



UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS MEETING,
CONDITIONAL USE HEARINGS
AGENDA
JUNE 19, 2023
7:00 p.m.

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

	Packet Page #
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: May 15, 2023 Board of Supervisors Meeting	2
III. APPROVAL OF PAYMENTS	5
IV. TREASURER'S REPORT	39
V. SUPERVISORS' REPORT	
A. Calendar:	
June 26, 2023 7:00 p.m. Zoning Hearing ~ Buccino – Township Line Road	
July 4, 2023 Office Closed ~ Independence Day	
July 9, 2023 5:00-7:00 p.m. Summer Live Music Concert #2 at Upland Farm Park	
July 11, 2023 4:00 p.m. Board of Supervisors Workshop	
July 17, 2023 7:00 p.m. Board of Supervisors Meeting	
Yard Waste Collection Dates: June 21, 28; July 12, 26	
Do not use plastic bags as these materials are composted. Place materials curbside the night before to guarantee collection.	
VI. ADMINISTRATION REPORTS	
A. Township Engineer's Report	72
B. Building and Codes Department Report	76
C. Police Chief's Report	--
D. Public Works Department Report	78
1. 2023 Line Painting Bid Results, Consider Contract Award	81
VII. LAND DEVELOPMENT	
A. Eagleview Corporate Center Lot 1A Preliminary/Final Land Development Plan ~ consider approval	83
VIII. OPEN SESSION	
IX. CONDITIONAL USE HEARING ~ Applicant: Natural Lands Trust	126
X. CONDITIONAL USE HEARING ~ Applicant: Chester County	128
A. consider Preliminary/Final Land Development Plan approval	133
XI. ADJOURNMENT	



TOWNSHIP OF UPPER UWCHLAN
BOARD OF SUPERVISORS MEETING
May 15, 2023
7:00 p.m.
DRAFT

Attending:

Board of Supervisors

Sandra M. D'Amico, Chair
Jennifer F. Baxter, Vice-Chair

Kristin Camp, Esq., Township Solicitor

Township Administration

Tony Scheivert, Township Manager
Lindsay Yeager, Assistant to the Township Manager
Gwen Jonik, Township Secretary
Jill Bukata, Township Treasurer
Rhys Lloyd, Director of Code Enforcement
Anthony Campbell, Zoning Officer
Mike Esterlis, Director of Public Works
Tom Jones, Police Chief
Joe Carr, Police Lieutenant
Alec Fleming, Police Officer
Dave Leh, P.E., Township Engineer

LOCATION: Barn at Upland Farm, 301 Pottstown Pike, Chester Springs, PA 19425

Mrs. D'Amico called the evening to order at 6:00 p.m., led the Pledge of Allegiance and offered a moment of silence. No one planned to record the meeting. There were 12 citizens in attendance.

Approval of Minutes

Mrs. Baxter moved, seconded by Mrs. D'Amico, to approve as presented the minutes of the April 11, 2023 Joint Boards & Commissions Workshop and the April 17, 2023 Board of Supervisors Meeting. The motion carried unanimously.

Approval of Payments

Mrs. Baxter moved, seconded by Mrs. D'Amico, to approve the payments to all vendors as listed May 11, 2023. The motion carried unanimously.

Treasurer's Report

Jill Bukata reported that we are one-third through the year; year-to-date revenues are 43.3% of the budget; year-to-date expenses are 31.1%; earned income tax revenue at the end of April is \$52,000 higher than end of April 2022.

Supervisor's Report

Emily Cackowski, Circulation Assistant - Chester County Library, highlighted several new items and services at the library: "kanopy" – stream classic films, favorite movies, etc., free with your library card (visit ccls.kanopy.com for details); and Maker-in-Residence, Megan Raab Greenholt – an artist who works with natural dyes and offers hands-on maker experiences for ages 6 and older. Visit www.chescolibraries.org for more information.

Mrs. D'Amico read the following calendar: May 20, 2023 9:00-Noon E-Waste & Shredding Event; May 29, 2023 Office Closed ~ Memorial Day; June 3, 2023 Litter Clean Up Event; June 11, 2023 Concert at Upland Farm Park; June 13, 2023 Board of Supervisors Workshop; June 17, 2023 13th Annual Township Block Party on Route 100; June 19, 2023 Board of Supervisors Meeting; yard waste collection dates May 17, 24, June 7, 14, 28.

Administration Reports

Township Engineer's Report

Dave Leh reported that revised land development plans were submitted for 301 Park Road. The Planning Commission reviewed them; no action was taken; they will seek required zoning relief before returning to the Planning Commission. Revised plans were received for the Struble Trail Extension Phase 2. The Planning Commission will review these at their June 8 meeting. Revised plans were received for Eagleview Lot 1A.

Tony Scheivert noted a conditional use application was received from the Hankin Group/DSM. DSM proposes a second manufacturing process in the existing building at 260 Sierra Drive. The conditional use hearing may be scheduled for June 13, following the Supervisors 4:00 Workshop.

Building and Codes Department Report

Rhys Lloyd reported that 51 building permits were issued last month, totaling \$37,396 in permit fees; he and Anthony Campbell conducted 155 scheduled inspections; there were 10 resales; 11 new houses settled; and there were 30 zoning complaints – tall grass, barking dogs, etc.

Police Chief's Report

Chief Jones reported there were 1,077 calls last month, including 5 criminal arrests, 100 traffic warnings; Detective-Corporal Gathercole and Chief Jones provided AED and CPR training to Coatesville and Downingtown high school students, coordinated with Aidan's Heart Foundation; there are a few spots open for Junior Police Academy; 2 new officers will be sworn in later this evening and 1 officer will be promoted; the safety tip of the month is to lock your cars and take valuables with you all the time – keys, laptops, phones, etc. Officer Alec Fleming modeled the new police vest, which has numerous pockets and bands to secure equipment on their vest rather than carrying all of it around their waist. This helps reduce back issues and the equipment is handier.

Tony Scheivert added the officers have new body cameras, too.

Public Works Department Report

Mike Esterlis reported that 162 work orders were received and completed, and along with routine maintenance, the department painted lines at Hickory Park, paved the Fellowship Fields parking lot, removed 2 dead trees at Upland Farm Park, completed street sweeping, started base repairs, and opened the 2023 road milling and paving bids May 10.

2023 Road Milling & Paving Contract. There were 6 bidders for the milling and paving contract. Glasgow Inc. was the low bidder at \$10.00/SY milling and \$90.20/ton in place for asphalt. We have had good experience with Glasgow, and the bid was under budget so we may add a few roads.

Mrs. Baxter moved, seconded by Mrs. D'Amico, to award the 2023 road milling and paving contract to Glasgow Inc. at \$10.00/SY milling and \$90.20/ton in place paving. The motion carried unanimously.

Land Development

Drainage Improvement Maintenance Agreement ~ 164 Byers Road ~ QBD Ventures.

Kristin Camp, Esq., advised that the Township is to be the Permittee with the developer for drainage improvement measures near 164 Byers Road, to be installed by QBD as part of their land development plan, and QBD will be responsible for future maintenance of the improvement, not the Township. This is the purpose of the Agreement for the Board's consideration. Township traffic engineer Chris Williams reviewed the plans, as did Dave Leh, and they recommend approval. Mrs. Baxter moved to approve the Drainage Improvement Maintenance Agreement. Mrs. D'Amico seconded, and the motion carried unanimously.

Administration

Disposition of Township Property – Computer Server Rack Cabinets. Gwen Jonik explained that the Township had 2 computer server rack cabinets that had been used for the traffic signal system servers – one at the Administration building, one at the Public Works building. They were no longer of use to the Township and were offered for sale via Municibid, an electronic auction. The auction was publicized in the Daily Local News. Each cabinet received one bid at \$50.00. Mrs. Baxter moved, seconded by Mrs. D'Amico, to accept the high bids and approve the sales of each cabinet at \$50.00. The motion carried unanimously.

Upland Farm Barn Camera System. Tony Scheivert advised that the Township is interested in adding security cameras at the Barn and our I.T. Firm, Help-Now, has submitted a proposal for hardware and cabling installation at \$7,455.00. Help-Now is fairly new to the security camera business and the proposal discounted. There is \$50,000 in the budget for improvements at Upland Farm Park, with @ \$35,000 going toward improvements at the farmhouse. Mrs. Baxter moved to authorize the \$7,455.00 expenditure; Mrs. D'Amico seconded. Chief Jones noted this system will integrate with the current system at other Township buildings. The motion carried unanimously.

Open Session

No comments were offered.

Mrs. D'Amico announced a recess until 7:00 p.m.

Mrs. D'Amico reconvened the meeting at 7:00 p.m. The Barn was full.

Police Department Promotion, Swearing in Ceremony

Mrs. D'Amico and Mrs. Baxter introduced themselves and welcomed the attendees to this exciting occasion. Chief Jones noted 2 new officers were being sworn in and an officer was being promoted to Detective.

Judge Paige Simmons administered Oaths of Office for new full-time officers, Jasmine Hess and Zachary Raymond.

Officer Dave Stiteler was promoted to Detective. Judge Simmons administered Detective Stiteler's Oath of Office.

Recognition Ceremony ~ Mike Heckman

Tony Scheivert advised that Mike Heckman was our first Public Works Director and that he's been in that position over 17 years, retiring recently. Sandy D'Amico read a Resolution of Recognition and Jenn Baxter presented a plaque recognizing Mike's years of service. Mike Esterlis presented a wooden plaque on behalf of the Public Works Department. Steve Senn presented Mike with a card and gift certificate on behalf of the DelChester Public Works Association. Chief Jones presented a plaque signed by all the Officers.

Adjournment

There being no further business to be brought before the Board, Mrs. D'Amico adjourned the meeting at 7:16 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary

Range of Checking Accts: GENERAL to GENERAL Range of Check Ids:
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
05/17/23	UPPER010	UPPER UWCHLAN CAPITAL ACQUISIT	112,867.96	2893
06/19/23	21ST	21st CENTURY MEDIA PHILLY	349.36	2896
06/19/23	A1SECURI	A1 ADVANCED LOCK AND SECURITY	52.00	2896
06/19/23	ADVAN010	ADVANCED HORTICULTURAL SOLN	14,087.00	2896
06/19/23	AJBL0010	A. J. BLOSENSKI	250.00	2896
06/19/23	AQUAP010	AQUA PA	1,117.46	2896
06/19/23	ASSOC010	ASSOCIATED TRUCK PARTS	129.00	2896
06/19/23	ATTMOBIL	AT&T MOBILITY	828.05	2896
06/19/23	BALTJS1	BALTIMORE JANITORIAL SUPPLY	339.60	2896
06/19/23	BARBA010	BARBACANE THORNTON & COMPANY	16,770.00	2896
06/19/23	BAYDISTR	BAY DISTRIBUTING	430.39	2896
06/19/23	BESTL140	BEST LINE EQUIPMENT	1,505.83	2896
06/19/23	BRANDSPC	BRANDYWINE VALLEY SPCA	49.18	2896
06/19/23	BRANDWIN	BRANDYWINE CONSERVANCY	7,602.38	2896
06/19/23	BUCKL010	BUCKLEY, BRION, MCGUIRE, MORRI	3,094.50	2896
06/19/23	CCATO010	CCATO	255.00	2896
06/19/23	COLON010	COLONIAL ELECTRIC SUPPLY CO.,	414.84	2896
06/19/23	COMCA010	COMCAST	1,478.48	2896
06/19/23	CROWNTRO	CROWN TROPHY	75.00	2896
06/19/23	CRYST010	CRYSTAL SPRINGS	106.23	2896
06/19/23	DELAW030	DELAWARE VALLEY HEALTH TRUST	64,515.71	2896
06/19/23	EAGLE100	EAGLE SERVICE CENTER, INC.	300.00	2896
06/19/23	EAGLE130	EAGLE TERMITE & PEST CONTROL	190.00	2896
06/19/23	EAGLEPOW	EAGLE POWER TURF AND TRACTOR	380.48	2896
06/19/23	EAGLHARD	EAGLE HARDWARE	330.99	2896
06/19/23	FAULKNER	FAULKNER FLEET GROUP	453.74	2896
06/19/23	FISHE010	FISHER & SON COMPANY, INC.	144.46	2896
06/19/23	FLEXIBEN	FLEXIBLE BENEFIT ADMINISTRATOR	56.00	2896
06/19/23	FOPLO010	FOP LODGE #37	382.00	2896
06/19/23	GHDSERV	GHD SERVICES, INC	3,433.45	2896
06/19/23	GILMO020	GILMORE & ASSOCIATES, INC	6,017.88	2896
06/19/23	GLASG010	GLASGOW, INC.	131.84	2896
06/19/23	GLSAYRE	G. L. SAYRE	295.66	2896
06/19/23	GUARDALL	GUARDIAN ALLIANCE TECHNOLOGIES	180.00	2896
06/19/23	HAWEI010	H.A. WEIGAND, INC.	433.00	2896
06/19/23	HELPNOW	HELP-NOW, LLC	4,137.13	2896
06/19/23	HIGHW010	HIGHWAY MATERIALS, INC.	3,998.46	2896
06/19/23	JONESTOM	THOMAS S. JONES	150.00	2896
06/19/23	JSR AUTO	JSR AUTOMOTIVE ART, INC	1,413.00	2896
06/19/23	KEENC010	KEEN COMPRESSED GAS COMPANY	97.94	2896
06/19/23	KENCOR	KENCOR, LLC	372.00	2896
06/19/23	KENDIGIA	KEN DIGIAMBATTISTA	350.00	2896
06/19/23	KIMBALLW	KIMBALL MIDWEST	760.99	2896
06/19/23	KOCHEL	KOCHEL EQUIPMENT	514.98	2896
06/19/23	LEVEN010	LEVENGOD SEPTIC SERVICE	918.00	2896
06/19/23	LINESYST	TELESYSTEM	1,118.20	2896
06/19/23	LUDWI010	LUDWIG'S EQUIPMENT, LLC	3,997.65	2896
06/19/23	LUDWI060	LUDWIG'S CORNER SUPPLY CO.	133.97	2896
06/19/23	MARKH010	MARK HAGERTY	231.00	2896
06/19/23	MATRIXDC	MATRIX TRUST COMPANY	18,500.00	2896
06/19/23	MCMAH010	BOWMAN CONSULTING GROUP, LTD	9,061.40	2896

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
06/19/23		MONTE010 MONTESANO BROS.	600.00		2896
06/19/23		NAPA0010 NAPA AUTO PARTS	480.55		2896
06/19/23		NEWH0010 NEW HOLLAND AUTO GROUP	1,555.21		2896
06/19/23		NOVUS NOVUS MAINTENANCE, LLC	2,532.21		2896
06/19/23		OCCHEALT OCC HEALTH CENTERS OF SWPA	473.00		2896
06/19/23		PCPA0010 PCPA	173.95		2896
06/19/23		PEC00010 PECO	3,567.54		2896
06/19/23		PITNEYGL PITNEY BOWES GLOBAL FINANCIAL	204.00		2896
06/19/23		ROBLITTL ROBERT E. LITTLE, INC.	284.36		2896
06/19/23		SERVI010 SERVICE TIRE TRUCK CENTERS	1,440.00		2896
06/19/23		SHRWILWC THE SHERWIN WILLIAMS CO.	287.61		2896
06/19/23		SMALE010 SMALE'S PRINTERY	460.00		2896
06/19/23		STAPLADV STAPLES BUSINESS CREDIT	612.64		2896
06/19/23		STAPLCRP STAPLES CREDIT PLAN	627.40		2896
06/19/23		STEVESEN STEVE SENN	250.00		2896
06/19/23		SUPERSEE SUPERSEER	495.80		2896
06/19/23		SWEETWAT SWEETWATER NATURAL PRODUCTS LL	938.50		2896
06/19/23		TDAMEDEF TD AMERITRADE FBO 915-011842	15,210.00		2896
06/19/23		TDAMEPOL TD AMERITRADE FBO 915-011550	63,168.75		2896
06/19/23		TIFCO TIFCO INDUSTRIES	299.40		2896
06/19/23		TONYSCHE TONY SCHEIVERT	100.00		2896
06/19/23		TRAFF010 TRAFFIC SAFETY STORE	1,397.50		2896
06/19/23		TRAISR TRAISR, LLC	5,458.40		2896
06/19/23		TREASCC1 TREASURER COUNTY OF CHESTER	280.00		2896
06/19/23		VERIZ010 VERIZON	443.27		2896
06/19/23		VERIZFIO VERIZON	124.99		2896
06/19/23		WEAVERMU WEAVER MULCH	457.50		2896
06/19/23		WIGGISHR WIGGINS SHREDDING	107.00		2896
06/19/23		WITME010 WITMER PUBLIC SAFETY GROUP, INC	1,514.15		2896
06/19/23		YSM YSM	1,394.57		2896
06/19/23		ZACHRAYM ZACHARY RAYMOND	109.71		2896
06/19/23		ZEPSA020 ACUITY SPECIALTY PRODUCTS, INC	253.67		2896

