



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

February 20, 2018
7:00 p.m.

CONTENTS

Packet Page Number (in red)

• Agenda	1
• Approval of Minutes	
○ Minutes of January 16, 2018.....	2
• Approval of Payments	
○ Check Register	6
• Treasurer's Report	
○ Treasurer's Memo.....	9
○ Balance Sheet	10
○ Statement of Revenues and Expenditures.....	12
• Supervisors' Report	
○ Planning Commission Appointment Memo	21
• Administration Reports	
○ Township Engineer's Report	22
▪ Development Update	23
○ Building and Codes Department Report	25
○ Public Works Department Report	27
• Land Development	
○ Marsh Lea CU Extension Request.....	29
○ Marsh Lea Escrow Release Request.....	31
○ Byers Station 6C Plan Extension Request.....	36
○ Montesano Brothers CU Decision and Order.....	38
○ Eagle Village Parking Expansion Preliminary/Final Plan	52
• Administration	
○ Dedication: Reserve at Waynebrook Drip Field	80
○ Ordinance Amendments Memo	95



UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA
FEBRUARY 20, 2018 (Tuesday)
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. APPROVAL OF MINUTES: January 16, 2018 Board of Supervisors Meeting
- III. APPROVAL OF PAYMENTS
- IV. TREASURER'S REPORT
- V. SUPERVISORS' REPORT
 - A. Planning Commission Appointment: Jeff Smith
 - B. Calendar:
 - February 19, 2018 Township Office is closed – Presidents' Day
 - There WILL BE Trash/Recycling Service
 - February 20, 2018 (Tuesday) 7:00 p.m. Board of Supervisors Meeting
 - March 13, 2018 5:30 PM Board of Supervisors Workshop
 - March 13, 2018 6:30 PM Conditional Use Hearing: Chester County Struble Trail Extension
 - March 19, 2018 7:00 PM Board of Supervisors Meeting
 - March 30, 2018 Township Office is closed – Good Friday

Yard Waste Collections: February 21, March 7, March 21
Do not use plastic bags for trees or yard waste. Place materials curbside the night before to guarantee collection.
- VI. ADMINISTRATION REPORTS
 - A. Township Engineer's Report
 - B. Building and Codes Department Report
 - C. Police Chief's Report
 - D. Public Works Department Report
- VII. LAND DEVELOPMENT
 - A. Moser Homes - Marsh Lea Conditional Use Approval Extension Request – Consider Approval
 - B. Moser Homes - Marsh Lea Escrow Release Request \$57,754.80 – Consider Approval
 - C. Byers Station Parcel 6C Plan Application Extension Request – Consider Approval
 - D. Montesano Brothers Conditional Use Decision & Order – Consider Approval
 - E. Eagle Village Parking Expansion Preliminary/Final Plan – Consider Approval
- VIII. ADMINISTRATION
 - A. Reserve at Waynebrook Drip Field Dedication – Consider Acceptance
 - B. Ordinances – Consider Adoption
 - 1. Flood Hazard District Amendments
 - 2. Park and Recreation Board Amendments
 - 3. Darrell Drive, Reserve at Waynebrook Roadways re: Speed Limits, Stop Intersections
- IX. OPEN SESSION
- X. ADJOURNMENT



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

January 16, 2018
7:00 p.m.
DRAFT

Packet Page 2

In Attendance:

Board of Supervisors

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

Kristin Camp, Esquire
Mark Hagerty, Court Stenographer

Township Administration

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

Mr. Goncharoff called the meeting to order at 7:04 p.m., led the Pledge of Allegiance, offered a moment of silence and asked if any attendees were recording the meeting. There were no responses.

Approval of Minutes

Mr. Donatelli moved, seconded by Mrs. D'Amico, to approve as presented the minutes from the December 12, 2017 Board of Supervisors Workshop. The Motion carried unanimously.

Mr. Donatelli moved, seconded by Mrs. D'Amico, to approve as presented the minutes from the December 18, 2017 Board of Supervisors Meeting. The Motion carried unanimously.

Mr. Donatelli moved, seconded by Mrs. D'Amico, to approve as presented the minutes from the January 2, 2018 Board of Supervisors Annual Organization Meeting. The Motion carried unanimously.

Approval of Payments

Mr. Donatelli moved, seconded by Mrs. D'Amico, to pay all vendors as listed January 11, 2018. The Motion carried unanimously.

Treasurer's Report

Jill Bukata reported a strong balance sheet; year-end revenues were at 104% of the 2017 budget; year-end expenses were at 97% of the 2017 budget; Earned Income Tax revenue for 2017 was \$3,674,498 which is @ \$277,000 higher than 2016.

Supervisor's Report

Mr. Goncharoff read the published calendar as follows: January 15, 2018 Martin Luther King Jr. Day -- the Township Office is open and there will be regular trash/recycling service for Zone 1 residents; February 13, 2018 4:00 p.m. Board of Supervisors Workshop; February 19, 2018 Presidents' Day -- the Township Office is closed. There WILL BE regular trash/recycling service

for Zone 1 residents; February 20, 2018 (Tuesday) 7:00 p.m. Board of Supervisors Meeting; Yard Waste, Christmas tree collection dates are January 17, February 7, February 21.

Administration Reports

Township Engineer's Report

Dave Leh reported that a pre-construction meeting had been held for the Marsh Lea (Popjoy) project and site work has begun; Village at Byers Station (Parcel 5C) earthwork is underway; the Township Planning Commission reviewed the County's amended Struble Trail conditional use application and visited the site today to confirm the trail easement location. Bid specifications are complete and will be advertised this week for the construction of the Park at the southeast corner of Pottstown Pike and Station Boulevard.

Building and Codes Department Report

Al Gaspari reported that 28 building permits were issued last month; permit fees totaled \$17,392; there were 808 building permits issued in 2017, totaling \$432,797 in permit fees, due to larger commercial projects in 2017; Marsh Lea subdivision broke ground today; the Townes at Chester Springs site work is underway; Mr. Gaspari and Dave Leh followed up on the Senn storm water basin complaint and the land development plans show that the basin is supposed to be clear of trees and vegetation; parking lot lights were installed at Upland Farms Park.

Mr. Goncharoff inquired of the building permit status for the Village at Byers Station. Mr. Vargo advised that earthwork is underway, Toll will most likely submit townhouse building permits soon and there's no estimate at this time regarding the construction of the commercial piece.

Police Chief's Report

Chief DeMarco reported there were 1,136 complaints last month, including 11 crimes and 6 arrests; year-to-date complaints total 12,354; Chief reviewed the Township towing agreement, currently with Eagle Service, a family-owned, township-based business. They've provided the appropriate State and insurance certifications and unless the Board has an objection, Chief DeMarco would like to continue to use Eagle Service as the Township's designated towing service. The Board had no objection with continuing with Eagle Service.

Service Award presentation. Mr. Goncharoff presented Corporal Joe Carr with a plaque in recognition of Corporal Carr's 20 years of service with the Upper Uwchlan Township Police Department. Corporal Carr looks forward to serving 20 more years.

Public Works Department Report

Mike Heckman reported that 111 work orders were submitted and completed in the past month; the Department tended to 6 snow/ice events in December; mixed salt and anti-skid materials; performed preventive maintenance and repairs on Township-owned vehicles; and Bruce Belgarde gave notice, so the wastewater-related facilities maintenance laborer position will be open in a few weeks.

Land Development

Escrow Release Requests.

Cary Vargo advised that Toll requested an escrow release for sanitary sewer work at the Ewing West Vincent project. ARRO reviewed the request and recommended the final \$61,398.76 be released. Mr. Donatelli moved, seconded by Mrs. D'Amico, to recommend the release to the West Vincent Township Board of Supervisors. The Motion carried unanimously.

Cary Vargo advised the Toll requested an escrow release for on-site sanitary sewer work at their Townes at Chester Springs project. ARRO reviewed the request and recommended the release of \$93,553.00. Mr. Donatelli moved, seconded by Mrs. D'Amico, to approve the \$93,553.00 escrow release to Toll. The Motion carried unanimously.

Moser Homes requested a waiver to use HDPE pipe instead of RCP pipe for the Marsh Lea project. The pipe material waiver was discussed at the pre-construction meeting and Gilmore & Associates has no objection. Mrs. D'Amico asked how long HDPE pipes are supposed to last. Dave Leh replied upwards of 75 years but that may be unlikely. Mr. Goncharoff asked of the savings to the developer. Dave Leh answered there would be some savings as HDPE weighs less, reducing shipping costs and smaller equipment can be used for installation. Mr. Donatelli moved, seconded by Mrs. D'Amico, to grant the waiver, permitting the use of HDPE pipe material for the Marsh Lea subdivision. Ken Shauger and Fred Clark questioned whether this was for storm water or sewer and of the stability of the pipe. Dave Leh advised it is for storm water and the pipes are stable as material is compacted around them. The Motion to grant the waiver carried unanimously.

ADMINISTRATION

Senior Living Facility Ordinance. Alyson Zarro, Esq., on behalf of Vantage Point Retirement, presented a draft Ordinance amending the zoning ordinance, proposing to add a "Senior Living Facility" definition [in summary, a combination of levels of health care including independent living, assisted living, memory care, and long-term and short-term skilled nursing care] and Use to the Planned Residential District (PRD), limit the percentage of land in a PRD that can be commercial uses and allow for only 1 Senior Living Facility within the PRD. A Senior Living Facility is being proposed for Byers Station Parcel 6C, the northeast corner of the Byers Road and Graphite Mine Road intersection. Byers Station is an approved PRD and two of the parcels -- 5C and 6C -- had received approval to include commercial uses. The Township's Comprehensive Plan acknowledges the desire for this type of housing so seniors can age in place. The Township Solicitor, Kristin Camp, Esq., advised the draft Ordinance was reviewed by the Township Planning Commission, advertised in the Daily Local News, reviewed by the County Planning Commission, who made comment that it's consistent with the County's Landscapes Comprehensive Plan. There was discussion regarding limiting the Senior Living Facility use to only the PRD at this time; it could be added to other zoning districts if desired in the future; "senior" should be defined and included in our Code -- it was discussed that most would define a 'senior' as someone at least 55 years and older, or perhaps 62 years and older.

Mr. Donatelli commented that Mr. Stevens, of Vantage Point Retirement, said at a number of previous Supervisors' meetings, the average age of their residents at their other facilities is 80 years old, and the average length of stay is shorter-term.

Mr. Donatelli moved, seconded by Mrs. D'Amico, to adopt Ordinance #2018-01, amending the Township Zoning Ordinance - Planned Residential Development (PRD) Subsection by adding a definition of Senior Living Facility, adding the Use in the PRD, and providing limitations on the total land area of commercial uses in a PRD. The Motion carried unanimously.

Open Session

Alyson Zarro asked if the Board would approve an extension for Moser Homes as they didn't think they'd be able to submit a building permit application within 6 months from the Conditional Use approval for the Marsh Lea project. The allowable timeframe does not expire until later in February; therefore the Board will consider the request at one of their February meetings.

Adjournment

Mr. Goncharoff adjourned the business meeting at 7:56 p.m. and announced a recess until 8:00 p.m. when the Conditional Use Hearing will begin.

Conditional Use Hearing – Applicant: Montesano Brothers (Hearing #2)

Mr. Goncharoff called the Montesano Brothers' Conditional Use Hearing to order at 8:07 p.m. Kristin Camp, Esq., conducted the Hearing; Mark Hagerty, Court Recorder, recorded the proceedings. The Court Recorder's transcript is the formal Record of the Hearing. The Application seeks approval to allow outside seating and table service at the Montesano's market/restaurant at 55 Seaboldt Way. Stephen Kalis, Esq., Fox Rothschild and Vinnie Montesano attended, representing the Montesano Brothers. Exhibits were presented; testimony was heard. The Hearing was closed at 8:32 p.m. The Board of Supervisors has 45 days to render their Decision for this Application.

Respectfully submitted,

Gwen A. Jonik
Township Secretary

Range of Checking Accts: GENERAL to GENERAL Range of Check Ids: 48730 to 48834
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
48730	02/20/18	CARRJ010 JOSEPH CARR	200.00	1723
48731	02/20/18	21ST 21st CENTURY MEDIA PHILLY	516.56	1723
48732	02/20/18	ACEP0010 ACE PORTABLES, INC.	175.00	1723
48733	02/20/18	AMERIGAS AMERIGAS	8,267.73	1723
48734	02/20/18	AQUAP010 AQUA PA	663.58	1723
48735	02/20/18	ASSOC010 ASSOCIATED TRUCK PARTS	43.40	1723
48736	02/20/18	BARBA010 BARBACANE THORNTON & COMPANY	1,650.00	1723
48737	02/20/18	BERKH030 H.A. BERKHEIMER, INC.	166.40	1723
48738	02/20/18	BRANDSPC BRANDYWINE VALLEY SPCA	309.00	1723
48739	02/20/18	BRANDWIN BRANDYWINE CONSERVANCY	237.84	1723
48740	02/20/18	BRENNAN BRENNAN'S OFFICE INTERIORS	463.15	1723
48741	02/20/18	BROWN010 BROWN'S COMMERCIAL CLEANING	1,720.00	1723
48742	02/20/18	BUCKLO10 BUCKLEY, BRION, MCGUIRE, MORRI	4,096.50	1723
48743	02/20/18	BUKAT010 JILL BUKATA	179.60	1723
48744	02/20/18	CCAT0010 CCATO	455.00	1723
48745	02/20/18	CCERT01 CHTER CTY REG EMER RESPNS TEAM	2,500.00	1723
48746	02/20/18	CCHPN005 CCHPN	85.00	1723
48747	02/20/18	CHARLHIG CHARLES A HIGGINS & SONS	210.00	1723
48748	02/20/18	CHEST120 CHESTER COUNTY POLICE CHIEFS A	75.00	1723
48749	02/20/18	CHRISFRA FRANTZ, CHRISTOPHER	252.00	1723
48750	02/20/18	CINTA010 CINTAS CORPORATION #287	227.16	1723
48751	02/20/18	CIRCUSTI CIRCUS TIME	2,975.00	1723
48752	02/20/18	COMCA010 COMCAST	949.76	1723
48753	02/20/18	CONCRSER CONCRETE SERVICE MATERIALS, INC	628.50	1723
48754	02/20/18	DAILY102 THE DAILY LOCAL	572.00	1723
48755	02/20/18	DAVIS010 ROBERT L DAVIS	200.00	1723
48756	02/20/18	DCED0010 DCED	1,751.50	1723
48757	02/20/18	DELA030 DVHT	55,500.72	1723
48758	02/20/18	DEMAR010 JOHN DEMARCO	89.20	1723
48759	02/20/18	DIGITALL DIGITAL-ALLY	145.00	1723
48760	02/20/18	EAGLE130 EAGLE TERMITE & PEST CONTROL	85.00	1723
48761	02/20/18	EAGLHARD EAGLE HARDWARE	60.34	1723
48762	02/20/18	ECRAI010 E.CRAIG KALEMJIAN, ESQ.	1,657.50	1723
48763	02/20/18	EDMUN010 EDMUNDS & ASSOCIATES, INC.	5,250.00	1723
48764	02/20/18	EMERGVEH EMERGENCY VEHICLE OUTFITTERS	12.50	1723
48765	02/20/18	ENNISPNT ENNIS-FLINT, INC.	4,428.75	1723
48766	02/20/18	ERICHCAW ERICH CAWALLA	1,900.00	1723
48767	02/20/18	FASTENCO FASTENAL COMPANY	40.97	1723
48768	02/20/18	FUTUR010 FUTURELINE AUTO & MARINE UPHOL	85.00	1723
48769	02/20/18	GATHE010 BRIAN E. GATHERCOLE	356.74	1723
48770	02/20/18	GILMO020 GILMORE & ASSOCIATES, INC	218.75	1723
48771	02/20/18	HANSONAG HANSON AGGREGATES, INC	238.83	1723
48772	02/20/18	HAWEI010 H.A. WEIGAND, INC.	115.40	1723
48773	02/20/18	HELPNOW HELP NOW	2,848.38	1723
48774	02/20/18	IACP0010 IACP	150.00	1723
48775	02/20/18	IMANTSUS IMANTS USA	608.40	1723
48776	02/20/18	INTER010 INTERCON TRUCK EQUIPMENT	49.24	1723
48777	02/20/18	JONESSTE STEVEN R. JONES	344.12	1723
48778	02/20/18	JONESTOM THOMAS S. JONES	200.00	1723
48779	02/20/18	KEENC010 KEEN COMPRESSED GAS COMPANY	21.19	1723
48780	02/20/18	KEMA KEMA	240.00	1723

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
48781	02/20/18	KEMME010 PAUL E. KEMME	200.00	1723
48782	02/20/18	KONIC010 KONICA MINOLTA BUSINESS SOLUTI	352.29	1723
48783	02/20/18	KRISTROT KRISTIN ROTH	63.56	1723
48784	02/20/18	LINESYST LINE SYSTEMS, LSI	2,028.37	1723
48785	02/20/18	LLOYD020 RHYS LLOYD	407.17	1723
48786	02/20/18	LODGESHA SHANNA LODGE	53.02	1723
48787	02/20/18	LTLCONSU LTL CONSULTANTS, LTD	1,050.94	1723
48788	02/20/18	LUDWIO60 LUDWIG'S CORNER SUPPLY CO.	287.17	1723
48789	02/20/18	MAILFO10 MAIL FINANCE	90.00	1723
48790	02/20/18	MARKH010 MARK HAGERTY	270.00	1723
48791	02/20/18	MARSH020 MARSH CREEK SIGNS	840.00	1723
48792	02/20/18	MARTIO40 MARTIN'S TIRE & ALIGNMENT	907.56	1723
48793	02/20/18	MCPMAH010 MCPMAHON ASSOCIATES, INC.	7,824.28	1723
48794	02/20/18	MEADE010 MEADE APPLIANCE	290.00	1723
48795	02/20/18	MODERGRP MODERN GROUP LTD	1,178.15	1723
48796	02/20/18	NAPA0010 NAPA	1,881.61	1723
48797	02/20/18	NEWHO010 NEW HOLLAND AUTO GROUP	1,345.87	1723
48798	02/20/18	OFFIC020 OFFICE SERVICE COMPANY	29.90	1723
48799	02/20/18	PAPOLACC PA POLICE ACCREDITATION COALIT	35.00	1723
48800	02/20/18	PARAD010 ROBERT PARADIS	200.00	1723
48801	02/20/18	PASSMORE PASSMORE SERVICE CENTER	466.39	1723
48802	02/20/18	PASTPERF PASTPERFECT SOFTWARE, INC	1,018.00	1723
48803	02/20/18	PECO0010 PECO	4,113.12	1723
48804	02/20/18	PENNS030 PA CHIEFS OF POLICE ASSOC	1,100.00	1723
48805	02/20/18	PHOTO010 PHOTO CARD SPECIALISTS, INC	86.62	1723
48806	02/20/18	POZZA005 ADAM D. POZZA	200.00	1723
48807	02/20/18	REAGE010 REAGENT PRINT & IMAGING	85.41	1723
48808	02/20/18	REILLYSI REILLY & SONS INC.	1,290.04	1723
48809	02/20/18	ROBLITTL ROBERT E. LITTLE, INC.	13.98	1723
48810	02/20/18	RRDON010 RR DONNELLEY	204.90	1723
48811	02/20/18	SEIO10 STEPHENSON EQUIPMENT, INC.	7,805.62	1723
48812	02/20/18	SHERM010 KYLE S. SHERMAN	200.00	1723
48813	02/20/18	SLEEP010 SLEEPY HOLLOW FARM, INC.	747.50	1723
48814	02/20/18	SMALE010 SMALE'S PRINTERY	475.00	1723
48815	02/20/18	SNAPON01 SNAP-ON TOOLS	1,127.25	1723
48816	02/20/18	SPANG005 JOSHUA SPANGLER	140.00	1723
48817	02/20/18	STAPLADV STAPLES ADVANTAGE	301.48	1723
48818	02/20/18	STAPLCRP STAPLES CREDIT PLAN	177.02	1723
48819	02/20/18	STITE010 DAVID STITELER	313.10	1723
48820	02/20/18	STUBB010 STUBBE CONSULTING LLC	60.00	1723
48821	02/20/18	STYER010 STYER PROPANE	4,275.05	1723
48822	02/20/18	TPTRA010 T. P. TRAILERS	606.90	1723
48823	02/20/18	TRAFF010 TRAFFIC SAFETY STORE	323.00	1723
48824	02/20/18	VARGO005 VARGO, CARY	77.01	1723
48825	02/20/18	VERIZ010 VERIZON	479.72	1723
48826	02/20/18	VERIZ020 VERIZON WIRELESS	628.78	1723
48827	02/20/18	VERIZFIO VERIZONFIOS	129.82	1723
48828	02/20/18	VERIZOSP VERIZON - SPECIAL PROJECTS	217.14	1723
48829	02/20/18	VERZIPAD VERIZON IPAD	169.46	1723
48830	02/20/18	WGAMERIC WG AMERICA COMPANY	305.90	1723
48831	02/20/18	WIGGISHR WIGGINS SHREDDING	80.00	1723
48832	02/20/18	WITME010 WITMER PUBLIC SAFETY GROUP, INC	252.00	1723
48833	02/20/18	YISCO010 YIS/COWDEN GROUP, INC.	927.00	1723
48834	02/20/18	ZEPSA020 ACUITY SPECIALTY PRODUCTS, INC	534.78	1723

Check #	Check Date	Vendor	Amount Paid		Reconciled/Void Ref Num
48834 ACUITY SPECIALTY PRODUCTS, INC Continued					
Report Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	105	0	152,482.59	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	105	0	152,482.59	0.00



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

TO: BOARD OF SUPERVISORS
FROM: Jill Bukata, Township Treasurer
RE: Status Update
DATE: February 20, 2018

Finance has worked on the following items during the month

- Received and processed 37 trash and 87 sewer payments (1/12/18 to 2/15/18)
- Prepared and issued 2017 W-2's to all employees
- Completed and filed all 4Q 2017 payroll tax returns
- Filed DCED reports that were due January 31
- Prepared and filed the Liquid Fuels MS-965 Report with the Pa. Dept. of Transportation
- Trash bills for 2018 were mailed at the end of January to 3,164 residents
- Sewer bills for the 1Q of 2018 were mailed in early February to 2,644 residential and 30 commercial properties

Projects and goals

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

Highlights of the January 31, 2018 financial statements

- The balance sheet remains strong with cash of over **\$6.5 million**
- January is the lowest revenue generating month of the year ... year to date revenues (combined) are **\$184,432 or 2.3%** of the annual budget. Combined expenses are **\$336,058 or 4.9%** of the budget. The combined year to date net income/(loss) - (General Fund and Solid Waste Fund) is **(\$151,626)**
- Earned income tax revenue for the month of January was \$81,467. As of 2/16/18, we have received \$452,600 which is \$113,000 less than we received at the end of February, 2017. This is where we were at the end of January, 2017.

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

Packet Page 10

ASSETS

Cash

01-100-000-100	General Checking - Fulton Bank	\$ 193,176.58
01-100-000-200	Meridian Bank	2,821,436.33
01-100-000-210	Meridian Bank - Payroll	87,088.66
01-100-000-250	Fulton Bank - Turf Field	284,650.22
01-100-000-300	Petty Cash	300.00
	Total Cash	<u>3,386,651.79</u>

Investments

01-120-000-100	Certificate of Deposit - 7/2/18	261,804.02
		<u>261,804.02</u>

Accounts Receivable

01-145-000-020	Engineering Fees Receivable	76,507.47
01-145-000-021	Engineering Fees Receivable-CU	4,420.81
01-145-000-030	Legal Fees Receivable	6,598.06
01-145-000-040	R/E Taxes Receivable	3,052.84
01-145-000-050	Hydrant Tax Receivable	218.23
01-145-000-080	Field Fees Receivables	20,475.00
01-145-000-085	Turf Field Receivables	30,450.00
01-145-000-086	EIT Receivable	17,539.97
01-145-000-090	RE Transfer Tax Receivable	30,425.68
01-145-000-095	Misc accounts receivable	63,926.04
	Total Accounts Receivable	<u>253,614.10</u>

Other Current Assets

01-130-000-001	Due From Municipal Authority	72,989.85
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	<u>72,989.85</u>

Prepaid Expense

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

Total Assets

3,975,059.76

LIABILITIES AND FUND BALANCE

Accounts Payable

01-200-000-000	Accounts Payable	495.00
01-252-000-001	Deferred Revenues	62,427.95
	Total Accounts Payable	<u>62,922.95</u>

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

Packet Page 11

Other Current Liabilities

01-199-000-000	Suspense Account	-
01-210-000-000	Payroll Liabilities	-
01-210-000-001	Federal Tax Withheld	-
01-211-000-000	FICA Tax Withheld	-
01-212-000-000	Earned Income Tax W/H	8,524.76
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	(3.00)
01-218-000-000	Police Association Dues	3,750.00
01-219-000-000	LST Tax Withheld	340.00
01-220-000-000	State Unemployment W/H	134.99
01-221-000-000	Benefit Deduction-Aflac	-
01-222-000-000	457 Contribution Deduction	-
01-223-000-000	Direct Deposit	-
01-224-000-000	Payroll Deduction Adjustments	-
01-239-000-001	Due to Municipal Authority	-
01-239-000-003	Due To Liquid Fuels	-
01-239-000-004	Due to Act 209 Fund	-
01-239-000-005	Due to Capital Fund	-
01-239-000-006	Due to Solid Waste Fund	-
01-239-000-007	Due to Water Resource Protection Fund	-
01-239-000-008	Due to Developer's Escrow Fund	55,623.84
01-258-000-000	Accrued Expenses	5,916.92
	Total Other Current Liabilities	<u>74,287.51</u>

Total Liabilities	137,210.46
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EQUITY

01-272-000-000	Opening Balance Equity	812,921.60
01-272-000-001	Retained Earnings	3,130,573.14
	Current Period Net Income (Loss)	<u>(105,645.44)</u>
	Total Equity	3,837,849.30

Total Fund Balance	3,837,849.30
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Total Liabilities & Fund Balance	3,975,059.76
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Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended January 31, 2018

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
REVENUES					
01-301-000-010	Current Real Estate Taxes	3,052.84	983,600.00	(980,547.16)	0.3%
01-301-000-013	Real Estate Tax Refunds	-	(25,000.00)	25,000.00	0.0%
01-301-000-030	Delinquent Real Estate Taxes	-	30,000.00	(30,000.00)	0.0%
01-301-000-071	Hydrant Tax	218.23	65,000.00	(64,781.77)	0.3%
01-310-000-010	Real Estate Transfer Taxes	30,425.68	523,750.00	(493,324.32)	5.8%
01-310-000-020	Earned Income Taxes	81,467.46	3,735,903.00	(3,654,435.54)	2.2%
01-310-000-021	EIT commissions paid	(1,027.49)	(50,808.00)	49,780.51	2.0%
01-320-000-010	Building Permits	34,105.12	490,000.00	(455,894.88)	7.0%
01-320-000-020	Use & Occupancy Permit	900.00	8,000.00	(7,100.00)	11.3%
01-320-000-030	Sign Permits	-	100.00	(100.00)	0.0%
01-320-000-040	Contractors Permit	100.00	2,000.00	(1,900.00)	5.0%
01-320-000-050	Refinance Certification Fees	60.00	4,500.00	(4,440.00)	1.3%
01-321-000-080	Cable TV Franchise Fees	-	250,000.00	(250,000.00)	0.0%
01-331-000-010	Vehicle Codes Violation	3,647.78	50,000.00	(46,352.22)	7.3%
01-331-000-011	Reports/Fingerprints	331.00	2,000.00	(1,669.00)	16.6%
01-331-000-012	Solicitation Permits	-	500.00	(500.00)	0.0%
01-331-000-050	Reimbursable Police Wages	-	1,000.00	(1,000.00)	0.0%
01-341-000-001	Interest Earnings	3,174.66	18,000.00	(14,825.34)	17.6%
01-342-000-001	Rental Property Income	2,000.00	24,000.00	(22,000.00)	8.3%
01-354-000-010	County Grants	-	-	-	#DIV/0!
01-354-000-020	State Grants	-	148,448.00	(148,448.00)	0.0%
01-354-000-030	Police Grants	-	-	-	#DIV/0!
01-355-000-001	PURTA	-	5,000.00	(5,000.00)	0.0%
01-355-000-004	Alcoholic Beverage Tax	-	400.00	(400.00)	0.0%
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	-	4,000.00	(4,000.00)	0.0%
01-361-000-032	Fees from Engineering	-	150,000.00	(150,000.00)	0.0%
01-361-000-033	Admin Fees from Engineering	-	8,000.00	(8,000.00)	0.0%
01-361-000-035	Admin Fees from Legal	-	1,500.00	(1,500.00)	0.0%
01-361-000-036	Legal Services Fees	-	3,000.00	(3,000.00)	0.0%
01-361-000-038	Sale of Maps & Books	-	250.00	(250.00)	0.0%
01-361-000-039	Fire Inspection Fees	-	-	-	#DIV/0!
01-361-000-040	Fees from Engineering - CU	-	20,000.00	(20,000.00)	0.0%
01-361-000-042	Copies	-	100.00	(100.00)	0.0%
01-367-000-010	Recreation Donations	-	-	-	#DIV/0!
01-367-000-020	Tennis Fees	-	-	-	#DIV/0!
01-367-000-021	Field Programs	635.00	30,000.00	(29,365.00)	2.1%
01-367-000-025	Turf Field Fees	(585.00)	45,000.00	(45,585.00)	-1.3%
01-367-000-030	Community Events Donations	-	10,000.00	(10,000.00)	0.0%
01-367-000-040	History Book Revenue	-	200.00	(200.00)	0.0%
01-367-000-045	Upland Farms Barn Rental Fees	-	5,000.00	(5,000.00)	0.0%
01-367-000-089	Donations for Park Equipment	-	-	-	#DIV/0!
01-380-000-001	Miscellaneous Revenue	799.59	5,000.00	(4,200.41)	16.0%
01-380-000-010	Insurance Reimbursement	-	3,000.00	(3,000.00)	0.0%
01-392-000-008	Municipal Authority Reimbursement	19,518.25	234,219.00	(214,700.75)	8.3%
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		178,823.12	7,038,662.00	(6,859,838.88)	2.5%

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

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
GENERAL GOVERNMENT					
01-400-000-113	Supervisors Wages	625.00	5,000.00	(4,375.00)	12.5%
01-400-000-150	Payroll Tax Expense	47.81	383.00	(335.19)	12.5%
01-400-000-320	Telephone	-	2,000.00	(2,000.00)	0.0%
01-400-000-340	Public Relations	-	6,500.00	(6,500.00)	0.0%
01-400-000-341	Advertising	-	7,500.00	(7,500.00)	0.0%
01-400-000-342	Printing	12.60	1,000.00	(987.40)	1.3%
01-400-000-344	Community Notice	-	2,000.00	(2,000.00)	0.0%
01-400-000-350	Insurance-Bonding	2,486.00	4,255.00	(1,769.00)	58.4%
01-400-000-352	Insurance-Liability	4,289.88	15,569.00	(11,279.12)	27.6%
01-400-000-420	Dues/Subscriptions/Memberships	-	2,769.00	(2,769.00)	0.0%
01-400-000-460	Meeting & Conferences	-	6,000.00	(6,000.00)	0.0%
01-400-000-461	Bank Fees	856.58	9,000.00	(8,143.42)	9.5%
01-400-000-463	Misc expenses	2,024.93	2,000.00	24.93	101.2%
		10,342.80	63,976.00	(53,633.20)	16.2%
EXECUTIVE					
01-401-000-100	Administration Wages	18,860.96	461,785.00	(442,924.04)	4.1%
01-401-000-150	Payroll Tax Expense	1,446.76	35,327.00	(33,880.24)	4.1%
01-401-000-151	PSATS Unemployment Compensation	-	567.00	(567.00)	0.0%
01-401-000-156	Employee Benefit Expense	8,328.41	127,351.00	(119,022.59)	6.5%
01-401-000-157	ACA Fees	-	243.00	(243.00)	0.0%
01-401-000-160	Non-Uniform Pension	-	41,078.00	(41,078.00)	0.0%
01-401-000-174	Tuition Reimbursements	-	4,000.00	(4,000.00)	0.0%
01-401-000-181	Longevity Pay	-	5,700.00	(5,700.00)	0.0%
01-401-000-183	Overtime Wages	167.04	5,000.00	(4,832.96)	3.3%
01-401-000-200	Supplies	741.66	15,000.00	(14,258.34)	4.9%
01-401-000-205	Meals & Meal Allowances	-	200.00	(200.00)	0.0%
01-401-000-215	Postage	623.38	4,500.00	(3,876.62)	13.9%
01-401-000-230	Gasoline & Oil	-	2,200.00	(2,200.00)	0.0%
01-401-000-235	Vehicle Maintenance	-	500.00	(500.00)	0.0%
01-401-000-252	Repair & Maintenance	-	2,000.00	(2,000.00)	0.0%
01-401-000-316	Training & Seminars	60.00	10,000.00	(9,940.00)	0.6%
01-401-000-317	Parking/Travel	348.93	1,200.00	(851.07)	29.1%
01-401-000-322	Ipad Expenses	-	600.00	(600.00)	0.0%
01-401-000-352	Insurance - Liability	-	-	-	#DIV/0!
01-400-000-353	Insurance-Vehicle	45.21	186.00	(140.79)	24.3%
01-401-000-354	Insurance-Workers Compensation	434.04	1,736.00	(1,301.96)	25.0%
01-401-000-420	Dues/Subscriptions/Memberships	3,896.00	3,901.00	(5.00)	99.9%
01-401-000-450	Contracted Services	7,240.03	7,410.00	(169.97)	97.7%
		42,192.42	730,484.00	(688,291.58)	5.8%
AUDIT					
01-402-000-450	Contracted Services	-	27,100.00	(27,100.00)	0.0%
		-	27,100.00	(27,100.00)	0.0%
TAX COLLECTION					
01-403-000-100	Tax Collector Wages	730.77	19,000.00	(18,269.23)	3.8%
01-403-000-150	Payroll Tax Expense	55.91	1,454.00	(1,398.09)	3.8%
01-403-000-200	Supplies	-	500.00	(500.00)	0.0%
01-403-000-215	Postage	-	2,000.00	(2,000.00)	0.0%
01-403-000-350	Insurance-Bonding	-	600.00	(600.00)	0.0%
01-403-000-450	Contracted Services	525.00	3,000.00	(2,475.00)	17.5%
		1,311.68	26,554.00	(25,242.32)	4.9%

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

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
LEGAL					
01-404-000-305	Reimbursable Legal Fees - CU	-	500.00	(500.00)	0.0%
01-404-000-310	Reimbursable Legal Fees	-	9,500.00	(9,500.00)	0.0%
01-404-000-311	Non Reimbursable Legal	-	30,000.00	(30,000.00)	0.0%
01-404-000-450	Contracted Services	-	5,000.00	(5,000.00)	0.0%
		-	45,000.00	(45,000.00)	0.0%
COMPUTER					
01-407-000-200	Supplies	-	2,000.00	(2,000.00)	0.0%
01-407-000-220	Software	-	4,000.00	(4,000.00)	0.0%
01-407-000-222	Hardware	-	7,000.00	(7,000.00)	0.0%
01-407-000-240	Web Page	-	6,900.00	(6,900.00)	0.0%
01-407-000-450	Contracted Services	15,212.43	73,070.00	(57,857.57)	20.8%
		15,212.43	92,970.00	(77,757.57)	16.4%
ENGINEERING					
01-408-000-305	Reimbursable Conditional Use	274.61	25,000.00	(24,725.39)	1.1%
01-408-000-310	Reimbursable Engineering	747.78	75,000.00	(74,252.22)	1.0%
01-408-000-311	Traffic Engineering	-	25,000.00	(25,000.00)	0.0%
01-408-000-313	Non Reimbursable Engineering	-	20,000.00	(20,000.00)	0.0%
01-408-000-366	Ordinance Update	-	4,500.00	(4,500.00)	0.0%
01-408-000-367	General Planning	2,344.74	10,000.00	(7,655.26)	23.4%
01-408-000-368	MS4 Expenses	-	-	-	#DIV/0!
		3,367.13	159,500.00	(156,132.87)	2.1%
TOWNSHIP PROPERTIES					
<u>Public Works Building</u>					
01-409-001-200	Supplies	-	1,000.00	(1,000.00)	0.0%
01-409-001-231	Propane & heating - PW bldg	-	13,000.00	(13,000.00)	0.0%
01-409-001-250	Maint & Repair	8.65	16,150.00	(16,141.35)	0.1%
01-409-001-320	Telephone	139.70	1,700.00	(1,560.30)	8.2%
01-409-001-351	Insurance - property	1,672.80	6,893.00	(5,220.20)	24.3%
01-409-001-360	Utilities	-	12,000.00	(12,000.00)	0.0%
01-409-001-450	Contracted Services	520.20	4,370.00	(3,849.80)	11.9%
<u>Township Building</u>					
01-409-003-101	Employee Cost Allocated	-	-	-	#DIV/0!
01-409-003-200	Supplies	69.51	2,000.00	(1,930.49)	3.5%
01-409-003-231	Propane & Heating Oil	-	5,000.00	(5,000.00)	0.0%
01-409-003-250	Maintenance & Repairs	116.43	8,000.00	(7,883.57)	1.5%
01-409-003-320	Telephone	-	7,000.00	(7,000.00)	0.0%
01-409-003-351	Insurance Property	1,672.80	6,893.00	(5,220.20)	24.3%
01-409-003-360	Utilities	-	15,000.00	(15,000.00)	0.0%
01-409-003-450	Contracted Services	306.29	25,000.00	(24,693.71)	1.2%
<u>Milford Road</u>					
01-409-004-200	Supplies	-	500.00	(500.00)	0.0%
01-409-004-231	Propane	-	1,500.00	(1,500.00)	0.0%
01-409-004-250	Maintenance & Repairs	-	3,000.00	(3,000.00)	0.0%
01-409-004-320	Telephone	195.63	1,600.00	(1,404.37)	12.2%
01-409-004-351	Insurance - property	334.56	1,379.00	(1,044.44)	24.3%
01-409-004-360	Utilities	-	2,000.00	(2,000.00)	0.0%
01-409-004-450	Contracted Services	-	1,100.00	(1,100.00)	0.0%
		5,036.57	135,085.00	(130,048.43)	3.7%

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

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
POLICE EXPENSES					
01-410-000-100	Police Wages	38,905.57	1,169,409.00	(1,130,503.43)	3.3%
01-410-000-150	Payroll Tax Expense	3,595.55	89,460.00	(85,864.45)	4.0%
01-410-000-151	PSATS Unemployment Compensation	56.32	1,170.00	(1,113.68)	4.8%
01-410-000-156	Employee Benefit Expense	25,463.86	319,082.00	(293,618.14)	8.0%
01-410-000-158	Medical Expense Reimbursements	-	9,000.00	(9,000.00)	0.0%
01-410-000-160	Pension Expense	-	218,009.00	(218,009.00)	0.0%
01-410-000-174	Tuition Reimbursement	-	12,000.00	(12,000.00)	0.0%
01-410-000-181	Longevity Pay	-	19,400.00	(19,400.00)	0.0%
01-410-000-182	Education incentive	3,000.00	3,500.00	(500.00)	85.7%
01-410-000-183	Overtime Wages	4,064.13	42,000.00	(37,935.87)	9.7%
01-410-000-187	Courttime Wages	141.83	12,000.00	(11,858.17)	1.2%
01-410-000-191	Uniform/Boot Allowances	4,850.00	11,250.00	(6,400.00)	43.1%
01-410-000-200	Supplies	-	12,000.00	(12,000.00)	0.0%
01-410-000-215	Postage	-	750.00	(750.00)	0.0%
01-410-000-230	Gasoline & Oil	-	25,000.00	(25,000.00)	0.0%
01-410-000-235	Vehicle Maintenance	231.57	30,000.00	(29,768.43)	0.8%
01-410-000-238	Clothing/Uniforms	400.05	5,000.00	(4,599.95)	8.0%
01-410-000-250	Maintenance & Repairs	-	2,500.00	(2,500.00)	0.0%
01-410-000-260	Small Tools & Equipment	478.42	7,000.00	(6,521.58)	6.8%
01-410-000-311	Non-Reimbursable-Legal	-	3,000.00	(3,000.00)	0.0%
01-410-000-316	Training/Seminar	1,240.00	14,500.00	(13,260.00)	8.6%
01-410-000-317	Parking & travel	-	500.00	(500.00)	0.0%
01-410-000-320	Telephone	-	8,000.00	(8,000.00)	0.0%
01-410-000-322	Ipad Expense	-	600.00	(600.00)	0.0%
01-410-000-327	Radio Equipment M & R	-	1,000.00	(1,000.00)	0.0%
01-410-000-340	Public Relations	130.51	10,000.00	(9,869.49)	1.3%
01-410-000-342	Police Accreditation	-	13,500.00	(13,500.00)	0.0%
01-410-000-352	Insurance - Liability	3,621.25	14,921.00	(11,299.75)	24.3%
01-410-000-353	Insurance - Vehicles	1,102.17	4,541.00	(3,438.83)	24.3%
01-410-000-354	Insurance - Workers Compensation	9,404.20	37,619.00	(28,214.80)	25.0%
01-410-000-420	Dues/Subscriptions/Memberships	-	750.00	(750.00)	0.0%
01-410-000-450	Contracted Services	4,441.65	17,200.00	(12,758.35)	25.8%
01-410-000-740	Computer/Furniture	-	4,000.00	(4,000.00)	0.0%
		101,127.08	2,118,661.00	(2,017,533.92)	4.8%
FIRE/AMBULANCE					
01-411-000-354	Insurance - Workers Compensation	-	28,000.00	(28,000.00)	0.0%
01-411-000-420	Dues/Subscriptions/Memberships	-	-	-	#DIV/0!
01-411-000-450	Contracted Services	-	-	-	#DIV/0!
01-411-000-451	Hydrant expenses-Aqua	5,214.00	60,000.00	(54,786.00)	8.7%
01-411-001-001	Ludwigs	-	74,160.00	(74,160.00)	0.0%
01-411-001-002	Lionville	-	74,282.00	(74,282.00)	0.0%
01-411-001-003	Lionville Capital	-	-	-	#DIV/0!
01-411-001-004	Glenmoore	-	8,549.00	(8,549.00)	0.0%
01-411-001-005	E. Brandywine	7,954.00	15,908.00	(7,954.00)	50.0%
01-411-001-006	Reimbursement - Uwchlan Township	-	2,300.00	(2,300.00)	0.0%
01-411-001-007	Reimbursement - East Brandywine Twp.	-	200.00	(200.00)	0.0%
01-411-002-530	Contributions-Fire Relief	-	112,000.00	(112,000.00)	0.0%
		13,168.00	375,399.00	(362,231.00)	3.5%

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

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
AMBULANCE					
01-412-000-540	Uwchlan Ambulance	-	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 Administrator Wages	9,077.58	236,017.00	(226,939.42)	3.8%
01-413-000-150	Payroll Tax Expenses	690.98	18,055.00	(17,364.02)	3.8%
01-413-000-151	PSATS Unemployment Compensation	-	270.00	(270.00)	0.0%
01-413-000-156	Employee Benefit Expense	5,894.20	73,618.00	(67,723.80)	8.0%
01-413-000-160	Pension	-	24,445.00	(24,445.00)	0.0%
01-413-000-181	Longevity Pay	-	6,900.00	(6,900.00)	0.0%
01-413-000-200	Supplies	144.95	1,000.00	(855.05)	14.5%
01-413-000-230	Gasoline & Oil	-	3,800.00	(3,800.00)	0.0%
01-413-000-235	Vehicle Maintenance	-	1,500.00	(1,500.00)	0.0%
01-413-000-316	Training/Seminar	-	3,000.00	(3,000.00)	0.0%
01-413-000-317	Parking/Travel	-	1,000.00	(1,000.00)	0.0%
01-413-000-320	Telephone	-	2,000.00	(2,000.00)	0.0%
01-413-000-322	Ipad Expense	-	600.00	(600.00)	0.0%
01-413-000-352	Insurance - Liability	-	-	-	#DIV/0!
01-413-000-353	Insurance - Vehicle	90.42	373.00	(282.58)	24.2%
01-413-000-354	Insurance - Workers Compensation	434.04	1,736.00	(1,301.96)	25.0%
01-413-000-420	Dues/Subscriptions/Memberships	220.00	7,000.00	(6,780.00)	3.1%
01-413-000-450	Contracted Services	-	53,760.00	(53,760.00)	0.0%
01-413-000-460	Meetings & Conferences	-	-	-	#DIV/0!
		16,552.17	435,074.00	(418,521.83)	3.8%
PLANNING & ZONING					
01-414-001-116	Compensation	-	-	-	#DIV/0!
01-414-001-200	Supplies	-	500.00	(500.00)	0.0%
01-414-001-301	Court Reporter	-	1,500.00	(1,500.00)	0.0%
01-414-001-315	Legal Fees	-	3,000.00	(3,000.00)	0.0%
01-414-001-365	Comp Plan Update	-	-	-	#DIV/0!
01-414-001-366	Ordinance Update	-	3,000.00	(3,000.00)	0.0%
01-414-001-367	General Planning	-	3,000.00	(3,000.00)	0.0%
01-414-001-368	Advertising	-	500.00	(500.00)	0.0%
01-414-001-451	ACT 209	-	-	-	#DIV/0!
		-	11,500.00	(11,500.00)	0.0%
VILLAGE CONCEPT					
01-414-002-367	General Planning	-	1,000.00	(1,000.00)	0.0%
		-	1,000.00	(1,000.00)	0.0%
ZONING					
01-414-003-100	Compensation	-	800.00	(800.00)	0.0%
01-414-003-301	Court Reporter	-	2,000.00	(2,000.00)	0.0%
01-414-003-315	Legal Fees	-	6,000.00	(6,000.00)	0.0%
01-414-003-366	Ordinance Update	-	-	-	#DIV/0!
01-414-003-450	Contracted Services	-	1,000.00	(1,000.00)	0.0%
		-	9,800.00	(9,800.00)	0.0%
EMERGENCY OPERATIONS					
01-415-000-200	Supplies	-	2,000.00	(2,000.00)	0.0%
01-415-000-260	Small Tools & Equipment	-	1,000.00	(1,000.00)	0.0%

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

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
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	154.12	1,200.00	(1,045.88)	12.8%
01-415-000-330	Other Services/Charges	-	500.00	(500.00)	0.0%
01-415-000-420	Dues/subscriptions/memberships	120.00	50.00	70.00	240.0%
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%
		274.12	7,850.00	(7,575.88)	3.5%
ANIMAL CONTROL/OTHER					
01-422-000-530	Contributions - SPCA	1,591.35	4,244.00	(2,652.65)	37.5%
01-422-000-601	Contributions - DARC	15,987.00	15,987.00	-	100.0%
	Downingtown Senior Center	-	2,000.00		
		17,578.35	22,231.00	(2,652.65)	79.1%
SIGNS					
01-433-000-200	Supplies	-	5,000.00	(5,000.00)	0.0%
01-433-000-450	Contracted Services	-	1,000.00	(1,000.00)	0.0%
		-	6,000.00	(6,000.00)	0.0%
SIGNALS					
01-434-000-450	Contracted Services		183,300.00	(183,300.00)	0.0%
		-	183,300.00	(183,300.00)	0.0%
PUBLIC WORKS					
01-438-000-100	Public Works Wages	14,366.76	337,247.00	(322,880.24)	4.3%
01-438-000-101	Employee cost allocated	-	-	-	#DIV/0!
01-438-000-150	Payroll Tax Expense	572.61	25,799.00	(25,226.39)	2.2%
01-438-000-151	PSATS Unemployment Compensation	-	646.00	(646.00)	0.0%
01-438-000-156	Employee Benefit Expense	12,204.25	133,912.00	(121,707.75)	9.1%
01-438-000-160	Pension	-	30,424.00	(30,424.00)	0.0%
01-438-000-181	Longevity	-	7,050.00	(7,050.00)	0.0%
01-438-000-183	Overtime Wages	1,763.22	19,100.00	(17,336.78)	9.2%
01-438-000-200	Supplies	893.89	49,600.00	(48,706.11)	1.8%
01-438-000-205	Meals & Meal Allowances	-	500.00	(500.00)	0.0%
01-438-000-230	Gasoline & Oil	-	29,100.00	(29,100.00)	0.0%
01-438-000-235	Vehicle Maintenance	(140.35)	13,400.00	(13,540.35)	-1.0%
01-438-000-238	Uniforms	1,153.30	3,050.00	(1,896.70)	37.8%
01-438-000-245	Highway Supplies	-	10,200.00	(10,200.00)	0.0%
01-438-000-260	Small Tools & Equipment	-	12,750.00	(12,750.00)	0.0%
01-438-000-316	Training/Seminar	-	4,575.00	(4,575.00)	0.0%
01-438-000-317	Parking & travel	-	600.00	(600.00)	0.0%
01-438-000-320	Telephone	-	3,000.00	(3,000.00)	0.0%
01-438-000-322	Ipad Expense	-	1,200.00	(1,200.00)	0.0%
01-438-000-341	Advertising	-	-	-	#DIV/0!
01-438-000-342	Accreditation	-	5,000.00	(5,000.00)	0.0%
01-438-000-352	Insurance - Liability	-	-	-	#DIV/0!
01-438-000-353	Vehicle Insurance	1,272.24	5,242.00	(3,969.76)	24.3%
01-438-000-354	Insurance - Workers Compensation	2,314.88	8,958.00	(6,643.12)	25.8%
01-438-000-360	Heating Oil	-	-	-	#DIV/0!
01-438-000-420	Dues and Subscriptions	640.00	400.00	240.00	160.0%
01-438-000-450	Contracted Services	458.68	54,880.00	(54,421.32)	0.8%
01-438-000-463	Miscellaneous	-	-	-	#DIV/0!
01-438-000-720	Road Resurfacing	-	244,222.00	(244,222.00)	0.0%
		35,499.48	1,000,855.00	(965,355.52)	3.5%

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

Packet Page 18

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
<i>Public Works - Facilities Division</i>					
01-438-001-100	Wages	5,152.52	185,694.00	(180,541.48)	2.8%
01-438-001-101	Employee Costs Allocated	-	(183,815.00)	183,815.00	0.0%
01-438-001-150	Payroll Tax Expense	791.39	14,206.00	(13,414.61)	5.6%
01-438-001-151	PSATS Unemployment Compensation	-	630.00	(630.00)	0.0%
01-438-001-156	Employee Benefit Expense	3,610.00	50,721.00	(47,111.00)	7.1%
01-438-001-160	Pension Expense	-	8,646.00	(8,646.00)	0.0%
01-438-001-174	Tuition Reimbursement	-	-	-	#DIV/0!
01-438-001-181	Longevity	-	1,650.00	(1,650.00)	0.0%
01-438-001-183	Overtime Wages	593.97	8,000.00	(7,406.03)	7.4%
01-438-001-230	Gasoline & Oil	-	1,000.00	(1,000.00)	0.0%
01-438-001-235	Vehicle Maintenance	-	4,500.00	(4,500.00)	0.0%
01-438-001-238	Uniforms	-	900.00	(900.00)	0.0%
01-438-001-316	Training & Seminars	-	3,600.00	(3,600.00)	0.0%
01-438-001-352	Insurance - Liability	-	-	-	#DIV/0!
01-438-001-353	Insurance - Vehicles	409.01	1,685.00	(1,275.99)	24.3%
01-438-001-354	Insurance - Workers Compensation	1,157.44	4,934.00	(3,776.56)	23.5%
01-438-001-450	Contracted Services	-	-	-	#DIV/0!
		11,714.33	102,351.00	(90,636.67)	11.4%
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	-	183,815.00	(183,815.00)	0.0%
01-454-001-200	Supplies	775.85	8,000.00	(7,224.15)	9.7%
01-454-001-201	Park & Rec Special Events	-	5,000.00	(5,000.00)	0.0%
01-454-001-202	Community Day	-	26,000.00	(26,000.00)	0.0%
01-454-001-230	Gasoline & Oil	-	-	-	#DIV/0!
01-454-001-235	Vehicle Maintenance	-	2,500.00	(2,500.00)	0.0%
01-454-001-250	Maintenance & Repairs	-	500.00	(500.00)	0.0%
01-454-001-260	Small Tools & Equipment	-	2,700.00	(2,700.00)	0.0%
01-454-001-316	Training/Seminars	-	5,000.00	(5,000.00)	0.0%
01-454-001-340	Public Relations	-	-	-	#DIV/0!
01-454-001-354	Insurance - Workers Compensation	723.40	2,894.00	(2,170.60)	25.0%
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%
		1,499.25	236,909.00	(235,409.75)	0.6%
HICKORY PARK					
01-454-002-200	Supplies-Hickory	-	2,500.00	(2,500.00)	0.0%
01-454-002-231	Propane	-	2,000.00	(2,000.00)	0.0%
01-454-002-250	Maintenance & Repairs	-	7,000.00	(7,000.00)	0.0%
01-454-002-351	Insurance-Property	669.12	2,757.00	(2,087.88)	24.3%
01-454-002-360	Utilities	-	5,000.00	(5,000.00)	0.0%
01-454-002-450	Contracted Services	-	20,000.00	(20,000.00)	0.0%
		669.12	39,257.00	(38,587.88)	1.7%

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

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
FELLOWSHIP FIELDS					
01-454-003-200	Supplies	307.04	1,000.00	(692.96)	30.7%
01-454-003-250	Maintenance & Repairs	5,901.52	10,000.00	(4,098.48)	59.0%
01-454-003-312	Engineering Fees	-	2,000.00	(2,000.00)	0.0%
01-454-003-320	Telephone	120.33	2,500.00	(2,379.67)	4.8%
01-454-003-351	Insurance Property	1,338.24	5,514.00	(4,175.76)	24.3%
01-454-003-360	Utilities	-	12,000.00	(12,000.00)	0.0%
01-454-003-450	Contracted Services	-	16,000.00	(16,000.00)	0.0%
		<u>7,667.13</u>	<u>49,014.00</u>	<u>(41,346.87)</u>	<u>15.6%</u>
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%
		<u>-</u>	<u>9,000.00</u>	<u>(9,000.00)</u>	<u>0.0%</u>
UPLAND FARMS					
01-454-005-200	Supplies	77.82	5,000.00	(4,922.18)	1.6%
01-454-005-231	Propane & Heating Oil	-	4,500.00	(4,500.00)	0.0%
01-454-005-250	Repairs & Maintenance	-	10,000.00	(10,000.00)	0.0%
01-454-005-351	Insurance - Building	1,003.68	4,136.00	(3,132.32)	24.3%
01-454-005-360	Utilities	-	4,000.00	(4,000.00)	0.0%
01-454-005-450	Contracted Services	175.00	5,000.00	(4,825.00)	3.5%
01-454-005-513	Engineering Fees	-	-	-	#DIV/0!
		<u>1,256.50</u>	<u>32,636.00</u>	<u>(31,379.50)</u>	<u>3.9%</u>
	Total Parks and Recreation	11,092.00	366,816.00	(355,724.00)	3.0%
LIBRARY					
01-456-000-530	Contributions	-	5,000.00	(5,000.00)	0.0%
		<u>-</u>	<u>5,000.00</u>	<u>(5,000.00)</u>	<u>0.0%</u>
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%
		<u>-</u>	<u>2,500.00</u>	<u>(2,500.00)</u>	<u>0.0%</u>
	Total Expenditures Before Operating Transfers	284,468.56	5,956,044.00	(5,669,575.44)	4.8%
	Excess of Revenues over Expenses Before Operating Transfers	(105,645.44)	1,082,618.00	(1,190,263.44)	-9.8%

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

Packet Page 20

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
OPERATING TRANSFERS					
01-492-000-030	Transfer to Capital Projects Fund	-	950,000.00	(950,000.00)	0.0%
01-492-000-031	Transfer to Solid Waste Fund	-	-	-	#DIV/0!
01-492-000-033	Transfer to Developer's Escrow Fund	-	-	-	#DIV/0!
01-492-000-034	Transfer to Act 209 Fund	-	-	-	#DIV/0!
01-492-000-035	Transfer to Municipal Authority	-	-	-	#DIV/0!
01-492-000-036	Transfer to Water Resource Protection Fund	-	250,000.00	(250,000.00)	0.0%
		-	1,200,000.00	(1,200,000.00)	0.0%
	Total Expenditures after Operating Transfers	284,468.56	7,156,044.00	(6,869,575.44)	4.0%
EXCESS OF REVENUES OVER EXPENSES		(105,645.44)	(117,382.00)	9,736.56	90.0%



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: BOARD OF SUPERVISORS
Cary Vargo, Township Manager

FROM: Gwen Jonik, Township Secretary

RE: Planning Commission Appointment – Jeff Smith

DATE: January 31, 2018

The Township Planning Commission currently has 1 vacancy.

Jeff Smith expressed interest in serving on the Planning Commission and has attended the last several Commission meetings. He met with Sally Winterton and Bob Schoenberger January 24, 2018 and they support his appointment to the Commission.

I've scheduled an appointment for the Board to meet with Jeff at 6:45 p.m. Tuesday, February 20, 2018.

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

A term on the Planning Commission is 5 years. Mr. Smith is filling a mid-term vacancy and his term would expire December 31, 2019.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

Packet Page 22

ENGINEER'S REPORT – UPPER UWCHLAN TOWNSHIP

Date: February 15, 2018

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

From: David Leh, P.E.

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

Marsh Lea - We have received Escrow Release Request # 1 for this project and have issued a recommendation for release under separate cover.

Struble Trail Extension – Chester County has submitted an application to reopen the Conditional Use Hearing to allow for the continuance of the trail from where it currently terminates to a point on the west side of Dorlan Mill Road. The Planning Commission recommended approval of the Conditional Use at their February 8th meeting. The Conditional Use Hearing is scheduled for March 13th.

Eagleview Lot 1B – A sketch plan has been received for a maintenance facility on this site. The plan will be reviewed by the Planning Commission at their March 8th meeting.

Eagleview Lot 1C – We have received a sketch plan for this parcel which is located along Sierra Drive, just south of the office building currently under construction. (Lot 1B) The project proposes a 113,000 SF Flex Office building. The proposed building and amenities appear to be similar to the other buildings located along Sierra Drive. The plan will be reviewed by the Planning Commission at their March 8th meeting.

Jankowski Tract - A land development plan for this project has been submitted and will be reviewed by the Planning Commission at their March 8th meeting

General:

Meetings / Correspondence with staff regarding various matters.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

DEVELOPMENT UPDATE – UPPER UWCHLAN TOWNSHIP

Date: February 15, 2018
To: Board of Supervisors
From: David Leh, P.E.

270-290 Park Road (Townes at Chester Springs) - This is a 44-unit multiple-family townhouse community along Park Road just north of Windsor Baptist Church. Toll Brothers is developing the property. Construction continues and we have received 3 building permit applications (12 total units) to date.

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

Byers Station (Lot 5C) - The Board granted Final Plan Approval at their February 22nd, 2017 meeting. Toll Brothers will be proceeding with the residential portion of the development. Development agreements are now in place and initial construction has commenced. A staff meeting was held last month with the developer of the commercial portion of the site. We anticipate a land development plan being submitted soon.

Byers Station (Lot 6C) – A staff meeting was held on July 10th with a potential applicant to discuss a concept plan for a senior living facility. This is basically the same concept which was brought before the Planning Commission at their February 9th, 2017 meeting. The Board adopted an ordinance to support the proposed use at their January 20th meeting.

Carsense- Carsense has submitted a land development application for a 2,253 SF addition onto their existing 10,000 SF Detailing Building. The Board granted Preliminary / Final Land Development Approval at their November 20th, 2017 meeting.

Eagleview Lot 1B– Site Construction is almost complete. The Board granted a conditional use for a 12,500 SF manufacturing operation to be located within the proposed building at their May 11th, 2017 meeting.

Reference: Development Update

File No. 18-01080T
February 15, 2018

In addition, a sketch plan has been received for a maintenance facility on the site. The plan will be reviewed by the Planning Commission at their March 8th meeting.

Eagleview Lot 1C— We have received a sketch plan for this parcel which is located along Sierra Drive, just south of the office building currently under construction. (Lot 1B) The project proposes a 113,000 SF Flex Office building. The proposed building and amenities appear to be similar to the other buildings located along Sierra Drive. The plan will be reviewed by the Planning Commission at their March 8th meeting.

Fetters Property (McKee Group) - A conditional use was approved on January 17th, 2017 for an active-adult 55-year old and over community consisting of 116 single-family detached dwellings, 154 twin units, 105 triplex units, and associated amenities. The Board granted Final Plan Approval at their October 16th, 2017 meeting.

Jankowski Tract- Conditional Use Approval for this 55-lot, single family home community was granted by the Board at their December 18th, 2017 meeting. A land development plan has now been submitted and will be reviewed by the Planning Commission at their March 8th meeting

Marsh Lea – The Board granted Preliminary / Final Plan Approval to this 27-lot, single family home community at their May 15th, 2017 meeting. Construction has commenced.

Montesano Brothers - Montesano Brothers submitted a conditional use application to permit an 8,400 SF outdoor dining area. the conditional use hearing was concluded on January 16th. A decision and order has yet to be issued.

Reserve at Chester Springs (Frame Property) – Infrastructure construction continues. The road network for the entire development has been completed. Home construction continues at a very brisk pace in the development. Building Permits for 49 of the 63 homes have been issued.

Struble Trail Extension – Chester County has submitted an application to reopen the Conditional Use Hearing to allow for the continuance of the trail from where it currently terminates to a point on the west side of Dorlan Mill Road. The Planning Commission recommended approval of the Conditional Use at their February 8th meeting. The Conditional Use Hearing is scheduled for March 13th.



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: The Board of Supervisors

FROM: Kathi McGrath
Administrative Assistant

RE: Codes Department Activity Report

DATE: February 14, 2018

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

Attachments:
Activity Report

/km

UPPER UWCHLAN TOWNSHIP
Permit Analysis
2015-2018

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



JANUARY / FEBRUARY 2018 REPORT UPPER UWCHLAN TOWNSHIP PUBLIC WORKS DEPARTMENT

The following projects were underway since we last met:

Ongoing:

- **Snow Removal Materials and Overtime Hours are being hit hard in this year's budget.**
- **Aside from regular routine maintenance, the following work orders were submitted last month.**

Tracking of work orders through Munilogic: 118 Submitted – 118 Completed

- **Municipal Authority**
 - **2 Work new orders submitted**
 - **2 Completed**
- **PA 1-calls**
 - **62 Work orders submitted**
 - **62 Completed**
- **Public Works**
 - **28 Work orders submitted**
 - **28 Completed**
- **Parks**
 - **9 Work orders submitted**
 - **9 Completed**
- **Solid Waste**
 - **17 Work orders submitted**
 - **17 Completed**
- **Made brine solution**
- **We were out 7 times for brining, salting and/or plowing.**
- **Worked on repairing of minor potholes at various locations**
- **Installed new air compressor at Public Works Garage**
- **Worked with PreDoc to repair leak at Saybrooke WWTP**
- **Fixed fence at Eaglepointe WWTP**
- **Mixed salt and anti-skid material**

- Installed all salt spreaders and Pre-wet systems on the trucks, and checked all plows for each weather event.
- Installed safety signs at sewer plants and worked on inspection lists.
- Inlet cleaning of various inlets throughout the Township with vacuum truck
- Swept roads between snow events with vacuum truck
- Worked on multiple Police cars for minor issues and monthly service
- 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.
- Picked up the replacement truck body for the F550 dump truck, we will paint and install it when we are done using the truck for this year's snow removal.
- Minor maintenance issues were handled at the Township Buildings.

Bids:

- None

Road Dedications:

- None

Workforce

- Bruce Belgarde has left PW and we are beginning to interview for that position
- 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: Marsh Lea/Moser
Conditional Use Approval Extension Request

DATE: February 15, 2018

Attached for your review and consideration is an extension request submitted by Alyson Zarro, Riley, Riper, Hollin & Colagreco, for the Marsh Lea conditional use approval, due to expire on February 21, 2018, if a building permit has not been issued as of that date. Site work has started on this development and a building permit application was received on Wednesday, February 14, 2018. The approval of the requested extension is an administrative action necessary to extend the conditional use approval through the building permit review process and subsequent issuance.

I would respectfully request that the BOS approve the extension requested through August 21, 2018.

ALYSON M. ZARRO
alyson@rrhc.com
Extension 202



January 12, 2018

Via email and first class mail

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

Re: T. Richard Moser Land Developers, LP/Upper Uwchlan Township

Dear Cary:

As you know, this firm represents T. Richard Moser Land Developers, LP and Marsh Lea 27 LLC ("Developer") in connection with residential development of a property known as Marsh Lea, previously referred to as the "Popjoy Property" ("Property"). On February 21, 2017, the Upper Uwchlan Township Board of Supervisors approved a Conditional Use Application regarding the construction of improvements associated with the residential development on the Property in areas of precautionary steep slopes. Pursuant to Section 200-127 of the Township Zoning Ordinance, Conditional Use Approval expires if the Developer has failed to obtain a building permit within six (6) months from approval unless extensions are granted by the Board of Supervisors. Previously, the Board granted an extension of time for the Developer to obtain a building permit until February 21, 2018. Developer has now posted financial security with the Township and is proceeding with the commencement of construction of improvements required in connection with the development. While Developer anticipates applying for a building permit this month, in the event that it is not obtained prior to February 21, 2018, Developer is requesting an additional extension of time of the Conditional Use Approval of six (6) months. The new expiration of the Conditional Use Approval would be August 21, 2018.

Kindly bring this extension request to the Board of Supervisors attention for consideration at its meeting on January 16, 2018.

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

Very truly yours,



ALYSON M. ZARRO

AMZ/kmr

cc: Gwen Jonik, Township Secretary (via email)
T.R. Moser, Moser Homes (via email)
Ted Moser, Moser Homes (via email)

834017.1



February 7, 2017

File No. 03-0545T

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

Reference: Marsh Lea Subdivision
Escrow Release Request # 1

Dear Cary:

Gilmore & Associates, Inc. has reviewed Moser Builders February 5, 2018 request associated with release of escrow for the above-referenced project. Based upon our review of the submitted payment request, we recommend release of **\$57,754.80**. Following this release, there will be **\$1,612,208.30** remaining in escrow.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. N. Leh', is written over the word 'Sincerely,'.

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

Attachment- Escrow Spreadsheet

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

ESCROW STATUS REPORT					GILMORE & ASSOCIATES, INC. 184 WEST MAIN STREET SUITE 300 TRAPPE, PA 19426	
PROJECT NAME:	MARSH LEA SUBDIVISION	SUMMARY OF ESCROW ACCOUNT		AMOUNT OF CURRENT CONST. RELEASE: \$		
PROJECT NUMBER:		TOTAL CONSTRUCTION (100%) = \$	1,397,626.75	AMOUNT OF CURRENT RETAINAGE/SECURITY RELEASE (10%): \$	4,812.90	
PROJECT SPONSOR:	T. RICHARD MOSER LAND DEVELOPERS, L.P.	TOWNSHIP SECURITY (10%) = \$	139,762.68	AMOUNT OF BUILDERS CONTINGENCY RELEASE (5%): \$	4,812.90	
MUNICIPALITY:	UPPER UWCHLAN TOWNSHIP	CONSTRUCTION INSPECTION \$	132,573.68	AMOUNT OF CURRENT TOTAL RELEASE: \$	9,625.80	
ESCROW AGENT:		GRAND TOTAL ESCROWED = \$	1,669,963.10	TOTAL OF CONST. RELEASES TO DATE: \$	57,754.80	
TYPE OF SECURITY:		RELEASE NO.:	1	CONSTRUCTION ESCROW REMAINING: \$	1,349,497.75	
AGREEMENT DATE:		REQUEST DATE:	February 5, 2018	TOWNSHIP SECURITY REMAINING: \$	134,949.78	
				CONSTRUCTION INSPECTION REMAINING: \$	127,760.78	
				TOTAL ESCROW REMAINING: \$	1,612,208.30	
					3%	

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

A. CLEARING & GRUBBING											
1. CLEARING AND GRUBBING	LS	1	\$ 6,500.00	\$ 6,500.00		\$ -		\$ -	1	\$ 6,500.00	0%
SUBTOTAL ITEM A				\$ 6,500.00		\$ -		\$ -		\$ 6,500.00	0%

B. E&S CONTROL											
1. CONSTRUCTION ENTRANCE	EA	2	\$ 2,500.00	\$ 5,000.00	1	\$ 2,500.00	1	\$ 2,500.00	1	\$ 2,500.00	50%
2. ORANGE CONSTRUCTION FENCE	LF	9,700	\$ 1.50	\$ 14,550.00	7,628	\$ 11,442.00	7,628	\$ 11,442.00	2,072	\$ 3,108.00	79%
3. 12" SILT SOCK	LF	1,620	\$ 3.50	\$ 5,670.00	412	\$ 1,442.00	412	\$ 1,442.00	1,208	\$ 4,228.00	25%
4. 18" SILT SOCK	LF	1,750	\$ 5.00	\$ 8,750.00	675	\$ 3,375.00	675	\$ 3,375.00	1,075	\$ 5,375.00	39%
5. 24" SILT SOCK	LF	6,265	\$ 8.50	\$ 53,252.50	2,388	\$ 20,298.00	2,388	\$ 20,298.00	3,877	\$ 32,954.50	38%
6. 32" SILT SOCK	LF	2,975	\$ 12.00	\$ 35,700.00	481	\$ 5,772.00	481	\$ 5,772.00	2,494	\$ 29,928.00	16%
7. EROSION CONTROL MATTING	SF	9,900	\$ 0.25	\$ 2,475.00		\$ -		\$ -	9,900	\$ 2,475.00	0%
8. INLET PROTECTION	EA	29	\$ 115.00	\$ 3,335.00		\$ -		\$ -	29	\$ 3,335.00	0%
9. SEDIMENT TRAP OUTLET PIPE W/ TEMP RISER	EA	1	\$ 9,750.00	\$ 9,750.00		\$ -		\$ -	1	\$ 9,750.00	0%
10. TEMPORARY DIVERSION SWALE	LF	1,236	\$ 5.75	\$ 7,107.00		\$ -		\$ -	1,236	\$ 7,107.00	0%
11. 18" SILT FENCE	LF	1,000	\$ 1.50	\$ 1,500.00		\$ -		\$ -	1,000	\$ 1,500.00	0%
12. TEMP SEED & MULCH	SF	323,000	\$ 0.04	\$ 12,920.00		\$ -		\$ -	323,000	\$ 12,920.00	0%
13. ROCK FILTER	EA	2	\$ 375.00	\$ 750.00		\$ -		\$ -	2	\$ 750.00	0%
SUBTOTAL ITEM B				\$ 160,759.50		\$ 44,829.00		\$ 44,829.00		\$ 115,930.50	28%

C. EARTHWORK											
1. STRIP TOPSOIL	LS	1	\$ 17,050.00	\$ 17,050.00		\$ -		\$ -	1	\$ 17,050.00	0%
2. CUT/FILL	LS	1	\$ 9,620.00	\$ 9,620.00		\$ -		\$ -	1	\$ 9,620.00	0%
3. RETURN TOPSOIL	LS	1	\$ 22,575.00	\$ 22,575.00		\$ -		\$ -	1	\$ 22,575.00	0%
SUBTOTAL ITEM C				\$ 49,245.00		\$ -		\$ -		\$ 49,245.00	0%

ESCROW STATUS REPORT										GILMORE & ASSOCIATES, INC. 184 WEST MAIN STREET SUITE 300 TRAPPE, PA 19426				
PROJECT NAME: MARSH LEA SUBDIVISION					SUMMARY OF ESCROW ACCOUNT					AMOUNT OF CURRENT CONST. RELEASE: \$ -				
PROJECT NUMBER:					TOTAL CONSTRUCTION (100%) = \$ 1,397,626.75					AMOUNT OF CURRENT RETAINAGE/SECURITY RELEASE (10%): \$ 4,812.99				
PROJECT SPONSOR: T. RICHARD MOSER LAND DEVELOPERS, L.P.					TOWNSHIP SECURITY (10%) = \$ 139,762.68					AMOUNT OF BUILDERS CONTINGENCY RELEASE (5%): \$ 4,812.99				
MUNICIPALITY: UPPER UWCHLAN TOWNSHIP					CONSTRUCTION INSPECTION \$ 132,573.68					AMOUNT OF CURRENT TOTAL RELEASE: \$ 9,625.88				
ESCROW AGENT:					GRAND TOTAL ESCROWED = \$ 1,669,963.10					TOTAL OF CONST. RELEASES TO DATE: \$ 57,754.89				
TYPE OF SECURITY:					RELEASE NO.: 1					CONSTRUCTION ESCROW REMAINING: \$ 1,349,497.75				
AGREEMENT DATE:					REQUEST DATE: February 5, 2018					TOWNSHIP SECURITY REMAINING: \$ 134,949.75				
										CONSTRUCTION INSPECTION REMAINING: \$ 127,760.78				
										TOTAL ESCROW REMAINING: \$ 1,612,208.30				
										3%				
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	
D. STORM SEWER														
1. 15" HDPE					LF	128	\$31.00	\$ 3,968.00		\$ -	128	\$ 3,968.00	0%	
2. 18" HDPE					LF	37	\$33.00	\$ 1,221.00		\$ -	37	\$ 1,221.00	0%	
3. 24" HDPE					LF	68	\$40.00	\$ 2,720.00		\$ -	68	\$ 2,720.00	0%	
4. 15" RCP					LF	816	\$42.00	\$ 34,272.00		\$ -	816	\$ 34,272.00	0%	
5. 18" RCP					LF	212	\$44.00	\$ 9,328.00		\$ -	212	\$ 9,328.00	0%	
6. 24" RCP					LF	1,306	\$50.00	\$ 65,300.00		\$ -	1,306	\$ 65,300.00	0%	
7. STD TYPE C INLET					EA	28	\$1,700.00	\$ 47,600.00		\$ -	28	\$ 47,600.00	0%	
8. STORM MANHOLE					EA	1	\$2,000.00	\$ 2,000.00		\$ -	1	\$ 2,000.00	0%	
9. ENDWALLS					EA	1	\$1,250.00	\$ 1,250.00		\$ -	1	\$ 1,250.00	0%	
10. OUTLET STRUCTURE					EA	1	\$7,500.00	\$ 7,500.00		\$ -	1	\$ 7,500.00	0%	
11. PIPE STORAGE BED					LS	1	\$250,500.00	\$ 250,500.00		\$ -	1	\$ 250,500.00	0%	
12. RAIN GARDEN (#19 & #20)					EA	2	\$7,000.00	\$ 14,000.00		\$ -	2	\$ 14,000.00	0%	
13. WATER STORAGE TANKS					EA	2	\$17,500.00	\$ 35,000.00		\$ -	2	\$ 35,000.00	0%	
SUBTOTAL ITEM D								\$ 474,659.00		\$ -		\$ 474,659.00	0%	
E. PAVING & CURBING														
1. FINE GRADE					SY	10,215	\$0.75	\$ 7,661.25		\$ -	10,215	\$ 7,661.25	0%	
2. 5" 2A MODIFIED					SY	10,215	\$5.00	\$ 51,075.00		\$ -	10,215	\$ 51,075.00	0%	
3. 5" 25MM BASE					SY	10,215	\$17.50	\$ 178,762.50		\$ -	10,215	\$ 178,762.50	0%	
4. 3" 19MM BINDER					SY	10,215	\$10.25	\$ 104,703.75		\$ -	10,215	\$ 104,703.75	0%	
5. CLEAN & TACK					SY	10,215	\$0.25	\$ 2,553.75		\$ -	10,215	\$ 2,553.75	0%	
6. 1.5" 9.5MM WEARING					SY	10,215	\$6.50	\$ 66,397.50		\$ -	10,215	\$ 66,397.50	0%	
7. 4" CONCRETE SIDEWALK W/ 4" STONE BASE					SF	7,138	\$8.75	\$ 62,457.50		\$ -	7,138	\$ 62,457.50	0%	
8. CONCRETE CURB (EXCAVATE AND INSTALL)					LF	6,662	\$16.00	\$ 106,592.00		\$ -	6,662	\$ 106,592.00	0%	
9. TEMP STONE DRIVE AT EXISTING RESIDENCE					LS	1	\$1,500.00	\$ 1,500.00		\$ -	1	\$ 1,500.00	0%	
10. 6" STONE AND 2" WEARING AT EXISTING RESIDENCE					LS	1	\$6,500.00	\$ 6,500.00		\$ -	1	\$ 6,500.00	0%	
SUBTOTAL ITEM E								\$ 588,203.25		\$ -		\$ 588,203.25	0%	
F. SURVEYING														
1. CONSTRUCTION STAKING					LS	1	\$16,500.00	\$ 16,500.00	0.2	\$ 3,300.00	0.2	\$ 3,300.00	20%	
2. PROPERTY CORNER PINS					EA	37	\$70.00	\$ 2,590.00		\$ -	37	\$ 2,590.00	0%	
3. PROPERTY CORNER MONUMENTS					EA	27	\$140.00	\$ 3,780.00		\$ -	27	\$ 3,780.00	0%	
4. AS-BUILTS					LS	1	\$12,000.00	\$ 12,000.00		\$ -	1	\$ 12,000.00	0%	
SUBTOTAL ITEM F								\$ 34,870.00		\$ 3,300.00		\$ 31,570.00	9%	
G. LANDSCAPING														
1. SHADE TREES					EA	28	\$400.00	\$ 11,200.00		\$ -	28	\$ 11,200.00	0%	
2. STREET TREES					EA	126	\$400.00	\$ 50,400.00		\$ -	126	\$ 50,400.00	0%	
3. EVERGREEN TREES					EA	49	\$210.00	\$ 10,290.00		\$ -	49	\$ 10,290.00	0%	
SUBTOTAL ITEM G								\$ 71,890.00		\$ -		\$ 71,890.00	0%	

ESCROW STATUS REPORT										GILMORE & ASSOCIATES, INC. 184 WEST MAIN STREET SUITE 300 TRAPPE, PA 19426			
PROJECT NAME: MARSH LEA SUBDIVISION		SUMMARY OF ESCROW ACCOUNT						AMOUNT OF CURRENT CONST. RELEASE: \$ -					
PROJECT NUMBER:		TOTAL CONSTRUCTION (100%) = \$ 1,397,626.75						AMOUNT OF CURRENT RETAINAGE/SECURITY RELEASE (10%): \$ 4,812.90					
PROJECT SPONSOR: T. RICHARD MOSER LAND DEVELOPERS, L.P.		TOWNSHIP SECURITY (10%) = \$ 139,762.68						AMOUNT OF BUILDERS CONTINGENCY RELEASE (5%): \$ 4,812.90					
MUNICIPALITY: UPPER UWCHLAN TOWNSHIP		CONSTRUCTION INSPECTION \$ 132,573.68						AMOUNT OF CURRENT TOTAL RELEASE: \$ 9,625.80					
ESCROW AGENT:		GRAND TOTAL ESCROWED = \$ 1,669,963.10						TOTAL OF CONST. RELEASES TO DATE: \$ 57,754.80					
TYPE OF SECURITY:		RELEASE NO.: 1						CONSTRUCTION ESCROW REMAINING: \$ 1,349,497.75					
AGREEMENT DATE:		REQUEST DATE: February 5, 2018						TOWNSHIP SECURITY REMAINING: \$ 134,949.78					
								CONSTRUCTION INSPECTION REMAINING: \$ 127,760.78					
								TOTAL ESCROW REMAINING: \$ 1,612,208.30 3%					
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
H. MISCELLANEOUS													
1. SIGNS					EA	16	\$ 250.00	\$ 4,000.00		\$ -	16	\$ 4,000.00	0%
2. PAVEMENT MARKINGS					LS	1	\$ 7,500.00	\$ 7,500.00		\$ -	1	\$ 7,500.00	0%
SUBTOTAL ITEM H								\$ 11,500.00		\$ -		\$ 11,500.00	0%
TOTAL IMPROVEMENTS - ITEMS A-H								\$ 1,397,626.75		\$ 48,129.00		\$ 1,349,497.75	3%
I. TOWNSHIP SECURITY (10%)								\$ 139,762.68		\$ 4,812.90		\$ 134,949.78	3%
J. CONSTRUCTION INSPECTION								\$ 132,573.68		\$ 4,812.90	\$ -	\$ 127,760.78	4%
NET CONSTRUCTION RELEASE								\$ 1,669,963.10		\$ 57,754.80		\$ 1,612,208.30	3%
SURETY AMOUNT								\$ 1,669,963.10		\$ 57,754.80		\$ 1,612,208.30	3%

Marsh Lea 27 LLC

February 05, 2018

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

RE: Marsh Site Improvements

Dear Cary:

Please find enclosed Escrow Release #1 for improvement work completed at the above referenced project. Please release \$57,754.80 from escrow.

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

Sincerely,
Marsh Lea 27, L.L.C

T.R. Moser
Managing Member

ENCLOSURE



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: Board of Supervisors

FROM: Cary B. Vargo
Township Manager

RE: Parcel 6C Extension Request
Required Final Plan Approval Submission

DATE: February 15, 2018

Attached for your review and consideration is an extension request submitted by Alyson Zarro, Riley, Riper, Hollin & Colagreco, for Parcel 6C and the requirement for the submission of a final plan no later than March 16, 2018. The property owner, Gunner Properties, Ltd., and Vantage Point Retirement Living, Inc. are actively moving through due diligence and are working towards the submission of a final plan for review.

I would respectfully request that the BOS approve the extension requested through March 16, 2020.

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



February 14, 2018

Packet Page 37

Via e-mail only

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

Re: Byers Station Parcel 6C

Dear Cary:

As you know, Gunner Properties, Ltd. ("Gunner") is the owner of the property known as "Parcel 6C" in the Byers Station Planned Residential Development, which is located at the intersection of Graphite Mine Road and Byers Road. In accordance with the Tentative Planned Residential Development Approval ("Tentative Approval") and Article VII of the Pennsylvania Municipalities Planning Code ("MPC"), Gunner's predecessors in title had timely filed a Final Plan for Parcel 6C in accordance with the Tentative Approval. Under a Settlement and Release Agreement dated March 16, 2015 ("Agreement"), the Township agreed pursuant to Section 5.b of the Agreement that Gunner's predecessors in title, as well as their successors and assigns, could proceed with the pending Final Plan application or file a new Final Plan application within three (3) years from the date of the Agreement. The three (3) years is set to expire on March 16, 2018.

As you know, the current equitable owner of the property, Vantage Point Retirement Living, Inc., is planning to file an Amended Tentative PRD Plan application shortly for Parcel 6C. Based on the current time schedule, a new Final Plan application would not be filed by March 16, 2018. Accordingly, Gunner is hereby requesting an extension of the time period for proceeding with or filing a new Final Plan application with the Township for a period of two (2) years. This extension would make the new expiration date March 16, 2020.

Kindly bring this extension request to the Board's attention for consideration at its meeting on February 20, 2018. Thank you.

Very truly yours,

Alyson M. Zarro

AMZ/kmr

cc: Gwen Jonik, Township Secretary (via e-mail)
Fred Gunther, Gunner Properties (via e-mail)

847070.1



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: Board of Supervisors

FROM: Cary B. Vargo
Township Manager

RE: Montesano's Decision and Order

DATE: February 15, 2018

Attached for your review and consideration is the final decision and order for the Montesano conditional use application. The decision was drafted based on testimony and exhibits presented. The decision was reviewed by staff and consultants. The applicant and their attorney have also received the document and are agreeable to all conditions.

I would respectfully request that the BOS approve the attached decision and order as presented.

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

IN RE: CONDITIONAL USE : **BEFORE THE UPPER UWCHLAN**
APPLICATION OF : **TOWNSHIP BOARD OF SUPERVISORS**
MONTESANO BROS. : **CHESTER COUNTY, PENNSYLVANIA**

DECISION AND ORDER

On August 8, 2017, Michael Montesano, on behalf of Montesano Brothers Italian Market and Catering, Inc. ("Applicant") filed an application (the "Application") seeking conditional use approval pursuant to Section 200-33.B(8) of the Upper Uwchlan Township Zoning Ordinance (the "Ordinance") to provide outside table service at its eating and drinking establishment and retail store located at 55 Seaboldt Way in the C-1 Village District of Upper Uwchlan Township (the "Property").

The Board conducted a public hearing on the Application on October 16, 2017 at 7:00 p.m. At the conclusion of that hearing, the Board continued the hearing on the record until November 20, 2017 at 7:00 p.m. Thereafter, Applicant requested several continuances which were granted by the Board until the hearing reconvened on January 16, 2018 at 7:00 pm. Applicant appeared at the continued hearing represented by legal counsel, Stephen H. Kalis, Esquire from Fox Rothschild LLP. The Board was represented by Township Solicitor, Kristin S. Camp, Esquire at the hearings. No individuals or entities requested party status.

At the conclusion of the hearing on January 16, 2018, the evidentiary record was closed. The Board voted at the February 20, 2018 public meeting to approve the Application with the conditions listed herein.

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

FINDINGS OF FACT

Procedural Requirements and Description of Property

1. All facts set forth in the introductory paragraphs above are incorporated herein by reference and are deemed to be factual findings of the Board.
2. The original hearing held on October 16, 2017 was advertised in the *Daily Local News* on October 2, 2017 and October 9, 2017. See Exhibit B-2.
3. The Property was posted with a copy of the public notice of the October 16, 2017 hearing on September 29, 2017. See Exhibit B-3.
4. Applicant is the tenant of a portion of the Property pursuant to a lease with the owners, Shirley and Kenneth Neuhauser.
5. The Property, which is identified as Chester County Tax Parcel No. 32-4-38.5, contains 1.1 acres and is located on the northeast corner of Ticonderoga Blvd. and Seaboldt Way.
6. The Property is bounded by Seaboldt Way to the south, Ticonderoga Blvd. to the west, and commercial properties to the east and north.
7. The Property is improved with two buildings, one is leased by Applicant for its retail/restaurant use and the other is leased by Dr. Biju E. Paul for a dentist office.

8. Applicant seeks conditional use approval pursuant to Section 200-33.B(8) of the Ordinance which permits an eating and/or drinking establishment with inside and/or outside table service and with or without indoor or outdoor counter service for consumption on or off-site but excluding drive-through service in the C-1 Village District.

Applicant's Testimony

9. Applicant presented the testimony of Michael Montesano and Vincent Montesano, two of the owners of the Applicant's retail/restaurant.

10. Michael Montesano testified that the business started as a retail store selling Italian food and products and then developed into a small eatery with counter service where customers could order sandwiches and take out foods. Applicant currently offers a full service sit down restaurant with 40 seats inside.

11. The building on the Property which Applicant leases is approximately 2,000 square feet and has two public restrooms.

12. The maximum seating capacity that Applicant may have with two restrooms is 75.

13. The portion of the Property that Applicant leases has 21 parking spaces, one of which is a handicap space.

14. Applicant currently has eleven employees but explained that only five employees work per shift.

15. Applicant's business is currently open Monday through Saturday 9:00 AM to 6:00 PM and 9:00 AM to 3:00 PM on Sunday. If permitted to have outdoor dining and to sell alcohol as described at the hearing, Applicant would like to extend its hours of

operation and stay open until 9:00 PM Sunday through Thursday and 10:00 PM Friday and Saturday.

16. Applicant typically has deliveries twice a week and the delivery vehicles park in the loading area which is located to the east of the building closest to Seaboldt Way. Michael Montesano testified that the delivery vehicles do not block parking spaces and typically only take 15 minutes to unload.

17. Applicant intends to offer for sale to its restaurant customers beer and wine through a brewery storage license (identified as a “GS storage license”) to be issued by the Pennsylvania Liquor Control Board (“PaLCB”).

18. 2nd Story Brewing Co. has filed an application with the PaLCB seeking a brewery storage license for use at Applicant’s business. Applicant will act as a storage unit for the license and if approved by the PaLCB be permitted to sell the licensee’s beer and wine at its restaurant.

19. In order to comply with the off-street parking regulations in Section 200-73.H(3) of the Ordinance with a maximum of 75 seats, Applicant needs a total of 49 parking spaces (calculated at one parking space per every two seats (38 spaces), plus one space per employee (11 spaces).

20. Because there are only 21 parking spaces on the portion of the Property that Applicant leases, it must obtain the right to use an additional 28 vehicles on adjacent properties.

21. Section 200-73.K(2) of the Ordinance allows the Board of Supervisors to modify the off street parking requirements in Section 200–73.H as part of a conditional

use application and allows the location of required parking spaces elsewhere than on the same lot as the principal building.

22. Applicant presented vehicle parking license agreements executed by the owners and tenants of the following properties: (i) The Goddard School of Chester Springs, located at 50 Seaboldt Way, (ii) John R. Fish, O.D., Inc. d/b/a Eagle Eye Associates, located at 115 Little Conestoga Road; and (iii) Dr. Biju E. Paul, located at 207 Park Road. These license agreements were admitted into the record as Exhibits A-1, A-2 and A-3.

23. Applicant prepared a table that summarized the number of parking spaces that it has available on the various days of the week and at various times based on the license agreements it had obtained. This table was admitted into the record as Exhibit A-4.

24. Applicant will not be permitted to use its maximum seating capacity inside and outside of 75 seats at all hours of the day. Instead, Applicant will have to adjust the number of seats that it provides for dining based on the availability of off-street parking both on the Property and off-site pursuant to vehicle license agreements.

25. The proposed outdoor dining area is located to the west of the building on an area that is covered with stone.

26. The Township's wastewater consultant, ARRO, analyzed whether the proposed restaurant use with outdoor seating would require additional sewage capacity. David M. Schlott, Jr., from ARRO prepared a review letter dated October 10, 2017 which was admitted as Exhibit B-8.

27. Mr. Schlott also testified at the hearing on October 16, 2017 and concluded that the owners of the Property had already purchased 675 gallons per day or 2.96 EDU's of sewer capacity for use by both buildings and uses on the Property.

28. Mr. Schlott originally concluded that both uses on the Property would require 4.96 EDU's. See Exhibit B-8. However, after further evaluation and refinement of the total seating capacity requested, ARRO issued a second review letter dated January 11, 2018 which was admitted as Exhibit B-12. ARRO concluded that Applicant would only need to purchase one additional EDU of sewer capacity provided that the Township could evaluate the water usage records after the outdoor dining was in operation to determine if Applicant's use exceeded the purchased sewer capacity.

29. Applicant currently has two speakers outside of its building where it plays music from inside of the building. Applicant does not intend to have any live entertainment outside of the building.

30. Applicant intends on maintaining a minimum of Three Million Dollars in liability insurance coverage for its intended restaurant use.

31. Applicant intends to require all employees who will serve alcohol to receive RAMP training offered by the PaLCB.

32. The Township Planning Commission reviewed the Application at its meeting on September 14, 2017. The Planning Commission recommended that the Board of Supervisors approve the outdoor dining provided that Applicant secures license agreements for parking on neighboring properties.

Exhibits

33. The Board entered the following exhibits, without objection by Applicant:

- B-1: Conditional use application dated May 22, 2017, received August 8, 2017
- B-2: Proof of publication in *Daily Local News* on October 2, 2017 and October 9, 2017
- B-3: Affidavit of Posting on September 29, 2017
- B-4: Correspondence from McMahon Transportation Engineers and Planners dated September 14, 2017 to Gilmore and Associates, Inc. Re: Traffic Review
- B-5: Letters dated September 19, 2017 granting permission to Applicant from neighbors to use parking lots for overflow of cars.
- B-6: Correspondence from Gilmore and Associates, Inc. dated September 28, 2017 to Cary Vargo
- B-7: Upper Uwchlan Township Planning Commission Approved Minutes from September 14, 2017 Meeting
- B-8: Letter from ARRO Consulting to Township Manager dated October 10, 2017
- B-9: Aerial map of property and adjacent parcels
- B-10: Letter from Stephen H. Kalis, Esquire, to Cary Vargo, Township Manager, dated November 17, 2017 requesting continuance of November 20, 2017 hearing to December 18, 2017
- B-11: Email from Stephen H. Kalis, Esquire, to Cary Vargo, dated December 11, 2017 requesting continuance of December 20, 2017 hearing to January 16, 2018
- B-12: Correspondence from ARRO dated January 11, 2018

34. Applicant entered the following exhibits without objection by the Township:

- A-1: Vehicle Parking License Agreement dated January 15, 2018 with The Goddard School

A-2: Vehicle Parking License Agreement dated January 15, 2018 with Dr. Biju E. Paul

A-3: Vehicle Parking License Agreement dated January 15, 2018 with John R. Fish, O.O., Inc.

A-4: Offsite Parking table

CONCLUSIONS OF LAW

1. Applicant has standing to file the Application.
2. The conditional use hearing was duly advertised in accordance with the provisions of the Pennsylvania Municipalities Planning Code ("MPC") and the Ordinance and the Property was posted in accordance with the requirements of the MPC.
3. The Property is located in the C-1 Village District.
4. Section 200-33.B(8) of the Ordinance permits an eating and/or drinking establishment with inside and/or outside table service and with or without indoor or outdoor counter service for consumption on or off-site but excluding drive-through service in the C-1 Village District.
5. Section 200-73.K(2) of the Ordinance allows the Board of Supervisors to modify the off street parking requirements in Section 200-73.H as part of a conditional use application and allows the location of required parking spaces elsewhere than on the same lot as the principal building.
6. Subject to Applicant's compliance with the conditions imposed herein by the Board, Applicant has proven compliance with the objective requirements for conditional use in Section 200-117 of the Ordinance.

DISCUSSION

A conditional use is a use permitted in a particular zoning district pursuant to the provisions in Article VI of the MPC, 53 P.S. §10603. A conditional use concerns only a proposed use of land, not particular design details of the proposed development. *Joseph v. North Whitehall Township Board of Supervisors*, 16 A. 3d 1209 (Pa.Cmwlt. 2011). A conditional use is a special exception which falls within the jurisdiction of the municipal legislative body rather than the zoning hearing board. 53 P.S. §10603(c). *Id.* The municipal legislative body may grant a conditional use pursuant to the express standards and criteria set forth in the zoning ordinance. *Appeal of Richboro CD Partners, L. P.* 89 A3d. 742 (Pa Cmwlt. 2014). The fact that a use is permitted as a conditional use, rather than prohibited, reflects a legislative decision that the use is not *per se* adverse to the public interest. *Id.* In order to demonstrate that the applicant is entitled to the conditional use, the applicant initially bears the burden of establishing that the application complies with the objective standards and criteria in the zoning ordinance. *Id.* Once the applicant has satisfied this initial burden, the burden shifts to the objectors to rebut this presumption by establishing that the use will have a detrimental impact on the surrounding community. *Id.*

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

Applicant started its business as a retail store selling specialty Italian products. It then started to sell sandwiches and other Italian entrées at a counter primarily during the lunch hour. Applicant now seeks to expand the restaurant portion of its use to provide indoor and outside seating which is allowed in the C-1 District by conditional use of the Board pursuant to Section 200–33.B(8) of the Ordinance. The only concerns that the Board raised during the hearings were (i) the availability of off-street parking; and (ii) whether Applicant had sufficient sewer capacity for its expanded restaurant use. Applicant was able to obtain parking license agreements with nearby property owners for shared parking during the hours that the adjacent businesses are not open. Applicant will be limited in the number of seats that it may provide based on parking availability which was summarized in a table admitted into evidence as Exhibit A-4.

Applicant will also be required to purchase one additional EDU of sewer capacity and if water usage records reveal that it is using more sewer capacity than purchased, it will be required to purchase additional capacity upon recommendation from the Township wastewater consultant.

The Board finds that Applicant's proposed use is consistent with other uses within the Village of Eagle and furthers the goal of promoting pedestrian travel with the various uses in the Village. See Section 200–32.B. Wherefore, the Board will vote to approve the conditional use requested subject to Applicant's compliance with the conditions imposed in this Decision and Order.

ORDER

AND NOW, this 20th day of February 2018, the Board hereby approves the Application and grants the following relief subject to compliance with the conditions listed below:

1. A conditional use pursuant to Section 200-33.B(8) to permit an eating and/or drinking establishment with inside and/or outside table service and with or without indoor or outdoor counter service for consumption on or off-site but excluding drive-through service in the C-1 Village District.
2. A modification of the off-street parking requirements pursuant to Section 200-73.K(2) of the Ordinance to allow the location of required parking spaces elsewhere than on the same lot as the principal building.

CONDITIONS OF APPROVAL

1. Applicant and its successors and assigns in interest to the Property shall be strictly bound by this Decision.
2. Applicant shall operate the eating and drinking establishment with inside and outside seating in substantial conformance with the testimony and evidence presented at the conditional use hearings, as revised to comply with the conditions imposed in this Decision and Order.
3. The maximum seating capacity that may be provided inside and outside of the restaurant shall be 75 seats.
4. If the PaLCB approves the issuance of the storage license for use at the Property, Applicant shall provide a copy of the same to the Township and adhere to all conditions imposed by the PaLCB.

5. All employees who serve alcohol at the restaurant shall obtain RAMP certification from the PaLCB.

6. The hours of operation for the restaurant shall be limited to 9:00 AM– 11:00 PM seven days a week.

7. The use of amplified sound outside of the building shall be limited to a speaker with music. There shall be no live entertainment outside of the restaurant.

8. Applicant shall purchase one additional EDU of sewer capacity from the Township. After Applicant has installed the outdoor seating, the Township may examine the water usage records for the restaurant and determine if additional sewer capacity must be purchased based on the water usage at the restaurant. If the Township wastewater consultant determines that additional sewage capacity is necessary, Applicant shall purchase the same within a reasonable period of time agreed to by the Township.

9. Applicant shall install lighting in the parking lot and the outdoor dining area that meets the Ordinance criteria. Such lighting shall be installed prior to use of outdoor seats.

10. Applicant shall purchase and maintain commercial general liability insurance in the minimum amount of \$3,000,000.

11. Applicant shall ensure, and the PLCB licensee shall continuously maintain a policy of liquor liability insurance in the minimum amount of Two Million (\$2,000,000.00) Dollars for so long as Applicant and PLCB licensee shall offer alcoholic beverages pursuant to its liquor license.

12. Applicant shall maintain license agreements for parking off-site. The number of seats that may be used at the restaurant at any one time shall be limited based on the availability of parking spaces that Applicant has either on the Property or secured through license agreements for parking off-site. If the licenses expire or are revoked, Applicant must reduce the total seating capacity at the restaurant to a number that would be permitted based on the off-street parking requirements in the Ordinance or secure new license agreements. Applicant shall annually provide copies of the license agreements to the Township to prove the number of off-street parking spaces it has available. Additionally, Applicant shall install appropriate signage or other means of identification to advise patrons of the location of off street parking available for the restaurant use.

13. Applicant shall provide ADA accessible parking spaces in accordance with applicable Township Ordinances.

**UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS**

Jamie W. Goncharoff, Chairman

Sandra M. D'Amico, Vice-Chairman

Guy A. Donatelli, Member



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: Board of Supervisors

FROM: Cary B. Vargo
Township Manager

RE: Eagle Village Parking Expansion – Preliminary / Final Land Development Plan

DATE: February 14, 2018

The Board is requested to review the land development plan for the above referenced project and if possible, **grant Preliminary / Final Approval.**

Fred Gunther is proposing to construct a new 136 space parking facility at the northern corner of the intersection of Park Road and Little Conestoga Road. The access to the parking lot will be from an existing driveway from Park Road. In addition, a driveway connection is proposed between the existing parking lot located along Pottstown Pike and the existing parking lot located along Park Road. There will also be 30 additional parallel parking spaces proposed along the driveway. Stormwater management will be handled via an underground stone infiltration bed. Landscaping and lighting improvements are also proposed.

The Planning Commission reviewed the plan and recommended Preliminary / Final Approval be granted at their February 8th meeting.

Attachments:

Preliminary / Final Land Development Plan, last revised January 17, 2018
Gilmore's Review Letter dated February 2, 2018



UPPER UWCHLAN TOWNSHIP MOTION

The Board of Supervisors of Upper Uwchlan Township at their February 20, 2018 meeting hereby grant **Preliminary / Final Land Development Approval** of a plan prepared by D.L. Howell & Associates, Inc., dated October 6, 2017, last revised January 17, 2018

The following conditions accompany the approval:

1. The plans shall be revised to comply with Gilmore & Associates, Inc. review letter dated February 2, 2018.
2. The June 13, 2017 Conditional Use Order cited on sheet 1 of the plan set shall be removed as it is unrelated to this application.
3. The applicant shall secure all required outside agency permitting prior to plan recording.
4. The Applicant hereby agrees to pay a Traffic Impact Fee in the amount of \$48,014. The fee shall be paid prior to plan recordation.



February 2, 2018

File No. 17-04074T1

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

Attention: Cary B. Vargo, Township Manager

Reference: Eagle Village Parking Expansion
Preliminary / Final Land Development Review - Resubmission
Upper Uwchlan Township, Chester County, PA

Dear Cary:

Gilmore & Associates, Inc. (G&A) is in receipt of the following information prepared and submitted by DL Howell & Associates, Inc. (DL) on behalf of Gunner Properties, LTD, the owner of the proposed land development:

- Plan titled, "Preliminary/Final Land Development Plan for Eagle Village Parking Expansion", prepared for Gunner Properties, LTD by DL Howell & Associates, Inc., dated October 6, 2017, last revised January 17, 2018.
- "Post Construction Stormwater Management Report for Eagle Village Parking Expansion", prepared by DL Howell & Associates, Inc., dated January 17, 2018.
- Revised Preliminary / Final Land Development Application, dated January 18, 2018.
- Waiver Request Letter prepared by D L Howell, dated January 17, 2018.
- Traffic Impact Act 209 Investigation Letter prepared by F. Tavani and Associates, dated November 30, 2017.

The subject site is comprised of two (2) parcels (TMP 32-3-21 & TMP 32-4-86) located on the northwest corner of Pottstown Pike (SR 0100) and Park Road. Both properties are located in the C1 Village Commercial District.

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

Upper Uwchlan Township

Reference: Eagle Village Parking Expansion

Preliminary/Final Land Development Review - Resubmission

Upper Uwchlan Township, Chester County, PA

File No. 17-04074T1

February 2, 2018

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

I. OVERVIEW

The Applicant is proposing to construct a new 136 space parking facility at the northern corner of the intersection of Park Road and Little Conestoga Road. The access to the parking lot will be from an existing driveway from Park Road. In addition, a driveway connection is proposed between the existing parking lot located along Pottstown Pike and the existing parking lot located along Park Road. There will also be 30 additional parallel parking spaces proposed along the driveway. Stormwater management will be handled via an underground stone infiltration bed. Landscaping and lighting improvements are also proposed.

II. ZONING ORDINANCE REVIEW

1. *Section 200-73 – Reference is made in the Zoning Data Tabulation on Sheet 1 to 120 parking spaces being required. Without a tabulation of all uses on site, this cannot be verified. If additional or changes in uses are proposed, additional information will need to be provided for evaluation.*

Parking Tabulation Eagle Village added to Land Development Plan, Sheet 1 of 13. **However, we would recommend that the “Required” column be expanded to indicate how many specific spaces are proposed for the use rather than just the requirement ratio. This will allow for a better comparison between what is required and what is proposed.**

III. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REVIEW

1. (W) *Section 162-8.B. – The Applicant is requesting a waiver for this submission to be considered a Preliminary/Final Application.*
2. *Section 162-9.E.(1)(d) – Indicate locations of all soils on Conservation Plan, Sheet 5 of 13.*
3. *Section 162-9.E.(1)(e) – Provide Test Pit Table from Sheet 8 of 13 on Conservation Plan, Sheet 5 of 13, as well.*

4. (W) *Section 162-9.H.(2) – The Applicant is requesting a waiver from the requirement to provide a Traffic Impact Study. We defer to the Township Traffic Consultant on this matter.*

Traffic Impact Act 209 Investigation Letter provided with submission. We continue to defer to the Township Traffic Consultant on this matter.

5. (W) *Section 162-39.D. – The Applicant is requesting a waiver from providing curbing around the entire perimeter of the parking lot. Curbing is only proposed in areas where it is necessary for stormwater management.*

We have no objection to the granting of this waiver.

6. (W) *Section 162-42 – The Applicant is requesting a waiver from the requirement to provide a Traffic Impact Statement. We defer to the Township Traffic Consultant on this matter.*

Traffic Impact Act 209 Investigation Letter provided with submission. We continue to defer to the Township Traffic Consultant on this matter.

7. (W) *Section 162-57.C.(4) – The Applicant is requesting a partial waiver with regard to perimeter landscaping around the entire parcel. We defer to the Township Planning Consultant regarding this matter.*

8. (W) *Section 162-57.C.(6) – The Applicant is requesting a partial waiver with regard to perimeter landscaping around the entire parcel. We defer to the Township Planning Consultant regarding this matter.*

9. (W) *Section 162-57.C.(7)(a-f) – The Applicant is requesting a waiver from the requirement to provide landscaping throughout the parking area. It is our opinion that at least some landscaping should be provided to “break up” the parking area. However, we defer to the Township Planning Consultant regarding this matter.*

The applicant is providing 10 foot landscaped islands and is modifying their waiver request for Section 162-57.C.(7)(F)(2) to allow for a partial waiver from the requirement to provide 15 foot landscaped islands between each set of two parking bays. We have no objection to the granting of this waiver.

- 10.(W) *Section 162-57.D.(1) – The Applicant is requesting a waiver from the planting requirements of this section. We defer to the Township Planning Consultant regarding this matter.*

IV. STORMWATER MANAGEMENT ORDINANCE REVIEW

1. *A 169'x62'x3.5' stone infiltration bed is proposed under the proposed parking facility to control post development runoff.*
2. *There appear to have been soil testing conducted at 3 separate locations. However, Soil Morphology Forms seem to have only been provided for 2. Please provide the form for TP-3.*

This form still has not been provided.

3. *Due to the limit of disturbance, an NPDES Permit will need to be obtained. Please copy our office on all submissions to both the Chester County Conservation District as well as Pa-DEP.*
4. *Section 152-402.B.(8)(k) – Provide soil names and boundaries, general type of soils, with hydrologic soil group noted on PCSWM Plan, Sheet 8 of 13.*

V. GENERAL COMMENTS

1. *Based on the plan notes, it appears that the majority of the area where the parking facility has not been field surveyed. We would recommend a field survey be performed and the plans modified accordingly prior to final plan approval.*

The line which previously demarcated the “Limit of Detailed Topographic Survey by Howell Kline” has been removed from Land Development Plan. However, it is not clear based on topography if the area where the parking facility is proposed has been field surveyed. This shall be clarified on the plans.

2. *As referenced above, the existing and proposed improvements on this property span 2 parcels. We would recommend the applicant consider combining these parcels as part of this approval.*
3. *Provide revision date with description of revision on title block. Also, clarify scale listed in title block on Sheet 11. Title Block scale should read 1”=40’.*

4. Ultimate ROW along Pottstown Pike appears to terminate on Land Development Plan. Indicate connection to Park Road.
5. Revise date included in Stormwater Management Operation & Maintenance Statement on PCSWM Plan, Sheet 8 of 13.
6. Parking tabulation on Land Development Plan listed 235 spaces provided. It appears 230 spaces are shown. Please clarify.
7. Show proposed concrete pole base diameter on Lighting Plan, Sheet 11 of 13.

VI. TOWNSHIP TRAFFIC CONSULTANT COMMENTS
McMAHON ASSOCIATES, INC.

1. SALDO Sections 162-9.H(1) and (2) and 162-42 – As previously discussed with regard to the beer garden use and the new parking lot, at minimum, the applicant should prepare a traffic impact study which evaluates the new one-way vehicle connection between the site and Route 100. The study should evaluation of the Park Road/Site Access and Route 100/Site Access intersections. The traffic study should include the traffic generated by the recently approved beer garden.
2. SALDO Sections 162-9.H(1) and (2) and 162-42 – In addition to the beer garden use, the parking tabulation on sheet 1 indicates additional proposed land uses, including two restaurants and a bakery in Buildings 1, 3, and 5. If the applicant is requesting approval for these new land uses also, then it is our recommendation that the traffic impact study should include these new land uses. Since these are truly new land uses (as opposed to the beer garden which existed in 2017), then the scope of the traffic study should be expanded to also include the off-site intersections of PA Route 100/Park Road and Little Conestoga Road/Park Road.
3. SALDO Section 162-28.A – A note should be added to the plan indicating that the PA Route 100 ultimate right-of-way is offered for dedication to PennDOT and/or the Township in perpetuity at no cost.
4. The applicant and the applicant's engineer should ensure that all proposed pedestrian facilities within the site and within the public right-of-way (including curb ramps and pedestrian access routes) shall be constructed in accordance with current ADA requirements.

5. Detailed designs of the pedestrian facilities along the proposed public trail along Park Road should be provided, 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. PennDOT's standard curb ramp details should be provided for each curb ramp type proposed. Areas where additional detail is needed includes, but is not necessarily limited to, the following locations:
 - a. The handicap curb ramps across the Park Road site access.
 - b. Please ensure that a level five-foot by five-foot turning area is provided at the connection to the existing trail on the corner of the Park Road/Little Conestoga Road intersection.
 - c. Please ensure that a level five-foot by five-foot turning area is provided at the connection between the proposed parking lot and the existing trail along Little Conestoga Road.
 - d. The crossing of the gated driveway on the north side of Park Road in the vicinity of the beer garden.
6. Please verify if concrete curb stops are needed for the ADA parking spaces located closest to the Park Road driveway to ensure vehicles do not conflict with the asphalt sidewalk, and also please verify the hatched area of these ADA spaces connect directly to the asphalt sidewalk.
7. The location of the pedestrian crossing of the Park Road site access is not ideal since pedestrians will cross the access behind the stop bar, which could potentially conflict with access traffic. As such, the applicant should determine the feasibility of relocating the trail and pedestrian crossing so that it occurs within the Park Road site access curb radii.
8. The proposed stop sign and stop bar at the Park Road site access should be moved closer to the edge of Park Road.
9. Two one-way signs should be placed on either side of the entrance to the one-way aisle where it meets the Route 100 parking lot.

10. ZO Section 200-73.B(2) – We understand there were issues in the past due to lack of adequate area on site for staging ride services. Therefore, we recommend providing an area on the site to adequately accommodate staging of these vehicles without interfering with traffic operations at the accesses and along the adjacent roads.
11. ZO Section 200-75.H(3) – Please label the required and available sight distances at the Park Road driveway.
12. ZO Section 200-75.H(3) – The plans indicate it is proposed to install a new “Eagle Village” near the Park Road access. During construction, the applicant should verify the final location of this sign does not hinder sight distance for traffic exiting the Park Road access.
13. Although not relevant to this application, if and when the open areas of the site develop in the future, the applicant and Township should closely review the design and location of the PA Route 100 access, and as such, it may be appropriate to consolidate and relocate the access further from the PA Route 100/Park Road intersection.
14. Chapter 79-8.A – The Act 209 impact fee investigation assumes a credit for all existing/prior land uses within the barn building (Building 1), consisting a bicycle shop, chiropractor office, professional office, a variety store, and a rental apartment unit. Based on the Act 209 impact fee evaluation, the beer garden generates an additional 21 new trips during the weekday afternoon peak hour, as compared to the existing/previous uses within Building 1. As such, the number of trips subject to the Transportation Impact Fee is 21, and the resultant Transportation Impact Fee is **\$48,014**.
15. Chapter 79-8.A – It would appear that the plans request approval for new land uses in Buildings 3 and 5, consisting of a baker and another restaurant, as well as a second floor restaurant in Building 1 (barn). Therefore, the Act 209 impact fee evaluation should be expanded to include these new land uses to determine the appropriate Transportation Impact Fee associated with the proposed land use changes.

VII. TOWNSHIP PLANNING CONSULTANT COMMENTS
BRANDYWINE CONSERVANCY

We received Preliminary/Final Land Development Plans and Stormwater Management Documents & Calculations, as prepared by DL Howell and Associates, Inc. for the Eagle Village Parking Expansion. The property is bordered by Waynerook to the northwest, by Pottstown Pike S.R. 100 to the northeast, Park Road T-523 to the southeast, and Little Conestoga Road S.R. 4016 to the south. The 9.016 acre site is Zoned C – 1-Village District. The site drains to an unnamed tributary of Pickering Creek and consists of an open field, five buildings, and parking areas. A concrete sidewalk extends along Route 100, connecting Waynebrook to the intersection with Park Road. A second concrete sidewalk extends along Little Conestoga Road, from Waynebrook to the intersection with Park Road.

Applicant proposes to increase the current parking to provide a total of 235 parking spaces. Access to the lot is currently available via Route 100 and Park Road. Generally, stormwater is managed through one subsurface infiltration bed. Our comments on the plans follow below.

1. The Board of Supervisors granted Conditional Use Approval of the eating and drinking establishment on June 13, 2017, subject to conditions. Condition 2. required that the Applicant comply with all applicable Township ordinances and regulations. In our opinion, most of the waivers requested are minor in nature and Township regulations provide for waiver requests, where necessary. We support 5 of the 6 waivers requested.
 - a. A waiver is requested from Section 162-8.B which requires that a preliminary plan and a final plan be submitted as separate documents. The comments outlined in this memo are minor in nature. As such, we are not opposed to this waiver request.
 - b. A waiver is requested from Section 162-39.D that requires curbs to be installed along all proposed streets, along all new parking areas, and to facilitate stormwater runoff. The Applicant proposes to install curbing only where necessary to facilitate stormwater management, and to utilize parking blocks. This approach will direct stormwater from the parking areas to the landscaped islands where infiltration may occur. As such, we are not opposed to this waiver request.

- c. A waiver is requested from Section 162-57.C.(4) to provide perimeter buffer landscaping only adjacent to the proposed parking lots. We support this waiver request.
 - d. A waiver is requested from Section 162-57.C.(6) to provide street trees only along Park Road and Little Conestoga Road adjacent to the proposed parking areas. We support this waiver request.
 - e. A waiver is requested from Section 162-57.C.(7)(F)(2) to provide 10 foot landscaped islands instead of the 15 foot requirement. We would support this waiver request if the Applicant demonstrates hardship caused by this requirement.
 - f. A waiver is requested from Section 162-57.D.(1) to allow planting standards be limited to only areas where new construction is proposed. We support this waiver request and find the planting requirements have been satisfied.
2. We recommend that the Township encourage the applicant to preserve and protect the existing trees on the site to the greatest extent possible.
3. The Plan proposes sidewalk connections along the Park Road frontage. The pedestrian paths crossing parking and driving aisles are delineated by striping. These proposed pedestrian circulation facilities meet the intent of the Village Design Standards.

VIII. TOWNSHIP SEWER CONSULTANT COMMENTS
ARRO CONSULTING, INC.

No comments at this time.

IX. TOWNSHIP LIGHTING CONSULTANT COMMENTS
STUBBE CONSULTING, LLC.

Lighting information, contained on Sheet 11, Preliminary/Final Lighting Plan, consists of 15 3000K LED luminaires in Type III, IV and V light distributions, pole mounded at nominally 20' AFG on 3' concrete pedestals, in single and double configurations, to illuminate parking spaces and vehicular and pedestrian traffic surfaces, and 6 village

standard 100 watt metal halide luminaires along Park Rd. A plan note specifies automatic extinguishing of luminaires by 11 p.m. nightly or, if all-night lighting is employed it shall be reduced by 75% of normal lighting levels, "unless supporting a specific purpose approved by the Township"

The following comments and recommendations, based on the lighting requirements contained in SLDO §614, Lighting, and reasonable customary engineering practices, offered for Township consideration, are repeated and comments added.

1. Unlighted Parking Spaces. It was noted that the 2 ADA parking spaces near the entrance from Park Rd. are, according to the illuminance plot, not lighted to Ordinance minimum illuminance requirements. It is recommended clarification be sought as to whether the spaces are not within the scope of this application but are otherwise adequately lighted or if they are within the scope of this application and therefore should be required to be adequately lighted.

Luminaire added, illuminance levels now in accordance with Ordinance requirements. Issue resolved, no further action deemed necessary.

2. Illuminance Calculations - A light-loss factor of 0.94 was listed as having been used for calculating the illuminance values for the Type IV luminaires and 1.03 for the type V luminaires. It is recommended Applicant be requested to justify the use of 2 different light-loss factors and why one is a positive value.

Plan revised to document a light-loss-factor of 1.0 for all on-site luminaires. Issue resolved, no further action deemed necessary.

3. Glare Control - Ordinance §614.C.3.a. Control of Glare, requires that lighting not create a nuisance. The specified LED source with a correlated color temperature of 5700K will emit a white light that will be a potential glare source as seen by site visitors, especially those up in age, and judged not to be compatible with the assumed relaxed atmosphere of the use. It is recommended Applicant be requested to specify luminaires with a correlated color temperature not exceeding 3000K

All specified LED sources have been revised to 3000K. Issue resolved, no further action deemed necessary.

4. Control/Hrs of Operation - §614.C.3.d. & e. requires that unless otherwise permitted by the Township (e.g., for safety or security or all-night operations), lighting shall be controlled by automatic switching devices to extinguish outdoor lighting by 11 p.m. Lighting proposed for use after 11 p.m. shall be

reduced by 75% from then until dawn unless supporting a specific purpose and approved by the Township. No information could be found on Lighting Plan with respect to proposed hours of operation of the lighting, the device or devices proposed to control the lighting and the intended hours of operation of the lighting. It is recommended Applicant be requested to document this information on Lighting Plan.

General Note 1. on Sheet 11 specifies site lighting to be automatically extinguished by 11 p.m. nightly, or if and where all-night lighting is deemed necessary, reduced to a level 25% of normal lighting levels.

Issue resolved, no further action deemed necessary.

5. Waiver Request - D. L. Howell & Assoc., in the above referenced letter dated 10/10/17, stated as follows: "No. 9: A Waiver is requested from Section 162-58.(A-H) to allow a partial waiver from the requirement of providing permanent lighting throughout the site and temporary parking areas but to provide temporary lighting by permit only in accordance with Section 162-58.H.(2). The temporary site lighting we intend to use will be designed in accordance with the ordinance with respect to glare control and light trespass onto the residential properties." No evidence of an intention to use temporary lighting was found on Lighting Plan. It is recommended Applicant be requested to provide clarification of this issue.

List of waivers on Sheet 1 no longer includes No. 9. If waiver no longer requested, issue considered resolved and no further action deemed necessary.

6. Plan Content

- a. Catalog Cuts - §614.D.1.c. requires catalog cuts of specified lighting equipment. It is recommended Applicant be requested to include on Sheet 11, a manufacturer's catalog cut of specified luminaire.

Catalog cuts of specified luminaires added to Plan. Issue resolved, no further action deemed necessary.

- b. Plan Notes - §614.D.4.Requires that the inclusion of notes on lighting plan:

- i. "Post-approval alterations to lighting plans or intended substitutions for approved lighting equipment shall be submitted to Township for review and approval prior to installation. "
- ii. It is further recommended that Applicant be requested to add the following note: "Upper Uwchlan Township reserves the right to conduct one or more post-installation site visits to confirm

Upper Uwchlan Township

Reference: Eagle Village Parking Expansion

Preliminary/Final Land Development Review - Resubmission

Upper Uwchlan Township, Chester County, PA

File No. 17-04074T1

February 2, 2018

satisfactory compliance with approved plan commitments and if deemed necessary, to require remedial action at no expense to the Township."

Plan notes added. Issue resolved, no further action deemed necessary.

- c. Foundation Detail - A foundation detail of the 36" concrete base supporting the luminaire poles was not provided. It is recommended Applicant be requested to provide a foundation detail on lighting plan

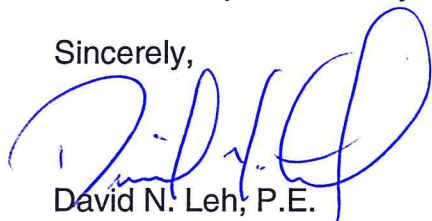
Foundation detail added, Issue resolved, no further action deemed necessary.

7. Landscaping/Lighting Conflicts - Not all luminaire locations are spotted on Landscaping Plan and there is at least one location where, at tree maturity or before, is predicted to result in light blockage and consequent lighting levels below Ordinance-required minimums.

Not all luminaire locations have been plotted on Landscaping Plan. It is recommended landscaping and lighting disciplines be requested to review tree and luminaire locations for potential conflicts and to take appropriate corrective action.

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

Sincerely,



David N. Leh, P.E.

Municipal Services Manager
Gilmore & Associates, Inc.

cc: Upper Uwchlan Township Board of Supervisors (via e-mail only)
Upper Uwchlan Planning Commission (via e-mail only)
Kristin S. Camp, Esq., BBMM, LLP (Via e-mail only)
Christopher J. Williams, P.E., McMahon Assoc., Inc. (via e-mail only)

Cary B. Vargo, Township Manager

Page - 13

Upper Uwchlan Township

Reference: Eagle Village Parking Expansion

Preliminary/Final Land Development Review - Resubmission

Upper Uwchlan Township, Chester County, PA

File No. 17-04074T1

February 2, 2018

Dave Schlott, PE, ARRO Consulting, Inc. (via e-mail only)

Stan Stubbe, Stubbe Lighting Consulting (via e-mail only)

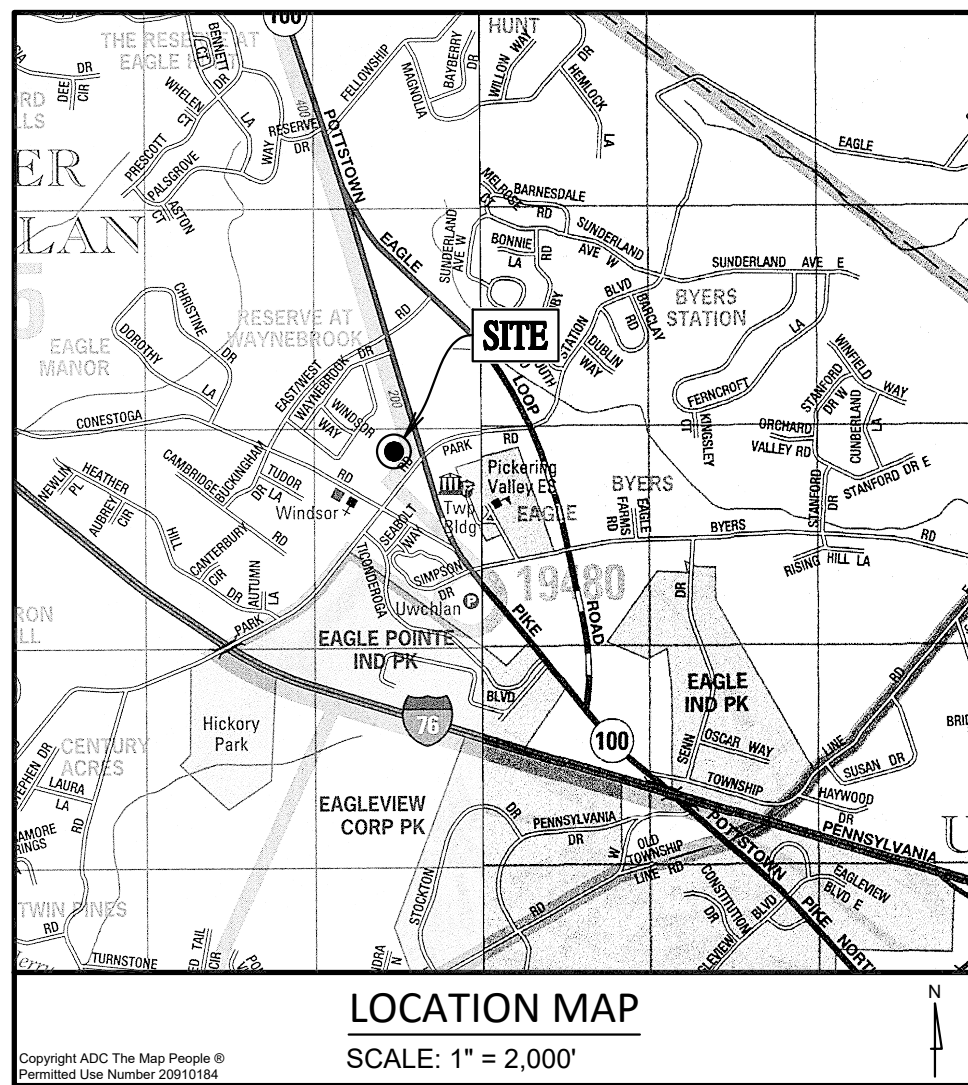
Sheila Fleming, Brandywine Consulting (via e-mail only)

Fred Gunther, Gunner Properties LTD (via e-mail only)

Alyson Zarro, Esq., RRHC (via e-mail only)

Joseph Russella, DL Howell (via e-mail only)

Packet Page 66



COMMONWEALTH OF PENNSYLVANIA COUNTY OF CHESTER

ON THIS _____ DAY OF _____, 20____ A.D. BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ WHO ACKNOWLEDGES _____ SELF TO BE THE _____ OF _____ AND THAT AS SUCH TO DO, SAID _____ EXECUTED THE FOREGOING PLAN BY SIGNING THE NAME OF THE SAID _____ BY _____ SELF AS _____ IS THE OWNER OF THE DESIGNATED LAND, IS ENDORSED THEREON AND THAT THE SAID DESIRES THAT THE FOREGOING PLAN MAY BE DULY RECORDED.

OWNER _____

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

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

CHAIRPERSON _____
MEMBER _____
MEMBER _____

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

CHAIRPERSON _____
MEMBER _____
MEMBER _____

REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20____

SECRETARY _____

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

TOWNSHIP ENGINEER _____

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

(DEPUTY) RECORDER OF DEEDS _____

CERTIFICATE OF CONFORMANCE - P.E.

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

CHRISTOPHER M. DALY, P.E. LICENSE NO. PE803065

DRAWING INDEX

SHEET NUMBER	DRAWING NUMBER	SHEET TITLE
01	C00.1	LAND DEVELOPMENT PLAN
02	C00.2	EXISTING CONDITIONS, DEMO PLAN
03	C00.3	SITE AERIAL PLAN
04	C04.1	GRADING & UTILITIES PLAN
05	C05.1	CONSERVATION PLAN
06	C05.2	CONSERVATION NOTES
07	C05.3	CONSERVATION DETAILS
08	C06.1	PCSW PLAN
09	C06.2	PCSW NOTES & DETAILS
10	C07.1	CONSTRUCTION DETAILS & PROFILES
11	C08.1	LIGHTING PLAN
12	C09.1	LANDSCAPING PLAN
13	C09.2	LANDSCAPING DETAILS & SCHEDULE

WAIVERS REQUESTED:

- WAIVER FROM SECTION 162-57.2(a) TO ALLOW PLANS TO BE SUBMITTED AND PROCESSED AS PRELIMINARY/FINAL FOR APPROVAL.
- WAIVER FROM SECTION 162-39.D TO ALLOW A PARTIAL WAIVER FROM THE ENTIRE PARKING AREA TO BE CURBED AND TO ONLY INSTALL CURBING WHERE IT IS NECESSARY TO FACILITATE STORM WATER MANAGEMENT AND AT THE ENDS OF ALL PARKING ISLANDS. WHERE CURBING IS NOT PROPOSED ADJACENT TO PARKING SPACES, PARKING BLOCKS WILL BE UTILIZED.
- WAIVER FROM SECTION 162-57.2(a) TO ALLOW A PARTIAL WAIVER FROM THE REQUIREMENT TO PROVIDE PERIMETER LANDSCAPING AROUND THE ENTIRE PARCEL AND TO ONLY BUFFER THE SECTIONS OF THE PERIMETER ADJACENT TO THE PROPOSED PARKING AREAS.
- WAIVER FROM SECTION 162-57.2(a) TO ALLOW A PARTIAL WAIVER FROM THE REQUIREMENT TO PROVIDE STREET TREES ALONG THE ENTIRE LENGTH OF ANY PUBLIC STREET AND TO ONLY PLANT AND OR MAINTAIN THE EXISTING STREET TREES ALONG PARK ROAD AND LITTLE CONESTOGA ROAD ADJACENT TO THE PROPOSED PARKING AREAS.
- WAIVER FROM SECTION 162-57.2(f)(2) TO ALLOW A PARTIAL WAIVER FROM THE REQUIREMENT TO PROVIDE 15 FOOT LANDSCAPED ISLANDS BETWEEN EACH SET OF TWO PARKING BAYS BUT TO PROVIDE 10 FOOT LANDSCAPED ISLANDS.
- WAIVER FROM SECTION 162-57.2(f)(1) TO ALLOW PARTIAL WAIVER FROM THE REQUIREMENT OF MINIMUM PLANTING STANDARDS FOR ALL EXISTING BUILDINGS, PARKING, AND TRACT BOUNDARIES WHERE CONSTRUCTION IS NOT PROPOSED.

ZONING DATA TABULATION

UPPER UWCHLAN TOWNSHIP ZONING ORDINANCE
ARTICLE VII - C-1 VILLAGE DISTRICT
SECTION 200-33 - USES PERMITTED BY CONDITIONAL USE (CUB) - EATING AND DRINKING ESTABLISHMENT

SECTION 200-34 - AREA AND BULK REGULATIONS

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 S.F.	392,770 S.F.	392,770 S.F.
MINIMUM LOT WIDTH	100 FT.	9,016 ACS.	9,016 ACS.
MINIMUM FRONT YARD	20 FT.	221 FT.	221 FT.
MINIMUM SIDE YARD	10 FT. EACH	0 FT. (*)	0 FT. (*)
MINIMUM REAR YARD	40 FT.	0 FT. (*)	0 FT. (*)
MINIMUM GARAGE SETBACK	40 FT.	4,238' (16,705 S.F.)	4,238' (16,705 S.F.)
MAXIMUM BUILDING COVERAGE	60%	15,808' (128,889 S.F.)	15,808' (128,889 S.F.)
MAXIMUM BUILDING HEIGHT	35 FT.	<35 FT.	<35 FT.
MAXIMUM FLOOR AREA	6,000 S.F.	<6,000 S.F.	<6,000 S.F.
MINIMUM SETBACK FROM RESIDENTIAL DISTRICT OR USE	30 FT.	191 FT.	127 FT.
(*) EXISTING NON-CONFORMITY			

NOTE:

Expansion of the lower level bar and seating area in Building #1, use of the upstairs of Building #1 for a restaurant, the use of Building #1 for a bakery accessory to the restaurant uses, and the use of the lower level of Building #5 for a breakfast restaurant are future uses for which parking is being provided in accordance with this plan. The restaurant and bar uses are defined as "eating and/or drinking establishment" in the Upper Uwchlan Township Zoning Ordinance, which are permitted by conditional use in the C-1 District.

PARKING TABULATION EAGLE VILLAGE	REQUIRED	EXIST.	PROPOSED
BUILDING #1 EXISTING 2-STORY BUILDING 4,365 S.F. FOOTPRINT 7,375 S.F. TOTAL EX. LOWER LEVEL MASSAGE THERAPY 750 S.F. LOWER LEVEL BAR & SEATING 4,335 S.F. (3,000 S.F. PUBLIC USE) EMPLOYEES UPSTAIRS RESTAURANT 2,300 S.F. (2,000 S.F. PUBLIC USE) EMPLOYEES	5.59/1000 1.59/2 SEATS 1.59/750 SF 1.59/EMPLOYEE	4 5 40 5	4<+* 5<+* 40 5
BUILDING #2 EXISTING 2-STORY BUILDING 2,365 S.F. FOOTPRINT 4,470 S.F. TOTAL EX. 3 APARTMENTS 1,800 SQ. FT.	2.25.59/UNIT	10	7
BUILDING #3 EXISTING 1-STORY BUILDING 972 S.F. TOTAL BAKERY (ACCESSORY TO RESTAURANTS) 972 S.F.	2.59/1000 SF 1.59/COMP CAR	2 1	*32<+* 1
BUILDING #4 EXISTING 2-STORY BUILDING 2,365 S.F. FOOTPRINT 10,520 S.F. TOTAL EX. OFFICE/BUSINESS OFFICE/PERSONAL-PROF SERVICES 10,520 S.F.	5.59/1000 SF (53 REQ.)	*32	*32<+* 1
BUILDING #5 EXISTING 2-STORY BUILDING 2,465 S.F. FOOTPRINT 5,261 S.F. TOTAL LOWER LEVEL BREAKFAST RESTAURANT 2,465 S.F. (1,500 S.F. PUBLIC USE) EMPLOYEES	1.59/2 SEATS 1.59/750 SF 1.59/EMPLOYEE	25 30<+* 5<+*	25 30<+* 5<+*
	65 EX.		196 TOTAL REQ. 71<+* 125 REQ. FOR PEAK TIMES 235 PROVIDED

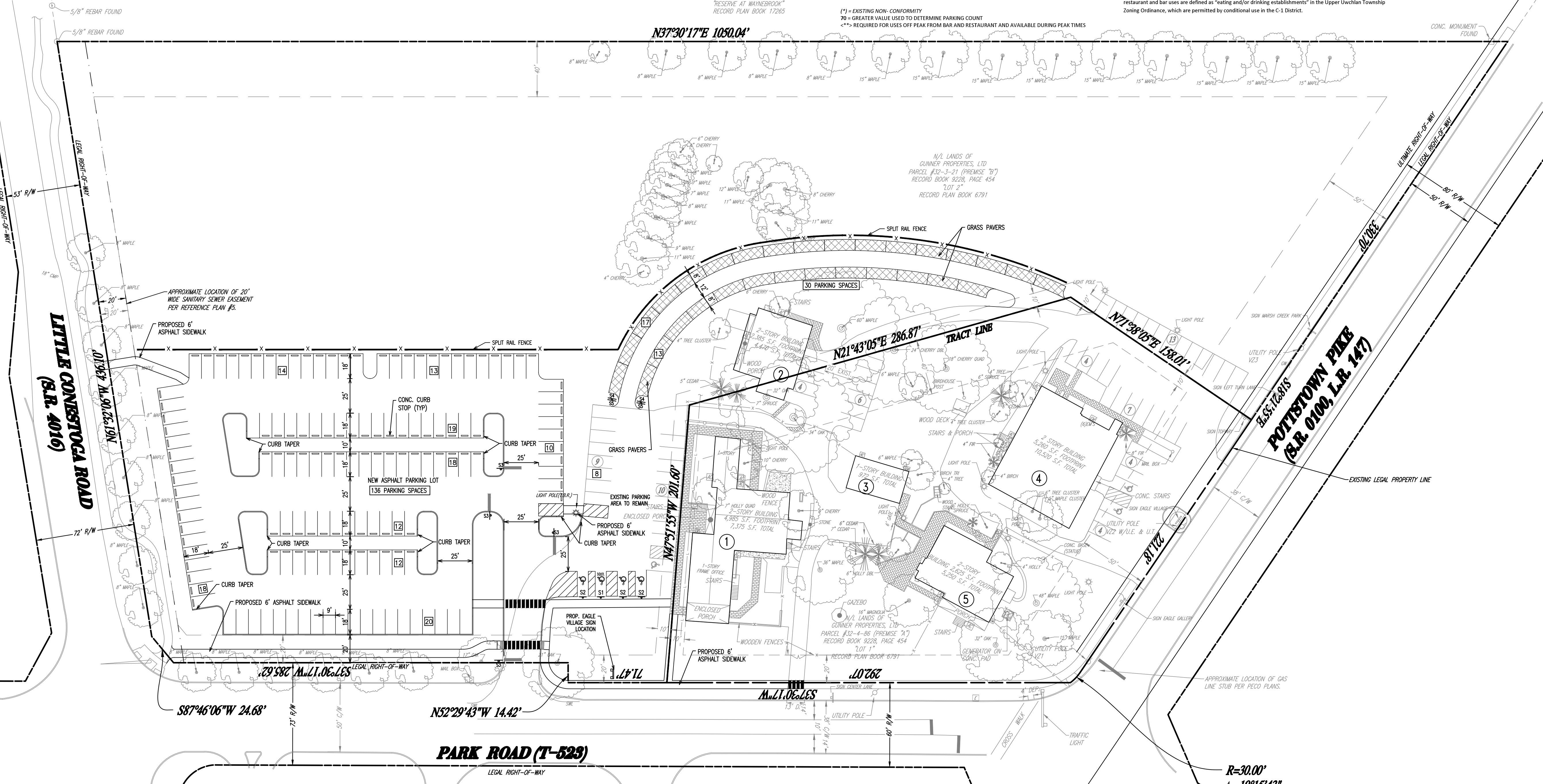
(*) = EXISTING NON-CONFORMITY
70+ GREATER VALUE USED TO DETERMINE PARKING COUNT
<+* = REQUIRED FOR USE OFF PEAK FROM BAR AND RESTAURANT AND AVAILABLE DURING PEAK TIMES

REFERENCE PLAN(S)

- PLAN ENTITLED, "XONCS CROSSING-FINAL SUBDIVISION PLAN FOR FRANCES E. FUNDERWHITE", PREPARED BY JOHN D. STAPLETON II REGISTERED LAND SURVEYOR DATED MARCH 4, 1986, RECORD PLAN BOOK #6791.
- PLAN ENTITLED, "CONSTRUCTION IMPROVEMENTS PLAN", PREPARED BY COMMONWEALTH ENGINEERS, INC. DATED JULY 15, 2003, LAST REVISED APRIL 26, 2005.
- PLAN ENTITLED, "FINAL PLAN RESERVE AT WYNEBROOK", PREPARED BY YERKES ASSOCIATES, INC. DATED MAY 2, 2001, LAST REVISED AUGUST 6, 2004.
- PLAN ENTITLED, "UPPER UWCHLAN TOWNSHIP DRAWINGS FOR CONSTRUCTION VILLAGE OF EAGLE LARK CONNECTIONS - PEDESTRIAN PATH PROJECT ON STATE ROUTE 0100 SECTION VET.", PREPARED BY MAMAHON ASSOCIATES, INC. DATED OCTOBER 4, 2016.
- PLAN ENTITLED, "UPPER UWCHLAN TOWNSHIP MUNICIPAL AUTHORITY-PLAN AND PROFILE LITTLE CONESTOGA PUMP STATION & FORCE MAIN", PREPARED BY ARRO CONSULTING, INC. DATED JULY 2014, LAST REVISED OCTOBER 7, 2015.

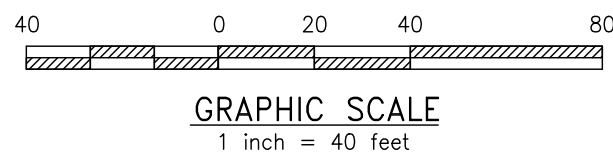
GENERAL NOTES

- RECORD OWNER/MAILING ADDRESS:
GUNNER PROPERTIES, LTD
2 UNDERBUSH BOULEVARD
WYNEBROOK, PA 19380
COATESVILLE, PA 19320
- SOURCE OF TITLE: RECORD BOOK 9228, PAGE 454
- TAX PARCEL #32-3-21 (180 PARK ROAD, DOWNTOWN, PA 19335) AND TAX PARCEL #32-4-86 (160, 162 & 164 PARK ROAD, DOWNTOWN, PA 19335) - ABOVE ADDRESSES TAKEN FROM CHESTER COUNTY, PA GIS DATABASE (ARCWEB.CHE2000G)
- TOPOGRAPHIC AND PHYSICAL IMPROVEMENTS SHOWN ARE FROM FIELD SURVEY BY HOWELL KLINE SURVEYING, LLC. PERFORMED ON MARCH 1, 2017.
- CONTOURS PLOTTED FROM FIELD RUN TOPOGRAPHIC SURVEY BY HOWELL KLINE SURVEYING, LLC. DATUM: NAVD 83 (COMPUTED USING GED012A) & NAD 83 (2011) (EPCH02010000) (AS DETERMINED BY GPS OBSERVATION). SITE BENCH = RM 42 SANITARY MANHOLE LOCATED IN THE CENTERLINE OF PARK AVENUE, APPROXIMATELY 110' S.W. OF POTTSTOWN PIKE INTERSECTION. ELEVATION= 450.13, CONTOUR INTERVAL: 2 FEET.
- TOPOGRAPHY LOCATED OUTSIDE OF THE LIMIT OF DETAILED TOPOGRAPHIC SURVEY PROVIDED BY HOWELL KLINE SURVEYING LLC. HAS BEEN PROVIDED USING CONTOUR DATA FROM CHESCO VIEWS GIS MAPS.
- BOUNDARY LINES SHOWN HEREON WERE TAKEN FROM DEEDS OF RECORD AND DOES NOT REPRESENT A COMPLETE BOUNDARY SURVEY BY THIS OFFICE.
- UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF SURVEY AND INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON.
- THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN AS PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR CHESTER COUNTY, PA. MAP NO. 42026C0009F, PANEL 90 OF 380, DATED SEPTEMBER 26, 2006.
- INVERTS OF SANITARY CLEAN-OUTS ARE BASED ON MEASUREMENTS TAKEN AT THE CLEAN-OUT AND MAY NOT REPRESENT THE ACTUAL SANITARY LATERAL INVERT ELEVATION.
- SOILS INFORMATION PROVIDED WITH SUPPORT FROM THE NATURAL RESOURCES CONSERVATION SERVICE. SOILS ATTRIBUTE DATA IS SERVED FROM THE NCSOIL DATA MART.
- ALL OBSERVABLE EVIDENCE OF WELLS AND SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY ARE SHOWN HEREON.
- SITE IS SERVED BY PUBLIC WATER SERVICE.
- SITE IS SERVED BY PUBLIC SANITARY SEWER.
- ALL BUILDING MATERIALS AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET SEQ., 271.1 ET SEQ. AND 287.1 ET SEQ. NO BUILDING MATERIAL SHALL BE BURIED, DUMPED OR DISCHARGED FROM THE SITE.
- UPPER UWCHLAN TOWNSHIP SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, THROUGH A EJECTMENT EASEMENT TO ENTER THE PROPERTY FOR ACCESS TO THE PROPOSED BMP'S FOR INSPECTION AND/OR MENTIONED PURPOSES.
- AN AS-BUILT SURVEY OF ALL STORMWATER BMP'S AND AN EXPLANATION OF ANY DISCREPANCIES WITH THE OPERATION AND MAINTENANCE PLAN SHALL BE PROVIDED TO UPPER UWCHLAN TOWNSHIP.



LAND DEVELOPMENT PLAN

SCALE: 1"=40'



CONDITIONAL USE DECISION AND ORDER APPROVED ON JUNE 13th, 2017

C. ORDER

Conditional use approval of the eating and drinking establishment pursuant to Section 200-33.B.(8) of the Upper Uwchlan Township Zoning Ordinance is hereby granted subject to the following conditions:

- The eating and drinking establishment use shall be conducted in accordance with the testimony and exhibits provided at the hearing on May 15, 2017.
- Applicant shall comply with all applicable Township ordinances and regulations.
- Applicant shall obtain all applicable Township permits and approvals for the eating and drinking establishment use.

75612.1 3

- Applicant shall obtain all required third party permits and approvals, including, but not limited to any applicable Chester County Health Department and Pennsylvania Liquor Control Board permits or approvals, and shall provide copies of any such permits and approvals to the Township.
- Applicant shall ensure, and the PLCB licensee shall continuously maintain a policy of liquor liability insurance in the minimum amount of Two Million (\$2,000,000.00) Dollars for so long as Applicant and PLCB licensee shall offer alcoholic beverages pursuant to its liquor license.

- Applicant shall stripe the two paved parking areas on the Property in compliance with applicable Township ordinances.
- Applicant shall provide ADA accessible parking spaces in the paved parking area(s) in accordance with applicable Township ordinances.

- After the eating and drinking establishment is open and operational, Applicant and the Township shall monitor the traffic operations of the Property access as well as Park Road between Pottstown Pike and Little Conestoga Road and shall implement traffic operations measures if necessary to direct the flow of traffic during the times that the use is operational in order to insure that safe traffic operations are provided.

- Applicant shall coordinate with the Township Traffic Engineer to confirm whether any increase in trip generation is estimated to result from the eating and drinking establishment use that would require the payment of a Traffic Impact Fee pursuant to the Township's Act 209 Traffic Impact Fee Ordinance.

- Applicant shall provide, operate and maintain bathroom facilities in accordance with the testimony and exhibits presented at the hearing and in accordance with any third party approvals required for such facilities, such as the Chester County Health Department.

- The eating and drinking establishment shall be permitted to operate from June through October, on Thursdays through Sundays, from the hours of 12 p.m. to 11 p.m.

- Applicant shall be required to seek annual approval from the Township for the seasonal eating and drinking establishment use, but such approval shall not require the reopening of the conditional use hearing or additional conditional use approval, provided that Applicant provides copies of any required third party permits and approvals that are required to be renewed in connection with the continued operation of the eating and drinking establishment.

APPROVED this 13th day of June, 2017

UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS

Kevin C. Kern, Chairperson
James W. Gorchonoff, Vice Chairperson
GUY A. Donatelli, Member

ATTEST:

Gwen A. Smith
Gwen A. Smith, Township Secretary

THIS SHEET TO BE RECORDED

UPI# 32-3-21 D.B. 9228 PAGE 454
UPI# 32-4-86 D.B. 9228 PAGE 454

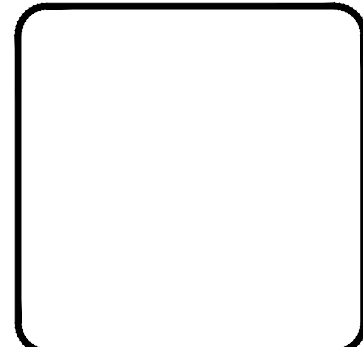
UPPER UWCHLAN TOWNSHIP ZONING ORDINANCE - LAND DEVELOPMENT PLAN

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01 OF 13



Civil Engineering
Land Planning
Environmental
www.DLHowell.com



PRELIMINARY/FINAL

EXISTING CONDITIONS, DEMO PLAN

CLIENT: GUNNER PROPERTIES, LTD. C/O FRED GUNTHER
PROJECT: EAGLE VILLAGE PARKING EXPANSION
LOCATION: 160 PARK ROAD
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PA

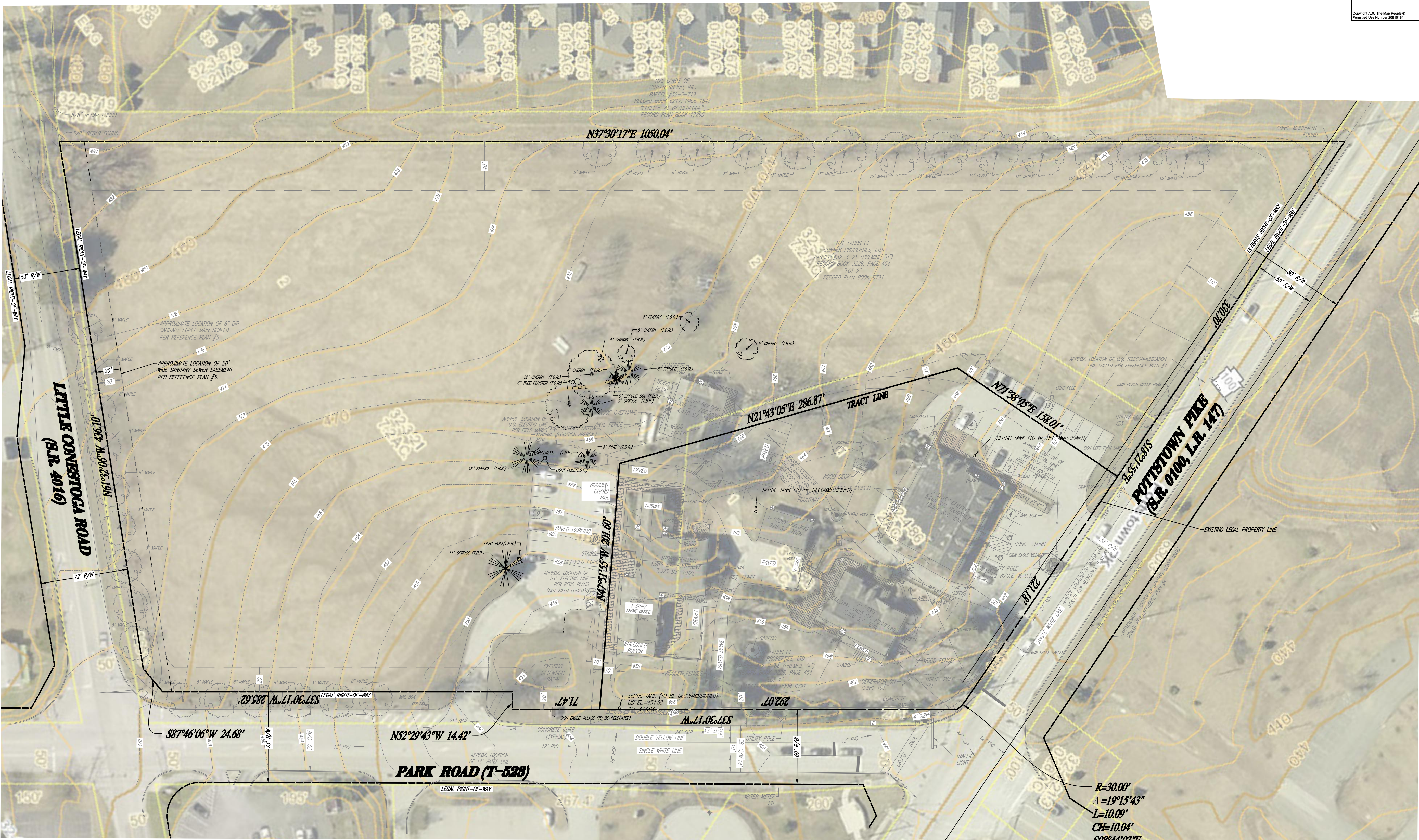
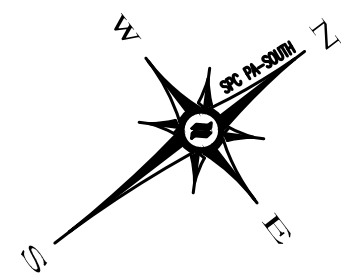
=====	EX. PROPERTY LINE	-- 242	EXISTING CONTOUR
-----	PROP. PROPERTY LINE	[242]	PROPOSED CONTOUR
-----	EX. RIGHT-OF-WAY	X 123.00	EXISTING SPOIL ELEV.
-----	PROP. RIGHT-OF-WAY	x 123.00	NEW SPOT ELEV.
□	EX. MONUMENT	<i>GEB2</i>	SOILS TYPE
■	PROP. MONUMENT		SOILS LINE
●	EX. IRON PIPE		EX. CONC. CURB
●	PROP. IRON PIPE		PROP. CONC. CURB
=====	EX. EASEMENT		EX. EDGE OF PAVING
=====	PROP. EASEMENT		PROP. EDGE OF PAVING
=====	EX. WETLANDS		EX. 1:10% SWP

—E— PROP. ELEC. LINE
 ○ EX. UTILITY POLE
 ○ PROP. UTILITY POLE
 ⚡ EX. GUY ANCHOR
 —G— EX. GAS LINE
 —G— PROP. GAS LINE
 G.V. VAL EX. GAS VALVE
 G.V. VAL PROP. GAS VALVE
 === EX. STORM SEWER LINE
 — — — PROP. STORM SEWER LINE
 [] EX. STORM INLET

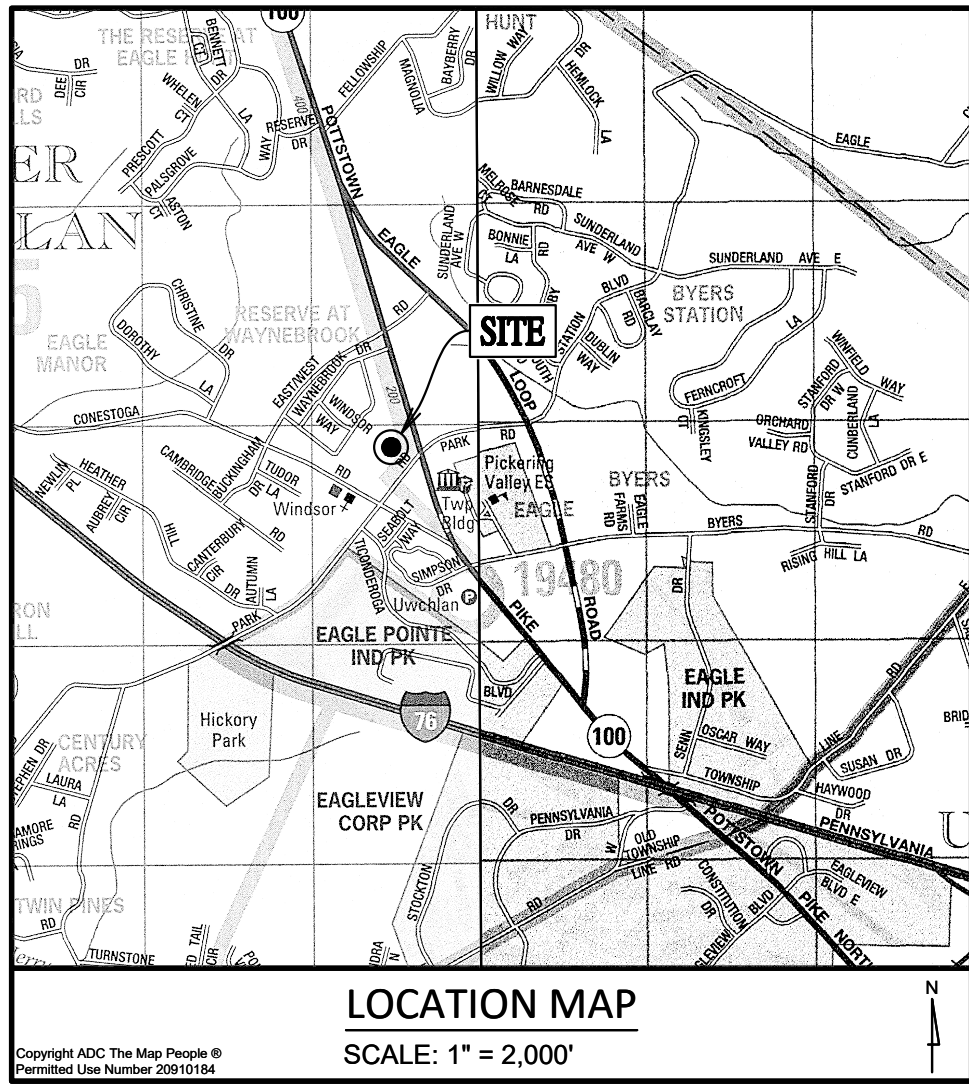
W	PROP. WATER LINE
WL	PROP. WATER LATERAL
FW	PROP. FIRE WATER LINE
W.V.	EX. WATER VALVE
W.V.	PROP. WATER VALVE
F.H.	EX. HYDRANT
F.H.	PROP. HYDRANT
○	EX. MANHOLE
○	PROP. MANHOLE
●	EX. PERC TEST
▲	EX. TIE OFF

GRAPHIC SCALE
1 inch = 40 feet

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SITE AERIAL PLAN
SCALE: 1"=40'
GRAPHIC SCALE
1 inch = 40 feet



DLHowell

Civil Engineering
Land Planning
Environmental
www.DLHowell.com

1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003

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REV	DATE	DESCRIPTION
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2		
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6		
7		
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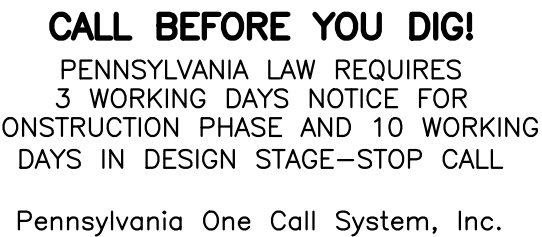
PRELIMINARY/FINAL SITE AERIAL PLAN
CLIENT: GUNNER PROPERTIES, LTD. C/O FRED GUNTER
PROJECT: EAGLE VILLAGE PARKING EXPANSION
LOCATION: 160 PARK ROAD UPPER UNCHLAN TOWNSHIP, CHESTER COUNTY, PA

DATE:	10/6/17
SCALE:	1"=40'
DRAWN BY:	ACB
CHECKED BY:	CMD
PROJECT NO.:	2892
CAD FILE:	03 SITE AERIAL PLAN.dwg
PLOTTED:	01/17/18
DRAWING NO.:	C03.1
SHEET	03 OF 13



1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003

1. PRIOR TO STARTING CONSTRUCTION, ALL UTILITY SERVICES IN THE AREA SHALL BE LOCATED AND DEPTH OF ALL UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITIES CONCERNING THE PROJECT AND TO EXISTING FACILITIES SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE UTILITY COMPANIES OF ANY EXISTING UTILITIES THAT MAY BE AFFECTED BY THE CONSTRUCTION ACTIVITIES ON THIS SITE. THE CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK THEIR UTILITIES IF NECESSARY.
3. LOCATIONS OF EXISTING UTILITIES SHOWN HEREIN HAVE BEEN DEVELOPED FROM RECORD DRAWINGS AND FIELD SURVEY. THE ACCURACY OF EXISTING UTILITY INFORMATION IS NOT GUARANTEED. PRIOR TO THE START OF ANY CONSTRUCTION, THE CONTRACTOR SHALL ACCURATELY FIELD MEASURE LOCATION AND DEPTH OF ALL UTILITIES. IF ANY UTILITIES ARE FOUND TO BE IN CONFLICT, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER OF ANY CONFLICT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMMENCE BEGINNING AT THE LOWEST POINT (INFT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFERE POINTS (DEPRESSIONS) WITH EXISTING UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. CONSTRUCTION SHALL BE LOCATED, AND MEASURES TAKEN TO PROTECT THE EXISTING UTILITIES. IF ANY UTILITIES ARE FOUND TO BE IN CONFLICT, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER OF ANY CONFLICT. THE CONTRACTOR SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL PERSONS, VEHICLES AND BUILDINGS FROM THE CONSTRUCTION AREA FROM INJURY AND DAMAGE. DURING THE COURSE OF WORK.



 1-800-242-1776

ACT 287 SERIAL NUMBER 20170510622
 L. Howell & Associates, Inc. does not guarantee the accuracy of the locations for existing subsurface utility lines, structures, etc. shown on the plans, nor does D. Howell & Assoc., Inc. guarantee that all subsurface utility lines, structures, etc. are shown.

ONE CALL CONTACTS
 COMPANY: COLUMBIA GAS TRANSMISSION LLC
 ADDRESS: 1700 MACCORKLE AVE SE 8TH FLOOR
 CHARLESTON, WV. 25314
 CONTACT: MONITORING CENTER PERSONNEL

COMPANY: COMCAST CABLE
ADDRESS: 1004 CORNERSTONE BLVD
DOWNTOWN, PA. 19335
CONTACT: TOM RUSSO
EMAIL: tom_russo@cable.comcast.com

COMPANY: NEON TRANSCOM
ADDRESS: 196 VAN BUREN ST
HERNDON, VA. 20170
CONTACT: MIKE BRODAR
EMAIL: MBRODAR@LIGHTTOWER.COM

COMPANY: VERIZON PENNSYLVANIA LLC
ADDRESS: 15 MONTGOMERY AVENUE, FLOOR 2
PITTSBURGH, PA. 15212
CONTACT: DEBORAH BARUM
EMAIL: deborah.d.delio@verizon.com

GRAPHIC SCALE
1 inch = 40 feet

_____	EX. PROPERTY LINE	_____	EXISTING CONTOUR
_____	PROP. PROPERTY LINE	<u>7242</u>	PROPOSED CONTOUR
_____	EX. RIGHT-OF-WAY	X 123.00	EXISTING SPOT ELEV.
_____	PROP. RIGHT-OF-WAY	X <u>923.00</u>	NEW SPOT ELEV.
□	EX. MONUMENT	<u>GEb2</u>	SOILS TYPE
■	PROP. MONUMENT	_____	SOILS LINE
○	EX. IRON PIPE	_____	EX. CONC. CURB
●	PROP. IRON PIPE	_____	PROP. CONC. CURB
_____	EX. EASEMENT	_____	EX. EDGE OF PAVING
_____	PROP. EASEMENT	_____	PROP. EDGE OF PAV.
_____	EX. WETLANDS	○□	EX. LIGHT POLE

	PROP. LIGHT POLE
	EX. FENCE
	EX. MAIL BOX
	EX. SIGN
	PROP. SIGN
	EXIST. PARKING SPACES
	PROP. PARKING SPACES
	TO BE REMOVED
	EX. TELE. LINE
	PROP. TELE. LINE
	EX. ELEC. LINE

**ERIES, LTD. C/O FRED GUNTHER
PARKING EXPANSION**

DATE:	10/6/17
PLAN BY:	1"=40'
CHECKED BY:	ACB
PROJECT NO.:	2892
FILE:	04 GRADING & UTILITIES PLAN.dwg
NOTED:	01/17/18
DRAWING NO.:	C04.1
SHEET	04 of 13



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DATE	TIME	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

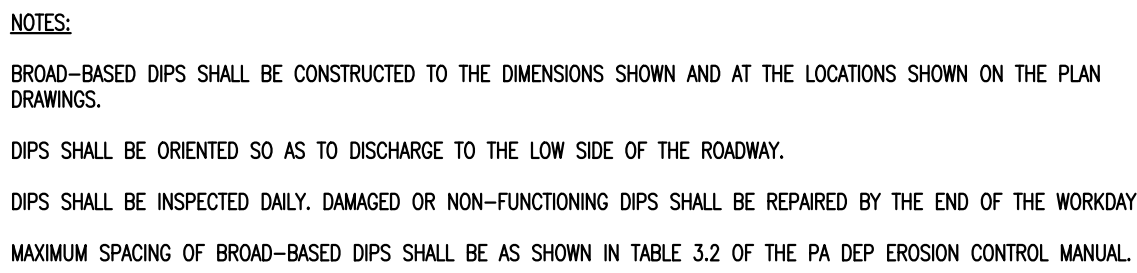
PRELIMINARY/FINAL
CONSERVATION NOTES

CLIENT: GUNNER PROPERTIES, LTD. C/O FRED GUNTHER
PROJECT: EAGLE VILLAGE PARKING EXPANSION
LOCATION: 160 PARK ROAD
UPPER UGCHLAN TOWNSHIP, CHESTER COUNTY, PA

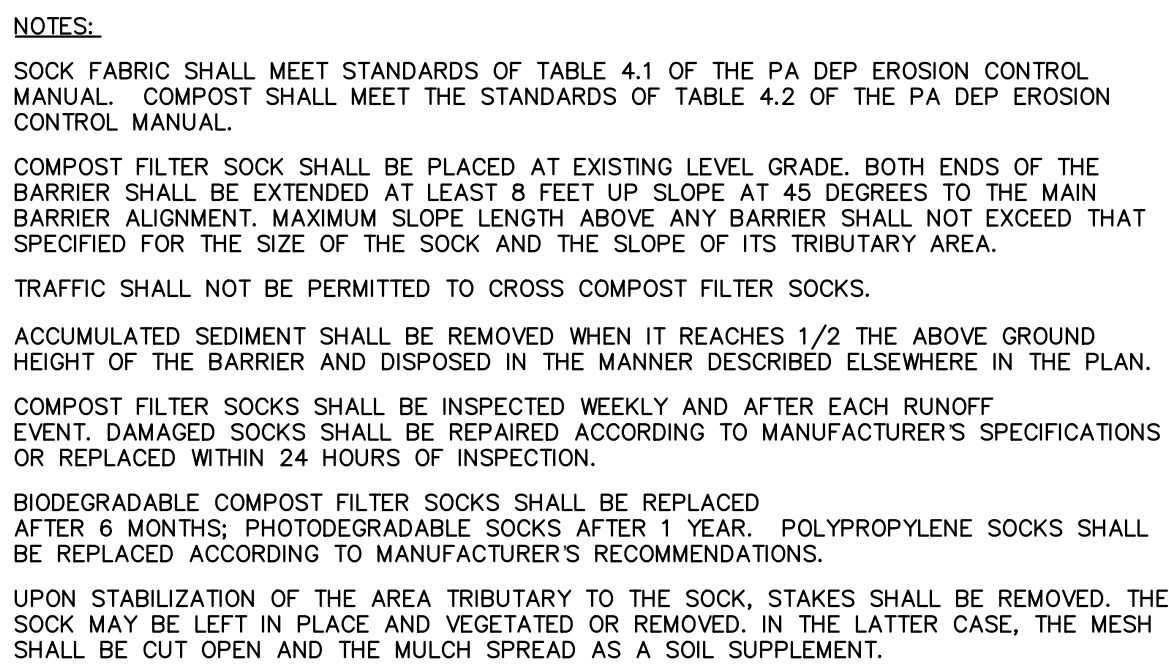
DATE:	10/6/17
SCALE:	N.T.S.
DRAWN BY:	ACB
CHECKED BY:	CMD
PROJECT NO.:	2892
CAD FILE:	05 CONSERVATION PLAN.dwg
PLOTTED:	01/17/18
DRAWING NO.:	C05.2
SHEET	06 OF 13

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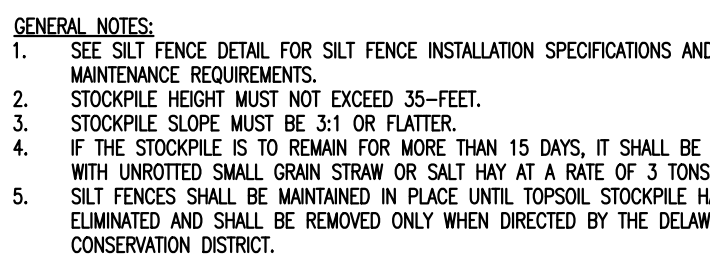
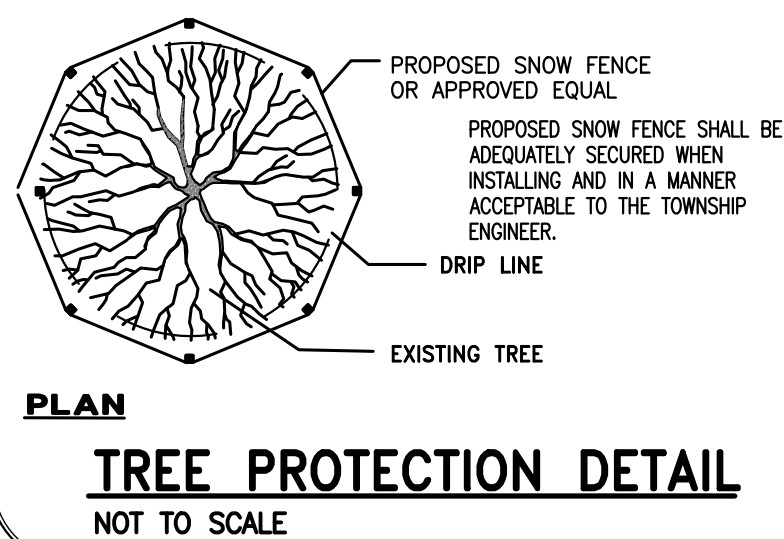
1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003



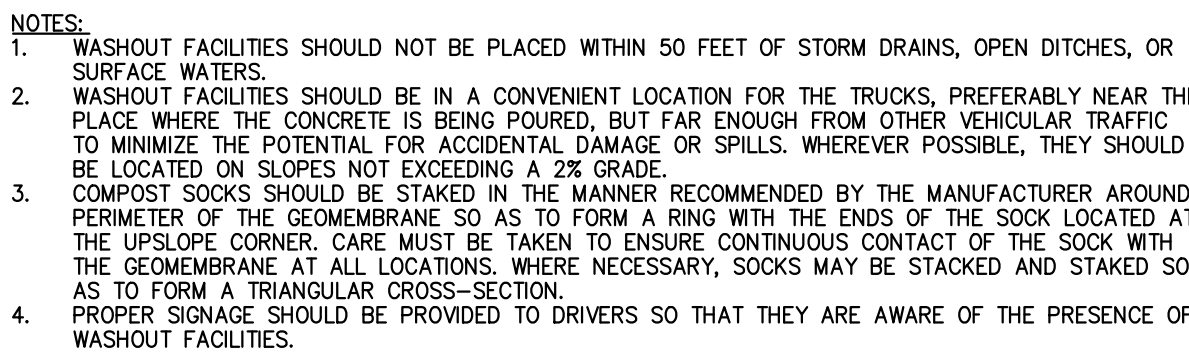
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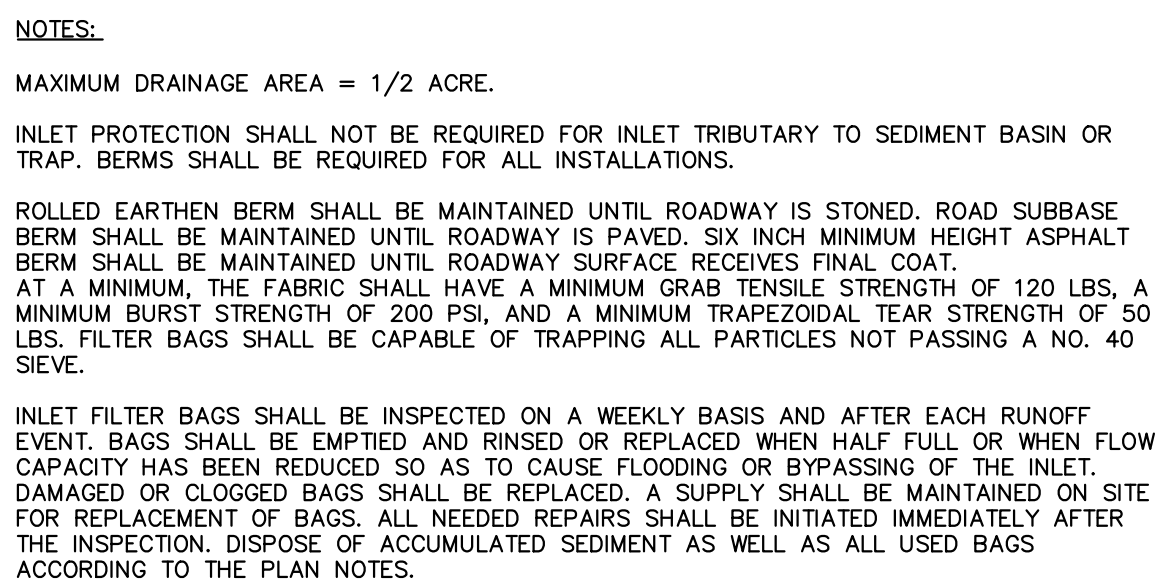
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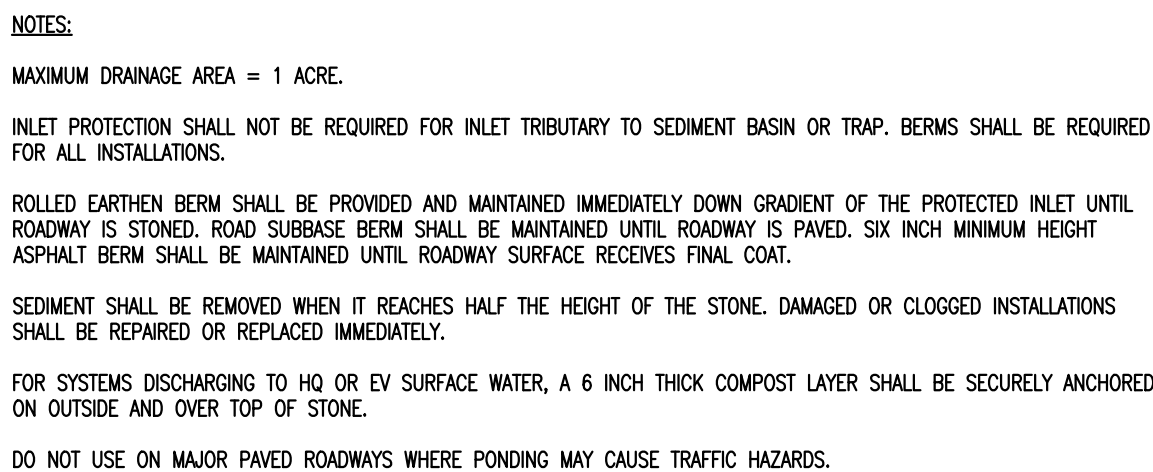
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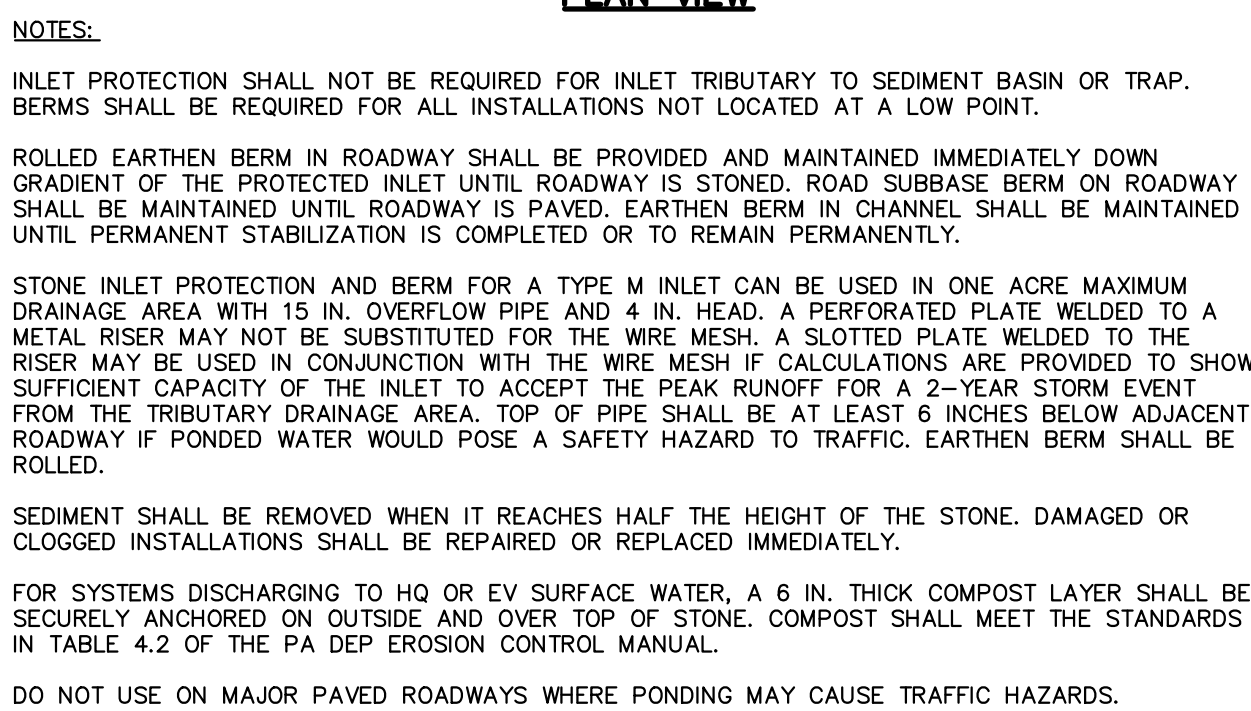
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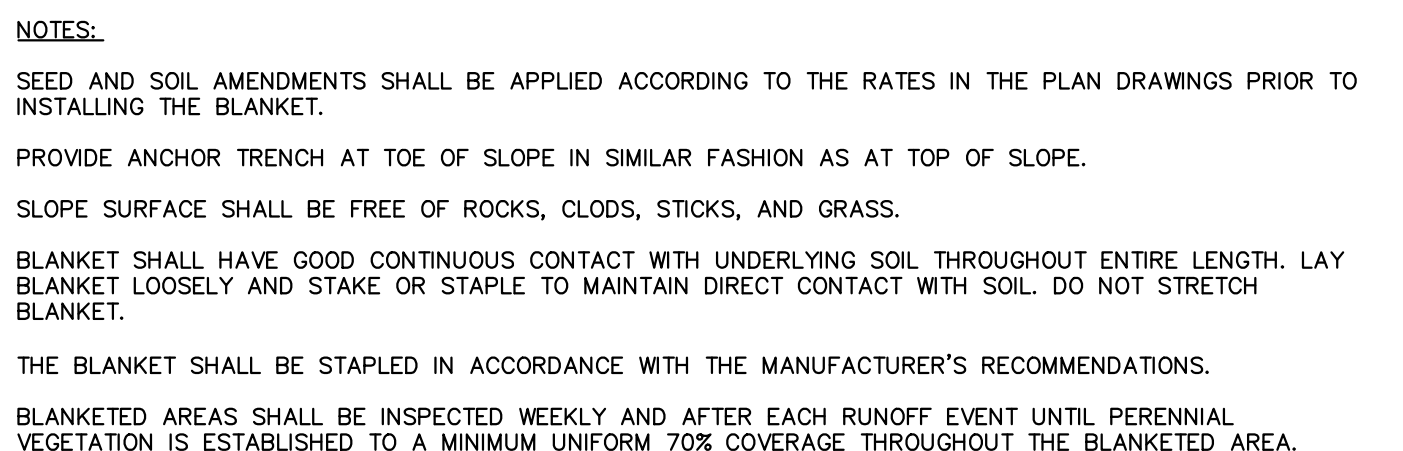
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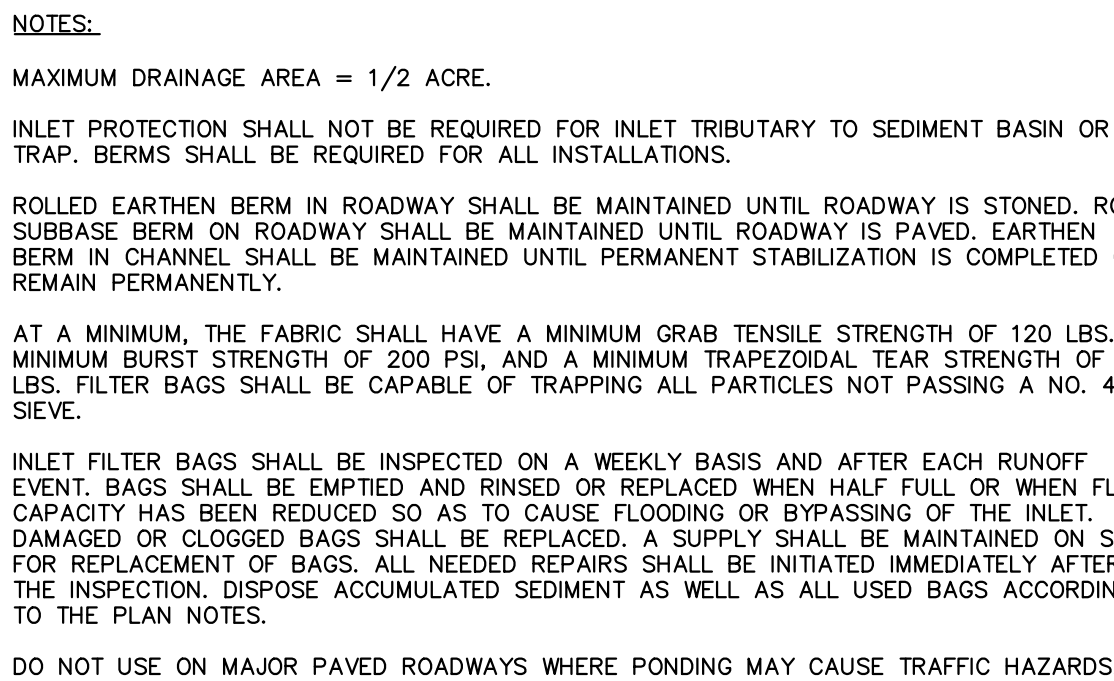
NOT TO SCALE



NOT TO SCALE



NOT TO SCALE



NOT TO SCALE



NOTES:

REMOVE TOSPOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CURBTYPE PIPE IS USED AND WHERE THE TOP OF THE COVER OR STRUCTURE IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE TO REPLENISH ROCK DEPOSITED ON PAVED ROADWAYS. ROCK SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY, IF EXCESSIVE AMOUNTS OF SEDIMENT ARE OBSERVED. SEDIMENT SHALL BE REMOVED FROM THE ENTRANCE TO THE ROADWAY TO A DEPTH OF 50 FEET INCREMENTS UNTIL CONDITION IS ALLEVATED OR INSTALL WASH ROCK. WASHING THE ROADWAY SHALL BE PERFORMED AT LEAST ONCE PER YEAR. ROADWAY CATCHES, SEWERS, CURBWAYS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

NOT TO SCALE

PRELIMINARY/FINAL
CONSERVATION DETAILS

CLIENT: GUNNER PROPERTIES, LTD. C/O FRED GUNTHER
PROJECT: EAGLE VILLAGE PARKING EXPANSION
LOCATION: 160 PARK ROAD
UPPER UNICHLAN TOWNSHIP, CHESTER COUNTY, PA

DATE:	10/6/17
SCALE:	N.T.S.
DRAWN BY:	ACB
CHECKED BY:	CMD
PROJECT NO.:	2892
CAD FILE:	05 CONSERVATION PLAN.dwg
PLOTTED:	01/17/18
DRAWING NO.:	C05.3
SHEET	07 OF 13



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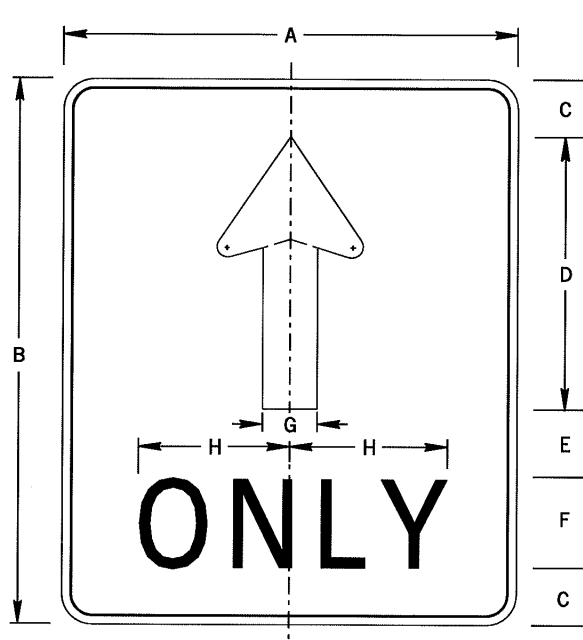
1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003

Project Page 76

R3-5A

STRAIGHT-THROUGH SIGN

- (a) Justification: The Straight-Through Sign (R3-5A) shall be authorized for use to indicate that the lane beneath the sign may only go straight ahead at the upcoming intersection.
- (b) Placement: The R3-5A sign shall be placed overhead above any lane of an approach to an intersection where traffic must proceed through the intersection without turning in any direction.



NOTE:
SEE STANDARD ARROW
FOR DIMENSIONS OF
ARROWHEAD

DIMENSIONS - IN										
SIGN SIZE A x B	C	D	E	F	G	H	MAR- GIN	BOR- DER	BLANK STD.	
30" x 36"	3.8	18	4.4	60	3.6	10.1	0.6	0.8	BS-3600	

COLOR:
LEGEND, ARROW AND BORDER:
BLACK (NON-REFLECTORIZED)
BACKGROUND:
WHITE (REFLECTORIZED)

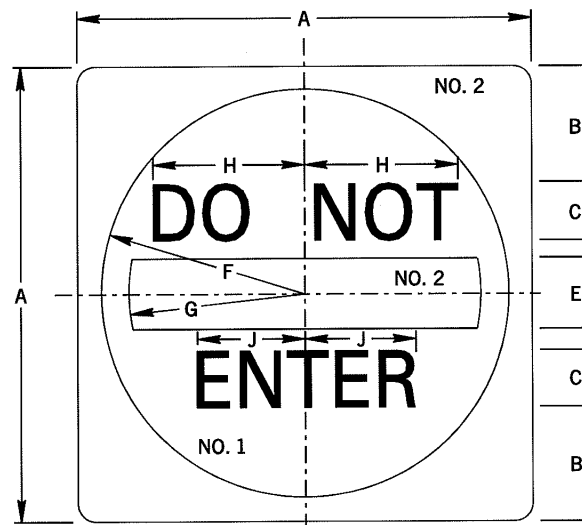
APPROVED FOR THE SECRETARY OF TRANSPORTATION
By: *[Signature]* Date: 02-29-12
Chief, Traffic Engineering and Permits Section
Bureau of Maintenance and Operations

ONE-WAY SIGN DETAILS NOT TO SCALE

R5-1

DO NOT ENTER SIGN

- (a) Justification: The Do Not Enter Sign (R5-1) shall be authorized for use to prohibit traffic from entering a restricted road section.
- (b) Placement: The R5-1 sign should normally be mounted on the right-hand side of the roadway, facing traffic entering the roadway or ramp in the wrong direction. However, a second sign on the left-hand side of the roadway may be justified, particularly where traffic may be approaching in a turn.
- (c) Size: The standard size of the R5-1 sign shall be 30" x 30" for single lane conventional highways, 36" x 36" for multi-lane conventional highways and expressways, and 48" x 48" for freeways.



DIMENSIONS - IN										
SIGN SIZE A x B	C	D	E	F	G	H	I	J	BLANK STD.	
30" x 30"	6.6	40	1.9	5	14.6	12.4	9.9	7.9	BS-30	
36" x 36"	7.6	50	2.4	6	17.6	15	12.4	9.6	BS-36	
48" x 48"	11	60	3	8	23.6	20	14.9	11.8	BS-48	

COLOR:
LEGEND:
WHITE (REFLECTORIZED)
BACKGROUND:
RED (REFLECTORIZED)

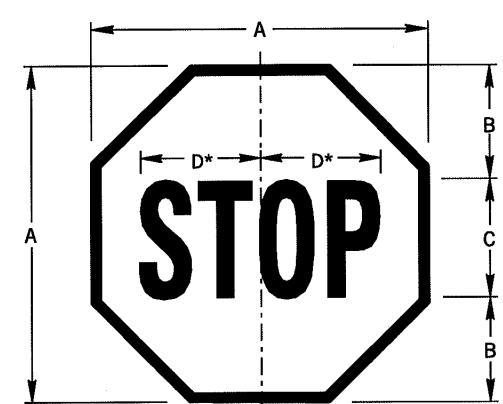
APPROVED FOR THE SECRETARY OF TRANSPORTATION
By: *[Signature]* Date: 02-29-12
Chief, Traffic Engineering and Permits Section
Bureau of Maintenance and Operations

DO NOT ENTER SIGN DETAILS NOT TO SCALE

R1-1

STOP SIGN

- (a) Justification: The Stop Sign (R1-1) is authorized for use on those streets or highways which intersect with a through highway or at a stop intersection so designated by the Department with reference to State-designated highways or local authorities with reference to highways under their jurisdiction. The R1-1 sign is also authorized for use in work zones involving one-lane, two-way roadways. At intersections where all approaches are controlled by an R1-1 sign, a supplemental ALL-WAY plaque (R5-37) shall be mounted below each R1-1 sign.
- (b) Authorization: Before local authorities designate any highway as a through highway or stop intersection which will intersect or affect a State-designated highway, approval of such designation shall first be obtained from the Department. Approval to install R1-1 signs in work zones shall not require the approval of the Department or local authorities when the conditions stipulated in the Department's Temporary Traffic Control Guidelines are satisfied.
- (c) Size: The standard size R1-1 sign shall be 30" x 30" for single lane conventional highways and 36" x 36" for multi-lane conventional highways. The 24" x 24" size shall only be used for alleys with restrictive physical conditions and vehicle usage that prohibits the installation of the standard size R1-1 sign. If the R1-1 sign is mounted back-to-back with an R1-1 sign, the size of the R1-1 sign should stay within the edges of the R1-1 sign. If necessary, the size of the R1-1 sign should be increased so that any other sign installed back-to-back with it remains within the edges of the R1-1 sign.

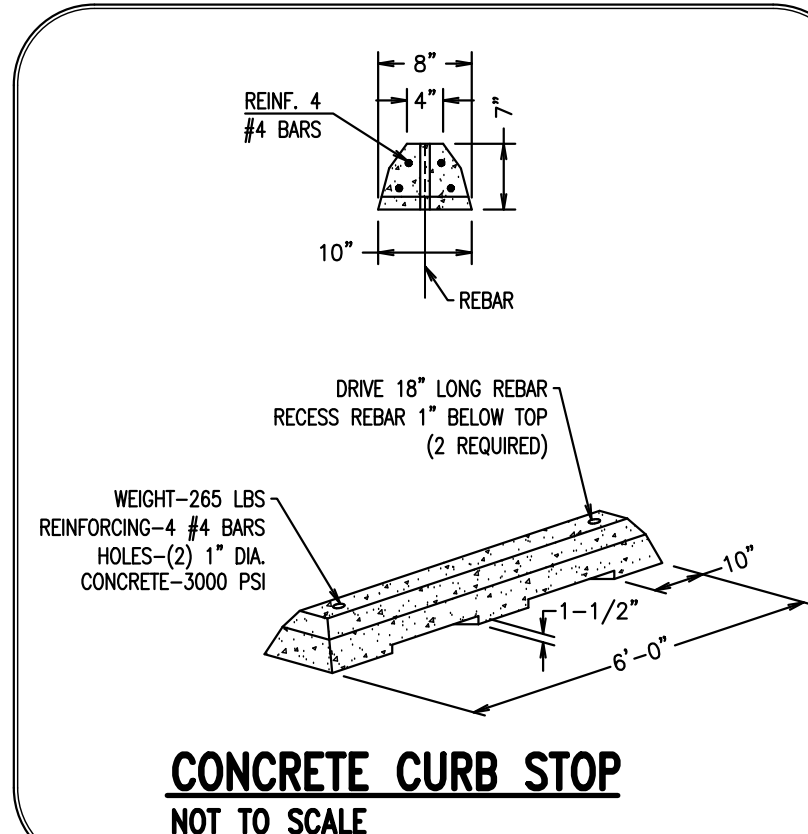


DIMENSIONS - IN										
SIGN SIZE A x B	C	D	E	F	G	H	I	J	BLANK STD.	
30" x 30"	6	60	8	0.4	—	—	—	—	BS-24	
36" x 36"	8	60	10	0.6	—	—	—	—	BS-30	
36" x 36"	12	120	15	0.8	—	—	—	—	BS-36	
48" x 48"	16	160	20	1.2	—	—	—	—	BS-48	

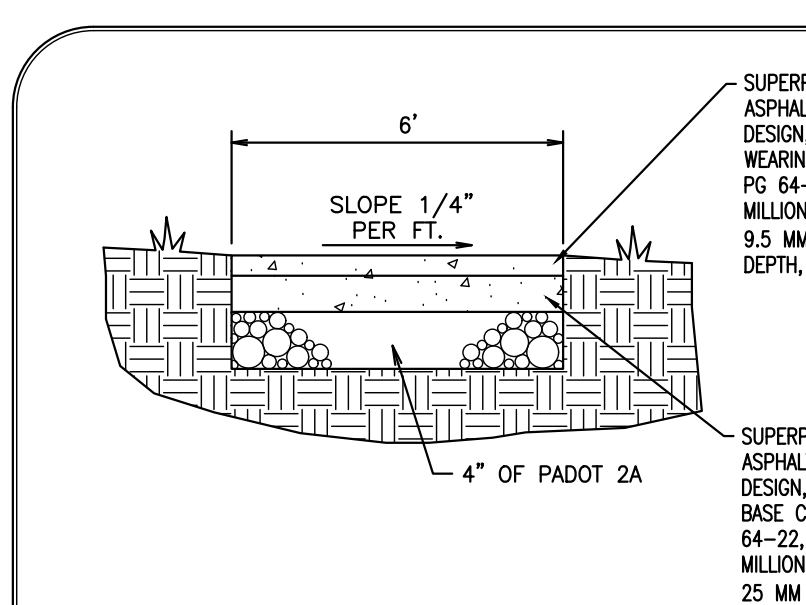
COLOR:
LEGEND AND BORDER:
WHITE (REFLECTORIZED)
BACKGROUND:
RED (REFLECTORIZED)

APPROVED FOR THE SECRETARY OF TRANSPORTATION
By: *[Signature]* Date: 02-29-12
Chief, Traffic Engineering and Permits Section
Bureau of Maintenance and Operations

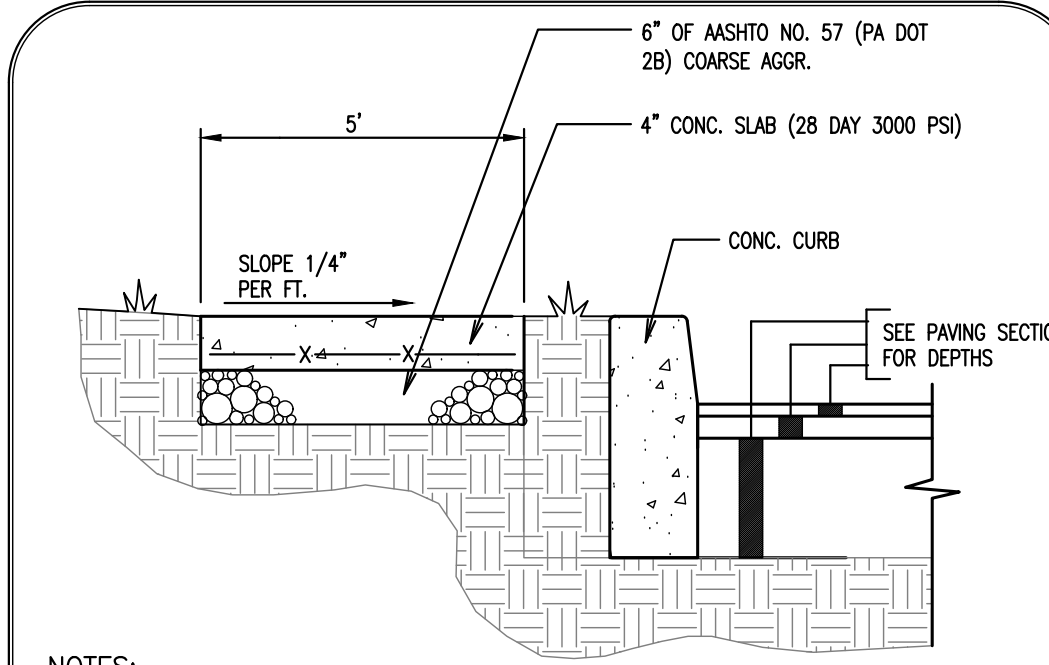
STOP SIGN DETAILS NOT TO SCALE



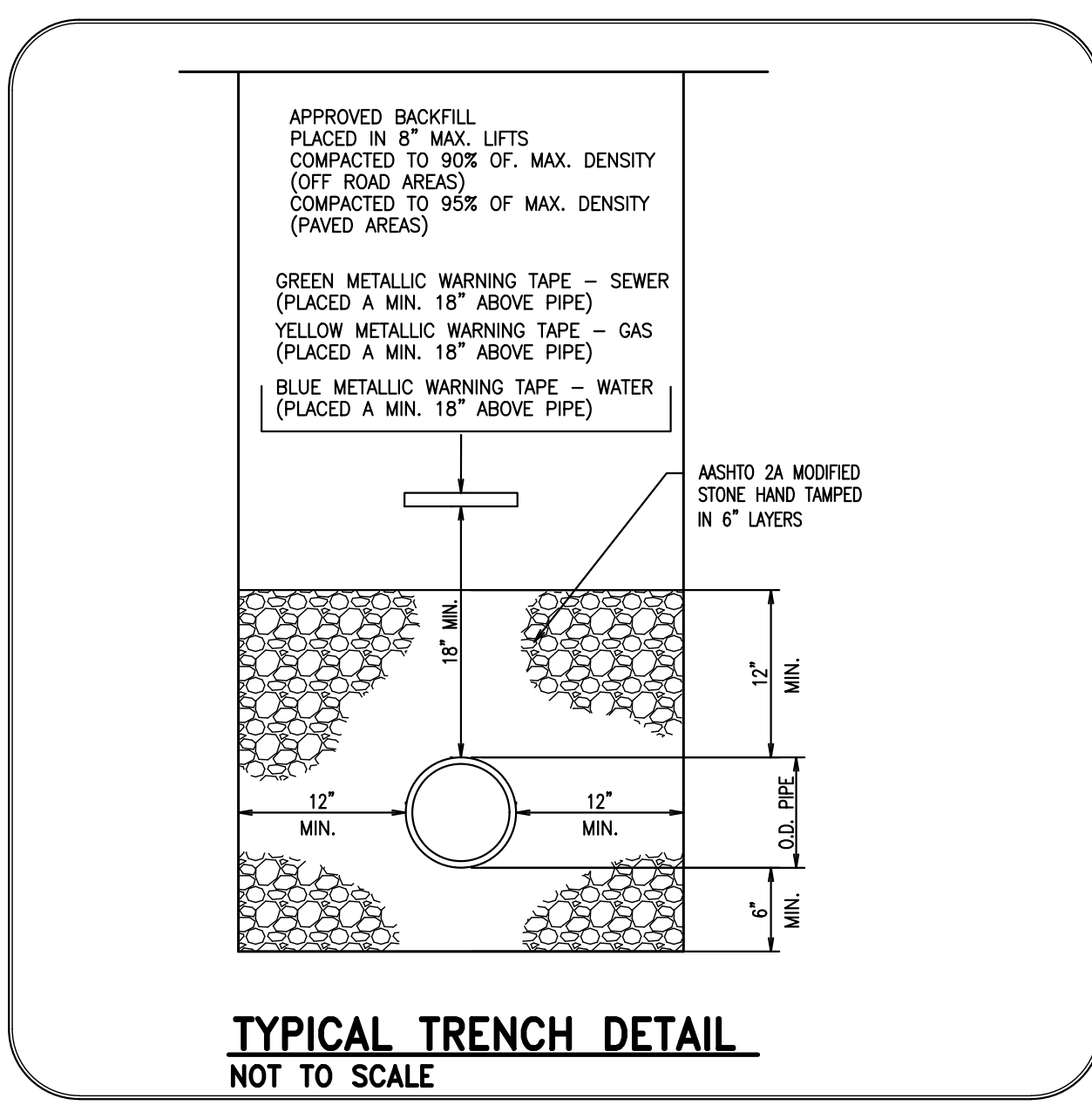
CONCRETE CURB STOP NOT TO SCALE



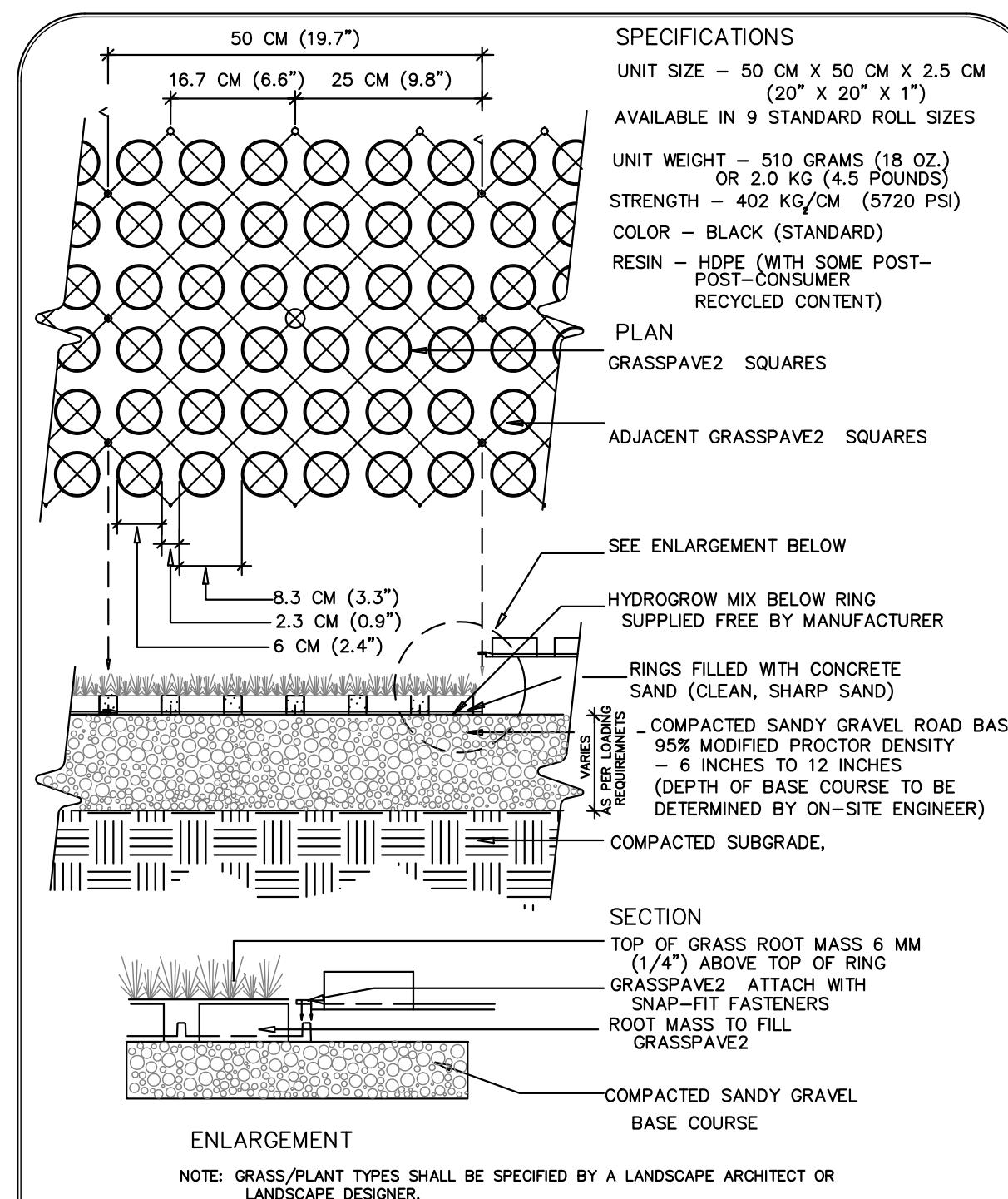
ASPHALT SIDEWALK/TRAIL DETAIL NOT TO SCALE



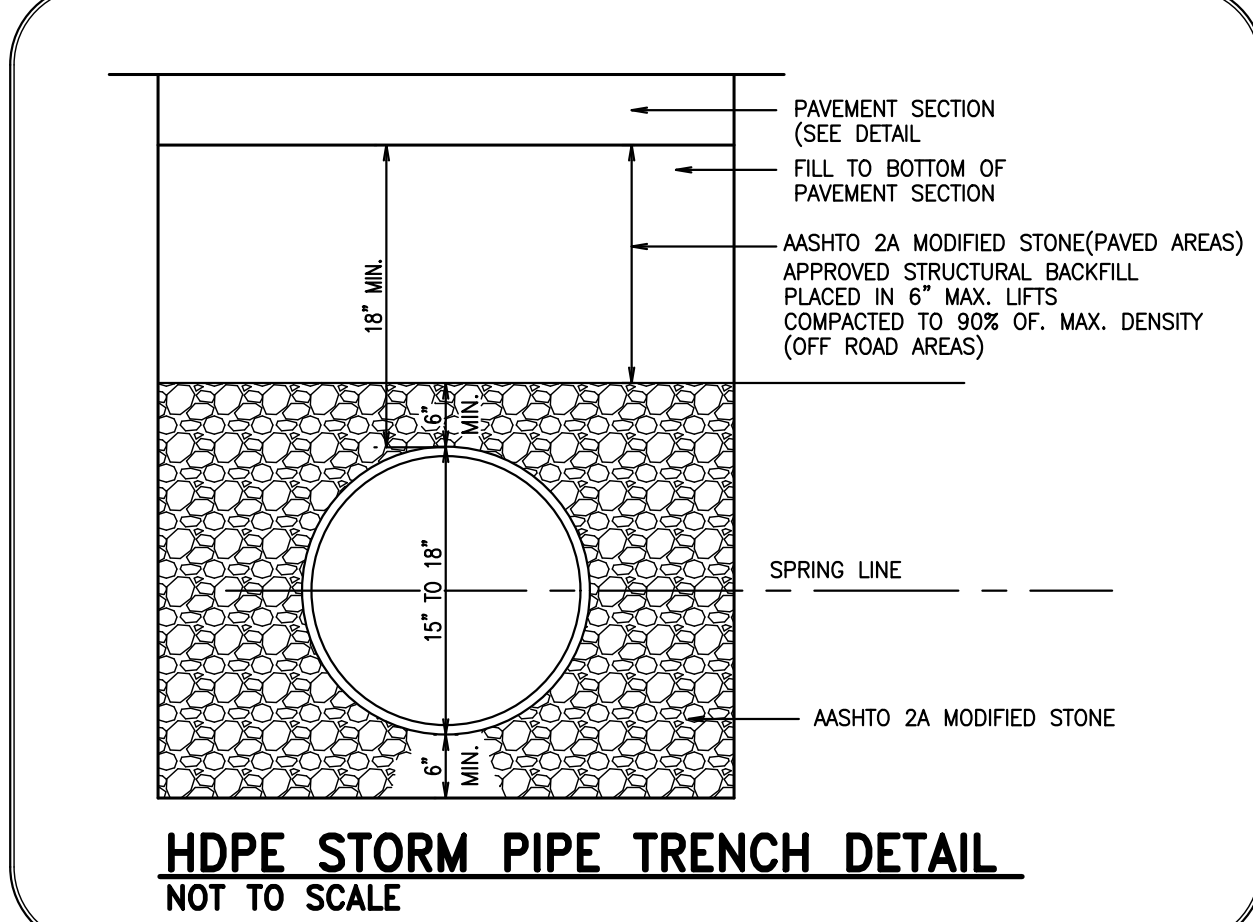
TYPICAL SIDEWALK DETAIL NOT TO SCALE



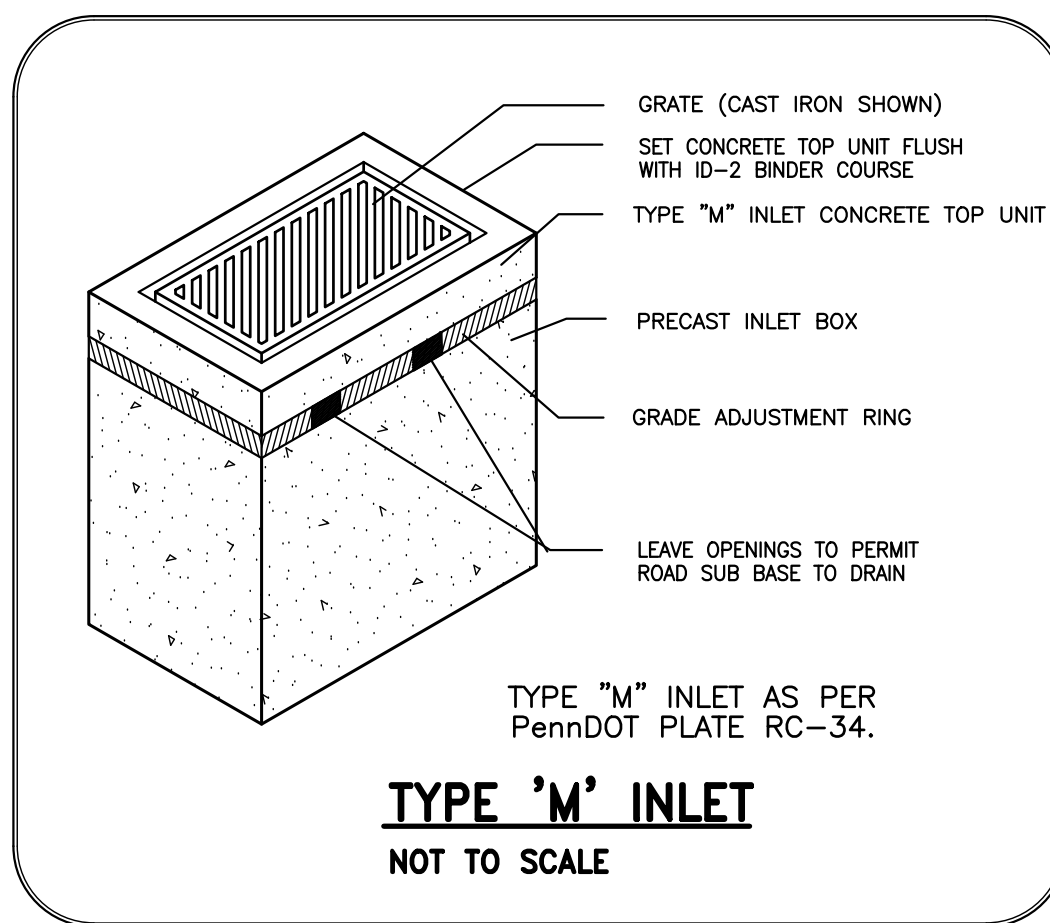
TYPICAL TRENCH DETAIL NOT TO SCALE



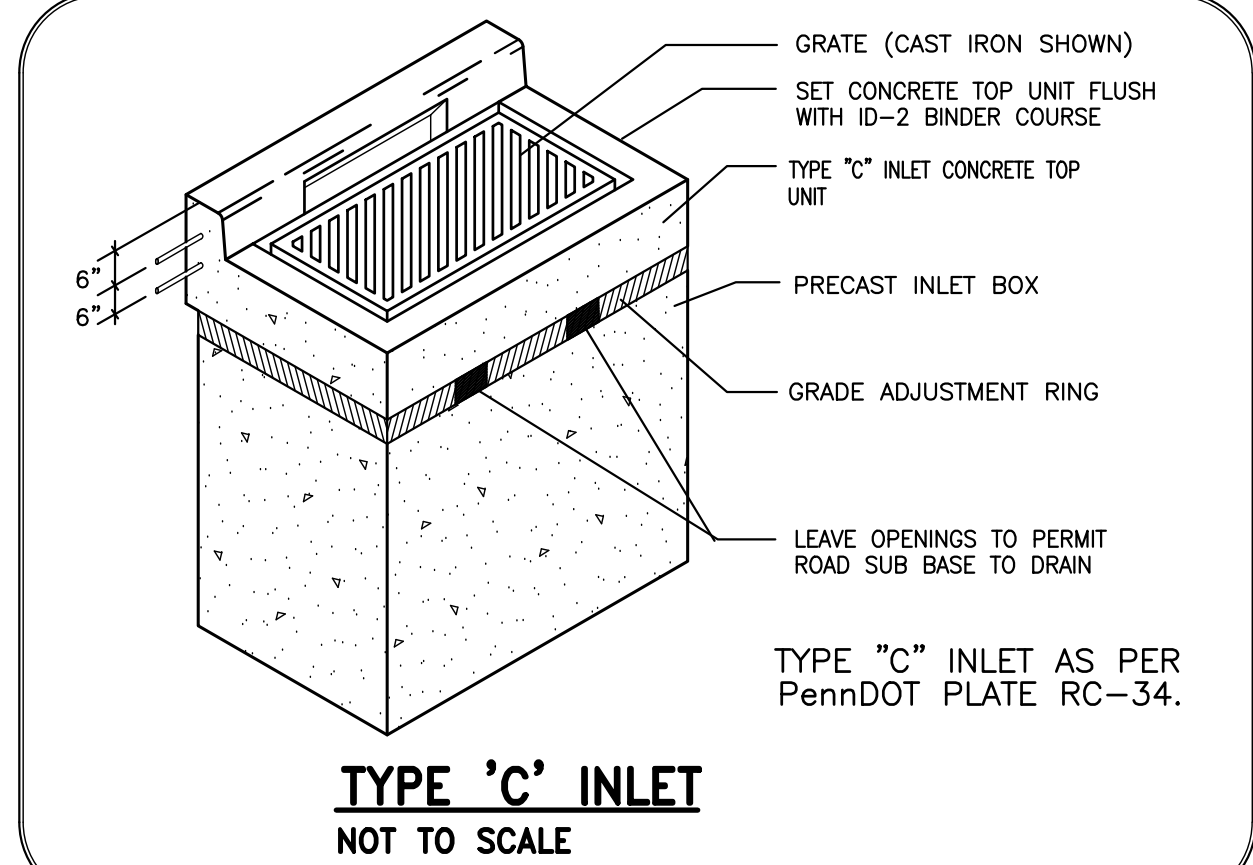
GRASSPAVE2 DETAIL NOT TO SCALE



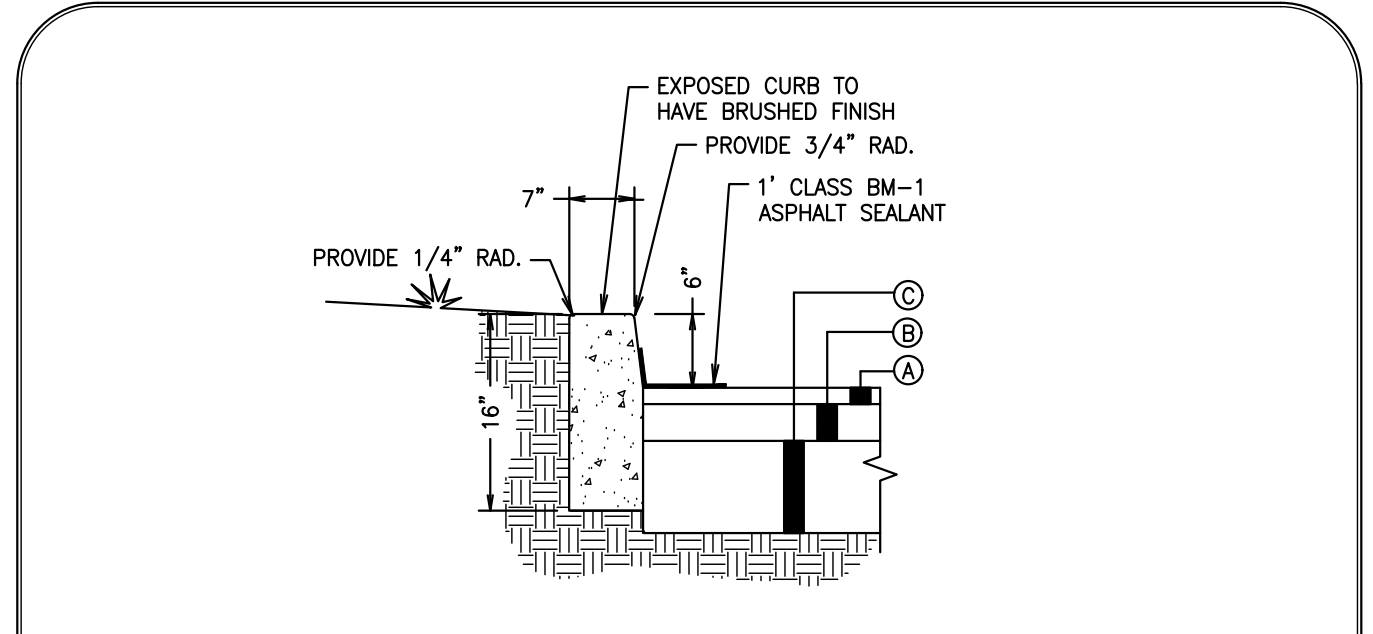
HDPE STORM PIPE TRENCH DETAIL NOT TO SCALE



TYPE 'M' INLET NOT TO SCALE



TYPE 'C' INLET NOT TO SCALE

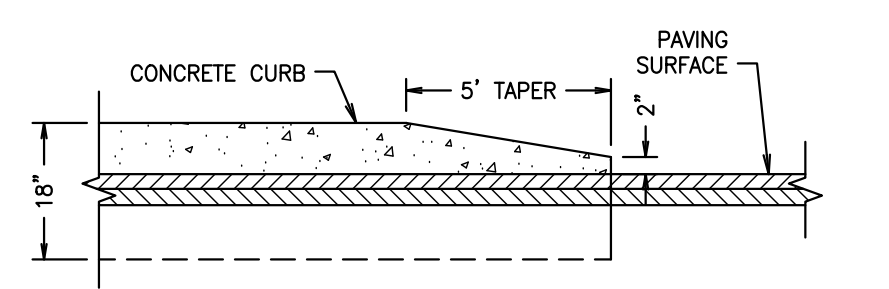


REGULAR DUTY PAVING SECTION

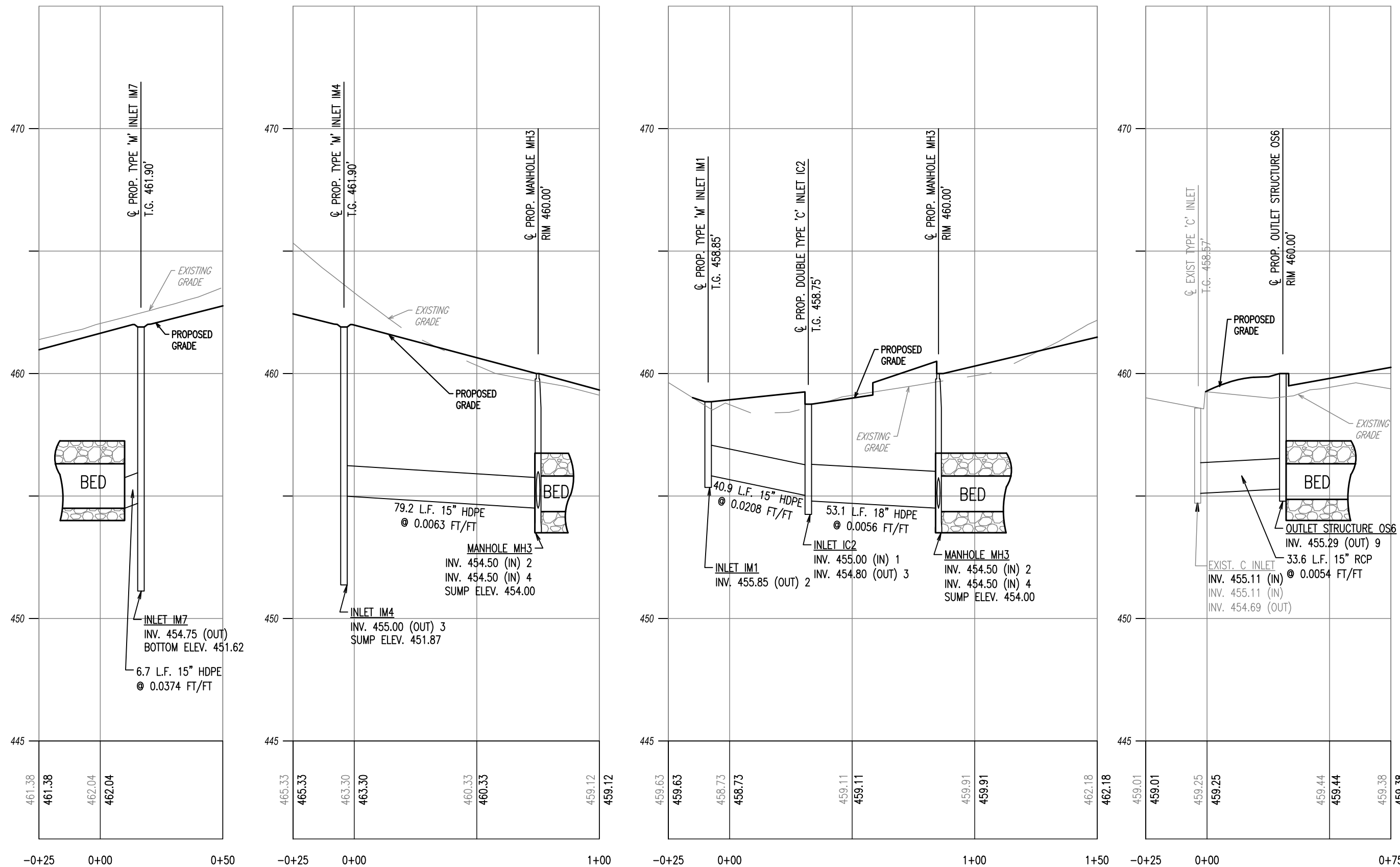
A. 1.5" WEARING COURSE
B. 3" SANDER COURSE
C. 8" 3A TYPE "C" MODIFIED AGGREGATE

- NOTES:
- ALL MATERIALS & WORK TO CONFORM TO PennDOT FORM 408 SPECIFICATIONS, LATEST EDITION.
 - ALL MATERIALS & WORK TO CONFORM TO TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.
 - PRE-MOLDED EXPANSION JOINT HAVING A MINIMUM THICKNESS OF ONE-FOURTH (1/4) INCH AND CUT TO CONFORM WITH THE CROSS-SECTION OF THE CURB SHALL BE PLACED BETWEEN SECTIONS OF CURVED CURB AND AT INTERVALS OF NOT MORE THAN TWENTY (20) FEET.
 - WHEN CURVED CURB JOINS WITH TANGENT CURB, AT CURB RETURNS AND ON SHARP CURVES, THERE SHALL BE EMBEDDED IN THE CONCRETE TWO AND ONE HALF (2-1/2) INCH DIAMETER-REINFORCING BARS TWENTY-FOUR (24) INCHES LONG. THESE BARS SHALL EXTEND TWELVE INCHES INTO THE CURB ON EACH SIDE OF THE JOINT. THE PORTION OF THE BAR EXTENDING INTO THE TANGENT CURB SHALL BE RENDERED BONDLESS BY A COATING OF APPROVED MATERIAL AND ENCLOSED IN PART IN APPROVED TUBES OR CAPS.
 - PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE TOWNSHIP FOR APPROVAL THE INTENDED MATERIALS TO BE USED IN THE CONSTRUCTION OF THE CURB.
 - CONCRETE TO HAVE 4000 P.S.I. AT 28 DAYS AND 6% AIR ENTRAINMENT. CERTIFICATION OF THE CONCRETE MIX MUST BE PROVIDED TO THE TOWNSHIP ENGINEER.

6" CURBING & PAVING SECTION NOT TO SCALE

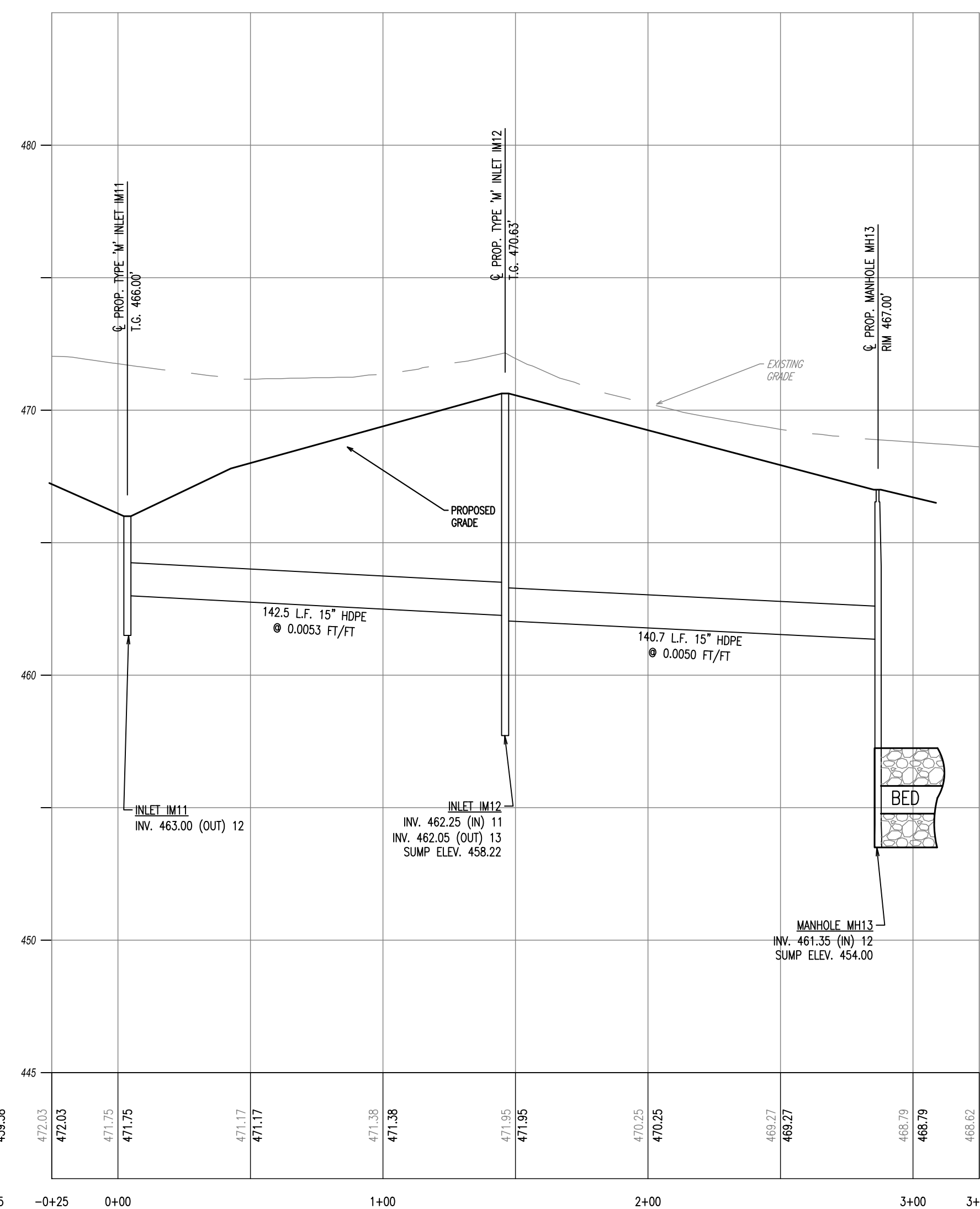


CURB TAPER DETAIL NOT TO SCALE



IM7 TO BED PROFILE
HORIZ SCALE: 1"=40'
VERT SCALE: 1"=4'

IM4 TO MH3 PROFILE
HORIZ SCALE: 1"=40'
VERT SCALE: 1"=4'

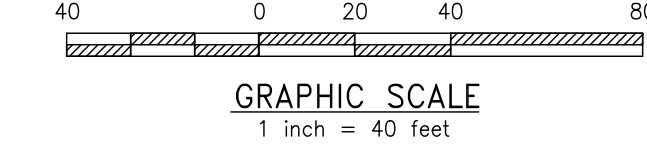


IM1 TO MH3 PROFILE
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VERT SCALE: 1"=4'

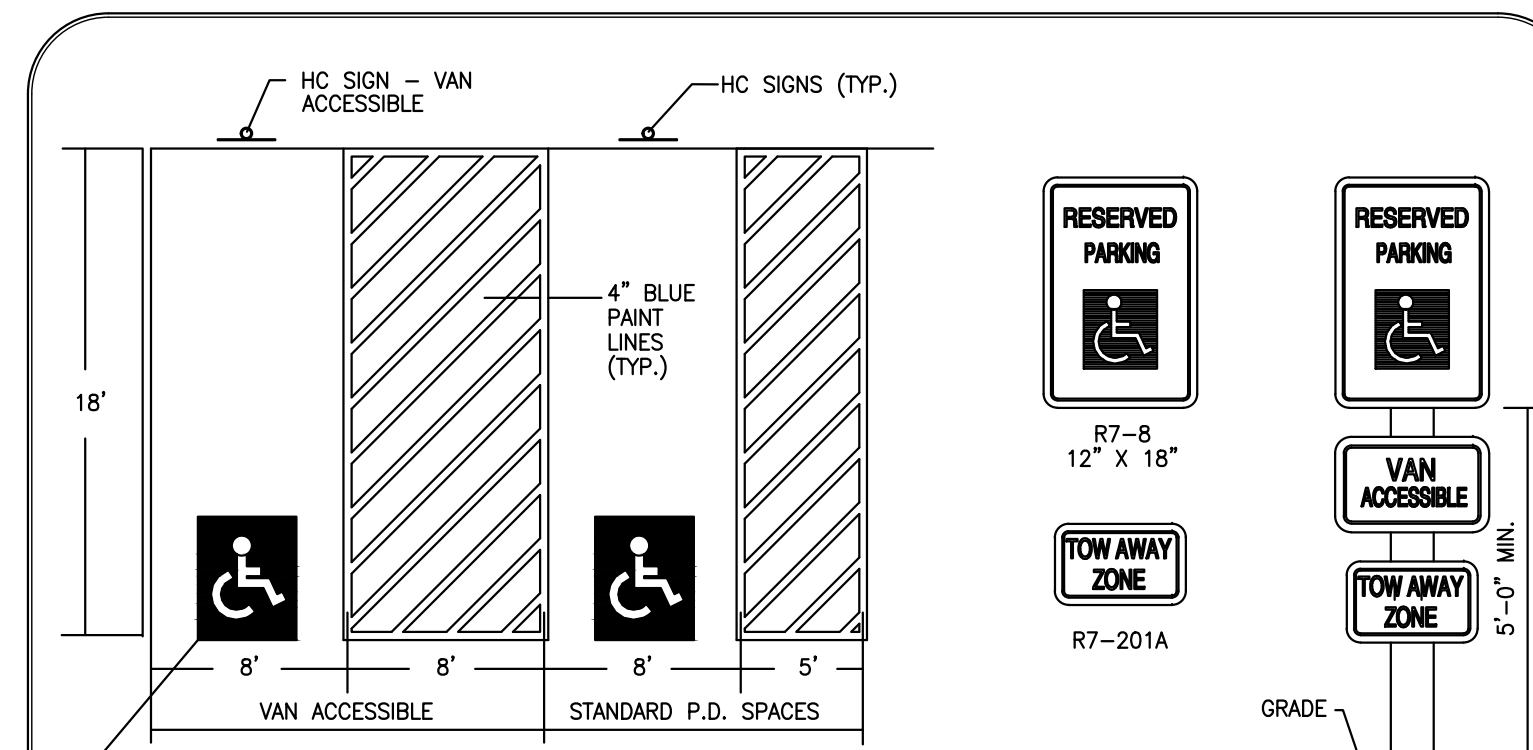
OSR TO EXISTING PROFILE
HORIZ SCALE: 1"=40'
VERT SCALE: 1"=4'

IM11 TO IM13 PROFILE
HORIZ SCALE: 1"=40'
VERT SCALE: 1"=4'

PROFILES SCALE: 1"=40'



1 inch = 40 feet



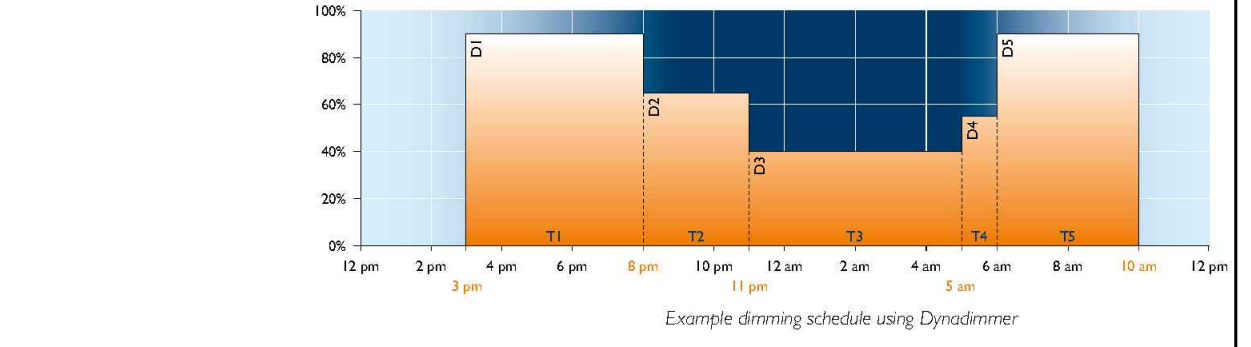
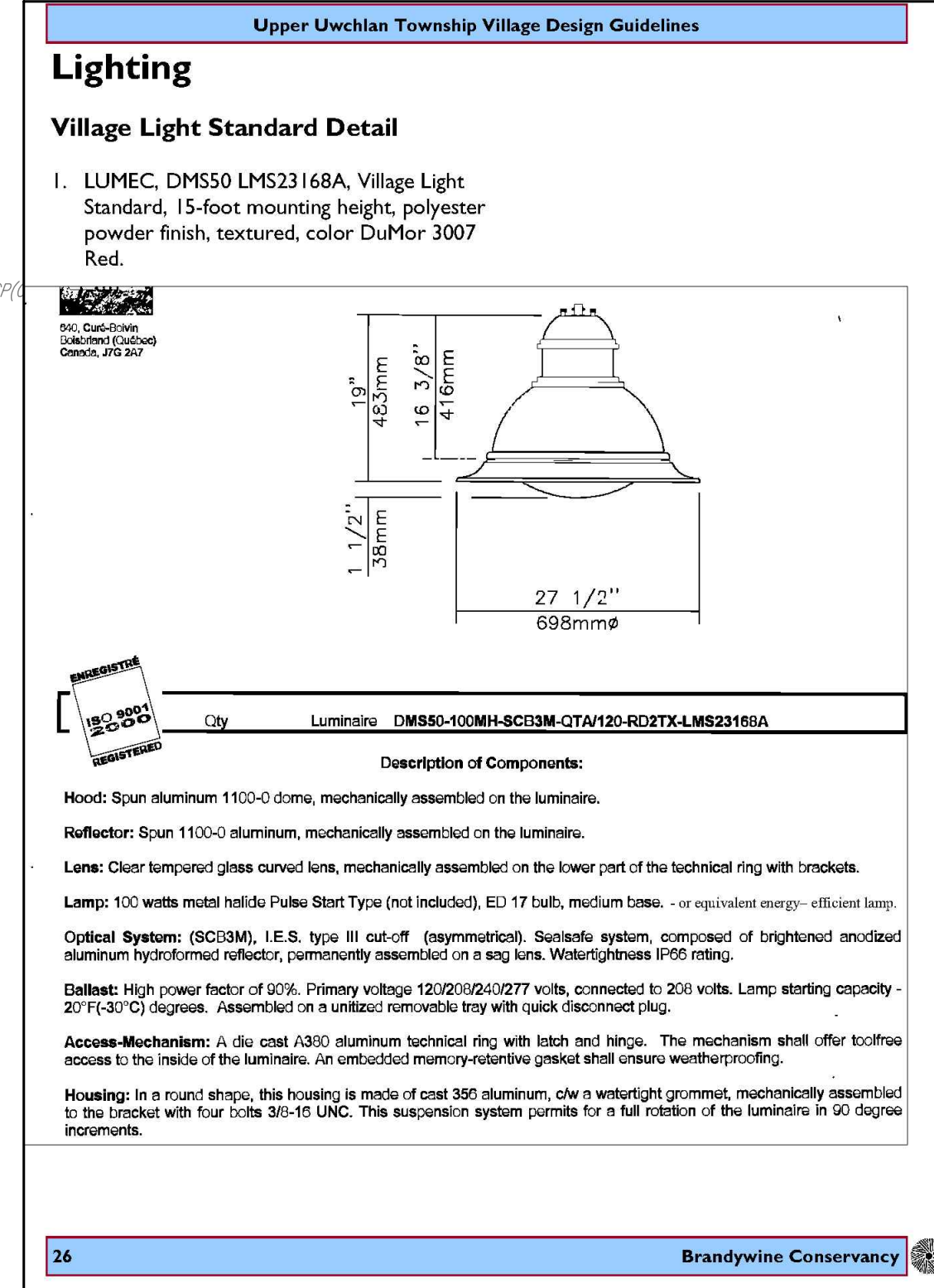
HANDICAP ACCESSIBILITY FACILITIES NOT TO SCALE

PRELIMINARY/FINAL
CONSTRUCTION DETAILS & PROFILES
CLIENT: GUNNER PROPERTIES, LTD. C/O FRED GUNTER
PROJECT: EAGLE VILLAGE PARKING EXPANSION
LOCATION: 160 PARK ROAD
UPPER UNCLAN TOWNSHIP, CHESTER COUNTY, PA

DATE:	10/6/17
SCALE:	N.T.S.
DRAWN BY:	ACB
CHECKED BY:	CMO
PROJECT NO.:	2892
CAD FILE:	CONSTRUCTION DETAILS.dwg
PLOTTED:	01/17/18
DRAWING NO.:	C07.1
SHEET	10 of 13



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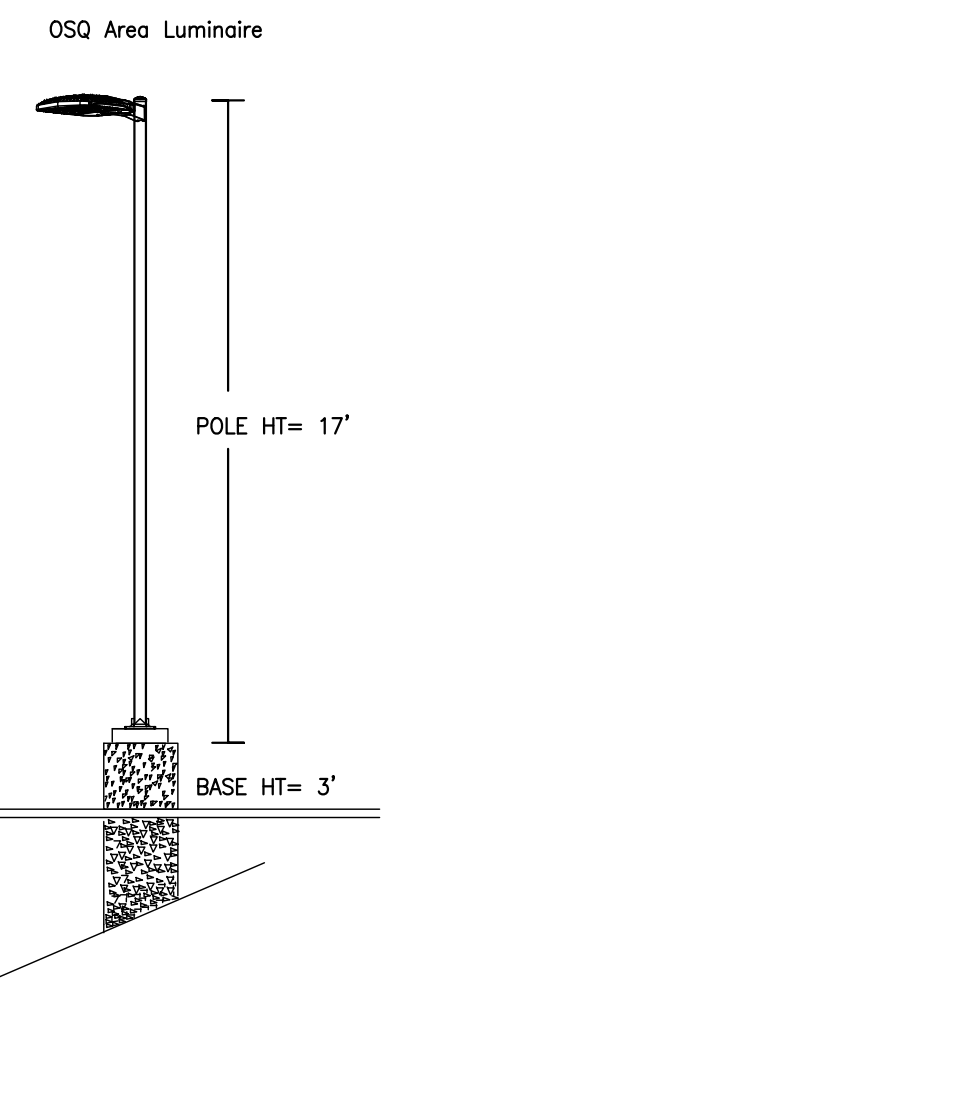
Dim interface	Control voltage	1-10V	 Warning Mains has to be disconnected before connecting the programmer. Failure to do so could result in personal injury and/or damage to the Dynadimmer
---------------	-----------------	-------	---

Type	Min. Order Qty.	Ordering number
LLC7220 Dynamometer 0-10V	20	LLC7220M
K17210 PCB Programming Kit	1	K17210I
LLC7210 USB PC Cable	1	LLC7210

[illegible]

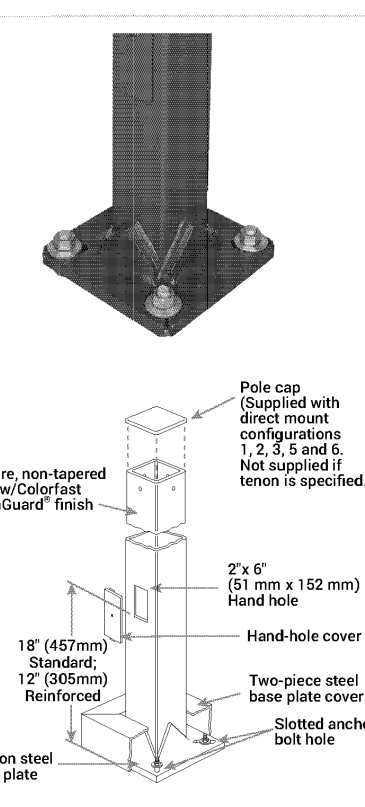
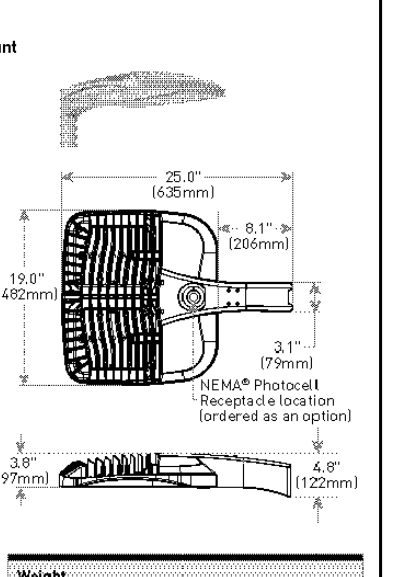
1. SITE LIGHTING SHALL BE CONTROLLED BY AUTOMATIC SWITCHING DEVICES TO EXTINGUISH OUTDOOR LIGHTING BY 11 PM. ALL LIGHTING PROPOSED TO BE USED AFTER 11 PM AND UNTIL DAWN SHALL BE REDUCED BY 75% UNLESS SUPPORTING A SPECIFIC PURPOSE APPROVED BY THE TOWNSHIP.
2. POST-APPROVAL ALTERATIONS TO THE LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR APPROVED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE TOWNSHIP FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
3. UPPER UNICHAUN TOWNSHIP RESERVES THE RIGHT TO CONDUCT ONE OR MORE POST-INSTALLATION SITE VISITS TO CONFIRM SATISFACTORY COMPLIANCE WITH APPROVED PLAN COMMITMENTS AND IF DEEMED NECESSARY, TO REQUIRE REMEDIAL ACTION AT NO COST TO THE APPLICANT.


Specifications																			
HOUSING:																			
355 ft. pull strength, the copper, proprietary cast aluminum alloy, 6025-T5 extruded aluminum. Anchor rods are not dipped galvanneal steel. Term is 355 ft-MI rated cast aluminum.																			
ANCHOR RODS:																			
304 stainless steel. Anchor rods have external finish is applied after assemblies are hot blasted to create a surface profile which allows for the highest level of paint adhesion. Laboratory tested for corrosion resistance and low resistance to corrosion with ASTM B-117-04 and ANSI/ASTM G35-77 specifications. For larger projects where a custom color is required, contact the factory for more information.																			
WARRANTY:																			
Three-year limited warranty.																			
OUTLET:																			
1/2" diameter Outlet. Older has universal metal weatherproof cover. Weatherproof if in use. Heavy-duty all metal construction. Lockable security cover. Meets NEC 408.6 (B). (B) - 1/2" diameter outlet. Older has universal metal weatherproof cover. Weatherproof if in use. Heavy-duty all metal construction. Lockable security cover. Meets NEC 408.6 (B). Weather resistant.																			
Tension/Trip:																			
130" - 132"																			
Base Circle:																			
130" - 132"																			
Anchor Rods:																			
3/8" dia. x 12"																			
Base Dimensions:																			
16 dia. x 2 1/2"																			
Weather Resistant:																			
Yes																			
Weight Thickness:																			
1.188 - 1.287 Aluminum																			
Height:																			
12", 14", 16"																			
Pole Pave Values																			
<table> <tr> <th></th><th colspan="3">Height</th></tr> <tr> <th>Weight (pounds)</th><th>12"</th><th>14"</th><th>16"</th></tr> <tr> <td>80</td><td>26,340</td><td>21,100</td><td>14,340</td></tr> <tr> <td>100</td><td>16,000</td><td>12,300</td><td>8,340</td></tr> </table>					Height			Weight (pounds)	12"	14"	16"	80	26,340	21,100	14,340	100	16,000	12,300	8,340
	Height																		
Weight (pounds)	12"	14"	16"																
80	26,340	21,100	14,340																
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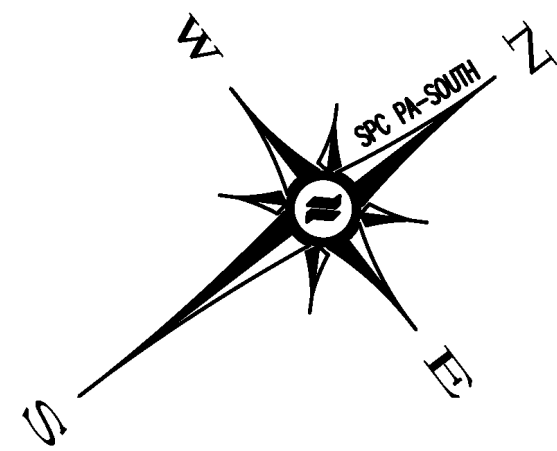
Calculation Summary: LLF=1.00						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Fc	0.72	7.9	0.0	N.A.	N.A.
ot 1 Stat	Fc	1.82	6.7	0.6	3.03	11.17
ot 2 Stat	Fc	2.76	7.9	0.7	3.94	11.29

Pole Schedule
(9) PS4S17C1BZ (17' X 4" X .125" STEEL SQUARE POLE); Single
(3) PS4S17C2BZ (17' X 4" X .125" STEEL SQUARE POLE); Twin@180
Proposed poles meet 140 MPH sustained winds.
Mount 17' pole on 3' concrete base to achieve fixture MH=20'.

[illegible][illegible][illegible]

		Customer requested to verify ordering information/ quantity number prior to placing order.	
1200 50th Street - Shawtown, WI 53177 www.cre.com - (800) 259-6500		1200 50th Street - Shawtown, WI 53177 www.cre.com - (800) 259-6500	
Project Name: Eagle Village Parking Expansion		SFR: 26496	
Date: 12/10/2018		Scale: 1"=30'	
Filename: 17100504B1AMB3.IGI		Footcandles calculated at grade	
Designer:		Layout By: Amy McIntosh	
All results shown on this lighting design are based on project parameters provided to Cre, Inc. used in conjunction with luminaires and/or coordinated under laboratory conditions. Actual project conditions affecting from design parameters may vary. The user is responsible for verifying dimensional accuracy with compliance with any applicable electrical, lighting, or energy code.			

PRELIMINARY/FINAL LIGHTING PLAN	
CLIENT: GUNNER PROPERTIES, LTD. C/O FRED GUNTHER PROJECT: EAGLE VILLAGE PARKING EXPANSION LOCATION: 160 PARK ROAD UPPER UNCLAN TOWNSHIP, CHESTER COUNTY, PA	
DATE:	10/6/17
SCALE:	1"=30'
DRAWN BY:	ACB
CHECKED BY:	CMD
PROJECT NO.:	2892
CAD FILE:	15 LIGHTING PLAN.dwg
PLOTTED:	01/17/18
C08.1	
DRAWING NO.:	
SHEET	



GENERAL NOTES:

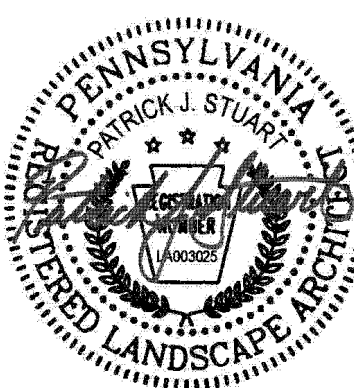
1. ALL PLANTS SHALL BE OF SPECIMEN QUALITY.
2. ALL PLANTS SHALL CONFORM WITH THE MOST CURRENT VERSION OF THE "AMERICAN STANDARD FOR NURSERY STOCK" OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
3. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF (24) TWENTY-FOUR MONTHS.
4. LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS.
5. ALL TREES SHALL BE PROVIDED WITH A 3" DEEP SAUCER, CONSISTING OF SHREDDED OAK BARK MULCH. ALL

- SHRUB BEDS SHALL BE PROVIDED WITH A 3" DEEP LAYER OF SHREDDED OAK BARK MULCH.
6. ALL PLANTS SHALL BE THOROUGHLY WATERED BY THE CONTRACTOR AT LEAST THREE (3) TIMES (IN THE ABSENCE OF NATURAL RAINFALL), PRIOR TO ACCEPTANCE OF PLANTING BY THE OWNER.
7. ALL TREES AND SHRUBS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT, PRIOR TO PLANTING. ALL PLANT MATERIAL SHALL BE LAID OUT IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXISTING TREES AND PLANT MATERIAL WITHIN THE AREA OF PROPOSED IMPROVEMENTS.

9. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS OFF-SITE, CLEAN-UP OF ALL PAVED AREAS (ROADWAYS, SIDEWALKS, ETC.); AND RESTORATION OF ALL DISTURBED LAWN AREAS.
10. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO UNDERGROUND UTILITIES DAMAGED.
11. CONTRACTOR SHALL PROVIDED SCREENED PLANTING SOIL WHERE PLANTING IS TO OCCUR. 36" DEPTH.
12. FOLLOWING COMPLETION OF ALL PLANTING INSTALLATION WORK, THE CONTRACTOR SHALL BE REQUIRED TO RESTORE ALL DISTURBED LAWN AREAS.

ORSATTI & STUART
ASSOCIATES, INC.
PLANNERS • LANDSCAPE ARCHITECTS

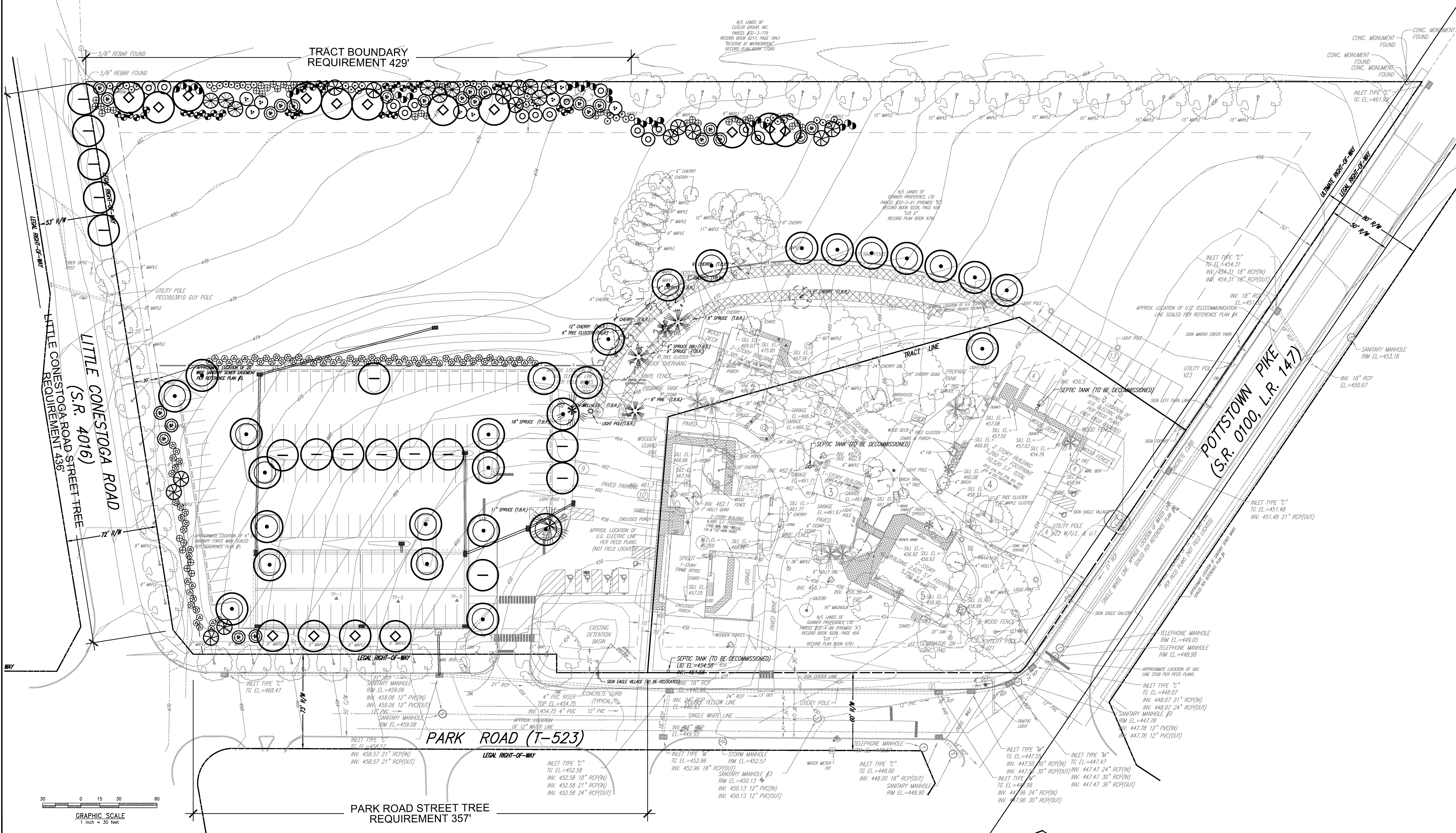
980 First Avenue • Suite 98 • King of Prussia • PA • 19380
P: 610 337 2100 • F: 610 337 3530 • www.orsattiassociates.com



DLHowell

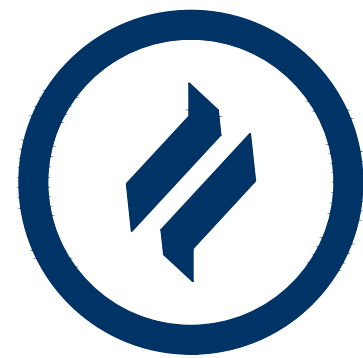
Civil Engineering
Land Planning
Environmental
www.DLHowell.com

1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003





- NOTES:
1. LANDSCAPING PLANS CREATED FROM DWGS FROM D.L. HOWELL ENGINEER DATED, 10/03/2017.
 2. THIS PLAN TO BE USED FOR LANDSCAPE PURPOSES ONLY.
 3. SEE SHEET C09.2 FOR PLANT SCHEDULE AND DETAILS.

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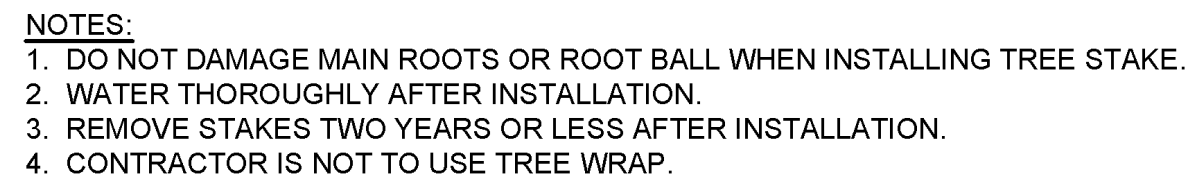
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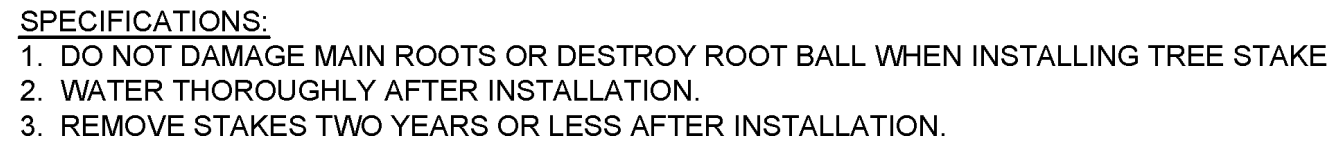
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AGENT: GUNNER PROPERTIES, LTD. C/O FRED GUNTHER

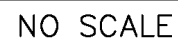
DATE:	10/6/17
SCALE:	VARIES
DRAWN BY:	VAM
CHECKED BY:	PJS
PROJECT NO.:	2892
CAD FILE:	17 LANDSCAPING PLAN.dwg
PLOTTED:	01/17/18
DRAWING NO.:	C09.2
SHEET	13 OF 13



NO SCALE



NO SCALE



GENERAL NOTES:

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NOTES: 2. THIS PLAN TO BE USED FOR LANDSCAPE PURPOSES ONLY.

PLANT SCHEDULE				
Quantity	Symbol	Scientific Name	Common Name	Size
TREES				
15		<i>GLEDITSIA TRIACANTHOS</i> F. <i>INERMIS</i> 'SKYLINE'	'SKYLINE' HONEY LOCUST	3-3.5" CAL., SPACING AS SHOWN
15		<i>PLATANUS X ACERIFOLIA</i> 'BLOODGOOD'	'BLOODGOOD' LONDON PLANE TREE	3-3.5" CAL., SPACING AS SHOWN
28		<i>QUERCUS ALBA</i>	WHITE OAK	3-3.5" CAL., SPACING AS SHOWN
15		<i>LAGERSTROEMIA INDICA</i> X <i>FAURIEI</i> 'NATCHEZ'	'NATCHEZ' CRAPE MYRTLE	2.5-3" CAL. (8-10' HT), SPACING AS SHOWN
8		<i>CLADRASTIS KENTUCKEA</i>	YELLOWWOOD	2.5-3" CAL. (8-10' HT), SPACING AS SHOWN
14		<i>PICEA OMORIKA</i>	SERBIAN SPRUCE	8-10' HT., SPACING AS SHOWN
9		<i>PICEA GLAUCA</i>	WHITE SPRUCE	8-10' HT., SPACING AS SHOWN
24		<i>CRYPTOMERIA JAPONICA</i> 'RADICANS'	'RADICANS' JAPANESE CEDAR	8-10' HT., SPACING AS SHOWN
SHRUBS				
39		<i>PHYSOCARPUS OPULIFOLIUS</i> 'MONLO'	'DIABOLO' NINEBARK	30-36" HT., 30-36" SPACING.
42		<i>ILEX GLABRA</i> 'COMPACTA'	'COMPACTA' INKBERRY	30-36" HT., 30-36" SPACING.
47		<i>PRUNUS LAUROCERASUS</i> 'OTTO LUYKEN'	'OTTO LUYKEN' CHERRY LAUREL	30-36" HT., 30-36" SPACING.
42		<i>HYDRANGEA QUERCIFOLIA</i> 'PEE WEE'	'PEE WEE' OAKLEAF HYDRANGEA	30-36" HT., 30-36" SPACING.
47		<i>CORNUS SERICEA</i> 'KELSEI'	'KELSEI' RED-TWIG DOGWOOD	30" HT., 30-36" SPACING.
28		<i>VIBURNUM PLICATUM</i> TOMENTOSUM	'MARIESI' DOUBLEFILE VIBURNUM	30-36" HT., 30-36" SPACING.



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: Board of Supervisors

FROM: Cary B. Vargo
Township Manager

RE: Reserve at Waynebrook Drip Field Dedication

DATE: February 15, 2018

The Township took dedication of public infrastructure in the Reserve at Waynebrook (David Cutler Group) in the fall of 2016, at which time easements over three drip fields were conveyed rather than dedication. The attached documents rectify this issue and transfers ownership of the fields to the Township, consistent with all other wastewater infrastructure areas.

I would respectfully request that the BOS approve the transfer/dedication of the Reserve at Waynebrook drip fields as detailed in the attached documents.

PREPARED BY & RETURNED TO:

Kristin S. Camp
Buckley Brion et al
118 W. Market Street, Suite 300
West Chester, PA 19382

UPI Nos.: 32-3-715, 32-3-717 and 32-3-719

**GRANT OF SANITARY SEWER EASEMENT, ACCESS EASEMENT
AND DEDICATION OF SANITARY SEWER
OPEN SPACE PARCELS
FOR THE RESERVE AT WAYNEBROOK**

THIS INDENTURE, made this _____ day of _____, 2018, by and between **THE CUTLER GROUP, INC.**, a Pennsylvania corporation with offices at 5 Apollo Road, Suite One, Plymouth Meeting, PA 19462 (hereinafter called the "Grantor"); and

UPPER UWCHLAN TOWNSHIP, a municipal corporation duly organized pursuant to the Pennsylvania Second Class Township Code, 53 P.S. §65101, *et seq.*, with offices at 140 Pottstown Pike, Chester Springs, Pennsylvania 19425 (hereinafter called the "Grantee").

BACKGROUND

WHEREAS, Grantor is the developer of a certain subdivision known as the Reserve at Waynebrook situated in Upper Uwchlan Township, Chester County, Pennsylvania (hereinafter called the "Property") pursuant to a final plan of subdivision recorded in Plan Book 17265, page 1, in the Office of Chester County Recorder of Deeds (hereinafter called the "Plan"); and

WHEREAS, as part of the development of the Property, certain sanitary sewer pipelines and apparatus, with accessories and appurtenances, were installed to facilitate drip disposition of treated sewage effluent within Restricted Open Space Parcels A, C, and E; and

WHEREAS, the Grantor desires to grant and convey to the Township in fee simple absolute Restricted Open Space Parcels A, C and E, as more particularly described in the legal descriptions which are attached hereto as Exhibits "A", "B" and "C" (the "Restricted Open Space Parcels") to be used as drip fields for disposal of treated effluent; and

WHEREAS, the Grantor desires to grant and convey to the Township a thirty foot (30') wide sanitary sewer easement (the "Sewer Easement") which is located between two lots in the subdivision and crosses over Restricted Open Space Parcel E and Open Space Parcel G. The Sewer Easement is more particularly depicted on the plan titled, "Reserve at Waynebrook Sanitary Sewer Open Space and Easement Deed Exhibit" which is attached hereto as Exhibit "D"; and

WHEREAS, the Grantor desires to grant and convey to the Township a twenty-five foot (25') wide access easement (the "Access Easement") over and across Open Space Parcel G to allow Grantee access to Restricted Open Space Parcel E. The Access Easement is more particularly depicted on the plan titled, "Reserve at Waynebrook Sanitary Sewer Open Space and Easement Deed Exhibit" which is attached hereto as Exhibit "D"; and

WHEREAS, the Grantor desires to grant and convey the sanitary sewer pipelines and apparatus, with accessories and appurtenances (the "Sewer Facilities") which have been constructed within the Restricted Open Space Parcels A, C and E and the Sewer Easement to the Township; and

WHEREAS, the Grantee has agreed to accept dedication and transfer of the Restricted Open Space Parcels, the Sewer Easement, Access Easement and the Sewer Facilities in accordance with the terms and conditions stated herein.

WITNESSETH:

That the said Grantor, for and in consideration of One Dollar (\$1.00) as well as the advantages to it accruing, as well as for divers other consideration affecting the public welfare which it seeks to advance, has granted, bargained, and sold, and by these presents does grant, bargain and sell unto the said Grantee, its successors and assigns, the following:

- (i) Restricted Open Space Parcels A, C and E, as more particularly described in the legal descriptions which are attached hereto as Exhibits "A", "B" and "C" (the "Restricted Open Space Parcels") in fee simple to be used as drip fields for disposal of treated effluent;
- (ii) a thirty foot (30') wide sanitary sewer easement (the "Sewer Easement") which is located between two lots in the subdivision and crosses over Restricted Open Space Parcel E and Open Space Parcel G and which is more particularly depicted on the plan titled, "Reserve at Waynebrook Sanitary Sewer Open Space and Easement Deed Exhibit" which is attached hereto as Exhibit "D";
- (iii) a twenty-five foot (25') wide access easement (the "Access Easement") over and across Open Space Parcel G to allow access to Restricted Open Space Parcel E which Access Easement is more particularly depicted on the plan which is attached hereto as Exhibit "D"; and
- (iv) all of Grantor's right, title and interest in and to all Sewer Facilities that are located within the Restricted Open Space Parcels and the Sewer Easement.

UNDER AND SUBJECT, nevertheless to the following:

- (a) The surface of the Sewer Easement and Access Easement shall be subject to use and enjoyment by the fee owner of the Property, provided that no utilization may be made

of the same which would adversely impact the structural integrity and operation of the sanitary sewer pipelines and apparatus, with accessories and appurtenances thereunder and therein.

(b) Grantee shall maintain the Restricted Open Space Parcels as required by the NPDES permit issued by the Pennsylvania Department of Environmental Protection consistent with an agricultural plan that requires mowing of the grass.

(c) Grantor shall reserve an easement over and across Restricted Open Space Parcel E for purposes of accessing and maintaining the stormwater management basin and all related appurtenances and facilities used for stormwater management.

(d) Neither the Grantor, nor any successor fee owner(s) of the Sewer Easement or Access Easement, nor the Grantee shall at any time do, permit, or suffer any act or event or circumstance that would result in any permanent construction within the Sewer Easement or Access Easement that would interfere with the free flow of storm water. Any and all deeds from Grantor to a successor fee owner of the Sewer Easement or Access Easement shall make specific reference to this restriction.

(e) The Grantor, for itself, its successors and assigns, shall retain and reserve for itself all other rights in and to the Sewer Easement and Access Easement which are not inconsistent with the use and exercise of the rights granted herein, subject to the provisions of the agreement entitled "Sewage Plant Development Agreement Among Upper Uwchlan Township and Upper Uwchlan Township Municipal Authority, and Pulte Homes, General Residential Holdings, Inc, Orleans Homebuilders, Inc, Hovnanian Pennsylvania, Inc. and Toll Bros. Inc" dated June 17, 2002, as amended.

TO HAVE AND TO HOLD the Sewer Easement, Access Easement and the Sewer Facilities, all as above described, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of said Grantee, its successors and assigns forever, for the purpose of free access to replace, repair, renew, and maintain said sanitary sewer pipeline facilities with accessories and appurtenances thereto as well as all of the Grantor's right, title and interest and to said sanitary sewer pipeline facilities and accessories and appurtenances thereto, and for no other use or purpose whatsoever.

UNDER AND SUBJECT, nevertheless to certain conditions, easements and restrictions of record, as aforesaid.

AND FURTHER, that the said Grantor, for itself, its successors and assigns, by these presents covenants, promises and agrees to and with the said Grantee, its successors and assigns, that neither the Grantor, nor its successors or assigns, shall or will at any time hereafter ask, demand or recover or receive of or from the said Grantee, its successors and assigns, any sum or sums of money as and for damages for or by reason of the transfer of ownership of Grantor's right title and interest in and to the Restricted Open Space Parcels and the Sewer Facilities as now established by the Grantee, and by reason of this Grant.

AND FURTHER, that the said Grantor, for itself, and its successors and assigns, by these presents further covenant, promise and agree to **WARRANT AND FOREVER DEFEND** the Grantee, its successors and assigns, against any and all person or persons whomsoever, lawfully claiming or to claim the Restricted Open Space Parcels and the Sewer Facilities above described or any part thereof, by, from or under him, her, them or any of them.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Grantor and the Grantee have caused this instrument to be executed by their respective duly authorized officers the day and year above written.

ACCEPTED by Upper Uwchlan Township on _____, 2018.

GRANTOR:

WITNESS:

THE CUTLER GROUP, INC.

By: _____
David Cutler, President

GRANTEE:

ATTEST:

UPPER UWCHLAN TOWNSHIP

By: _____
Chairperson, Board of Supervisors

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF CHESTER :

On this, the ____ day of _____, 2018, before me, a Notary Public, the undersigned officer, personally appeared _____, who acknowledged himself to be the Chairperson of Upper Uwchlan Township Board of Supervisors, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Chairperson of Upper Uwchlan Township Board of Supervisors by himself as Chairperson.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____(Seal)
Notary Public

COMMONWEALTH OF PENNSYLVANIA :
:
COUNTY OF MONTGOMERY :

On this, the ____ day of _____, 2018, before me, a Notary Public, the undersigned officer, personally appeared David Cutler, who acknowledged himself to be the President of The Cutler Group, Inc., and that he as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Corporation by himself as President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____(Seal)
Notary Public



Yerkes Associates, Inc.

Consulting Engineers / Landscape Architects / Surveyors

August 20, 2002
revised: May 3, 2004
revised: June 9, 2004

DESCRIPTION OF
RESTRICTED OPEN SPACE A,
"RESERVE AT WAYNEBROOK"
UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA
PREPARED FOR
THE CUTLER GROUP

ALL THAT CERTAIN tract or parcel of land situate in the Township of Upper Uwchlan, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a plan entitled "Reserve at Waynebrook", Sheet 6 of 44, plan number C-32-3-21.2, prepared for The Cutler Group by Yerkes Associates, Inc., West Chester, Pennsylvania, dated May 2, 2001, last revised June 9, 2004, and being more particularly described as follows to wit:

BEGINNING at a point, a concrete monument to be set on the northeasterly legal right-of-way line of Little Conestoga Road (S.R. 4016, variable width, 55 feet wide at this point), in line of lands now or formerly of George H. & Catherine G. Fravel (tax parcel 32-3H-50), thence extending from said POINT OF BEGINNING, along the aforementioned lands of Fravel North 28 degrees 04 minutes 50 seconds West, 170.04 feet to a concrete monument found; thence extending in part along said lands of Fravel, in part along lands now or late of Terry D. & Susan M. Weikel (tax parcel 32-3H-49), in part along lands now or late of Kevin Dowling & Margaret Heck (tax parcel 32-3H-48), in part along lands now or late of Donald W. Andisik (tax parcel 32-3H-47), and in part along lands now or late of Theodore L. & Lisa K. Diewald (tax parcel 32-3H-46), North 35 degrees 28 minutes 53 seconds East, 629.82 feet to a concrete monument to be set in line of lands now or late of Upland Farms (tax parcel 32-3-19); thence extending along said lands of Upland Farms, crossing through a Columbia Gas Transmission Corporation right-of-way, South 54 degrees 15 minutes 02 seconds East, 408.86 feet to a point on the northwesterly right-of-way line of East/West Link (variable width, 60 feet wide at this point); thence extending along said northwesterly right-of-way line of East/West Link the following four (4) courses and distances: (1) along the arc of a circle curving to the right, having a radius of 270.00 feet, a central angle of 11 degrees 05 minutes 26 seconds, an

arc distance of 52.26 feet, and a chord bearing and distance of South 26 degrees 14 minutes 18 seconds West, 52.18 feet to a point of tangent; thence (2) South 35 degrees 49 minutes 15 seconds West, 317.53 feet to a concrete monument to be set at a point of curve; thence (3) along the arc of a circle curving to the left, having a radius of 530.67 feet, a central angle of 05 degrees 50 minutes 09 seconds, an arc distance of 54.05 feet, and a chord bearing and distance of South 32 degrees 54 minutes 11 seconds West, 54.03 feet to a concrete monument to be set at a point of tangent; and (4) South 29 degrees 59 minutes 06 seconds West, 191.57 feet to a point, the northeasterly terminus of a radius-round-corner connecting said northwesterly right-of-way line of East/West Link with the aforementioned northeasterly right-of-way line of Little Conestoga Road; thence extending along said radius-round-corner, in part in and through the aforementioned Columbia Gas Transmission Corporation Pipe Line right-of-way, along the arc of a circle curving to the right, having a radius of 30.00 feet, a central angle of 82 degrees 59 minutes 41 seconds, an arc distance of 43.46 feet, and a chord bearing and distance of South 71 degrees 28 minutes 57 seconds West, 39.76 feet to a concrete monument to be set on the said northeasterly right-of-way line of Little Conestoga Road; thence extending along the aforementioned northeasterly right-of-way line of Little Conestoga Road, and in part in and through said Columbia Gas Transmission Corporation Pipe Line right-of-way, North 67 degrees 01 minute 13 seconds West, 266.84 feet to the first mentioned point and place of beginning.

CONTAINING: Six and four hundred seventy eight thousandths part of an acre (6.478 acres) be the same more or less.



Yerkes Associates, Inc.

Consulting Engineers / Landscape Architects / Surveyors

August 20, 2002
revised: May 3, 2004
revised: June 9, 2004

DESCRIPTION OF
RESTRICTED OPEN SPACE C,
"RESERVE AT WAYNEBROOK"
UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA
PREPARED FOR
THE CUTLER GROUP

ALL THAT CERTAIN tract or parcel of land situate in the Township of Upper Uwchlan, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a plan entitled "Reserve at Waynebrook", Sheet 3 of 44 and Sheet 4 of 44, plan number C-32-3-21.2, prepared for The Cutler Group by Yerkes Associates, Inc., West Chester, Pennsylvania, dated May 2, 2001, last revised June 9, 2004, and being more particularly described as follows to wit:

BEGINNING at a point, on the southeasterly right-of-way line of Waynebrook Drive North (variable width, 50 feet wide at this point) and the northwesterly corner of Lot 70, said point also being located the following eight (8) courses and distances from a concrete monument to be set on the southwesterly legal right-of-way line of Pottstown Pike (S.R. 0100, L.R. 147 variable width) in the line of lands now or formerly of Upland Farms (tax parcel 32-3-19): (1) South 37 degrees 36 minutes 11 seconds West, 12.26 feet to a point; thence (2) South 17 degrees 01 minute 29 seconds East, 490.92 feet to a point; thence (3) along the arc of a circle curving to the left, having a radius of 30.00 feet, a central angle of 90 degrees 28 minutes 31 seconds, an arc distance of 47.37 feet, and a chord bearing and distance of North 62 degrees 15 minutes 44 seconds West, 42.60 feet to a point; thence (4) South 72 degrees 30 minutes 00 seconds West, 171.79 feet to a point; thence (5) South 69 degrees 49 minutes 29 seconds West, 100.05 feet to a point; thence (6) South 72 degrees 30 minutes 00 seconds West, 7.38 feet to a point; thence (7) along the arc of a circle curving to the left, having a radius of 125.00 feet, a central angle of 34 degrees 53 minutes 45 seconds, an arc distance of 76.13 feet, and a chord bearing and distance of South 55 degrees 03 minutes 07 seconds West, 74.96 feet to a point; and (8) South 37 degrees 36 minutes 15 seconds West, 34.83 feet to the aforementioned point of beginning; thence extending from said POINT OF BEGINNING, along said Lot 70,

South 52 degrees 23 minutes 45 seconds East, 17.37 feet to a point; thence continuing along said Lot 70, Lot 69, Lot 68, Lot 67, Lot 66 and in part along Lot 65, South 18 degrees 22 minutes 30 seconds East, 287.03 feet to a point, a corner of the aforementioned Lot 65; thence continuing along said Lot 65, Lot 64, Lot 63 and Lot 62, South 35 degrees 49 minutes 15 seconds West, 161.09 feet to a point, a corner common with Lot 60; thence continuing along said Lot 60, Lot 59, Lot 58 and Lot 57, North 54 degrees 10 minutes 45 seconds West, 245.17 feet to a point on the aforementioned southeasterly right-of-way line of Waynebrook Drive North; thence extending along said southeasterly right-of-way line of Waynebrook Drive North the following three (3) courses and distances: (1) North 29 degrees 49 minutes 15 seconds East, 104.00 feet to a point; thence (2) along the arc of a circle curving to the right, having a radius of 125.00 feet, a central angle of 07 degrees 47 minutes 00 seconds, an arc distance of 16.98 feet, and a chord bearing and distance of North 33 degrees 42 minutes 45 seconds East, 16.98 feet to a point; and (3) North 37 degrees 36 minutes 15 seconds East, 209.27 feet to the first mentioned point and place of beginning.

CONTAINING: One and four hundred sixty thousandths part of an acre
(1.460) be the same more or less.



Yerkes Associates, Inc.

Consulting Engineers / Landscape Architects / Surveyors

August 20, 2002
revised: May 3, 2004
revised: June 9, 2004

DESCRIPTION OF
RESTRICTED OPEN SPACE E,
"RESERVE AT WAYNEBROOK"
UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA
PREPARED FOR
THE CUTLER GROUP

ALL THAT CERTAIN tract or parcel of land situate in the Township of Upper Uwchlan, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a plan entitled "Reserve at Waynebrook", Sheet 3 of 44 and Sheet 4 of 44, plan number C-32-3-21.2, prepared for The Cutler Group by Yerkes Associates, Inc., West Chester, Pennsylvania, dated May 2, 2001, last revised June 9, 2004, and being more particularly described as follows to wit:

BEGINNING at a point, a concrete monument to be set on the southwesterly proposed right-of-way line of Pottstown Pike (S.R. 0100, L.R. 147, variable width) in the line of lands now or formerly of Harvey Herbert Funderwhite (tax parcel 32-3-21), said point also being located South 37 degrees 29 minutes 40 seconds West, 12.08 feet from a point on the southwesterly legal right-of-way line of said Pottstown Pike in the aforementioned line of lands of Funderwhite; thence extending from said POINT OF BEGINNING, along the aforementioned lands of Funderwhite, South 37 degrees 29 minute 40 seconds West, 229.99 feet to a point, a corner of lands designated as Open Space 'G'; thence extending along said Open Space 'G' the following three (3) courses and distances: (1) North 18 degrees 23 minutes 18 seconds East, 104.47 feet to a point; thence (2) North 06 degrees 02 minutes 44 seconds East, 91.55 feet to a point; thence (3) extending in part in and through a 30 feet wide Sanitary Sewer Easement, North 18 degrees 22 minutes 30 seconds West, 420.20 feet to a point on the southeasterly right-of-way line of Waynebrook Drive North (variable width, 60 feet wide at this point); thence extending along the aforementioned southeasterly right-of-way line of Waynebrook Drive North, North 72 degrees 30 minutes 00 seconds East, 62.16 feet to a point, the northwesterly terminus of a radius-round-corner connecting said southeasterly right-of-way line of Waynebrook Drive North with the aforementioned southwesterly proposed

right-of-way line of Pottstown Pike; thence extending along said radius-round-corner along the arc of a circle curving to the right, having a radius of 30.00 feet, a central angle of 90 degrees 28 minutes 31 seconds, an arc distance of 47.37 feet, and a chord bearing and distance of South 62 degrees 15 minutes 44 seconds East, 42.60 feet to a point; thence extending along the aforementioned southwesterly right-of-way line of Pottstown Pike the following two (2) courses and distances: (1) South 17 degrees 01 minute 29 seconds East, 71.39 feet to a concrete monument to be set; and (2) crossing the southeasterly terminus of the aforementioned Sanitary Sewer Easement, South 18 degrees 22 minutes 29 seconds East, 355.19 feet to the first mentioned point and place of beginning.

CONTAINING: One and ninety seven thousandths part of an acre (1.097) be the same more or less.

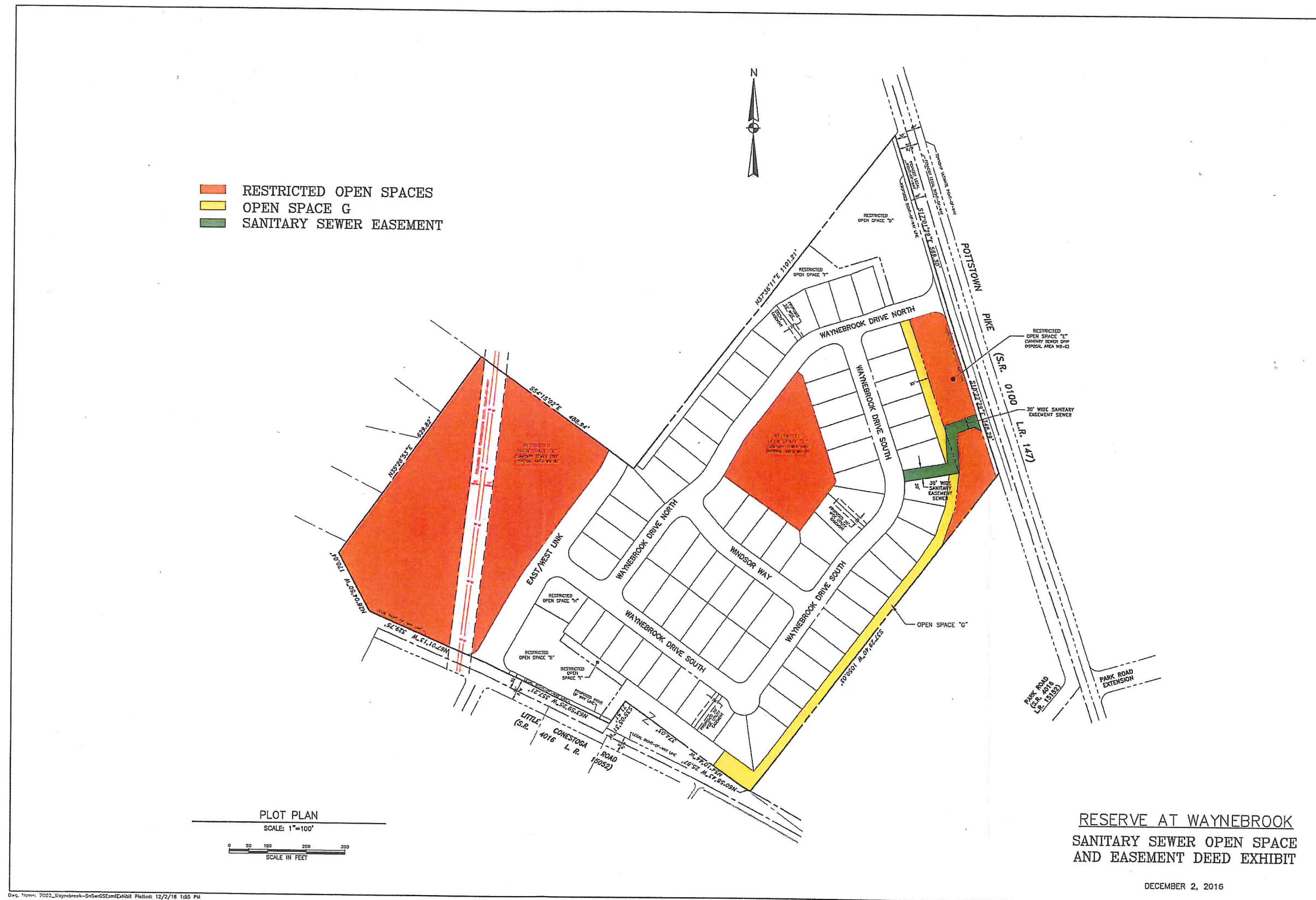


Exhibit "D"



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: The Board of Supervisors
Cary Vargo, Township Manager

FROM: Gwen Jonik
Township Secretary 

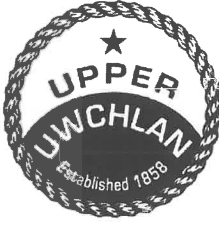
RE: Ordinance Amendment Adoption

DATE: February 15, 2018

The Board is requested to **adopt** the attached Ordinances which revise existing ordinances, as follows:

1. Flood Hazard District. Amends various sections of the Zoning Ordinance Article related to the Flood Hazard District to reference the "Floodplain Administrator" and Chapter 82 "Floodplain Management" for consistency with Chapter 82 "Floodplain Management", which was adopted August 2017, prompted by FEMA.
2. Park & Recreation Board. Amends sections of Chapter 27 "Park and Recreation Board and Chapter 127 "Parks and Recreation Areas" to update the authorities and responsibilities of the Park and Recreation Board and to correct punctuation and typographical errors.
3. Waynebrook Roadways, Darrell Drive. Adds Darrell Drive (30 mph) and Waynebrook subdivision roadways (25 mph) to the "Speed Limit" and "Stop Intersections" sections of Chapter 176 Vehicles and Traffic. This procedure is followed for all roadways dedicated to the Township.

The Ordinance amendments were advertised in the February 7, 2018 and February 13, 2018 editions of the *Daily Local News*.



UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE _____

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 VARIOUS SECTIONS TO MAKE REFERENCE TO THE FLOODPLAIN ADMINISTRATOR AND CHAPTER 82 OF THE UPPER UWCHLAN TOWNSHIP CODE TITLED FLOODPLAIN MANAGEMENT.

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

SECTION 1. Section 200-55.A.(1) shall be amended to read as follows:

"(1) All uses, activities, and development occurring within any Flood Hazard District shall be undertaken only in strict compliance with the provisions of this article and with all other applicable codes and ordinances such as the Township Building Code, Chapter 82, Floodplain Management and Chapter 162 Subdivision and Land Development."

SECTION 2. Section 200-55.A.(2) shall be amended to read as follows:

(2) Prior to the issuance of any permit in the Flood Hazard District, the Floodplain Administrator shall ensure compliance with Chapter 82, Floodplain Management."

SECTION 3. Section 200-55.A.(3) shall be deleted.

SECTION 4. Section 200-55.C.(1) shall be amended to read as follows:

"(1) Within any Flood Hazard District area, no new construction or development shall be located within the area measured 50 feet landward from the top-of-bank of any watercourse, except as permitted within this Article XIII."

SECTION 5. Section 200-55.D.(1)(d) shall be amended to read as follows:

“(1)(d) Be no steeper than one vertical to two horizontal, unless substantiated data, justifying steeper slopes are submitted to and approved by the Floodplain Administrator.”

SECTION 6. Section 200-61.A shall be amended to read as follows:

“If any proposed construction or development is located entirely or partially within any identified floodplain area, applicants for building permits shall provide all the necessary information in sufficient detail and clarity to enable the Floodplain Administrator to determine that:”

SECTION 7. Section 200-61.B shall be amended to read as follows:

“Applicants shall file the following minimum information, plus any other pertinent information (e.g. any or all of the technical information contained in §250-56F) as may be required by the Floodplain Administrator, to make the above determination:”

SECTION 8. 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 9. 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 10. Effective Date. This Ordinance shall become effective five (5) days from the date of enactment.

ENACTED and ORDAINED this _____ day of _____, 2018.

**UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS**

Jamie W. Goncharoff, Chair

Sandra M. D’Amico, Vice-Chair

Guy A. Donatelli, Member

ATTEST:

Gwen A. Jonik, Township Secretary



UPPER UWCHLAN TOWNSHIP
Chester County, Pennsylvania

ORDINANCE _____

An Ordinance amending the Code of Upper Uwchlan Township, Ordinance #06-01, Chapter 27 "Park and Recreation Board" and Chapter 127 "Parks and Recreation Areas", to update the authorities and responsibilities of the Park and Recreation Board, and to correct punctuation and typographical errors, as follows:

Revise **§ 27-3.D.** to read as follows:

D. The terms of membership shall be five years.

Revise **§ 27-5.A.** to read as follows:

- (1) Recommend to the Board of Supervisors rules and regulations with respect to conduct at Township parks and recreation facilities. The Board of Supervisors may adopt by resolution reasonable rules and regulations for conduct at Township parks and recreation facilities.
- (2) Recommend to the Board of Supervisors plans, programs, and policies regarding the provision of recreation and park services.
- (3) Advise the Board of Supervisors in the acquisition and development of parklands.

Revise **§ 27-7** to read as follows:

27-7. Responsibilities.

The Park and Recreation Board shall have the following responsibilities:

- A. Identify the open space, recreation, park and trail needs of the Township.
- B. Plan and supervise recreation programs, events and activities approved by the Board of Supervisors.
- C. Undertake park and recreation tasks as requested by the Board of Supervisors.

Revise **§ 127-1. Title; interpretation.** to read as follows:

[Amended 8-20-2007 by Ord. No. 07-08]

This chapter shall be known and may be cited as the "Parks and Community Trails Ordinance." Whenever, in this chapter, the term "park" is used, it shall be deemed to be any municipality-owned park or playground. Whenever, in this chapter, the term "trail" is used, it shall be deemed to be any municipality-owned or managed trail.

Revise **§ 127-2.C.** to read as follows:

127-2.C. No hunting is allowed within a park or on a trail; no person shall injure or kill any wildlife within a park or on a trail.

Revise **§ 127-3. Custody and maintenance of parks.** to read as follows:

The Township shall have general custody of all parks. The Township Park and Recreation Board and Township Manager shall coordinate the maintenance, repair and replacement of property and equipment and shall ensure that the facilities are kept in a clean, sanitary condition.

Revise **§ 127-5. Registration for use of park facilities.** to read as follows:

The use of the facilities, such as fields, courts, and pavilions, are governed by registration. Applicants wishing to use such facilities shall register with the Township.

ENACTED and ORDAINED this _____ day of _____, 2018.

UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS

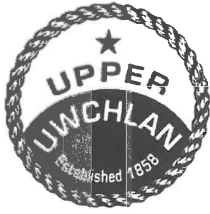
Jamie W. Goncharoff, Chair

Sandra M. D'Amico, Vice-Chair

Guy A. Donatelli, Member

ATTEST:

Gwen A. Jonik, Township Secretary



UPPER UWCHLAN TOWNSHIP
Chester County, Commonwealth of Pennsylvania

ORDINANCE # _____

An Ordinance amending the Code of Upper Uwchlan Township
Ordinance #06-01, Chapter 176 Vehicles and Traffic

WHEREAS, Upper Uwchlan Township has the right and responsibility to regulate speed limits on roads within the Township of Upper Uwchlan, and to designate certain street intersections as "Stop Sign" Intersections pursuant to the provisions of the Pennsylvania Motor Vehicle Code;

THEREFORE, Chapter 176-1.A, "Stop Intersections." is hereby revised by adding the following intersections regarding Darrell Drive and within the development known as the Reserve at Waynebrook:

Darrell Drive at Graphite Mine Road
Darrell Drive at Little Conestoga Road
Darrell Drive at Pottstown Pike

Waynebrook Drive at Darrell Drive
Waynebrook Drive at Pottstown Pike
Waynebrook Drive at Waynebrook Drive (3)

Windsor Way at Waynebrook Drive (2)

AND THEREFORE, Chapter 176-3.A, "Speed Limits." is hereby revised by adding the following roadways:

The speed limit shall be **30 MPH** on the following roadway:

- Darrell Drive

The speed limit shall be **25 MPH** on the following roadways:

- Waynebrook Drive
- Windsor Way

ENACTED and ORDAINED this _____ day of _____, 2018.

UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS

Jamie W. Goncharoff, Chair

Sandra M. D'Amico, Vice-Chair

ATTEST:

Gwen A. Jonik, Township Secretary

Guy A. Donatelli, Member