



UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA **
MAY 21, 2018
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: April 10, 2018 Joint Boards & Commissions Workshop	2
	April 16, 2018 Board of Supervisors Meeting	5
III.	APPROVAL OF PAYMENTS	9
IV.	TREASURER'S REPORT	11
V.	SUPERVISORS' REPORT	
	A. Calendar:	
	May 28, 2018 Office Closed ~ Memorial Day – NO Trash/Recycling Service Today	
	June 12, 2018 4:00 PM Board of Supervisors Workshop	
	June 16, 2018 10 th Annual Upper Uwchlan Township Block Party on Route 100	
	June 18, 2018 7:00 PM Board of Supervisors Meeting	
	Yard Waste Collections: May 23, June 6, June 13, June 20	
	Do not use plastic bags for yard waste. Place materials curbside the night before to guarantee collection.	
VI.	ADMINISTRATION REPORTS	
	A. Township Engineer's Report	23
	B. Building and Codes Department Report	27
	C. Police Chief's Report	
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VII.	LAND DEVELOPMENT	
	A. Marsh Lea Escrow Release Request #3 \$359,469.00 – Consider Approval	32
	B. Upper Uwchlan Township/Downingtown Area School District Lot Line Change/Consolidation	37
	C. Eagleview Corporate Center Lot 1C Preliminary Land Development Plan – Consider Approval	39
VIII.	ADMINISTRATION	
	A. 160 Park Road Seasonal Eating/Drinking Establishment Conditional Use Decision & Order – Consider Approval	50
	B. 2018 Road Materials Contract – Consider Award	67
	C. Pennsylvania Turnpike Agreement – Park Road Bridge/Hickory Park – Consider Approval	69
	D. PECO Utility Relocation Reimbursement Agreement – Consider Approval	73
	E. Resolutions	
	1. Marsh Lea Revised Hydrogeologic Study to PaDEP – Consider Approval	79
	2. Western Chester County Regional Uniform Construction Code Appeals	81
	Board Additional Member	
	F. Access to Youth Sports Scholarship Program	
IX.	OPEN SESSION	
X.	ADJOURNMENT	



Upper Uwchlan Township
JOINT BOARDS & COMMISSIONS WORKSHOP

April 10, 2018

4:00 p.m.

Minutes

DRAFT

In attendance:

Jamie Goncharoff, Chair

Sandy D'Amico, Vice-Chair

Guy Donatelli, Member

Cary Vargo, Township Manager

Shanna Lodge, Assistant Township Mgr.

John DeMarco, Police Chief

Gwen Jonik, Township Secretary

Matt Brown, Township Wastewater Consultant

Don Carlson, Municipal Authority Vice-Chair

Bob Schoenberger, Planning Commission Chair

Sally Winterton, Planning Commission Vice-Chair

Cathy Tomlinson, Park & Rec Board Chair

Brett Hand, Historical Commission Chair

Jamie Goncharoff called the Joint Boards & Commissions Workshop to order at 4:04 PM, led the Pledge of Allegiance, and offered a moment of silence.

Township Manager's Report

Cary Vargo provided an update on the following projects/activities:

Park Road reconstruction and trail. Coordinating 6-7 PECO/Verizon pole relocations; hope to advertise bid in June, proceed with pole relocation late summer, and construction early fall.

This will not disrupt State Park traffic over the summer.

Toll is preparing to dedicate to Upper Uwchlan wastewater facilities in Ewing-West Vincent. Since the facilities are located out of the township, the Inter-municipal Agreement has to be revised to reflect Upper Uwchlan's ownership of the land and infrastructure, not West Vincent.

Eagle Village Park. A preconstruction meeting was held late March, construction is expected to begin this week and we're targeting completion by the Block Party. The amphitheater and seating have been removed from the project and may be added in the future through the Capital Fund budget. Cathy Tomlinson, Jamie Goncharoff, and Sally Winterton made comments regarding parking for this Park, Pottstown Pike noise pollution, new quotes in the future if the amphitheater is desired, and consider Upland Farms Park as a more desirable location for an amphitheater.

The ownership exchange of Pottstown Pike/Route 100 and Graphite Mine Road has not progressed as PennDOT needs to repair and upgrade storm water facilities on Route 100.

Upland Farms Park. The barn's interior stones are being pointed, the interior floor will be sanded and sealed, and the exterior steps are being reconstructed for code compliance. These minor maintenance activities are being carried out according to the Plan drafted by Archer Buchanan. Active field use is not planned for this Park. The Park & Rec Board and Historical Commission are meeting later this month to discuss a cohesive plan for use of the buildings and property.

160 Park Road received land development plan approval. Gunner Properties has filed an Amended Conditional Use Application for an eating/drinking establishment. The Hearing is set for May 8.

Byers Station Parcel 5C submitted a land development plan for Phase 1 of the commercial lot. The Consultants are reviewing and the Planning Commission will discuss the Plan April 12, 2018. The Applicant believes the 1999 PRD Approval allows for a drive-through (Section 1001 of the Zoning Ordinance at that time) potentially for a coffee shop. Cary Vargo will provide the historic documents for consideration.

Toll is awaiting NPDES permit approval to construct the Sunderland Avenue extension into West Vincent Township.

Downingtown Area School District has agreed to transfer 0.9 acres to the Township, along our common property line, for potential township building expansion. The Lot Line Adjustment Plan is being reviewed by the County and the School Board may execute the Agreement later this week. Shanna Lodge is drafting a request for proposals for architectural firms to design a building renovation/addition and prepare construction bid specifications. The 2018 Budget includes \$170,000 for architectural services.

Reserve at Chester Springs. The farmstead on Green Valley Road was rehabilitated, 52 lots have sold, 49 building permits issued and 17 settlements have occurred.

Townes at Chester Springs. Nineteen building permits have been issued.

There are proposed Zoning and Subdivision/Land Development ordinance amendments under consideration, including use of HDPE pipe, extensions of approvals prior to building permit submission.

Emergency Management Planning Commission (EMPC)

There was no EMPC Representative present at this time. Guy Donatelli commented that Ludwig's Corner Fire Company is seeking funding for new equipment. Cary Vargo recommended submission of a written request.

Historical Commission (HC)

Brett Hand, Chair, advised the 7-member HC has some great ideas in the works. They'll be scanning/digitizing historic documents and artifacts, implementing a program to make these items more accessible to the public. They're seeking guidance from county resources and personnel. They're discussing use of Upland Farms, a historical property. They hope to acquire items/pieces of historic interest from the Feters property; they're looking into the process of recording oral histories.

Municipal Authority

Don Carlson, Vice-Chair, and Matt Brown, Authority Administrator, were present. Authority activities include creating a "Frequently Asked Questions" (FAQ) sheet for the Septage Management Ordinance which is under consideration; public sewer user rates increased \$15/quarter, to \$190/quarter effective April 1, 2018; there are 3 proposed Capital projects over the next 2 years that will require financing: the Township's share of Route 100 WWTF Phase III, Route 100 WWTF Phase II – Part II, which is the expansion of public sewer on Byers Road from Route 100 to Eagle Farms Road cul-de-sac, and the purchase of additional disposal land - a few properties have been located outside Upper Uwchlan - one is very close to Ewing-West Vincent Township.

Open Community Corps (previously the Upattinas property). The Authority sent the developer a letter advising him of his next steps to gain the Authority's approval for his proposed public sewer system.

Jamie Goncharoff inquired if we have to complete the projects in our Act 537 Plan in a specific timeframe. Matt Brown advised the Township is approximately 6 years behind the schedule of projects in the overall Act 537 Plan and we continue to use it to guide the projects in order to serve older developments.

Park & Recreation Board

Cathy Tomlinson, Chair, thanked the Supervisors for their support. This 7-member Board is working on numerous ideas. The tree lighting last year drew approximately 500 people; the recent egg hunt drew 300; Hickory Park's playground will be upgraded this year; the Comprehensive Plan and trail plans are being reviewed for planning to complete connections in the "interior" existing trails; creating activities for children in their mid-teens. The status of the Struble Trail extension is that the County will submit an amended conditional use application.

Jamie Goncharoff asked of GEYA's field use fee reduction request. Cary Vargo advised reducing fees for all field users had been discussed; Sandy D'Amico commented that GEYA requested their fees be reduced to \$5000 and they're requesting field use priority. The Supervisors would like GEYA to provide current enrollment numbers, including each player's home township, and financial justification for the relief request. The fee schedule may be re-evaluated for all field users.

Planning Commission

Bob Schoenberger, Chair, and Sally Winterton, Vice-Chair, were in attendance. Bob Schoenberger made comment that the growing trend throughout the county is builders are developing commercial and industrial zoned sites into residential and we should review our zoning ordinances. Cary Vargo asked that the Planning Commission highlight the uses they'd like to see in commercial and industrial districts.

Technology Advisory Board (TAB)

There was no TAB representative in attendance at this time.

Zoning Hearing Board (ZHB)

Cliff Schultz, Chair, wasn't able to attend but provided a summary of the ZHB's activities: a Hearing was held in March for side-yard setback relief for J-Tech's commercial business in Eagle Industrial Park. Relief was granted; the ZHB will conduct a Hearing May 2 for Operating Engineers regarding a new crane; and Bob McHugh has resigned as Alternate ZHB Member.

Open Session

Sally Winterton made comment regarding traffic during the Country Music Fest in West Vincent Township this August.

Don Carlson made comment regarding a series of potholes of Route 100.

Sandy D'Amico made comment that she'd like to discuss the "Fair Districts Pennsylvania" resolution at a future meeting.

Jamie Goncharoff wants to highlight the Township's award-winning Newsletter at the April 16, 2018 Supervisors meeting.

Adjournment

There being no further business to be brought before the Board, Jamie Goncharoff adjourned the Workshop at 6:19 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary



TOWNSHIP OF UPPER UWCHLAN
BOARD OF SUPERVISORS
REGULAR MEETING
April 16, 2018
7:00 p.m.
DRAFT

In Attendance:

Board of Supervisors

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

Township Administration

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

Mr. Goncharoff called the meeting to order at 7:00 p.m., led the Pledge of Allegiance, offered a moment of silence and asked if any attendees planned to record the meeting. There were no responses.

Approval of Minutes

Mrs. D'Amico moved, seconded by Mr. Goncharoff, to approve as presented the minutes of the March 19, 2018 Board of Supervisors Meeting. Mr. Goncharoff requested a revision to the minutes, on the last page, fourth paragraph. The Motion, including the requested revision, carried unanimously.

Approval of Payments

Mr. Donatelli moved, seconded by Mrs. D'Amico, to approve the payments to all vendors as listed April 13, 2018. There were no questions or comments. The Motion carried unanimously.

Treasurer's Report

Jill Bukata reported the Township's financial position remains strong; the Finance Department processed 591 trash and 188 sewer payments over the past month; the Township, Municipal Authority and pension plans audits have been completed; year to date revenues are at 24.1% of the budget; expenses are at 19.7% of the budget.

Supervisor's Report

Mr. Goncharoff read the following calendar: April 22-25, 2018 Annual Pennsylvania State Association of Township Supervisors (PSATS) Educational Conference in Hershey; May 2, 2018 7:00 PM Zoning Hearing Board re: Operating Engineers JATC; May 8, 2018 Board of Supervisors Workshop (Time to be determined); May 8, 2018 6:00 PM Conditional Use Hearing re: Gunner Properties 160 Park Road; May 21, 2018 7:00 PM Board of Supervisors Meeting; May 28, 2018 Office Closed ~ Memorial Day; June 16, 2018 10th Annual Upper Uwchlan Township Block Party on Route 100; Yard Waste Collections: April 18, 25, May 2, 9, 16 and 23.

Administration Reports

Township Engineer's Report

Dave Leh reported that construction is underway on the Eagle Village park, next to the Township building; Byers Station Parcel 5C commercial lot development plan was reviewed by the Planning Commission April 12; preliminary land development plans for Eagleview Corporate

Center Lots 1B and 1C were accepted for consultants' review and will be discussed at their May meeting; and Marsh Lea site preparation work continues.

Building and Codes Department Report

Al Gaspari reported that 43 building permits were issued last month, totaling \$37,000 in permit fees; a Zoning Hearing is scheduled for May 2 regarding a permanent 100' tower crane for the Operating Engineers; an Eagle Scout candidate is creating a picnic area at Upland Farms Park; the Upland Farms barn floors will be sanded and sealed and we're researching sliding doors to replace the main barn door; there is a lot of construction activity throughout the township.

Police Chief's Report

Chief DeMarco reported that the Department responded to 1,074 calls last month, including 7 reported crimes and 94 traffic citations; a Country Music Festival is scheduled for a 3-day weekend in Ludwig's Corner this August and meetings are being held with West Vincent Township. Chief DeMarco is developing an incident action plan for Upper Uwchlan during the Festival, has met with various emergency response agencies and more meetings are scheduled. Crowds up to 15,000 are anticipated. We will post "No Parking" signs on Township roadways. This year's Junior Police Academy will be held June 19-22.

Responding to Country Music Festival related questions by Supervisors and citizens, Chief DeMarco advised that residents, homeowners' associations and businesses will be notified several weeks ahead of the Festival with details and how/where to report any issues. Departments of Emergency Services/Security of all levels are meeting with West Vincent Township and will provide Upper Uwchlan with appropriate details.

Public Works Department Report

Mike Heckman reported that the Department received and completed 138 works orders; replaced a metal lid at a Saybrooke wastewater pump station; assisted with preparations for the Easter Egg Hunt; cleared downed trees at some of the spray fields; responded to snow and ice events; new employee Brian Owens is doing good; 4 people are sought for summer help (mowing); we're bidding construction of a pole barn for equipment storage; Josh Spangler and Steve Poley are to be commended for all of their hard work during snow events, and to Tim Connolly for training Brian Owens.

Steve McNaughton inquired when pothole filling would begin. Mr. Heckman advised the Department is starting that work and residents should report potholes on Township roads via the "Report a Pothole" form on the website.

Land Development

Marsh Lea Escrow Release Request #2. Cary Vargo explained Moser Homes has requested escrow release #2 for erosion and sedimentation controls. Gilmore reviewed the request and recommends releasing \$81,582.60. Mr. Donatelli moved, seconded by Mrs. D'Amico, to approve the release of \$81,582.60 to Moser Homes. The Motion carried unanimously.

Authorize Forwarding Planning Modules to Pennsylvania Department of Environmental Protection (PaDEP).

Mr. Vargo advised a Sewage Facility Planning Module (SFPM) has been prepared by the Developer for the McKee-Milford Associates development (Fetters Tract) for 375 homes. Wastewater treatment and disposal are via the Route 100 wastewater treatment facility (WWTF). Mr. Donatelli moved, seconded by Mrs. D'Amico, to adopt Resolution #04-16-18-03 authorizing the SFPM be sent to PaDEP for their review. The Motion carried unanimously.

Mr. Vargo advised a SFPM has been prepared by the Developer for Village at Byers Station (Parcel 5C) Commercial Lot - Phase 1, which includes 40,000 SF of commercial/retail stores –

Kimberton Whole Foods, a coffee shop, a daycare. Phase 2 will include several restaurants or stores and a courtyard. Wastewater treatment and disposal are via the Route 100 WWTF. Mr. Donatelli moved, seconded by Mrs. D'Amico, to adopt Resolution #04-16-18-04 authorizing Byers Station Parcel 5C Commercial Lot SFPM be sent to PaDEP for their review. There was a citizen's question regarding new development traffic impact on Route 100. Mr. Vargo advised that use of Graphite Mine Road will increase and that roadway was constructed to allow for potential additional lanes in the future. The Motion to send the SFPM to PaDEP carried unanimously.

Township Act 537 Plan Minor Revision – Component 3M. Mr. Vargo advised the Municipal Authority is planning a public sewer service extension on Byers Road, from Route 100 to Eagle Farms Road in the Village of Byers, as was planned for in Phase II of the Route 100 WWTF. Mr. Donatelli moved, seconded by Mrs. D'Amico, to adopt Resolution #04-16-18-05 authorizing the SFPM be sent to PaDEP for their review. The Motion carried unanimously.

ADMINISTRATION

Park Road Re-construction and Trail Project – Utility Relocation Design Agreement. A utility relocation design agreement for \$13,000 has been coordinated with Verizon, authorizing Verizon to design the relocation of several poles along Park Road, between Moore Road and Marsh Creek State Park. Mr. Donatelli moved, seconded by Mrs. D'Amico, to execute the Agreement. Mr. Vargo advised that there will always be a lane open for traffic during the road reconstruction and pole relocation. The Motion carried unanimously.

Public Works Garage Bid Request. Mike Heckman and Dave Leh have drafted bid specifications for a pole barn/garage to store equipment, as discussed and included in the 2018 Budget. The building will not be heated. Mr. Donatelli moved, seconded by Mrs. D'Amico, to authorize the advertisement of the bid. The Motion carried unanimously.

Resolution - Fair Redistricting. Cary Vargo summarized a Resolution in support of State legislation efforts to amend the Pennsylvania Constitution in order for redistricting following the Census to be carried out by a non-partisan citizens' commission. State House Bill 722 and Senate Bill 22 had been reviewed and our State Representatives are in support of this legislation. Mr. Donatelli moved, seconded by Mrs. D'Amico, to adopt the Resolution.

Cindy McMahon asked questions regarding the selection, operation and funding of the citizens' commission. Mrs. D'Amico and Mr. Goncharoff advised that the Resolution shows support of the legislation currently under review in Harrisburg, and the proposed State legislation provides some level of detail. The Resolution is titled, "A Resolution In Support Of A Citizens Commission For Legislative And Congressional Redistricting". The Motion to adopt Resolution #04-16-18-06 carried unanimously.

Open Session

Mr. Goncharoff drew attention to the Township's Spring Newsletter. Upper Uwchlan newsletters have earned 2 awards from the State Association of Township Supervisors – a 1st Place for townships with populations over 10,000 and a 2nd Place in the Most Improved Newsletter category. Shanna Lodge displayed the newsletter on the overhead screen and highlighted several notable pieces of information.

Bob Armstrong, GEYA Baseball President, Brian Miles, Vice President, and Mike Walter, requested a reduction in baseball field use fees, noting enrollment is down and more than half their registration fee goes toward field use fees. Mr. Donatelli advised that at a recent Supervisors workshop it was determined that the Board supports youth sports, all groups are to be treated equally, the field use fees will be evaluated in the near future. A scholarship fund for struggling Upper Uwchlan Township families within these organizations was briefly discussed.

The Board requests GEYA provide the Township with their enrollment figures, including the Township in which the children reside.

Steve McNaughton made comments regarding lighting, noise, and inadequate buffer zone issues with the Hankin building adjacent to his property. Township staff will work with Hankin on resolutions to the issues.

Tim McCann made comment regarding the Township's authority regarding builders and home construction material failures. Mr. Vargo advised that research indicates the Second Class Township Code doesn't authorize ordinances for these situations.

Adjournment

There being no further business to be brought before the Board, Mr. Goncharoff adjourned the meeting at 8:56 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary

May 16, 2018
11:32 AM

Upper Uwchlan Township
Check Register By Check Id

Page No: 1

Range of Checking Accts: GENERAL to GENERAL Range of Check Ids: 48997 to 49092
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
48997	05/21/18	21ST 21st CENTURY MEDIA PHILLY	1,135.81	1776
48998	05/21/18	ADVANO20 ADVANTAGE INDUSTRIAL SUPPLY	308.09	1776
48999	05/21/18	AQUAP010 AQUA PA	193.28	1776
49000	05/21/18	ARROC010 ARRO CONSULTING, INC.	1,986.00	1776
49001	05/21/18	BARBA010 BARBACANE THORNTON & COMPANY	1,800.00	1776
49002	05/21/18	BENCHMAR BENCHMARK PROFESSIONAL SEMINAR	295.00	1776
49003	05/21/18	BENLGTX BEN LAGARDE TAX COLLECTOR	58.29	1776
49004	05/21/18	BERKH030 H.A. BERKHEIMER, INC.	160.68	1776
49005	05/21/18	BESTL140 BEST LINE EQUIPMENT	508.03	1776
49006	05/21/18	BRANDFLA BRANDYWINE FLAGS	280.00	1776
49007	05/21/18	BRANDSPC BRANDYWINE VALLEY SPCA	103.00	1776
49008	05/21/18	BRANDWIN BRANDYWINE CONSERVANCY	450.00	1776
49009	05/21/18	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI	4,435.85	1776
49010	05/21/18	CHARLHIG CHARLES A HIGGINS & SONS	565.12	1776
49011	05/21/18	CHEST050 CHESTER COUNTY CONSORTIUM OF M	350.00	1776
49012	05/21/18	CHEST140 CHESTER COUNTY TREASURER	35.00	1776
49013	05/21/18	CINTA010 CINTAS CORPORATION #287	298.95	1776
49014	05/21/18	CIRCUSTI CIRCUS TIME	2,975.00	1776
49015	05/21/18	COLLIFL COLLIFLOWER, INC	141.88	1776
49016	05/21/18	COMCA010 COMCAST	713.81	1776
49017	05/21/18	CONTR010 CONTRACTOR 'S CHOICE	244.08	1776
49018	05/21/18	CORELOG CORELOGIC	14,755.72	1776
49019	05/21/18	CRAZYFAC CRAZYFACES	200.00	1776
49020	05/21/18	DELA030 DVHT	57,533.75	1776
49021	05/21/18	DELCH010 DELCHESTER PUBLIC WORKS ASSOCI	25.00	1776
49022	05/21/18	DEMAR010 JOHN DEMARCO	157.50	1776
49023	05/21/18	DOWNTDEZ LINDA JACOBS DOWNTOWN DEZIGN	250.00	1776
49024	05/21/18	EAGLE100 EAGLE SERVICE CENTER, INC.	95.00	1776
49025	05/21/18	EAGLE130 EAGLE TERMITE & PEST CONTROL	85.00	1776
49026	05/21/18	EAGLHARD EAGLE HARDWARE	391.87	1776
49027	05/21/18	EDMUN010 EDMUNDS & ASSOCIATES, INC.	250.00	1776
49028	05/21/18	ERICHCAW ERICH CAWALLA	1,900.00	1776
49029	05/21/18	FISHE010 FISHER & SON COMPANY, INC.	400.00	1776
49030	05/21/18	GATHE010 BRIAN E. GATHERCOLE	665.01	1776
49031	05/21/18	GILMO020 GILMORE & ASSOCIATES, INC	13,791.94	1776
49032	05/21/18	HAWEI010 H.A. WEIGAND, INC.	928.70	1776
49033	05/21/18	HDCHESTE H-D OF CHESTER SPRINGS	3,274.28	1776
49034	05/21/18	HELPNOW HELP NOW	4,557.13	1776
49035	05/21/18	ICMA0010 ICMA	576.80	1776
49036	05/21/18	IRONM010 IRON MOUNTAIN	17.00	1776
49037	05/21/18	JPETTYC JILL BUKATA	263.88	1776
49038	05/21/18	JONIKGW GWEN JONIK	22.05	1776
49039	05/21/18	KEENC010 KEEN COMPRESSED GAS COMPANY	20.70	1776
49040	05/21/18	KONIC010 KONICA MINOLTA BUSINESS SOLUTI	537.33	1776
49041	05/21/18	LAMBMCER LAMB MCERLANE PC	1,740.00	1776
49042	05/21/18	LATSHAMC LATSHA DAVIS & MCKENNA, P.C.	5,678.95	1776
49043	05/21/18	LAWSO010 LAWSON PRODUCTS, INC.	462.25	1776
49044	05/21/18	LEFTEDGE ERIC STIMMLER	466.66	1776
49045	05/21/18	LEFTEDGT TOM FREED	466.66	1776
49046	05/21/18	LEFTEDGW WALTER FREDERICK	466.66	1776
49047	05/21/18	LERETA LERETA	1,999.45	1776