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	83	0	390,103.87	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	83	0	390,103.87	0.00

Range of Checking Accts: GENERAL Report Type: All Checks			to GENERAL	Range of Check Ids: Report Format: Detail	Check Type: Computer: Y	Manual: Y	Dir Deposit: Y		
Check #	Check Date	Vendor	Amount	Paid	Charge Account	Account Type	Reconciled/Void Ref Num	Ref Seq	Acct
PO #	Item	Description				Contract			
23-00758	05/17/23	UPPER010 UPPER UWCHLAN CAPITAL ACQUISIT		112,867.96	01-495-000-000 Expense Reclass	Expenditure	2883	1	1
	1	from gf to capital							
54121	06/19/23	21ST CENTURY MEDIA PHILLY		76.26	01-400-000-341 Advertising	Expenditure	2896	1	1
23-00770	1	bos meeting location change							
23-00770	2	pavement marking bids		273.10	01-438-000-341 Advertising	Expenditure		2	1
				349.36					
23-00860	06/19/23	A1SECURI A1 ADVANCED LOCK AND SECURITY		39.00	01-438-000-200 Supplies	Expenditure	2896	185	1
	1	pw - 6 keys							
23-00860	2	pw - 4 traffic box keys		13.00	01-438-000-200 Supplies	Expenditure		186	1
				52.00					
23-00774	06/19/23	ADVAN010 ADVANCED HORTICULTURAL SOLN		1,135.00	01-454-003-450 Contracted Services	Expenditure	2896	6	1
	1	ff -micronutrient mineral turf							
23-00774	2	hp -compost application		2,449.00	01-454-002-450 Contracted Services	Expenditure		7	1
23-00774	3	hp -compost application		1,639.00	01-454-002-450 Contracted Services	Expenditure		8	1
23-00774	4	ff -compost application		1,553.00	01-454-003-450 Contracted Services	Expenditure		9	1
23-00774	5	hp -micronutrient mineral turf		2,018.00	01-454-002-450 Contracted Services	Expenditure		10	1
23-00774	6	ff - bio fert turf		1,854.00	01-454-003-450 Contracted Services	Expenditure		11	1
23-00774	7	larkins - bio fert turf		680.00	01-454-004-450 Contracted Services	Expenditure		12	1
23-00774	8	hp -bio fert turf		2,759.00	01-454-002-450 Contracted Services	Expenditure		13	1
				14,087.00					
23-00772	06/19/23	AJBL0010 A.J. BLOSENSKI		250.00	01-454-001-202 Community Day	Expenditure	2896	3	1
	1	12.5 event boxes							
54125	06/19/23	AQUAP010 AQUA PA		110.02	01-409-003-360 Utilities	Expenditure	2896	14	1
23-00775	1	twp							
23-00775	2	twp		234.09	01-409-003-360 Utilities	Expenditure		15	1
23-00775	3	upland		241.98	01-454-005-360 Utilities	Expenditure		16	1
23-00775	4	upland		242.96	01-454-005-360 Utilities	Expenditure		17	1

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01:49 PM

Upper Uwchlan Township
Check Register By Check Id

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Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void	Ref Num
PO #	Item	Description				Contract	Ref Seq
-	AQUA PA	Continued					
23-00775	5	upland	116.39	01-454-005-360 Utilities	Expenditure	18	1
23-00775	6	pw	114.28	01-409-001-360 Utilities	Expenditure	19	1
23-00775	7	milford	7.74	01-409-004-360 Utilities	Expenditure	20	1
23-00775	8	hp	50.00	01-454-002-360 Utilities	Expenditure	21	1
			1,117.46				
06/19/23	ASSOC010	ASSOCIATED TRUCK PARTS				2896	
23-00776	1	pw -(10) stud/flanged cap-nut	129.00	01-438-000-235 Vehicle Maintenance	Expenditure	22	1
06/19/23	ATTMOBIL AT&T MOBILITY					2896	
23-00862	1	pd	455.56	01-410-000-320 Telephone	Expenditure	188	1
23-00865	1	admin	60.11	01-400-000-320 Telephone	Expenditure	189	1
23-00865	2	codes	60.11	01-413-000-320 Telephone	Expenditure	190	1
23-00865	3	pw	193.31	01-438-000-320 Telephone	Expenditure	191	1
23-00865	4	pw tablets	58.96	01-438-000-322 Ipad Expense	Expenditure	192	1
			828.05				
06/19/23	BALTJS1	BALTIMORE JANITORIAL SUPPLY				2896	
23-00777	1	parks - (6) cases tp	339.60	01-454-001-200 Supplies	Expenditure	23	1
06/19/23	BARBA010	BARBACANE THORNTON & COMPANY				2896	
23-00778	1	2022 twp audit	6,630.00	01-402-000-450 Contracted Services	Expenditure	24	1
23-00778	2	2022 twp audit	10,140.00	01-402-000-450 Contracted Services	Expenditure	25	1
			16,770.00				
06/19/23	BAYDISTR	BAY DISTRIBUTING				2896	
23-00859	1	replace aircylinder/lock lever	430.39	01-438-000-450 Contracted Services	Expenditure	184	1
06/19/23	BESTL140	BEST LINE EQUIPMENT				2896	
23-00779	1	pw-harn kit/cotroller/bit	1,463.97	01-438-000-245 Highway Supplies	Expenditure	26	1
23-00779	2	pw-program bobcat planer contr	41.86	01-438-000-245 Highway Supplies	Expenditure	27	1
			1,505.83				
06/19/23	BRANDSPC	BRANDYWINE VALLEY SPCA				2896	
23-00780	1	activity fee - loose dog call	49.18	01-422-000-530 Contributions/SPCA	Expenditure	28	1

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void	Ref Num
PO #	Item	Description				Contract	Ref Seq
23-00871	06/19/23 1	BRANDWIN BRANDYWINE CONSERVANCY struble trail prj	386.68	01-408-000-310 Reimbursable Engineer	Expenditure	2896 197	1
23-00871	06/19/23 2	comp plan update	4,364.70	01-414-001-365 Comp Plan Update	Expenditure	2896 198	1
23-00871	06/19/23 3	village concept plan	2,851.00	01-414-002-367 General Planning	Expenditure	2896 199	1
			7,602.38				
23-00870	06/19/23 1	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI may services	3,094.50	01-404-000-311 Non Reimbursable Legal	Expenditure	2896 196	1
23-00868	06/19/23 1	CCATO010 CCATO ccato spring conference 2023	255.00	01-401-000-316 Training & Seminars	Expenditure	2896 195	1
23-00866	06/19/23 1	COLON010 COLONIAL ELECTRIC SUPPLY CO., (12-street)	414.84	01-438-000-245 Highway Supplies	Expenditure	2896 193	1
23-00782	06/19/23 1	COMCA010 COMCAST hp	261.14	01-454-002-450 Contracted Services	Expenditure	2896 29	1
23-00782	06/19/23 2	pw	263.39	01-409-001-450 Contracted Services	Expenditure	2896 30	1
23-00782	06/19/23 3	twp	554.12	01-409-003-450 Contracted Services	Expenditure	2896 31	1
23-00782	06/19/23 4	upland	399.83	01-454-005-450 Contracted Services	Expenditure	2896 32	1
			1,478.48				
23-00784	06/19/23 1	CROWNT010 CROWN TROPHY recognition award- m heckman	75.00	01-400-000-340 Public Relations	Expenditure	2896 33	1
23-00858	06/19/23 1	CRYST010 CRYSTAL SPRINGS parks-wtr cooler/coffee maker	106.23	01-454-001-200 Supplies	Expenditure	2896 183	1
23-00785	06/19/23 1	DELAW030 DELAWARE VALLEY HEALTH TRUST admin	5,549.39	01-401-000-156 Employee Benefit Expens	Expenditure	2896 34	1
23-00785	06/19/23 2	pd	35,802.24	01-410-000-156 Employee Benefit Expense	Expenditure	2896 35	1
23-00785	06/19/23 3	codes	4,277.94	01-413-000-156 Employee Benefit Expens	Expenditure	2896 36	1
23-00785	06/19/23 4	pw	16,286.80	01-438-000-156 Employee Benefit Expense	Expenditure	2896 37	1
23-00785	06/19/23 5	pw-facilities	2,599.34	01-438-001-156 Employee Benefit Expense	Expenditure	2896 38	1
			64,515.71				

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Upper Uwchlan Township
Check Register By Check Id

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Check #	Check Date	Vendor	Amount	Paid	Charge Account	Account Type	Reconciled/Void	Ref Num
PO #	Item	Description					Contract	Ref Seq
23-00787	1	06/19/23 EAGLE100 EAGLE SERVICE CENTER, INC. pd - ir20230515m4781	300.00		01-410-000-450 Contracted Services	Expenditure		2896 43 1
23-00837	1	06/19/23 EAGLE130 EAGLE TERMITE & PEST CONTROL pd - qtrly services	95.00		01-409-003-450 Contracted Services	Expenditure		2896 141 1
23-00837	2	upland - qtrly service	95.00		01-454-005-450 Contracted Services	Expenditure		142 1
			190.00					
23-00786	1	06/19/23 EAGLEPOW EAGLE POWER TURF AND TRACTOR pw-fac -grommet/bushing/throt	90.90		01-438-001-235 Vehicle Maintenance - Facilities	Expenditure		2896 39 1
23-00786	2	pw - point/pin	77.96		01-438-000-235 Vehicle Maintenance	Expenditure		40 1
23-00786	3	pw-fac - mower starter	54.06		01-438-001-235 Vehicle Maintenance - Facilities	Expenditure		41 1
23-00786	4	pw-fac -baffle/bolts/filter	157.56		01-438-001-235 Vehicle Maintenance - Facilities	Expenditure		42 1
			380.48					
23-00849	1	06/19/23 EAGLHARD EAGLE HARDWARE 3" flexible coupling	9.99		01-438-001-200 Supplies - Facilities	Expenditure		2896 154 1
23-00849	2	btu torch kit	148.99		01-438-000-245 Highway Supplies	Expenditure		155 1
23-00849	3	paint tray/brush	25.56		01-438-001-200 Supplies - Facilities	Expenditure		156 1
23-00849	4	uphol nail	2.79		01-454-001-200 Supplies	Expenditure		157 1
23-00849	5	driveway markers/foam sealant	43.44		01-454-001-200 Supplies	Expenditure		158 1
23-00849	6	hardware cloth/ext screws	42.23		01-454-001-200 Supplies	Expenditure		159 1
23-00849	7	hardware	1.75		01-454-005-200 Supplies	Expenditure		160 1
23-00849	8	foam sealant	9.99		01-454-005-200 Supplies	Expenditure		161 1
23-00849	9	sealants/4x10 alu sheet metal	19.77		01-454-005-200 Supplies	Expenditure		162 1
23-00849	10	pw - ratched screwdriver	21.99		01-438-000-260 Small Tools & Equipment	Expenditure		163 1
23-00849	12	3/16" uss flat washer (box)	4.49		01-438-000-200 Supplies	Expenditure		164 1
			330.99					
23-00789	1	06/19/23 FAULKNER FAULKNER FLEET GROUP ma vehicle - ma valve	41.31		01-438-001-235 Vehicle Maintenance - Facilities	Expenditure		2896 45 1

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			FAULKNER FLEET GROUP 23-00789	2	ma vehicle - ma wheel	412.43	01-438-001-235 Vehicle Maintenance - Facilities	Expenditure	46	1
					453.74					
06/19/23		FISHE010	FISHER & SON COMPANY, INC.	144.46	01-454-002-250 Maintenance & Repairs	Expenditure		2896 200	1	
23-00873	1	hp-roundup pro max	herbicide							
06/19/23		FLEXIBEN FLEXIBLE BENEFIT ADMINISTRATOR		56.00	01-410-000-450 Contracted Services	Expenditure		2896 44	1	
23-00788	1	pd - may services								
06/19/23		FOPLO010	FOP LODGE #37	66.50	01-410-000-420 Dues/Subscription/Memb	Expenditure		2896 139	1	
23-00836	1	pd - (2)	policemen shortguide							
23-00836	2	pd - (11)	policemen shortguide	315.50	01-410-000-420 Dues/Subscription/Memb	Expenditure		140	1	
				382.00						
06/19/23		GHDSERV GHD SERVICES, INC		3,433.45	01-454-002-450 Contracted Services	Expenditure		2896 214	1	
23-00877	1	hp-bog turtle study - phase 2								
06/19/23		GILMO020	GILMORE & ASSOCIATES, INC	29.50	01-408-000-367 General Planning	Expenditure		2896 115	1	
23-00826	1	prj 1111049t-frame	review							
23-00826	2	prj 1311046t-struble	trail	1,327.50	01-408-000-310 Reimbursable Engineer	Expenditure		116	1	
23-00826	3	prj 0304347t2-the	villages	207.60	01-408-000-310 Reimbursable Engineer	Expenditure		117	1	
23-00826	4	prj 2207090-595	fellowship	157.20	01-408-000-310 Reimbursable Engineer	Expenditure		118	1	
23-00826	5	prj 9991080-may	services	3,543.58	01-408-000-367 General Planning	Expenditure		119	1	
23-00826	6	prj 2305070-71	pottstown pk	752.50	01-408-000-313 Non Reimbursable	Expenditure		120	1	
				6,017.88						
06/19/23		GLASG010	GLASGOW, INC.	131.84	01-454-003-200 Supplies	Expenditure		2896 48	1	
23-00791	1	ff - top lot	ramp							
06/19/23		GLSAYRE G. L. SAYRE		295.66	01-438-000-235 Vehicle Maintenance	Expenditure		2896 47	1	
23-00790	1	pw - (2)chamber/brake	2.25							
06/19/23		GUARDALL GUARDIAN ALLIANCE TECHNOLOGIES		180.00	01-410-000-450 Contracted Services	Expenditure		2896 49	1	
23-00792	1	pd - new hire	screen/software							

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PO #	Item	Description					Contract			
23-00793	1	06/19/23 HAWEI010 H.A. WEIGAND, INC. 72x48 yard sign		250.00	01-433-000-200 Supplies	Expenditure		2896	50	1
23-00793	2	06/19/23 HELPNOW HELP-NOW, LLC guardian monthly service		183.00	01-433-000-200 Supplies	Expenditure		2896	51	1
				433.00						
23-00794	1	06/19/23 HIGHW010 HIGHWAY MATERIALS, INC. edgefield/stanley base repair		2,934.63	01-407-000-450 Contracted Services	Expenditure		2896	52	1
23-00794	2	06/19/23 JSR AUTO JSR AUTOMOTIVE ART, INC twp - service tickets		1,202.50	01-407-000-450 Contracted Services	Expenditure		2896	53	1
				4,137.13						
23-00851	1	06/19/23 JONESTOM THOMAS S. JONES reimburse/lobby window tint		182.41	01-438-000-200 Supplies	Expenditure		2896	165	1
23-00851	2	06/19/23 JONESTOM THOMAS S. JONES base repair		1,242.62	01-438-000-200 Supplies	Expenditure		2896	166	1
23-00851	3	06/19/23 JONESTOM THOMAS S. JONES edgefield base repair		1,055.08	01-438-000-200 Supplies	Expenditure		2896	167	1
23-00851	4	06/19/23 JONESTOM THOMAS S. JONES morning light base repair		740.24	01-438-000-200 Supplies	Expenditure		2896	168	1
23-00851	5	06/19/23 JONESTOM THOMAS S. JONES morning light base repair		778.11	01-438-000-200 Supplies	Expenditure		2896	169	1
				3,998.46						
23-00830	1	06/19/23 KENCOR KENCOR, LLC twp - qrtly maint agreement		150.00	01-409-003-250 Maintenance & Repairs	Expenditure		2896	132	1
23-00797	1	06/19/23 KIMBALLW KIMBALL MIDWEST cable ties/screw/gloves		1,413.00	01-409-003-250 Maintenance & Repairs	Expenditure		2896	57	1
23-00795	1	06/19/23 KIMBALLW KIMBALL MIDWEST pw-acetylene/02 kit		74.89	01-438-000-200 Supplies	Expenditure		2896	54	1
23-00795	2	06/19/23 KIMBALLW KIMBALL MIDWEST pw-cylinder rental		23.05	01-438-000-200 Supplies	Expenditure		2896	55	1
				97.94						
23-00798	1	06/19/23 KENDIGIA KEN DIGIAMBATTISTA summer concert series #2		372.00	01-409-003-450 Contracted Services	Expenditure		2896	58	1
23-00796	1	06/19/23 KIMBALLW KIMBALL MIDWEST cable ties/screw/gloves		350.00	01-454-001-201 Park & Rec Special Events	Expenditure		2896	59	1
				658.43	01-438-000-200 Supplies	Expenditure				

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PO #		Item Description					Contract			
KIMBALL MIDWEST		Continued								
23-00799	2	pw - gloves		102.56	01-438-000-200 Supplies	Expenditure		60	1	
				760.99						
06/19/23	KOCHEL	KOCHEL EQUIPMENT		514.98	01-438-000-235 Vehicle Maintenance	Expenditure		2896		
23-00800	1	pw-valve/gasket etc						61	1	
06/19/23	LEVEN	010 LEVENGOOD SEPTIC SERVICE		270.00	01-454-002-450 Contracted Services	Expenditure		2896		
23-00801	1	hp - pumped holding tank						62	1	
23-00801	2	hp - pumped holding tank		301.50	01-454-002-450 Contracted Services	Expenditure		63	1	
23-00801	3	hp - pumped holding tank		346.50	01-454-002-450 Contracted Services	Expenditure		64	1	
				918.00						
06/19/23	LINESYST	TELESYSTEM		857.17	01-409-003-320 Telephone	Expenditure		2896		
23-00828	1	twp						128	1	
23-00828	2	pw		240.53	01-409-001-320 Telephone	Expenditure		129	1	
23-00828	3	milford		20.50	01-409-004-320 Telephone	Expenditure		130	1	
				1,118.20						
06/19/23	LUDWI	010 LUDWIG'S EQUIPMENT, LLC		3,000.00	01-438-000-260 Small Tools & Equipment	Expenditure		2896		
23-00803	1	pw-hysqvarna cut-n-break						69	1	
23-00803	2	pw fac - fuel for lawn equip		997.65	01-438-001-230 Gasoline & Oil - Facilities	Expenditure		70	1	
				3,997.65						
06/19/23	LUDWI	060 LUDWIG'S CORNER SUPPLY CO.		57.50	01-438-000-200 Supplies	Expenditure		2896		
23-00802	1	propane						65	1	
23-00802	2	tape		3.49	01-438-000-200 Supplies	Expenditure		66	1	
23-00802	3	tools		51.98	01-438-001-200 Supplies - Facilities	Expenditure		67	1	
23-00802	4	keys		21.00	01-438-000-200 Supplies	Expenditure		68	1	
				133.97						
06/19/23	MARKH	010 MARK HAGERTY		156.00	01-414-003-301 Court Reporter Reimb	Expenditure		2896		
23-00848	1	100 greenridge app hearing #2						152	1	
23-00848	2	appearance fee		75.00	01-414-001-301 Court Reporter	Expenditure		153	1	
				231.00						

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PO #	Item	Description					Contract	Ref Seq
23-00876	1	MATRIXDC MATRIX TRUST COMPANY						2896
23-00876	1	admin - 401A - Q2 2023	3,446.65		01-401-000-160 Non-Uniform Pension	Expenditure	206	1
23-00876	2	codes - 401A - Q2 2023	1,165.84		01-413-000-160 Pension	Expenditure	207	1
23-00876	3	pw - 401A - Q2 2023	3,234.91		01-438-000-160 Pension	Expenditure	208	1
23-00876	4	pw facilities- 401A - Q2 2023	1,402.60		01-438-001-160 Pension Expense - Facilities	Expenditure	209	1
23-00876	5	admin - 401A - Q3 2023	3,446.65		01-401-000-160 Non-Uniform Pension	Expenditure	210	1
23-00876	6	codes - 401A - Q3 2023	1,165.84		01-413-000-160 Pension	Expenditure	211	1
23-00876	7	pw - 401A - Q3 2023	3,234.91		01-438-000-160 Pension	Expenditure	212	1
23-00876	8	pw facilities- 401A - Q3 2023	1,402.60		01-438-001-160 Pension Expense - Facilities	Expenditure	213	1
					18,500.00			
23-00804	1	MCMAH010 BOWMAN CONSULTING GROUP, LTD					2896	
23-00804	1	qbd stormwater -311430-01-001	97.50		01-408-000-311 Traffic Engineering	Expenditure	71	1
23-00804	2	traffic svcs-310018-01-001	742.50		01-408-000-311 Traffic Engineering	Expenditure	72	1
23-00804	3	struble-prj 311343-01-001	350.00		01-408-000-310 Reimbursable Engineer	Expenditure	73	1
23-00804	4	traffic signal svcs-310018-01	1,567.50		01-408-000-311 Traffic Engineering	Expenditure	74	1
23-00804	5	general consult-311430-01-001	628.75		01-408-000-311 Traffic Engineering	Expenditure	75	1
23-00804	6	struble-311343-01-001	551.25		01-408-000-310 Reimbursable Engineer	Expenditure	76	1
23-00861	1	active trans plan-310864-01001	5,123.90		01-408-000-311 Traffic Engineering	Expenditure	187	1
			9,061.40					
23-00867	1	MONTE010 MONTESANO BROS.					2896	
23-00867	1	chamber of commerce meeting	600.00		01-400-000-340 Public Relations	Expenditure	194	1
23-00806	1	NAPA0010 NAPA AUTO PARTS					2896	
23-00806	1	nozzle	143.99		01-438-000-200 Supplies	Expenditure	77	1
23-00806	2	nozzle	143.99		01-438-000-200 Supplies	Expenditure	78	1
23-00806	3	warranty refund	153.03		01-438-000-235 Vehicle Maintenance	Expenditure	79	1
23-00806	4	battery/core deposit	131.48		01-438-000-235 Vehicle Maintenance	Expenditure	80	1
23-00806	5	fuel filter	41.20		01-409-001-250 Maint & Repair	Expenditure	81	1
23-00806	6	fuel filter	40.08		01-438-000-235 Vehicle Maintenance	Expenditure	82	1

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PO #	Item	Description					Contract				
		2 NAPA AUTO PARTS			Continued						
23-00806	7	rapid seal kit		9.24	01-438-000-200 Supplies		Expenditure		83	1	
23-00806	8	fuel filter		123.60	01-438-000-200 Supplies		Expenditure		84	1	
					480.55						
		06/19/23 NEWH0010 NEW HOLLAND AUTO GROUP							2896		
23-00807	1	2015 ram wheel alignment		199.95	01-438-000-235 Vehicle Maintenance		Expenditure		85	1	
23-00807	2	trk 3 - brakes/rotor/ab seal		941.26	01-438-000-235 Vehicle Maintenance		Expenditure		86	1	
23-00807	3	trk 3 - rotor		414.00	01-438-000-235 Vehicle Maintenance		Expenditure		87	1	
					1,555.21						
		06/19/23 NOVUS NOVUS MAINTENANCE, LLC							2896		
23-00808	1	twp - may services		1,550.00	01-409-003-450 Contracted Services		Expenditure		88	1	
23-00808	2	upland - may services		540.00	01-454-005-450 Contracted Services		Expenditure		89	1	
23-00808	3	twp supplies		202.21	01-401-000-200 Supplies		Expenditure		90	1	
23-00808	4	pw - may services		240.00	01-409-001-450 Contracted Services		Expenditure		91	1	
					2,532.21						
		06/19/23 OCHEALT OCC HEALTH CENTERS OF SWPA							2896		
23-00809	1	new hire/summer test-scheivert		88.00	01-438-000-450 Contracted Services		Expenditure		92	1	
23-00809	2	new hire testing - raymond		264.00	01-410-000-450 Contracted Services		Expenditure		93	1	
23-00809	3	dot recert physical-connolly		121.00	01-438-000-450 Contracted Services		Expenditure		94	1	
					473.00						
		06/19/23 PCPA0010 PCPA							2896		
23-00831	1	pd-pleac seals		173.95	01-410-000-342 Police Accreditation		Expenditure		133	1	
		06/19/23 PEC00010 PECO							2896		
23-00810	1	upland		759.09	01-454-005-360 Utilities		Expenditure		95	1	
23-00810	2	twp		676.62	01-409-003-360 Utilities		Expenditure		96	1	
23-00810	3	twp		94.01	01-409-003-360 Utilities		Expenditure		97	1	
23-00810	4	ff		1,040.84	01-454-003-360 Utilities		Expenditure		98	1	
23-00810	5	ff		69.07	01-454-003-360 Utilities		Expenditure		99	1	
23-00810	6	pw		343.14	01-409-001-360 Utilities		Expenditure		100	1	

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		PECO			Continued					
23-00810	7	twp		450.57	01-409-003-360 Utilities	Expenditure		101	1	
23-00810	8	milford		45.01	01-409-004-360 Utilities	Expenditure		102	1	
23-00810	9	hp		89.19	01-454-002-360 Utilities	Expenditure		103	1	
					3,567.54					
	06/19/23	PITNEYGL PITNEY BOWES GLOBAL FINANCIAL						2896		
23-00811	1	qtrly meter lease		204.00	01-401-000-215 Postage	Expenditure		104	1	
	06/19/23	ROBLITTL ROBERT E. LITTLE, INC.						2896		
23-00812	1	cutting wheel/blade/washer		216.42	01-438-000-260 Small Tools & Equipment	Expenditure		105	1	
23-00812	2	rubber buffer & fuel pump		67.94	01-438-000-200 Supplies	Expenditure		106	1	
					284.36					
	06/19/23	SERVI010 SERVICE TIRE TRUCK CENTERS						2896		
23-00817	1	ma truck tires		1,440.00	01-438-001-235 Vehicle Maintenance - Facilities	Expenditure		113	1	
	06/19/23	SHRWILWC THE SHERWIN WILLIAMS CO.						2896		
23-00833	1	pw - emerald exfl/tricorn blk		59.51	01-438-001-200 Supplies - Facilities	Expenditure		134	1	
23-00833	2	pw - color-manual garage doors		166.30	01-409-001-250 Maint & Repair	Expenditure		135	1	
23-00833	3	upland-red door paint		61.80	01-454-005-250 Repairs & Maint	Expenditure		136	1	
					287.61					
	06/19/23	SMALE010 SMALE'S PRINTERY						2896		
23-00814	1	(500) cut grass door hangers		265.00	01-413-000-200 Supplies	Expenditure		108	1	
23-00814	2	bus cards stitler/hess/raymond		195.00	01-410-000-200 Supplies	Expenditure		109	1	
					460.00					
	06/19/23	STAPLADV STAPLES BUSINESS CREDIT						2896		
23-00816	1	twp		375.25	01-401-000-200 Supplies	Expenditure		111	1	
23-00816	2	pw		237.39	01-438-000-200 Supplies	Expenditure		112	1	
					612.64					
	06/19/23	STAPLCRP STAPLES CREDIT PLAN						2896		
23-00815	1	pd - office supplies		627.40	01-410-000-200 Supplies	Expenditure		110	1	

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PO #	Item	Description					Contract	Ref Seq
23-00857	06/19/23 1	STEVESEN STEVE SENN pw - cabin sign for m heckman	250.00		01-438-000-200 Supplies	Expenditure		2896 182 1
23-00813	06/19/23 1	SUPERSEE SUPERSEER pd - helmet	495.80		01-410-000-238 Clothing/Uniforms	Expenditure		2896 107 1
23-00827	06/19/23 1	SWEETWAT SWEETWATER NATURAL PRODUCTS LL ambulance prj-seed mix/straw	154.50		01-409-004-200 Supplies	Expenditure		2896 121 1
23-00827	2	twp-4 yds brown mulch	112.00		01-409-003-200 Supplies	Expenditure		122 1
23-00827	3	twp-4 yds brown mulch	112.00		01-409-003-200 Supplies	Expenditure		123 1
23-00827	4	twp-4 yds brown mulch	112.00		01-409-003-200 Supplies	Expenditure		124 1
23-00827	5	twp-4 yds brown mulch	112.00		01-409-003-200 Supplies	Expenditure		125 1
23-00827	6	pw bldg-8 yds black mulch	224.00		01-409-001-200 Township properties - supplies	Expenditure		126 1
23-00827	7	pw bldg-4 yds black mulch	112.00		01-409-001-200 Township properties - supplies	Expenditure		127 1
			938.50					
23-00875	06/19/23 1	TDAMEDEF TD AMERITRADE FBO 915-011842 admin	5,534.00		01-401-000-160 Non-Uniform Pension	Expenditure		2896 202 1
23-00875	2	codes	3,524.68		01-413-000-160 Pension	Expenditure		203 1
23-00875	3	pw	4,913.28		01-438-000-160 Pension	Expenditure		204 1
23-00875	4	pw-fac	1,238.04		01-438-001-160 Pension Expense - Facilities	Expenditure		205 1
			15,210.00					
23-00874	06/19/23 1	TDAMEPOL TD AMERITRADE FBO 915-011550 pd - 2023 q3 pension expense	63,168.75		01-410-000-160 Pension Expense	Expenditure		2896 201 1
23-00829	06/19/23 1	TIFCO TIFCO INDUSTRIES pw - disposable gloves	299.40		01-438-000-200 Supplies	Expenditure		2896 131 1
23-00819	06/19/23 1	TONYSCHE TONY SCHEIVERT cell phone reimbursement	100.00		01-400-000-320 Telephone	Expenditure		2896 114 1
23-00835	06/19/23 1	TRAFF010 TRAFFIC SAFETY STORE pw - (20) 28" orange cones	559.00		01-438-000-245 Highway Supplies	Expenditure		2896 137 1

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		TRAFFIC SAFETY STORE	Continued			
23-00835	2	pd - (30) 28" orange cones	838.50	01-410-000-260 Small Tools & Equipment	Expenditure	138 1
			1,397.50			
06/19/23	TRAISR	TRAISR, LLC			2896	
23-00838	1	april services	2,729.20	01-407-000-220 Software	Expenditure	143 1
23-00838	2	may services	2,729.20	01-407-000-220 Software	Expenditure	144 1
			5,458.40			
06/19/23	TREASCC1	TREASURER COUNTY OF CHESTER			2896	
23-00839	1	pd - use of range 5/26/23	280.00	01-410-000-316 Training/Seminar	Expenditure	145 1
06/19/23	VERIZ010	VERIZON			2896	
23-00841	1	pw	149.60	01-409-001-320 Telephone	Expenditure	146 1
23-00841	2	milford	293.67	01-409-004-320 Telephone	Expenditure	147 1
			443.27			
06/19/23	VERIZF10	VERIZON			2896	
23-00842	1	ff	124.99	01-454-003-320 Telephone	Expenditure	148 1
06/19/23	WEAVERMU	WEAVER MULCH			2896	
23-00843	1	screened topsoil	457.50	01-438-000-200 Supplies	Expenditure	149 1
06/19/23	WIGGISHR	WIGGINS SHREDDING			2896	
23-00844	1	pd	87.00	01-410-000-450 Contracted Services	Expenditure	150 1
23-00844	2	twp	20.00	01-401-000-450 Contracted Services	Expenditure	151 1
			107.00			
06/19/23	WITME010	WITMER PUBLIC SAFETY GROUP, INC			2896	
23-00852	1	pd- jacket-new hire cortese	165.00	01-410-000-238 Clothing/Uniforms	Expenditure	170 1
23-00852	2	pd-uniform pant-stiteler	180.00	01-410-000-238 Clothing/Uniforms	Expenditure	171 1
23-00852	3	pd-shirt/pant-new hire hess	256.00	01-410-000-238 Clothing/Uniforms	Expenditure	172 1
23-00852	4	pd-jackets-new hire hess	318.00	01-410-000-238 Clothing/Uniforms	Expenditure	173 1
23-00852	5	pd-buttons/washers	3.20	01-410-000-238 Clothing/Uniforms	Expenditure	174 1
23-00852	6	pd-cap/ties - new hire	18.00	01-410-000-238 Clothing/Uniforms	Expenditure	175 1
23-00852	7	pd-jacket - new hire hess	182.95	01-410-000-238 Clothing/Uniforms	Expenditure	176 1

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Upper Uwchlan Township
Check Register By Check Id

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Check #	Check Date	Vendor	Amount	Paid	Charge Account	Account Type	Reconciled/Void	Ref Num	Ref Seq	Acct
PO #	Item	Description					Contract			
		WITMER PUBLIC SAFETY GROUP, INC Continued								
23-00852	8	pd-shirt		87.00	01-410-000-238 Clothing/Uniforms	Expenditure		177	1	
23-00852	9	pd-jacket-new hire raymond		165.00	01-410-000-238 Clothing/Uniforms	Expenditure		178	1	
23-00852	10	pd-jacket-new hire raymond		139.00	01-410-000-238 Clothing/Uniforms	Expenditure		179	1	
					1,514.15					
	06/19/23	YSM YSM						2896		
23-00855	1	hp project 21 uut-02		1,394.57	01-454-002-450 Contracted Services	Expenditure		181	1	
	06/19/23	ZACHRAYM ZACHARY RAYMOND						2896		
23-00853	1	tactical boot reimbursement		109.71	01-410-000-238 Clothing/Uniforms	Expenditure		180	1	
	06/19/23	ZEPSA020 ACUITY SPECIALTY PRODUCTS, INC						2896		
23-00773	1	parks-antibacterial hand soap		188.51	01-454-001-200 Supplies	Expenditure		4	1	
23-00773	2	pw - wipes		65.16	01-438-000-200 Supplies	Expenditure		5	1	
					253.67					
Report Totals				<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>			
				Checks: 83	0	390,103.87	0.00			
				Direct Deposit: 0	0	0.00	0.00			
				Total: 83	0	390,103.87	0.00			

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Upper Uwchlan Township
Check Register By Check Id

Page No: 1

Range of Checking Accts: GENERAL EFTS to GENERAL EFTS Range of Check Ids:
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
06/01/23		STANDINS STANDARD INSURANCE COMPANY	3,420.89		2887
06/23/23		AQUAP010 AQUA PA	6,692.04		2888
06/02/23		WEXBANK WEX BANK	9,385.83		2889
06/07/23		BANKAMER BANK OF AMERICA	9,785.45		2891
06/14/23		LOWES020 LOWES BUSINESS ACCOUNT	923.90		2893

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	5	0	30,208.11	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u>5</u>	<u>0</u>	<u>30,208.11</u>	<u>0.00</u>

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

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void	Ref	Ref Num	Seq	Acct
PO #	Item	Description			Contract					
23-00763	1	STANDINS STANDARD INSURANCE COMPANY	526.15	01-401-000-156 Employee Benefit Expens	Expenditure		2887		1	1
23-00763	2	pd	1,993.80	01-410-000-156 Employee Benefit Expense	Expenditure			2	1	
23-00763	3	codes	279.68	01-413-000-156 Employee Benefit Expens	Expenditure			3	1	
23-00763	4	pw	470.97	01-438-000-156 Employee Benefit Expense	Expenditure			4	1	
23-00763	5	pw-facilities	150.29	01-438-001-156 Employee Benefit Expense	Expenditure			5	1	
				3,420.89						
23-00764	1	AQUAP010 AQUA PA	505.99	01-411-000-451 Hydrant expenses-Aqua	Expenditure		2888		1	1
23-00764	2	217 hydrants	6,186.05	01-411-000-451 Hydrant expenses-Aqua	Expenditure			2	1	
				6,692.04						
23-00766	1	WEXBANK WEX BANK	196.80	01-401-000-230 Gasoline & oil	Expenditure		2889		1	1
23-00766	2	pd	4,221.71	01-410-000-230 Gasoline & oil	Expenditure			2	1	
23-00766	3	codes	236.29	01-413-000-230 Gasoline & oil	Expenditure			3	1	
23-00766	4	pw	2,143.52	01-438-000-230 Gasoline & oil	Expenditure			4	1	
23-00766	5	pw-facilities	2,587.51	01-438-001-230 Gasoline & Oil - Facilities	Expenditure			5	1	
				9,385.83						
23-00768	1	BANKAMER BANK OF AMERICA	174.32	01-410-000-340 Public Relations	Expenditure		2891		1	1
23-00768	2	epicurean garage-dasd	98.00	01-410-000-238 Clothing/Uniforms	Expenditure			2	1	
23-00768	3	eagle dry cleaners	127.75	01-410-000-238 Clothing/Uniforms	Expenditure			3	1	
23-00768	4	ogs technology-accred bars	45.99	01-410-000-200 Supplies	Expenditure			4	1	
23-00768	5	amazon-shotgun training ammo	50.00	01-410-000-238 Clothing/Uniforms	Expenditure			5	1	
23-00768	6	eagle dry cleaners	49.95	01-410-000-740 Computer/Furniture	Expenditure			6	1	
23-00768	7	amazon- hard drive	13.38	01-410-000-200 Supplies	Expenditure			7	1	
23-00768	8	amazon- office supplies	134.29	01-410-000-238 Clothing/Uniforms	Expenditure			8	1	

Check #	Check Date	Vendor	Reconciled/Void	Ref Num		
PO #	Item	Description	Account Type	Contract	Ref Seq	Acct
BANK OF AMERICA		Continued				
23-00768	9	amazon prime	14.99	01-410-000-420 Dues/Subscription/Memb	Expenditure	9 1
23-00768	10	eagle dry cleaners	140.00	01-410-000-238 Clothing/Uniforms	Expenditure	10 1
23-00768	11	amazon-phone cord	8.99	01-410-000-260 Small Tools & Equipment	Expenditure	11 1
23-00768	12	montesano - cit classes	560.00	01-410-000-316 Training/Seminar	Expenditure	12 1
23-00768	13	amazon return - window tint	315.38-	01-409-003-250 Maintenance & Repairs	Expenditure	13 1
23-00768	14	psats-refund for sandy d'a	175.00-	01-400-000-460 Meeting & Conferences	Expenditure	14 1
23-00768	15	msft	255.20	01-407-000-450 Contracted Services	Expenditure	15 1
23-00768	16	msft	780.65	01-407-000-450 Contracted Services	Expenditure	16 1
23-00768	17	adobe	21.19	01-407-000-220 Software	Expenditure	17 1
23-00768	18	hampton inn-byron nickerson	148.74	01-400-000-460 Meeting & Conferences	Expenditure	18 1
23-00768	19	adobe trial	21.19	01-407-000-220 Software	Expenditure	19 1
23-00768	20	hotel hershey - psats	250.22	01-401-000-205 Meals & Meal Allowances	Expenditure	20 1
23-00768	21	hotel hershey - psats	555.00	01-401-000-316 Training & Seminars	Expenditure	21 1
23-00768	22	hotel hershey - psats	214.08	01-401-000-205 Meals & Meal Allowances	Expenditure	22 1
23-00768	23	hotel hershey - psats	555.00	01-401-000-316 Training & Seminars	Expenditure	23 1
23-00768	24	hotel hershey - psats	555.00	01-400-000-460 Meeting & Conferences	Expenditure	24 1
23-00768	25	hotel hershey - psats	555.00	01-400-000-460 Meeting & Conferences	Expenditure	25 1
23-00768	26	hotel hershey - psats	555.00	01-400-000-460 Meeting & Conferences	Expenditure	26 1
23-00768	27	hotel hershey - psats	555.00	01-400-000-460 Meeting & Conferences	Expenditure	27 1
23-00768	28	hampton inn - psats	297.48	01-400-000-460 Meeting & Conferences	Expenditure	28 1
23-00768	29	target -projector screen stand	74.19	01-401-000-200 Supplies	Expenditure	29 1
23-00768	30	county of chester	10.00	01-401-000-420 Dues/Subscriptions/Mem	Expenditure	30 1
23-00768	31	amazon - office supplies	6.99	01-401-000-200 Supplies	Expenditure	31 1
23-00768	32	amazon - display port	15.96	01-401-000-200 Supplies	Expenditure	32 1
23-00768	33	xgolf/eagle beats a birdie	520.00	01-401-000-200 Supplies	Expenditure	33 1
23-00768	34	amazon - microwave	188.99	01-401-000-200 Supplies	Expenditure	34 1

Check #	Check Date	Vendor	Amount	Paid	Charge Account	Reconciled/Void	Ref Num	Ref Seq	Acct
PO #	Item	Description				Account Type	Contract		
		BANK OF AMERICA			Continued				
23-00768	35	amazon - putting green		57.71	01-401-000-200 Supplies	Expenditure		35	1
23-00768	36	canva - graphic design		119.40	01-407-000-220 Software	Expenditure		36	1
23-00768	37	ez pass - travel		140.00	01-410-000-317 Parking & travel	Expenditure		37	1
23-00768	38	ez pass - travel		70.00	01-401-000-317 Parking/Travel	Expenditure		38	1
23-00768	39	amazon - calculator		46.98	01-438-000-200 Supplies	Expenditure		39	1
23-00768	40	amazon - hdmi cable		14.37	01-438-000-200 Supplies	Expenditure		40	1
23-00768	41	amazon - kitchen supplies		36.38	01-438-000-200 Supplies	Expenditure		41	1
23-00768	42	amazon - office supplies		17.74	01-438-000-200 Supplies	Expenditure		42	1
23-00768	43	tractor supply - steve p pants		89.97	01-438-000-238 Uniforms	Expenditure		43	1
23-00768	44	tractor supply - trv tubes		43.98	01-438-001-235 Vehicle Maintenance - Facilities	Expenditure		44	1
23-00768	45	autozone - return window tint		103.32	01-438-000-235 Vehicle Maintenance	Expenditure		45	1
23-00768	46	homesense - earthday		42.39	01-454-005-200 Supplies	Expenditure		46	1
23-00768	47	comfort inn - apwa expo		239.93	01-438-000-316 Training/Seminar	Expenditure		47	1
23-00768	48	autozone-heat shield wnd tint		118.15	01-438-000-235 Vehicle Maintenance	Expenditure		48	1
23-00768	49	autozone-heat shield wnd tint		87.40	01-438-000-235 Vehicle Maintenance	Expenditure		49	1
23-00768	50	autozone-* items were returned		59.32	01-438-000-235 Vehicle Maintenance	Expenditure		50	1
23-00768	51	pa training - recent jeff g		99.98	01-438-000-316 Training/Seminar	Expenditure		51	1
23-00768	52	acme - misc items		27.95	01-438-000-200 Supplies	Expenditure		52	1
23-00768	53	harrys hot dogs-bereavement		100.00	01-438-000-200 Supplies	Expenditure		53	1
23-00768	54	etsy-bereavement		74.20	01-438-000-200 Supplies	Expenditure		54	1
23-00768	55	acme-bereavement		50.78	01-409-003-200 Supplies	Expenditure		55	1
23-00768	56	recycle away-(3) barrel lids		447.60	01-454-002-200 Supplies-Hickory	Expenditure		56	1
23-00768	57	pa municipal league-online		40.00	01-413-000-316 Training/Seminar	Expenditure		57	1
23-00768	58	visco		50.00	01-401-000-200 Supplies	Expenditure		58	1
23-00768	59	acme		6.04	01-401-000-200 Supplies	Expenditure		59	1
23-00768	60	lemon tree-commission moving		51.15	01-459-000-200 Supplies	Expenditure		60	1

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void	Ref Num
PO #	Item	Description				Contract	Ref Seq
BANK OF AMERICA							
		Continued					
23-00768	61	dragonfly catering-eac	41.00	01-401-000-200 Supplies	Expenditure	61	1
23-00768	62	hershey hotel -psats breakfast	19.35	01-401-000-316 Training & Seminars	Expenditure	62	1
23-00768	63	manhattan bagel-admin day	15.99	01-401-000-200 Supplies	Expenditure	63	1
23-00768	64	epicurean - pw meeting	85.97	01-401-000-200 Supplies	Expenditure	64	1
23-00768	65	tmacc spring membership	45.00	01-400-000-460 Meeting & Conferences	Expenditure	65	1
23-00768	66	paypal - planning comm seminar	320.00	01-414-001-200 Supplies	Expenditure	66	1
23-00768	67	dunkin donuts	5.08	01-401-000-200 Supplies	Expenditure	67	1
23-00768	68	nudys cafe	89.55	01-401-000-200 Supplies	Expenditure	68	1
23-00768	69	visco	73.25	01-401-000-200 Supplies	Expenditure	69	1
			9,785.45				
06/14/23 LOWES020 LOWES BUSINESS ACCOUNT							
23-00845	1	broom/10ft steel rod/edger	60.91	01-409-004-200 Supplies	Expenditure	2893 1	1
23-00845	2	decking	77.04	01-438-001-200 Supplies - Facilities	Expenditure	2	1
23-00845	3	hose/wall mount	39.87	01-438-001-200 Supplies - Facilities	Expenditure	3	1
23-00845	4	misc items	158.59	01-438-000-200 Supplies	Expenditure	4	1
23-00845	5	4x8 wood/screws	283.91	01-409-003-250 Maintenance & Repairs	Expenditure	5	1
23-00845	6	wood filler/1-1/16x1-1/16	78.81	01-410-000-200 Supplies	Expenditure	6	1
23-00845	7	conduit/blades/primer	215.12	01-409-004-250 Maintenance & repairs	Expenditure	7	1
23-00845	8	pvc plug/misc	15.59	01-454-005-200 Supplies	Expenditure	8	1
23-00845	9	misc refund	5.94	01-410-000-200 Supplies	Expenditure	9	1
			923.90				
Report Totals							
		Paid	Void	Amount Paid	Amount Void		
Checks:		5	0	30,208.11	0.00		
Direct Deposit:		0	0	0.00	0.00		
Total:		5	0	30,208.11	0.00		

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Check Register By Check ID

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Range of Checking Accts: SOLID WASTE to SOLID WASTE Range of Check IDs:
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
06/19/23	AJBL0010	A.J. BLOSENSKI	17,343.62	2897
06/19/23	CCSWA010	CCSWA	28,364.48	2897
06/19/23	CHESTRDP	THE CHESTER ROAD PARTNERSHIP	315.00	2897
06/19/23	JACKBRAD	JACK BRADLEY	1,511.36	2897
06/19/23	TOTALREC	TOTAL RECYCLE	5,606.57	2897
06/19/23	WMCORP	WM CORPORATE SERVICES, INC	41,685.52	2897

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	6	0	94,826.55	0.00
Direct Deposit:	<u>0</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>
Total:	<u><u>6</u></u>	<u><u>0</u></u>	<u><u>94,826.55</u></u>	<u><u>0.00</u></u>

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Check Payment Batch Verification Listing

Page No: 1

Batch Id: BABMAAS Batch Type: C Batch Date: 06/19/23 Checking Account: SOLID WASTE G/L Credit: Expenditure G/L Credit
Generate Direct Deposit: N

Check No. PO #	Check Date Enc Date	Vendor # Item Description	Payment Amt	Street 1 of Address to be printed on Check Charge Account Description	Account Type	Status	Seq	Acct
23-00771	06/19/23	AJBL0010 A.J. BLOSENSKI 1 June services	17,343.62	A WASTE CONNECTIONS COMPANY 05-427-000-460 Contracted Services - Recycling	Expenditure	Aprv	1	1
			17,343.62					
23-00781	06/19/23	CCSWA010 CCSWA 1 sw - 5/08 - 5/15	9,521.16	P. O. BOX 476 05-427-000-700 Tipping Fees	Expenditure	Aprv	2	1
				05-427-000-700 Tipping Fees	Expenditure	Aprv	3	1
23-00781	06/19/23	2 sw - 5/16 - 5/22	5,028.76	05-427-000-700 Tipping Fees	Expenditure	Aprv	4	1
23-00781	06/19/23	3 sw - 5/23 - 5/31	8,933.23	05-427-000-700 Tipping Fees	Expenditure	Aprv	5	1
23-00781	06/19/23	4 sw - 6/02 - 6/07	4,881.33	05-427-000-700 Tipping Fees	Expenditure	Aprv		
			28,364.48					
23-00832	06/19/23	CHESTRDP THE CHESTER ROAD PARTNERSHIP 1 acct 3106-0 sewer overpayment	315.00	1110 ALLSTON ROAD 05-495-000-000 Expense Reclass	Expenditure	Aprv	7	1
			315.00					
23-00825	06/19/23	JACKBRAD JACK BRADLEY 1 trash refund for 85 Lyndell rd	1,511.36	133 KAISER DRIVE 05-495-000-000 Expense Reclass	Expenditure	Aprv	6	1
			1,511.36					
23-00834	06/19/23	TOTALREC TOTAL RECYCLE 1 may services 5/01 - 5/31	5,606.57	PO BOX 7250 05-427-000-725 Tipping Fees - Recycling	Expenditure	Aprv	8	1
			5,606.57					
23-00854	06/19/23	WMCORP WM CORPORATE SERVICES, INC 1 may services	41,685.52	AS PAYMENT AGENT 05-427-000-450 Contracted Services	Expenditure	Aprv	9	1
			41,685.52					

Checks: Count 6 Line Items 9 Amount 94,826.55

There are NO errors or warnings in this listing.

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Upper Uwchlan Township
Check Register By Check Id

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Range of Checking Accts: STORM WATER MGT to STORM WATER MGT Range of Check Ids:
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
06/19/23		CONTICON CONTINENTAL CONCRETE PRODUCTS	2,850.00		2898
06/19/23		HIGHW010 HIGHWAY MATERIALS, INC.	496.18		2898
06/19/23		SERVI010 SERVICE TIRE TRUCK CENTERS	1,960.57		2898
06/19/23		TMASSOC T & M ASSOCIATES	514.72		2898
<hr/>					
Report Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	4	0	5,821.47	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	<u>4</u>	<u>0</u>	<u>5,821.47</u>	<u>0.00</u>

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Upper Uwchlan Township
Check Payment Batch Verification Listing

Page No: 1

Batch Id: BABMAAS Batch Type: C Batch Date: 06/19/23 Checking Account: STORM WATER MGT G/L credit: Expenditure G/L Credit
Generate Direct Deposit: N

Check No.	Check Date	Vendor #	Name	Payment Amt	Street 1 of Address to be printed on Check	Charge Account	Account Type	Status	Seq	Acct
PO #	Enc Date	Item Description			Description					
	06/19/23	CONTICON	CONTINENTAL CONCRETE PRODUCTS		1 SOUTH GROSSTOWN ROAD					
23-00783	06/19/23	1 sw - (6)	rc45 tops	2,850.00	08-446-000-200		Expenditure	Aprv	1	1
				2,850.00	Supplies					
	06/19/23	HIGHW010	HIGHWAY MATERIALS, INC.		PO BOX 62879					
23-00850	06/19/23	1 sw-stanley & edgefield		496.18	08-446-000-200		Expenditure	Aprv	4	1
				496.18	Supplies					
	06/19/23	SERVI010	SERVICE TIRE TRUCK CENTERS		2255 AVENUE A					
23-00818	06/19/23	1 sw - goodyear marathon	(5)	1,960.57	08-446-000-235		Expenditure	Aprv	2	1
				1,960.57	Vehicle Maintenance					
	06/19/23	TMASSOC	T & M ASSOCIATES		11 TINDALL ROAD					
23-00840	06/19/23	1 sw - marsh creek watershed		514.72	08-446-000-450		Expenditure	Aprv	3	1
				514.72	Contracted services					

Checks: Count 4 Line Items 4 Amount 5,821.47

There are NO errors or warnings in this listing.

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Upper Uwchlan Township
Check Register By Check Id

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Range of Checking Accts: STORM WATER MGT to STORM WATER MGT Range of Check Ids:
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
06/14/23	LOWES020	LOWES BUSINESS ACCOUNT	412.84	2895
<hr/>				
Report Totals				
Checks:	1	Void	Amount Paid	Amount Void
Direct Deposit:	0	0	0.00	0.00
Total:	1	0	412.84	0.00

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Check Register By Check Id

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

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Contract	Reconciled/Void	Ref Num	Seq Acct
PO #		Item Description							
23-00847	06/14/23	LOWES020 LOWES BUSINESS ACCOUNT 1 sw - nails/lumber	412.84	08-446-000-200 Supplies	Expenditure			2895	1 1

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	1	0	412.84	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u>1</u>	<u>0</u>	<u>412.84</u>	<u>0.00</u>

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Check Register By Check Id

Page No: 1

Range of Checking Accts: CAPITAL to CAPITAL Range of Check Ids:
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
05/15/23		KEYSTONE KEYSTONE SPORTS CONSTRUCTION	2,783.33	05/31/23	2880
05/17/23		STEPHEQU STEPHENSON EQUIPMENT, INC.	83,606.02		2882
06/05/23		NATUR010 NATURAL LANDS TRUST	20,000.00		2890
06/19/23		BOYLECO BOYLE CONSTRUCTION	6,200.00		2899
06/19/23		MARSH020 MARSH CREEK SIGNS	850.00		2899
06/19/23		MILLEPTG MILLER PAINTING	6,300.00		2899
06/19/23		NORMGLAS NORMAN T. GLASS "RESTORATIONS"	3,000.00		2899

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	7	0	122,739.35	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u>7</u>	<u>0</u>	<u>122,739.35</u>	<u>0.00</u>

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Upper Uwchlan Township
Check Register By Check Id

Page No: 1

Range of Checking Accts: CAPITAL
Report Type: All Checks to CAPITAL Range of Check Ids:
Report Format: Detail Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void	Ref Num
PO #	Item	Description				Contract	Ref Seq Acct
23-00739	05/15/23	KEYSTONE KEYSTONE SPORTS CONSTRUCTION 1 pickleball court lines	2,783.33	30-454-001-600 Capital Construction - Hickory	Expenditure	05/31/23	2880 1 1
23-00757	05/17/23	STEPHEQU STEPHENSON EQUIPMENT, INC. 1 Henderson BXH-1723 brinemaker	83,606.02	30-438-000-701 Capital Purchases - Equipment	Expenditure		2882 1 1
23-00767	06/05/23	NATUR010 NATURAL LANDS TRUST 1 Struble Trail Extension	20,000.00	30-455-000-650 Trails and Bridges	Expenditure		2890 1 1
23-00856	06/19/23	BOYLECO BOYLE CONSTRUCTION 1 hvac - may progress	6,200.00	30-454-004-600 Capital Construction - Upland	Expenditure		2899 3 1
23-00805	06/19/23	MARSH020 MARSH CREEK SIGNS 1 pd - graphics for new harley	850.00	30-410-000-700 Capital Purchases - Police	Expenditure		2899 1 1
23-00872	06/19/23	MILLEPTG MILLER PAINTING 1 paint interior sprinkler pipes	6,300.00	30-454-004-600 Capital Construction - Upland	Expenditure		2899 4 1
23-00824	06/19/23	NORMGLAS NORMAN T. GLASS "RESTORATIONS" 1 1st flr farmhouse - payment #2	3,000.00	30-454-004-600 Capital Construction - Upland	Expenditure		2899 2 1

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	7	0	122,739.35	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	7	0	122,739.35	0.00

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Upper Uwchlan Township
Check Register By Check Id

Page No: 1

Range of Checking Accts: DEV ESCROW to DEV ESCROW Range of Check Ids:
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
06/19/23	ARROC010	ARRO CONSULTING, INC.	11,411.50	2900
06/19/23	BRANDWIN	BRANDYWINE CONSERVANCY	773.32	2900
06/19/23	BUCKL010	BUCKLEY, BRION, MCGUIRE, MORRI	446.50	2900
06/19/23	CHRISFRA	CHRISTOPHER FRANTZ	315.00	2900
06/19/23	GILMO020	GILMORE & ASSOCIATES, INC	33,397.69	2900
06/19/23	MARKH010	MARK HAGERTY	231.00	2900
06/19/23	MCMAH010	BOWMAN CONSULTING GROUP, LTD	5,390.00	2900

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	7	0	51,965.01	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u>7</u>	<u>0</u>	<u>51,965.01</u>	<u>0.00</u>

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Upper Uwchlan Township
Check Payment Batch Verification Listing

Page No: 1

Batch Id: BABMAAS Batch Type: C Batch Date: 06/19/23 Checking Account: DEV ESCROW G/L Credit: Expenditure G/L Credit
Generate Direct Deposit: N

Check No.	Check Date	Vendor #	Name	Payment Amt	Street 1 of Address to be printed on Check	Charge Account Description	Account Type	Status	Seq	Acct
PO #	Enc Date	Item Description								
	06/19/23	ARROC010	ARRO CONSULTING, INC.		108 WEST AIRPORT ROAD					
23-00864	06/19/23	1	Rt 100 Phase III	5,584.09	248-035	Project	Aprv	22	1	THE PRESERVE @ MARSH CREEK SEW
23-00864	06/19/23	2	Vantage Point	330.64	248-017	Project	Aprv	23	1	Vantage Point at Chester Spr
23-00864	06/19/23	3	Greenridge	1,905.00	248-052	Project	Aprv	24	1	100 GREENRIDGE ROAD
23-00864	06/19/23	4	Preserve	3,591.77	248-035	Project	Aprv	25	1	THE PRESERVE @ MARSH CREEK SEW
				11,411.50						
	06/19/23	BRANDWIN	BRANDYWINE CONSERVANCY		P.O. BOX 141					
23-00869	06/19/23	1	Greenridge plan review	386.66	248-052	Project	Aprv	26	1	100 GREENRIDGE ROAD
23-00869	06/19/23	2	Eagleview 1A	386.66	248-049	Project	Aprv	27	1	EAGLEVIEW LOT 1A
				773.32						
	06/19/23	BUCKL010	BUCKLEY, BRION, MCGUIRE, MORRI		118 W. MARKET STREET					
23-00821	06/19/23	1	Eagleview 1A	43.00	248-049	Project	Aprv	10	1	EAGLEVIEW LOT 1A
23-00821	06/19/23	4	301 Park Road	129.00	248-048	Project	Aprv	11	1	301 PARK ROAD
23-00821	06/19/23	5	260 Sierra Drive 1B	274.50	248-026	Project	Aprv	12	1	LOT 1B MAINTENANCE AREA
				446.50						
	06/19/23	CHRISFRA	CHRISTOPHER FRANTZ		ATTORNEY AT LAW					
23-00823	06/19/23	1	McKee	315.00	248-1-035	Project	Aprv	20	1	THE PRESERVE @ MARSH CREEK CON
				315.00						
	06/19/23	GILMO020	GILMORE & ASSOCIATES, INC		65 E. BULTER AVENUE, SUITE 100					
23-00820	06/19/23	2	Vantage Point	5,398.25	248-017	Project	Aprv	1	1	Vantage Point at Chester Spr
23-00820	06/19/23	3	Enclave cond	517.62	248-1-038	Project	Aprv	2	1	ENCLAVE at CHESTER SPRINGS sit
23-00820	06/19/23	4	Eagleview 1A	1,492.63	248-049	Project	Aprv	3	1	EAGLEVIEW LOT 1A
23-00820	06/19/23	5	Eagleview 1C	1,142.97	248-025	Project	Aprv	4	1	Eagleview Lot 1C
23-00820	06/19/23	6	Preserve	3,327.18	248-1-035	Project	Aprv	5	1	THE PRESERVE @ MARSH CREEK CON
23-00820	06/19/23	7	Greenridge	13,987.50	248-052	Project	Aprv	6	1	100 GREENRIDGE ROAD
23-00820	06/19/23	10	Escrpw Eagle 1D	750.00	248-026	Project	Aprv	7	1	LOT 1B MAINTENANCE AREA
23-00820	06/19/23	11	Greenridge	6,706.54	248-052	Project	Aprv	8	1	100 GREENRIDGE ROAD

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Upper Uwchlan Township
Check Payment Batch Verification Listing

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Check No.	Check Date	Vendor #	Name	Payment Amt	Street 1 of Address to be printed on Check	Charge Account	Account Type	Status	Seq	Acct Description
23-00820	06/19/23	12	Reserve Pickleball	75.00	248-1-035		Project	Aprv	9	1
					THE PRESERVE @ MARSH CREEK CON					
				33,397.69						
	06/19/23	MARKH010	MARK HAGERTY		OFFICIAL COURT REPORTER					
23-00863	06/19/23	1	Greenridge aPPPLICATION	231.00	248-052		Project	Aprv	21	1
					100 GREENRIDGE ROAD					
				231.00						
	06/19/23	MCMAH010	BOWMAN CONSULTING GROUP, LTD		P.O. BOX 748548					
23-00822	06/19/23	1	301 Park Rd	585.00	248-048		Project	Aprv	13	1
					301 PARK ROAD					
23-00822	06/19/23	2	Greenridge	993.75	248-052		Project	Aprv	14	1
					100 GREENRIDGE ROAD					
23-00822	06/19/23	3	Byers 5C 2B	97.50	248-046		Project	Aprv	15	1
					Prosperity Byers 5C 2B					
23-00822	06/19/23	4	Escrow Greenridge	1,115.00	248-052		Project	Aprv	16	1
					100 GREENRIDGE ROAD					
23-00822	06/19/23	5	Escrow	1,502.50	248-049		Project	Aprv	17	1
					EAGLEVIEW LOT 1A					
23-00822	06/19/23	6	Escrow	950.00	248-026		Project	Aprv	18	1
					LOT 1B MAINTENANCE AREA					
23-00822	06/19/23	7	Escrow	146.25	248-1-035		Project	Aprv	19	1
					THE PRESERVE @ MARSH CREEK CON					
				5,390.00						

Checks: Count 7 Line Items 27 Amount 51,965.01

There are NO errors or warnings in this listing.

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Upper Uwchlan Township
Check Payment Batch Verification Listing

Page No: 3

Project Description	Project No.	Project Total
Vantage Point at Chester Spr	248-017	5,728.89
Eagleview Lot 1C	248-025	1,142.97
LOT 1B MAINTENANCE AREA	248-026	1,974.50
THE PRESERVE @ MARSH CREEK SEW	248-035	9,175.86
Prosperity Byers 5C 2B	248-046	97.50
301 PARK ROAD	248-048	714.00
EAGLEVIEW LOT 1A	248-049	3,424.79
100 GREENRIDGE ROAD	248-052	25,325.45
THE PRESERVE @ MARSH CREEK CON	248-1-035	3,863.43
ENCLAVE at CHESTER SPRINGS sit	248-1-038	517.62
Total of All Projects:		<u><u>51,965.01</u></u>

G/L Posting Summary

Account	Description	Debits	Credits
40-100-000-100	Cash - Fulton Bank	0.00	51,965.01
40-248-000-017	Due to Developer - Vantage Pt Retirement	5,728.89	0.00
40-248-000-025	Eagleview Lot 1C	1,142.97	0.00
40-248-000-026	LOT 1B MAINTENANCE AREA	1,974.50	0.00
40-248-000-035	THE PRESERVE @ MARSH CREEK SD	9,175.86	0.00
40-248-000-046	Prosperity Byers Parcel 5C Lot 2B	97.50	0.00
40-248-000-048	301 PARK ROAD	714.00	0.00
40-248-000-049	EAGLEVIEW LOT 1A	3,424.79	0.00
40-248-000-052	100 Greenridge Road	25,325.45	0.00
40-248-001-035	THE PRESERVE @ MARSH CREEK CON	3,863.43	0.00
40-248-001-038	ENCLAVE at CHESTER SPRINGS site	517.62	0.00
	Grand Total:	<u><u>51,965.01</u></u>	<u><u>51,965.01</u></u>

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Upper Uwchlan Township
Check Register By Check Id

Page No: 1

Range of Checking Accts: PAYROLL EFTS to PAYROLL EFTS Range of Check Ids:
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
06/15/23	AFLAC010	AFLAC	1,151.88		2892
<hr/>					
Report Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>
			Checks: 1	0	1,151.88
			Direct Deposit: 0	0	0.00
			Total: 1	0	1,151.88
					0.00

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Upper Uwchlan Township
Check Register By Check ID

Page No: 1

Range of Checking Accts: PAYROLL EFTS to PAYROLL EFTS Range of Check IDs:
Report Type: All Checks Report Format: Detail Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Contract	Ref Seq	Reconciled/Void Ref Num
PO #	Item	Description						
23-00769	06/15/23	AFLAC010 AFLAC	1,151.88	01-221-000-000	Expenditure			2892
		1 benefit deduction - May 2023		Benefit Deduction- Aflac (AFL)				1 1

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	1	0	1,151.88	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u>1</u>	<u>0</u>	<u>1,151.88</u>	<u>0.00</u>



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

TO: BOARD OF SUPERVISORS

FROM: Jill Bukata, Township Treasurer

RE: Status Update

DATE: June 19, 2023

Finance has worked on the following items during the month

- Received and processed 119 trash and 1,646 sewer payments (5/11/2023 – 6/15/2023)

Highlights of the May 31, 2023 financial statements

- The balance sheet remains strong with cash of over **\$14.7 million** - of that amount **approximately \$6.8 million** is not available for the routine operations of the Township as it is reserved for specific purposes, ie. Liquid Fuels and Act 209 for highways, Turf Field for replacement of the Turf Field, Capital Projects for capital improvements etc.
- Combined revenue and expense status (General Fund & Solid Waste Fund):
 - Percentage through the year 41.7%
 - YTD revenues \$ 5,386,345 57.4%
 - YTD expenses \$ 3,374,395 39.5%
 - YTD net income \$ 2,011,950 (before transfers)
 - YTD transfers out \$ -
 - **YTD net income (after transfers)** \$ -
 - Budgeted 2023 net income \$ 853,596 (before transfers)
 - Budgeted 2023 net income (after) \$ 18,596 (after transfers)
- YTD EIT revenues as of May 31 were \$17,000 lower than at the same time last year.
- The transfer of \$112,687.96 from the General Fund to the Capital Fund is not part of the budgeted fund transfers. It is comprised of ARPA Funds that the Township is using for several projects that will be paid from the Capital Fund.

**Upper Uwchlan Township
Treasurer's Report**

**Cash Balances
As of May 31, 2023**

General Fund

Meridian Bank	\$ 6,055,284	Not done yet
Meridian Bank - Payroll	68,036	
Meridian Bank - ARPA Funds	656,068	
Meridian Bank MMA - restricted	39,298	
Meridian Bank-restricted-Meadow Creek	8,037	
Fulton Bank	149,659	
Fulton Bank - Turf Field	239,703	
Petty cash	300	
Total General Fund	7,216,385	

Certificate of Deposit - 7/2/23 (First Resource)	278,810
Certificate of Deposit - 4/29/2024	240,976
Certificate of Deposit - ARPA	250,000
Certificate of Deposit - Meadow Creek	<u>1,003,904</u>

Total General Fund \$ 8,990,075

Solid Waste Fund

Meridian Bank - Solid Waste	282,419
Fulton Bank - Solid Waste	916,985
Total Solid Waste Funds	1,199,404
Total Solid Waste Fund	1,199,404

Liquid Fuels Fund

Fulton Bank	1,077,630
Certificate of Deposit -	<u>500,000</u>
Total Liquid Fuels Fund	1,577,630

Capital Projects Fund

Fulton Bank	428,269
PSDLAF	5,110
Fulton Bank - 2019 Bond Proceeds	-
Fulton Bank - 2019 Bond Proceeds, ICS Sweep	<u>1</u>
Total Capital Projects Fund	433,379

Act 209 Impact Fund

Fulton Bank	1,057,099
Certificate of Deposit - First Resource	<u>1,003,904</u>
Total Act 209 Impact Fund	2,061,003

Water Resource Protection Fund

Fulton Bank	404,026
Total Water Resource Protection Fund	404,026

Sewer Fund

PSDLAF	84
Fulton Bank	<u>107,183</u>
Total Sewer Fund	107,267

Total - Upper Uwchlan Township \$ 14,772,784

Upper Uwchlan Township
Schedule of Investments

As of May 31, 2023

	Institution	Amount Invested	Type of Investment	Maturity Date	Interest Rate	Market Value
<u>General Fund</u>						
General Fund	First Resource Bank	250,000.00	Certificate of Deposit	7/2/2024	2.000%	250,000.00
		28,410.13	Interest accrued			28,410.13
	Accrued interest - YTD	322.18				322.18
		<u>278,732.31</u>				<u>278,732.31</u>
General Fund	Fulton Bank	250,000.00	Certificate of Deposit	5/19/2024	4.750%	250,000.00
	Accrued interest - YTD	976.03	Interest accrued			976.03
		<u>250,976.03</u>				<u>250,976.03</u>
General Fund - ARPA	Presence Bank	250,000.00	Certificate of Deposit		4.510%	250,000.00
	Accrued interest - YTD	-	Interest accrued			-
		<u>250,000.00</u>				<u>250,000.00</u>
General Fund - Meadow Creek	First Resource Bank	1,000,000.00	Certificate of Deposit	4/28/2024	4.750%	1,000,000.00
	Accrued interest - YTD	3,904.11	Interest accrued			3,904.11
		<u>1,003,904.11</u>				<u>1,003,904.11</u>
<u>Liquid Fuels Fund</u>						
Liquid Fuels	First Resource Bank	1,000,000.00	Certificate of Deposit	4/28/2024	4.750%	1,000,000.00
	Accrued interest - YTD	-	Interest accrued			-
		<u>1,000,000.00</u>				<u>1,000,000.00</u>
<u>Act 209 Fund</u>						
Act 209	First Resource Bank	1,000,000.00	Certificate of Deposit	4/28/2024	4.750%	1,000,000.00
	Accrued interest - YTD	3,904.11	Interest accrued			3,904.11
		<u>1,003,904.11</u>				<u>1,003,904.11</u>
<u>Sewer Fund - General Obligation Bonds (2014 Bonds)</u>						
Sewer Fund	PSDLAF	2,812,792.62	Collateralized CD Pool		0.100%	2,812,792.62
	Redemptions	(2,812,792.62)				(2,812,792.62)
	PSDLAF	83.59	MAX account (MMF)			83.59
	PSDLAF	-	MAX account (MMF)	-	0.02%	-
		<u>83.59</u>				<u>83.59</u>
<u>Capital Fund</u>						
Capital Fund	PSDLAF	1,500,000.00	Collateralized CD Pool		0.100%	1,500,000.00
	Redemptions	(1,535,000.00)				(1,535,000.00)
	MAX account (MMF)	40,109.71	MAX account (MMF)	-	0.02%	40,109.71
		<u>5,109.71</u>				<u>5,109.71</u>
Fulton Bank - 2019						
	Bond Proceeds	5,598,727.66				5,598,727.66
	Used for projects/interest	<u>(5,598,727.11)</u>				<u>(5,598,727.11)</u>
		0.55				0.55
<u>Total Capital Fund</u>						
		<u>5,110.26</u>				<u>5,110.26</u>

Upper Uwchlan Township
 Accounts Receivable
 As of May 31, 2023

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

Reimbursable CU Fees - 01-145-000-021

	Total Amount Due 4/30/2023	Total Amount Due 4/30/2023	Less than 30 days	31 - 60	61 - 90	Over 90 days	Over 180 days	Total
Alpha Phylte Fitness	827.55	827.55	-	-	-	827.55	-	827.55
Chester Co./Struble	3,405.22	3,405.22	-	3,405.22	-	-	-	3,405.22
McHugh	-	2,331.40	-	-	-	-	-	-
Hankin	3,102.50	3,102.50	-	-	-	3,102.50	-	3,102.50
Montesano	1,774.96	1,774.96	-	-	-	-	1,774.96	1,774.96
Toll Brothers	25,512.42	25,508.42	-	13,835.28	-	11,677.14	-	25,512.42
Natural Lands Trust	2,761.25	2,761.25	-	-	136.50	2,624.75	-	2,761.25
McKee	874.00	874.00	-	-	-	874.00	-	874.00
Moser	1,471.64	-	642.50	829.14	-	-	-	1,471.64
Balance at May 31, 2023	\$ 39,729.54	\$ 40,585.30	\$ 642.50	\$ 18,069.64	\$ 136.50	\$ 19,105.94	\$ 1,774.96	\$ 39,729.54

Upper Uwchlan Township
 Accounts Receivable
 as of 5-31-2023

Turf & Field Use Fees - Accounts 01-145-000-080 and 085

	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Brandywine Rugby	0.00	0.00	0.00	0.00	-
Chester Springs United	0.00	0.00	0.00	0.00	-
Downingtown East Lacrosse	0.00	0.00	0.00	0.00	-
Downingtown Rugby Club	0.00	0.00	0.00	0.00	-
D'Town Dawgs Lacrosse	0.00	0.00	0.00	60.00	60.00
Freedom LAXX	0.00	0.00	0.00	0.00	-
GEYA-Soccer	0.00	0.00	0.00	0.00	-
GEYA- - Other	0.00	0.00	0.00	0.00	-
Lionville Lacross U9	0.00	0.00	0.00	0.00	-
Lionville Soccer	0.00	0.00	0.00	0.00	-
LYA LAX	0.00	0.00	0.00	0.00	-
LYA Soccer	0.00	0.00	0.00	0.00	-
LYA U16 Boys Soccer Club	0.00	0.00	0.00	0.00	-
Marsh Creek Eagles	0.00	0.00	0.00	40.00	40.00
Next Level Sports	885.00	0.00	0.00	0.00	885.00
Penn Fusion	0.00	0.00	0.00	0.00	-
Phoenixville WhiteHorse Rugby	0.00	0.00	0.00	0.00	-
Rugby PA	0.00	0.00	0.00	0.00	-
	<u><u>885.00</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>	<u><u>100.00</u></u>	<u><u>985.00</u></u>

Balances per General Ledger May 31, 2023

Turf Field fees	0
Field fees	<u><u>985.00</u></u>

Upper Uwchlan Township

Accounts Receivable

As of May 31, 2023

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

	Amount 5/31/2023	Amount 4/30/2023	Aging					Total
			Less than 30 days	30 days	60 days	90 days	180 days & over	
Franchise fees - 1Q	-	50,000.00	-	-	-	-	-	-
PSATS overpayment - 3Q	1,056.43	1,056.43	-	-	-	1,056.43	-	1,056.43
Balance at May 31, 2023	\$ 1,056.43	\$ 51,056.43	-	-	-	1,056.43	-	1,056.43

Upper Uwchlan Township
General Fund
Balance Sheet
As of May 31, 2023

ASSETS

Cash			
01-100-000-100	General Checking - Fulton Bank	\$	149,659.03
01-100-000-200	Meridian Bank		6,055,284.01
01-100-000-210	Meridian Bank - Payroll		68,036.03
01-100-000-220	Meridian Bank MMA - restricted		39,297.67
01-100-000-230	Meridian Bank - ARPA		656,068.27
01-100-000-250	Fulton Bank - Turf Field		239,702.74
01-100-000-260	Meridian Bank - Meadow Creek Lane		8,037.28
01-100-000-300	Petty Cash		300.00
	Total Cash		7,216,385.03
Investments			
01-120-000-100	Certificate of Deposit - First Resource		278,809.53
01-120-000-110	Certificate of Deposit - Fulton		250,976.03
01-120-000-120	Certificate of Deposit - Meadow Creek		1,003,904.11
01-120-000-130	Certificate of Deposit - ARPA		250,000.00
			1,783,689.67
Accounts Receivable			
01-145-000-020	Engineering Fees Receivable		16,434.28
01-145-000-021	Engineering Fees Receivable-CU		617.55
01-145-000-030	Legal Fees Receivable		18,649.71
01-145-000-040	R/E Taxes Receivable		27,458.68
01-145-000-050	Hydrant Tax Receivable		-
01-145-000-060	Domestic Relations Receivable		955.61
01-145-000-080	Field Fees Receivables		985.00
01-145-000-085	Turf Field Receivables		-
01-145-000-086	EIT Receivable		45,654.07
01-145-000-090	RE Transfer Tax Receivable		69,915.05
01-145-000-095	Misc accounts receivable		1,056.43
01-145-000-096	Traffic Signals Receivable		-
01-145-000-097	Advertising Fees Reimbursable		-
	Total Accounts Receivable		181,726.38
Other Current Assets			
01-130-000-001	Due From Municipal Authority		142,184.65
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		3,343.59
01-130-000-006	Due from Solid Waste Fund		-
01-130-000-007	Due from Water Resource Protection Fund		-
01-130-000-008	Due from the Sewer Fund		-
01-130-000-009	Due from Developer's Escrow Fund		-
01-131-000-000	Suspense Account		-
	Total Other Current Assets		145,528.24
Prepaid Expense			
01-155-000-000	Prepaid expenses		-
	Total Prepaid Expense		-
	Total Assets	\$	9,327,329.32

Upper Uwchlan Township
General Fund
Balance Sheet
As of May 31, 2023

LIABILITIES AND FUND BALANCE

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	5,303.40
01-214-000-000	Non-Uniform Pension	-
01-214-000-100	NU Pension Plan #2	-
01-215-000-000	Police Pension Withheld	-
01-216-000-000	Domestic Relation W/H	-
01-217-000-000	State Tax Withheld	-
01-218-000-000	Police Association Dues	2,080.00
01-219-000-000	LST Tax Withheld	390.00
01-220-000-000	State Unemployment W/H	372.04
01-221-000-000	Benefit Deduction-Aflac	(592.25)
01-221-000-100	Benefit Deduction-Aflac After Tax	302.00
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	2,100.00
01-239-000-006	Due to Solid Waste Fund	4,725.50
01-239-000-007	Due to Water Resource Protection Fund	-
01-239-000-008	Due to Developer's Escrow Fund	-
01-258-000-000	Accrued Expenses	60,000.00
	Total Other Current Liabilities	74,680.69

Total Liabilities \$ 991,476.77

EQUITY

01-272-000-000	Opening Balance Equity	812,921.60
01-272-000-001	Retained Earnings	6,115,686.12
	Current Period Net Income (Loss)	1,407,244.83
	Total Equity	8,335,852.55

Total Fund Balance \$ 8,335,852.55

**Upper Uwchlan Township
General Fund**
Statement of Revenues and Expenditures
For the Period Ended May 31, 2023

GL Account #	Account Description	2023 YTD Actual	2023 Budget	Over (Under) Budget	Actual as % of Budget
REVENUES					
01-301-000-010	Current Real Estate Taxes	\$ 1,138,843.47	\$ 1,182,000.00	\$ (43,156.53)	96.3%
01-301-000-013	Real Estate Tax Refunds	(224.45)	(3,000.00)	2,775.55	7.5%
01-301-000-030	Delinquent Real Estate Taxes	11,219.56	30,000.00	(18,780.44)	37.4%
01-301-000-071	Hydrant Tax	-	-	-	#DIV/0!
01-301-000-072	Delinquent Hydrant Taxes	-	500.00	(500.00)	0.0%
01-310-000-010	Real Estate Transfer Taxes	290,740.50	675,000.00	(384,259.50)	43.1%
01-310-000-020	Earned Income Taxes	2,333,603.63	4,500,000.00	(2,166,396.37)	51.9%
01-310-000-021	EIT commissions paid	(28,651.81)	(61,200.00)	32,548.19	46.8%
01-320-000-010	Building Permits	248,881.63	500,000.00	(251,118.37)	49.8%
01-320-000-020	Use & Occupancy Permit	4,805.00	12,000.00	(7,195.00)	40.0%
01-320-000-030	Sign Permits	-	100.00	(100.00)	0.0%
01-320-000-040	Contractors Permit	1,200.00	2,000.00	(800.00)	60.0%
01-320-000-050	Refinance Certification Fees	870.00	3,000.00	(2,130.00)	29.0%
01-321-000-080	Cable TV Franchise Fees	49,129.93	200,000.00	(150,870.07)	24.6%
01-331-000-010	Vehicle Codes Violation	25,044.52	50,000.00	(24,955.48)	50.1%
01-331-000-011	Reports/Fingerprints	545.00	2,000.00	(1,455.00)	27.3%
01-331-000-012	Solicitation Permits	-	500.00	(500.00)	0.0%
01-331-000-050	Reimbursable Police Wages	398.04	5,000.00	(4,601.96)	8.0%
01-341-000-001	Interest Earnings	24,494.74	33,000.00	(8,505.26)	74.2%
01-342-000-001	Rental Property Income	10,000.00	24,000.00	(14,000.00)	41.7%
01-354-000-010	County Grants	-	-	-	#DIV/0!
01-354-000-020	State Grants	123,367.96	300,000.00	(176,632.04)	41.1%
01-354-000-030	Police Grants	-	-	-	#DIV/0!
01-355-000-001	PURTA	-	6,500.00	(6,500.00)	0.0%
01-355-000-004	Alcoholic Beverage Tax	600.00	800.00	(200.00)	75.0%
01-355-000-005	State Aid, Police Pension	-	122,000.00	(122,000.00)	0.0%
01-355-000-006	State Aid, Non-Uniform Pension	-	60,000.00	(60,000.00)	0.0%
01-355-000-007	Foreign Fire Insurance Tax	-	95,000.00	(95,000.00)	0.0%
01-360-000-010	Vehicle Storage Fees	-	1,000.00	(1,000.00)	0.0%
01-361-000-030	Zoning/SubDivision Land Development	6,218.00	6,000.00	218.00	103.6%
01-361-000-032	Fees from Engineering	7,603.20	50,000.00	(42,396.80)	15.2%
01-361-000-033	Admin Fees from Engineering	15.22	4,000.00	(3,984.78)	0.4%
01-361-000-035	Admin Fees from Legal	-	1,000.00	(1,000.00)	0.0%
01-361-000-036	Legal Services Fees	608.50	6,000.00	(5,391.50)	10.1%
01-361-000-038	Sale of Maps & Books	115.00	250.00	(135.00)	46.0%
01-361-000-039	Fire Inspection Fees	250.00	2,000.00	(1,750.00)	12.5%
01-361-000-040	Fees from Engineering - CU	-	20,000.00	(20,000.00)	0.0%
01-361-000-041	Property Inspection Fees	-	8,000.00	(8,000.00)	0.0%
01-361-000-042	Copies	-	100.00	(100.00)	0.0%
01-361-000-043	Fees from Traffic Signals Reimbursables	-	-	-	#DIV/0!
01-361-000-044	Fees from Advertising Reimbursables	-	500.00	(500.00)	0.0%
01-367-000-010	Recreation Donations	-	-	-	#DIV/0!
01-367-000-014	Pavillion Rental	-	500.00	(500.00)	0.0%
01-367-000-020	Tennis Fees	-	-	-	#DIV/0!
01-367-000-021	Field Programs	10,215.00	30,000.00	(19,785.00)	34.1%
01-367-000-025	Turf Field Fees	23,025.00	45,000.00	(21,975.00)	51.2%
01-367-000-030	Community Events Donations	10,275.00	15,000.00	(4,725.00)	68.5%
01-367-000-040	History Book Revenue	15.00	200.00	(185.00)	7.5%
01-367-000-045	Upland Farms Barn Rental Fees	4,675.00	10,000.00	(5,325.00)	46.8%
01-367-000-089	Donations for Park Equipment	-	-	-	#DIV/0!
01-380-000-001	Miscellaneous Revenue	686.74	10,000.00	(9,313.26)	6.9%
01-380-000-010	Insurance Reimbursement	40,572.94	3,000.00	37,572.94	1352.4%
01-392-000-008	Municipal Authority Reimbursement	108,562.70	270,688.00	(162,125.30)	40.1%

**Upper Uwchlan Township
General Fund**
Statement of Revenues and Expenditures
For the Period Ended May 31, 2023

GL Account #	Account Description	2023 YTD Actual	2023 Budget	Over (Under) Budget	Actual as % of Budget
01-392-000-020	Transfer from Capital Fund	-		-	#DIV/0!
01-392-000-030	Transfer from Solid Waste Fund	-		-	#DIV/0!
01-395-000-000	Refund of Prior Year Expenses	2,032.26		2,032.26	#DIV/0!
	Total Revenue	\$ 4,449,737.28	\$ 8,222,438.00	\$ (3,772,700.72)	54.1%
GENERAL GOVERNMENT					
01-400-000-113	Supervisors Wages	\$ 4,875.00	\$ 9,750.00	\$ (4,875.00)	50.0%
01-400-000-150	Payroll Tax Expense	372.96	746.00	(373.04)	50.0%
01-400-000-320	Telephone	800.72	2,000.00	(1,199.28)	40.0%
01-400-000-340	Public Relations	1,350.00	2,000.00	(650.00)	67.5%
01-400-000-341	Advertising	2,351.95	7,500.00	(5,148.05)	31.4%
01-400-000-342	Printing	5,159.72	5,000.00	159.72	103.2%
01-400-000-344	Community Notice	-	2,000.00	(2,000.00)	0.0%
01-400-000-350	Insurance-Bonding	2,807.00	2,945.00	(138.00)	95.3%
01-400-000-352	Insurance-Liability	10,519.20	21,038.00	(10,518.80)	50.0%
01-400-000-420	Dues/Subscriptions/Memberships	4,746.00	4,375.00	371.00	108.5%
01-400-000-460	Meeting & Conferences	1,146.42	6,000.00	(4,853.58)	19.1%
01-400-000-461	Bank Fees	6,120.73	15,000.00	(8,879.27)	40.8%
01-400-000-463	Misc expenses	1,018.91	2,000.00	(981.09)	50.9%
01-400-000-464	Wallace Twp. Tax Agreement	-	5,794.00	(5,794.00)	0.0%
		41,268.61	86,148.00	(44,879.39)	47.9%
EXECUTIVE					
01-401-000-100	Administration Wages	219,666.75	561,178.00	(341,511.25)	39.1%
01-401-000-150	Payroll Tax Expense	17,161.48	42,930.00	(25,768.52)	40.0%
01-401-000-151	PSATS Unemployment Compensation	2,310.00	2,310.00	-	100.0%
01-401-000-156	Employee Benefit Expense	33,951.76	85,631.00	(51,679.24)	39.6%
01-401-000-157	ACA Fees	-	240.00	(240.00)	0.0%
01-401-000-159	Employer HSA Contribution	10,500.00	-	10,500.00	#DIV/0!
01-401-000-160	Non-Uniform Pension	14,514.65	35,923.00	(21,408.35)	40.4%
01-401-000-165	Employer 457 Match	-	12,000.00	(12,000.00)	0.0%
01-401-000-174	Tuition Reimbursements	-	6,300.00	(6,300.00)	0.0%
01-401-000-181	Longevity Pay	3,750.00	6,450.00	(2,700.00)	58.1%
01-401-000-183	Overtime Wages	5,093.86	5,000.00	93.86	101.9%
01-401-000-200	Supplies	12,750.84	15,000.00	(2,249.16)	85.0%
01-401-000-205	Meals & Meal Allowances	-	200.00	(200.00)	0.0%
01-401-000-215	Postage	954.00	4,500.00	(3,546.00)	21.2%
01-401-000-230	Gasoline & Oil	868.86	2,200.00	(1,331.14)	39.5%
01-401-000-235	Vehicle Maintenance	-	1,000.00	(1,000.00)	0.0%
01-401-000-252	Repair & Maintenance	-	2,000.00	(2,000.00)	0.0%
01-401-000-316	Training & Seminars	3,639.00	10,000.00	(6,361.00)	36.4%
01-401-000-317	Parking/Travel	158.52	1,200.00	(1,041.48)	13.2%
01-401-000-322	Ipad Expenses	31.08	600.00	(568.92)	5.2%
01-401-000-352	Insurance - Liability	134.76	270.00	(135.24)	49.9%
01-401-000-353	Insurance-Vehicle	201.36	403.00	(201.64)	50.0%
01-401-000-354	Insurance-Workers Compensation	1,010.06	685.00	325.06	147.5%
01-401-000-420	Dues/Subscriptions/Memberships	6,026.00	6,100.00	(74.00)	98.8%
01-401-000-450	Contracted Services	6,381.75	16,000.00	(9,618.25)	39.9%
		339,104.73	818,120.00	(479,015.27)	41.4%
AUDIT					
01-402-000-450	Contracted Services	13,390.00	25,700.00	(12,310.00)	52.1%
		13,390.00	25,700.00	(12,310.00)	52.1%

**Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended May 31, 2023**

GL Account #	Account Description	2023 YTD Actual	2023 Budget	Over (Under) Budget	Actual as % of Budget
TAX COLLECTION					
01-403-000-110	Chester Co. Treasurer Expense	8,085.00	12,500.00	(4,415.00)	64.7%
01-403-000-200	Supplies	-	-	-	#DIV/0!
01-403-000-215	Postage	-	-	-	#DIV/0!
01-403-000-350	Insurance-Bonding	-	-	-	#DIV/0!
01-403-000-450	Contracted Services	-	400.00	(400.00)	0.0%
		8,085.00	12,900.00	(4,815.00)	62.7%
LEGAL					
01-404-000-305	Reimbursable Legal Fees - CU	-	500.00	(500.00)	0.0%
01-404-000-310	Reimbursable Legal Fees	591.50	9,500.00	(8,908.50)	6.2%
01-404-000-311	Non Reimbursable Legal	7,494.28	45,000.00	(37,505.72)	16.7%
01-404-000-450	Contracted Services	-	5,000.00	(5,000.00)	0.0%
		8,085.78	60,000.00	(51,914.22)	13.5%
MUNICIPAL AUTHORITY ADMINISTRATOR					
01-406-000-100	Administrator Wages	30,875.00	86,400.00	(55,525.00)	35.7%
01-406-000-101	Employee Cost Transferred to MA	(31,674.45)	(93,395.00)	61,720.55	33.9%
01-406-000-150	Payroll Tax Expense	414.45	6,610.00	(6,195.55)	6.3%
01-406-000-151	PSATS Unemployment Compensation	385.00	385.00	-	100.0%
		(0.00)	-	0.00	#DIV/0!
TECHNOLOGY					
01-407-000-200	Supplies	14.99	2,000.00	(1,985.01)	0.7%
01-407-000-220	Software	37,031.40	76,401.00	(39,369.60)	48.5%
01-407-000-222	Hardware	4,073.00	16,000.00	(11,927.00)	25.5%
01-407-000-240	Web Page	6,679.93	6,000.00	679.93	111.3%
01-407-000-450	Contracted Services	31,642.22	62,720.00	(31,077.78)	50.4%
		79,441.54	163,121.00	(83,679.46)	48.7%
ENGINEERING					
01-408-000-305	Reimbursable Conditional Use	-	25,000.00	(25,000.00)	0.0%
01-408-000-310	Reimbursable Engineering	6,309.45	75,000.00	(68,690.55)	8.4%
01-408-000-311	Traffic Engineering	8,218.75	25,000.00	(16,781.25)	32.9%
01-408-000-313	Non Reimbursable Engineering	43,161.46	30,000.00	13,161.46	143.9%
01-408-000-366	Ordinance Update	-	4,500.00	(4,500.00)	0.0%
01-408-000-367	General Planning	1,788.13	10,000.00	(8,211.87)	17.9%
01-408-000-368	MS4 Expenses	35.00	-	35.00	#DIV/0!
01-408-000-369	Reimbursable Traffic Signals	-	-	-	#DIV/0!
01-408-000-370	Reimbursable Advertising	-	-	-	#DIV/0!
		59,512.79	169,500.00	(109,987.21)	35.1%
TOWNSHIP PROPERTIES					
<i>Public Works Building</i>					
01-409-001-200	Supplies	57.87	1,000.00	(942.13)	5.8%
01-409-001-231	Propane & heating - PW bldg	-	15,000.00	(15,000.00)	0.0%
01-409-001-250	Maint & Repair	4,982.71	20,500.00	(15,517.29)	24.3%
01-409-001-320	Telephone	1,963.80	4,000.00	(2,036.20)	49.1%
01-409-001-351	Insurance - property	10,382.88	20,766.00	(10,383.12)	50.0%
01-409-001-360	Utilities	2,288.22	10,000.00	(7,711.78)	22.9%
01-409-001-450	Contracted Services	1,975.01	8,000.00	(6,024.99)	24.7%

**Upper Uwchlan Township
General Fund**
Statement of Revenues and Expenditures
For the Period Ended May 31, 2023

GL Account #	Account Description	2023 YTD Actual	2023 Budget	Over (Under) Budget	Actual as % of Budget
<u>Township Building</u>					
01-409-003-101	Employee Cost Allocated	-	-	-	#DIV/0!
01-409-003-200	Supplies	1,136.59	4,000.00	(2,863.41)	28.4%
01-409-003-231	Propane & Heating Oil	-	5,000.00	(5,000.00)	0.0%
01-409-003-250	Maintenance & Repairs	9,125.18	3,000.00	6,125.18	304.2%
01-409-003-320	Telephone	4,331.71	7,000.00	(2,668.29)	61.9%
01-409-003-351	Insurance Property	12,113.36	24,227.00	(12,113.64)	50.0%
01-409-003-360	Utilities	8,228.96	25,000.00	(16,771.04)	32.9%
01-409-003-380	Rent	-	-	-	#DIV/0!
01-409-003-385	Relocation Costs	-	-	-	#DIV/0!
01-409-003-450	Contracted Services	14,063.09	39,000.00	(24,936.91)	36.1%
<u>Milford Road</u>					
01-409-004-200	Supplies	598.95	500.00	98.95	119.8%
01-409-004-231	Propane	-	2,000.00	(2,000.00)	0.0%
01-409-004-250	Maintenance & Repairs	-	2,000.00	(2,000.00)	0.0%
01-409-004-320	Telephone	1,568.71	3,000.00	(1,431.29)	52.3%
01-409-004-351	Insurance - property	1,730.48	3,461.00	(1,730.52)	50.0%
01-409-004-360	Utilities	379.01	1,000.00	(620.99)	37.9%
01-409-004-450	Contracted Services	700.00	500.00	200.00	140.0%
		75,626.53	198,954.00	(123,327.47)	38.0%
<u>POLICE EXPENSES</u>					
01-410-000-100	Police Wages	613,416.86	1,815,903.00	(1,202,486.14)	33.8%
01-410-000-110	Police Wages - WC reimbursement	-	-	-	#DIV/0!
01-410-000-150	Payroll Tax Expense	51,807.81	138,917.00	(87,109.19)	37.3%
01-410-000-151	PSATS Unemployment Compensation	5,654.26	7,700.00	(2,045.74)	73.4%
01-410-000-156	Employee Benefit Expense	170,415.37	413,159.00	(242,743.63)	41.2%
01-410-000-158	Medical Expense Reimbursements	4,569.86	10,000.00	(5,430.14)	45.7%
01-410-000-159	Employer HSA Contribution	34,500.00	-	34,500.00	#DIV/0!
01-410-000-160	Pension Expense	126,337.50	252,675.00	(126,337.50)	50.0%
01-410-000-165	Employer 457 Match	-	32,000.00	(32,000.00)	0.0%
01-410-000-174	Tuition Reimbursement	5,286.00	12,000.00	(6,714.00)	44.1%
01-410-000-181	Longevity Pay	12,600.00	32,050.00	(19,450.00)	39.3%
01-410-000-182	Education incentive	4,250.00	3,500.00	750.00	121.4%
01-410-000-183	Overtime - Patrol Functions	7,204.55	4,024.00	3,180.55	179.0%
01-410-000-184	Overtime - Shift Coverage	16,213.07	15,000.00	1,213.07	108.1%
01-410-000-185	Overtime - Holiday Worked	15,231.16	35,976.00	(20,744.84)	42.3%
01-410-000-187	Courttime Wages	4,686.68	14,000.00	(9,313.32)	33.5%
01-410-000-190	ARPA - COVID Pay	10,500.00	12,000.00	(1,500.00)	87.5%
01-410-000-191	Uniform/Boot Allowances	7,875.00	17,700.00	(9,825.00)	44.5%
01-410-000-200	Supplies	14,000.69	12,000.00	2,000.69	116.7%
01-410-000-215	Postage	-	750.00	(750.00)	0.0%
01-410-000-230	Gasoline & Oil	19,118.60	50,000.00	(30,881.40)	38.2%
01-410-000-235	Vehicle Maintenance	11,414.02	20,000.00	(8,585.98)	57.1%
01-410-000-238	Clothing/Uniforms	11,294.25	39,282.00	(27,987.75)	28.8%
01-410-000-250	Maintenance & Repairs	1,836.79	-	1,836.79	#DIV/0!
01-410-000-260	Small Tools & Equipment	1,988.30	15,000.00	(13,011.70)	13.3%
01-410-000-311	Non-Reimburseable-Legal	-	-	-	#DIV/0!
01-410-000-316	Training/Seminar	6,751.02	20,000.00	(13,248.98)	33.8%
01-410-000-317	Parking & travel	481.00	1,000.00	(519.00)	48.1%
01-410-000-320	Telephone	2,278.95	7,000.00	(4,721.05)	32.6%
01-410-000-322	Ipad Expense	-	-	-	#DIV/0!
01-410-000-327	Radio Equipment M & R	-	1,000.00	(1,000.00)	0.0%
01-410-000-340	Public Relations	4,597.60	15,000.00	(10,402.40)	30.7%
01-410-000-342	Police Accreditation	1,200.00	4,000.00	(2,800.00)	30.0%

**Upper Uwchlan Township
General Fund**
Statement of Revenues and Expenditures
For the Period Ended May 31, 2023

GL Account #	Account Description	2023 YTD	2023	Over (Under)	Actual as
		Actual	Budget	Budget	% of Budget
01-410-000-352	Insurance - Liability	6,753.50	13,507.00	(6,753.50)	50.0%
01-410-000-353	Insurance - Vehicles	1,006.00	2,012.00	(1,006.00)	50.0%
01-410-000-354	Insurance - Workers Compensation	21,884.86	41,074.00	(19,189.14)	53.3%
01-410-000-420	Dues/Subscriptions/Memberships	750.86	1,000.00	(249.14)	75.1%
01-410-000-450	Contracted Services	22,432.18	16,700.00	5,732.18	134.3%
01-410-000-740	Computer/Furniture	8,050.34	8,000.00	50.34	100.6%
		1,226,387.08	3,083,929.00	(1,857,541.92)	39.8%

FIRE/AMBULANCE

01-411-000-354	Insurance - Workers Compensation	-	23,000.00	(23,000.00)	0.0%
01-411-000-420	Dues/Subscriptions/Memberships	-	-	-	#DIV/0!
01-411-000-450	Contracted Services	-	-	-	#DIV/0!
01-411-000-451	Hydrant expenses-Aqua	37,575.59	70,000.00	(32,424.41)	53.7%
01-411-001-001	Ludwigs	49,598.00	99,196.00	(49,598.00)	50.0%
01-411-001-002	Lionville	49,680.00	99,360.00	(49,680.00)	50.0%
01-411-001-003	Lionville Capital	-	-	-	100.0%
01-411-001-004	Glenmoore	5,171.50	11,435.00	(6,263.50)	45.2%
01-411-001-005	E. Brandywine	10,639.50	46,279.00	(35,639.50)	23.0%
01-411-001-006	Reimbursement - Uwchlan Township	7,668.91	2,300.00	5,368.91	333.4%
01-411-001-007	Reimbursement - East Brandywine Twp.	-	200.00	(200.00)	0.0%
01-411-002-530	Contributions-Fire Relief	-	95,000.00	(95,000.00)	0.0%
		160,333.50	446,770.00	(286,436.50)	35.9%

AMBULANCE

01-412-000-540	Uwchlan Ambulance	29,000.00	58,000.00	(29,000.00)	50.0%
01-412-000-544	Minquas Ambulance	-	-	-	#DIV/0!

CODES ADMINISTRATION

01-413-000-100	Code Adminstrator Wages	109,072.46	285,657.00	(176,584.54)	38.2%
01-413-000-150	Payroll Tax Expenses	8,454.19	21,853.00	(13,398.81)	38.7%
01-413-000-151	PSATS Unemployment Compensation	1,222.93	1,540.00	(317.07)	79.4%
01-413-000-156	Employee Benefit Expense	24,426.42	53,884.00	(29,457.58)	45.3%
01-413-000-159	Employer HSA Contribution	7,500.00	-	7,500.00	#DIV/0!
01-413-000-160	Pension	8,215.20	18,762.00	(10,546.80)	43.8%
01-413-000-165	Employer 457 Match	-	6,000.00	(6,000.00)	0.0%
01-413-000-181	Longevity Pay	2,700.00	5,400.00	(2,700.00)	50.0%
01-413-000-183	Overtime	-	2,000.00	(2,000.00)	0.0%
01-413-000-200	Supplies	1,363.28	2,000.00	(636.72)	68.2%
01-413-000-230	Gasoline & Oil	1,382.15	3,400.00	(2,017.85)	40.7%
01-413-000-235	Vehicle Maintenance	1,353.75	1,500.00	(146.25)	90.3%
01-413-000-316	Training/Seminar	456.88	3,000.00	(2,543.12)	15.2%
01-413-000-317	Parking/Travel	-	250.00	(250.00)	0.0%
01-413-000-320	Telephone	300.72	3,000.00	(2,699.28)	10.0%
01-413-000-322	Ipad Expense	115.17	500.00	(384.83)	23.0%
01-413-000-352	Insurance - Liability	134.76	270.00	(135.24)	49.9%
01-413-000-353	Insurance - Vehicle	201.36	403.00	(201.64)	50.0%
01-413-000-354	Insurance - Workers Compensation	1,010.06	685.00	325.06	147.5%
01-413-000-420	Dues/Subscriptions/Memberships	337.00	1,500.00	(1,163.00)	22.5%
01-413-000-450	Contracted Services	-	5,000.00	(5,000.00)	0.0%
01-413-000-460	Meetings & Conferences	-	1,000.00	(1,000.00)	0.0%
		168,246.33	417,604.00	(249,357.67)	40.3%

PLANNING & ZONING

01-414-001-116	Compensation	-	-	-	#DIV/0!
01-414-001-200	Supplies	95.19	500.00	(404.81)	19.0%

**Upper Uwchlan Township
General Fund**
Statement of Revenues and Expenditures
For the Period Ended May 31, 2023

GL Account #	Account Description	2023 YTD	2023	Over (Under)	Actual as
		Actual	Budget	Budget	% of Budget
01-414-001-301	Court Reporter	317.00	1,500.00	(1,183.00)	21.1%
01-414-001-315	Legal Fees	-	3,000.00	(3,000.00)	0.0%
01-414-001-365	Comp Plan Update	17,873.52	50,000.00	(32,126.48)	35.7%
01-414-001-366	Ordinance Update	-	20,000.00	(20,000.00)	0.0%
01-414-001-367	General Planning	-	3,000.00	(3,000.00)	0.0%
01-414-001-368	Advertising	820.74	500.00	320.74	164.1%
01-414-001-451	ACT 209	-	-	-	#DIV/0!
		19,106.45	78,500.00	(59,393.55)	24.3%
VILLAGE CONCEPT					
01-414-002-367	General Planning	39,680.17	1,000.00	38,680.17	3968.0%
		39,680.17	1,000.00	38,680.17	3968.0%
ZONING					
01-414-003-100	Compensation	-	800.00	(800.00)	0.0%
01-414-003-301	Court Reporter	521.00	2,000.00	(1,479.00)	26.1%
01-414-003-315	Legal Fees	-	6,000.00	(6,000.00)	0.0%
01-414-003-450	Contracted Services	-	1,000.00	(1,000.00)	0.0%
		521.00	9,800.00	(9,279.00)	5.3%
EMERGENCY OPERATIONS					
01-415-000-200	Supplies	2,448.27	2,000.00	448.27	122.4%
01-415-000-260	Small Tools & Equipment	14.99	1,000.00	(985.01)	1.5%
01-415-000-316	Training/Seminar	600.00	1,200.00	(600.00)	50.0%
01-415-000-317	Parking/Travel	-	400.00	(400.00)	0.0%
01-415-000-320	Telephone	-	1,200.00	(1,200.00)	0.0%
01-415-000-330	Other Services/Charges	-	500.00	(500.00)	0.0%
01-415-000-420	Dues/subscriptions/memberships	216.00	50.00	166.00	432.0%
01-415-000-450	Contracted Services	-	500.00	(500.00)	0.0%
01-415-000-740	Computer/Office Equipment	-	1,000.00	(1,000.00)	0.0%
		3,279.26	7,850.00	(4,570.74)	41.8%
ANIMAL CONTROL/OTHER					
01-422-000-530	Contributions - SPCA	1,791.07	4,776.00	(2,984.93)	37.5%
01-422-000-601	Contributions - DARC	24,189.00	25,398.00	(1,209.00)	95.2%
01-422-000-603	Downington Senior Center	-	2,000.00	(2,000.00)	0.0%
01-422-000-605	Natural Lands Trust	-	20,000.00	(20,000.00)	
		25,980.07	52,174.00	(26,193.93)	49.8%
SIGNS					
01-433-000-200	Supplies	3,123.25	5,000.00	(1,876.75)	62.5%
01-433-000-450	Contracted Services	-	1,000.00	(1,000.00)	0.0%
		3,123.25	6,000.00	(2,876.75)	52.1%
SIGNALS					
01-434-000-450	Contracted Services	1,248.78	35,200.00	(33,951.22)	3.5%
		1,248.78	35,200.00	(33,951.22)	3.5%
PUBLIC WORKS					
01-438-000-100	Public Works Wages	167,292.08	521,773.00	(354,480.92)	32.1%
01-438-000-101	Employee Cost Allocated	-	(81,283.00)	81,283.00	0.0%
01-438-000-150	Payroll Tax Expense	13,178.75	39,916.00	(26,737.25)	33.0%
01-438-000-151	PSATS Unemployment Compensation	2,695.00	2,695.00	-	100.0%
01-438-000-156	Employee Benefit Expense	87,112.20	184,174.00	(97,061.80)	47.3%
01-438-000-159	Employer HSA Contribution	16,500.00	-	16,500.00	#DIV/0!
01-438-000-160	Pension	12,483.71	32,593.00	(20,109.29)	38.3%

**Upper Uwchlan Township
General Fund**
Statement of Revenues and Expenditures
For the Period Ended May 31, 2023

GL Account #	Account Description	2023 YTD	2023	Over (Under)	Actual as
		Actual	Budget	Budget	% of Budget
01-438-000-165	Employer 457 Match	-	14,000.00	(14,000.00)	0.0%
01-438-000-181	Longevity	4,350.00	8,850.00	(4,500.00)	49.2%
01-438-000-183	Overtime Wages	1,292.97	26,000.00	(24,707.03)	5.0%
01-438-000-200	Supplies	29,582.57	49,000.00	(19,417.43)	60.4%
01-438-000-205	Meals & Meal Allowances	-	600.00	(600.00)	0.0%
01-438-000-230	Gasoline & Oil	13,669.11	45,000.00	(31,330.89)	30.4%
01-438-000-235	Vehicle Maintenance	8,799.09	20,000.00	(11,200.91)	44.0%
01-438-000-238	Uniforms	5,048.30	4,500.00	548.30	112.2%
01-438-000-245	Highway Supplies	1,818.02	9,600.00	(7,781.98)	18.9%
01-438-000-260	Small Tools & Equipment	3,683.53	9,600.00	(5,916.47)	38.4%
01-438-000-316	Training/Seminar	1,545.84	5,300.00	(3,754.16)	29.2%
01-438-000-317	Parking & travel	-	800.00	(800.00)	0.0%
01-438-000-320	Telephone	923.40	4,300.00	(3,376.60)	21.5%
01-438-000-322	Ipad Expense	294.85	1,200.00	(905.15)	24.6%
01-438-000-341	Advertising	1,121.75	-	1,121.75	#DIV/0!
01-438-000-342	Accreditation	257.00	5,000.00	(4,743.00)	5.1%
01-438-000-352	Insurance - Liability	719.60	1,439.00	(719.40)	50.0%
01-438-000-353	Vehicle Insurance	805.44	1,611.00	(805.56)	50.0%
01-438-000-354	Insurance - Workers Compensation	5,387.04	13,007.00	(7,619.96)	41.4%
01-438-000-420	Dues and Subscriptions	370.00	400.00	(30.00)	92.5%
01-438-000-450	Contracted Services	577.34	94,500.00	(93,922.66)	0.6%
01-438-000-463	Miscellaneous	546.15	-	546.15	#DIV/0!
01-438-000-720	Road Resurfacing	-	-	-	#DIV/0!
		380,053.74	1,014,575.00	(634,521.26)	37.5%
<u>Public Works - Facilities Division</u>					
01-438-001-100	Wages	72,839.40	247,991.00	(175,151.60)	29.4%
01-438-001-101	Employee Costs Allocated	(44,295.75)	(220,095.00)	175,799.25	20.1%
01-438-001-150	Payroll Tax Expense	5,813.86	18,971.00	(13,157.14)	30.6%
01-438-001-151	PSATS Unemployment Compensation	1,155.00	2,695.00	(1,540.00)	42.9%
01-438-001-156	Employee Benefit Expense	19,716.67	48,545.00	(28,828.33)	40.6%
01-438-001-159	Employer HSA Contribution	7,500.00	-	7,500.00	#DIV/0!
01-438-001-160	Pension Expense	3,878.68	10,563.00	(6,684.32)	36.7%
01-438-001-165	Employer 457 Match	-	6,000.00	(6,000.00)	0.0%
01-438-001-174	Tuition Reimbursement	-	-	-	#DIV/0!
01-438-001-181	Longevity	2,400.00	3,450.00	(1,050.00)	69.6%
01-438-001-183	Overtime Wages	982.53	8,000.00	(7,017.47)	12.3%
01-438-001-200	Supplies	6.99	2,500.00	(2,493.01)	0.3%
01-438-001-230	Gasoline & Oil	4,608.03	12,000.00	(7,391.97)	38.4%
01-438-001-235	Vehicle Maintenance	2,149.95	6,500.00	(4,350.05)	33.1%
01-438-001-238	Uniforms	256.86	1,500.00	(1,243.14)	17.1%
01-438-001-260	Small Tools & Equipment	271.96	-	271.96	#DIV/0!
01-438-001-316	Training & Seminars	90.00	1,600.00	(1,510.00)	5.6%
01-438-001-352	Insurance - Liability	719.60	1,439.00	(719.40)	50.0%
01-438-001-353	Insurance - Vehicles	805.42	1,611.00	(805.58)	50.0%
01-438-001-354	Insurance - Workers Compensation	2,693.52	8,899.00	(6,205.48)	30.3%
01-438-001-450	Contracted Services	-	-	-	#DIV/0!
		81,592.72	162,169.00	(80,576.28)	50.3%

	ROAD CONSTRUCTION			
01-439-000-752	East West Link	-	-	#DIV/0!
		-	-	#DIV/0!
	PARK & RECREATION			
	<i>Parks - General</i>			
01-454-000-150	Scholarships for Youth Groups	-	-	#DIV/0!
01-454-001-101	Park wages allocation	44,295.75	220,095.00	(175,799.25)
				20.1%

**Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended May 31, 2023**

GL Account #	Account Description	2023 YTD	2023	Over (Under)	Actual as
		Actual	Budget	Budget	% of Budget
01-454-001-200	Supplies	10,245.21	15,000.00	(4,754.79)	68.3%
01-454-001-201	Park & Rec Special Events	689.90	21,000.00	(20,310.10)	3.3%
01-454-001-202	Community Day	29,554.62	30,000.00	(445.38)	98.5%
01-454-001-230	Gasoline & Oil	-	-	-	#DIV/0!
01-454-001-235	Vehicle Maintenance	357.80	4,000.00	(3,642.20)	8.9%
01-454-001-250	Maintenance & Repairs	359.74	500.00	(140.26)	71.9%
01-454-001-260	Small Tools & Equipment	15.99	6,130.00	(6,114.01)	0.3%
01-454-001-316	Training/Seminars	-	1,000.00	(1,000.00)	0.0%
01-454-001-340	Public Relations	-	-	-	#DIV/0!
01-454-001-354	Insurance - Workers Compensation	1,683.46	4,107.00	(2,423.54)	41.0%
01-454-001-420	Dues/Subscriptions/Memberships	-	300.00	(300.00)	0.0%
01-454-001-427	Waste Disposal	-	1,500.00	(1,500.00)	0.0%
01-454-001-450	Contracted Services	-	-	-	#DIV/0!
		87,202.47	303,632.00	(216,429.53)	28.7%

HICKORY PARK

01-454-002-200	Supplies-Hickory	4,565.63	3,000.00	1,565.63	152.2%
01-454-002-231	Propane	-	3,000.00	(3,000.00)	0.0%
01-454-002-250	Maintenance & