should clearly label the proposed ultimate right-of-way, and a note should be added to the plans stating that the ultimate right-of-way is offered for dedication to PennDOT and/or the Township in perpetuity, and at no cost.
2. SALDO Section 162-28 – A waiver is requested to allow the proposed residential roads to provide a 28-foot cartway. We would support a waiver to allow a 28-foot cartway along the proposed residential roads provided that on-street parking is allowed on only one side of the residential roads.
3. SALDO Section 162-41.A – The path along the Connector Road and through the open space should be a minimum of six feet wide consistent with other recently constructed paths in the Township. The Township's Trail Master Plan envisions a multi-use path along the entire Route 100 frontage to the northern property line. To be an effective multi-use path, it should be 10 feet wide. The exact location of the "Trail Stub For Future Connection" should be determined during land development; however, at minimum we believe it should intersect with the southern property line.

The following comments can be addressed during land development.

4. SALDO Section 162-31.B – Detailed review of the proposed roads will be deferred to land development, and as such, additional information will be necessary, including but not limited to stationing and roadway alignment geometry.
5. ZO Section 200-75.H(3) – The traffic study indicates that adequate sight distance is provided at the Pottstown Pike (S.R. 0100)/Connector Road and

File No. 04-1214T
June 12, 2017

Connector Road/Site Access intersections. Since the intersection of the Connector Road/Site Access does not exist, the sight distance at this intersection should be verified based on more detailed engineering during land development.

6. During land development, the applicant's engineer should detail the design of the transition of the proposed 32-foot wide connector road to the existing 28-foot cartway along the existing section of Milford Road near Font Road.
7. The applicant's engineer should ensure that all proposed pedestrian facilities within the site and within the public right-of-way or for public use (including curb ramps and pedestrian access routes) shall be constructed in accordance with the requirements of the U.S. Access Board, *Public Right-Of-Way Accessibility Guidelines* (PROWAG) of the *Accessibility Guidelines of Buildings and Facilities* (ADAAG), PennDOT Design Manual Part 2, Chapter 6, and PennDOT Standards for Roadway Construction (Publication 72M, RC-67M). All proposed curb ramps should provide labels for the ramp types.
8. For all curb ramps proposed within the public right-of-way, or for public use, larger scale details of all proposed curb ramps should be provided during land development, including separate grading details, and all dimensions for construction, including widths, lengths, and all slopes to assist during construction. All proposed curb ramps should provide labels for the ramp types. In addition, all handicap curb ramps should be constructed with concrete.
9. Access to Pottstown Pike (S.R. 0100) will require a Highway Occupancy Permit (HOP) from PennDOT. The Township should be copied on all correspondence with PennDOT. Also, please coordinate the design of the Connector Road at its intersection with Pottstown Pike with the design of Garrison Drive, and although a traffic signal may not be warranted in the near term, we recommend planning this intersection for a future traffic signal if warranted in the future. Also, ADA/pedestrian facilities should be provided at this intersection, and the specific scope should be determined during land development and in consultation with PennDOT.
10. Chapter 79-8.C – The proposed development consists of 55 single family homes. As such, based on the trip generation equations contained in the

Mr. Cary B. Vargo
Upper Uwchlan Township Manager
Reference: Jankowski Tract – Conditional Use Review
Upper Uwchlan Township, Chester County, PA

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June 12, 2017

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Institute of Transportation Engineers publication, *Trip Generation, Ninth Edition*, the proposed residential development will generate approximately 61 total new trips to the study area roadways during the weekday afternoon peak hour. Therefore, the number of trips which should be subject to the Township's Transportation Impact Fee is 61, and as such, the total transportation impact fee for this development is \$142,374.

III.

TOWNSHIP PLANNING CONSULTANT COMMENTS
BRANDYWINE CONSERVANCY

We received a revised Conditional Use Plan for the Jankowski Tract as prepared by Edward B. Walsh & Associates, dated May 8, 2017. We have no additional review comments regarding the Conditional Use application.

Several items noted in our review of the original Conditional Use Plan continue to apply to the revised Plan. We believe that the following details can be adequately addressed during the land development plan review process:

- potential PNDI conflicts;
- comprehensive stormwater design and best management practices;
- Open Space Management Plan; and
- key trail connections into the municipal trail network.

IV.

TOWNSHIP MUNICIPAL AUTHORITY CONSULTANT COMMENTS
(ARRO CONSULTING, INC.)

1.

The Developer is proposing Fifty Five (55) Single Family Housing Units Utilizing 225 Gallons per Day/Equivalent Dwelling Unit (GPD/EDU) the sanitary sewer capacity required is 12,375 GPD. Wastewater treatment, storage and disposal capacity are needed for this project. The applicant has initiated discussions with the Authority regarding the project's sanitary sewer needs and are still ongoing.

Mr. Cary B. Vargo
Upper Uwchlan Township Manager
Reference: Jankowski Tract – Conditional Use Review
Upper Uwchlan Township, Chester County, PA

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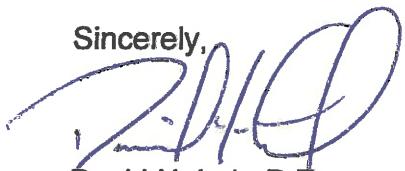
File No. 04-1214T

June 12, 2017

2. Review and evaluation of the Authority's existing storage capacity throughout the Authority's system will be necessary in order to determine the availability of storage capacity. The need for on-site storage capacity will be dependent on the outcome of that review.
3. No disposal areas are proposed on the Conceptual Plan. We have been informed that there is no suitable land onsite for disposal. Review and evaluation of the Authority's existing disposal capacity throughout the Authority's system will also be necessary in order to determine the availability of disposal capacity, if any.
4. A proposed collection/conveyance system is not shown on the Conceptual Plan. All sanitary sewer improvements shall be designed and constructed in accordance with the Upper Uwchlan Township Municipal Authority Specifications. A note shall be provided on the plan.
5. The necessary financial security shall be posted with the Township, which shall be in a form and amount acceptable to the Township. The design, sewage planning, permitting and construction shall need to be to the satisfaction of the Township and PaDEP.

This concludes our second review of the above-referenced conditional use application in preparation for the forthcoming conditional use hearing. If you have any questions, please do not hesitate to contact me.

Sincerely,



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

cc: Upper Uwchlan Township Board of Supervisors
Upper Uwchlan Township Planning Commission
Chris Williams, McMahon Associates, Inc.(via e-mail only)

Mr. Cary B. Vargo
Upper Uwchlan Township Manager
Reference: Jankowski Tract – Conditional Use Review
Upper Uwchlan Township, Chester County, PA

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File No. 04-1214T
June 12, 2017

Sheila E. Fleming, ASLA, Brandywine Conservancy (via e-mail only)
David Schlott, P.E., Arro Consulting, Inc. (via e-mail only)
Black Horse ELU, LLC (via e-mail only)
John Jaros, Esq. RRH&C (via e-mail only)
Adam Brower, P.E., E.B. Walsh & Associates, Inc. (via e-mail only)

June 13, 2017

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

Re: Fire Marshall Review
Jankowski Tract Conditional Use Plan
Route 100
55 Units, Black Horse ELU, LLC

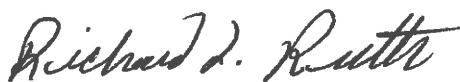
Dear Mr. Vargo,

I have reviewed the proposed development of 55 units proposed on the Jankowski tract located on Route 100. I have reviewed the proposed connection to Route 100 by way of a new connector road that would extend Milford Road out to Route 100.

In addition I have reviewed the interior road design and the location of the proposed fire hydrants.

The Ludwig's Fire Company will service this subdivision. I find the design and location of fire hydrants spacing acceptable. I do reserve the right to review the final subdivision and land development plan should anything change on the plan. If you should have any questions please feel free to contact me.

Very truly yours,



Richard L. Ruth
Upper Uwchlan Township Fire Marshall

RECEIVED
via email
JUN 15 2017



Upper Uwchlan Township
Board of Supervisors Workshop
May 9, 2017
4:00 p.m.
Minutes
DRAFT

In attendance:

Kevin Kerr, Chair
Jamie Goncharoff, Vice-Chair
Guy Donatelli, Member
Cary Vargo, Township Manager
Shanna Lodge, Assistant Township Manager

John DeMarco, Police Chief
Gwen Jonik, Township Secretary
Jill Bukata, Treasurer

Kevin Kerr called the Workshop to order at 4:04 p.m.

Byers Station Parcel 5C – Sewage Facilities Planning Module (SFPM)

The Sewage Facilities Planning Module has been completed for Byers Station Parcel 5C – “Village at Byers Station” and is ready to be sent to the Department of Environmental Protection (DEP) for their review and approval. ARRO reviewed the SFPM and recommends it be sent to PaDEP.

Guy Donatelli moved, seconded by Jamie Goncharoff, to authorize the submission of Byers Station Parcel 5C SFPM to the PaDEP. The Motion carried unanimously. (Resolution #05-09-17-08)

Financial Dashboard

Cary Vargo provided a brief demonstration of the ‘Financial Dashboard’ on the Township website, which is real-time financial data accessible by the general public via a link on the homepage. Some of the data is audited, some is not. The Dashboard is very user-friendly and includes statistics for various Departments, such as Public Works, Building/Codes, and Emergency Services. There is no personal information on the Dashboard. To the best of our knowledge, we are the second municipality in Chester County to implement the Dashboard. Jill Bukata, Treasurer and Shanna Lodge, Assistant Township Manager, were commended for their work in getting this program up and running.

Township Manager’s Report

Cary Vargo provided an update for the following projects:

Sunoco Mariner II and III – Sunoco is beginning to set up the horizontal directional drilling (HDD) equipment on the Shea property, which is on Park Road abutting the west side of the Turnpike. Sunoco is to advise us before staking their project area in Hickory Park Field 4. Park & Recreation Board – there are 6 residents interested in volunteering on the Park & Recreation Board. The candidates will meet with the Board of Supervisors over the next week or so. Existing member Lou Lanzalotto and Cathy Tomlinson will fill the 7-member Park & Rec Board.

Street Sweeper/Vacuum Truck – the truck is being assembled. We hope it’s delivered in the next 2 weeks.

McKee-Fetters – the Township reviewed and revised a draft Sewer Agreement for Phase III of the Route 100 treatment plant, triggered by this development and it’s being reviewed by McKee; most of the proposed roadways will now be public as they’ll connect to the Reserve at Eagle to

the east and the Reserve at Chester Springs to the west; there is more wastewater disposal area on the Tract than originally thought.

Park Road Trail – the right-of-way plans have been approved by PennDOT; the utilities want us to pay to relocate the poles.

Byers Station Parcel 5C “Village at Byers Station” – the Station Boulevard pedestrian crossing has been relocated to east of Pickering Valley Elementary’s driveway, away from the storm water infrastructure to the west.

Eagle Village trail connections – the trail connections from Upland Farms Park into the Village are almost complete. The Township will be reimbursed for the \$500,000 construction costs via a reimbursable Grant. Fred Gunther (Gunner Properties) is constructing a portion of the trail along his Park Road property, from Route 100 to the driveway and will complete the trail to Little Conestoga Road once he connects to public sewer service.

A ribbon-cutting ceremony celebrating the Village trail connections, as well as the installation of a 50' flagpole and American Flag at Upland Farms Park is being coordinated for May 25, 2017 - 4:00 PM.

Cary Vargo advised that Mike Heckman, Director of Public Works, proposes expanding the overall paving budget this year. Some roads are deteriorating more quickly due to the pervious nature of the new asphalt specifications. Instead of repairing or reconstructing roads on an 18-year schedule as previously planned, this activity needs to occur more frequently, every 12-15 years.

On a separate note, Pennsylvania Drive is falling apart and needs to be reconstructed and paved. The Hankin Group has offered to use future traffic impact fees to place a median on Pennsylvania Drive as throughout the rest of Eagleview. The Township would reconstruct and pave from Route 100 to Stockton Drive as Phase 1. Cary Vargo will provide a project narrative and scope of work for the Board’s consideration. Guy Donatelli cautioned that this could adversely impact future Supervisors.

Open Session

Kevin Kerr commented that he met with Bob Armstrong, at Bob’s request, and they discussed GEYA’s field usage and fees. Mr. Kerr reiterated the field usage fees are set for 2017 and any reductions in fees would be considered for all users during the 2018 Budget process. They also discussed GEYA’s proposal to light the fields at Hickory Park. Cary Vargo and Shanna Lodge will investigate the costs to light the fields. The Supervisors would decide if and how many fields could be lit, and GEYA could partner in that.

Adjournment

There being no further business to be brought before the Board, Kevin Kerr adjourned the Workshop at 5:03 p.m. and the Board proceeded to meet with several of the Park & Recreation Board candidates.

Respectfully submitted,

Gwen A. Jonik
Township Secretary



TOWNSHIP OF UPPER UWCHLAN
BOARD OF SUPERVISORS
REGULAR MEETING,
CONDITIONAL USE HEARINGS

May 15, 2017
7:00 p.m.
DRAFT

In Attendance:

Board of Supervisors

Kevin C. Kerr, Chair
Jamie W. Goncharoff, Vice-Chair
Guy A. Donatelli, Member

John E. Good, Esq., Township Solicitor
Elaine Parrish, Court Stenographer

Township Administration

Cary B. Vargo, Township Manager
Shanna Lodge, Assistant Township Manager
Gwen A. Jonik, Township Secretary
Jill Bukata, Township Treasurer
Al Gaspari, Codes Administrator
Mike Heckman, Director of Public Works
Dave Leh, Township Engineer
Chris Williams, Township Traffic Engineer

Mr. Kerr called the meeting to order at 7:01 p.m., led the Pledge of Allegiance, and offered a moment of silence.

Approval of Minutes

Mr. Goncharoff moved, seconded by Mr. Donatelli, to approve as presented the minutes of the April 11, 2017 Joint Boards and Commissions Workshop and the April 17, 2017 Board of Supervisors Meeting.

The Motion carried unanimously.

Mr. Kerr reminded the audience that the Board recently adopted a Policy that if anyone is going to video or audio tape the meeting, they are to advise the Chair prior to the start of the meeting.

Approval of Payments

Mr. Goncharoff moved, seconded by Mr. Donatelli, to pay all vendors as listed May 11, 2017, totaling \$730,926.66. The Motion carried unanimously.

Treasurer's Report

Jill Bukata reported a strong balance sheet; year to date revenues are at 40.6% of the budget; expenses are at 28.6 % of the budget; and earned income tax revenues are slightly less than this time 2016.

Supervisor's Report

Community Service Recognitions. Mr. Kerr presented Fire Chief Richard Ruth with a framed Letter of Recognition, commemorating Chief Ruth's 60 years of service with the Lionville Fire Company.

Scott Nicely, Township Emergency Management Coordinator, on behalf of the Emergency Management Planning Commission, presented a plaque to the Uwchlan Ambulance Corps, in recognition of the Corps' offering life-saving educational programs to Upper Uwchlan Township residents. Uwchlan Ambulance Corps members in attendance: John Applegate, Chief; Mark Alloway, Past President; Joe Behm, AEMT; Connor Ryan, Paramedic; Tiffany Guth, EMT/Explorer; and Tyler Orlando, Explorer.

Mr. Kerr read the published calendar: May 29, 2017 Office Closed – Memorial Day; June 13, 2017 4:00 p.m. Board of Supervisors Workshop; June 17, 2017 6:00 p.m. 9th Annual Upper Uwchlan Township Block Party on Route 100; June 19, 2017 7:00 p.m. Board of Supervisors Meeting; Yard Waste Collections: May 17, May 24, May 31, June 7, June 14.

Mr. Goncharoff asked if commercial companies can dump yard waste in our dumpsters. Mr. Heckman advised that the yard waste dumpsters are for use by Upper Uwchlan residents, not their landscapers, not commercial entities. This information is marked on the dumpster.

Administration Reports

Township Engineer's Report

Dave Leh reported that the McKee Group is revising their preliminary land development plans and will return to the Planning Commission in June; revised Jankowski Tract conditional use plans will be reviewed by the Planning Commission in June in preparation for the June 19 Conditional Use Hearing.

Building and Codes Department Report

Al Gaspari reported that 61 building permits were issued in April, totaling \$30,429 in permit fees; the Zoning Hearing Board will meet late May to hear the Fettlers' request regarding an addition to a non-conforming structure; there have been several complaints recently about truck noise overnight – call if you have an issue; a Commercial Safety Inspection Program will kick off in June – a 3-year rotation cycle – there is a long list of items that will be inspected, including smoke detectors, clear stairwells, ADA accessibility, etc. Hal Harper asked if zoning regulation conformance would be included. Mr. Gaspari replied yes, it will be included.

Police Chief's Report

Cary Vargo reported that 1,001 incidents were logged last month, including 3 arrests, and 97 citations were issued.

Public Works Department Report

Mike Heckman reported that the Department completed the following work orders during April – 1 Municipal Authority; 79 PA 1-calls; 33 public works; 3 parks; 9 solid waste/recycling; as well as cleaning storm water inlets, installing a sump pit at Hickory Park to resolve an on-going drainage problem between fields, finishing the resurfacing the parking lot at Hickory Park, tree trimming, installing the flagpole at Upland Farms Park and filling potholes.

Land Development

Escrow Release. Toll Brothers has requested a release of escrowed funds for work completed at the Reserve at Chester Springs project on Little Conestoga Road. Gilmore & Associates reviewed the request and recommends the release of \$159,922.76. Mr. Goncharoff moved, seconded by Mr. Donatelli, to release the \$159,922.76. The Motion carried unanimously.

Marsh Lea Preliminary / Final Subdivision and Land Development Plan. Adam Brower, of E.B. Walsh, and T.R. Moser were present seeking approval of the Marsh Lea (formerly known as "Popjoy") Subdivision, a proposed 27-home development on Little Conestoga Road, at the boundary with Wallace Township – 21 homes in Upper Uwchlan, 6 in Wallace. The Plans have been reviewed by the Township consultants, the Planning Commission and the Board of Supervisors several times over the past year. Items of interest include: 1) a trail easement along Lot 17 which creates a connection from the development's sidewalk to the Brandywine Trail without going out to Little Conestoga Road. The trail easement will be a mowed grass trail, maintained by the Homeowners Association, who will also take care of the storm water basin along that Lot; 2) the postal service has a new policy eliminating door-to-door mail delivery

which necessitates a cluster mailbox. It will be centrally located with expanded right-of-way where several cars can stack, if necessary; 3) two underground tanks (10,000 gallons each) will provide for fire-fighting purposes as the development won't have public water service. One would be centrally located and the other in the open space in Wallace Township. Glen Moore Fire Company will provide guidance regarding the on-going maintenance of the tanks, mostly like through the Homeowners Association. Mr. Moser said the Homeowners Association documents are being drafted at this time. Mr. Goncharoff would like the Township to review those documents before they're recorded.

Mr. Donatelli moved, seconded by Mr. Goncharoff, to grant Preliminary/Final Subdivision and Land Development Approval to the plan titled "Marsh Lea Subdivision" prepared by E. B. Walsh & Associates dated April 17, 2016 and last revised February 9, 2017 with the following conditions:

1. The applicant shall adhere to all conditions and requirements set forth in the February 21, 2017 Conditional Use Decision & Order.
2. The plans shall be revised to address the comments raised in the April 11, 2017 Gilmore & Associates, Inc. review letter.
3. A waiver is hereby granted from Subdivision / Land Development Ordinance Section 162-28.A. to permit a 28' wide cartway in lieu of the required 32' wide width with the condition no parking will be permitted along the street.
4. A waiver is hereby granted from Subdivision / Land Development Ordinance Section 162-38.C.5 to permit driveways, with slopes greater than eight (8) percent, without providing a parking space within the right-of-way.
5. A waiver is hereby granted from Subdivision / Land Development Ordinance Section 162-41 to not provide sidewalk on both sides of the street.
6. A waiver is hereby granted from Subdivision / Land Development Ordinance Section 162-46.A.(5) to allow the lot depth to be greater than 3 times the lot width for Lot 23.
7. A waiver is hereby granted from Storm Water Management Ordinance Section 310.B to permit less than one foot of freeboard shall be provided between the 100-year water surface elevation and the top of embankment.
8. The Applicant shall obtain a Highway Occupancy Permit from Pa-DOT for the proposed accesses to Little Conestoga Road.
9. The Applicant shall obtain all applicable permits from The Chester County Conservation District and Pa-DEP.
10. The applicant shall work with Wallace Township, The Brandywine Trail Club, and Marsh Creek State Park to provide a connection to the existing trail system located along the south side of the property.
11. A Traffic Impact Fee shall be paid in the amount of \$74,688. The fee shall be paid prior to the issuance of the first building permit.

Mr. Brower questioned whether or not the payment of the traffic impact fee could be spread over several payments. Mr. Vargo reiterated the traffic impact fee shall be paid prior to issuance of the first building permit. The Motion carried unanimously.

Marsh Lea Sewage Facilities Planning Module (SFPM). The Board was requested to authorize the submission of the Marsh Lea SFPM to the Department of Environmental Protection (PaDEP) for their review and approval. Mr. Goncharoff moved, seconded by Mr. Donatelli, to adopt Resolution #05-15-17-09, authorizing the submission of the Marsh Lea SFPM to PaDEP. The Motion carried unanimously.