May 16, 2018
11:32 AM

Upper Uwchlan Township
Check Register By Check Id

Page No: 2

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
49048	05/21/18	LEVEN010 LEVENGOOD SEPTIC SERVICE	256.50		1776
49049	05/21/18	LINESYST BLOCK LINE SYSTEMS	1,009.61		1776
49050	05/21/18	LIONV010 LIONVILLE FIRE COMPANY	37,141.00		1776
49051	05/21/18	LTLCONSU LTL CONSULTANTS, LTD	544.25		1776
49052	05/21/18	LUDWIO60 LUDWIG'S CORNER SUPPLY CO.	133.23		1776
49053	05/21/18	MAILFO10 MAIL FINANCE	90.00		1776
49054	05/21/18	MAINLO10 MAIN LINE CONCRETE & SUPPLY IN	2,180.58		1776
49055	05/21/18	MARSH020 MARSH CREEK SIGNS	545.00		1776
49056	05/21/18	MCPMAH010 MCPMAHON ASSOCIATES, INC.	5,932.50		1776
49057	05/21/18	MONTE010 MONTESANO BROS.	231.00		1776
49058	05/21/18	NANCYPOU NANCY POULTNEY	450.00		1776
49059	05/21/18	NAPA0010 NAPA	721.12		1776
49060	05/21/18	NEWHO010 NEW HOLLAND AUTO GROUP	12.48		1776
49061	05/21/18	OROUR010 O'ROURKE & SONS, INC	30.00		1776
49062	05/21/18	OTT00010 RAY OTT & ASSOICATES, INC.	100.00		1776
49063	05/21/18	PECO0010 PECO	4,171.93		1776
49064	05/21/18	PSATS010 PA ASSOCIATES OF TOWNSHIP SUPE	200.00		1776
49065	05/21/18	PSATS030 PSATS-CDL PROGRAM	60.00		1776
49066	05/21/18	RICHBENN RICHARD BENNINGHOFF	550.00		1776
49067	05/21/18	RRDON010 RR DONNELLEY	19.90		1776
49068	05/21/18	SETCO010 SETCOM	99.78		1776
49069	05/21/18	SHALLSER SHALLIS SERVICES	742.41		1776
49070	05/21/18	SIGNALCO SIGNAL CONTROL PRODUCTS, INC.	14,010.00		1776
49071	05/21/18	SKYSH00T SKYSHOOTER DISPLAYS BY ZY PYRO	4,500.00		1776
49072	05/21/18	SLEEP010 SLEEPY HOLLOW FARM, INC.	747.50		1776
49073	05/21/18	STAPLADV STAPLES ADVANTAGE	275.09		1776
49074	05/21/18	STAPLCRP STAPLES CREDIT PLAN	114.43		1776
49075	05/21/18	STEPHEQU STEPHENSON EQUIPMENT, INC.	7,805.62		1776
49076	05/21/18	STRATIX STRATIX SYSTEMS	167.58		1776
49077	05/21/18	THEPRO20 THE PROTECTION BUREAU	1,118.50		1776
49078	05/21/18	UPPER030 UPPER UWCHLAN POLICE ASSOCIATO	1,550.00		1776
49079	05/21/18	UUTMU010 UUTMA	229.40		1776
49080	05/21/18	UWCHLO10 UWCHLAN AMBULANCE CORPS	13,519.00		1776
49081	05/21/18	VARGO005 VARGO, CARY	78.42		1776
49082	05/21/18	VERIZ010 VERIZON	489.61		1776
49083	05/21/18	VERIZ020 VERIZON WIRELESS	851.50		1776
49084	05/21/18	VERIZFIO VERIZONFIOS	124.99		1776
49085	05/21/18	VERIZOSP VERIZON - SPECIAL PROJECTS	434.28		1776
49086	05/21/18	VERZIPAD VERIZON IPAD	169.46		1776
49087	05/21/18	VILLA010 VILLAGE MEDICAL CENTER	85.00		1776
49088	05/21/18	WELLSFAR WELLS FARGO REAL ESTATE TX SRV	5,422.57		1776
49089	05/21/18	WGAMERIC WG AMERICA COMPANY	108.59		1776
49090	05/21/18	WINFI010 WINFIELD GARAGE DOORS	15.90		1776
49091	05/21/18	WITME010 WITMER PUBLIC SAFETY GROUP, INC	3,893.40		1776
49092	05/21/18	ZEPSA020 ACUITY SPECIALTY PRODUCTS, INC	838.33		1776

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	96	0	240,787.62	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	96	0	240,787.62	0.00



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

TO: BOARD OF SUPERVISORS
FROM: Jill Bukata, Township Treasurer
RE: Status Update
DATE: May 21, 2018

Finance has worked on the following items during the month

- Received and processed 170 trash and 551 sewer payments (4/14/18 to 5/16/18)
- Second quarter sewer bills were mailed at the end of April
- Began preparing the financial statements for the 2017 CAFR

Projects and goals

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

Highlights of the April, 2018 financial statements

- The balance sheet remains strong with cash of nearly **\$7.4 million** - of that amount nearly \$3 million is not available for the routine operations of the Township as they are reserved for specific purposes, ie. Liquid Fuels and Act 209 for highways, Turf Field for replacement of the Turf Field, Capital Projects for capital improvements etc.
- Year to date revenues (combined) are **\$3,131,730 or 38.6%** of the annual budget. Combined expenses are **\$1,875,163 or 27.5%** of the budget. The combined year to date net income - (General Fund and Solid Waste Fund) is **\$1,256,567**
- Earned income tax revenue YTD April was **\$994,970**. That is approximately **\$18,000** more than the same period last year.

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

ASSETS

Cash			
01-100-000-100	General Checking - Fulton Bank	\$	166,716.17
01-100-000-200	Meridian Bank		2,847,270.95
01-100-000-210	Meridian Bank - Payroll		96,116.45
01-100-000-250	Fulton Bank - Turf Field		328,489.25
01-100-000-300	Petty Cash		300.00
	Total Cash		<u>3,438,892.82</u>

Investments

01-120-000-100	Certificate of Deposit - 7/2/18		262,470.53
			<u>262,470.53</u>

Accounts Receivable

01-145-000-020	Engineering Fees Receivable		37,113.31
01-145-000-021	Engineering Fees Receivable-CU		1,039.02
01-145-000-030	Legal Fees Receivable		6,771.45
01-145-000-040	R/E Taxes Receivable		663,382.49
01-145-000-050	Hydrant Tax Receivable		48,293.38
01-145-000-080	Field Fees Receivables		(13,165.00)
01-145-000-085	Turf Field Receivables		38,320.00
01-145-000-086	EIT Receivable		91,315.14
01-145-000-090	RE Transfer Tax Receivable		40,542.71
01-145-000-095	Misc accounts receivable		70,651.14
01-145-000-096	Traffic Signals Receivable		-
01-145-000-097	Advertising Fees Reimbursable		288.64
	Total Accounts Receivable		<u>984,552.28</u>

Other Current Assets

01-130-000-001	Due From Municipal Authority		78,073.00
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		5,954.90
01-131-000-000	Suspense Account		-
	Total Other Current Assets		<u>84,027.90</u>

Prepaid Expense

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

Total Assets	4,769,943.53
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LIABILITIES AND FUND BALANCE

Accounts Payable

01-200-000-000	Accounts Payable		495.00
01-252-000-001	Deferred Revenues		76,572.03
	Total Accounts Payable		<u>77,067.03</u>

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

Other Current Liabilities

01-199-000-000	Suspense Account	-
01-210-000-000	Payroll Liabilities	-
01-210-000-001	Federal Tax Withheld	-
01-211-000-000	FICA Tax Withheld	-
01-212-000-000	Earned Income Tax W/H	9,499.67
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	2,150.00
01-219-000-000	LST Tax Withheld	350.00
01-220-000-000	State Unemployment W/H	590.97
01-221-000-000	Benefit Deduction-Aflac	(66.57)
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	322.70
01-239-000-007	Due to Water Resource Protection Fund	-
01-239-000-008	Due to Developer's Escrow Fund	266.25
01-258-000-000	Accrued Expenses	5,629.63
	Total Other Current Liabilities	18,739.65

Total Liabilities	95,806.68
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EQUITY

01-272-000-000	Opening Balance Equity	812,921.60
01-272-000-001	Retained Earnings	3,116,716.36
	Current Period Net Income (Loss)	744,498.89
	Total Equity	4,674,136.85

Total Fund Balance	4,674,136.85
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Total Liabilities & Fund Balance	4,769,943.53
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Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended April 30, 2018

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
REVENUES					
01-301-000-010	Current Real Estate Taxes	833,634.08	983,600.00	(149,965.92)	84.8%
01-301-000-013	Real Estate Tax Refunds	(13.84)	(25,000.00)	24,986.16	0.1%
01-301-000-030	Delinquent Real Estate Taxes	2,402.19	30,000.00	(27,597.81)	8.0%
01-301-000-071	Hydrant Tax	48,579.56	65,000.00	(16,420.44)	74.7%
01-310-000-010	Real Estate Transfer Taxes	119,698.82	523,750.00	(404,051.18)	22.9%
01-310-000-020	Earned Income Taxes	1,007,166.31	3,735,903.00	(2,728,736.69)	27.0%
01-310-000-021	EIT commissions paid	(12,195.85)	(50,808.00)	38,612.15	24.0%
01-320-000-010	Building Permits	147,835.36	490,000.00	(342,164.64)	30.2%
01-320-000-020	Use & Occupancy Permit	3,350.08	8,000.00	(4,649.92)	41.9%
01-320-000-030	Sign Permits	-	100.00	(100.00)	0.0%
01-320-000-040	Contractors Permit	1,000.00	2,000.00	(1,000.00)	50.0%
01-320-000-050	Refinance Certification Fees	900.00	4,500.00	(3,600.00)	20.0%
01-321-000-080	Cable TV Franchise Fees	59,393.16	250,000.00	(190,606.84)	23.8%
01-331-000-010	Vehicle Codes Violation	13,357.34	50,000.00	(36,642.66)	26.7%
01-331-000-011	Reports/Fingerprints	557.75	2,000.00	(1,442.25)	27.9%
01-331-000-012	Solicitation Permits	-	500.00	(500.00)	0.0%
01-331-000-050	Reimbursable Police Wages	1,128.89	1,000.00	128.89	112.9%
01-341-000-001	Interest Earnings	12,720.84	18,000.00	(5,279.16)	70.7%
01-342-000-001	Rental Property Income	8,000.00	24,000.00	(16,000.00)	33.3%
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	600.00	400.00	200.00	150.0%
01-355-000-005	State Aid, Police Pension	-	85,000.00	(85,000.00)	0.0%
01-355-000-006	State Aid, Non-Uniform Pension	-	55,000.00	(55,000.00)	0.0%
01-355-000-007	Foreign Fire Insurance Tax	-	112,000.00	(112,000.00)	0.0%
01-360-000-010	Vehicle Storage Fees	-	1,000.00	(1,000.00)	0.0%
01-361-000-030	Zoning/SubDivision Land Development	7,600.00	4,000.00	3,600.00	190.0%
01-361-000-032	Fees from Engineering	9,570.05	150,000.00	(140,429.95)	6.4%
01-361-000-033	Admin Fees from Engineering	196.40	8,000.00	(7,803.60)	2.5%
01-361-000-035	Admin Fees from Legal	100.00	1,500.00	(1,400.00)	6.7%
01-361-000-036	Legal Services Fees	2,234.65	3,000.00	(765.35)	74.5%
01-361-000-038	Sale of Maps & Books	29.00	250.00	(221.00)	11.6%
01-361-000-039	Fire Inspection Fees	-	-	-	#DIV/0!
01-361-000-040	Fees from Engineering - CU	210.00	20,000.00	(19,790.00)	1.1%
01-361-000-042	Copies	21.25	100.00	(78.75)	21.3%
01-361-000-043	Fees from Traffic Signals Reimbursables	-	-	-	#DIV/0!
01-361-000-044	Fees from Advertising Reimbursables	288.64	-	288.64	#DIV/0!
01-367-000-010	Recreation Donations	-	-	-	#DIV/0!
01-367-000-020	Tennis Fees	-	-	-	#DIV/0!
01-367-000-021	Field Programs	890.00	30,000.00	(29,110.00)	3.0%
01-367-000-025	Turf Field Fees	21,615.00	45,000.00	(23,385.00)	48.0%
01-367-000-030	Community Events Donations	4,415.00	10,000.00	(5,585.00)	44.2%
01-367-000-040	History Book Revenue	-	200.00	(200.00)	0.0%
01-367-000-045	Upland Farms Barn Rental Fees	375.00	5,000.00	(4,625.00)	7.5%
01-367-000-089	Donations for Park Equipment	-	-	-	#DIV/0!
01-380-000-001	Miscellaneous Revenue	6,936.72	5,000.00	1,936.72	138.7%
01-380-000-010	Insurance Reimbursement	-	3,000.00	(3,000.00)	0.0%
01-392-000-008	Municipal Authority Reimbursement	78,073.00	234,219.00	(156,146.00)	33.3%
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		2,380,669.40	7,038,662.00	(4,657,992.60)	33.8%

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

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
GENERAL GOVERNMENT					
01-400-000-113	Supervisors Wages	1,250.00	5,000.00	(3,750.00)	25.0%
01-400-000-150	Payroll Tax Expense	95.62	383.00	(287.38)	25.0%
01-400-000-320	Telephone	470.12	2,000.00	(1,529.88)	23.5%
01-400-000-340	Public Relations	-	6,500.00	(6,500.00)	0.0%
01-400-000-341	Advertising	1,151.97	7,500.00	(6,348.03)	15.4%
01-400-000-342	Printing	2,966.01	1,000.00	1,966.01	296.6%
01-400-000-344	Community Notice	-	2,000.00	(2,000.00)	0.0%
01-400-000-350	Insurance-Bonding	2,636.00	4,255.00	(1,619.00)	62.0%
01-400-000-352	Insurance-Liability	8,580.00	15,569.00	(6,989.00)	55.1%
01-400-000-420	Dues/Subscriptions/Memberships	-	2,769.00	(2,769.00)	0.0%
01-400-000-460	Meeting & Conferences	1,834.00	6,000.00	(4,166.00)	30.6%
01-400-000-461	Bank Fees	3,498.42	9,000.00	(5,501.58)	38.9%
01-400-000-463	Misc expenses	36,366.35	2,000.00	34,366.35	1818.3%
		58,848.49	63,976.00	(5,127.51)	92.0%
EXECUTIVE					
01-401-000-100	Administration Wages	131,903.16	461,785.00	(329,881.84)	28.6%
01-401-000-150	Payroll Tax Expense	9,086.66	35,327.00	(26,240.34)	25.7%
01-401-000-151	PSATS Unemployment Compensation	-	567.00	(567.00)	0.0%
01-401-000-156	Employee Benefit Expense	29,493.38	127,351.00	(97,857.62)	23.2%
01-401-000-157	ACA Fees	-	243.00	(243.00)	0.0%
01-401-000-160	Non-Uniform Pension	10,276.50	41,078.00	(30,801.50)	25.0%
01-401-000-174	Tuition Reimbursements	-	4,000.00	(4,000.00)	0.0%
01-401-000-181	Longevity Pay	2,100.00	5,700.00	(3,600.00)	36.8%
01-401-000-183	Overtime Wages	1,711.72	5,000.00	(3,288.28)	34.2%
01-401-000-200	Supplies	4,877.28	15,000.00	(10,122.72)	32.5%
01-401-000-205	Meals & Meal Allowances	-	200.00	(200.00)	0.0%
01-401-000-215	Postage	1,402.38	4,500.00	(3,097.62)	31.2%
01-401-000-230	Gasoline & Oil	361.80	2,200.00	(1,838.20)	16.4%
01-401-000-235	Vehicle Maintenance	56.64	500.00	(443.36)	11.3%
01-401-000-252	Repair & Maintenance	-	2,000.00	(2,000.00)	0.0%
01-401-000-316	Training & Seminars	757.59	10,000.00	(9,242.41)	7.6%
01-401-000-317	Parking/Travel	514.77	1,200.00	(685.23)	42.9%
01-401-000-322	Ipad Expenses	142.08	600.00	(457.92)	23.7%
01-401-000-352	Insurance - Liability	-	-	-	#DIV/0!
01-400-000-353	Insurance-Vehicle	90.42	186.00	(95.58)	48.6%
01-401-000-354	Insurance-Workers Compensation	869.08	1,736.00	(866.92)	50.1%
01-401-000-420	Dues/Subscriptions/Memberships	5,133.00	3,901.00	1,232.00	131.6%
01-401-000-450	Contracted Services	9,559.06	7,410.00	2,149.06	129.0%
		208,335.52	730,484.00	(522,148.48)	28.5%
AUDIT					
01-402-000-450	Contracted Services	19,100.00	27,100.00	(8,000.00)	70.5%
		19,100.00	27,100.00	(8,000.00)	70.5%
TAX COLLECTION					
01-403-000-100	Tax Collector Wages	5,846.16	19,000.00	(13,153.84)	30.8%
01-403-000-150	Payroll Tax Expense	391.37	1,454.00	(1,062.63)	26.9%
01-403-000-200	Supplies	7.20	500.00	(492.80)	1.4%
01-403-000-215	Postage	1,532.39	2,000.00	(467.61)	76.6%
01-403-000-350	Insurance-Bonding	-	600.00	(600.00)	0.0%
01-403-000-450	Contracted Services	2,645.34	3,000.00	(354.66)	88.2%
		10,422.46	26,554.00	(16,131.54)	39.3%

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

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
LEGAL					
01-404-000-305	Reimbursable Legal Fees - CU	-	500.00	(500.00)	0.0%
01-404-000-310	Reimbursable Legal Fees	4,335.93	9,500.00	(5,164.07)	45.6%
01-404-000-311	Non Reimbursable Legal	8,391.42	30,000.00	(21,608.58)	28.0%
01-404-000-450	Contracted Services	-	5,000.00	(5,000.00)	0.0%
		12,727.35	45,000.00	(32,272.65)	28.3%
COMPUTER					
01-407-000-200	Supplies	21.19	2,000.00	(1,978.81)	1.1%
01-407-000-220	Software	5,250.00	4,000.00	1,250.00	131.3%
01-407-000-222	Hardware	-	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	41,129.58	73,070.00	(31,940.42)	56.3%
		46,400.77	92,970.00	(46,569.23)	49.9%
ENGINEERING					
01-408-000-305	Reimbursable Conditional Use	1,092.11	25,000.00	(23,907.89)	4.4%
01-408-000-310	Reimbursable Engineering	9,708.53	75,000.00	(65,291.47)	12.9%
01-408-000-311	Traffic Engineering	19,794.78	25,000.00	(5,205.22)	79.2%
01-408-000-313	Non Reimbursable Engineering	27,319.03	20,000.00	7,319.03	136.6%
01-408-000-366	Ordinance Update	-	4,500.00	(4,500.00)	0.0%
01-408-000-367	General Planning	6,517.93	10,000.00	(3,482.07)	65.2%
01-408-000-368	MS4 Expenses	-	-	-	#DIV/0!
01-408-000-369	Reimbursable Traffic Signals	2,690.00	-	2,690.00	#DIV/0!
01-408-000-370	Reimbursable Advertising	288.64	-	288.64	#DIV/0!
		67,411.02	159,500.00	(92,088.98)	42.3%
TOWNSHIP PROPERTIES					
<u>Public Works Building</u>					
01-409-001-200	Supplies	128.45	1,000.00	(871.55)	12.8%
01-409-001-231	Propane & heating - PW bldg	15,297.60	13,000.00	2,297.60	117.7%
01-409-001-250	Maint & Repair	882.68	16,150.00	(15,267.32)	5.5%
01-409-001-320	Telephone	1,542.60	1,700.00	(157.40)	90.7%
01-409-001-351	Insurance - property	3,345.70	6,893.00	(3,547.30)	48.5%
01-409-001-360	Utilities	2,012.52	12,000.00	(9,987.48)	16.8%
01-409-001-450	Contracted Services	1,561.90	4,370.00	(2,808.10)	35.7%
<u>Township Building</u>					
01-409-003-101	Employee Cost Allocated	-	-	-	#DIV/0!
01-409-003-200	Supplies	232.04	2,000.00	(1,767.96)	11.6%
01-409-003-231	Propane & Heating Oil	-	5,000.00	(5,000.00)	0.0%
01-409-003-250	Maintenance & Repairs	872.29	8,000.00	(7,127.71)	10.9%
01-409-003-320	Telephone	3,003.72	7,000.00	(3,996.28)	42.9%
01-409-003-351	Insurance Property	3,345.70	6,893.00	(3,547.30)	48.5%
01-409-003-360	Utilities	5,389.82	15,000.00	(9,610.18)	35.9%
01-409-003-450	Contracted Services	6,494.95	25,000.00	(18,505.05)	26.0%
<u>Milford Road</u>					
01-409-004-200	Supplies	-	500.00	(500.00)	0.0%
01-409-004-231	Propane	571.25	1,500.00	(928.75)	38.1%
01-409-004-250	Maintenance & Repairs	-	3,000.00	(3,000.00)	0.0%
01-409-004-320	Telephone	862.76	1,600.00	(737.24)	53.9%
01-409-004-351	Insurance - property	669.14	1,379.00	(709.86)	48.5%
01-409-004-360	Utilities	245.71	2,000.00	(1,754.29)	12.3%
01-409-004-450	Contracted Services	-	1,100.00	(1,100.00)	0.0%
		46,458.83	135,085.00	(88,626.17)	34.4%

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

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
POLICE EXPENSES					
01-410-000-100	Police Wages	354,116.12	1,169,409.00	(815,292.88)	30.3%
01-410-000-150	Payroll Tax Expense	25,318.17	89,460.00	(64,141.83)	28.3%
01-410-000-151	PSATS Unemployment Compensation	56.32	1,170.00	(1,113.68)	4.8%
01-410-000-156	Employee Benefit Expense	105,020.52	319,082.00	(214,061.48)	32.9%
01-410-000-158	Medical Expense Reimbursements	2,002.96	9,000.00	(6,997.04)	22.3%
01-410-000-160	Pension Expense	44,406.75	218,009.00	(173,602.25)	20.4%
01-410-000-174	Tuition Reimbursment	-	12,000.00	(12,000.00)	0.0%
01-410-000-181	Longevity Pay	4,000.00	19,400.00	(15,400.00)	20.6%
01-410-000-182	Education incentive	3,000.00	3,500.00	(500.00)	85.7%
01-410-000-183	Overtime Wages	10,917.97	42,000.00	(31,082.03)	26.0%
01-410-000-187	Courttime Wages	3,212.22	12,000.00	(8,787.78)	26.8%
01-410-000-191	Uniform/Boot Allowances	6,850.00	11,250.00	(4,400.00)	60.9%
01-410-000-200	Supplies	2,388.55	12,000.00	(9,611.45)	19.9%
01-410-000-215	Postage	-	750.00	(750.00)	0.0%
01-410-000-230	Gasoline & Oil	7,237.97	25,000.00	(17,762.03)	29.0%
01-410-000-235	Vehicle Maintenance	4,321.27	30,000.00	(25,678.73)	14.4%
01-410-000-238	Clothing/Uniforms	702.85	5,000.00	(4,297.15)	14.1%
01-410-000-250	Maintenance & Repairs	514.20	2,500.00	(1,985.80)	20.6%
01-410-000-260	Small Tools & Equipment	3,004.79	7,000.00	(3,995.21)	42.9%
01-410-000-311	Non-Reimbursable-Legal	-	3,000.00	(3,000.00)	0.0%
01-410-000-316	Training/Seminar	3,303.94	14,500.00	(11,196.06)	22.8%
01-410-000-317	Parking & travel	-	500.00	(500.00)	0.0%
01-410-000-320	Telephone	813.33	8,000.00	(7,186.67)	10.2%
01-410-000-322	Ipad Expense	112.08	600.00	(487.92)	18.7%
01-410-000-327	Radio Equipment M & R	-	1,000.00	(1,000.00)	0.0%
01-410-000-340	Public Relations	(158.48)	10,000.00	(10,158.48)	-1.6%
01-410-000-342	Police Accreditation	1,930.00	13,500.00	(11,570.00)	14.3%
01-410-000-352	Insurance - Liability	7,242.71	14,921.00	(7,678.29)	48.5%
01-410-000-353	Insurance - Vehicles	2,204.40	4,541.00	(2,336.60)	48.5%
01-410-000-354	Insurance - Workers Compensation	18,808.40	37,619.00	(18,810.60)	50.0%
01-410-000-420	Dues/Subscriptions/Memberships	75.00	750.00	(675.00)	10.0%
01-410-000-450	Contracted Services	11,251.22	17,200.00	(5,948.78)	65.4%
01-410-000-740	Computer/Furniture	-	4,000.00	(4,000.00)	0.0%
		622,653.26	2,118,661.00	(1,496,007.74)	29.4%
FIRE/AMBULANCE					
01-411-000-354	Insurance - Workers Compensation	12,607.27	28,000.00	(15,392.73)	45.0%
01-411-000-420	Dues/Subscriptions/Memberships	-	-	-	#DIV/0!
01-411-000-450	Contracted Services	-	-	-	#DIV/0!
01-411-000-451	Hydrant expenses-Aqua	20,856.00	60,000.00	(39,144.00)	34.8%
01-411-001-001	Ludwigs	-	74,160.00	(74,160.00)	0.0%
01-411-001-002	Lionville	2,454.92	74,282.00	(71,827.08)	3.3%
01-411-001-003	Lionville Capital	-	-	-	#DIV/0!
01-411-001-004	Glenmoore	-	8,549.00	(8,549.00)	0.0%
01-411-001-005	E. Brandywine	7,954.00	15,908.00	(7,954.00)	50.0%
01-411-001-006	Reimbursement - Uwchlan Township	-	2,300.00	(2,300.00)	0.0%
01-411-001-007	Reimbursement - East Brandywine Twp.	-	200.00	(200.00)	0.0%
01-411-002-530	Contributions-Fire Relief	-	112,000.00	(112,000.00)	0.0%
		43,872.19	375,399.00	(331,526.81)	11.7%

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

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
AMBULANCE					
01-412-000-540	Uwchlan Ambulance	-	27,038.00	(27,038.00)	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	73,196.51	236,017.00	(162,820.49)	31.0%
01-413-000-150	Payroll Tax Expenses	5,251.34	18,055.00	(12,803.66)	29.1%
01-413-000-151	PSATS Unemployment Compensation	-	270.00	(270.00)	0.0%
01-413-000-156	Employee Benefit Expense	24,244.15	73,618.00	(49,373.85)	32.9%
01-413-000-160	Pension	6,111.17	24,445.00	(18,333.83)	25.0%
01-413-000-181	Longevity Pay	4,950.00	6,900.00	(1,950.00)	71.7%
01-413-000-200	Supplies	378.83	1,000.00	(621.17)	37.9%
01-413-000-230	Gasoline & Oil	557.37	3,800.00	(3,242.63)	14.7%
01-413-000-235	Vehicle Maintenance	552.68	1,500.00	(947.32)	36.8%
01-413-000-316	Training/Seminar	590.28	3,000.00	(2,409.72)	19.7%
01-413-000-317	Parking/Travel	-	1,000.00	(1,000.00)	0.0%
01-413-000-320	Telephone	580.61	2,000.00	(1,419.39)	29.0%
01-413-000-322	Ipad Expense	112.08	600.00	(487.92)	18.7%
01-413-000-352	Insurance - Liability	-	-	-	#DIV/0!
01-413-000-353	Insurance - Vehicle	180.84	373.00	(192.16)	48.5%
01-413-000-354	Insurance - Workers Compensation	868.08	1,736.00	(867.92)	50.0%
01-413-000-420	Dues/Subscriptions/Memberships	2,071.50	7,000.00	(4,928.50)	29.6%
01-413-000-450	Contracted Services	2,877.00	53,760.00	(50,883.00)	5.4%
01-413-000-460	Meetings & Conferences	-	-	-	#DIV/0!
		122,522.44	435,074.00	(312,551.56)	28.2%
PLANNING & ZONING					
01-414-001-116	Compensation	-	-	-	#DIV/0!
01-414-001-200	Supplies	-	500.00	(500.00)	0.0%
01-414-001-301	Court Reporter	-	1,500.00	(1,500.00)	0.0%
01-414-001-315	Legal Fees	-	3,000.00	(3,000.00)	0.0%
01-414-001-365	Comp Plan Update	-	-	-	#DIV/0!
01-414-001-366	Ordinance Update	-	3,000.00	(3,000.00)	0.0%
01-414-001-367	General Planning	-	3,000.00	(3,000.00)	0.0%
01-414-001-368	Advertising	412.96	500.00	(87.04)	82.6%
01-414-001-451	ACT 209	-	-	-	#DIV/0!
		412.96	11,500.00	(11,087.04)	3.6%
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	60.00	2,000.00	(1,940.00)	3.0%
01-414-003-315	Legal Fees	345.82	6,000.00	(5,654.18)	5.8%
01-414-003-366	Ordinance Update	-	-	-	#DIV/0!
01-414-003-450	Contracted Services	-	1,000.00	(1,000.00)	0.0%
		405.82	9,800.00	(9,394.18)	4.1%

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

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
EMERGENCY OPERATIONS					
01-415-000-200	Supplies	-	2,000.00	(2,000.00)	0.0%
01-415-000-260	Small Tools & Equipment	-	1,000.00	(1,000.00)	0.0%
01-415-000-316	Training/Seminar	118.00	1,200.00	(1,082.00)	9.8%
01-415-000-317	Parking/Travel	-	400.00	(400.00)	0.0%
01-415-000-320	Telephone	592.80	1,200.00	(607.20)	49.4%
01-415-000-330	Other Services/Charges	240.00	500.00	(260.00)	48.0%
01-415-000-420	Dues/subscriptions/memberships	-	50.00	(50.00)	0.0%
01-415-000-450	Contracted Services	-	500.00	(500.00)	0.0%
01-415-000-740	Computer/Office Equipment	-	1,000.00	(1,000.00)	0.0%
		950.80	7,850.00	(6,899.20)	12.1%
ANIMAL CONTROL/OTHER					
01-422-000-530	Contributions - SPCA	2,054.85	4,244.00	(2,189.15)	48.4%
01-422-000-601	Contributions - DARC	15,987.00	15,987.00	-	100.0%
	Downingtown Senior Center	-	2,000.00		
		18,041.85	22,231.00	(2,189.15)	81.2%
SIGNS					
01-433-000-200	Supplies	746.95	5,000.00	(4,253.05)	14.9%
01-433-000-450	Contracted Services	210.00	1,000.00	(790.00)	21.0%
		956.95	6,000.00	(5,043.05)	15.9%
SIGNALS					
01-434-000-450	Contracted Services	10,043.74	183,300.00	(173,256.26)	5.5%
		10,043.74	183,300.00	(173,256.26)	5.5%
PUBLIC WORKS					
01-438-000-100	Public Works Wages	107,350.58	337,247.00	(229,896.42)	31.8%
01-438-000-101	Employee cost allocated	-	-	-	#DIV/0!
01-438-000-150	Payroll Tax Expense	8,239.40	25,799.00	(17,559.60)	31.9%
01-438-000-151	PSATS Unemployment Compensation	-	646.00	(646.00)	0.0%
01-438-000-156	Employee Benefit Expense	48,505.13	133,912.00	(85,406.87)	36.2%
01-438-000-160	Pension	7,143.45	30,424.00	(23,280.55)	23.5%
01-438-000-181	Longevity	2,850.00	7,050.00	(4,200.00)	40.4%
01-438-000-183	Overtime Wages	9,748.60	19,100.00	(9,351.40)	51.0%
01-438-000-200	Supplies	9,305.28	49,600.00	(40,294.72)	18.8%
01-438-000-205	Meals & Meal Allowances	-	500.00	(500.00)	0.0%
01-438-000-230	Gasoline & Oil	15,705.69	29,100.00	(13,394.31)	54.0%
01-438-000-235	Vehicle Maintenance	2,626.42	13,400.00	(10,773.58)	19.6%
01-438-000-238	Uniforms	3,020.24	3,050.00	(29.76)	99.0%
01-438-000-245	Highway Supplies	1,238.24	10,200.00	(8,961.76)	12.1%
01-438-000-260	Small Tools & Equipment	4,865.45	12,750.00	(7,884.55)	38.2%
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	501.32	3,000.00	(2,498.68)	16.7%
01-438-000-322	Ipad Expense	142.14	1,200.00	(1,057.86)	11.8%
01-438-000-341	Advertising	906.50	-	906.50	#DIV/0!
01-438-000-342	Accreditation	-	5,000.00	(5,000.00)	0.0%
01-438-000-352	Insurance - Liability	-	-	-	#DIV/0!
01-438-000-353	Vehicle Insurance	2,544.55	5,242.00	(2,697.45)	48.5%
01-438-000-354	Insurance - Workers Compensation	4,629.76	8,958.00	(4,328.24)	51.7%
01-438-000-360	Heating Oil	-	-	-	#DIV/0!
01-438-000-420	Dues and Subscriptions	640.00	400.00	240.00	160.0%

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

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
01-438-000-450	Contracted Services	17,624.00	54,880.00	(37,256.00)	32.1%
01-438-000-463	Miscellaneous	-	-	-	#DIV/0!
01-438-000-720	Road Resurfacing	-	244,222.00	(244,222.00)	0.0%
		247,586.75	1,000,855.00	(753,268.25)	24.7%
<u>Public Works - Facilities Division</u>					
01-438-001-100	Wages	32,998.89	185,694.00	(152,695.11)	17.8%
01-438-001-101	Employee Costs Allocated	-	(183,815.00)	183,815.00	0.0%
01-438-001-150	Payroll Tax Expense	2,433.19	14,206.00	(11,772.81)	17.1%
01-438-001-151	PSATS Unemployment Compensation	-	630.00	(630.00)	0.0%
01-438-001-156	Employee Benefit Expense	14,857.02	50,721.00	(35,863.98)	29.3%
01-438-001-160	Pension Expense	2,617.38	8,646.00	(6,028.62)	30.3%
01-438-001-174	Tuition Reimbursement	-	-	-	#DIV/0!
01-438-001-181	Longevity	1,650.00	1,650.00	-	100.0%
01-438-001-183	Overtime Wages	3,449.23	8,000.00	(4,550.77)	43.1%
01-438-001-230	Gasoline & Oil	-	1,000.00	(1,000.00)	0.0%
01-438-001-235	Vehicle Maintenance	-	4,500.00	(4,500.00)	0.0%
01-438-001-238	Uniforms	-	900.00	(900.00)	0.0%
01-438-001-316	Training & Seminars	-	3,600.00	(3,600.00)	0.0%
01-438-001-352	Insurance - Liability	-	-	-	#DIV/0!
01-438-001-353	Insurance - Vehicles	818.04	1,685.00	(866.96)	48.5%
01-438-001-354	Insurance - Workers Compensation	2,314.88	4,934.00	(2,619.12)	46.9%
01-438-001-450	Contracted Services	-	-	-	#DIV/0!
		61,138.63	102,351.00	(41,212.37)	59.7%
ROAD CONSTRUCTION					
01-439-000-752	East West Link	-	-	-	#DIV/0!
		-	-	-	#DIV/0!
PARK & RECREATION					
<u>Parks - General</u>					
01-454-001-101	Park wages allocation	-	183,815.00	(183,815.00)	0.0%
01-454-001-200	Supplies	2,720.32	8,000.00	(5,279.68)	34.0%
01-454-001-201	Park & Rec Special Events	81.28	5,000.00	(4,918.72)	1.6%
01-454-001-202	Community Day	10,142.17	26,000.00	(15,857.83)	39.0%
01-454-001-230	Gasoline & Oil	-	-	-	#DIV/0!
01-454-001-235	Vehicle Maintenance	464.14	2,500.00	(2,035.86)	18.6%
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	1,446.80	2,894.00	(1,447.20)	50.0%
01-454-001-420	Dues/Subscriptions/Memberships	-	-	-	#DIV/0!
01-454-001-427	Waste Disposal	-	-	-	#DIV/0!
01-454-001-450	Contracted Services	376.20	500.00	(123.80)	75.2%
		15,230.91	236,909.00	(221,678.09)	6.4%
HICKORY PARK					
01-454-002-200	Supplies-Hickory	58.98	2,500.00	(2,441.02)	2.4%
01-454-002-231	Propane	-	2,000.00	(2,000.00)	0.0%
01-454-002-250	Maintenance & Repairs	1,403.18	7,000.00	(5,596.82)	20.0%
01-454-002-351	Insurance-Property	1,338.28	2,757.00	(1,418.72)	48.5%
01-454-002-360	Utilities	914.24	5,000.00	(4,085.76)	18.3%
01-454-002-450	Contracted Services	-	20,000.00	(20,000.00)	0.0%
		3,714.68	39,257.00	(35,542.32)	9.5%

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

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
FELLOWSHIP FIELDS					
01-454-003-200	Supplies	347.42	1,000.00	(652.58)	34.7%
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	500.13	2,500.00	(1,999.87)	20.0%
01-454-003-351	Insurance Property	2,676.56	5,514.00	(2,837.44)	48.5%
01-454-003-360	Utilities	2,683.91	12,000.00	(9,316.09)	22.4%
01-454-003-450	Contracted Services	-	16,000.00	(16,000.00)	0.0%
		12,109.54	49,014.00	(36,904.46)	24.7%
LARKINS FIELD					
01-454-004-200	Supplies-Larkins	343.89	1,000.00	(656.11)	34.4%
01-454-004-250	Maintenance & Repair	-	5,000.00	(5,000.00)	0.0%
01-454-004-312	Engineering Fee-Larkins	-	-	-	#DIV/0!
01-454-004-450	Contracted Services	350.00	3,000.00	(2,650.00)	11.7%
		693.89	9,000.00	(8,306.11)	7.7%
UPLAND FARMS					
01-454-005-200	Supplies	880.68	5,000.00	(4,119.32)	17.6%
01-454-005-231	Propane & Heating Oil	-	4,500.00	(4,500.00)	0.0%
01-454-005-250	Repairs & Maintenance	881.32	10,000.00	(9,118.68)	8.8%
01-454-005-351	Insurance - Building	2,007.42	4,136.00	(2,128.58)	48.5%
01-454-005-360	Utilities	617.57	4,000.00	(3,382.43)	15.4%
01-454-005-450	Contracted Services	506.67	5,000.00	(4,493.33)	10.1%
01-454-005-513	Engineering Fees	-	-	-	#DIV/0!
		4,893.66	32,636.00	(27,742.34)	15.0%
	Total Parks and Recreation	36,642.68	366,816.00	(330,173.32)	10.0%
LIBRARY					
01-456-000-530	Contributions	-	5,000.00	(5,000.00)	0.0%
		-	5,000.00	(5,000.00)	0.0%
HISTORICAL COMMISSIONS					
01-459-000-200	Supplies	1,018.00	1,000.00	18.00	101.8%
01-459-000-320	Telephone	-	1,000.00	(1,000.00)	0.0%
01-459-000-450	Contracted Services	220.00	500.00	(280.00)	44.0%
		1,238.00	2,500.00	(1,262.00)	49.5%
Total Expenditures Before Operating Transfers		1,636,170.51	5,956,044.00	(4,317,873.49)	27.5%
Excess of Revenues over Expenses Before Operating Transfers		744,498.89	1,082,618.00	(340,119.11)	68.8%

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

GL Account #	Account Description	2018 YTD Actual	2018 Budget	Over (Under) Budget	Actual as % of Budget
OPERATING TRANSFERS					
01-492-000-030	Transfer to Capital Projects Fund	-	950,000.00	(950,000.00)	0.0%
01-492-000-031	Transfer to Solid Waste Fund	-	-	-	#DIV/0!
01-492-000-033	Transfer to Developer's Escrow Fund	-	-	-	#DIV/0!
01-492-000-034	Transfer to Act 209 Fund	-	-	-	#DIV/0!
01-492-000-035	Transfer to Municipal Authority	-	-	-	#DIV/0!
01-492-000-036	Transfer to Water Resource Protection Fund	-	250,000.00	(250,000.00)	0.0%
		-	1,200,000.00	(1,200,000.00)	0.0%
	Total Expenditures after Operating Transfers	1,636,170.51	7,156,044.00	(5,517,873.49)	22.9%
EXCESS OF REVENUES OVER EXPENSES		744,498.89	(117,382.00)	859,880.89	-634.3%



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

ENGINEER'S REPORT – UPPER UWCHLAN TOWNSHIP

Date: May 17, 2018

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

From: David Leh, P.E.

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

Byers Station (Lot 5C) - An amended land development plan has been submitted for the commercial portion of the site. The plan was reviewed by the Planning Commission at their April 12th & May 10th meetings, no action was taken. Revised plans have now been submitted and will be reviewed at the Planning Commission's June Meeting.

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

Eagleview Lot 1C – A Preliminary Land Development Plan has been received for this parcel which is located along Sierra Drive, just south of the office building which has just been recently completed. (Lot 1B) The project proposes a 113,000 SF Flex Office building. The proposed building and amenities appear to be similar to the adjacent office buildings located along Sierra Drive. The plan was reviewed by the Planning Commission at their May 10th meeting and Preliminary Land Development Approval was recommended. The Plan will be before the Board at their May 21st meeting for consideration of same.

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

Marsh Lea – We have received Escrow Release # 3 for this project and have provided a recommendation for the release under separate cover.

Eagle Park – Construction continues. The contractor anticipates installation of bricks in the plaza area shortly, weather permitting. We have also received Payment Request # 1 for this project and have provided a recommendation for same under separate cover.

Township Building Parcel / Lot Line Change Plan – Our office has generated a lot line change plan which provides for the annexation of 0.90 Acres of Downingtown Area School District property as well as the combining of the Township's 2 parcels. The plan has been reviewed and approved by both the School Board and the Planning Commission.

General:

Meetings / Correspondence with staff regarding various matters.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

DEVELOPMENT UPDATE – UPPER UWCHLAN TOWNSHIP

Date: May 17, 2018

To: Board of Supervisors

From: David Leh, P.E.

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

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

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

Byers Station (Lot 6C)- Vantage Point – A Preliminary Land Development Application for this site. The Applicant is proposing to construct a 36,171 SF, 3 story retirement facility. The plan was reviewed by the Planning Commission at their May 10th meeting; no action was taken. A conditional Use Hearing will be held within the next couple of months.

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

Eagleview Lot 1C– A Preliminary Land Development Plan has been received for this parcel which is located along Sierra Drive, just south of the office building which has just been recently completed. (Lot 1B) The project proposes a 113,000 SF Flex Office

Reference: Development Update

File No. 18-01080T

May 17, 2018

building. The proposed building and amenities appear to be similar to the adjacent office buildings located along Sierra Drive. The plan was reviewed by the Planning Commission at their May 10th meeting and Preliminary Land Development Approval was recommended. The Plan will be before the Board at their May 21st meeting for consideration of same.

Fetters Property (McKee Group) - A conditional use was approved on January 17th, 2017 for an active-adult 55-year old and over community consisting of 116 single-family detached dwellings, 154 twin units, 105 triplex units, and associated amenities. The Board granted Final Plan Approval at their October 16th, 2017 meeting. No further activity has occurred.

Jankowski Tract- Conditional Use Approval for this 55-lot, single family home community was granted by the Board at their December 18th, 2017 meeting. A land development plan has now been submitted and the Planning Commission recommended Preliminary / Final Approval at their March 8th meeting. No further activity has occurred.

J-Tech (112 Oscar Way) – A Preliminary / Final Land Development application has been submitted to construct an 8,845 square foot building addition to an existing building. The building is intended to be used solely for storage of Materials for the owners existing business. (J-Tech) The plan will be reviewed by the Planning Commission at their June 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 continues and we have received a grading plan for their model home, as well as for 2 additional lots.

Reserve at Chester Springs (Frame Property) – Infrastructure construction continues. The road network for the entire development has been completed. Home construction continues at a very brisk pace in the development. Building Permits for 54 of the 63 homes have been applied for.

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



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: The Board of Supervisors

FROM: Kathi McGrath
Administrative Assistant

RE: Codes Department Activity Report

DATE: May 18, 2018

=====

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

Attachments:
Activity Report

/km

UPPER UWCHLAN TOWNSHIP
Permit Analysis
2015-2018

	2015				2016				2017				2018			
	# of Permits	Fees	YTD Permits	YTD Fees	# of Permits	Fees	YTD Permits	YTD Fees	# of Permits	Fees	YTD Permits	YTD Fees	# of Permits	Fees	YTD Permits	YTD Fees
Jan	58	\$10,390.32	58	\$10,390.32	33	\$19,195.00	33	\$19,195.00	36	\$ 27,889.54	36	\$ 27,889.54	46	\$ 37,719.22	46	\$ 37,719.22
Feb	34	\$ 4,098.54	92	\$ 14,488.86	38	\$ 31,184.74	71	\$ 50,379.74	30	\$ 6,209.00	66	\$ 34,098.54	43	\$ 40,684.68	89	\$ 78,406.90
Mar	59	\$ 9,560.34	151	\$ 24,049.20	38	\$ 9,003.50	109	\$ 59,383.24	62	\$ 61,429.00	128	\$ 95,527.54	43	\$ 36,969.50	132	\$ 115,376.40
Apr	135	\$ 15,230.00	286	\$ 39,279.20	64	\$ 88,297.00	173	\$ 147,680.24	61	\$ 30,429.00	189	\$ 125,956.54	56	\$ 45,204.94	188	\$ 160,204.94
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				



**APRIL / MAY 2018
REPORT
UPPER UWCHLAN TOWNSHIP
PUBLIC WORKS DEPARTMENT**

The following projects were underway since we last met:

Ongoing:

- **Aside from regular routine maintenance, the following work orders were submitted last month.**

Tracking of work orders through Munilogic: 234 Submitted – All Completed

- **Municipal Authority**
 - **15 Work new orders submitted**
 - **15 Completed**
 - **PA 1-calls**
 - **106 Work orders submitted**
 - **106 Completed**
 - **Public Works**
 - **63 Work orders submitted**
 - **63 Completed**
 - **Parks**
 - **15 Work orders submitted**
 - **15 Completed**
 - **Solid Waste**
 - **35 Work orders submitted**
 - **35 Completed**
-
- **DVIT and DMS safety training was done by all employees.**
 - **We were out 2 times for salting in April**
 - **Spot salting was done on 3 occasions.**
 - **Replaced old infield mix with new mix we picked up at the quarry and redressed the ball fields in Hickory Park**
 - **Replaced fencing on field 2 so as to protect foul balls from going toward the PA Turnpike. This work was done by a contractor.**

- **Plowed turf field once**
- **Cleared downed tree on Krauser Rd**
- **Completed a spring cleanup of electronics on a Saturday at the PW Garage**
- **Worked on repairing of minor potholes at various locations**
- **Provided assistance at Upland Farms Park for an Eagle Scout project**
- **Repaired stable at Upland Farm**
- **Repaired soffit, fascia, and downspouts on Municipal Authority and Parks properties.**
- **Mixed salt and anti-skid material for last storms of the season and covered remaining materials for the summer months**
- **Five employees attended LTAP Road Scholar program training classes**
- **Removed all salt spreaders and Pre-wet systems from the trucks.**
- **Inlet cleaning of various inlets throughout the Township with vacuum truck**
- **Swept roads with vacuum truck**
- **Trimming was done on various Township roads for overgrowth into roads**
- **Worked on Police cars for minor issues and monthly services**
- **Completed installation and painting of new dump body on old F550 truck**
- **Toter swaps and deliveries were done as requested.**
- **Reworked storm swale at Route 100 and Station Boulevard at new Eagle Park site. This included installation of new #7 stone and redefining the trench**
- **Preventive maintenance, repairs, and Pa State Inspections continue on all Township owned vehicles and equipment.**
- **Dug footings for retaining wall to hold new pole building. Then began to haul and install retaining blocks.**
- **Minor maintenance issues were handled at the Township Buildings.**
- **Dug footings for new steps at Upland Farms Barn**

Bids:

- **Public Works Pole Building**
- **Road Materials**
- **Full Depth Reclamation of Pennsylvania Drive**

Road Dedications:

- **None**

Workforce

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

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



May 7, 2018

File No. 03-0545T

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

Reference: Marsh Lea Subdivision
Escrow Release Request # 3

Dear Cary:

Gilmore & Associates, Inc. has reviewed Moser Builders April 25, 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 **\$359,469.00**. Following this release, there will be \$1,171,156.70 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 typed name.

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%): \$ 29,955.75		
PROJECT SPONSOR: T. RICHARD MOSER LAND DEVELOPERS, L.P.					TOWNSHIP SECURITY (10%) = \$ 139,762.68					AMOUNT OF BUILDERS CONTINGENCY RELEASE (5%): \$ 29,955.75		
MUNICIPALITY: UPPER UWCHLAN TOWNSHIP					CONSTRUCTION INSPECTION \$ 132,573.68					AMOUNT OF CURRENT TOTAL RELEASE: \$ 59,911.50		
ESCROW AGENT:					GRAND TOTAL ESCROWED = \$ 1,669,963.10					TOTAL OF CONST. RELEASES TO DATE: \$ 498,806.40		
TYPE OF SECURITY:					RELEASE NO.: 3					CONSTRUCTION ESCROW REMAINING: \$ 981,954.75		
AGREEMENT DATE:					REQUEST DATE: April 25, 2018					TOWNSHIP SECURITY REMAINING: \$ 98,195.48		
										CONSTRUCTION INSPECTION REMAINING: \$ 91,006.48		
										TOTAL ESCROW REMAINING: \$ 1,171,156.70 30%		
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	COMPLETE
A. CLEARING & GRUBBING												
1. CLEARING AND GRUBBING	LS	1	\$ 6,500.00	\$ 6,500.00		\$ -	1	\$ 6,500.00	0	\$ -	100%	
SUBTOTAL ITEM A				\$ 6,500.00		\$ -		\$ 6,500.00		\$ -	100%	
B. E&S CONTROL												
1. CONSTRUCTION ENTRANCE	EA	2	\$ 2,500.00	\$ 5,000.00	1	\$ 2,500.00	2	\$ 5,000.00	0	\$ -	100%	
2. ORANGE CONSTRUCTION FENCE	LF	9,700	\$ 1.50	\$ 14,550.00		\$ -	9,700	\$ 14,550.00	0	\$ -	100%	
3. 12" SILT SOCK	LF	1,620	\$ 3.50	\$ 5,670.00		\$ -	637	\$ 2,229.50	983	\$ 3,440.50	39%	
4. 18" SILT SOCK	LF	1,750	\$ 5.00	\$ 8,750.00	210	\$ 1,050.00	1,148	\$ 5,740.00	602	\$ 3,010.00	66%	
5. 24" SILT SOCK	LF	6,265	\$ 8.50	\$ 53,252.50		\$ -	5,552	\$ 47,192.00	713	\$ 6,060.50	89%	
6. 32" SILT SOCK	LF	2,975	\$ 12.00	\$ 35,700.00		\$ -	1,067	\$ 12,804.00	1,908	\$ 22,896.00	36%	
7. EROSION CONTROL MATTING	SF	9,900	\$ 0.25	\$ 2,475.00	6,100	\$ 1,525.00	8,400	\$ 2,100.00	1,500	\$ 375.00	85%	
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	\$ -	100%	
10. TEMPORARY DIVERSION SWALE	LF	1,236	\$ 5.75	\$ 7,107.00		\$ -	1,236	\$ 7,107.00	0	\$ -	100%	
11. 18" SILT FENCE	LF	1,000	\$ 1.50	\$ 1,500.00	500	\$ 750.00	500	\$ 750.00	500	\$ 750.00	50%	
12. TEMP SEED & MULCH	SF	323,000	\$ 0.04	\$ 12,920.00	15,000	\$ 600.00	30,000	\$ 1,200.00	293,000	\$ 11,720.00	9%	
13. ROCK FILTER	EA	2	\$ 375.00	\$ 750.00	2	\$ 750.00	2	\$ 750.00	0	\$ -	100%	
SUBTOTAL ITEM B				\$ 160,759.50		\$ 7,175.00		\$ 109,172.50		\$ 51,587.00	68%	
C. EARTHWORK												
1. STRIP TOPSOIL	LS	1	\$ 17,050.00	\$ 17,050.00	0.85	\$ 14,492.50	1.0	\$ 16,197.50	0.1	\$ 852.50	95%	
2. CUT/FILL	LS	1	\$ 9,620.00	\$ 9,620.00	0.80	\$ 7,696.00	0.9	\$ 8,658.00	0.1	\$ 962.00	90%	
3. RETURN TOPSOIL	LS	1	\$ 22,575.00	\$ 22,575.00		\$ -		\$ -	1	\$ 22,575.00	0%	
SUBTOTAL ITEM C				\$ 49,245.00		\$ 22,188.50		\$ 24,855.50		\$ 24,389.50	50%	

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%):	\$	29,955.75
PROJECT SPONSOR:	T. RICHARD MOSER LAND DEVELOPERS, L.P.	TOWNSHIP SECURITY (10%) =	\$ 139,762.68	AMOUNT OF BUILDERS CONTINGENCY RELEASE (5%):	\$	29,955.75
MUNICIPALITY:	UPPER UWCHLAN TOWNSHIP	CONSTRUCTION INSPECTION	\$ 132,573.68	AMOUNT OF CURRENT TOTAL RELEASE:	\$	59,911.50
ESCROW AGENT:		GRAND TOTAL ESCROWED =	\$ 1,669,963.10	TOTAL OF CONST. RELEASES TO DATE:	\$	498,806.40
TYPE OF SECURITY:		RELEASE NO.:	3	CONSTRUCTION ESCROW REMAINING:	\$	981,954.75
AGREEMENT DATE:		REQUEST DATE:	April 25, 2018	TOWNSHIP SECURITY REMAINING:	\$	98,195.48
				CONSTRUCTION INSPECTION REMAINING:	\$	91,006.48
				TOTAL ESCROW REMAINING:	\$	1,171,156.70
						30%

ESCROW TABULATION					CURRENT ESCROW RELEASE		ESCROW RELEASED TO DATE (INCLUDES CURRENT REQUEST)		ESCROW REMAINING (AFTER CURRENT REQUEST)		PERCENT COMPLETE
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	PERCENT
D. STORM SEWER											
1. 15" HDPE	LF	128	\$31.00	\$ 3,968.00		\$ -		\$ -	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	26	\$ 1,144.00	26	\$ 1,144.00	186	\$ 8,184.00	12%
6. 24" RCP	LF	1,306	\$50.00	\$ 65,300.00	29	\$ 1,450.00	29	\$ 1,450.00	1,277	\$ 63,850.00	2%
7. STD TYPE C INLET	EA	28	\$1,700.00	\$ 47,600.00	2	\$ 3,400.00	2	\$ 3,400.00	26	\$ 44,200.00	7%
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	1	\$ 1,250.00	0	\$ -	100%
10. OUTLET STRUCTURE	EA	1	\$7,500.00	\$ 7,500.00	1	\$ 7,500.00	1	\$ 7,500.00	0	\$ -	100%
11. PIPE STORAGE BED	LS	1	\$250,500.00	\$ 250,500.00	1	\$ 250,500.00	1	\$ 250,500.00	0	\$ -	100%
12. RAIN GARDEN (#19 & #20)	EA	2	\$7,000.00	\$ 14,000.00		\$ -		\$ -	2	\$ 14,000.00	0%
13. WATER STORAGE TANKS	EA	2	\$17,500.00	\$ 35,000.00		\$ -		\$ -	2	\$ 35,000.00	0%
SUBTOTAL ITEM D				\$ 474,659.00		\$ 265,244.00		\$ 265,244.00		\$ 209,415.00	56%
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	0.3	\$ 4,950.00	0.6	\$ 9,900.00	0	\$ 6,600.00	60%
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		\$ 4,950.00		\$ 9,900.00		\$ 24,970.00	28%
G. LANDSCAPING											
1. SHADE TREES	EA	28	\$400.00	\$ 11,200.00		\$ -		\$ -	28	\$ 11,200.00	0%
2. STREET TREES	EA	126	\$400.00	\$ 50,400.00		\$ -		\$ -	126	\$ 50,400.00	0%
3. EVERGREEN TREES	EA	49	\$210.00	\$ 10,290.00		\$ -		\$ -	49	\$ 10,290.00	0%
SUBTOTAL ITEM G				\$ 71,890.00	Page 2	\$ -		\$ -		\$ 71,890.00	0%

ESCROW STATUS REPORT										GILMORE & ASSOCIATES, INC. 184 WEST MAIN STREET SUITE 300 TRAPPE, PA 19426				
PROJECT NAME:	MARSH LEA SUBDIVISION				SUMMARY OF ESCROW ACCOUNT				AMOUNT OF CURRENT CONST. RELEASE: \$ -					
PROJECT NUMBER:					TOTAL CONSTRUCTION (100%) = \$		1,397,626.75		AMOUNT OF CURRENT RETAINAGE/SECURITY RELEASE (10%): \$		29,955.75			
PROJECT SPONSOR:	T. RICHARD MOSER LAND DEVELOPERS, L.P.				TOWNSHIP SECURITY (10%) = \$		139,762.68		AMOUNT OF BUILDERS CONTINGENCY RELEASE (5%): \$		29,955.75			
MUNICIPALITY:	UPPER UWCHLAN TOWNSHIP				CONSTRUCTION INSPECTION \$		132,573.68		AMOUNT OF CURRENT TOTAL RELEASE: \$		59,911.50			
ESCROW AGENT:					GRAND TOTAL ESCROWED = \$		1,669,963.10		TOTAL OF CONST. RELEASES TO DATE: \$		498,806.40			
TYPE OF SECURITY:					RELEASE NO.:		3		CONSTRUCTION ESCROW REMAINING: \$		981,954.75			
AGREEMENT DATE:					REQUEST DATE:		April 25, 2018		TOWNSHIP SECURITY REMAINING: \$		98,195.48			
									CONSTRUCTION INSPECTION REMAINING: \$		91,006.48			
									TOTAL ESCROW REMAINING: \$		1,171,156.70 30%			
ESCROW TABULATION					CURRENT ESCROW RELEASE		ESCROW RELEASED TO DATE (INCLUDES CURRENT REQUEST)		ESCROW REMAINING (AFTER CURRENT REQUEST)		PERCENT COMPLETE			
					QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	PERCENT			
H. MISCELLANEOUS														
1. SIGNS					EA	16	\$ 250.00	\$ 4,000.00		\$ -	16	\$ 4,000.00	0%	
2. PAVEMENT MARKINGS					LS	1	\$ 7,500.00	\$ 7,500.00		\$ -	1	\$ 7,500.00	0%	
SUBTOTAL ITEM H								\$ 11,500.00		\$ -		\$ 11,500.00	0%	
TOTAL IMPROVEMENTS - ITEMS A-H								\$ 1,397,626.75		\$ 299,557.50		\$ 415,672.00	\$ 981,954.75	30%
I. TOWNSHIP SECURITY (10%)								\$ 139,762.68		\$ 29,955.75		\$ 41,567.20	\$ 98,195.48	30%
J. CONSTRUCTION INSPECTION								\$ 132,573.68		\$ 29,955.75		\$ 41,567.20	\$ - \$ 91,006.48	31%
NET CONSTRUCTION RELEASE								\$ 1,669,963.10		\$ 359,469.00		\$ 498,806.40	\$ 1,171,156.70	30%
SURETY AMOUNT								\$ 1,669,963.10		\$ 359,469.00		\$ 498,806.40	\$ 1,171,156.70	30%

Marsh Lea 27 LLC

April 25, 2018

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

RE: Marsh Site Improvements

Dear Cary:

Please find enclosed Escrow Release #3 for improvement work completed at the above referenced project. Please release \$369,469.00 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: Lot Line Change – UUT/DASD

DATE: May 11, 2018

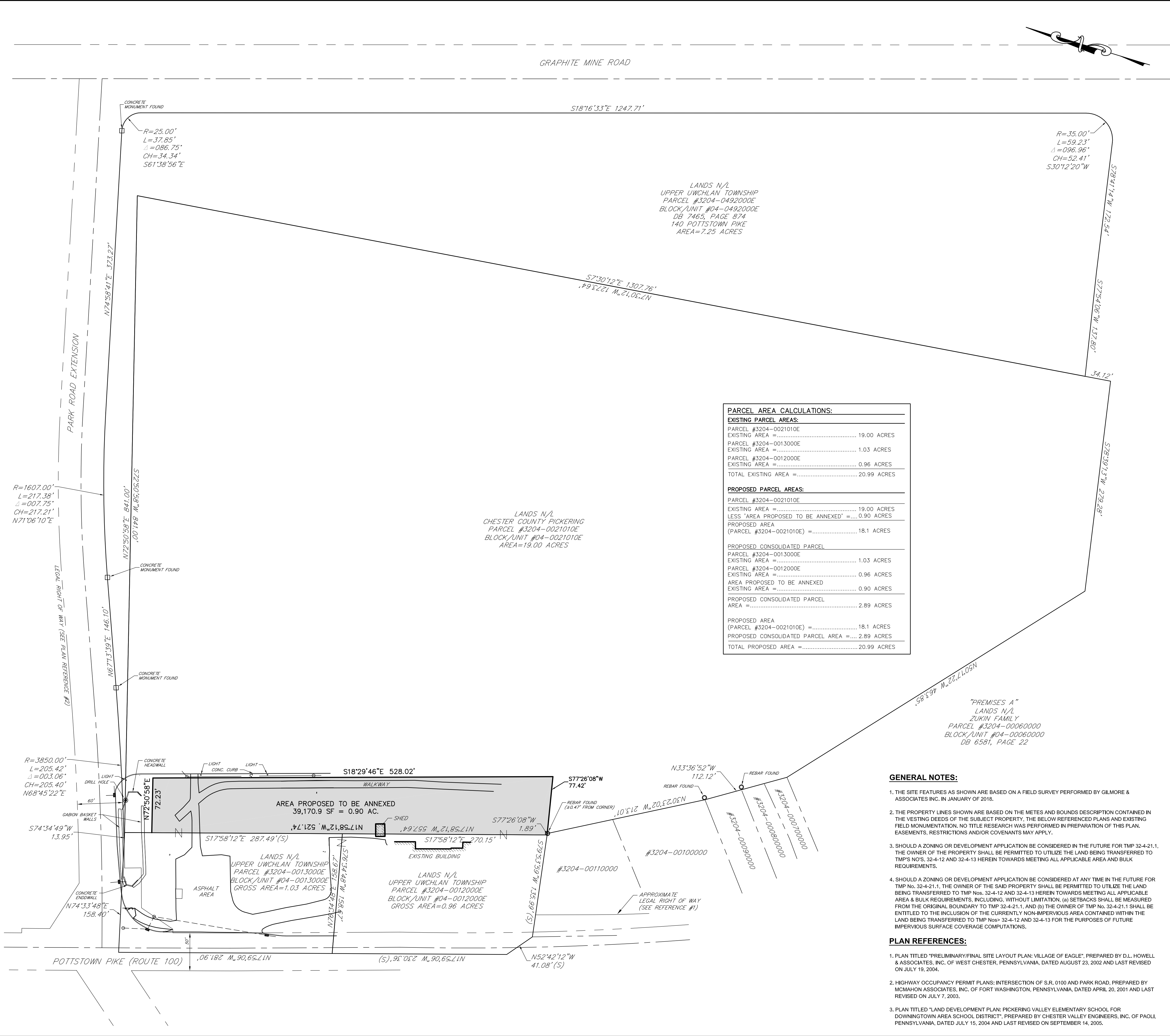
Attached for your review and consideration is a Lot Line Adjustment/Consolidation Plan specific to the parcels of land that make up the Township Building and the Pickering Valley Elementary School (DASD). With the assistance of the DASD, the Township is acquiring 0.90 acres of land, as depicted on the plan. This acquisition is facilitating the future expansion of the Township building.

Both parties have approved and executed a land transfer agreement. The Township's engineering firm surveyed and drafted the plan. The plan has been reviewed by the DASD, the Chester County Planning Commission, and the Township Planning Commission. A Title search has been completed and Title insurance obtained. The plan is now in front of you for approval.

I would like to again thank the DASD Board, administrative staff, and their attorney for their assistance in this process. Formal correspondence of thanks will be sent on behalf of the BOS.

Motion: The Board of Supervisors of Upper Uwchlan Township at their May 21, 2018 meeting hereby grant **Final Minor Subdivision Plan Approval** of a plan Titled Proposed Lot Line Adjustment and Lot Consolidation Plan for Upper Uwchlan Township / Chester County Pickering, prepared by Gilmore & Associates Inc., dated January 5, 2018, last revised April 26, 2018.

J:\SURVEY\PROJECTS\2017\1710057T Pickering Valley Elem. School\SURVEY\Drawing Files\Production Drawings\1710057T Boundary Retrocement Plan 180105.dwg Layout: 24 x 36 BORDER Plotted By: drabentis, on Thu Apr 26, 2018 at 8:31pm



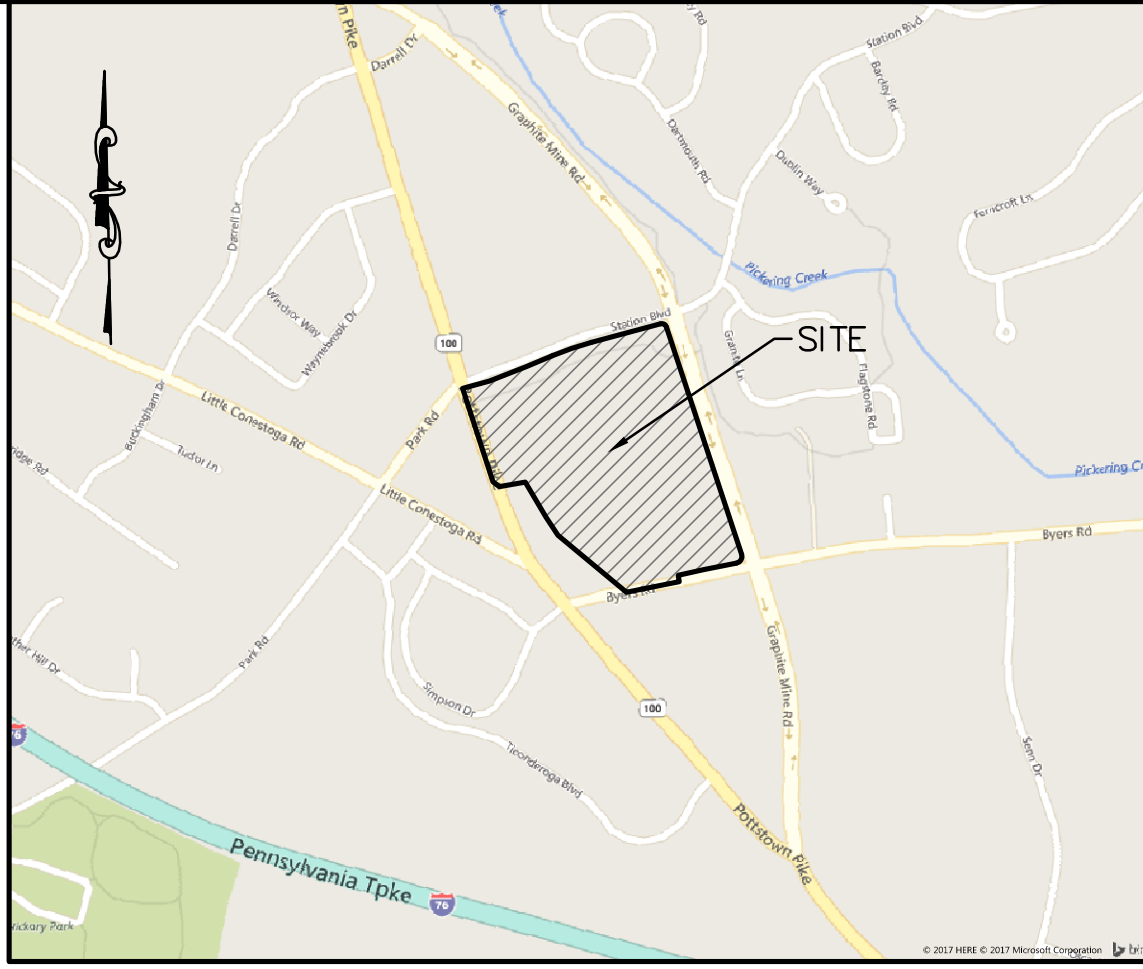
PARCEL AREA CALCULATIONS:	
EXISTING PARCEL AREAS:	
PARCEL #3204-0021010E	
EXISTING AREA =	19.00 ACRES
PARCEL #3204-0013000E	
EXISTING AREA =	1.03 ACRES
PARCEL #3204-0012000E	
EXISTING AREA =	0.96 ACRES
TOTAL EXISTING AREA =	20.99 ACRES
PROPOSED PARCEL AREAS:	
PARCEL #3204-0021010E	
EXISTING AREA =	19.00 ACRES
LESS 'AREA PROPOSED TO BE ANNEXED' =	0.90 ACRES
PROPOSED AREA (PARCEL #3204-0021010E) =	18.1 ACRES
PROPOSED CONSOLIDATED PARCEL	
PARCEL #3204-0013000E	
EXISTING AREA =	1.03 ACRES
PARCEL #3204-0012000E	
EXISTING AREA =	0.96 ACRES
AREA PROPOSED TO BE ANNEXED	
EXISTING AREA =	0.90 ACRES
PROPOSED CONSOLIDATED PARCEL	
AREA =	2.89 ACRES
PROPOSED AREA (PARCEL #3204-0021010E) =	18.1 ACRES
PROPOSED CONSOLIDATED PARCEL AREA =	2.89 ACRES
TOTAL PROPOSED AREA =	20.99 ACRES

GENERAL NOTES:

- THE SITE FEATURES AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES INC. IN JANUARY OF 2018.
- THE PROPERTY LINES SHOWN ARE BASED ON THE METES AND BOUNDS DESCRIPTION CONTAINED IN THE VESTING DEEDS OF THE SUBJECT PROPERTY. THE BELOW REFERENCED PLANS AND EXISTING FIELD MONUMENTATION, NO TITLE RESEARCH WAS PERFORMED IN PREPARATION OF THIS PLAN. EASEMENTS, RESTRICTIONS AND/OR COVENANTS MAY APPLY.
- SHOULD A ZONING OR DEVELOPMENT APPLICATION BE CONSIDERED IN THE FUTURE FOR TMP 32-4-21.1, THE OWNER OF THE PROPERTY SHALL BE PERMITTED TO UTILIZE THE LAND BEING TRANSFERRED TO TMPs NOs. 32-4-12 AND 32-4-13 HEREIN TOWARDS MEETING ALL APPLICABLE AREA AND BULK REQUIREMENTS.
- SHOULD A ZONING OR DEVELOPMENT APPLICATION BE CONSIDERED AT ANY TIME IN THE FUTURE FOR TMP No. 32-4-21.1, THE OWNER OF THE SAID PROPERTY SHALL BE PERMITTED TO UTILIZE THE LAND BEING TRANSFERRED TO TMP Nos. 32-4-12 AND 32-4-13 HEREIN TOWARDS MEETING ALL APPLICABLE AREA & BULK REQUIREMENTS, INCLUDING, WITHOUT LIMITATION, (a) SETBACKS SHALL BE MEASURED FROM THE ORIGINAL BOUNDARY TO TMP 32-4-21.1, AND (b) THE OWNER OF TMP No. 32-4-21.1 SHALL BE ENTITLED TO THE INCLUSION OF THE CURRENTLY NON-IMPERVIOUS AREA CONTAINED WITHIN THE LAND BEING TRANSFERRED TO TMP Nos. 32-4-12 AND 32-4-13 FOR THE PURPOSES OF FUTURE IMPERVIOUS SURFACE COVERAGE COMPUTATIONS.

PLAN REFERENCES:

- PLAN TITLED "PRELIMINARY/FINAL SITE LAYOUT PLAN: VILLAGE OF EAGLE", PREPARED BY D.L. HOWELL & ASSOCIATES, INC. OF WEST CHESTER, PENNSYLVANIA, DATED AUGUST 23, 2002 AND LAST REVISED ON JULY 19, 2004.
- HIGHWAY OCCUPANCY PERMIT PLANS: INTERSECTION OF S.R. 0100 AND PARK ROAD, PREPARED BY MCMAHON ASSOCIATES, INC. OF FORT WASHINGTON, PENNSYLVANIA, DATED APRIL 20, 2001 AND LAST REVISED ON JULY 7, 2003.
- PLAN TITLED "LAND DEVELOPMENT PLAN: PICKERING VALLEY ELEMENTARY SCHOOL FOR DOWNTOWNTOWN AREA SCHOOL DISTRICT", PREPARED BY CHESTER VALLEY ENGINEERS, INC. OF PAOLI, PENNSYLVANIA, DATED JULY 15, 2004 AND LAST REVISED ON SEPTEMBER 14, 2005.



LOCATION MAP
SCALE: 1"=1000'
1000 00 1000 2000
SCALE IN FEET

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER SS:
ON THE ____ DAY OF ____ A.D. 20____ BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN ____ PERSONALLY APPEARED ____ WHO ACKNOWLEDGED HIMSELF TO BE THE AUTHORIZED AGENT OF THE APPLICANT AND OWNER OF LAND PROPOSED TO BE DEVELOPED BY THIS PLAN AND THAT HE, AS SUCH, ACKNOWLEDGES THAT THE DEVELOPMENT AS SHOWN ON THIS FINAL PLAN IS MADE WITH HIS CONSENT AND THAT HE DESIRES THAT THE SAME PLAN TO BE RECORDED ACCORDING TO THE LAW. WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.
MY COMMISSION EXPIRES: ____

____ NOTARY PUBLIC
____ APPLICANT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER SS:
ON THE ____ DAY OF ____ A.D. 20____ BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN ____ PERSONALLY APPEARED ____ WHO ACKNOWLEDGED HIMSELF TO BE THE AUTHORIZED AGENT OF THE APPLICANT AND OWNER OF LAND PROPOSED TO BE DEVELOPED BY THIS PLAN AND THAT HE, AS SUCH, ACKNOWLEDGES THAT THE DEVELOPMENT AS SHOWN ON THIS FINAL PLAN IS MADE WITH HIS CONSENT AND THAT HE DESIRES THAT THE SAME PLAN TO BE RECORDED ACCORDING TO THE LAW. WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.
MY COMMISSION EXPIRES: ____

____ NOTARY PUBLIC
____ APPLICANT

REVIEWED BY THE PLANNING COMMISSION OF UPPER UWCHLAN TWP., CHESTER CO., PA., THIS ____ DAY OF ____ A.D. 20____

APPROVED BY THE BOARD OF SUPERVISORS OF UPPER UWCHLAN TWP., CHESTER CO., PA., THIS ____ DAY OF ____ A.D. 20____

REVIEWED BY THE UPPER UWCHLAN TWP., ENGINEER
____ DATE

REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION
THIS ____ DAY OF ____ A.D. 20____

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

____ (DEPUTY) RECORDER OF DEEDS

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122-11078
811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

DEAN J. SLONAKER
REGISTERED PROFESSIONAL
LAND SURVEYOR
SU-075362
PENNSYLVANIA

DATE: 04/26/18

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
104 WEST MAIN STREET, SUITE 300, TRAPPE, PA 19428 • (610) 488-6848 • www.gilmore-associates.com

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GA

JOB NO.: 201710057T
TAX MAP PARCEL NO.: 3204-0021010E, 3204-0013000E & 3204-0012000E
MUNICIPAL FILE NO.:
OWNER: UPPER UWCHLAN TOWNSHIP
UPPER UWCHLAN TOWNSHIP
CHESTER SPRINGS, PA 19425
610-458-9400

TOTAL LOTS: 3
TOTAL AREA: SEE TABLE
DATE: 01/05/2018
SCALE: 1"=60'

DESIGNED BY: ---
DRAWN BY: DAB
CHECKED BY: DJS

PROPOSED LOT LINE ADJUSTMENT AND
LOT LINE CONSOLIDATION PLAN
UPPER UWCHLAN TOWNSHIP
PARCELS: CHESTER COUNTY
PICKERING
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

REV.	ADDED NOTE PER TOWNSHIP COMMENTS	DATE	BY
1		4/26/18	DDR

SHEET NO.:
1 OF 1



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: Board of Supervisors

FROM: Cary B. Vargo
Township Manager

RE: Eagleview Lot 1C – Preliminary Land Development Approval

DATE: May 17, 2018

The Board is requested to review the above referenced land development plan and if possible, grant Preliminary Land Development Approval.

Overview:

Hankin is proposing to construct a 113,000 SF proposed flex use office building on Sierra Drive just south of the existing DSM building. All access will be from Sierra Drive. Sewage will be handled by the Eagleview Treatment Facility which is in Uwchlan Township.

- SALDO Section 162-41.G. – This section requires sidewalk expansion joints be provided every 30 feet. Hankin feels they have better maintenance success without the expansion joints. As will be private sidewalks to be maintained by Hankin, Dave Leh has indicated he has no objection to this waiver being granted.
- SALDO Section 162-55.B. – This section requires woodlands that are disturbed as a result of development be replaced in accordance with this section. When this is not possible, there is a provision in this section which permits a Fee in Lieu of replacement be provided. Hankin is willing to pay the fee or provide in kind services such as improvements to Pennsylvania Drive, however, they would like defer the determination of the amount of the Fee until Final Plan Approval so they can discuss further with Township Staff.

The Planning Commission reviewed the plan at their May 10th meeting and recommended Preliminary Approval.

Attachments:

Plans dated March 26, 2018
Gilmore review letter dated May 3, 2018

CBV/dnl/gaj



UPPER UWCHLAN TOWNSHIP MOTION

The Board of Supervisors of Upper Uwchlan Township at their May 21st, 2018 meeting hereby grants **Preliminary Plan Approval** for a plan prepared by Chester Valley Engineers, Inc. titled, "Preliminary Land Development Plan Eagleview Lot 1C for The Hankin Group," dated March 26, 2018.

The following conditions accompany the approval:

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



May 3, 2018

File No. 03-0987T13

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

Attention: Cary B. Vargo, Township Manager

Reference: Eagleview Lot 1C
Preliminary Land Development Review
Upper Uwchlan Township, Chester County, PA

Dear Cary:

Gilmore & Associates, Inc. (G&A) is in receipt of the following information prepared and submitted by Chester Valley Engineers, Inc. (CVE) on behalf of The Hankin Group, the applicant:

- Plan titled, "Preliminary Land Development Plan for Eagleview Lot 1C", prepared for The Hankin Group, by Chester Valley Engineers, Inc., dated March 26, 2018.
- Report titled, "Post Construction Stormwater Management Plan Narrative for Eagleview Lot 1C", prepared by Chester Valley Engineers, Inc., dated March 26, 2018.
- Preliminary Land Development Application, dated March 26, 2018.
- Traffic Analysis Letter prepared by Traffic Planning and Design, Inc., dated March 26, 2018.

The subject site is comprised of one (1) parcel (TMP 32-3-81.13) located south of the Pennsylvania Turnpike (I-76) with two points of access from Sierra Drive. The property is located in the PI Planned Industrial/Office District.

G&A, as well as other Township Consultants, have completed our first review of the above referenced preliminary land development application for compliance with the applicable sections of the Township's Zoning Ordinance, Subdivision and Land Development Ordinance,

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Building on a Foundation of Excellence
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and Stormwater Management Ordinance, and wish to submit the following comments for your consideration.

I. OVERVIEW

The Applicant is proposing to construct a 113,000 s.f. proposed flex use office/warehouse building on the northern portion of the property with associated access driveways, parking areas, sidewalks, etc. Stormwater management will be handled by a biofiltration area at the north of the site, an infiltration basin south of the proposed building, a subsurface infiltration basin west of the proposed building, and several porous pavement areas throughout the parking lot. Stormwater then leaves the site towards a stream of the Jerry Run, which is part of the East Branch Brandywine Creek and has a designated use of HQ-TSF. Landscaping and lighting improvements are also proposed. There are existing wetlands on the south portion of the site. There are no FEMA floodplains or floodways located on the site. Lot 1C also encloses Lot 1A, which houses an existing sanitary sewer pump station.

II. ZONING ORDINANCE REVIEW

1. §200-73.D.(5)(e) – The handicap parking space to the east of the proposed flex building is not a van accessible space as shown as it does not include an eight foot wide access aisle. Please provide the eight foot wide access aisle or remove the van accessible space signage associated with this parking space.
2. §200-73.H.(1) – The applicant has provided a parking space tabulation indicating 407 spaces will be provided. Based on the proposed use, 397 spaces are required.

III. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REVIEW

1. §162-9.B.(2)(b)[7] – It appears a tract boundary distance in the southern portion of the site is labeled incorrectly. (S 83°09'23" W distance of 842.59 feet only appears to be approximately 450 feet when scaled from drawing). Please revise.
2. §162-9.B.(2)(b)[11] – Notations on the plans indicate the Wetlands Study was completed in 2006. An updated delineation should be completed and provided.
3. §162-9.B.(2)(c)[7] – It appears there is a proposed stormwater management area erroneously shown on the Overall Record Plan to the east of the proposed building overlapping the existing 20' wide utility easement along Sierra Drive. This should be removed.

4. §162-9.D.(1)(h) – Relocate the soil type table on the Site Analysis Plan which is being covered by the north arrow and steep slope shading.
5. §162-9.G. – Applicant shall provide will-serve letters to ensure adequate water service.
6. §162-41.G. – Revise the note on the Typical Sidewalk Detail on Construction Details Sheet 14 to state expansion joints shall be provided every 30 feet.
7. §162-49.D. – The Township Fire Marshall should review the plan for fire protection adequacy.
8. §162-52 – A note shall be added to the Erosion & Sediment Control Plans stating: “Upon completion of other construction, the entire amount of topsoil stripped shall be replaced on the site. No topsoil shall be disposed of, by sale or otherwise, off the site of the construction.”
9. §162-55.B.(3) – Applicant proposed to disturb approximately 11.03 acres of woodland area on the site. Woodland and hedgerow disturbance exceeding the standards listed in this section shall require woodland replacement in accordance with Subsections B.(6) through B.(9). These amounts shall be added to the Upper Uwchlan Township Landscape Ordinance Required Landscape Plantings Table on the Landscape Plan. We defer to the Township’s Land Planner for this requirement.
10. §162-57.C.(3)(e) – Relocate plantings shown on the Landscape Plan away from underground utilities such as roof drains, storm sewer piping, endwalls, etc. It appears some plantings are proposed directly on top of underground utilities, and shall therefore be proposed in an alternate location. Also, it appears plantings are proposed within the Sierra Drive right-of-way outside the property boundary.

IV. STORMWATER MANAGEMENT ORDINANCE REVIEW

1. It is difficult to determine from reviewing the submitted computations, whether or not the rate and runoff requirements have been met. In addition, the narrative does not speak to CP-2 through CP-6 with regard to rate control. The computations should be revised to clearly indicate the required rate and volume requirements have been met both in the narrative and in the supporting computations.
2. §152-306.K.(3) – Bio-Filtration Area #1 appears to cross the property boundary along Lot 1B. The basin should be revised or an easement provided.

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3. §152-307.A. – Provide calculations using SCS method showing that the postconstruction, peak flow rate of the two year, twenty-four hour design storm is reduced to the predevelopment peak flow rate of the one-year, twenty-four hour storm.
4. §152-307.B. – Provide calculations for BMPs which show the postconstruction one year, twenty-four hour storm flow is detained for a minimum of 24 hours.
5. §152-308.A. – Post construction peak flow rates shall not exceed the predevelopment peak flow rates as shown for each of the design storms specified in Table 308.1. Peak runoff rates for Pre CP1 shown on Sheet 13 do not appear to match what is shown in the summary requirement on Sheet 7 of the Post Construction Stormwater Management Narrative.
6. §152-308.F. – Peak flow rate controls shall be separately addressed for each drainage area. Stormwater Peak Rate summary for CP-2 through CP-6 must be analyzed individually. The narrative does not seem to discuss peak flow rates for CP-2 through CP-6.
7. §152-309.D.(1)(b) – Predevelopment ground cover conditions shall be determined using the ground cover assumptions presented in this section. As such, any predevelopment drainage area considered grass should be considered meadow in good condition (CN=58).
8. Revise the legend on the Post-Development Drainage Area Map to reflect post-development boundary.
9. Revise drainage area labels on Pre and Post Development Drainage Area Maps to list area in acres and weighted CN values.
10. Sheet 5 is missing from the Post Construction Stormwater Management Narrative.
11. Infiltration Basin D Detail shows an 18" RCP outlet pipe, whereas the Post Construction Stormwater Management Narrative HydroCAD report input has a 24" pipe as an outlet. Please revise.
12. Infiltration Basin #2 Details show an 18" HDPE outlet pipe leaving Outlet Structure 2, Profile view has a 24" HDPE pipe leaving Outlet Structure 2, and Post Construction

Stormwater Management Narrative HydroCAD report input has a 24" pipe as an outlet. Please revise.

13. Roof drain pipe sizes not specifically called out on plans, but Infiltration Basin #2 Plan Detail shows an 8" HDPE roof drain, whereas page 149 of Post Construction Stormwater Management Narrative lists roof drain sizes of 12" and above. Please revise detail on plans.

V. GENERAL COMMENTS

1. There has been an easement reserved on the plan for a potential connection from Eagleview to the Pond View neighborhood. The construction of this lot maybe the last opportunity to make this connection if it is desired. The Applicant should discuss this matter with the Planning Commission.
2. PCSWM Plan & NPDES Permit Notes Note #2 on Post-Construction Stormwater Management Plan makes mention to Sheet 19 as part of the Erosion and Sedimentation Control Design Plans. Sheet 19 is a Site Lighting Plan.
3. Provide a graphic scale on the Landscape Plan.
4. Porous Pavement Area 9 has a text leader to it calling out Porous Pavement Area 8 on Post Construction Stormwater Management Plan. Please revise.
5. Revise Long-Term Operation & Maintenance Plan for PCSWM BMPs Note #10 on Sheet 7 to reflect the proposed BMPs for this site.
6. Turn off point labels referring to "POPL##IN" shown in bold on the Site Analysis Plan on adjacent property Lot 1B.
7. Revise the pavement section details on Construction Details Sheet 14 from ID-2 to a Superpave asphalt mixture design meeting the requirements of PennDOT Publication 408.

VI. TOWNSHIP TRAFFIC CONSULTANT COMMENTS McMAHON ASSOCIATES, INC.

1. Previously, the Lot 1B plans included a note requiring the applicant to study traffic conditions at the intersection of Pennsylvania Drive and Stockton Drive if requested by the Township. The purpose of the study is to determine the need for traffic

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improvements (such as signalization). Our office has not been made aware of any recent traffic issues at this intersection; however, we recommend the applicant confirm this with the Township. Also, please provide a similar note to the General Notes on the Record Plan (Sheet 2) for Lot 1C.

2. ZO Section 200-75.H(3) – Please label the available and required sight distances for traffic exiting both driveways looking left and looking right.
3. There are no new public use pedestrian facilities proposed as part of this project; however, we defer to the Township's Land Planner and the Planning Commission as to whether a pedestrian connection should be provided between this site and the trail that runs along the east side of Sierra Drive. In addition, the applicant's engineer should ensure that all proposed on-site facilities meet current ADA requirements, as appropriate.
4. On Sheet 17, please also provide a truck turning template for a WB-50 truck exiting the site. The driveway design should be verified subject to the truck turning templates.
5. The Lot 1C development is subject to a transportation contribution, and this contribution will be paid at the time of building permit issuance.

VII. TOWNSHIP PLANNING CONSULTANT COMMENTS
BRANDYWINE CONSERVANCY

1. Section 200-50.C of the Zoning Ordinance requires a minimum open space set-aside of 5 percent of Net Tract Area, or 1.01 acres. Such area shall be usable for any active or passive recreation. It may be dedicated to the township, or may remain under the ownership of the Applicant. The Applicant shall verify that the 5 percent Open Space set-aside standard is met and clarify the intended ownership of the open space. This should be reported on the Overall Record Plan (Sheet 2) and identified on the Site Layout Plan (Sheet 4).
2. The Riparian Buffer area shall be revised to include areas of hydric soil. On this site, hydric soils include Glenville silt loam where infiltration basin #1 is proposed. We strongly recommend that the Board of Supervisors enforce the riparian buffer requirement, prohibit disturbance to the riparian buffer areas, and prohibit removal of mature woodlands in riparian buffer areas.

3. SLDO Section 162.55.B.(3)(a) requires that woodland disturbance exceeding 10,000 square feet shall require woodland replacement in accordance with Subsections B(6) through B(9). Subsection B(6) specifies that for every 300 square feet of woodland removal, one tree and two shrubs shall be planted. The calculation for woodland replacement should be included in the table on the Landscape Plan (Sheet 18). SLDO Section 162.55.B(12) states that in lieu of woodland replacement, the Township may, at its sole discretion, require the Applicant to place the equivalent cash value, as agreed upon by the Township and the Applicant, of some or all of the required replacement trees into a special fund established for that purpose. Such funds shall be utilized for the purchase and installation of trees elsewhere in the Township at the discretion of the Township, especially if the site cannot accommodate the replacement trees required pursuant to this chapter. We acknowledge that the landscape plan, as proposed, is heavily planted and cannot accommodate additional shade trees. Therefore, we suggest that the Township require the Applicant to contribute a sum, as agreed upon by the Township and the Applicant, into a special fund established for the purpose of woodland replacement in the Township.
4. The table of required plantings shown on the Landscape Plan (Sheet 18) shows a proposed deficiency of 82 shade trees, and an overage of 457 shrubs. We are in support of this modification to the planting quantities, as the site is not able to accommodate an additional 82 shade trees. In our opinion, the proposed plant species and quantities meet the general intention of Section 162-57 of the SLDO.

VIII. TOWNSHIP SEWER CONSULTANT COMMENTS
ARRO CONSULTING, INC.

1. The Applicant is proposing to construct a 113,000 square feet (SF) flex use office/warehouse building. In accordance with the Act 537 Plan, wastewater generated on this property is to be conveyed to and treated at the Eagleview Wastewater Treatment Plant which is located in Uwchlan Township. As such Uwchlan Township should have the opportunity to review since they will be responsible for wastewater conveyance and treatment.
2. Should extension of the sanitary sewer be required, all sanitary sewer improvements shall be design and constructed in accordance with the Upper Uwchlan Township Municipal Authority Specifications.

Cary B. Vargo, Upper Uwchlan Township Manager
Reference: Eagleview Lot 1C
Preliminary Land Development Review
Upper Uwchlan Township, Chester County, PA
File No.: 03-0987T13
May 3, 2018

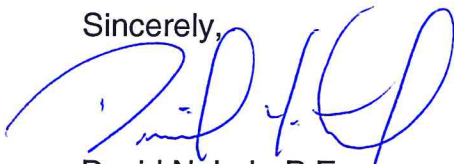
Page - 8 -

IX. TOWNSHIP LIGHTING CONSULTANT COMMENTS
STUBBE CONSULTING, LLC.

1. Plan Content - Catalog Cuts - §614.D.1.c. requires catalog cuts of specified lighting equipment. It is recommended Applicant be requested to include on plan a manufacturer's catalog cut of all specified luminaires.
2. Pole Protection - The pole details depict a concrete pedestal that is 5' high AFG. Ordinance suggests a 30" high pedestal as one of the means of pole protection when poles supporting luminaires are vulnerable to backing vehicles. It is recommended Applicant be requested to justify the use of what is judged to be an excessively high base.

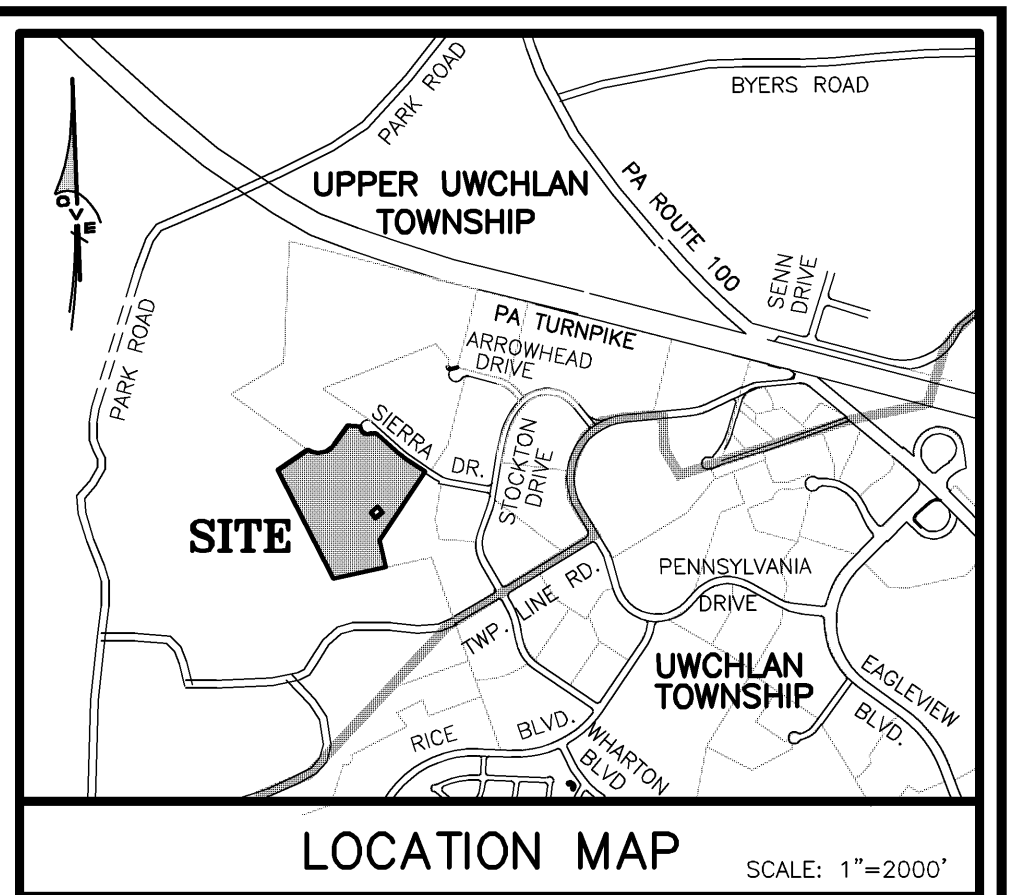
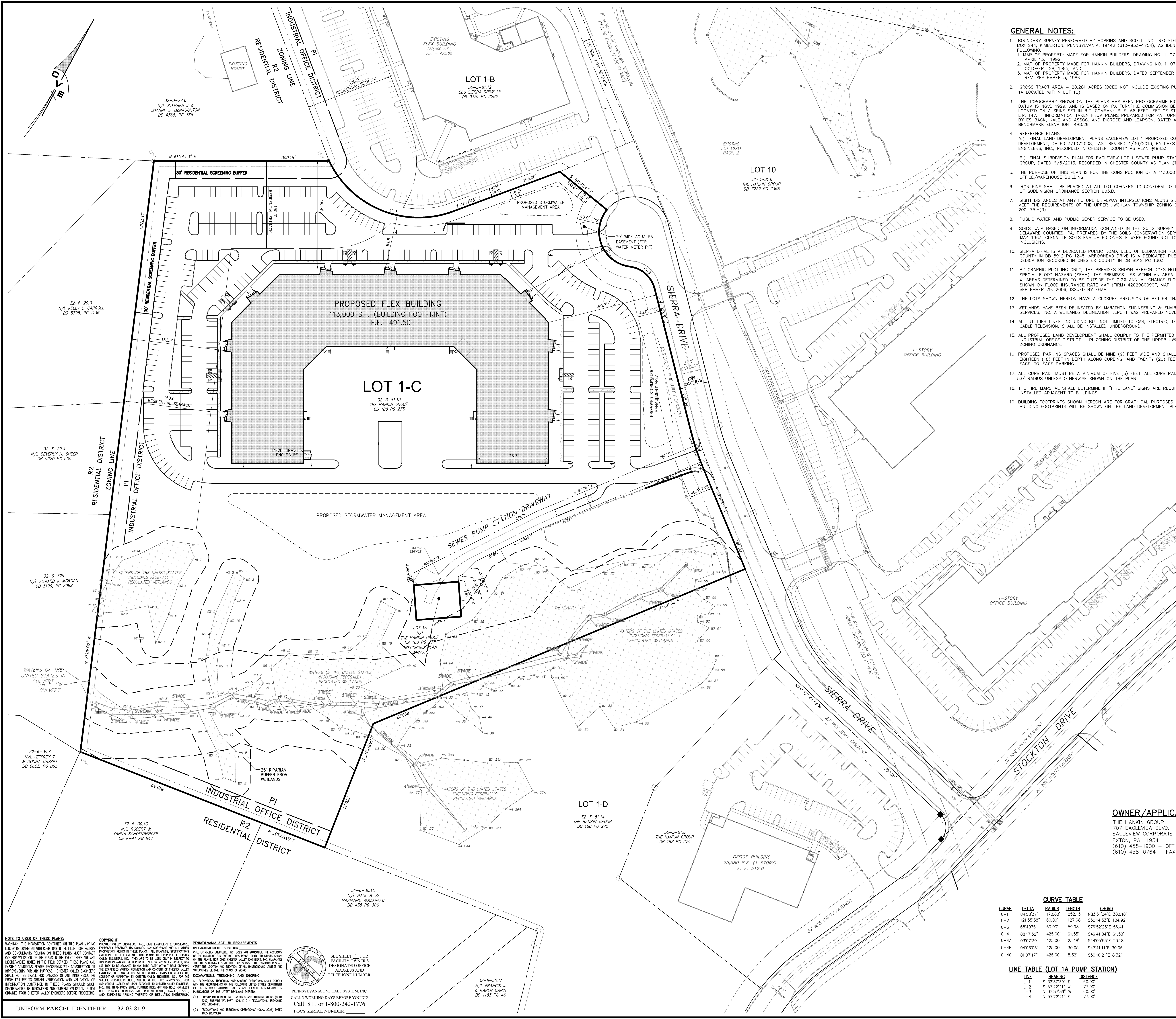
This concludes our first review of the above referenced preliminary land development application. We would recommend the plans be revised to address the above referenced comments as well as any raised by the Planning Commission and the Board of Supervisors. If you have any questions, please do not hesitate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

Sincerely,



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

cc: Upper Uwchlan Township Board of Supervisors (via email only)
Upper Uwchlan Planning Commission (via email only)
Kristin S. Camp, Esq., BBMM, LLP (via email only)
Christopher J. Williams, P.E., McMahon Associates, Inc. (via email only)
G. Matthew Brown, P.E., ARRO Consulting, Inc. (via email only)
David M. Schlott, Jr., P.E., ARRO Consulting, Inc. (via email only)
Sheila Fleming, Brandywine Consulting (via email only)
Neal Fisher, The Hankin Group (via email only)
John M. Hako, P.E., Chester Valley Engineers, Inc. (via email only)



- GENERAL NOTES:**
- BOUNDARY SURVEY PERFORMED BY HOPKINS AND SCOTT, INC., REGISTERED SURVEYORS, BOX 244, KIMBERTON, PENNSYLVANIA, 19442 (610-933-1754), AS IDENTIFIED ON THE FOLLOWING:
1. MAP OF PROPERTY MADE FOR HANKIN BUILDERS, DRAWING NO. 1-07-39-018, DATED APRIL 15, 1992;
2. MAP OF PROPERTY MADE FOR HANKIN BUILDERS, DRAWING NO. 1-07-39-003, DATED OCTOBER 28, 1985; AND
3. MAP OF PROPERTY MADE FOR HANKIN BUILDERS, DATED SEPTEMBER 16, 1985, LAST REV. SEPTEMBER 5, 1986.
 - GROSS TRACT AREA = 20.281 ACRES (DOES NOT INCLUDE EXISTING PUMP STATION LOT 1A LOCATED WITHIN LOT 1C)
 - THE TOPOGRAPHY SHOWN ON THE PLANS HAS BEEN PHOTOGRAMMETRICALLY COMPILED. DATUM IS NAD83. AND IS BASED ON PA TURNPIKE COMMISSION BENCHMARK NO. 20 LOCATED ON A SPIKE SET IN E.I.T. COMPANY PILE, 68 FEET LEFT OF STA. 493+00 OF L.R. 147. INFORMATION TAKEN FROM PLANS PREPARED FOR PA TURNPIKE COMMISSION BY ESHBACH, KALE AND ASSOC. AND DIORCE AND LEAPSON, DATED APRIL 16, 1985. BENCHMARK ELEVATION 488.29.
 - REFERENCE PLANS:
A.) FINAL LAND DEVELOPMENT PLANS EAGLEVIEW LOT 1 PROPOSED COMMERCIAL DEVELOPMENT, DATED 3/10/2008, LAST REVISED 4/30/2013, BY CHESTER VALLEY ENGINEERS, INC., RECORDED IN CHESTER COUNTY AS PLAN #19472.
B.) FINAL SUBDIVISION PLAN FOR EAGLEVIEW LOT 1 SEWER PUMP STATION THE HANKIN GROUP, DATED 6/5/2013, RECORDED IN CHESTER COUNTY AS PLAN #19472.
 - THE PURPOSE OF THIS PLAN IS FOR THE CONSTRUCTION OF A 113,000 S.F. FLEX USE OFFICE/WAREHOUSE BUILDING.
 - IRON PINS SHALL BE PLACED AT ALL LOT CORNERS TO CONFORM TO THE REQUIREMENTS OF SUBDIVISION ORDINANCE SECTION 603.B.
 - SIGHT DISTANCES AT ANY FUTURE DRIVEWAY INTERSECTIONS ALONG SIERRA DRIVE SHALL MEET THE REQUIREMENTS OF THE UPPER UWCHLAN TOWNSHIP ZONING ORDINANCE SECTION 200-75.H(3).
 - PUBLIC WATER AND PUBLIC SEWER SERVICE TO BE USED.
 - SOILS DATA BASED ON INFORMATION CONTAINED IN THE SOILS SURVEY BY CHESTER AND DELAWARE COUNTIES, PA, PREPARED BY THE SOILS CONSERVATION SERVICE, USDA, DATED MAY 1983. GLENNVILLE SOILS EVALUATED ON-SITE WERE FOUND NOT TO CONTAIN HYDRO INCLUSIONS.
 - SIERRA DRIVE IS A DEDICATED PUBLIC ROAD, DEED OF DEDICATION RECORDED IN CHESTER COUNTY IN DB 8912 PG 1248. ARROWHEAD DRIVE IS A DEDICATED PUBLIC ROAD, DEED OF DEDICATION RECORDED IN CHESTER COUNTY IN DB 8912 PG 1203.
 - BY GRAPHIC PLOTTING ONLY, THE PREMISES SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD (SFHA). THE PREMISES LIES WITHIN AN AREA DESIGNATED "ZONE X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) 420230009P, MAP REVISED SEPTEMBER 29, 2006, ISSUED BY FEMA.
 - THE LOTS SHOWN HEREON HAVE A CLOSURE PRECISION OF BETTER THAN 1:10,000.
 - WETLANDS HAVE BEEN DELINEATED BY MARATHON ENGINEERING & ENVIRONMENTAL SERVICES, INC. A WETLANDS DELINEATION REPORT WAS PREPARED NOVEMBER 13, 2006.
 - ALL UTILITIES LINES, INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION, SHALL BE INSTALLED UNDERGROUND.
 - ALL PROPOSED LAND DEVELOPMENT SHALL COMPLY TO THE PERMITTED USES OF INDUSTRIAL OFFICE DISTRICT - PI ZONING DISTRICT OF THE UPPER UWCHLAN TOWNSHIP ZONING ORDINANCE.
 - PROPOSED PARKING SPACES SHALL BE NINE (9) FEET WIDE AND SHALL MEASURE EIGHTEEN (18) FEET IN DEPTH ALONG CURBING, AND TWENTY (20) FEET IN DEPTH FOR FACE-TO-FACE PARKING.
 - ALL CURB RADI MUST BE A MINIMUM OF FIVE (5) FEET. ALL CURB RADI PROPOSED IS 5.0' RADIUS UNLESS OTHERWISE SHOWN ON THE PLAN.
 - THE FIRE MARSHAL SHALL DETERMINE IF "FIRE LANE" SIGNS ARE REQUIRED TO BE INSTALLED ADJACENT TO BUILDINGS.
 - BUILDING FOOTPRINTS SHOWN HEREON ARE FOR GRAPHICAL PURPOSES ONLY. DETAILED BUILDING FOOTPRINTS WILL BE SHOWN ON THE LAND DEVELOPMENT PLANS.

EASEMENT NOTES:

- PROPOSED STORMWATER MANAGEMENT AREAS AND STORM SEWER COLLECTION SYSTEMS SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1-C. PROVISIONS SHALL BE MADE ALLOWING UPPER UWCHLAN TOWNSHIP TO ACCESS THESE AREAS AS NEEDED FOR INSPECTION AND EMERGENCY REPAIRS.
- THE APPLICANT SHALL PROVIDE UPPER UWCHLAN TOWNSHIP THE REQUIRED EASEMENTS AND AGREEMENTS IN A FORM SATISFACTORY TO UPPER UWCHLAN TOWNSHIP PRIOR TO FINAL PLAN APPROVAL.

STORMWATER MAINTENANCE NOTE:

AN OPERATION AND MAINTENANCE AGREEMENT MUST BE SUBMITTED TO THE TOWNSHIP FOR THIS SITE.

LEGEND

- EXISTING BUILDINGS
- EXISTING ADJOINING LOT LINE
- EXISTING TRACT BOUNDARY
- EXISTING EDGE OF PAVING
- EXISTING RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- REQUIRED RIGHT-OF-WAY
- EXISTING IRON PIN (FND.)
- EXISTING FENCE LINE
- EXISTING EDGE OF PAVING
- EXISTING CURB
- EXISTING EASEMENT
- EXISTING 12" WATERLINE
- PROPOSED CURB
- PROPOSED CONC. SIDEWALK
- PROPOSED HANDICAP RAMPS
- PROPOSED BUILDING

MINIMUM ZONING REQUIREMENTS
PI - PLANNED INDUSTRIAL/OFFICE DISTRICT

MINIMUM LOT AREA	- 2 ACRE MINIMUM, 3 ACRE AVERAGE. NOTE: 1 TO 1.99 ACRE SIZE LOTS MAY BE PERMITTED FOR A MAXIMUM OF FIVE PERCENT (5%) OF THE TOTAL NUMBER OF LOTS IN THE DEVELOPMENT.
MINIMUM LOT WIDTH	- 200 FEET.
DESIGNATED OPEN SPACE	- FIVE PERCENT (5%) OF THE TOTAL NET TRACT AREA.
FRONT YARD	- 40 FEET MINIMUM, EXCEPT 150 FEET MINIMUM WHEN AN AGRICULTURAL OR RESIDENTIAL USE IS ADJACENT TO THE FRONT YARD.
EACH SIDE YARD	- 15 FEET MINIMUM, EXCEPT WHEN AN AGRICULTURAL USE, RESIDENTIAL DISTRICT OR LOT CONTAINING AN OCCUPIED DWELLING IS ADJACENT TO THE SIDE YARD, THE SETBACK SHALL BE 150 FEET. ON A CORNER LOT THERE SHALL BE A SIDE YARD NOT LESS THAN 40 FEET.
REAR YARD	- 15 FEET MINIMUM, EXCEPT WHEN AN AGRICULTURAL USE, RESIDENTIAL DISTRICT OR LOT CONTAINING AN OCCUPIED DWELLING UNIT IS ADJACENT TO THE REAR YARD, THE SETBACK SHALL BE 150 FEET.
MAXIMUM BUILDING COVERAGE IS AS FOLLOWS:	
LOT AREA	BUILDING COVERAGE
15.1 OR MORE ACRES	35% 60%
HEIGHT RESTRICTIONS - 3 STORIES OR 35 FEET, WHICHEVER IS LESS.	

UPPER UWCHLAN TOWNSHIP ZONING REQUIREMENTS
PI - PLANNED INDUSTRIAL/OFFICE DISTRICT

	REQUIRED	PROPOSED LOT 1-C
MIN. LOT AREA	2 Acres	20.281 AC. *
MIN. LOT WIDTH	200 FT.	750 FT. +/-
MIN. FRONT YARD	40 FT.	152.1 FT.
MIN. YARD (ABUTTING RESIDENTIAL)	150 FT.	162.9 FT.
MIN. SIDE YARD	15 FT.	94.8 FT.
MIN. REAR YARD	15 FT.	>15 FT.
MAX. BUILDING COVERAGE	35 %	12.79% (2,594 Ac.)
MAX. IMPERVIOUS COVERAGE	60 %	38.88% (7,886 Ac.)
MAX. BUILDING HEIGHT	35 FT. (3 STORIES)	1-STORY

* EXCLUDES 0.106 ACRES OF LAND OF THE PUMP STATION PARCEL

OWNER/APPLICANT
THE HANKIN GROUP
707 EAGLEVIEW BLVD.
EAGLEVIEW CORPORATE CENTER
EXTON, PA 19341
(610) 458-1900 - OFFICE
(610) 458-0764 - FAX

OVERALL RECORD PLAN

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C-1	84°38'37"	170.00'	252.13'	N83°51'04"E 300.18'
C-2	121°55'38"	60.00'	127.68'	S50°14'53"E 104.92'
C-3	68°40'35"	50.00'	99.93'	S76°52'25"E 56.41'
C-4	08°17'52"	425.00'	61.55'	S46°41'04"E 61.50'
C-4A	03°07'30"	425.00'	23.18'	S44°05'53"E 23.18'
C-4B	04°03'05"	425.00'	30.08'	S47°41'11"E 30.05'
C-4C	01°07'17"	425.00'	8.32'	S55°16'21"E 8.32'

LINE TABLE (LOT 1A PUMP STATION)

LINE	BEARING	DISTANCE
L-1	S 32°37'39" E	60.00'
L-2	S 57°22'21" W	77.00'
L-3	N 32°37'39" W	60.00'
L-4	N 57°22'21" E	77.00'

NOTE TO USER OF THESE PLANS:

WARNING: THE INFORMATION CONTAINED ON THIS PLAN MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION CONTAINED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION CONTAINED HEREON.

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PENNSYLVANIA ACT 181 REQUIREMENTS: THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION CONTAINED HEREON.

EXCAVATIONS, TRENCHING, AND SHORING: THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION CONTAINED HEREON.

CONSTRUCTION AND TRENCHING OPERATIONS: THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION CONTAINED HEREON.

UNIFORM PARCEL IDENTIFIER: 32-03-81.9

SEE SHEET 1 FOR FACILITY OWNERS DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 1 WORKING DAYS BEFORE YOU DIG
Call: 811 or 1-800-242-1776
POCS SERIAL NUMBER: _____

32-6-30.1A
N/A. PAUL B. & MARIANNE WOODWARD
DB 439 PG 326

32-6-30.1A
N/A. FRANKS J. & KAREN DARIN
DB 1183 PG 46

PRELIMINARY LAND DEVELOPMENT PLAN
EAGLEVIEW LOT 1C
FOR
THE HANKIN GROUP
UPPER UWCHLAN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

Chester Valley 11960
ENGINEERS, INC.
88 Chestnut Road, P.O. Box 417, Pottsville, PA 17855
(610) 464-4623 / (610) 464-3143 Fax
www.cve-engineers.com

SCALE: 1" = 60'
DATE: 03/26/18
DRAWN BY: S.F.D.
CHECKED BY: J.M.L.
DRAWING:

NO. DATE REVISION



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: Board of Supervisors

FROM: Cary B. Vargo
Township Manager

RE: 160 Park Road Seasonal Beer Garden Decision and Order

DATE: May 17, 2018

Attached for your review and consideration is the Conditional Use Decision and Order for the Gunther seasonal use beer garden, 160 Park Road, Chester Springs, PA. Tom Oeste from Buckley Brion will be in attendance at the May 21 BOS meeting to announce the order with the following conditions:

CONDITIONS OF APPROVAL

1. Applicant and its successors and assigns in interest to the Property shall be strictly bound by this Decision.
2. Applicant shall operate the seasonal eating and drinking establishment with inside and outside seating in substantial conformance with the testimony and evidence presented at the conditional use hearings, as revised to comply with the conditions imposed in this Decision and Order.
3. The maximum capacity that may be provided both inside and outside in the area permitted by the Pa.LCB for the beer garden use on the Property shall be 460 patrons. Applicant shall take appropriate measures to control the number of patrons so that this maximum number is not exceeded.

4. The outdoor area for the beer garden shall be enclosed by a fence as shown on the Parking Plan and in the conditional use plan which was admitted as Exhibit A-4, and as described in Mr. Gunther's testimony. Patrons of the beer garden shall not be permitted in areas beyond the fence, including into the open field located to the north.

5. Applicant shall provide a copy of its liquor license to the Township and adhere to all conditions imposed by the PaLCB.

6. All employees who serve alcohol at the beer garden shall obtain RAMP certification from the PaLCB.

7. The beer garden shall only be open from June 1 through October 31 and the hours of operation for the beer garden shall be limited to the following: Thursdays: 4:00 p.m. - 11:00 p.m.; Fridays and Saturdays: 12:00 p.m. - 12:00 a.m.; and Sundays: 12:00 p.m. - 10:00 p.m. The beer garden may not be open on holidays if the holidays falls on a day other than Thursday through Sunday.

8. If Applicant provides amplified sound outside of the building, it must be connected to Applicant's speaker system which points and projects the speakers towards the south towards Park Road.

9. Applicant has purchased 3.5 EDU's of sewer capacity from the Township. After the beer garden is in operation, the Township may examine the water usage records for the use and determine if additional sewer capacity must be purchased based on the water usage at the beer garden. If the Township wastewater consultant determines that additional sewage capacity is necessary, Applicant shall purchase the same within a reasonable period of time agreed to by the Township.

10. Applicant shall fully construct and maintain all improvements on the Parking Plan as approved by the Board prior to commencement of the beer garden use.

11. Applicant shall purchase and maintain commercial general liability insurance in the minimum amount of \$3,000,000. Applicant shall provide a copy of the certificate of insurance to the Township.

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

13. While the beer garden is in operation, Applicant shall designate drop-off spaces for transportation services on the Property and prohibit parking in these spaces other than by transportation service providers such as Uber or Lyft.

14. Applicant shall modify and relocate bathroom facilities inside the stable as testified at the hearing. Such bathroom facilities shall be completed and operational prior to opening the beer garden use.

15. Applicant shall not permit any of the food trucks that sell food from the Property to have any signage which has flashing, moving, scrolling or electronic messages.

IN RE: CONDITIONAL USE : BEFORE THE UPPER UWCHLAN
APPLICATION OF : TOWNSHIP BOARD OF SUPERVISORS
GUNNER PROPERTIES, LTD : CHESTER COUNTY, PENNSYLVANIA

On April 6, 2018, Gunner Properties, Ltd. (“Applicant”) filed an application (the “Application”) with the Board of Supervisors of Upper Uwchlan Township (the “Board”) seeking conditional use approval pursuant to Section 200-33.B(8) of the Upper Uwchlan Township Zoning Ordinance (the “Ordinance”) to operate a seasonal eating and drinking establishment on the property located at 160 Park Road, further identified as Chester County Tax Parcel Nos. 32-4-86 and 32-3-21 (“Property”). The Property is located in the C-1 Village Commercial District. Applicant also sought the Board’s approval to allow off-site parking on two other properties in the C-1 District in the Township pursuant to Section 200-73.K(2) of the Ordinance.

1

The Board voted at the May 21, 2018 public meeting to approve the Application for the seasonal eating and drinking establishment with the conditions listed herein. The Board did not vote to approve Applicant's request for off-lot parking for the reasons stated below.

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 hearing held on May 8, 2018 was advertised in the *Daily Local News* on April 24, 2018 and May 1, 2018. See Exhibit B-3.
3. The Property was posted with a copy of the public notice of the May 8, 2018 hearing on April 19, 2018. See Exhibit B-4.
4. Applicant is the owner of the Property pursuant to a deed dated June 29, 2015 and recorded in the Office of the Chester County Recorder of Deeds in deed book 9135, page 1846.
5. The Property, which is identified as Chester County Tax Parcel Nos. 32-4-86 and 32-3-21, contains a total of 9.2 acres and is located to the northeast of the intersection of Little Conestoga Road and Park Road and to the west of Pottstown Pike.
6. The Property is located in the C-1 Village Commercial District.

7. The Property is improved with five buildings and two parking lots which are used for a variety of commercial uses including professional offices, retail stores and one residential apartment.

8. Applicant filed a conditional use plan prepared by D.L. Howell and Associates dated April 5, 2018 with the Application (the "Plan"). See Exhibit A-4. The Plan identifies the existing buildings on the Property as well as a proposed parking lot and other improvements which Applicant intends to construct on the area of the Property that is currently a large open field to the west of the buildings.

9. 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 Commercial District.

10. On June 13, 2017, the Board granted Applicant conditional use approval to operate a seasonal eating and drinking establishment, specifically an outdoor beer garden operated by LeVante Brewing Company. See Exhibit B-7.

11. In the June 13, 2017 Conditional Use Decision and Order, the Board imposed various conditions, one of which required Applicant to seek the Township's annual approval of the seasonal eating and drinking establishment.

12. On February 20, 2018, Applicant obtained final land development approval for a land development plan for a parking lot with 136 spaces to the west of the existing lot on the Property as well as landscaping and lighting (the "Parking Plan"). The Parking Plan also proposes the installation of 30 additional parallel parking spaces proposed along the driveway to the north of the buildings. The Parking Plan was approved subject

to conditions set forth in correspondence from the Board dated February 26, 2018. See Exhibit B-8.

13. Applicant intends to implement the Parking Plan as soon as it obtains all outside agency permits necessary to implement the Plan.

14. Applicant re-opened the conditional use hearing by filing the Application with the Board seeking a new conditional use approval for the seasonal eating and drinking establishment, specifically an outdoor beer garden, commencing in June and operating through October which would reoccur on an annual basis.

15. The proposed beer garden would be located in the lower level of the barn, identified as building 1 on the Plan, which contains 40 seats and the remainder would operate outside on the Property in front and to the east side of building 1.

16. Applicant has obtained a liquor license for the proposed beer garden and will operate the same in compliance with all regulations of the Pennsylvania Liquor Code.

17. Applicant intends to offer live music outdoors but will require that all musicians and bands use its speaker system which projects the sound towards Park Road and away from the residential properties to the north and west.

18. Applicant would like to operate the beer garden on the following days and times: Thursdays: 4:00 p.m. - 11:00 p.m.; Fridays and Saturdays: 12:00 p.m. - 12:00 a.m.; and Sundays: 12:00 p.m. - 10:00 p.m.

19. Applicant also indicated he would like to operate on holidays if the holiday falls on a day other than Thursday through Sunday between the hours of 12:00 p.m. and 11:00 p.m.

20. When asked how many patrons he wanted to accommodate in the outdoor beer garden, Mr. Gunther originally testified between 200-300. When asked again at the

conclusion of the hearing, he stated he would like to have as many as 400 patrons in the outdoor beer garden.

21. Mr. Gunther testified that the Parking Plan does provide drop off spaces for transportation services such as Uber and Lyft.

22. The Property also currently has a bike rack which accommodates approximately 10 bicycles.

23. There are changed circumstances from when Mr. Gunther originally received approval for the beer garden in 2017 which all parties believe will address and mitigate nuisance impacts from the beer garden's operation in 2017. Because of these changed circumstances, Mr. Gunther filed the new application seeking the Board's approval of the conditional use without the need to seek the Board's annual renewal of the use.

24. Once the Parking Plan is implemented, there will be a total of 230 parking spaces on the Property.

25. Applicant must also install an earthen berm with dense landscaping buffer and fence along the entire northern boundary of the new parking lot which will buffer the Property and proposed outdoor beer garden from the residential neighborhood to the northwest.

26. The area where patrons for the beer garden will be located outside will be enclosed by a post and rail fence. Applicant agreed that he would not allow patrons of the beer garden to go beyond the fence, including into areas of the open field located to the north.

27. Applicant also indicated that he intends to renovate the stable building, which is identified as building 1 on the Plan, by constructing four bathrooms on the bottom

floor. Once this renovation of the stable building is completed, Applicant will not need to use portable toilets as he did last season.

28. The proposed seasonal eating and drinking establishment would be served by public sewer. Applicant has purchased 3.5 additional EDU's to connect to the Township's public sewer system.

29. The proposed use will be serviced by a private on lot well.

30. Applicant does not intend to have any food prepared on site; instead he intends to offer food trucks which would visit the site to sell a variety of food. These food trucks will not be connected to public sewer or water.

31. Applicant may also invite caterers to sell food that was prepared off-site and will allow patrons to bring their own food onto the site.

32. The Parking Plan also requires the installation of a sidewalk along the west side of Park Road which will allow pedestrian connectivity along three boundaries of the Property.

33. 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.

34. Applicant presented vehicle parking license agreements executed by the following owners: (i) 157 Pottstown Pike LP, the owner of property at 153-157 Pottstown Pike; and (ii) Michael P. Robinson, the owner of property at 599 Little Conestoga Road (the "Licensed Properties"). These license agreements were admitted into the record as Exhibits A-6 and A-8.

35. Applicant proposes to use the parking spaces on the Licensed Properties to provide overflow parking for special events such as Community Day.

36. Applicant testified that it currently meets the Ordinance requirements for the number of off-street parking spaces that must be provided on the Property for the existing uses.

37. The Township Planning Commission reviewed the Application at its meeting on April 12, 2018 and recommended that the Board proceed to hold the hearing.

Exhibits

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

B-1: Conditional use application dated April 6, 2018 along with letter from Applicant's attorney, Alyson M. Zarro, Esquire

B-2: Conditional Use Plan prepared by D.L. Howell & Associates, Inc., dated April 5, 2018

B-3: Proof of publication in *Daily Local News* on April 24, 2018 and May 1, 2018

B-4: Affidavit of Posting of Al Gaspari, Codes Administrator, dated April 19, 2018

B-5: Draft Planning Commission Minutes from April 12, 2018

B-6: F. Tavani and Associates, Inc. Traffic Analysis dated November 30, 2017

B-7: Conditional Use Decision dated June 13, 2017

B-8: Correspondence dated February 26, 2018 from Board of Supervisors to Fred Gunther – Approval of parking Plan

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

APPLICANT'S EXHIBITS

A-1 Conditional Use Application with cover letter dated April 6, 2018

- A-2 Upper Uwchlan Township Zoning Ordinance, as amended
(incorporated by reference)
- A-3 Deed between Dorothy Elaine Funderwhite and Christine Ann Funderwhite and Gunner Properties, Ltd. dated June 29, 2015 and recorded in the Office of the Chester County Recorder of Deeds in Deed Book 9135, Page 1846
- A-4 Conditional Use Site Plan prepared by D.L. Howell & Associates, Inc. dated April 5, 2018
- A-5 Traffic Analysis prepared by F. Tavani and Associates, Inc. dated November 30, 2017
- A-6 Vehicle Parking License Agreement between Gunner Properties, Ltd. and 157 Pottstown Pike LP dated May 7, 2018
- A-7 Off-Site Parking Table for 153-157 Pottstown Pike and 175 Park Road
- A-8 Vehicle Parking License Agreement between Gunner Properties, Ltd. and Michael P. Robinson dated May 8, 2018

40. Mr. Tracy did not offer any evidence. He did comment to the Board that he did not want the beer garden to operate on holidays so that his family could enjoy peace and quiet at their home.

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 Commercial 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.

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. Cmwlth. 2011). A conditional use is a special exception which falls within the jurisdiction of the municipal legislative body rather than the zoning hearing board. 53 P.S. §10603(c). *Id.* The municipal legislative body may grant a conditional use pursuant to the express standards and criteria set forth in the zoning ordinance. *Appeal of Richboro CD Partners, L. P.* 89 A3d. 742 (Pa. Cmwlth. 2014). The fact that a use is permitted as a conditional use, rather than prohibited, reflects a legislative decision that the use is not *per se* adverse to the public interest. *Id.* In order to demonstrate that the applicant is entitled to the conditional use, the applicant initially bears the burden of establishing that the application complies with the objective standards and criteria in the zoning ordinance. *Id.* Once the applicant has satisfied this initial burden, the burden shifts to the objectors to rebut this presumption by establishing that the use will have a detrimental impact on the surrounding community. *Id.*

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

Applicant previously obtained a conditional use pursuant to Section 200-33.B(8) to operate a seasonal beer garden. The beer garden operated during the summer and fall of 2017 and was operated by LeVante Brew Company. While the beer garden use was successful, the Township received complaints from neighbors residing in the Waynebrook community concerning nuisances from the beer garden, including parking congestion and headlights shining into bedroom windows. In response to the complaints received concerning parking in the open field and lack of appropriate buffer, Applicant filed a land development plan and thereafter obtained the Board's approval for the Parking Plan. The Board believes that by implementing the Parking Plan the majority of the issues that the neighbors complained about will be addressed. There will be sufficient parking on the Property with clearly defined stalls and access driveways. The expanded parking lot will be appropriately screened from the neighbors to the north. Applicant will also utilize a public restroom facility inside the stable building thus eliminating the need for portable toilets. Applicant will install sidewalk along the south side of Park Road along the Property boundary which will provide additional pedestrian connectivity throughout the Village of Eagle and allow safe pedestrian access to the use.

The Board will impose a condition that the beer garden use may not commence until the Parking Plan is fully implemented, the public restrooms are installed and all other

improvements are completed in compliance with the Township building code. The Board recognizes that there is nothing in the Township Code which would restrict the number of occupants that may be permitted at the outdoor beer garden. However, given the proximity of the use to the residential neighborhood to the north, the Board believes it is necessary to impose a maximum limit on the number of patrons at the outdoor beer garden. Applicant testified that 400 would be an appropriate maximum number of patrons outside of the beer garden. The Board would prefer to impose a maximum limit based on the number of parking spaces available on the Property. Assuming that there are at least two people in each vehicle parked on site, the maximum limit of 460 patrons will be imposed.

The Board is not willing to modify the off-street parking requirements and allow the use of other properties in the Village for overflow parking. Applicant himself admitted that he meets the Ordinance criteria for off-street parking. The Board believes that by allowing parking in other properties in the Village, this may lead to a greater intensity of use which could negatively impact the residents to the north.

Thus the Board will vote to approve the conditional use for the beer garden use but will deny the request to modify off-street parking to allow parking off site.

ORDER

AND NOW, this 21st day of May, 2018, the Board hereby approves a conditional use pursuant to Section 200-33.B(8) to permit an eating and/or drinking establishment with inside and/or outside table service and with or without indoor or outdoor counter service for consumption on or off-site but excluding drive-through service in the C-1 Village District subject to the conditions listed below. Because the Property already has

a sufficient number of off-street parking spaces that would be required to meet the Ordinance requirements, and because the Board desires to restrict the total occupancy at the outdoor beer garden, the Board will not approve a modification of the off-street parking requirements pursuant to Section 200-73.K(2) of the Ordinance to allow the location of required parking spaces elsewhere than on the same lot as the principal building.

CONDITIONS OF APPROVAL

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

2. Applicant shall operate the seasonal eating and drinking establishment with inside and outside seating in substantial conformance with the testimony and evidence presented at the conditional use hearings, as revised to comply with the conditions imposed in this Decision and Order.

3. The maximum capacity that may be provided both inside and outside in the area permitted by the Pa.LCB for the beer garden use on the Property shall be 460 patrons. Applicant shall take appropriate measures to control the number of patrons so that this maximum number is not exceeded.

4. The outdoor area for the beer garden shall be enclosed by a fence as shown on the Parking Plan and in the conditional use plan which was admitted as Exhibit A-4, and as described in Mr. Gunther's testimony. Patrons of the beer garden shall not be permitted in areas beyond the fence, including into the open field located to the north.

5. Applicant shall provide a copy of its liquor license to the Township and adhere to all conditions imposed by the PaLCB.

6. All employees who serve alcohol at the beer garden shall obtain RAMP certification from the PaLCB.

7. The beer garden shall only be open from June 1 through October 31 and the hours of operation for the beer garden shall be limited to the following: Thursdays: 4:00 p.m. - 11:00 p.m.; Fridays and Saturdays: 12:00 p.m. - 12:00 a.m.; and Sundays: 12:00 p.m. - 10:00 p.m. The beer garden may not be open on holidays if the holidays falls on a day other than Thursday through Sunday.

8. If Applicant provides amplified sound outside of the building, it must be connected to Applicant's speaker system which points and projects the speakers towards the south towards Park Road.

9. Applicant has purchased 3.5 EDU's of sewer capacity from the Township. After the beer garden is in operation, the Township may examine the water usage records for the use and determine if additional sewer capacity must be purchased based on the water usage at the beer garden. If the Township wastewater consultant determines that additional sewage capacity is necessary, Applicant shall purchase the same within a reasonable period of time agreed to by the Township.

10. Applicant shall fully construct and maintain all improvements on the Parking Plan as approved by the Board prior to commencement of the beer garden use.

11. Applicant shall purchase and maintain commercial general liability insurance in the minimum amount of \$3,000,000. Applicant shall provide a copy of the certificate of insurance to the Township.

12. Applicant shall ensure, and the PaLCB licensee shall continuously maintain a policy of liquor liability insurance in the minimum amount of Two Million (\$2,000,000.00)

Dollars for so long as Applicant and PaLCB licensee shall offer alcoholic beverages pursuant to its liquor license. Applicant shall provide a copy of the certificate of insurance to the Township.

13. While the beer garden is in operation, Applicant shall designate drop-off spaces for transportation services on the Property and prohibit parking in these spaces other than by transportation service providers such as Uber or Lyft.

14. Applicant shall modify and relocate bathroom facilities inside the stable as testified at the hearing. Such bathroom facilities shall be completed and operational prior to opening the beer garden use.

15. Applicant shall not permit any of the food trucks that sell food from the Property to have any signage which has flashing, moving, scrolling or electronic messages.

**UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS**

Jamie W. Goncharoff, Chair

Sandra M. D'Amico, Vice-Chair

Guy A. Donatelli, Member



MEMORANDUM

To: Cary Vargo, Township Manager
From: Michael G. Heckman, Director of Public Works
Date: May 17, 2018
Re: Bid Awards - 2018 Furnishing Road Materials

On May 17, 2018 the bids were opened for 2018 Furnishing of Road Materials contracts for bituminous concrete and coarse aggregate.

Bituminous Concrete

There were three suppliers who submitted bids for "Bituminous Concrete" materials. The low bidder for supplying the Hot and Warm Mix materials is Glasgow Inc.

Therefore, it is my recommendation that Glasgow, Inc. should be awarded the contract for furnishing the bituminous concrete Hot Mix and Warm Mix materials, with a bid amount of \$37,775 at plant, and \$44,052.50 delivered, as listed on the bid sheet, if all material is bought.

Coarse Aggregate

The only bidder for "Coarse Aggregate" was Glasgow, Inc. **Therefore, it is my recommendation that the contract for furnishing coarse aggregate should be awarded to Glasgow, with a bid amount of \$4,475 at plant, and \$6,365 delivered, as listed on the bid sheet, if all stone is bought.**

Should you have any questions regarding these recommendations or wish to discuss any part of this memo in more detail, please feel free to ask.



2018 Road Materials Bid Results
Opening Thursday, May 17, 2018 at 1:00 p.m.

MATERIAL UNIT QTY

Bituminous Concrete			Unit Price Plant	Unit Price Delivered	Total Plant	Total Delivered
SUPERPAVE BASE (HOT) 25 mm mix	Tons	100	\$42.40	N/A	\$4,240.00	N/A
SUPERPAVE BINDER (HOT) 19 mm mix	Tons	300	\$44.80	N/A	\$13,440.00	N/A
SUPERPAVE WEARING (HOT) 9.5 mm mix	Tons	300	\$49.95	N/A	\$14,985.00	N/A
COLD PATCH STOCK PILE	Tons	5	\$128.00	N/A	\$640.00	N/A
SUPERPAVE BASE (WARM) 25 mm mix	Tons	50	\$42.40	N/A	\$2,120.00	N/A
SUPERPAVE BINDER (WARM) 19 mm mix	Tons	50	\$44.80	N/A	\$2,240.00	N/A
SUPERPAVE WEARING (WARM) 9.5 mm mix	Tons	50	\$49.95	N/A	\$2,497.50	N/A
GRAND TOTAL	x	x			\$40,162.50	

Crushed Aggregate			Unit Price Plant	Unit Price Delivered	Total Plant	Total Delivered
PennDOT #2-B	Tons	100	No Bid	No Bid	No Bid	No Bid
PennDOT #2-A	Tons	150	No Bid	No Bid	No Bid	No Bid
Anti-Skid	Tons	100	No Bid	No Bid	No Bid	No Bid
GRAND TOTAL	x	x	No Bid	No Bid	No Bid	No Bid

Vendor : Bond Yes Glasgow, Inc.			
Unit Price Plant	Unit Price Delivered	Total Plant	Total Delivered
\$39.00	\$46.35	\$3,900.00	\$4,635.00
\$43.00	\$50.35	\$12,900.00	\$15,105.00
\$46.50	\$53.85	\$13,950.00	\$16,155.00
\$120.00	\$126.00	\$600.00	\$630.00
\$39.00	\$46.35	\$1,950.00	\$2,317.50
\$43.00	\$50.35	\$2,150.00	\$2,517.50
\$46.50	\$53.85	\$2,325.00	\$2,692.50
		\$37,775.00	\$44,052.50

Unit Price Plant	Unit Price Delivered	Total Plant	Total Delivered
\$11.75	\$17.15	\$1,175.00	\$1,715.00
\$10.50	\$15.90	\$1,050.00	\$1,590.00
\$15.00	\$20.40	\$2,250.00	\$3,060.00
		\$4,475	\$6,365

Vendor : Bond Yes Allan Myers			
Unit Price Plant	Unit Price Delivered	Total Plant	Total Delivered
\$51.50	\$57.39	\$5,150.00	\$5,739.00
\$52.50	\$58.39	\$15,750.00	\$17,517.00
\$53.50	\$59.39	\$16,050.00	\$17,817.00
\$120.00	\$125.89	\$600.00	\$629.45
\$51.50	\$57.39	\$2,575.00	\$2,869.50
\$52.50	\$58.39	\$2,625.00	\$2,919.50
\$53.50	\$59.39	\$2,675.00	\$2,969.50
		\$45,425.00	\$50,460.95

Unit Price Plant	Unit Price Delivered	Total Plant	Total Delivered
No Bid	No Bid	No Bid	No Bid
No Bid	No Bid	No Bid	No Bid
No Bid	No Bid	No Bid	No Bid
No Bid	No Bid	No Bid	No Bid



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: Board of Supervisors

FROM: Cary B. Vargo
Township Manager

RE: Pennsylvania Turnpike Agreement

DATE: May 10, 2018

Attached for your review and consideration is an agreement with the Pennsylvania Turnpike which details the specifics of the transfer of 0.259 acres of land from the Township to the Turnpike and 0.121 acres of land needed for a temporary construction easement. This agreement is needed to facilitate the construction of a retaining wall as part of the re-construction of the Park Road Bridge and Pedestrian Path in advance of Turnpike mainline expansion. The retaining wall will be located in Hickory Park, immediately adjacent to Park Road, behind Field #2. There will be no negative impact to Field #2 or any usable portion of Hickory Park. The agreement details the construction of and the future maintenance and repair of the retaining wall, all the responsibility of the Pennsylvania Turnpike.

Hickory Park was purchased, in part, using Project 70 Commonwealth grant funding. As a result of the use of project 70 grant funding, this transaction required legislation in both the Commonwealth House and Senate. The legislation necessary was adopted in both houses and was signed by Governor Wolf.

I would recommend and respectfully request that the BOS approve the attached agreement as presented and authorize the Township Manager to execute said document.

AGREEMENT

This AGREEMENT is entered into this ____ day of _____, 2018 by and between **The Pennsylvania Turnpike Commission**, an instrumentality of the Commonwealth of Pennsylvania with a mailing address of PO Box 67676, Harrisburg, PA 17106-7676 (hereinafter the "Commission"); and, **The Township of Upper Uwchlan**, a municipality formed and existing under the laws of the Commonwealth of Pennsylvania, with a mailing address of 140 Pottstown Pike, Chester Springs, PA 19425 (hereinafter the "Township").

WITNESSETH:

WHEREAS, the Commission is currently undertaking the total reconstruction and widening of the Pennsylvania Turnpike mainline between mileposts 308 and 312, including the replacement of Structure Number EB-719, carrying Park Road over the Turnpike mainline at approximately milepost 310.34 (hereinafter the "Project"); and,

WHEREAS, the Township is the fee simple owner of certain real property, commonly known as Hickory Park, located on Park Road, which lies within the Project limits (hereinafter the "Park"); and,

WHEREAS, the Township acquired and developed the Park with funding from the Project 70 Land Acquisition and Borrowing Act of June 22, 1964 (herein after the "Project 70"); and,

WHEREAS, the Project will permanently impact 0.259 acres of Park property, and temporarily impact 0.212 acre of Park property, which impacts are more particularly shown and described on the Commission's Plan No. R/W 6026-RA, dated 10/13/17 and attached hereto as Exhibit "A" (herein after the "Take Areas"); and,

WHEREAS, the permanent impact to Park property must be mitigated pursuant to Project 70 requirements; and,

WHEREAS, the Township has identified a need for the purchase and installation of netting to manage foul balls from the baseball fields located within the Park (hereinafter the "Field Netting"); and,

WHEREAS, the Commission has agreed to provide funding for the purchase and installation of the Field Netting as its mitigation under Project 70; and,

WHEREAS, the Commission will also construct a multiuse trail on Park Road Bridge as part of the Project to further mitigate under Project 70; and,

WHEREAS, by Act 63 of 2017, the Pennsylvania State Legislature has authorized the release of the Take Area from Project 70 restrictions subject to the Commission's fulfillment of the mitigation measures set forth herein; and,

WHEREAS, the parties wish to memorialize their rights and obligations with respect to the transfer of the Take Area to the Commission and associated mitigation measures as are set forth more particularly herein below.

NOW THEREFORE, in consideration of the mutual promises contained herein, and other good and valuable consideration, and intending to be legally bound, the parties hereto agree as follows:

1. The Township hereby agrees to transfer by quit claim deed 0.259 acres of land, to the Commission as required right-of-way for T-523 (Park Road). The required right-of-way for T-523 is more particularly shown and described on Exhibit "A", attached hereto and made a part hereof by reference.
2. The Township agrees to transfer 0.121 acre of temporary construction easement ("TCE") to the Commission to accommodate construction of the Project, specifically the reconstruction of EB-719, Park Road Bridge, in the form attached hereto as Exhibit "B". The TCE is more particularly shown and described on Exhibit "A", attached hereto and made a part hereof by reference.
3. The Commission hereby agrees to construct, maintain and repair the retaining wall to be constructed within Park Road legal right-of-way as part of the Project (the "Retaining Wall"). The Retaining Wall is more particularly shown and labeled on Exhibit "A", attached hereto and made a part hereof by reference.
4. Township hereby grants the Commission, its successors and assigns, a perpetual right to enter Park property from Park road and utilize the Park's existing internal roadway network and parking areas, to inspect and maintain the Retaining Wall. This right shall be fully transferable and assignable to the Commission's contractors and assigns as may be designated in the future.
5. The Commission will construct a multipurpose trail on Park Road Bridge as part of the Project, as required by Act 63 of 2017.
6. The Commission hereby agrees to compensate the Township all actual costs associated with the purchase and installation of Field Netting to manage foul balls from the baseball fields located within the Park, as required by Act 63 of 2017. It is agreed that the Township will purchase approximately 200 linear feet of Field Netting and poles necessary to mount said netting which will be installed parallel to the Pennsylvania Turnpike mainline between the highway and the existing baseball fields on Park property. The Township hereby agrees to provide the Commission with copies of all invoices, purchase orders, contracts and other documentation necessary to confirm the costs.
7. No alterations or variations to this Agreement shall be valid unless made in writing and signed by the parties. Amendments to this Agreement shall be accomplished through a formal written document signed by the parties with the same formality as the original Agreement.
8. This Agreement shall be governed by, and interpreted and enforced in accordance with, the laws of the Commonwealth of Pennsylvania and the decisions of the Pennsylvania courts.
9. The provisions of this Agreement shall be severable. If any phrase, clause, sentence or provision of this Agreement is declared to be contrary to the Constitution of Pennsylvania or of the United States or of the laws of the Commonwealth, the applicability thereof to any government, agency, person or circumstance is held invalid, the validity of the remainder of this Agreement and the applicability thereof to any government, agency, person or

circumstance shall not be affected.

10. Any written notice to either party under this Agreement shall be sufficient if mailed to that party's contact person. The contact person for this Agreement for the Commission shall be: The Pennsylvania Turnpike Commission, Engineering Department, Attn: Brian Mostek, P.E., P.O. Box 67676, Harrisburg, PA 17106-7676; Telephone Number (717) 831-7101. The Contact person for this Agreement for the Township shall be: Upper Uwchlan Township, Attn: Township Manager, 140 Pottstown Pike, Chester Springs, PA 19425; Telephone Number (610) 458-9400. Either party may change its designated contact person by providing written notice to the other party.
11. The employees or agents of each party who are engaged in the performance of this Agreement shall continue to be employees or agents of that party and shall not be considered for any purpose to be employees or agents of the other party.
12. The Effective Date of this Agreement shall be the date that it has been fully executed by both parties and all approvals required by Commonwealth contracting procedures have been obtained, as indicated by the date of the last signature.

IN WITNESS WHEREOF, the parties, through their authorized representatives, have signed this Agreement below.

ATTEST:

THE PENNSYLVANIA TURNPIKE COMMISSION

Ann Louise Edmunds Date
Assistant Secretary-Treasurer

By: _____
Leslie S. Richards Date
Chair

Approved as to form and legality:

Jeanmarie McLaughlin Date
Assistant Counsel

Deputy Attorney General Date
Office of Attorney General

WITNESS:

THE TOWNSHIP OF UPPER UWCHLAN

Gwen A. Jonik Date
Township Secretary

By: _____
Cary B. Vargo Date
Township Manager



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: Board of Supervisors

FROM: Cary B. Vargo
Township Manager

RE: PECU Utility Infrastructure Relocation
Park Road Re-construction and Trail Project

DATE: May 14, 2018

Attached for your review and consideration is an agreement with PECO in reference to the design, relocation, and replacement of eight utility poles all located on Park Road. The relocation of this infrastructure is necessary in order to reconstruct Park Road and construct the new pedestrian trail. The BOS has previously executed agreements with both Comcast and Verizon for the same design and construction. The project remains on schedule with construction expected to begin early Fall, 2018.

I would respectfully request the BOS approve the agreement with PECO for utility design and relocation as presented.

FID No.
Contract No.
SAP Vendor No.

THIS AGREEMENT, numbered _____, made and entered into this _____ day of _____, 2018, by and between the TOWNSHIP of UPPER Uwchlan in the Commonwealth of Pennsylvania, hereinafter called TOWNSHIP,

a
n
d

PECO, with its principal place of business located at 2301 Market Street, Philadelphia, Pennsylvania, hereinafter called UTILITY.

W I T N E S S E T H

WHEREAS, the TOWNSHIP is about to undertake a highway construction project located on Park Road, in Chester County, Pennsylvania; and,

WHEREAS, this highway project will require the adjustment of certain of the UTILITY's electric facilities, portions of which are presently located on the existing Park Road; and,

WHEREAS, the TOWNSHIP has notified and will require the UTILITY to adjust certain of its facilities to accommodate the highway project and has agreed to enter into this agreement with the UTILITY to contribute toward the expense of the adjustment of those existing facilities for which the UTILITY has a real property interest compensable under the law of eminent domain.

NOW, THEREFORE:

In consideration of the foregoing premises and the mutual covenants hereinafter contained and with the intent to be legally bound hereby, the Parties agree as follows:

FIRST – That the UTILITY will adjust its facilities consisting of aerial and underground electric facilities, together with fittings and appurtenances thereto on said Park Road, in the County of Chester, Township of Upper Uwchlan, in the manner and at the location approved by the TOWNSHIP at an estimated cost of THREE HUNDRED TWENTY THOUSAND DOLLARS (\$320,000), 100 per centum of which cost is estimated to be attributable to a real property interest compensable under the law of eminent domain.

Detailed cost estimates and plans showing the readjustment of the UTILITY's facilities are incorporated herein by reference and made a part hereof, copies of said plan being in the possession of the Parties.

SECOND - That, upon completion of the work contemplated by this Agreement, within an estimated 35 calendar days of authorization by the TOWNSHIP to proceed with such work, and in a manner satisfactory to the TOWNSHIP and in accordance with the current 23 Code of Federal Regulations, Part 645, Subpart A, of the Federal Highway Administration, United States Department of Transportation, the provisions of which are incorporated herein by reference, the UTILITY shall certify to the TOWNSHIP the actual and related indirect costs thereof, in accordance with a work order accounting procedure prescribed by the applicable Federal or State regulatory body. The TOWNSHIP shall certify said costs and pay to the UTILITY that portion of the aforesaid adjustment cost attributable to relocation of those facilities estimated to constitute 100 per centum of the total adjustment costs, exclusive of betterments and charges for interest on construction money, which amount is estimated to be THREE HUNDRED TWENTY THOUSAND DOLLARS (\$320,000).

THIRD - That the UTILITY shall remit all final costs within 365 calendar days following completion of the work. If UTILITY fails to submit costs within 365 days following completion of the highway project, the actual cost paid to UTILITY to date by the TOWNSHIP will be considered final payment. If the UTILITY is unable to submit its final bill within 365 calendar days following written notice of the completion of the highway project, the UTILITY may file a written request to the TOWNSHIP, within said 365 days, seeking a limited extension of time within which to submit a final bill. A request for an extension of time may be granted at the discretion of the TOWNSHIP.

FOURTH - The UTILITY agrees to maintain and provide, in any applicable contracts entered into to effect a portion of this relocation, that its contractors will also maintain, all books, documents, papers, accounting records and other evidence pertaining to cost proposals and estimates and to costs incurred and to make such materials available at their respective offices at all reasonable times for a period of not less than three (3) years from the date final reimbursement payment has been received by the UTILITY, for the purpose of examination by representatives of the TOWNSHIP and the Federal Government and copies thereof shall be furnished if requested.

FIFTH - It is agreed that any delay in completion of the work outlined in Paragraph First, or any portion thereof, which is occasioned by failure of the TOWNSHIP or its contractor to do other work which, by the nature of its relationship thereto, must be accomplished prior to the aforesaid work outlined in Paragraph First, shall not be chargeable to the time limit specified in Paragraph Second.

SIXTH - It is further agreed that if, for any reason, the highway construction project referred to herein shall be cancelled, abandoned, or revised, in such a manner that the work described in Paragraph First of this Agreement should no longer be required, then in such event, the only amount which will be payable to the UTILITY will be the actual and related indirect costs of the UTILITY of the said cancellation, abandonment or revision, plus any additional expenses incurred by the UTILITY in restoring its system to normal operating conditions.

IN WITNESS WHEREOF, the TOWNSHIP and the UTILITY have caused this Agreement to be duly executed, ensealed and attested by their proper officials, pursuant to due and legal action authorizing the same to be done, the day and year first above written.

WITNESS:

PECO

SIGNATURE DATE

BY _____
SIGNATURE DATE

TITLE

TITLE

ATTEST:

TOWNSHIP OF
UPPER UWCHLAN

SIGNATURE DATE

BY _____
SIGNATURE DATE

TITLE

TITLE

County Chester

Road Park Road T-523

Utility PECO
ELECTRIC RELOCATION

Date 3/9/2018

Prepared by ROB JAMIESON

Phone 484-942-3164

Utility Relocation Clearance Report

Type of Relocation Work (Ref: Design Manual Part 5)

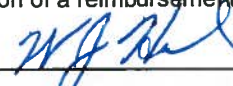
1. PRIOR: Completion of work anticipated before the highway contractor's notice to proceed is issued
Show anticipated date of completion.
2. RESTRICTIVE: Must be completed before highway contractor can operate without restriction.
Show number of calendar days.
3. CONCURRENT: To be accomplished simultaneously with but not restricting the contractor's operations.
Show number of calendar days.
4. COORDINATED: Phasing with a special operation of the contractor is required. Indicate roadway or bridge work necessary before relocation; e.g.: Clearing & grubbing, rough grading, pipe hangers, etc. Show number of calendar days.
5. NOT AFFECTED: Identify areas and any specific Instructions Construction Contact.
6. INCORPORATED: Utility relocation work to be incorporated into the prime highway construction contract.

CONDITIONAL RESTRICTIONS AND TIME REQUIREMENTS: Identify conditions affecting the utility's ability to perform work, i.e.: certain times of the day, week or year that a facility can not be shutdown, acquisition of R/W by the State, demolition of buildings, relocation of other utilities, etc. Show number of calendar days.

List Each Area of Involvement Below

Route	Approximate Station	Brief Description of Adjustment	Type of Relocation Each Area	Describe Conditional Restrictions or Time Requirements. Specify Contractor's Operation for Coordinated Work. See Notes Above...	Calendar Days Required or Date of Completion
T-523	54+55 right	Replace PECO Pole # 85581 and associated electric facilities	4	Contractor will be charged to DE energize wires	3
T-523	66+30 right	Relocate PECO electric underground facilities crossing street originating from PECO Pole #15619	4	Contractor needs to clear and grub all affected vegetation	3
T-523	71+10 right	Replace PECO Pole # 16310 and associated electric facilities	4	PECO requires 16 weeks' notice prior to construction start	3
T-523	76+90 right	Replace PECO Pole # 16308 and associated electric facilities	4	Contractor needs to mark &/or stake out C/L, inlets, drainage, cuts, ROW, inverts, face of curb, sidewalk, guiderail, edge of pave, etc.	3
T-523	78+40 right	Replace PECO Pole # 15615 and associated electric facilities and relocate PECO electric underground facilities crossing street	4	Contractor to have grade within 6" of final before new poles will be set, which includes pocket cuts were applicable	5
T-523	80+10 right	Replace PECO Pole # 16307 and associated electric facilities	4	Potential seasonal restrictions from May 31 – Sept 30 for primary conductor work isolation	3
T-523	81+55 right	Replace PECO Pole # 15614 and associated electric facilities and relocate PECO electric underground facilities crossing street	4		5
T-523	83+10 right	Replace PECO Pole # 16306 and associated electric facilities and relocate PECO electric underground facilities crossing street	4		5

The proposed adjustments described above are the necessary relocation adjustments to be undertaken by the above named utility to accommodate the construction of the above listed highway project. Contingent upon the approval of a highway occupancy permit and/or execution of a reimbursement agreement and upon notice to proceed by the Department of Transportation, the above named utility agrees to proceed with these adjustments.

By  Title Program Manager

County Chester

Road Park Road T-523

Utility PECO
ELECTRIC RELOCATION

Date 3/9/2018

Prepared by ROB JAMIESON

Phone 484-942-3164

Utility Relocation Clearance Report

Type of Relocation Work (Ref: Design Manual Part 5)

1. PRIOR: Completion of work anticipated before the highway contractor's notice to proceed is issued
Show anticipated date of completion.
2. RESTRICTIVE: Must be completed before highway contractor can operate without restriction.
Show number of calendar days.
3. CONCURRENT: To be accomplished simultaneously with but not restricting the contractor's operations.
Show number of calendar days.
4. COORDINATED: Phasing with a special operation of the contractor is required. Indicate roadway or bridge work necessary before relocation; e.g.: Clearing & grubbing, rough grading, pipe hangers, etc. Show number of calendar days.
5. NOT AFFECTED: Identify areas and any specific Instructions Construction Contact.
6. INCORPORATED: Utility relocation work to be incorporated into the prime highway construction contract.

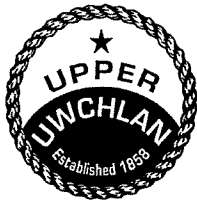
CONDITIONAL RESTRICTIONS AND TIME REQUIREMENTS: Identify conditions affecting the utility's ability to perform work, i.e.: certain times of the day, week or year that a facility can not be shutdown, acquisition of R/W by the State, demolition of buildings, relocation of other utilities, etc. Show number of calendar days.

List Each Area of Involvement Below

Route	Approximate Station	Brief Description of Adjustment	Type of Relocation Each Area	Describe Conditional Restrictions or Time Requirements. Specify Contractor's Operation for Coordinated Work. See Notes Above...	Calendar Days Required or Date of Completion
T-523	84+30 right	Adjust primary facilities PECO Pole # 15612	4	Contractor will be charged to DE energize wires	3
T-523	89+05 right	PECO to hold VZ Pole # 230 while excavation occurs in the vicinity of the pole	4	Contractor needs to clear and grub all affected vegetation	2
				PECO requires 16 weeks' notice prior to construction start	
				Contractor needs to mark &/or stake out C/L, inlets, drainage, cuts, ROW, inverts, face of curb, sidewalk, guiderail, edge of pave, etc.	
				Contractor to have grade within 6" of final before new poles will be set, which includes pocket cuts were applicable	
				Potential seasonal restrictions from May 31 – Sept 30 for primary conductor work isolation	

The proposed adjustments described above are the necessary relocation adjustments to be undertaken by the above named utility to accommodate the construction of the above listed highway project. Contingent upon the approval of a highway occupancy permit and/or execution of a reimbursement agreement and upon notice to proceed by the Department of Transportation, the above named utility agrees to proceed with these adjustments.

By _____ Title _____



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: BOARD OF SUPERVISORS
Cary Vargo, Township Manager

FROM: Gwen Jonik, Township Secretary *Gwen*

RE: Marsh Lea Revised Hydrogeologic Study to PaDEP

DATE: May 16, 2018

The attached Resolution authorizes the submission to PaDEP of a revised Brief Preliminary Hydrogeologic Study prepared by the Developer for the Marsh Lea project. A number of the on-lot septic systems do not require the advanced level of treatment as proposed in the original Sewage Facilities Planning Module. PaDEP requested the submission of a revised Hydrogeologic Study for their Departmental review and approval. This Resolution is an administrative formality for the submission.

The Board is respectfully requested to adopt the attached Resolution authorizing the submission of the revised Study to PaDEP.

Attachment



pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER STANDARDS AND FACILITY REGULATION

DEP Code No.

1-15954-288-2

**RESOLUTION FOR PLAN REVISION
FOR NEW LAND DEVELOPMENT**

RESOLUTION OF THE (SUPERVISORS) (~~COMMISSIONERS~~) (~~COUNCILMEN~~) of UPPER UWCHLAN
(TOWNSHIP) (~~BOROUGH~~) (~~CITY~~), CHESTER COUNTY, PENNSYLVANIA (hereinafter "the municipality

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

WHEREAS T.R. Moser has proposed the development of a parcel of land identified as
land developer

Marsh Lea Subdivision, and described in the attached Sewage Facilities Planning Module, and
name of subdivision

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

WHEREAS, UPPER UWCHLAN TOWNSHIP finds that the subdivision described in the attached
municipality

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

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

I _____, Secretary, UPPER UWCHLAN
(Signature)

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

Municipal Address:

Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

Seal of
Governing Body

Telephone 610-458-9400



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

BUILDING DEPARTMENT

TO: Board of Supervisors, Cary Vargo

FROM: Al Gaspari
Codes Administrator

RE: Western Chester County Regional Uniform Construction Code
Appeals Board (Appeals Board)

DATE: May 18, 2018

Attached for your consideration is a resolution allowing the City of Coatesville to join our Appeals Board.

In order to allow the City to become a member each participating municipality is required to prepare a resolution approving this addition to our group.

I would respectfully request that the BOS approve the attached resolution, allowing the City of Coatesville to become a member of the Appeals Board.

Attachment



UPPER UWCHLAN TOWNSHIP
Chester County, Pennsylvania

Resolution # _____

**RESOLUTION EXPANDING THE MEMBERSHIP OF THE WESTERN
CHESTER COUNTY REGIONAL UNIFORM CONSTRUCTION CODE BOARD
OF APPEALS TO INCLUDE THE CITY OF COATESVILLE**

WHEREAS, the Township of Upper Uwchlan previously entered into an Intergovernmental Cooperation Agreement with other local municipalities to create the Western Chester County Regional UCC Board of Appeals in 2015 to establish a body for the joint administration and enforcement of the Pennsylvania Construction Code Act, 35 P.S. §7210.101-1103, and to establish a procedure for the appointment of a hearing board of appeals to hear requests for variances or extensions of time and appeals from Code Administrator decisions under the Pennsylvania Construction Code Act;

WHEREAS, the Intergovernmental Cooperation Agreement that created the Western Chester County Regional UCC Board of Appeals allows new municipal members to join the Board of Appeals provided that the governing body of the joining municipality enacts an ordinance approving the municipality's participation in the Board of Appeals and provided that the joining municipality enters into the Intergovernmental Cooperation Agreement, as amended, and agrees to be bound by the By-Laws adopted for the Board of Appeals; and

WHEREAS, the Board of Supervisors of the Township of Upper Uwchlan now wishes to allow the City of Coatesville to join the Western Chester County Regional UCC Board of Appeals.

RESOLVED, by the Board of Supervisors of the Township of Upper Uwchlan, that the City of Coatesville shall be accepted as members of the Western Chester County Regional UCC Board of Appeals provided that those municipalities complete all membership requirements prior to admission and that the Supervisors of the Township of Upper Uwchlan hereby affirms its membership status is in the Western Chester County Regional UCC Board of Appeals.

ADOPTED this 21st day of May, 2018.

Upper Uwchlan Township
Board of Supervisors

Jamie W. Goncharoff, Chair

Sandra M. D'Amico, Vice-Chair

Attest:

Guy A. Donatelli, Member

Gwen A. Jonik, Township Secretary