Byers Station (Parcel 5C) Amended Approval – Planned Residential Development (PRD). Alyson Zarro, Esq. of Riley Riper Hollin & Colagreco and Bob Dwyer, on behalf of Equus and Byers Retail Acquisition requested the Board revise the Final Approval for the Village at Byers Station (Parcel 5C) to clarify that the Approval is specific to Lot 1 – the residential only Lot – and is approved as part of the Planned Residential Development (PRD). It will also establish a 5-year development schedule for Parcel 5C Lot 2 – the commercial/retail only Lot. This is a

procedural request, as a “PRD” approval is slightly different from Land Development Approval, which was granted by the Board of Supervisors February 21, 2017. The revised Approval document was reviewed by the Township Solicitor.

Mr. Donatelli moved, seconded by Mr. Goncharoff, to approve the following Decision and Order. The Motion carried unanimously.

**Application of Byers Residential Acquisition, L.P. and Byers Retail Acquisition, L.P. for
Final Approval of the Residential Portion of Parcel 5C at Byers Station
Decision and Order**

1. The Final Plan shall be revised to comply with Gilmore & Associates, Inc. review letter dated November 3, 2016 and the Final Plan shall be labeled “Final PRD Plan, Lot 1, Parcel 5C The Village at Byers Station.”
2. The applicant shall secure all required outside agency permitting prior to plan recording.
3. The Applicant hereby agrees to make a contribution in the amount of \$206,000 to be utilized for the construction of Eagle Park. This contribution shall be made prior to the release of plans for recordation.
4. A multi-use trail shall be provided along Darrell Drive from Graphite Mine Road to Pottstown Pike.
5. A tot lot similar to that which is provided in the Windsor Ridge Development in Upper Uwchlan Township shall be provided within Lot 1.
6. The following proposed crosswalks shall be eliminated from the Final Plan:
 - Darrell Drive and Pottstown Pike (Northwest corner of project)
 - Darrell Drive and Graphite Mine Road (Northeast corner of project)
 - Station Boulevard and Graphite Mine Road (Southeast corner of project)
7. The proposed street light at Darrell Drive and Pottstown Pike (Northwest corner of project) shall be eliminated.
8. An ADA compliant ramp for the trail shall be provided on the western side of the driveway access on Station Boulevard.
9. The trail segment currently depicted adjacent to Station Boulevard shall be eliminated from the east side of Station Boulevard driveway access to Graphite Mine Road.
10. Applicant shall revise the plans to provide a trail crossing over Station Boulevard to connect the trail on Lot # 2 to an existing trail on the south side of Station Boulevard, unless Applicant can demonstrate to the Board that such trail connection is prohibitively costly and creates an undue financial burden in which case Applicant shall provide a trail connection in a different location accepted by the Board.
11. If Applicant does not install a retaining wall along Route 100 and the slopes exceed 3(H):1(V), geotechnical computations shall be provided confirming the proposed slope will be stable. In addition, the areas disturbed shall be planted with low maintenance vegetation to stabilize the area disturbed.
12. A waiver from Section 162-39.E to permit Belgian block curbing is hereby granted.
13. A waiver from Section 162-41.A which requires sidewalk to be provided on both sides of new streets is hereby granted. Sidewalks shall be provided on one (1) side of all internal streets.
14. A waiver from Section 152-311.G.(1) to permit the use of HDPE piping within the right-of-way instead of RCP is hereby granted.
15. A waiver from Section 152-311.H.(3) to permit the use of naturalized spillway lining instead of concrete block is hereby granted.
16. To the extent that the Final Plan or any of the conditions attached herein through this Order are inconsistent with the tentative plan approval granted by this Board in 1999 for Parcel 5C, the conditions of approval set forth herein shall control.
17. The commercial allocation of retail square footage depicted on Lot 2 of the Application is consistent with the June 7, 1999 tentative approval and shall continue to be deemed a tentatively-approved planned residential plan. Pursuant to Section 709(c) of the Pennsylvania Municipalities Planning Code, the period of time in which an Application for final approval of Lot 2, Parcel 5C must be filed with Upper Uwchlan Township shall be five (5) years from the date of this Order, unless otherwise amended upon request of the Applicant by this Board.

ADMINISTRATION

Authorize Advertisement of Zoning Ordinance Amendments – Medical Marijuana, Keeping of Chickens. Cary Vargo provided background: the State legalized medical marijuana in 2016. The proposed zoning ordinance amendments would make it possible to have a dispensary in the C-1 and C-3 commercial districts and a grower/processor in the LI and PI industrial districts. If we don't amend these sections, those uses are open to interpretation in all of our zoning districts. Keeping of Chickens: currently residents are not allowed to raise chickens. The proposed amendments would allow residents of single-family dwellings to keep a small number of chickens while providing standards to limit adverse impacts on neighbors.

Mr. Donatelli moved, seconded by Mr. Goncharoff, to authorize the advertisement of the proposed Ordinance amendments. Steve McNaughton made comment regarding 'chicken tractors' - portable chicken coops - and Brett Boden made comment regarding acreage. The Motion to advertise carried unanimously.

Mr. Kerr announced that May 21-27, 2017 is National Public Works Week. The Board wanted to recognize the Public Works Department's services and contributions to the health, safety and welfare of the community. Mr. Donatelli moved, seconded by Mr. Goncharoff, to adopt Resolution #05-15-17-10, a Proclamation in support and recognition of National Public Works Week. The Motion carried unanimously.

Open Session

Joe, a Greenridge Road resident, and several other neighbors asked of the development plans for the Uppatinas School grounds. Mr. Vargo advised that the Developer subdivided 2 lots from the property, for single-family homes, and he's currently researching sewer system options, for @ 12 condos using the adaptive re-use of historic structures codes. No additions can be added to the existing buildings – any renovations need to stay within the existing building footprint. No plans have been submitted.

Brett Boden inquired of the Struble Trail expansion plans. Mr. Vargo advised the improved trailhead parking area should open soon, and a pedestrian crossing signal on Dorlan Mill Road is going through the review process, but he's unaware of the status of the trail on the 'north' side of Dorlan Mill Road.

A Uwchlan Township resident commented on noise from Eagleview businesses. Mr. Gaspari said according to our noise ordinance, there are certain hours within which noise shouldn't carry over property lines. He will investigate.

John Shelton inquired of the Struble Trail crossing and the status of the conditional use approval for the Trail project. Mr. Vargo explained the road crossing signal application was approved for submission to PennDOT and he'd research the status of the conditional use application.

Mr. Kerr announced that the Township website now includes a "Financial Dashboard"; another avenue for residents to see what is happening.

Steve McNaughton commented on storm water runoff from the trail project at Park Road and Little Conestoga Road.

Mr. Kerr announced that a short recess would be taken to set up for the Conditional Use Hearings.

Mr. Kerr reconvened the meeting at 8:15 p.m. and John Good, Esq., proceeded to conduct the Conditional Use Hearing.

Conditional Use Hearing – Gunner Properties

Mr. Good advised attendees of the Conditional Use Hearing process and announced Gunner Properties' Application was to hold a temporary beer garden in Eagle Village. Elaine Parrish recorded the proceedings. Mr. Good entered into the Record the following Board Exhibits:

- B-1 Conditional Use Application, Narrative, Drawing
- B-2 Proof of publication
- B-3 Property posting
- B-4 Gilmore and Associates letter dated May 8, 2017

Alyson Zarro, Esq., of Riley Riper Hollin & Colagreco, presented on behalf of Gunner Properties. Ms. Zarro distributed the Applicant's Exhibits packet (A-1 to A-6) and advised the Applicant seeks approval to conduct a seasonal, temporary beer garden use, June through October, Thursday through Sunday, Noon - 11:00 PM (with shorter hours on Sunday) on 9.2 acres in the C-1 Village Commercial Zoning District @ 160 Park Road. A professional brewer/operator has received a brewer's liquor license and they'll operate the beer garden. Ms. Zarro provided operational details.

The Supervisors favor the Use and commented that if Approval is granted, the Decision should include language that the Conditions can be modified without reopening the Hearing, to adjust for weather conditions, or if noise or traffic-related issues arise. This Application is for a temporary Use approval for this year; if they envision doing this next summer, the Decision could state that it could be an annually renewable Approval via a letter from the Supervisors.

Al Gaspari advised that if tents are going to be used, they'd need a permit. Mr. Gunther advised there are no plans to use tents, but if needed, the tent(s) would be taken down every night.

Don Tracy, Waynebrook Drive, commended Mr. Gunther for the property improvements to date and asked that overflow parking in the field be closer to Park Road, not the Waynebrook homes.

There were no further questions or comments. Mr. Good closed the Hearing and announced a Decision would be drafted and presented by the Supervisors' next meeting, June 19, 2017. Ms. Zarro asked if the Decision could be made prior to the Township's Block Party, so they could potentially be operating that day. The Supervisors will try to have the Decision prepared for their June 13, 2017 Workshop.

Conditional Use Hearing – 260 Sierra Drive L.P.

Mr. Good introduced 260 Sierra Drive L.P.'s application seeking approval of a manufacturing / product assembly operation. Essential Medical proposes leasing 12,500 SF of an existing 80,000 SF building in Eagleview Corporate Center. Elaine Parrish recorded the Proceedings. Mr. Good entered into the Record the following Board Exhibits:

- B-1 Conditional Use Application Documents
- B-2 Proof of publication
- B-3 Property posting
- B-4 Gilmore and Associates letter dated May 8, 2017

Mike Malloy, Esq., General Counsel for the Hankin Group, representing 260 Sierra Drive, L.P., distributed the Applicant's Exhibits packet (A-1 – A-7) and summarized the Application. Essential Medical proposes leasing 12,500 SF of the building at 260 Sierra Drive. DSM currently occupies 53,000 SF of this building. Essential Medical assembles femoral artery closure devices – the device places a suture and patch of collagen. Jason Kaiser, Operations Manager -Essential Medical, and Neal Fisher, Vice President – Hankin, were also in attendance. Essential Medical currently has 9 employees, assembling the device in Malvern.

They need more space so they can grow their business, hopefully internationally, estimating 30 employees in the future. The pieces to the device are delivered to the facility, via small UPS/FedEx trucks, assembled, and shipped back out. No chemicals are involved, 1 daytime shift, no noise emission.

In answer to Mr. Donatelli's and Mr. Vargo's questions, the deliveries are once a day; the device is quite proprietary - there are @ 37 patents for this product; there is no battery/no power in this plastic device; there might be potential for a 2nd shift (3:00-11:00 PM) in 5 years; average company-wide annual salary is \$90,000; typical employee has at least a High School education; not all positions are full-time.

Deb Mellon asked where the device is sterilized. Mr. Kaiser advised the device is sterilized in New Jersey.

Al Gaspari asked if the product line was going to be expanded. It is not.

Steve McNaughton asked what makes a 'clean room', where this device is assembled. Mr. Kaiser explained that a 'clean room' is a self-contained room, with glass walls, its own HVAC system, and staff wear gowns, masks, and hair coverings. There's nothing in the packaging but air.

Mr. Good suggested the Hearing be closed. Mr. Donatelli moved to approve the Conditional Use as submitted by 260 Sierra Drive L.P., incorporating the testimony, exhibits and discussion tonight, including that the hours of business are limited to regular daytime business hours - not to exceed 11:00 p.m. – and limited to assembly of this femoral artery closure device. Mr. Goncharoff seconded the Motion, which carried unanimously.

Adjournment

There being no further business to be brought before the Board, Mr. Kerr adjourned the Meeting at 8:59 p.m.

Respectfully submitted,

Gwen A. Jonik,
Township Secretary

Range of Checking Accts: GENERAL to GENERAL Range of Check Ids: 47994 to 48082
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
47994	06/19/17	21ST 21st CENTURY MEDIA PHILLY	1,136.44	1576
47995	06/19/17	ACEP0010 ACE PORTABLES, INC.	75.00	1576
47996	06/19/17	ADVAN010 ADVANCED HORTICULTURAL SOLN	5,001.00	1576
47997	06/19/17	ADVAN020 ADVANTAGE INDUSTRIAL SUPPLY	180.02	1576
47998	06/19/17	AMSTE010 AMSTERDAM	2,314.80	1576
47999	06/19/17	AQUAP010 AQUA PA	512.20	1576
48000	06/19/17	ARROC010 ARRO CONSULTING, INC.	1,236.23	1576
48001	06/19/17	ASPHACAR ASPHALT CARE	189.00	1576
48002	06/19/17	BARBA010 BARBACANE THORNTON & COMPANY	7,775.00	1576
48003	06/19/17	BERKH030 H.A. BERKHEIMER, INC.	155.28	1576
48004	06/19/17	BRANDSPC BRANDYWINE VALLEY SPCA	154.50	1576
48005	06/19/17	BRANDWIN BRANDYWINE CONSERVANCY	180.00	1576
48006	06/19/17	BROWN010 BROWN'S COMMERCIAL CLEANING	800.00	1576
48007	06/19/17	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI	383.05	1576
48008	06/19/17	BUKAT010 JILL BUKATA	1,602.04	1576
48009	06/19/17	CEDAR010 CEDAR HOLLOW RECYCLING	20.00	1576
48010	06/19/17	CHRISFRA FRANTZ, CHRISTOPHER	520.00	1576
48011	06/19/17	CINTA010 CINTAS CORPORATION #287	294.36	1576
48012	06/19/17	COLONO10 COLONIAL ELECTRIC SUPPLY CO.,	873.60	1576
48013	06/19/17	COMCA010 COMCAST	558.05	1576
48014	06/19/17	CONWAY01 CONWAY POWER EQUIPMENT, INC.	86.07	1576
48015	06/19/17	CRAFCO CRAFCO, INC	139.45	1576
48016	06/19/17	DAVIDBAR DAVID BARON	144.23	1576
48017	06/19/17	DAVIS010 ROBERT L DAVIS	123.14	1576
48018	06/19/17	DELAW030 DVHT	55,009.85	1576
48019	06/19/17	DEMAR010 JOHN DEMARCO	65.07	1576
48020	06/19/17	EAGLHARD EAGLE HARDWARE	212.43	1576
48021	06/19/17	EASTE030 EASTERN IRRIGATION & PUMP COMP	302.06	1576
48022	06/19/17	ELAINPAR ELAINE G. PARRISH	393.50	1576
48023	06/19/17	FUTUR010 FUTURELINE AUTO & MARINE UPHOL	385.00	1576
48024	06/19/17	GATHE010 BRIAN E. GATHERCOLE	85.57	1576
48025	06/19/17	GILMO020 GILMORE & ASSOCIATES, INC	4,533.51	1576
48026	06/19/17	GLENM010 GLENMOORE FIRE COMPANY	4,274.50	1576
48027	06/19/17	HDCHESTE H-D OF CHESTER SPRINGS	487.65	1576
48028	06/19/17	HELPNOW HELP NOW	3,389.03	1576
48029	06/19/17	HIGHW010 HIGHWAY MATERIALS, INC.	46.00	1576
48030	06/19/17	HONEYBRO HONEY BROOK OUTDOOR POWER	333.35	1576
48031	06/19/17	HOWETTS HOWETT'S SCREEN PRINTING	138.00	1576
48032	06/19/17	ICMA0010 ICMA	560.00	1576
48033	06/19/17	JAMESHAR JAMES HARRIS	50.00	1576
48034	06/19/17	JBPETTYC JILL BUKATA	237.76	1576
48035	06/19/17	JILLPIRH JILL PIRHALLA	220.00	1576
48036	06/19/17	JOHNGOOD JOHN E. GOOD ASSOCIATES	561.00	1576
48037	06/19/17	JONESSTE STEVEN R. JONES	500.00	1576
48038	06/19/17	JONESTOM THOMAS S. JONES	183.15	1576
48039	06/19/17	KEENC010 KEEN COMPRESSED GAS COMPANY	143.17	1576
48040	06/19/17	KONIC010 KONICA MINOLTA BUSINESS SOLUTI	401.15	1576
48041	06/19/17	LEVEN010 LEVENGOOD SEPTIC SERVICE	535.00	1576
48042	06/19/17	LINESYST LINE SYSTEMS, LSI	976.95	1576
48043	06/19/17	LIONV010 LIONVILLE FIRE COMPANY	37,141.00	1576
48044	06/19/17	LUDWI030 LUDWIG'S CORNER FIRE COMPANY	37,080.00	1576

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
48045	06/19/17	LUDWI060 LUDWIG'S CORNER SUPPLY CO.	267.09	1576
48046	06/19/17	MAILF010 MAIL FINANCE	95.00	1576
48047	06/19/17	MARSH020 MARSH CREEK SIGNS	1,373.00	1576
48048	06/19/17	MCMAH010 MCMAHON ASSOCIATES, INC.	6,685.48	1576
48049	06/19/17	NAPA0010 NAPA	315.66	1576
48050	06/19/17	PECO0010 PECO	3,297.16	1576
48051	06/19/17	PENNS030 PA CHIEFS OF POLICE ASSOC	1,000.00	1576
48052	06/19/17	POLICACC POLICE ACCREDITATION CONSULTAN	480.00	1576
48053	06/19/17	POLICONE POLICEONE.COM	225.00	1576
48054	06/19/17	PONNAPIR PONNAMPALAM PIRABAKARAN	147.48	1576
48055	06/19/17	POZZA005 ADAM D. POZZA	187.60	1576
48056	06/19/17	PRED0010 PREDOC	190.00	1576
48057	06/19/17	REAGE010 REAGENT PRINT & IMAGING	22.50	1576
48058	06/19/17	RICHBENN RICHARD BENNINGHOFF	550.00	1576
48059	06/19/17	ROBLITTL ROBERT E. LITTLE, INC.	793.86	1576
48060	06/19/17	SLOAN010 SLOAN MOTORS, INC.	755.44	1576
48061	06/19/17	STAPLADV STAPLES ADVANTAGE	281.27	1576
48062	06/19/17	STAPLCRP STAPLES CREDIT PLAN	832.91	1576
48063	06/19/17	STEPHODO STEPHEN ODONNELL	164.67	1576
48064	06/19/17	STITE010 DAVID STITELER	100.00	1576
48065	06/19/17	STUBB010 STUBBE CONSULTING LLC	270.00	1576
48066	06/19/17	SWEETWAT SWEETWATER NATURAL PRODUCTS LL	520.00	1576
48067	06/19/17	THEPRO20 THE PROTECTION BUREAU	1,118.50	1576
48068	06/19/17	TOTALHAS TOTAL FUNDS BY HASLER	500.00	1576
48069	06/19/17	TURFEQUI TURF EQUIPMENT AND SUPPLY CO	254.09	1576
48070	06/19/17	UPPER010 UPPER UWCHLAN CAPITAL ACQUISIT	45.00	1576
48071	06/19/17	UPPERESC UPPER UWCHLAN TOWNSHIP ESCROW	5,250.00	1576
48072	06/19/17	USMUN020 US MUNICIPAL SUPPLY CO.	2,506.66	1576
48073	06/19/17	UWCHL010 UWCHLAN AMBULANCE CORPS	13,519.00	1576
48074	06/19/17	VARG0005 VARGO, CARY	118.79	1576
48075	06/19/17	VERIZ010 VERIZON	908.83	1576
48076	06/19/17	VERIZ020 VERIZON WIRELESS	692.27	1576
48077	06/19/17	VERIZFIO VERIZONFIOS	239.98	1576
48078	06/19/17	VERZIPAD VERIZON IPAD	169.46	1576
48079	06/19/17	WGAMERIC WG AMERICA COMPANY	195.45	1576
48080	06/19/17	WILLI010 WILLIAM HOPE HANDY	145.00	1576
48081	06/19/17	WITME010 WITMER PUBLIC SAFETY GROUP, INC	705.54	1576
48082	06/19/17	ZEPSA020 ACUITY SPECIALTY PRODUCTS, INC	273.64	1576

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	93	0	222,038.49	0.00
Direct Deposit:	0	0	0	0.00
Total:	93	0	222,038.49	0.00



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

TO: BOARD OF SUPERVISORS

FROM: Jill Bukata, Township Treasurer

RE: Status Update

DATE: June 19, 2017

Finance has worked on the following items during the month

- Received and processed 98 trash and 2,296 sewer payments (5/11/17 to 6/14/17)
- Attended the GFOA National Conference in Denver (Jill)
- Continued preparing statistical information for the 2016 CAFR

Projects and goals

- Revise the Accounting Manual in accordance with current procedures and staffing
- Obtain understanding from Keystone regarding timing of EIT payments
- Revise and update the Employee Personnel Manual

Highlights of the May 31, 2017 financial statements

- The balance sheet remains strong with cash of over \$7.7 million
- Year to date revenues (combined) are **\$3,981,556 or 41.7%** of the annual budget. Combined expenses are **\$2,262,167 or 35.4%** of the budget. The combined year to date net income (General Fund and Solid Waste Fund) is **\$1,719,389 before the transfer to the Capital Fund of \$950,000. It is \$769,389 after the transfer.**
- Earned income tax revenue YTD is **\$1,715,537** which is approximately \$121,000 more than the same period last year.

Upper Uwchlan Township
General Fund
Balance Sheet
As of May 31, 2017

ASSETS

Cash		
01-100-000-100	General Checking - Fulton Bank	\$ 203,720.10
01-100-000-200	Meridian Bank	2,799,721.88
01-100-000-210	Meridian Bank - Payroll	51,428.67
01-100-000-250	Nat Penn - Turf Field	261,351.19
01-100-000-300	Petty Cash	300.00
	Total Cash	<hr/> 3,316,521.84
Investments		
01-120-000-100	Certificate of Deposit - 7/2/18	<hr/> 260,055.60
		260,055.60
Accounts Receivable		
01-145-000-020	Engineering Fees Receivable	87,725.06
01-145-000-021	Engineering Fees Receivable-CU	167.50
01-145-000-030	Legal Fees Receivable	2,260.60
01-145-000-040	R/E Taxes Receivable	82,690.21
01-145-000-050	Hydrant Tax Receivable	-
01-145-000-080	Field Fees Receivables	2,112.50
01-145-000-085	Turf Field Receivables	4,755.00
01-145-000-086	EIT Receivable	68,809.42
01-145-000-090	RE Transfer Tax Receivable	33,511.35
01-145-000-095	Misc accounts receivable	-
	Total Accounts Receivable	<hr/> 282,031.64
Other Current Assets		
01-130-000-001	Due From Municipal Authority	89,266.07
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	-
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	<hr/> 89,266.07
Prepaid Expense		
01-155-000-000	Prepaid expenses	<hr/> -
	Total Prepaid Expense	<hr/> -
	Total Assets	3,947,875.15

LIABILITIES AND FUND BALANCE

Accounts Payable		
01-200-000-000	Accounts Payable	-
01-252-000-001	Deferred Revenues	<hr/> 64,427.95
	Total Accounts Payable	<hr/> 64,427.95

Upper Uwchlan Township
General Fund
Balance Sheet
As of May 31, 2017

Other Current Liabilities

01-199-000-000	Suspense Account	-
01-210-000-000	Payroll Liabilities	(33.66)
01-210-000-001	Federal Tax Withheld	-
01-211-000-000	FICA Tax Withheld	-
01-212-000-000	Earned Income Tax W/H	11,074.23
01-214-000-000	Non-Uniform Pension	-
01-215-000-000	Police Pension Withheld	-
01-216-000-000	Domestic Relation W/H	-
01-217-000-000	State Tax Withheld	-
01-218-000-000	Police Association Dues	1,000.00
01-219-000-000	LST Tax Withheld	390.00
01-220-000-000	State UnemploymentW/H	695.56
01-221-000-000	Benefit Deduction-Aflac	542.33
01-222-000-000	457 Contribution Deduction	-
01-223-000-000	Direct Deposit	-
01-224-000-000	Payroll Deduction Adjustments	-
01-239-000-001	Due to Municipal Authority	1,149.80
01-239-000-003	Due To Liquid Fuels	-
01-239-000-004	Due to Act 209 Fund	-
01-239-000-005	Due to Capital Fund	-
01-239-000-006	Due to Solid Waste Fund	7.50
01-239-000-007	Due to Water Resource Protection Fund	-
01-239-000-008	Due to Developer's Escrow Fund	1,120.00
01-258-000-000	Accrued Expenses	60,418.50
	Total Other Current Liabilities	76,364.26

Total Liabilities **140,792.21**

EQUITY

01-272-000-000	Opening Balance Equity	812,921.60
01-272-000-001	Retained Earnings	2,684,391.53
	Current Period Net Income (Loss)	309,769.81
	Total Equity	3,807,082.94

Total Fund Balance **3,807,082.94**

Total Liabilities & Fund Balance **3,947,875.15**

**Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended May 31, 2017**

GL Account #	Account Description	2017 YTD Actual	2017 Budget	Over (Under) Budget	Actual as % of Budget
REVENUES					
01-301-000-010	Current Real Estate Taxes	891,433.56	970,000.00	(78,566.44)	91.9%
01-301-000-013	Real Estate Tax Refunds	(23,904.42)	(25,000.00)	1,095.58	95.6%
01-301-000-030	Delinquent Real Estate Taxes	10,907.07	30,000.00	(19,092.93)	36.4%
01-301-000-071	Hydrant Tax	59,011.87	65,000.00	(5,988.13)	90.8%
01-310-000-010	Real Estate Transfer Taxes	106,132.13	375,000.00	(268,867.87)	28.3%
01-310-000-020	Earned Income Taxes	1,739,000.67	3,677,100.00	(1,938,099.33)	47.3%
01-310-000-021	EIT commissions paid	(23,463.50)	(50,009.00)	26,545.50	46.9%
01-320-000-010	Building Permits	135,419.10	150,000.00	(14,580.90)	90.3%
01-320-000-020	Use & Occupancy Permit	6,170.00	8,000.00	(1,830.00)	77.1%
01-320-000-030	Sign Permits	-	100.00	(100.00)	0.0%
01-320-000-040	Contractors Permit	1,000.00	2,000.00	(1,000.00)	50.0%
01-320-000-050	Refinance Certification Fees	1,740.00	4,000.00	(2,260.00)	43.5%
01-321-000-080	Cable TV Franchise Fees	63,688.41	250,000.00	(186,311.59)	25.5%
01-331-000-010	Vehicle Codes Violation	18,631.52	60,000.00	(41,368.48)	31.1%
01-331-000-011	Reports/Fingerprints	790.75	2,000.00	(1,209.25)	39.5%
01-331-000-012	Solicitation Permits	-	500.00	(500.00)	0.0%
01-331-000-050	Reimbursable Police Wages	646.43	1,000.00	(353.57)	64.6%
01-341-000-001	Interest Earnings	6,477.73	15,000.00	(8,522.27)	43.2%
01-342-000-001	Rental Property Income	10,000.00	24,000.00	(14,000.00)	41.7%
01-354-000-010	County Grants	-	-	-	#DIV/0!
01-354-000-020	State Grants	-	1,808.00	(1,808.00)	0.0%
01-354-000-030	Police Grants	-	-	-	#DIV/0!
01-355-000-001	PURTA	-	6,000.00	(6,000.00)	0.0%
01-355-000-004	Alcoholic Beverage Tax	200.00	400.00	(200.00)	50.0%
01-355-000-005	State Aid, Police Pension	-	85,000.00	(85,000.00)	0.0%
01-355-000-006	State Aid, Non-Uniform Pension	-	55,000.00	(55,000.00)	0.0%
01-355-000-007	Foreign Fire Insurance Tax	-	112,000.00	(112,000.00)	0.0%
01-360-000-010	Vehicle Storage Fees	-	1,000.00	(1,000.00)	0.0%
01-361-000-030	Zoning/SubDivision Land Development	22,550.00	4,000.00	18,550.00	563.8%
01-361-000-032	Fees from Engineering	38,630.30	100,000.00	(61,369.70)	38.6%
01-361-000-033	Admin Fees from Engineering	925.63	8,000.00	(7,074.37)	11.6%
01-361-000-035	Admin Fees from Legal	188.60	1,500.00	(1,311.40)	12.6%
01-361-000-036	Legal Services Fees	2,259.50	3,000.00	(740.50)	75.3%
01-361-000-038	Sale of Maps & Books	50.00	250.00	(200.00)	20.0%
01-361-000-039	Fire Inspection Fees	-	-	-	#DIV/0!
01-361-000-040	Fees from Engineering - CU	14,500.10	-	14,500.10	#DIV/0!
01-361-000-042	Copies	-	100.00	(100.00)	0.0%
01-367-000-010	Recreation Donations	-	1,000.00	(1,000.00)	0.0%
01-367-000-020	Tennis Fees	-	-	-	#DIV/0!
01-367-000-021	Field Programs	-	30,000.00	(30,000.00)	0.0%
01-367-000-025	Turf Field Fees	27,200.00	45,000.00	(17,800.00)	60.4%
01-367-000-030	Community Events Donations	9,300.00	10,000.00	(700.00)	93.0%
01-367-000-040	History Book Revenue	-	200.00	(200.00)	0.0%
01-367-000-089	Donations for Park Equipment	-	-	-	#DIV/0!
01-380-000-001	Miscellaneous Revenue	244.72	5,000.00	(4,755.28)	4.9%
01-380-000-010	Insurance Reimbursement	1,008.33	3,000.00	(1,991.67)	33.6%
01-392-000-008	Municipal Authority Reimbursement	89,266.07	216,667.00	(127,400.93)	41.2%
01-392-000-020	Transfer from Capital Fund	-	-	-	#DIV/0!
01-392-000-030	Transfer from Solid Waste Fund	-	-	-	#DIV/0!
01-395-000-000	Refund of Prior Year Expenses	-	-	-	#DIV/0!
Total Revenue		3,210,004.57	6,247,616.00	(3,037,611.43)	51.4%

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended May 31, 2017

GL Account #	Account Description	2017 YTD Actual	2017 Budget	Over (Under) Budget	Actual as % of Budget
GENERAL GOVERNMENT					
01-400-000-113	Supervisors Wages	625.00	2,500.00	(1,875.00)	25.0%
01-400-000-150	Payroll Tax Expense	47.81	191.00	(143.19)	25.0%
01-400-000-320	Telephone	850.00	2,000.00	(1,150.00)	42.5%
01-400-000-340	Public Relations	200.00	6,500.00	(6,300.00)	3.1%
01-400-000-341	Advertising	1,090.34	7,500.00	(6,409.66)	14.5%
01-400-000-342	Printing	3,161.00	1,000.00	2,161.00	316.1%
01-400-000-344	Community Notice	-	2,000.00	(2,000.00)	0.0%
01-400-000-350	Insurance-Bonding	2,636.00	4,500.00	(1,864.00)	58.6%
01-400-000-352	Insurance-Liability	-	24,378.00	(24,378.00)	0.0%
01-400-000-420	Dues/Subscriptions/Memberships	525.00	5,000.00	(4,475.00)	10.5%
01-400-000-460	Meeting & Conferences	478.00	6,000.00	(5,522.00)	8.0%
01-400-000-461	Bank Fees	4,287.06	500.00	3,787.06	857.4%
01-400-000-463	Misc expenses	(98.64)	2,000.00	(2,098.64)	-4.9%
		13,801.57	64,069.00	(50,267.43)	21.5%
EXECUTIVE					
01-401-000-100	Administration Wages	173,110.03	463,336.00	(290,225.97)	37.4%
01-401-000-150	Payroll Tax Expense	13,157.08	35,445.00	(22,287.92)	37.1%
01-401-000-151	PSATS Unemployment Compensation	-	1,170.00	(1,170.00)	0.0%
01-401-000-156	Employee Benefit Expense	39,080.37	152,289.00	(113,208.63)	25.7%
01-401-000-157	ACA Fees	-	340.00	(340.00)	0.0%
01-401-000-160	Non-Uniform Pension	8,130.44	35,774.00	(27,643.56)	22.7%
01-401-000-174	Tuition Reimbursements	-	4,000.00	(4,000.00)	0.0%
01-401-000-181	Longevity Pay	-	5,100.00	(5,100.00)	0.0%
01-401-000-183	Overtime Wages	2,103.91	5,000.00	(2,896.09)	42.1%
01-401-000-200	Supplies	6,455.77	10,000.00	(3,544.23)	64.6%
01-401-000-205	Meals & Meal Allowances	-	-	-	#DIV/0!
01-401-000-215	Postage	2,469.67	3,500.00	(1,030.33)	70.6%
01-401-000-230	Gasoline & Oil	689.84	2,200.00	(1,510.16)	31.4%
01-401-000-235	Vehicle Maintenance	39.97	500.00	(460.03)	8.0%
01-401-000-252	Repair & Maintenance	-	2,000.00	(2,000.00)	0.0%
01-401-000-316	Training & Seminars	2,603.00	7,000.00	(4,397.00)	37.2%
01-401-000-317	Parking/Travel	630.25	1,200.00	(569.75)	52.5%
01-401-000-322	Ipad Expenses	236.82	600.00	(363.18)	39.5%
01-401-000-352	Insurance - Liability	-	-	-	#DIV/0!
01-400-000-353	Insurance-Vehicle	-	154.00	(154.00)	0.0%
01-401-000-354	Insurance-Workers Compensation	1,963.92	1,655.00	308.92	118.7%
01-401-000-420	Dues/Subscriptions/Memberships	3,987.38	2,500.00	1,487.38	159.5%
01-401-000-450	Contracted Services	9,330.88	6,685.00	2,645.88	139.6%
		263,989.33	740,448.00	(476,458.67)	35.7%
AUDIT					
01-402-000-450	Contracted Services	17,575.00	26,650.00	(9,075.00)	65.9%
		17,575.00	26,650.00	(9,075.00)	65.9%
TAX COLLECTION					
01-403-000-100	Tax Collector Wages	7,461.91	19,000.00	(11,538.09)	39.3%
01-403-000-150	Payroll Tax Expense	564.98	1,454.00	(889.02)	38.9%
01-403-000-200	Supplies	82.62	500.00	(417.38)	16.5%
01-403-000-215	Postage	1,577.40	2,000.00	(422.60)	78.9%
01-403-000-350	Insurance-Bonding	-	600.00	(600.00)	0.0%
01-403-000-450	Contracted Services	2,216.40	3,000.00	(783.60)	73.9%
		11,903.31	26,554.00	(14,650.69)	44.8%

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended May 31, 2017

GL Account #	Account Description	2017 YTD Actual	2017 Budget	Over (Under) Budget	Actual as % of Budget
LEGAL					
01-404-000-305	Reimbursable Legal Fees - CU	-	-	-	#DIV/0!
01-404-000-310	Reimbursable Legal Fees	5,056.80	10,000.00	(4,943.20)	50.6%
01-404-000-311	Non Reimbursable Legal	7,381.32	30,000.00	(22,618.68)	24.6%
01-404-000-450	Contracted Services	-	5,000.00	(5,000.00)	0.0%
		12,438.12	45,000.00	(32,561.88)	27.6%
COMPUTER					
01-407-000-200	Supplies	31.79	2,000.00	(1,968.21)	1.6%
01-407-000-220	Software	1,868.77	4,000.00	(2,131.23)	46.7%
01-407-000-222	Hardware	1,432.00	7,000.00	(5,568.00)	20.5%
01-407-000-240	Web Page	-	5,000.00	(5,000.00)	0.0%
01-407-000-450	Contracted Services	40,829.15	52,000.00	(11,170.85)	78.5%
		44,161.71	70,000.00	(25,838.29)	63.1%
ENGINEERING					
01-408-000-305	Reimbursable Conditional Use	3,075.10	25,000.00	(21,924.90)	12.3%
01-408-000-310	Reimbursable Engineering	91,258.08	75,000.00	16,258.08	121.7%
01-408-000-311	Traffic Engineering	19,888.01	25,000.00	(5,111.99)	79.6%
01-408-000-313	Non Reimbursable Engineering	4,892.80	20,000.00	(15,107.20)	24.5%
01-408-000-366	Ordinance Update	-	4,500.00	(4,500.00)	0.0%
01-408-000-367	General Planning	4,924.71	4,000.00	924.71	123.1%
01-408-000-368	MS4 Expenses	-	-	-	#DIV/0!
		124,038.70	153,500.00	(29,461.30)	80.8%
TOWNSHIP PROPERTIES					
<i>Public Works Building</i>					
01-409-001-200	Supplies	265.03	1,000.00	(734.97)	26.5%
01-409-001-231	Propane & heating - PW bldg	10,905.43	13,000.00	(2,094.57)	83.9%
01-409-001-250	Maint & Repair	4,993.52	16,150.00	(11,156.48)	30.9%
01-409-001-320	Telephone	1,928.13	1,700.00	228.13	113.4%
01-409-001-351	Insurance - property	-	4,118.00	(4,118.00)	0.0%
01-409-001-360	Utilities	2,534.07	12,000.00	(9,465.93)	21.1%
01-409-001-450	Contracted Services	554.44	5,820.00	(5,265.56)	9.5%
<i>Township Building</i>					
01-409-003-101	Employee Cost Allocated	-	-	-	#DIV/0!
01-409-003-200	Supplies	489.34	2,000.00	(1,510.66)	24.5%
01-409-003-231	Propane & Heating Oil	-	5,000.00	(5,000.00)	0.0%
01-409-003-250	Maintenance & Repairs	16,678.47	8,000.00	8,678.47	208.5%
01-409-003-320	Telephone	5,869.13	7,000.00	(1,130.87)	83.8%
01-409-003-351	Insurance Property	-	4,118.00	(4,118.00)	0.0%
01-409-003-360	Utilities	9,705.85	15,000.00	(5,294.15)	64.7%
01-409-003-450	Contracted Services	7,733.85	25,000.00	(17,266.15)	30.9%
<i>Milford Road</i>					
01-409-004-200	Supplies	-	500.00	(500.00)	0.0%
01-409-004-231	Propane	635.77	1,500.00	(864.23)	42.4%
01-409-004-250	Maintenance & Repairs	-	3,000.00	(3,000.00)	0.0%
01-409-004-320	Telephone	901.88	1,600.00	(698.12)	56.4%
01-409-004-351	Insurance - property	-	824.00	(824.00)	0.0%
01-409-004-360	Utilities	619.74	2,000.00	(1,380.26)	31.0%
01-409-004-450	Contracted Services	-	1,100.00	(1,100.00)	0.0%
		63,814.65	130,430.00	(66,615.35)	48.9%

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended May 31, 2017

GL Account #	Account Description	2017 YTD Actual	2017 Budget	Over (Under) Budget	Actual as % of Budget
POLICE EXPENSES					
01-410-000-100	Police Wages	423,500.58	1,101,367.00	(677,866.42)	38.5%
01-410-000-150	Payroll Tax Expense	33,875.05	84,255.00	(50,379.95)	40.2%
01-410-000-151	PSATS Unemployment Compensation	-	2,535.00	(2,535.00)	0.0%
01-410-000-156	Employee Benefit Expense	134,124.02	345,027.00	(210,902.98)	38.9%
01-410-000-158	Medical Expense Reimbursements	2,524.37	7,500.00	(4,975.63)	33.7%
01-410-000-160	Pension Expense	37,515.00	150,060.00	(112,545.00)	25.0%
01-410-000-174	Tuition Reimbursement	3,645.00	15,000.00	(11,355.00)	24.3%
01-410-000-181	Longevity Pay	4,000.00	18,200.00	(14,200.00)	22.0%
01-410-000-182	Education incentive	2,500.00	3,500.00	(1,000.00)	71.4%
01-410-000-183	Overtime Wages	10,574.99	42,000.00	(31,425.01)	25.2%
01-410-000-187	Courttime Wages	6,053.36	12,000.00	(5,946.64)	50.4%
01-410-000-191	Uniform/Boot Allowances	5,800.00	10,700.00	(4,900.00)	54.2%
01-410-000-200	Supplies	2,823.89	12,000.00	(9,176.11)	23.5%
01-410-000-215	Postage	-	750.00	(750.00)	0.0%
01-410-000-230	Gasoline & Oil	12,354.43	25,000.00	(12,645.57)	49.4%
01-410-000-235	Vehicle Maintenance	4,904.48	30,000.00	(25,095.52)	16.3%
01-410-000-238	Clothing/Uniforms	1,888.31	5,000.00	(3,111.69)	37.8%
01-410-000-250	Maintenance & Repairs	540.19	1,500.00	(959.81)	36.0%
01-410-000-260	Small Tools & Equipment	890.15	7,000.00	(6,109.85)	12.7%
01-410-000-311	Non-Reimbursable-Legal	-	3,000.00	(3,000.00)	0.0%
01-410-000-316	Training/Seminar	4,664.78	14,500.00	(9,835.22)	32.2%
01-410-000-317	Parking & travel	-	400.00	(400.00)	0.0%
01-410-000-320	Telephone	1,866.19	8,000.00	(6,133.81)	23.3%
01-410-000-322	Ipad Expense	186.80	600.00	(413.20)	31.1%
01-410-000-327	Radio Equipment M & R	-	1,000.00	(1,000.00)	0.0%
01-410-000-340	Public Relations	1,959.95	7,000.00	(5,040.05)	28.0%
01-410-000-342	Police Accreditation	1,920.00	13,500.00	(11,580.00)	14.2%
01-410-000-352	Insurance - Liability	-	12,930.00	(12,930.00)	0.0%
01-410-000-353	Insurance - Vehicles	-	4,832.00	(4,832.00)	0.0%
01-410-000-354	Insurance - Workers Compensation	42,551.60	35,864.00	6,687.60	118.6%
01-410-000-420	Dues/Subscriptions/Memberships	425.00	750.00	(325.00)	56.7%
01-410-000-450	Contracted Services	13,553.03	15,500.00	(1,946.97)	87.4%
01-410-000-740	Computer/Furniture	2,527.88	4,000.00	(1,472.12)	63.2%
		757,169.05	1,995,270.00	(1,238,100.95)	37.9%
FIRE/AMBULANCE					
01-411-000-354	Insurance - Workers Compensation	13,475.14	28,000.00	(14,524.86)	48.1%
01-411-000-420	Dues/Subscriptions/Memberships	-	-	-	#DIV/0!
01-411-000450	Contracted Services	-	-	-	#DIV/0!
01-411-000-451	Hydrant expenses-Aqua	26,070.00	60,000.00	(33,930.00)	43.5%
01-411-001-001	Ludwigs	-	74,160.00	(74,160.00)	0.0%
01-411-001-002	Lionville	2,348.32	74,282.00	(71,933.68)	3.2%
01-411-001-003	Lionville Capital	-	-	-	#DIV/0!
01-411-001-004	Glenmoore	-	8,549.00	(8,549.00)	0.0%
01-411-001-005	E. Brandywine	7,954.00	15,908.00	(7,954.00)	50.0%
01-411-001-006	Reimbursement - Uwchlan Township	-	2,300.00	(2,300.00)	0.0%
01-411-001-007	Reimbursement - East Brandywine Twp.	-	200.00	(200.00)	0.0%
01-411-002-545	Contributions-Fire Relief	-	112,000.00	(112,000.00)	0.0%
		49,847.46	375,399.00	(325,551.54)	13.3%

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended May 31, 2017

GL Account #	Account Description	2017 YTD Actual	2017 Budget	Over (Under) Budget	Actual as % of Budget
AMBULANCE					
01-412-000-540	Uwchlan Ambulance	-	27,038.00	(27,038.00)	0.0%
01-412-000-544	Minquas Ambulance	-	-	-	#DIV/0!
		-	27,038.00	(27,038.00)	0.0%
CODES ADMINISTRATION					
01-413-000-100	Code Adminstrator Wages	89,127.89	229,144.00	(140,016.11)	38.9%
01-413-000-150	Payroll Tax Expenses	7,151.00	17,530.00	(10,379.00)	40.8%
01-413-000-151	PSATS Unemployment Compensation	-	585.00	(585.00)	0.0%
01-413-000-156	Employee Benefit Expense	30,598.08	75,783.00	(45,184.92)	40.4%
01-413-000-160	Pension	5,110.17	17,692.00	(12,581.83)	28.9%
01-413-000-181	Longevity Pay	4,800.00	6,600.00	(1,800.00)	72.7%
01-413-000-200	Supplies	1,369.82	1,000.00	369.82	137.0%
01-413-000-230	Gasoline & Oil	1,213.34	3,800.00	(2,586.66)	31.9%
01-413-000-235	Vehicle Maintenance	133.05	1,500.00	(1,366.95)	8.9%
01-413-000-316	Training/Seminar	875.00	3,000.00	(2,125.00)	29.2%
01-413-000-317	Parking/Travel	396.61	1,000.00	(603.39)	39.7%
01-413-000-320	Telephone	437.48	2,000.00	(1,562.52)	21.9%
01-413-000-322	Ipad Expense	186.80	600.00	(413.20)	31.1%
01-413-000-352	Insurance - Liability	-	-	-	#DIV/0!
01-413-000-353	Insurance - Vehicle	-	308.00	(308.00)	0.0%
01-413-000-354	Insurance - Workers Compensation	1,963.92	1,655.00	308.92	118.7%
01-413-000-420	Dues/Subscriptions/Memberships	245.00	7,500.00	(7,255.00)	3.3%
01-413-000-450	Contracted Services	-	53,760.00	(53,760.00)	0.0%
01-413-000-460	Meetings & Conferences	-	-	-	#DIV/0!
		143,608.16	423,457.00	(279,848.84)	33.9%
PLANNING & ZONING					
01-414-001-116	Compensation	-	-	-	#DIV/0!
01-414-001-200	Supplies	-	500.00	(500.00)	0.0%
01-414-001-301	Court Reporter	-	1,500.00	(1,500.00)	0.0%
01-414-001-315	Legal Fees	-	3,000.00	(3,000.00)	0.0%
01-414-001-365	Comp Plan Update	-	-	-	#DIV/0!
01-414-001-366	Ordinance Update	-	3,000.00	(3,000.00)	0.0%
01-414-001-367	General Planning	375.52	3,000.00	(2,624.48)	12.5%
01-414-001-368	Advertising	288.64	500.00	(211.36)	57.7%
01-414-001-451	ACT 209	-	-	-	#DIV/0!
		664.16	11,500.00	(10,835.84)	5.8%
VILLAGE CONCEPT					
01-414-002-367	General Planning	-	8,000.00	(8,000.00)	0.0%
		-	8,000.00	(8,000.00)	0.0%
ZONING					
01-414-003-100	Compensation	-	800.00	(800.00)	0.0%
01-414-003-301	Court Reporter	47.50	2,000.00	(1,952.50)	2.4%
01-414-003-315	Legal Fees	102.00	6,000.00	(5,898.00)	1.7%
01-414-003-366	Ordinance Update	-	-	-	#DIV/0!
01-414-003-450	Contracted Services	95.00	1,000.00	(905.00)	9.5%
		244.50	9,800.00	(9,555.50)	2.5%

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended May 31, 2017

GL Account #	Account Description	2017 YTD	2017	Over (Under)	Actual as
		Actual	Budget	Budget	% of Budget
EMERGENCY OPERATIONS					
01-415-000-200	Supplies	1,372.08	2,000.00	(627.92)	68.6%
01-415-000-260	Small Tools & Equipment	-	1,000.00	(1,000.00)	0.0%
01-415-000-316	Training/Seminar	-	1,200.00	(1,200.00)	0.0%
01-415-000-317	Parking/Travel	-	400.00	(400.00)	0.0%
01-415-000-320	Telephone	815.17	1,200.00	(384.83)	67.9%
01-415-000-330	Other Services/Charges	120.00	500.00	(380.00)	24.0%
01-415-000-420	Dues/subscriptions/memberships	-	50.00	(50.00)	0.0%
01-415-000-450	Contracted Services	-	500.00	(500.00)	0.0%
01-415-000-740	Computer/Office Equipment	-	1,000.00	(1,000.00)	0.0%
		2,307.25	7,850.00	(5,542.75)	29.4%
ANIMAL CONTROL/OTHER					
01-422-000-530	Contributions - SPCA	1,866.20	4,120.00	(2,253.80)	45.3%
01-422-000-601	Contributions - DARC	14,640.00	15,280.00	(640.00)	95.8%
		16,506.20	19,400.00	(2,893.80)	85.1%
SIGNS					
01-433-000-200	Supplies	3,227.90	5,000.00	(1,772.10)	64.6%
01-433-000-450	Contracted Services	-	1,000.00	(1,000.00)	0.0%
		3,227.90	6,000.00	(2,772.10)	53.8%
SIGNALS					
01-434-000-450	Contracted Services	10,341.31	12,700.00	(2,358.69)	81.4%
		10,341.31	12,700.00	(2,358.69)	81.4%
PUBLIC WORKS					
01-438-000-100	Public Works Wages	131,209.73	327,423.00	(196,213.27)	40.1%
01-438-000-101	Employee cost allocated	-	-	-	#DIV/0!
01-438-000-150	Payroll Tax Expense	10,189.72	25,048.00	(14,858.28)	40.7%
01-438-000-151	PSATS Unemployment Compensation	-	1,360.00	(1,360.00)	0.0%
01-438-000-156	Employee Benefit Expense	60,528.92	134,109.00	(73,580.08)	45.1%
01-438-000-160	Pension	6,118.55	19,439.00	(13,320.45)	31.5%
01-438-000-181	Longevity	-	5,700.00	(5,700.00)	0.0%
01-438-000-183	Overtime Wages	5,674.86	19,100.00	(13,425.14)	29.7%
01-438-000-200	Supplies	10,174.44	46,700.00	(36,525.56)	21.8%
01-438-000-205	Meals & Meal Allowances	-	500.00	(500.00)	0.0%
01-438-000-230	Gasoline & Oil	13,607.61	28,600.00	(14,992.39)	47.6%
01-438-000-235	Vehicle Maintenance	5,117.84	13,400.00	(8,282.16)	38.2%
01-438-000-238	Uniforms	1,736.06	3,050.00	(1,313.94)	56.9%
01-438-000-245	Highway Supplies	2,012.68	10,200.00	(8,187.32)	19.7%
01-438-000-260	Small Tools & Equipment	8,559.28	12,820.00	(4,260.72)	66.8%
01-438-000-316	Training/Seminar	1,401.90	4,600.00	(3,198.10)	30.5%
01-438-000-317	Travel/tolls	11.10	600.00	(588.90)	1.9%
01-438-000-320	Telephone	1,194.73	3,000.00	(1,805.27)	39.8%
01-438-000-322	Ipad Expense	236.88	1,200.00	(963.12)	19.7%
01-438-000-341	Advertising	267.92	-	267.92	#DIV/0!
01-438-000-342	Accreditation	-	5,000.00	(5,000.00)	0.0%
01-438-000-352	Insurance - Liability	-	-	-	#DIV/0!
01-438-000-353	Vehicle Insurance	-	5,663.00	(5,663.00)	0.0%
01-438-000-354	Insurance - Workers Compensation	10,474.24	8,601.00	1,873.24	121.8%
01-438-000-360	Heating Oil	-	3,000.00	(3,000.00)	0.0%
01-438-000-420	Dues and Subscriptions	165.00	400.00	(235.00)	41.3%
01-438-000-450	Contracted Services	1,299.59	74,840.00	(73,540.41)	1.7%
01-438-000-463	Miscellaneous	3,068.81	-	3,068.81	#DIV/0!
01-438-000-720	Road Resurfacing	-	206,067.00	(206,067.00)	0.0%
		273,049.86	960,420.00	(687,370.14)	28.4%

**Upper Uwchian Township
General Fund**
Statement of Revenues and Expenditures
For the Period Ended May 31, 2017

GL Account #	Account Description	2017 YTD Actual	2017 Budget	Over (Under) Budget	Actual as % of Budget
<u>Public Works - Facilities Division</u>					
01-438-001-100	Wages	52,138.49	176,654.00	(124,515.51)	29.5%
01-438-001-101	Employee Costs Allocated	(36,662.81)	(170,063.00)	133,400.19	21.6%
01-438-001-150	Payroll Tax Expense	4,378.42	13,514.00	(9,135.58)	32.4%
01-438-001-151	PSATS Unemployment Compensation	-	1,360.00	(1,360.00)	0.0%
01-438-001-156	Employee Benefit Expense	20,389.88	50,831.00	(30,441.12)	40.1%
01-438-001-160	Pension Expense	694.34	7,308.00	(6,613.66)	9.5%
01-438-001-181	Longevity	-	1,500.00	(1,500.00)	0.0%
01-438-001-183	Overtime Wages	1,907.47	8,000.00	(6,092.53)	23.8%
01-438-001-230	Gasoline & Oil	1,987.34	-	1,987.34	#DIV/0!
01-438-001-235	Vehicle Maintenance	-	-	-	#DIV/0!
01-438-001-238	Uniforms	74.00	900.00	(826.00)	8.2%
01-438-001-316	Training & Seminars	-	3,600.00	(3,600.00)	0.0%
01-438-001-352	Insurance - Liability	-	-	-	#DIV/0!
01-438-001-353	Insurance - Vehicles	-	1,836.00	(1,836.00)	0.0%
01-438-001-354	Insurance - Workers Compensation	5,234.12	4,641.00	593.12	112.8%
01-438-001-450	Contracted Services	-	-	-	#DIV/0!
		50,141.25	100,081.00	(49,939.75)	50.1%
323,191.11					
ROAD CONSTRUCTION					
01-439-000-752	East West Link	-	-	-	#DIV/0!
		-	-	-	#DIV/0!
PARK & RECREATION					
<i>Parks - General</i>					
01-454-001-101	Park wages allocation	36,662.81	170,063.00	(133,400.19)	21.6%
01-454-001-200	Supplies	2,619.38	2,500.00	119.38	104.8%
01-454-001-201	Halloween/Xmas Party	-	5,000.00	(5,000.00)	0.0%
01-454-001-202	Community Day	16,952.50	21,000.00	(4,047.50)	80.7%
01-454-001-230	Gasoline & Oil	-	-	-	#DIV/0!
01-454-001-235	Vehicle Maintenance	4,031.65	2,500.00	1,531.65	161.3%
01-454-001-250	Maintenance & Repairs	946.85	500.00	446.85	189.4%
01-454-001-260	Small Tools & Equipment	59.72	2,700.00	(2,640.28)	2.2%
01-454-001-316	Training/Seminars	-	5,000.00	(5,000.00)	0.0%
01-454-001-340	Public Relations	-	-	-	#DIV/0!
01-454-001-354	Insurance - Workers Compensation	3,272.20	2,759.00	513.20	118.6%
01-454-001-420	Dues/Subscriptions/Memberships	-	-	-	#DIV/0!
01-454-001-427	Waste Disposal	-	-	-	#DIV/0!
01-454-001-450	Contracted Services	-	500.00	(500.00)	0.0%
		64,545.11	212,522.00	(147,976.89)	30.4%
HICKORY PARK					
01-454-002-200	Supplies-Hickory	1,496.46	1,500.00	(3.54)	99.8%
01-454-002-231	Propane	240.18	2,000.00	(1,759.82)	12.0%
01-454-002-250	Maintenance & Repairs	1,483.00	7,000.00	(5,517.00)	21.2%
01-454-002-351	Insurance-Property	-	1,647.00	(1,647.00)	0.0%
01-454-002-360	Utilities	1,413.94	5,000.00	(3,586.06)	28.3%
01-454-002-450	Contracted Services	4,250.75	20,000.00	(15,749.25)	21.3%
		8,884.33	37,147.00	(28,262.67)	23.9%

**Upper Uwhian Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended May 31, 2017**

GL Account #	Account Description	2017 YTD Actual	2017 Budget	Over (Under) Budget	Actual as % of Budget
FELLOWSHIP FIELDS					
01-454-003-200	Supplies	369.41	1,000.00	(630.59)	36.9%
01-454-003-250	Maintenance & Repairs	51.48	10,000.00	(9,948.52)	0.5%
01-454-003-312	Engineering Fees	-	2,000.00	(2,000.00)	0.0%
01-454-003-320	Telephone	741.86	2,500.00	(1,758.14)	29.7%
01-454-003-351	Insurance Property	-	3,295.00	(3,295.00)	0.0%
01-454-003-360	Utilities	4,815.49	9,000.00	(4,184.51)	53.5%
01-454-003-450	Contracted Services	495.00	13,000.00	(12,505.00)	3.8%
		6,473.24	40,795.00	(34,321.76)	15.9%
LARKINS FIELD					
01-454-004-200	Supplies-Larkins	-	1,000.00	(1,000.00)	0.0%
01-454-004-250	Maintenance & Repair	-	5,000.00	(5,000.00)	0.0%
01-454-004-312	Engineering Fee-Larkins	-	-	-	#DIV/0!
01-454-004-450	Contracted Services	-	3,000.00	(3,000.00)	0.0%
		-	9,000.00	(9,000.00)	0.0%
UPLAND FARMS					
01-454-005-200	Supplies	2,937.45	5,000.00	(2,062.55)	58.7%
01-454-005-231	Propane & Heating Oil	493.92	4,500.00	(4,006.08)	11.0%
01-454-005-250	Repairs & Maintenance	42.66	10,000.00	(9,957.34)	0.4%
01-454-005-351	Insurance - Building	-	2,471.00	(2,471.00)	0.0%
01-454-005-360	Utilities	6,138.56	4,000.00	2,138.56	153.5%
01-454-005-450	Contracted Services	1,890.00	5,000.00	(3,110.00)	37.8%
01-454-005-513	Engineering Fees	-	-	-	#DIV/0!
		11,502.59	30,971.00	(19,468.41)	37.1%
Total Parks and Recreation		91,405.27	330,435.00	(239,029.73)	27.7%
LIBRARY					
01-456-000-530	Contributions	-	5,000.00	(5,000.00)	0.0%
		-	5,000.00	(5,000.00)	0.0%
HISTORICAL COMMISSIONS					
01-459-000-200	Supplies	-	1,000.00	(1,000.00)	0.0%
01-459-000-320	Telephone	-	1,000.00	(1,000.00)	0.0%
01-459-000-450	Contracted Services	-	500.00	(500.00)	0.0%
		-	2,500.00	(2,500.00)	0.0%
Total Expenditures Before Operating Transfers		1,950,234.76	5,551,501.00	(3,601,266.24)	35.1%
Excess of Revenues over Expenses Before Operating Transfers		1,259,769.81	696,115.00	563,654.81	181.0%

**Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended May 31, 2017**

GL Account #	Account Description	2017 YTD Actual	2017 Budget	Over (Under) Budget	Actual as % of Budget
OPERATING TRANSFERS					
01-492-000-030	Transfer to Capital Projects Fund	950,000.00	950,000.00	-	100.0%
01-492-000-031	Transfer to Solid Waste Fund	-	-	-	#DIV/0!
01-492-000-033	Transfer to Developer's Escrow Fund	-	-	-	#DIV/0!
01-492-000-034	Transfer to Act 209 Fund	-	-	-	#DIV/0!
01-492-000-035	Transfer to Municipal Authority	-	-	-	#DIV/0!
01-492-000-036	Transfer to Water Resource Protection Fund	-	250,000.00	(250,000.00)	0.0%
		950,000.00	1,200,000.00	(250,000.00)	79.2%
Total Expenditures after Operating Transfers		2,900,234.76	6,751,501.00	(3,851,266.24)	43.0%
<hr/>					
EXCESS OF REVENUES OVER EXPENSES		309,769.81	(503,885.00)	813,654.81	-61.5%



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: BOARD OF SUPERVISORS
Cary Vargo, Township Manager

FROM: Shanna Lodge, Assistant Township Manager

RE: Park and Recreation Board Appointments

DATE: June 15, 2017

The Park and Recreation Board currently has 7 vacancies. As you know, I have been working for the past few months to advertise these openings and find excited volunteers.

Over the past six weeks, the Supervisors have met with the following candidates: Praveen Nadkarni, Sushila Subramanian, Patrick Dennin, and John McManus, all of whom would like to be formally appointed. Lou Lanzalotto has expressed the desire to be reappointed to the Park and Recreation Board. In addition, Cathy Tomlinson, a former Supervisor and current volunteer whom the Board knows, would like to be appointed to the Park and Recreation Board.

I've scheduled an appointment for the Board to meet with a final candidate, Chris Foster, on Monday, June 19 at 6:45 pm.

If the Board wishes, you may announce the appointment of these individuals during your 7:00 pm meeting.

All candidates have successfully completed a background check conducted by the Township's insurance company.

By Township Ordinance, a term on the Park and Recreation Board lasts 5 years. Some candidates will fulfill mid-term vacancies as follows:

Lou Lanzalotto	12/31/2021
John McManus	12/31/2021
Praveen Nadkarni	12/31/2021
Patrick Dennin	12/31/2020
Cathy Tomlinson	12/31/2020
Chris Foster	12/31/2019
Sushila Subramanian	12/31/2019

Attachments: Volunteer Position Applications



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: BOARD OF SUPERVISORS
Cary Vargo, Township Manager

FROM: Gwen Jonik

RE: Meet / Appoint Historic Commission Candidates

DATE: June 15, 2017

The Historic Commission currently has 4 vacancies.

Vivian McCardell, Devdeep Maity and Mark Fisher are interested in serving on the Commission. They attended the Commission's April and May 2017 meetings, and Brett Hand, Historic Commission Chair, requests they be appointed.

Vivian, Devdeep and Mark, as well as Brett, will meet with the Board of Supervisors to discuss their appointments to the Commission at **6:30 p.m., Monday, June 19, 2017.**

If the Board wishes, you could announce their appointments during your 7:00 p.m. meeting.

A term on the Historic Commission is 3 years.

Devdeep Maity and Vivian McCardell are filling mid-term vacancies. Their terms would expire December 31, 2019.

Mark Fisher's term would expire December 31, 2020.

There are 5 more Volunteers interested in the Historic Commission. They will continue to make their way through the process in July for appointment in August or September. This will be the first time in a very long time that the Historic Commission will be "full".

Attachments: Volunteer Position Applications



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

ENGINEER'S REPORT – UPPER UWCHLAN TOWNSHIP

Date: June 15, 2017

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

From: David Leh, P.E.

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

Fetters Property (McKee Group) – The Preliminary Land Development Plans have been reviewed by the Township Consultants and the Planning Commission at their April 13th meeting. No action was taken at that meeting. The applicant will be revising the plans and returning to the Planning Commission's July 13th meeting for further discussion.

Jankowski Tract – A conditional Use Application has now been submitted for this property. The application proposes 55 single family homes utilizing the F1 overlay. The application was reviewed by the Township Planning Commission at their May 11th meeting and conditional use approval was recommended. The conditional use hearing is scheduled for June 19th.

Reserve at Chester Springs – We have received Bond Reduction Request # 5 for this development. We have made a recommendation for release under separate cover.

General:

Meetings / Correspondence with staff regarding various matters.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

DEVELOPMENT UPDATE – UPPER UWCHLAN TOWNSHIP

Date: June 15, 2017

To: Board of Supervisors

From: David Leh, P.E.

160 Park Road (Gunner Properties) – The Board granted a conditional use for a beer garden for this property at their May 11th meeting.

270-290 Park Road (Gunner Properties) - This project proposes a 44-unit multiple-family townhouse community along Park Road just north of Windsor Baptist Church. The Board approved the conditional use decision and order as well as Preliminary / Final Land Development Approval at their March 21st, 2016 meeting. A staff meeting was held with Toll Brothers in March 2017 to review the project and outstanding issues as they are considering purchasing. We received a follow up correspondence from Toll Brothers and it appears they will be moving forward with the project.

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

Byers Station (Lot 5C) - The Board granted Final Plan Approval at their February 22nd, 2017 meeting. The applicant is now working to acquire their NPDES Permit from Pa-DEP.

Byers Station (Lot 6C) – A land agent appeared before the Planning Commission at their February 9th meeting to present a concept plan for a senior living facility. The plan was generally well received by the Planning Commission. No further activity has occurred.

Diament Building Group- Mr. Diament was before the Planning Commissions at their July 14th, 2016 meeting to discuss a potential conditional use Application for a day care facility at his commercial site on Byers Road. No further activity has occurred.

Reference: Development Update

File No. 17-01084T
June 15, 2017

Eagleview Lot 1 (Office Building Site) – Site Construction continues. The Board granted a conditional use for a 12,500 SF manufacturing operation to be located within the proposed building at their May 11th meeting.

Eagleview Lot 5 – The removal of West Township Line Road is complete. No other construction has commenced.

EPC, LLC – The Board of Supervisors granted Revised Final Land Development Approval for this project at their July 20th, 2015 meeting. Building construction is generally complete. Curb and the walking trail still need to be installed along Little Conestoga Road.

Fetters Property (McKee Group) - A conditional use was approved on January 17th for an active-adult 55-year old and over community consisting of 116 single-family detached dwellings, 154 twin units, 105 triplex units, and associated amenities. The applicant has submitted Preliminary Land Development Plans which have been reviewed by the Township Consultants and the Planning Commission at their April 13th meeting. No action was taken at that meeting. The applicant will be revising the plans and returning to the Planning Commission's July 13th meeting for further discussion.

Jankowski Tract- A conditional Use Application has been submitted for this property. The application proposes 55 single family homes utilizing the F1 overlay. The application was reviewed by the Township Planning Commission at their May 11th meeting and conditional use approval was recommended. The conditional use hearing is scheduled for June 19th.

Marsh Lea – The Applicant has submitted a subdivision / land development application for a 27 lot, single-family home development on this property consistent with the recently approved rezoning application for the property. A Conditional Use for steep slope disturbance was approved at the Boards January 17th meeting. The Board granted Preliminary / Final Plan Approval at their May 15th meeting.

Reserve at Chester Springs (Frame Property) – Infrastructure construction continues. The road network for the entire development has been completed.



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: The Board of Supervisors

FROM: Kathi McGrath
Administrative Assistant *Kathi*

RE: Codes Department Activity Report

DATE: June 13, 2017

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

Attachments:
Activity Report

/km

UPPER UWCHLAN TOWNSHIP
Permit Analysis
2014-2017

	2014				2015				2016				2017			
	# of Permits	Fees	YTD Permits	YTD Fees	# of Permits	Fees	YTD Permits	YTD Fees	# of Permits	Fees	YTD Permits	YTD Fees	# of Permits	Fees	YTD Permits	YTD Fees
Jan	33	\$ 7,844.00	33	\$ 7,844.00	58	\$ 10,390.32	58	\$ 10,390.32	33	\$ 19,195.00	33	\$ 19,195.00	36	\$ 27,889.54	36	\$ 27,889.54
Feb	28	\$ 2,913.00	61	\$ 10,757.00	34	\$ 4,098.54	92	\$ 14,488.86	38	\$ 31,184.74	71	\$ 50,379.74	30	\$ 6,209.00	66	\$ 34,098.54
Mar	31	\$ 4,271.00	92	\$ 15,028.00	59	\$ 9,560.34	151	\$ 24,049.20	38	\$ 9,003.50	109	\$ 59,383.24	62	\$ 61,429.00	128	\$ 95,527.54
Apr	42	\$ 4,833.00	134	\$ 19,861.00	135	\$ 15,230.00	286	\$ 39,279.20	64	\$ 88,297.00	173	\$ 147,680.24	61	\$ 30,429.00	189	\$ 125,956.54
May	41	\$ 7,073.00	175	\$ 26,934.00	119	\$ 33,693.18	405	\$ 72,972.38	125	\$ 14,112.00	298	\$ 161,792.24	61	\$ 13,118.56	250	\$ 139,075.10
Jun	71	\$ 7,430.70	246	\$ 34,364.70	154	\$ 21,139.54	559	\$ 94,111.92	109	\$ 9,919.12	407	\$ 171,711.36				
Jul	98	\$ 16,371.26	344	\$ 50,735.96	98	\$ 11,329.56	657	\$ 105,448.48	55	\$ 8,120.56	462	\$ 179,831.92				
Aug	152	\$ 13,972.00	496	\$ 64,707.96	66	\$ 9,531.00	723	\$ 114,979.48	83	\$ 50,103.08	545	\$ 229,935.00				
Sept	239	\$ 17,214.45	735	\$ 81,922.41	41	\$ 6,911.88	764	\$ 121,891.36	57	\$ 8,844.90	602	\$ 238,779.90				
Oct	216	\$ 17,112.76	951	\$ 99,035.17	72	\$ 12,443.02	836	\$ 134,334.38	64	\$ 8,144.42	666	\$ 246,923.42				
Nov	124	\$ 18,209.66	1075	\$ 117,244.83	38	\$ 102,941.80	874	\$ 237,276.78	71	\$ 13,717.44	737	\$ 260,640.86				
Dec	50	\$ 4,554.02	1125	\$ 121,798.85	51	\$ 6,235.24	925	\$ 243,512.02	42	\$ 9,929.00	779	\$ 270,569.86				



**MAY/JUNE
2017 REPORT
UPPER UWCHLAN TOWNSHIP
PUBLIC WORKS DEPARTMENT**

The following projects were underway since we last met:

Ongoing:

- Aside from regular routine maintenance, the following work orders were submitted in May.
- Tracking of work orders through Munilogic.
 - Municipal Authority
 - 22 Work new orders submitted
 - 00 Completed (inspection items just entered end of period)
 - PA 1-calls
 - 79 Work orders submitted
 - 79 Completed
 - Public Works
 - 56 Work orders submitted
 - 49 Completed
 - Parks
 - 5 Work orders submitted
 - 5 Completed
 - Solid Waste
 - 10 Work orders submitted
 - 10 Completed
- Inlet cleaning of various clogged inlets was completed by a contracted sewer flush truck. Pipe Data View worked with Chris Totaro.
- With all the rain in the last week of May, the installed sump pit and piping between fields 1 & 2 at Hickory Park worked well.
- Began inlet repairs on streets to be resurfaced.
- Once again, fence repairs were done at all sewer plants and pump stations.
- Trees were trimmed at various locations throughout the Township.
- Toter swaps and deliveries were done as requested.

- Preventive maintenance, repairs, and Pa State Inspections continue on all Township owned vehicles and equipment.
- Roadways inspections for sight distance, signage view, and for surface conditions are constantly being done.
- Took delivery of new Sweeper Truck and immediately put it into service.
- Roadway base repairs were done on various roads throughout the Township in preparation of resurfacing.
- Minor maintenance issues were handled at the Township Buildings.

Bids:

- 2017 Milling and Resurfacing

Road Dedications:

- None

Workforce

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

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



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: **Board of Supervisors**

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

RE: **Toll Brothers – Reserve at Chester Springs**
Onsite Escrow Release Request #5

DATE: **June 15, 2017**

Attached for your review and consideration is an onsite escrow release request #5, in the amount of \$87,336.72, from Toll Brothers for the Reserve at Chester Springs development. Dave Leh, Gilmore Associates, has reviewed the request and is recommending the release of the full amount requested, \$87,336.72. After release #5 in the amount of \$87,336.72 there will be \$786,969.13 remaining in escrow.

I would respectfully request that the BOS approve the escrow release as detailed above in the amount of \$87,336.72.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

June 13, 2017

File No. 11-11049T

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

Reference: Reserve at Chester Springs
Performance Bond Reduction Request No. 5

Dear Cary:

Gilmore & Associates, Inc. has reviewed Toll Brothers Inc.'s June 2, 2017 request associated with release of escrow for the above-referenced project. Based upon our review of the submitted payment request, we recommend release of **\$87,336.72**. Following this release, there will be \$786,969.13 remaining in escrow.

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

Sincerely,

A blue ink signature of David N. Leh, P.E.

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

cc: Board of Supervisors
Justin K. Hunt – TBI (via e-mail only)
Michael Downs, PE – TBI (via e-mail only)
Gary Chase – TBI (via e-mail only)
Christopher Kopitsky – TBI (via e-mail only)
John Tomson – TBI (via e-mail only)

N:\Share\Municipal\Upper Uwchlan Twp\2011\11-11049T - Frame Property - Conditional Use Review\3.7.0_Escrow\Vargo Itr 061317 Release 5- Reserve at Chester Springs.doc

ESCROW STATUS REPORT

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

PROJECT NAME:	RESERVE @ CHESTER SPRINGS	SUMMARY OF ESCROW ACCOUNT				AMOUNT OF CURRENT CONST. RELEASE: \$ -			
PROJECT NUMBER:	11-11049T	TOTAL CONSTRUCTION (100%) = \$ 2,471,109.01				AMOUNT OF CURRENT RETAINAGE/SECURITY RELEASE (10%): \$ -			
PROJECT SPONSOR:	TOLL BROTHERS INC.	TOWNSHIP SECURITY (10%) = \$ 247,110.90				AMOUNT OF BUILDERS CONTINGENCY RELEASE (5%): \$ 23,641.11			
MUNICIPALITY:	UPPER UWCHLAN TOWNSHIP	CONSTRUCTION INSPECTION \$ 236,411.11				AMOUNT OF CURRENT TOTAL RELEASE: \$ 23,641.11			
ESCROW AGENT:		GRAND TOTAL ESCROWED = \$ 2,954,631.02				TOTAL OF CONST. RELEASES TO DATE: \$ 2,167,661.89			
TYPE OF SECURITY:		RELEASE NO.: 5				CONSTRUCTION ESCROW REMAINING: \$ 516,217.11			
AGREEMENT DATE:		REQUEST DATE: June 2, 2017				TOWNSHIP SECURITY REMAINING: \$ 247,110.90			
						CONSTRUCTION INSPECTION REMAINING: \$ 23,641.11			
						TOTAL ESCROW REMAINING: \$ 786,969.13			
						73%			

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

A. CLEARING & GRUBBING											
1. CLEARING AND GRUBBING	LS	1	\$ 37,088.00	\$ 37,088.00	\$ -		1.00	\$ 37,088.00	0	\$ -	100%
SUBTOTAL ITEM A				\$ 37,088.00	\$ -			\$ 37,088.00		\$ -	100%

B. E&S CONTROL											
1. CONSTRUCTION ENTRANCES	SY	800	\$ 10.10	\$ 8,080.00	\$ -		800	\$ 8,080.00	0	\$ -	100%
2. 12" SILT SOCK	LF	260	\$ 4.00	\$ 1,040.00	\$ -		260	\$ 1,040.00	0	\$ -	100%
3. 24" SILT SOCK	LF	3,400	\$ 9.70	\$ 32,980.00	\$ -		3,400	\$ 32,980.00	0	\$ -	100%
4. TREE PROTECTION FENCE / LOD	LF	1,250	\$ 2.20	\$ 2,750.00	\$ -		1,250	\$ 2,750.00	0	\$ -	100%
5. INLET PROTECTION	EA	2	\$ 125.00	\$ 250.00	\$ -		2	\$ 250.00	0	\$ -	100%
6. TEMP SWALES	LS	1	\$ 11,472.00	\$ 11,472.00	\$ -		1	\$ 11,472.00	0	\$ -	100%
7. TEMP PIPE	LS	1	\$ 7,630.00	\$ 7,630.00	\$ -		1	\$ 7,630.00	0	\$ -	100%
8. TEMP SEED & MULCH	SF	881,900	\$ 0.05	\$ 44,095.00	\$ -		881,900	\$ 44,095.00	0	\$ -	100%
9. EROSION CONTROL BLANKET (NAGS75 3:1 slopes)	SY	3,200	\$ 2.00	\$ 6,400.00	\$ -		3,200	\$ 6,400.00	0	\$ -	100%
SUBTOTAL ITEM B				\$ 114,697.00	\$ -			\$ 114,697.00		\$ -	100%

C. EARTHWORK											
1. STRIP TOPSOIL	CY	34,480	\$ 3.10	\$ 106,888.00	\$ -		34,480	\$ 106,888.00	0	\$ -	100%
2. CUT	CY	53,400	\$ 2.60	\$ 138,840.00	\$ -		53,400	\$ 138,840.00	0	\$ -	100%
3. FILL	CY	68,200	\$ 1.50	\$ 102,300.00	\$ -		55,920	\$ 83,880.00	12,280	\$ 18,420.00	82%
4. RETURN TOPSOIL	CY	9,240	\$ 3.40	\$ 31,416.00	\$ -		7,582	\$ 25,778.80	1,658	\$ 5,637.20	82%
5. PERM SEED & MATTING	SY	4,540	\$ 1.40	\$ 6,356.00	\$ -		\$ -		4,540	\$ 6,356.00	0%
SUBTOTAL ITEM C				\$ 385,800.00	\$ -			\$ 355,386.80		\$ 30,413.20	92%

D. STORM SEWER											
1. 15" RCP PIPE	LF	3020	\$ 25.31	\$ 76,436.20	\$ -		2800	\$ 70,868.00	220	\$ 5,568.20	93%
2. 18" RCP PIPE	LF	814	\$ 30.46	\$ 24,794.44	\$ -		814	\$ 24,794.44	0	\$ -	100%
3. 24" RCP PIPE	LF	1121	\$ 37.59	\$ 42,138.39	\$ -		1121	\$ 42,138.39	0	\$ -	100%
4. 30" RCP PIPE	LF	601	\$ 48.34	\$ 29,052.34	\$ -		601	\$ 29,052.34	0	\$ -	100%
5. 36" RCP PIPE	LF	857	\$ 63.18	\$ 54,145.26	\$ -		857	\$ 54,145.26	0	\$ -	100%
6. STONE BEDDING	TON	4850	\$ 12.50	\$ 60,625.00	\$ -		4650	\$ 58,125.00	200	\$ 2,500.00	96%
7. 2x4' INLETS	EA	2	\$ 2,454.50	\$ 4,909.00	\$ -		\$ -		2	\$ 4,909.00	0%
8. TYPE C INLET	EA	37	\$ 1,966.24	\$ 72,750.88	\$ -		37	\$ 72,750.88	0	\$ -	100%
9. TYPE C MODIFIED INLET	EA	17	\$ 3,140.65	\$ 53,391.05	\$ -		17	\$ 53,391.05	0	\$ -	100%
10. TYPE M INLET	EA	13	\$ 1,954.00	\$ 25,402.00	\$ -		10	\$ 19,540.00	3	\$ 5,862.00	77%
11. TYPE M MODIFIED INLET	EA	2	\$ 2,777.00	\$ 5,554.00	\$ -		2	\$ 5,554.00	0	\$ -	100%
12. TYPE C DOUBLE INLETS	EA	4	\$ 3,599.50	\$ 14,398.00	\$ -		4	\$ 14,398.00	0	\$ -	100%

ESCROW STATUS REPORT

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

PROJECT NAME:	RESERVE @ CHESTER SPRINGS				SUMMARY OF ESCROW ACCOUNT			AMOUNT OF CURRENT CONST. RELEASE: \$ -				
PROJECT NUMBER:	11-11049T				TOTAL CONSTRUCTION (100%) = \$ 2,471,109.01				AMOUNT OF CURRENT RETAINAGE/SECURITY RELEASE (10%) = \$ -			
PROJECT SPONSOR:	TOLL BROTHERS INC.				TOWNSHIP SECURITY (10%) = \$ 247,110.90				AMOUNT OF BUILDERS CONTINGENCY RELEASE (5%) = \$ 23,641.11			
MUNICIPALITY:	UPPER UWCHLAN TOWNSHIP				CONSTRUCTION INSPECTION \$ 236,411.11				AMOUNT OF CURRENT TOTAL RELEASE: \$ 23,641.11			
ESCROW AGENT:					GRAND TOTAL ESCROWED = \$ 2,954,631.02				TOTAL OF CONST. RELEASES TO DATE: \$ 2,167,661.89			
TYPE OF SECURITY:					RELEASE NO.: 5				CONSTRUCTION ESCROW REMAINING: \$ 516,217.11			
AGREEMENT DATE:					REQUEST DATE: June 2, 2017				TOWNSHIP SECURITY REMAINING: \$ 247,110.90			
									CONSTRUCTION INSPECTION REMAINING: \$ 23,641.11			
									TOTAL ESCROW REMAINING: \$ 786,969.13			
									73%			

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
13. STORM MANHOLES	EA	5	\$2,848.00	\$ 14,240.00	\$ -	\$ -	5	\$ 14,240.00	0	\$ -	100%
14. 24" DW ENDWALL	EA	1	\$1,544.00	\$ 1,544.00	\$ -	\$ -	1	\$ 1,544.00	0	\$ -	100%
15. 36" DW ENDWALL	EA	2	\$2,381.00	\$ 4,762.00	\$ -	\$ -	2	\$ 4,762.00	0	\$ -	100%
16. RIP RAP APRONS R3	TN	10	\$30.00	\$ 300.00	\$ -	\$ -	10	\$ 300.00	0	\$ -	100%
17. RIP RAP APRONS R4	TN	54	\$30.00	\$ 1,620.00	\$ -	\$ -	54	\$ 1,620.00	0	\$ -	100%
18. DUAL CULVERT 60' RCP	LF	100	\$331.00	\$ 33,100.00	\$ -	\$ -	100	\$ 33,100.00	0	\$ -	100%
19. CULVERT HWs	LS	1	\$86,390.00	\$ 86,390.00	\$ -	\$ -	1	\$ 86,390.00	0	\$ -	100%
20. CULVERT BYPASS PUMPING	LS	1	\$18,810.00	\$ 18,810.00	\$ -	\$ -	1	\$ 18,810.00	0	\$ -	100%
SUBTOTAL ITEM D				\$ 624,362.56	\$ -	\$ -		\$ 605,523.36		\$ 18,839.20	97%

G. BASIN											
1. STRIP TOPSOIL	CY	8,040	\$3.10	\$ 24,924.00	\$ -	\$ -	8,040	\$ 24,924.00	0	\$ -	100%
2. CUT	CY	2,220	\$2.60	\$ 5,772.00	\$ -	\$ -	2,220	\$ 5,772.00	0	\$ -	100%
3. FILL	CY	15,560	\$1.50	\$ 23,340.00	\$ -	\$ -	15,560	\$ 23,340.00	0	\$ -	100%
4. GRADING	SF	223200	\$0.03	\$ 6,696.00	\$ -	\$ -	223,200	\$ 6,696.00	0	\$ -	100%
5. RESPREAD TOPSOIL	CY	6,500	\$3.40	\$ 22,100.00	\$ -	\$ -	6,500	\$ 22,100.00	0	\$ -	100%
6. SKIMMER	EA	1	\$4,069.00	\$ 4,069.00	\$ -	\$ -	1	\$ 4,069.00	0	\$ -	100%
7. OUTLET STRUCTURE 1.1	EA	1	\$4,243.00	\$ 4,243.00	\$ -	\$ -	1	\$ 4,243.00	0	\$ -	100%
8. 30' RCP PIPE CLASS III	LF	52	\$74.00	\$ 3,848.00	\$ -	\$ -	52	\$ 3,848.00	0	\$ -	100%
9. 30' ENDWALL	EA	1	\$2,240.00	\$ 2,240.00	\$ -	\$ -	1	\$ 2,240.00	0	\$ -	100%
10. ANTI-SEEP COLLAR	EA	2	\$1,085.00	\$ 2,170.00	\$ -	\$ -	2	\$ 2,170.00	0	\$ -	100%
11. TEMP SPILLWAY	SY	550	\$2.80	\$ 1,540.00	\$ -	\$ -	550	\$ 1,540.00	0	\$ -	100%
12. PERM SPILLWAY (CONC. MONOSLAB PAVERS)	SY	550	\$40.00	\$ 22,000.00	\$ -	\$ -		\$ -	550	\$ 22,000.00	0%
13. BAFFLE	LF	460	\$31.60	\$ 14,536.00	\$ -	\$ -	460	\$ 14,536.00	0	\$ -	100%
14. RAKE, SEED (PERM), & STRAW MULCH	SF	218700	\$0.08	\$ 17,496.00	\$ -	\$ -	218,700	\$ 17,496.00	0	\$ -	100%
15. RIP RAP APRON R4 @ SPILLWAY	TN	240	\$30.00	\$ 7,200.00	\$ -	\$ -	240	\$ 7,200.00	0	\$ -	100%
16. RIP RAP APRON R4 @ LEVEL SPREADER	TN	120	\$30.00	\$ 3,600.00	\$ -	\$ -	120	\$ 3,600.00	0	\$ -	100%
17. LEVEL SPREADER	CY	24	\$273.00	\$ 6,552.00	\$ -	\$ -	24	\$ 6,552.00	0	\$ -	100%
18. 6' PERFORATED UNDERDRAIN	LF	340	\$15.00	\$ 5,100.00	\$ -	\$ -		\$ -	340	\$ 5,100.00	0%
SUBTOTAL ITEM G				\$ 177,426.00	\$ -	\$ -		\$ 150,326.00		\$ 27,100.00	85%

K. PAVING & CURBING											
1. FINE GRADE	SY	15,177	\$1.17	\$ 17,757.09	2,375	\$ 2,778.75	15,177	\$ 17,757.09	0	\$ -	100%
2. 5" 2A MODIFIED	SY	15,177	\$5.75	\$ 87,267.75	2,375	\$ 13,656.25	15,177	\$ 87,267.75	0	\$ -	100%
3. 3" 19MM BINDER	SY	15,177	\$11.45	\$ 173,776.65	2,375	\$ 27,193.75	15,177	\$ 173,776.65	0	\$ -	100%
4. CLEAN & TACK	SY	15,177	\$0.50	\$ 7,588.50	\$ -	\$ -		\$ -	15,177	\$ 7,588.50	0%
5. 1.5" 9.5MM WEARING	SY	15,177	\$6.60	\$ 100,168.20	\$ -	\$ -		\$ -	15,177	\$ 100,168.20	0%
6. BELGIAN BLOCK	LF	8,810	\$16.40	\$ 144,484.00	\$ -	\$ -	8,810	\$ 144,484.00	0	\$ -	100%
7. 6' asphalt Trail ONSITE	LF	1,870	\$24.37	\$ 45,571.90	\$ -	\$ -	1,247	\$ 30,389.39	623	\$ 15,182.51	67%
8. 6' asphalt Trail OFFSITE	LF	1,640	\$45.21	\$ 74,144.40	\$ -	\$ -		\$ -	1,640	\$ 74,144.40	0%
9. Concrete Sidewalk	SF	12,300	\$4.00	\$ 49,200.00	\$ -	\$ -		\$ -	12,300	\$ 49,200.00	0%
SUBTOTAL ITEM K				\$ 699,958.49		\$ 43,628.75		\$ 453,674.88		\$ 246,283.61	65%

ESCROW STATUS REPORT												GILMORE & ASSOCIATES, INC. 184 WEST MAIN STREET SUITE 300 TRAPPE, PA 19426				
PROJECT NAME: RESERVE @ CHESTER SPRINGS				SUMMARY OF ESCROW ACCOUNT								AMOUNT OF CURRENT CONST. RELEASE: \$ -				
PROJECT NUMBER: 11-11049T	TOTAL CONSTRUCTION (100%) = \$ 2,471,109.01								AMOUNT OF CURRENT RETAINAGE/SECURITY RELEASE (10%) = \$ -				AMOUNT OF BUILDERS CONTINGENCY RELEASE (5%) = \$ 23,641.11			
PROJECT SPONSOR: TOLL BROTHERS INC.	TOWNSHIP SECURITY (10%) = \$ 247,110.90								AMOUNT OF CURRENT TOTAL RELEASE: \$ 23,641.11				TOTAL OF CONST. RELEASES TO DATE: \$ 2,167,661.89			
MUNICIPALITY: UPPER UWCHLAN TOWNSHIP	CONSTRUCTION INSPECTION \$ 236,411.11								CONSTRUCTION ESCROW REMAINING: \$ 516,217.11				TOWNSHIP SECURITY REMAINING: \$ 247,110.90			
ESCROW AGENT:	GRAND TOTAL ESCROWED = \$ 2,954,631.02								CONSTRUCTION INSPECTION REMAINING: \$ 23,641.11				TOTAL ESCROW REMAINING: \$ 786,969.13			
TYPE OF SECURITY:	RELEASE NO.: 5								REQUEST DATE: June 2, 2017				73%			
ESCROW TABULATION												TOWNSHIP SECURITY REMAINING: \$ 247,110.90 <td data-kind="ghost"></td> <td data-kind="ghost"></td> <td data-kind="ghost"></td>				
CONSTRUCTION ITEMS				UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	CURRENT ESCROW RELEASE		ESCROW RELEASED TO DATE (INCLUDES CURRENT REQUEST)		ESCROW REMAINING (AFTER CURRENT REQUEST)		PERCENT COMPLETE		
L. SURVEYING																
1. CONSTRUCTION STAKING	LS	1	\$56,050.00	\$	56,050.00	0.10	\$ 5,605.00	0.95	\$ 53,247.50	0	\$ 2,802.50	95%				
2. MONUMENTS	EA	61	\$94.75	\$	5,780.00		\$ -		\$ -	61	\$ 5,780.00	0%				
3. AS-BUILTS	LS	1	\$10,700.00	\$	10,700.00		\$ -		\$ -	1	\$ 10,700.00	0%				
SUBTOTAL ITEM L					\$ 72,530.00		\$ 5,605.00		\$ 53,247.50		\$ 19,282.50	73%				
M LANDSCAPING																
1. PERIMETER BUFFER PLANTINGS	EA	226	\$116.08	\$	26,234.00	80	\$ 9,286.37	80	\$ 9,286.37	146	\$ 16,947.63	35%				
2. STREET TREES	EA	167	\$304.44	\$	50,841.52	17	\$ 5,175.48	17	\$ 5,175.48	150	\$ 45,666.04	10%				
3. RIPARIAN FOREST PLANTINGS (ZONES 1 & 2)	EA	436	\$58.95	\$	25,703.80		\$ -		\$ -	436	\$ 25,703.80	0%				
4. RIPARIAN FOREST SEED (ERNST 178)	SF	51,135	\$0.08	\$	4,218.64		\$ -		\$ -	51,135	\$ 4,218.64	0%				
SUBTOTAL ITEM M					\$ 106,997.96		\$ 14,461.86		\$ 14,461.86		\$ 92,536.10	14%				
N. MISCELLANEOUS																
1. RETAINING WALL @ LOTS 3-6	SF	1,143	\$21.99	\$	25,140.00		\$ -	1,143	\$ 25,140.00	0	\$ -	100%				
2. RETAINING WALL @ LOT 14	SF	1,140	\$22.05	\$	25,140.00		\$ -	1,140	\$ 25,140.00	0	\$ -	100%				
3. RETAINING WALL @ BASIN	SF	3,236	\$21.40	\$	69,240.00		\$ -	3,236	\$ 69,240.00	0	\$ -	100%				
4. RETAINING WALL @ LCR	SF	207	\$28.90	\$	5,982.00		\$ -	207	\$ 5,982.00	0	\$ -	100%				
5. INSPECTIONS & CERTIFICATIONS @ ALL WALLS	LS	1	\$6,647.00	\$	6,647.00		\$ -	1.00	\$ 6,647.00	0	\$ -	100%				
6. SLEEVES @ ALL WALLS	LS	1	\$16,350.00	\$	16,350.00		\$ -	1.00	\$ 16,350.00	0	\$ -	100%				
7. STREET LIGHTS	EA	7	\$3,500.00	\$	24,500.00		\$ -	4	\$ 14,000.00	3	\$ 10,500.00	57%				
8. ADA Ped. Ramp w/ Truncated Domes	EA	10	\$ 1,000.00	\$	10,000.00		\$ -		\$ -	10	\$ 10,000.00	0%				
9. Signs	EA	38	\$ 200.00	\$	7,600.00		\$ -	\$ 15.00	\$ 3,000.00	23	\$ 4,600.00	39%				
10. Pavement Markings	LS	1	\$ 5,000.00	\$	5,000.00		\$ -		\$ -	1	\$ 5,000.00	0%				
11. Tot Lot	LS	1	\$ 50,000.00	\$	50,000.00		\$ -		\$ -	1	\$ 50,000.00	0%				
12. Basin Fencing (4' High Split Rail)	LF	1,330	\$ 5.00	\$	6,650.00		\$ -	997.5	\$ 4,987.50	333	\$ 1,662.50	75%				
SUBTOTAL ITEM N.					\$ 252,249.00		\$ -		\$ 170,486.50		\$ 81,762.50	68%				
TOTAL IMPROVEMENTS - ITEMS A-N					\$ 2,471,109.01		\$ 63,695.61		\$ 1,954,891.90		\$ 516,217.11	79%				
O. TOWNSHIP SECURITY (10%)					\$ 247,110.90		\$ -		\$ -	1	\$ 247,110.90	0%				
P. CONSTRUCTION INSPECTION					\$ 236,411.11	0.1	\$ 23,641.11	0.90	\$ 212,769.99	\$ 0.10	\$ 23,641.11	90%				
NET CONSTRUCTION RELEASE					\$ 2,954,631.02		\$ 87,336.72		\$ 2,167,661.89		\$ 786,969.13	73%				
SURETY AMOUNT					\$ 2,954,631.02		\$ 87,336.72		\$ 2,167,661.89		\$ 786,969.13	73%				



June 2, 2017

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

Via E-Mail

Re: Performance Surety Bond #82398033 & Surety Reduction Request No. 5

Dear Board Members,

Toll Brothers, Inc. posted the aforementioned financial instrument to ensure the completion of the proposed site improvements at Reserve @ Chester Springs. Toll Brothers, Inc. completed \$87,336.72 associated with the completion of the project. Please see the attached escrow spreadsheet for a reconciliation of our progress to date regarding site improvements.

Therefore, pursuant to the "Pennsylvania Municipalities Planning Code" Section 509 (j) and Act 154 of 2012, please kindly process Toll Brothers, Inc.'s Surety Reduction Request No. 5, in the amount of \$87,336.72.

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

Sincerely,

Justin K Hunt
Land Development Manager

CC:

Cary Vargo, Upper Uwchlan Township (via E-Mail)
David Leh, Gilmore & Associates, Inc. (via E-Mail)
Michael Downs, P.E., TBI (via E-Mail)
Gary Chase, TBI (via E-Mail)
Christopher Kopitsky, TBI (via E-Mail)
Sarah Smith, TBI (via E-Mail)

ESCROW STATUS REPORT

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

PROJECT NAME:	RESERVE @ CHESTER SPRINGS	SUMMARY OF ESCROW ACCOUNT			AMOUNT OF CURRENT CONST. RELEASE: \$ 63,695.61				
PROJECT NUMBER:	11-11049T	TOTAL CONSTRUCTION (100%) = \$ 2,471,109.01			AMOUNT OF CURRENT RETAINAGE/SECURITY RELEASE (10%): \$ -				
PROJECT SPONSOR:	ESE	TOWNSHIP SECURITY (10%) = \$ 247,110.90			CONSTRUCTION INSPECTION REMAINING: \$ 23,641.11				
MUNICIPALITY:	UPPER UWCHLAN TOWNSHIP	CONSTRUCTION INSPECTION \$ 236,411.11			AMOUNT OF CURRENT TOTAL RELEASE: \$ 87,336.72				
ESCROW AGENT:		GRAND TOTAL ESCROWED = \$ 2,954,631.02			TOTAL OF CONST. RELEASES TO DATE: \$ 2,179,482.45				
TYPE OF SECURITY:		RELEASE NO.: 5			CONSTRUCTION ESCROW REMAINING: \$ 516,217.11				
AGREEMENT DATE:		REQUEST DATE: June 2, 2017			TOWNSHIP SECURITY REMAINING: \$ 247,110.90				
					CONSTRUCTION INSPECTION REMAINING: \$ 11,820.56				
					TOTAL ESCROW REMAINING: \$ 775,148.57				
					74%				
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

A. CLEARING & GRUBBING

1. CLEARING AND GRUBBING	LS	1	\$ 37,088.00	\$ 37,088.00	\$ -	1.00	\$ 37,088.00	0	\$ -	100%
SUBTOTAL ITEM A			\$ 37,088.00	\$ -	\$ -	\$ 37,088.00		\$ -	\$ -	100%

B. E&S CONTROL

1. CONSTRUCTION ENTRANCES	SY	800	\$ 10.10	\$ 8,080.00	\$ -	800.00	\$ 8,080.00	0	\$ -	-	100%
2. 12" SILT SOCK	LF	260	\$ 4.00	\$ 1,040.00	\$ -	260.00	\$ 1,040.00	0	\$ -	-	100%
3. 24" SILT SOCK	LF	3,400	\$ 9.70	\$ 32,980.00	\$ -	3400.00	\$ 32,980.00	0	\$ -	-	100%
4. TREE PROTECTION FENCE / LOD	LF	1,250	\$ 2.20	\$ 2,750.00	\$ -	1250.00	\$ 2,750.00	0	\$ -	-	100%
5. INLET PROTECTION	EA	2	\$ 125.00	\$ 250.00	\$ -	2.00	\$ 250.00	0	\$ -	-	100%
6. TEMP SWALES	LS	1	\$ 11,472.00	\$ 11,472.00	\$ -	1.00	\$ 11,472.00	0	\$ -	-	100%
7. TEMP PIPE	LS	1	\$ 7,630.00	\$ 7,630.00	\$ -	1.00	\$ 7,630.00	0	\$ -	-	100%
8. TEMP SEED & MULCH	SF	881,900	\$ 0.05	\$ 44,095.00	\$ -	881900.00	\$ 44,095.00	0	\$ -	-	100%
9. EROSION CONTROL BLANKET (NAGS75 3:1 slopes)	SY	3,200	\$ 2.00	\$ 6,400.00	\$ -	3200.00	\$ 6,400.00	0	\$ -	-	100%
SUBTOTAL ITEM B			\$ 114,697.00	\$ -	\$ -	\$ 114,697.00		\$ -	\$ -	100%	

C. EARTHWORK

1. STRIP TOPSOIL	CY	34,480	\$ 3.10	\$ 106,888.00	\$ -	34480.00	\$ 106,888.00	0	\$ -	-	100%
2. CUT	CY	53,400	\$ 2.60	\$ 138,840.00	\$ -	53400.00	\$ 138,840.00	0	\$ -	-	100%
3. FILL	CY	68,200	\$ 1.50	\$ 102,300.00	\$ -	55920.00	\$ 83,880.00	12,280	\$ 18,420.00	62%	
4. RETURN TOPSOIL	CY	9,240	\$ 3.40	\$ 31,416.00	\$ -	7582.00	\$ 25,778.80	1,658	\$ 5,637.20	82%	
5. PERM SEED & MATTING	SY	4,540	\$ 1.40	\$ 6,356.00	\$ -		\$ -	4,540	\$ 6,356.00	0%	
SUBTOTAL ITEM C			\$ 385,800.00	\$ -	\$ -	\$ 355,386.80		\$ -	\$ 30,413.20	92%	

D. STORM SEWER

1. 15" RCP PIPE	LF	3020	\$ 25.31	\$ 76,436.20	\$ -	2800.00	\$ 70,868.00	220	\$ 5,566.20	93%
2. 18" RCP PIPE	LF	814	\$ 30.46	\$ 24,794.44	\$ -	814.00	\$ 24,794.44	0	\$ -	100%
3. 24" RCP PIPE	LF	1121	\$ 37.59	\$ 42,138.39	\$ -	1121.00	\$ 42,138.39	0	\$ -	100%
4. 30" RCP PIPE	LF	601	\$ 48.34	\$ 29,052.34	\$ -	601.00	\$ 29,052.34	0	\$ -	100%
5. 36" RCP PIPE	LF	857	\$ 63.18	\$ 54,145.26	\$ -	857.00	\$ 54,145.26	0	\$ -	100%
6. STONE BEDDING	TON	4850	\$ 12.50	\$ 60,625.00	\$ -	4650.00	\$ 58,125.00	200	\$ 2,500.00	96%
7. 2x4" INLETS	EA	2	\$ 2,454.50	\$ 4,909.00	\$ -		\$ -	2	\$ 4,909.00	0%
8. TYPE C INLET	EA	37	\$ 1,966.24	\$ 72,750.88	\$ -	37.00	\$ 72,750.88	0	\$ -	100%
9. TYPE C MODIFIED INLET	EA	17	\$ 3,140.65	\$ 53,391.05	\$ -	17.00	\$ 53,391.05	0	\$ -	100%
10. TYPE M INLET	EA	13	\$ 1,954.00	\$ 25,402.00	\$ -	10.00	\$ 19,540.00	3	\$ 5,862.00	77%
11. TYPE M MODIFIED INLET	EA	2	\$ 2,777.00	\$ 5,554.00	\$ -	2.00	\$ 5,554.00	0	\$ -	100%
12. TYPE C DOUBLE INLETS	EA	4	\$ 3,599.50	\$ 14,398.00	\$ -	4.00	\$ 14,398.00	0	\$ -	100%

ESCROW STATUS REPORT

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

PROJECT NAME: RESERVE @ CHESTER SPRINGS

PROJECT NUMBER: 11-11049T

PROJECT SPONSOR: ESE
MUNICIPALITY: UPPER UWCHLAN TOWNSHIPESCROW AGENT:
TYPE OF SECURITY:
AGREEMENT DATE:

SUMMARY OF ESCROW ACCOUNT

TOTAL CONSTRUCTION (100%) = \$ 2,471,109.01
TOWNSHIP SECURITY (10%) = \$ 247,110.90
CONSTRUCTION INSPECTION \$ 236,411.11

GRAND TOTAL ESCROWED = \$ 2,954,631.02

RELEASE NO.: 5
REQUEST DATE: June 2, 2017

AMOUNT OF CURRENT CONST. RELEASE: \$ 63,695.61
AMOUNT OF CURRENT RETAINAGE/SECURITY RELEASE (10%): \$ -
CONSTRUCTION INSPECTION REMAINING: \$ 23,641.11
AMOUNT OF CURRENT TOTAL RELEASE: \$ 87,336.72
TOTAL OF CONST. RELEASES TO DATE: \$ 2,179,482.45
CONSTRUCTION ESCROW REMAINING: \$ 516,217.11
TOWNSHIP SECURITY REMAINING: \$ 247,110.90
CONSTRUCTION INSPECTION REMAINING: \$ 11,820.56
TOTAL ESCROW REMAINING: \$ 775,148.57
74%

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
13. STORM MANHOLES	EA	5	\$2,848.00	\$ 14,240.00	S	-	5.00	\$ 14,240.00	0	\$ -	100%
14. 24" DW ENDWALL	EA	1	\$1,544.00	\$ 1,544.00	S	-	1.00	\$ 1,544.00	0	\$ -	100%
15. 36" DW ENDWALL	EA	2	\$2,381.00	\$ 4,762.00	S	-	2.00	\$ 4,762.00	0	\$ -	100%
16. RIP RAP APRONS R3	TN	10	\$30.00	\$ 300.00	S	-	10.00	\$ 300.00	0	\$ -	100%
17. RIP RAP APRONS R4	TN	54	\$30.00	\$ 1,620.00	S	-	54.00	\$ 1,620.00	0	\$ -	100%
18. DUAL CULVERT 60" RCP	LF	100	\$331.00	\$ 33,100.00	S	-	100.00	\$ 33,100.00	0	\$ -	100%
19. CULVERT HWs	LS	1	\$86,390.00	\$ 86,390.00	S	-	1.00	\$ 86,390.00	0	\$ -	100%
20. CULVERT BYPASS PUMPING	LS	1	\$18,810.00	\$ 18,810.00	S	-	1.00	\$ 18,810.00	0	\$ -	100%
SUBTOTAL ITEM D				\$ 624,362.56	S	-		\$ 605,523.36		\$ 18,839.20	97%

G. BASIN

1. STRIP TOPSOIL	CY	8,040	\$3.10	\$ 24,924.00	S	-	8040.00	\$ 24,924.00	0	\$ -	100%
2. CUT	CY	2,220	\$2.60	\$ 5,772.00	S	-	2220.00	\$ 5,772.00	0	\$ -	100%
3. FILL	CY	15,560	\$1.50	\$ 23,340.00	S	-	15560.00	\$ 23,340.00	0	\$ -	100%
4. GRADING	SF	223200	\$0.03	\$ 6,696.00	S	-	223200.00	\$ 6,696.00	0	\$ -	100%
5. RESPREAD TOPSOIL	CY	6,500	\$3.40	\$ 22,100.00	S	-	6500.00	\$ 22,100.00	0	\$ -	100%
6. SKIMMER	EA	1	\$4,069.00	\$ 4,069.00	S	-	1.00	\$ 4,069.00	0	\$ -	100%
7. OUTLET STRUCTURE 1.1	EA	1	\$4,243.00	\$ 4,243.00	S	-	1.00	\$ 4,243.00	0	\$ -	100%
8. 30" RCP PIPE CLASS III	LF	52	\$74.00	\$ 3,848.00	S	-	52.00	\$ 3,848.00	0	\$ -	100%
9. 30" ENDWALL	EA	1	\$2,240.00	\$ 2,240.00	S	-	1.00	\$ 2,240.00	0	\$ -	100%
10. ANTI-SEEP COLLAR	EA	2	\$1,085.00	\$ 2,170.00	S	-	2.00	\$ 2,170.00	0	\$ -	100%
11. TEMP SPILLWAY	SY	550	\$2.80	\$ 1,540.00	S	-	550.00	\$ 1,540.00	0	\$ -	100%
12. PERM SPILLWAY (CONC. MONOSLAB PAVERS)	SY	550	\$40.00	\$ 22,000.00	S	-		-	550	\$ 22,000.00	0%
13. BAFFLE	LF	460	\$31.60	\$ 14,536.00	S	-	460.00	\$ 14,536.00	0	\$ -	100%
14. RAKE, SEED (PERM), & STRAW MULCH	SF	218700	\$0.08	\$ 17,496.00	S	-	218700.00	\$ 17,496.00	0	\$ -	100%
15. RIP RAP APRON R4 @ SPILLWAY	TN	240	\$30.00	\$ 7,200.00	S	-	240.00	\$ 7,200.00	0	\$ -	100%
16. RIP RAP APRON R4 @ LEVEL SPREADER	TN	120	\$30.00	\$ 3,600.00	S	-	120.00	\$ 3,600.00	0	\$ -	100%
17. LEVEL SPREADER	CY	24	\$273.00	\$ 6,552.00	S	-	24.00	\$ 6,552.00	0	\$ -	100%
18. 6" PERFORATED UNDERDRAIN	LF	340	\$15.00	\$ 5,100.00	S	-		-	340	\$ 5,100.00	0%
SUBTOTAL ITEM G				\$ 177,426.00	S	-		\$ 150,326.00		\$ 27,100.00	85%

K. PAVING & CURBING

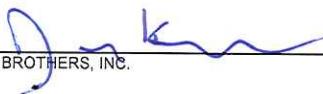
1. FINE GRADE	SY	15,177	\$1.17	\$ 17,757.09	2375.00	\$ 2,778.75	15177.00	\$ 17,757.09	0	\$ -	100%
2. 5" 2A MODIFIED	SY	15,177	\$5.75	\$ 87,267.75	2375.00	\$ 13,656.25	15177.00	\$ 87,267.75	0	\$ -	100%
3. 3" 19MM BINDER	SY	15,177	\$11.45	\$ 173,776.65	2375.00	\$ 27,193.75	15177.00	\$ 173,776.65	0	\$ -	100%
4. CLEAN & TACK	SY	15,177	\$0.50	\$ 7,588.50	S	-		\$ -	15,177	\$ 7,588.50	0%
5. 1.5" 9.5MM WEARING	SY	15,177	\$6.60	\$ 100,168.20	S	-		\$ -	15,177	\$ 100,168.20	0%
6. BELGIAN BLOCK	LF	8,810	\$16.40	\$ 144,484.00	S	-	8810.00	\$ 144,484.00	0	\$ -	100%
7. 6' asphalt Trail ON SITE	LF	1,870	\$24.37	\$ 45,571.80	S	-	1247.00	\$ 30,389.39	623	\$ 15,182.51	67%
8. 6' asphalt Trail OFF SITE	LF	1,640	\$45.21	\$ 74,144.40	S	-		\$ -	1,640	\$ 74,144.40	0%
9. Concrete Sidewalk	SF	12,300	\$4.00	\$ 49,200.00	S	-		\$ -	12,300	\$ 49,200.00	0%
SUBTOTAL ITEM K				\$ 699,958.49	\$ 43,628.75		\$ 453,674.88		\$ 246,263.61		65%

ESCROW STATUS REPORT												GILMORE & ASSOCIATES, INC. 184 WEST MAIN STREET SUITE 300 TRAPPE, PA 19426		
SUMMARY OF ESCROW ACCOUNT												AMOUNT OF CURRENT CONST. RELEASE: \$ 63,695.61		
PROJECT NAME:	RESERVE @ CHESTER SPRINGS											AMOUNT OF CURRENT RETAINAGE/SECURITY RELEASE (10%): \$ -		
PROJECT NUMBER:	11-11049T											CONSTRUCTION INSPECTION REMAINING: \$ 23,641.11		
PROJECT SPONSOR:	ESE											AMOUNT OF CURRENT TOTAL RELEASE: \$ 87,336.72		
MUNICIPALITY:	UPPER UWCHLAN TOWNSHIP											TOTAL OF CONST. RELEASES TO DATE: \$ 2,179,482.45		
ESCROW AGENT:												CONSTRUCTION ESCROW REMAINING: \$ 516,217.11		
TYPE OF SECURITY:												TOWNSHIP SECURITY REMAINING: \$ 247,110.90		
AGREEMENT DATE:												CONSTRUCTION INSPECTION REMAINING: \$ 11,820.56		
							RELEASE NO.:	5				TOTAL ESCROW REMAINING: \$ 775,148.57		
							REQUEST DATE:	June 2, 2017				74%		
ESCROW TABULATION												PERCENT COMPLETE		
CONSTRUCTION ITEMS				UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	CURRENT ESCROW RELEASE	RELEASED TO DATE (INCLUDES CURRENT REQUEST)	ESCROW REMAINING (AFTER CURRENT REQUEST)	PERCENT COMPLETE		
L. SURVEYING														
1. CONSTRUCTION STAKING	LS	1	\$56,050.00	\$	56,050.00		0.10	\$ 5,605.00	0.95	\$ 53,247.50	0	\$ 2,802.50	95%	
2. MONUMENTS	EA	61	\$94.75	\$	5,780.00			\$ -		\$ -	61	\$ 5,780.00	0%	
3. AS-BUILTS	LS	1	\$10,700.00	\$	10,700.00			\$ -		\$ -	1	\$ 10,700.00	0%	
SUBTOTAL ITEM L					\$ 72,530.00			\$ 5,605.00		\$ 53,247.50		\$ 19,282.50	73%	
M LANDSCAPING														
1. PERIMETER BUFFER PLANTINGS	EA	226	\$116.08	\$	26,234.00		80.00	\$ 9,286.37	80.00	\$ 9,286.37	146	\$ 16,947.63	35%	
2. STREET TREES	EA	167	\$304.44	\$	50,841.52		17.00	\$ 5,175.48	17.00	\$ 5,175.48	150	\$ 45,666.04	10%	
3. RIPARIAN FOREST PLANTINGS (ZONES 1 & 2)	EA	436	\$56.95	\$	25,703.80			\$ -		\$ -	436	\$ 25,703.80	0%	
4. RIPARIAN FOREST SEED (ERNST 178)	SF	51,135	\$0.08	\$	4,218.64			\$ -		\$ -	51,135	\$ 4,218.64	0%	
SUBTOTAL ITEM M					\$ 106,997.96			\$ 14,461.86		\$ 14,461.86		\$ 92,536.10	14%	
N. MISCELLANEOUS														
1. RETAINING WALL @ LOTS 3-6	SF	1,143	\$21.99	\$	25,140.00			\$ -	1143.00	\$ 25,140.00	0	\$ -	100%	
2. RETAINING WALL @ LOT 14	SF	1,140	\$22.05	\$	25,140.00			\$ -	1140.00	\$ 25,140.00	0	\$ -	100%	
3. RETAINING WALL @ BASIN	SF	3,236	\$21.40	\$	69,240.00			\$ -	3236.00	\$ 69,240.00	0	\$ -	100%	
4. RETAINING WALL @ LCR	SF	207	\$28.90	\$	5,982.00			\$ -	207.00	\$ 5,982.00	0	\$ -	100%	
5. INSPECTIONS & CERTIFICATIONS @ ALL WALLS	LS	1	\$6,647.00	\$	6,647.00			\$ -	1.00	\$ 6,647.00	0	\$ -	100%	
6. SLEEVES @ ALL WALLS	LS	1	\$16,350.00	\$	16,350.00			\$ -	1.00	\$ 16,350.00	0	\$ -	100%	
7. STREET LIGHTS	EA	7	\$3,500.00	\$	24,500.00			\$ -	4.00	\$ 14,000.00	3	\$ 10,500.00	57%	
8. ADA Ped. Ramp w/ Truncated Domes	EA	10	\$ 1,000.00	\$	10,000.00			\$ -		\$ -	10	\$ 10,000.00	0%	
9. Signs	EA	38	\$ 200.00	\$	7,600.00			\$ -	15.00	\$ 3,000.00	23	\$ 4,600.00	39%	
10. Pavement Markings	LS	1	\$ 5,000.00	\$	5,000.00			\$ -		\$ -	1	\$ 5,000.00	0%	
11. Tot Lot	LS	1	\$ 50,000.00	\$	50,000.00			\$ -		\$ -	1	\$ 50,000.00	0%	
12. Basin Fencing (4' High Split Rail)	LF	1,330	\$ 5.00	\$	6,650.00			\$ -	997.50	\$ 4,987.50	333	\$ 1,662.50	75%	
SUBTOTAL ITEM N					\$ 252,249.00			\$ -		\$ 170,486.50		\$ 81,762.50	68%	
TOTAL IMPROVEMENTS - ITEMS A-N					\$ 2,471,109.01			\$ 63,695.61		\$ 1,954,891.90		\$ 516,217.11	79%	
O. TOWNSHIP SECURITY (10%)					\$ 247,110.90			\$ -		\$ -		\$ 247,110.90	0%	
P. CONSTRUCTION INSPECTION					\$ 236,411.11		0.10	\$ 23,641.11	0.95	\$ 224,590.55		\$ 11,820.56	95%	
NET CONSTRUCTION RELEASE					\$ 2,954,631.02			\$ 87,336.72		\$ 2,179,482.45		\$ 775,148.57	74%	
SURETY AMOUNT					\$ 2,954,631.02			\$ 87,336.72		\$ 2,179,482.45		\$ 775,148.57	74%	

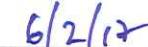
ESCROW STATUS REPORT										GILMORE & ASSOCIATES, INC. 184 WEST MAIN STREET SUITE 300 TRAPPE, PA 19426			
PROJECT NAME:	RESERVE @ CHESTER SPRINGS	SUMMARY OF ESCROW ACCOUNT											
PROJECT NUMBER:	11-11049T	TOTAL CONSTRUCTION (100%) = \$ 2,471,109.01 TOWNSHIP SECURITY (10%) = \$ 247,110.90 CONSTRUCTION INSPECTION \$ 236,411.11											
PROJECT SPONSOR:	ESE	AMOUNT OF CURRENT CONST. RELEASE: \$ 63,695.61 AMOUNT OF CURRENT RETAINAGE/SECURITY RELEASE (10%): \$ - CONSTRUCTION INSPECTION REMAINING: \$ 23,641.11											
MUNICIPALITY:	UPPER UWCHLAN TOWNSHIP	AMOUNT OF CURRENT TOTAL RELEASE: \$ 87,336.72 TOTAL OF CONST. RELEASES TO DATE: \$ 2,179,482.45 CONSTRUCTION ESCROW REMAINING: \$ 516,217.11											
ESCROW AGENT:		TOTAL OF CONST. RELEASES TO DATE: \$ 2,179,482.45 CONSTRUCTION ESCROW REMAINING: \$ 516,217.11											
TYPE OF SECURITY:		TOWNSHIP SECURITY REMAINING: \$ 247,110.90 CONSTRUCTION INSPECTION REMAINING: \$ 11,820.56											
AGREEMENT DATE:		TOTAL ESCROW REMAINING: \$ 775,148.57 74%											
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		

SUBMITTED:

TOLL BROTHERS, INC.



DATE



RECOMMENDED FOR RELEASE:

GILMORE AND ASSOCIATES, INC.

DATE

APPROVED:

UPPER UWCHLAN TOWNSHIP

DATE



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: Board of Supervisors

FROM: Cary B. Vargo
Township Manager

RE: Conditional Use Extension Requests
Gunner 270 – 290 Park Road
McKee – Fetter Property

DATE: June 15, 2017

Attached for your review and consideration are two requests to extend conditional use approvals, in both cases to allow the completion of due diligence, engineering, third part permitting, etc. Both projects are moving forward in earnest and are expected to proceed through the approval process to construction.

Requested Extensions – Conditional Use Approvals

Project	Current Expiration Date	Extension Date
Gunner/Toll Brothers 270 - 290 Park Road	09-21-2017	06-30-2018
McKee/Fetter	07-17-2017	07-17-2018

I would respectfully request that the BOS approve the requested extensions as detailed in the memo above.

ALYSON M. ZARRO
alyson@rrhc.com
Extension: 202



June 14, 2017

Via e-mail and first class mail

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

Re: Gunner Properties/Toll Brothers/270-290 Park Road

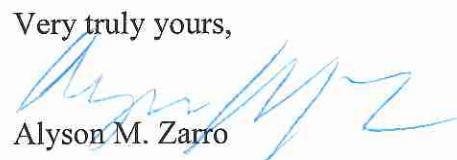
Dear Cary:

As you know, this firm represents Gunner Properties, Ltd. ("Gunner") as legal owner and Toll PA XV, L.P. ("Toll") as equitable owner in connection with the proposed development of 270-290 Park Road with townhomes ("Development"). On March 21, 2016, the Board of Supervisors granted Gunner's Conditional Use Application for the proposed Development. Pursuant to Section 200-127 of the Township Zoning Ordinance, the Board of Supervisors previously granted Gunner extensions of the Conditional Use Approval to September 21, 2017. At the time of the extension requests, Gunner was still working through the DEP permitting process and did not anticipate securing a building permit for a dwelling within six (6) months of the date of the Conditional Use Approval. Gunner has now received its Planning Module and while Gunner and Toll anticipate the Final Plans will be recorded within the next thirty (30) days and that construction will commence shortly thereafter, given the improvements that will need to be installed prior to construction of a house, we do not anticipate that a building permit for a house will be secured until spring of 2018. Accordingly, Gunner and Toll are requesting an extension of the Conditional Use Approval to June 30, 2018 to secure a building permit for a dwelling.

Kindly bring this extension request to the Board of Supervisors' attention for consideration it at its meeting on June 19, 2017.

Please feel free to contact me with questions. Thank you for your attention to this matter.

Very truly yours,


Alyson M. Zarro

AMZ/kmr

cc: Gwen Jonik, Township Secretary (via e-mail)
Fred Gunther (via e-mail)
Joe Russella, P.E. (via e-mail)
Andrew Semon, Toll Brothers (via email)

761762.1

rrhc.com

PO Box 1265 717 Constitution Drive, Suite 201 Exton, PA 19341 Phone 610.458.4400 Fax 610.458.4441

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



May 23, 2017

Via email and first class mail

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

Re: McKee/Fetters Tract/Upper Uwchlan Township

Dear Cary:

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

Kindly bring this extension request to the Board of Supervisors attention for consideration at its meeting on June 19, 2017.

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

Very truly yours,



DENISE R. YARNOFF

DRY/kmr

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



MEMORANDUM

To: Cary Vargo, Township Manager
From: Michael G. Heckman, Director of Public Works
Date: June 15, 2017
Re: Award – 2017 Milling and Paving Contract

On June 14, 2017 the bids were opened for the 2017 Milling and Paving Contract. There were ten bidders for this contract. Nine of these contractors sent representatives to the bid opening. Kristin Roth and I conducted the opening of bids and read them aloud to those attendees. Attached are the results for your review.

The low bidder was Glasgow Inc. @ \$5.87/square yard for milling and \$70.64/ton in place for the asphalt overlay. This is approximately \$14 less per ton than expected when the budget was done last October when oil prices were higher.

Therefore, it is my recommendation that Glasgow, Inc. should be awarded the 2017 Roadway Milling and Paving Contract at \$5.87/square yard for edge milling and \$70.64/ton in place for the asphalt overlay. This would be a total cost of +/- \$382,300.02, depending upon actual asphalt tonnage used. This is \$47,766.98 less than the total amount budgeted for 2017. Therefore, I will be adding Hoffman Circle to the paving work as we were going to do last year but ran out of time. This will add \$21,000 to the resurfacing cost and bring us to a total of \$403,300.02. This amount is still within the 2017 budget.

The breakdown of the account billing (per 2017 Budget) is as follows:

\$206,067.00 From the General Fund
\$224,000.00 From the Liquid Fuels Fund

\$430,067.00 Total for Milling and Resurfacing 2017. +/-



2017 Road Milling and Paving Bid Results

Opening Thursday, June 14, 2017 at 1:00 p.m.

Vendor # 1: Innovative Construction Services Bond Yes		Vendor # 2: Glasgow, Inc. Bond Yes		Vendor # 3: Charlestown Paving Bond Yes	
--	--	---------------------------------------	--	--	--

Milling, per square yard	\$6.40	\$51,136.00	\$5.87	\$46,901.30	\$4.30	\$34,357.00
Paving, per ton	\$77.00	\$365,596.00	\$70.64	\$335,398.72	\$81.75	\$388,149.00
GRAND TOTAL		\$416,732.00		\$382,300.02		\$422,506.00

Vendor # 4: Macanga Bond Yes		Vendor # 5: Abbonizio Bond Yes		Vendor # 6: Road-Con, Inc. Bond Yes	
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Milling, per square yard	\$6.00	\$47,940.00	\$4.40	\$35,156.00	\$7.40	\$59,126.00
Paving, per ton	\$76.00	\$360,848.00	\$82.00	\$389,336.00	\$77.00	\$365,596.00
GRAND TOTAL		\$408,788.00		\$424,492.00		\$424,722.00

Vendor # 7: Highway Materials Bond Yes		Vendor # 8: Unitex Bond Yes		Vendor # 9: H&K Group Bond Yes	
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Milling, per square yard	Varies by Road	\$44,350.70	\$3.40	\$27,166.00	\$7.80	\$62,322.00
Paving, per ton		\$352,014.95	\$86.00	\$408,328.00	\$87.00	\$413,076.00
GRAND TOTAL		\$396,365.65		\$435,494.00		\$475,398.00

Vendor # 10: GoreCon, Inc. Bond Yes		Vendor # 11: Bond Y/N		Vendor # 12: Bond Y/N	
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Milling, per square yard	Varies by Road	\$46,274.69			
Paving, per ton		\$402,814.23			
GRAND TOTAL		\$449,088.92			



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: Board Of Supervisors

FROM: Cary B. Vargo
Township Manager

RE: Consider Ordinance Adoption
Keeping of Chickens and Medical Marijuana

DATE: June 15, 2017

Attached for your consideration is an ordinance which will amend the Upper Uwchlan Township Zoning Code, as follows:

Chapter 200 regarding Medical Marijuana: "Definitions and Word Usage" by adding definitions of Medical Marijuana, Medical Marijuana Dispensary, Medical Marijuana Grower/Processor; and

Chapter 200 regarding the C-1 Village District and C-3 Highway Commercial District to allow a Medical Marijuana Dispensary as a by-right use; and

Chapter 200 regarding the LI Limited Industrial District and PI Planned Industrial/Office District to allow a Medical Marijuana Grower/Processor as a by-right use; and

Chapter 200 regarding the keeping of domesticated chickens.

As a reminder, this ordinance amendment addresses needed zoning changes as a result of Pennsylvania Act 16 of April 17, 2016 which legalized and regulated medical marijuana in the Commonwealth of Pennsylvania.

The Ordinance amendment was drafted by Kristin Camp, reviewed by the Township Planning Commission, the Chester County Planning Commission and has been duly advertised as required by Second Class Township Code.

I would respectfully request that the BOS adopt the proposed ordinance amendment as detailed above and in the attached.

UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. ___-2017

AN ORDINANCE OF THE TOWNSHIP OF UPPER UWCHLAN, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE UPPER UWCHLAN TOWNSHIP ZONING ORDINANCE, WHICH IS CODIFIED IN CHAPTER 200 OF THE CODE OF UPPER UWCHLAN TOWNSHIP, AMENDING SECTION 200-7 TITLED, "DEFINITIONS AND WORD USAGE" BY ADDING DEFINITIONS OF "MEDICAL MARIJUANA DISPENSARY," "MEDICAL MARIJUANA GROWER/PROCESSOR," AND "MEDICAL MARIJUANA"; AMENDING SECTION 200-33 TO ALLOW A DISPENSARY AS A BY RIGHT USE IN THE C-1 VILLAGE DISTRICT; SECTION 200-39 TO ALLOW A MEDICAL MARIJUANA DISPENSARY AS A BY RIGHT USE IN THE C-3 HIGHWAY COMMERCIAL DISTRICT; SECTION 200-44 TO ALLOW A MEDICAL MARIJUANA GROWER/PROCESSOR AS A BY RIGHT USE IN THE LI LIMITED INDUSTRIAL DISTRICT; SECTION 200-49 TO ALLOW A MEDICAL MARIJUANA GROWER/PROCESSOR AS A BY RIGHT USE IN THE PI PLANNED INDUSTRIAL/OFFICE DISTRICT; SECTIONS 200-62.A, 200-62.B(3) AND 200-67.A(8) TO REFERENCE A NEW SECTION 200-67.1 GOVERNING THE KEEPING OF DOMESTICATED CHICKENS; AND TO ADD A NEW SECTION 200-67.1 TITLED, "KEEPING OF DOMESTICATED CHICKENS."

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

SECTION 1. The definitions of "Medical marijuana dispensary," "Medical marijuana grower/processor," and "Medical marijuana" shall be added to Section 200-7 in alphabetical order as follows:

MEDICAL MARIJUANA DISPENSARY- A person, including a natural person, corporation, partnership, association, trust or other entity, or any combination thereof, which holds a permit issued by the Department of Health (DOH) of the Commonwealth to dispense medical marijuana.

MEDICAL MARIJUANA GROWER/PROCESSOR- A person, including a natural person, corporation, partnership, association, trust or other entity, or any

combination thereof, which holds a permit from the Department of Health (DOH) of the Commonwealth to grow and process medical marijuana.

MEDICAL MARIJUANA- Marijuana for certified medical use as legally permitted by the Commonwealth of Pennsylvania pursuant to the Pennsylvania Medical Marijuana Act, , 35 P.S. § 10231.101 *et seq.*

SECTION 2. Section 200-33.A shall be amended to add a new subparagraph (6) and the following by right use in the C-1 Village District:

“(6) Medical marijuana dispensary.”

SECTION 3. Section 200-39.A shall be amended to add a new subparagraph (8) and the following by right use in the C-3 Highway Commercial District:

“(8) Medical marijuana dispensary.”

SECTION 4. Section 200-44 shall be amended to add a new subparagraph B.1 which shall state as follows:

“B.1. Medical marijuana grower/processor.”

SECTION 5. Section 200-49 shall be amended to add a new subparagraph A.1 which shall state as follows:

“A.1. Medical marijuana grower/processor.”

SECTION 6. Section 200-62.A shall be amended to state as follows:

“A. Accessory use to agriculture. The keeping of livestock, poultry or fish, but only in such quantities and to such extent as are customarily incidental to the principal use in accordance with § 200-67 and § 200-67.1 of this chapter.

SECTION 7. Section 200-62.B(3) shall be amended to state as follows:

“B(3). The keeping of animals, exclusive of customary household pets and domesticated chickens when in accordance with §200-67.1, shall not be permitted except on property qualifying for agricultural use in accordance with § 200-67 of this chapter with the following exception: the keeping of not more than four horses shall be permitted on lots of 3 acres or more. An additional 1 acre per horse shall be required for each additional horse over four.

SECTION 8. Section 200-67.A(8) shall be amended to state as follows:

“A(8). The keeping of animals, exclusive of customary household pets and domesticated chickens when in accordance with §200-67.1, shall not be permitted except on property

qualifying for agricultural use in accordance with the provisions of this section with the following exception: the keeping of not more than four horses shall be permitted on lots of 3 acres or more. An additional 1 acre per horse shall be required for each additional horse over four."

SECTION 9. A new Subsection 200-67.1, titled, "Keeping of domesticated chickens" shall be adopted and provide as follows:

"§ 200-67.1. Keeping of domesticated chickens.

- A. Purpose. The purpose of this section is to provide standards for the keeping of domesticated chickens. It is intended to enable residents of single-family dwellings to keep a small number of female chickens on a non-commercial basis while limiting the potential adverse impacts on the surrounding properties.
- B. Standards for keeping domesticated chickens.
 1. Domesticated female chickens shall be allowed on lots with single-family dwellings in all residential zoning districts:
 2. The maximum number of chickens permitted on a lot with a single-family dwelling shall be determined based on the zoning district and lot size as set forth below:

<u>Zoning District</u>	<u>Minimum Lot Size</u>	<u>Maximum Number of Chickens</u>
R-1 Residential	2 acre	10
R-2 Residential	1 acre	8
R-3 Residential	30,000 square feet	6
	22,000 square feet	4
	18,000 square feet	3
R-4 Residential	30,000 square feet	6
	22,000 square feet	4
	18,000 square feet	3

3. Roosters are prohibited.

4. All chickens must be maintained in an enclosed shelter which has a roof or overhead covering and which may only be located in a fenced-in area. The fence must be a minimum of four feet and a maximum of six feet in height.
5. It shall be unlawful for the owner of chickens to allow the same to run at large upon any public land, including, but not limited to, sidewalks, streets, roads, alleys, parks, or upon another person's private property.
6. All enclosures and structures must meet all applicable zoning requirements. A zoning permit shall be required for the construction of any enclosure that is less than 200 square feet. A building permit shall be required for the construction of any enclosure that is 200 square feet or greater.
7. All owners of chickens must maintain sanitary living conditions for the chickens so that the keeping of chickens does not become a public or private nuisance. Owners shall not allow feces from the chickens to accumulate on the owner's land such that it becomes a nuisance caused by odors.
8. All chicken feed must be stored in rodent proof closed containers."

SECTION 10. Severability. If any term, condition, or provision of this chapter shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective.

SECTION 11. Repealer. All Ordinances or parts of Ordinances conflicting with any provisions of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 12. Effective Date. This Ordinance shall become effective five (5) days from the date of enactment.

ENACTED this _____ day of _____, 2017.

ATTEST:

**UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS**

Gwen Jonik, Township Secretary

Kevin C. Kerr, Chairman

Jamie W. Goncharoff, Vice-Chairman

Guy A. Donatelli, Member



OFFICIAL ZONING MAP

Upper Uwchlan Township Chester County, Pennsylvania

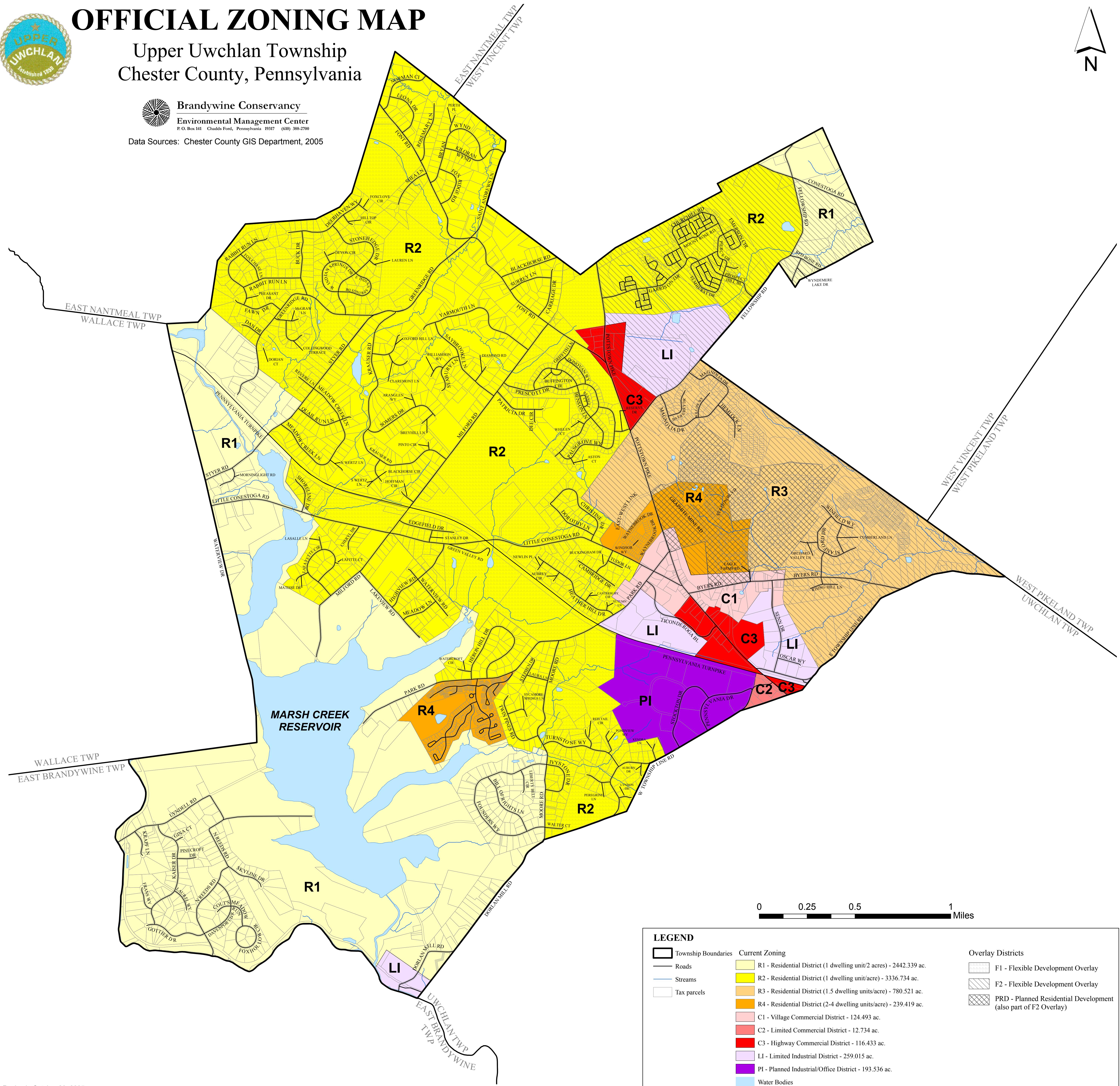


Brandywine Conservancy

Environmental Management Center

P. O. Box 141 Chadds Ford, Pennsylvania 19317 (610) 388-2700

Data Sources: Chester County GIS Department, 2005





UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: BOARD OF SUPERVISORS
Cary Vargo, Township Manager

FROM: Gwen Jonik, Township Secretary

RE: dotGrants On-line Reporting System

DATE: June 16, 2017

Gwen

The Board is requested to ***adopt the attached Resolution*** and execute the attached Agreement To Authorize Electronic Access To PennDOT Systems in order for Staff to use PennDOT's dotGrants on-line reporting system to file the annual Liquid Fuels forms and reports.

The Resolution designates the following Staff / Positions as those who may execute and file information to complete the Agreement and submit Reports:

Jill Bukata / Treasurer
Cary Vargo / Township Manager
Mike Heckman / Director of Public Works

Please let us know if you have any questions. Thank you.

UPPER UWCHLAN TOWNSHIP
Chester County, Pennsylvania

RESOLUTION # _____

WHEREAS the Pennsylvania Department of Transportation and Upper Uwchlan Township have agreed to use the **dotGrants** on-line reporting system to file the required Liquid Fuels forms annually; including but not limited to the MS-965, MS-329 and MS-999 forms,

NOW THEREFORE BE IT RESOLVED

1. That the Legislative Body of this Municipality enters into and agrees to the requirements and obligations of this on-line reporting program;
2. That the Legislative Body hereby designates the following persons and any Officers holding the following titles/positions

Treasurer Jill Bukata _____ (Signature)

Township Manager Cary Vargo _____ (Signature)

Public Works Director Mike Heckman _____ (Signature)

to execute and provide all information necessary for the completion of said application, and to execute all documents necessary to effect such an agreement, including but not limited to, an Electronic Access Licensing Agreement (EALA) on behalf of the Municipality.

Passed this _____ day of _____, 2017.

UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS

Kevin C. Kerr, Chairperson

Jamie W. Goncharoff, Vice-Chairperson

Guy A. Donatelli, Member

I certify that the foregoing is a true and correct copy of the Resolution as finally adopted at a meeting of the Legislative Body held on the _____ day of _____, 2017.

IN WITNESS WHEREOF, I hereunto set my hand on this _____ day of _____, 2017.

(Seal)

Gwen A. Jonik, Township Secretary



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: **Board of Supervisors**

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

RE: **UUT – UUTMA – Toll – Gunther Capacity Agreement**

DATE: **June 15, 2017**

Attached for your review and consideration is a proposed agreement that details the allocation of 33 EDU's of treatment and disposal capacity to Toll Brothers for the Park Road Townhome project and the purchase by the Township, via the Municipal Authority, of 14,030 gallons of disposal capacity from Toll Brothers. This agreement was drafted by the Township/Municipal Authority with participants being Kristin Camp, Chris Frantz, Matt Brown, and Cary Vargo. The Municipal Authority has approved the expenditure and is expecting to approve the agreement at their June 27 meeting along with the check for the purchase in the amount of \$435,181.99.

I would respectfully request that the BOS approve the agreement as presented.

AGREEMENT

THIS AGREEMENT, entered into and effective as of the _____ day of _____, 2017 by and between **UPPER UWCHLAN TOWNSHIP**, a body corporate and politic, duly organized under the laws of the Commonwealth of Pennsylvania, with a principal office located at 140 Pottstown Pike, Chester Springs, Chester County, Pennsylvania 19425 (the “Township”), **UPPER UWCHLAN TOWNSHIP MUNICIPAL AUTHORITY**, a body corporate and politic, duly organized and existing under the laws of the Commonwealth of Pennsylvania, with a principal office located at 140 Pottstown Pike, Chester Springs, Pennsylvania 19425 (the “Authority”), **GUNNER PROPERTIES, LTD.**, a duly organized and existing Pennsylvania business corporation with a principal office located at 2 Lindbergh Blvd., Hanger 5B, Coatesville, Pennsylvania 19320 (“Gunner”), and **TOLL PA XV, L.P.**, a duly organized and existing Pennsylvania limited partnership with a principal office located at 250 Gibraltar Road, Horsham, Pennsylvania 19044 (“Toll”).

Background

A. Gunner is the owner of three (3) parcels of real property located at 270 – 290 Park Road, Upper Uwchlan Township, Chester County, Pennsylvania, being UPI #'s 32-3-65.28, 32-3-65.27 and 32-3-65 (collectively, the “Property”).

B. Gunner is the Seller and Toll the Buyer under an Agreement of Sale dated _____ pursuant to which Gunner agreed to sell the Property to Toll which agreed to purchase the Property, all on the terms and conditions set forth in the Agreement of Sale (the “Agreement of Sale”).

C. Gunner has prepared and submitted to Township a subdivision and land development plan which provides, among other things, for the construction of 40 new residential townhomes on the Property, all of which are proposed to be connected to public sewer (the “Plan”). On March 21, 2016, the Township Board of Supervisors granted the Plan preliminary/final plan approval with conditions (the “Preliminary/Final Plan Approval”).

D. In addition to being the purchaser under the Agreement of Sale, Toll is the owner of 15,015 gallons of disposal capacity for effluent (the “Disposal Capacity”) produced by sewage treated at the Upper Uwchlan Township Route 100 Wastewater Treatment Plant. Authority, as agent for the Township, desires to acquire 14,030 gallons of Toll’s available Disposal Capacity and Toll desires to sell to the Authority 14,030 gallons of its available Disposal Capacity on the terms and conditions of this Agreement.

E. Connection of the proposed 40 townhomes to the public sewer system requires Toll to provide or acquire 33 equivalent dwelling units (“EDUs”) of sewage treatment and disposal capacity. Toll desires to purchase from the Township, and the Township desires to sell to Toll, 33 EDUs of sewage treatment and disposal capacity on the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and intending to be legally bound hereby, Township, the Authority, Gunner and Toll agree as follows:

1. Subject solely to the satisfaction of the condition(s) set forth in paragraph 4, Toll shall sell, convey, assign and transfer to the Township all of Toll’s right, title and interest in and to 14,030 gallons of the Disposal Capacity for the sum of Six Hundred Sixty-Three Thousand Six Hundred Nineteen and 00/100 Dollars (\$663,619.00) (the “Disposal Capacity Purchase Price”). In the event it is determined that the Disposal Capacity to be sold and purchased hereunder is more or less than 14,030 gallons, then the Disposal Capacity Purchase Price shall be adjusted up or down, as applicable, at the rate of \$47.30 per gallon. The Township, acting through the Authority, shall pay the Disposal Capacity Purchase Price to Toll at the time and in the manner set forth in paragraph 5.

2. Subject solely to the satisfaction of the condition(s) set forth in paragraph 4, the Township shall sell, convey, assign and transfer to Toll 33 EDUs of sewage treatment and disposal capacity at and through the Plant for the sum of Two Hundred Twenty-Eight Thousand

Four Hundred Thirty-Seven and 01/100 Dollars (\$228,437.01) (the “EDU Purchase Price”). Toll shall pay the EDU Purchase Price to the Authority, as agent for the Township, at the time and in the manner set forth in paragraph 5.

3. The sales to be made by Toll and the Township set forth in paragraphs 1 and 2 shall be accompanied by Bills of Sale substantially in the form attached hereto as Exhibit “A” and each sale shall be free and clear of all liens, encumbrances and the rights, including inchoate rights, of all others.

4. The sale of the 14,030 gallons of Disposal Capacity by Toll to the Township, and the sale of the EDUs by the Township to Toll, are contingent upon Gunner and Toll completing settlement under the Agreement of Sale and Toll becoming the sole legal and equitable owner of the Property.

5. Payment of the Disposal Capacity Purchase Price by the Authority, as agent for the Township, and payment of the EDU Purchase Price by Toll shall take place simultaneously on or before the tenth (10th) business day following completion of the Gunner-Toll settlement. Toll, Township and the Authority agree the Authority shall have the option of delivering to Toll a “net” payment in the amount of Four Hundred Thirty-Five Thousand One Hundred Eighty-One and 99/100 Dollars (\$435,181.99) in lieu of the parties exchanging payments; *provided, however,* handling of the payments in such manner shall not increase, decrease or otherwise effect the values of the respective sales for accounting and tax purposes (*i.e.*, the sale and purchase prices shall be as set forth in paragraphs 1 and 2).

6. Gunner and Toll acknowledge and agree that nothing contained herein is intended, nor shall it be deemed, a promise, covenant or any form of agreement by the Authority or Township with respect to the Plan and any future action on the Plan. Township shall have a continuing right and obligation to treat the Plan as required by law.

7. Nothing contained herein shall, or be deemed, to waive or release the Township’s and Authority’s Right of First Refusal to acquire any remaining Disposal Capacity owned by

Toll, its parent, affiliates and subsidiaries under that certain Sewage Plant Development Agreement dated June 17, 2002, as amended.

8. Gunner, Toll, Township and the Authority acknowledge and agree that each has been represented by independent legal counsel of their choosing and the terms of this Agreement are the product of arms-length negotiation between the parties. Each party shall bear its own counsel fees and any other professional expenses incurred in the negotiation and execution of this Agreement.

9. Any notice required or permitted by this Agreement shall be in writing, shall be given to all parties simultaneously, and shall be delivered by either (a) a nationally recognized overnight delivery service (such as FedEx or UPS) with proof of delivery or (b) United States Postal Service certified mail, return receipt requested, postage prepaid addressed as follows:

If to Gunner: Gunner Properties, Ltd.
2 Lindbergh Blvd., Hanger 5B
Coatesville, PA 19320

With a Copy to:

If to Toll: Toll PA XV, L.P.
250 Gibraltar Road
Horsham, PA 19044

With a Copy to:

If to Township: Upper Uwchlan Township
ATTN: Cary Vargo, Township Manager
140 Pottstown Pike
Chester Springs, PA 19425

With a Copy to: Kristen Camp, Esquire
Buckley, Brion, Maguire & Morris
118 West Market Street, Suite 300
West Chester, PA 19382

If to Authority: Upper Uwchlan Township Municipal Authority
ATTN: Authority Administrator
140 Pottstown Pike

Chester Springs, PA 19425

With a Copy to: Christopher E. Frantz, Esquire
P.O. Box 557
Westtown, PA 19395

Notice shall be deemed given and received on the first to occur of actual delivery or three (3) business days following confirmed deposit with a carrier.

10. This Agreement (a) has been entered into under and shall be subject to the laws of the Commonwealth of Pennsylvania, (b) shall be binding upon the parties and the respective successors and assigns of each, and (c) shall not be modified except in a writing signed by all of the parties.

INTENTIONALLY BLANK – EXECUTION ON FOLLOWING PAGE

IN WITNESS WHEREOF, Upper Uwchlan Township, Upper Uwchlan Township Municipal Authority, Gunner Properties, Ltd., and Toll PA XV, L.P. have caused this Agreement to be executed by their duly authorized representatives the date and year first above written.

Attest:

UPPER UWCHLAN TOWNSHIP

By: _____

Attest:

UPPER UWCHLAN TOWNSHIP MUNICIPAL AUTHORITY

By: _____

Attest:

GUNNER PROPERTIES, LTD.

By: _____

Attest:

TOLL PA XV, L.P. by its General Partner

By: _____

EXHIBIT 'A'

BILL OF SALE

THIS BILL OF SALE, is made this _____ day of _____, 2017, between **TOLL PA XV, L.P.**, a Pennsylvania limited partnership with a principal office located at 250 Gibraltar Road, Horsham, Pennsylvania 19044 (“Seller”), and **UPPER UWCHLAN TOWNSHIP**, a body corporate and politic with offices located at 140 Pottstown Pike, Chester Springs, Pennsylvania 19425 (“Township”).

RECITALS

WHEREAS, Seller is the owner of 15,105 gallons of disposal capacity for effluent (“Disposal Capacity”) produced by sewage treated at the Township’s Route 100 Wastewater Treatment Plant; and,

WHEREAS, Township desires to acquire from Seller 14,030 gallons of the Disposal Capacity; and,

WHEREAS, the Township and Seller (together with Upper Uwchlan Township Municipal Authority, as Township’s agent, and Gunner Properties, Ltd., as the current legal owner of certain real property) entered into an Agreement dated June ___, 2017 (“Agreement”), which, among other things, provides for the sale by Seller to the Township of 14,030 gallons of the Disposal Capacity upon the terms and conditions set forth in the Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Seller and the Township hereby agree as follows:

1. The Recitals are hereby incorporated by reference into this Bill of Sale as if fully set forth herein.

2. Seller hereby sells, conveys, transfers and delivers to the Township, its successors and assigns, 14,030 gallons of Seller’s Disposal Capacity for effluent produced by sewage treated at Township’s Route 100 Wastewater Treatment Plant free and clear of all liens, claims, mortgages, or encumbrances, TO HAVE AND TO HOLD all such 14,030 gallons of the Disposal Capacity hereby sold and transferred to the Township FOREVER.

IN WITNESS WHEREOF, Seller has caused this Bill of Sale to be executed by its duly authorized representative as of the date first above written.

SELLER:

TOLL PA XV, L.P., a Pennsylvania limited partnership by its General Partner

By: _____
Name: _____
Title: _____

BILL OF SALE

THIS BILL OF SALE, is made this _____ day of _____, 2017, between **TOLL PA XV, L.P.**, a Pennsylvania limited partnership with a principal office located at 250 Gibraltar Road, Horsham, Pennsylvania 19044 (“Toll”), and **UPPER UWCHLAN TOWNSHIP**, a body corporate and politic with offices located at 140 Pottstown Pike, Chester Springs, Pennsylvania 19425 (“Township”).

RECITALS

WHEREAS, Toll is the equitable owner of certain real property located at 270-290 Park Road, Upper Uwchlan Township, Chester County, Pennsylvania (“Property”) for which Township has approved a subdivision and land development plan (“Plan”) which provides, among other things, for the construction of 40 new residential townhomes on the Property; and,

WHEREAS, the Plan further requires connection of the 40 new residential townhomes to public sewer; and,

WHEREAS, connection of the 40 new residential townhomes to public sewer requires Toll to acquire or provide 33 equivalent dwelling units (“EDUs”) of sewage treatment and disposal capacity; and,

WHEREAS, the Township and Seller (together with Upper Uwchlan Township Municipal Authority, as Township’s agent, and Gunner Properties, Ltd., as the current legal owner of certain real property) entered into an Agreement dated June ___, 2017 (“Agreement”), which, among other things, provides for the sale by Township to Toll of 33 EDUs of sewage treatment and disposal capacity at and through Township’s Route 100 Wastewater Treatment Plant upon the terms and conditions set forth in the Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Toll and the Township hereby agree as follows:

1. The Recitals are hereby incorporated by reference into this Bill of Sale as if fully set forth herein.

2. Township hereby sells, conveys, transfers and delivers to Toll, its successors and assigns, 33 EDUs of treatment and disposal capacity at and through Township’s Route 100 Wastewater Treatment Plant free and clear of all liens, claims, mortgages, or encumbrances, TO HAVE AND TO HOLD all such 33 EDUs hereby sold and transferred to Toll FOREVER.

INTENTIONALLY LEFT BLANK, EXECUTION ON FOLLOWING PAGE

IN WITNESS WHEREOF, Township has caused this Bill of Sale to be executed by its duly authorized representative as of the date first above written.

ATTEST:

SELLER:
UPPER UWCHLAN TOWNSHIP

, Secretary

BY:

, Chairperson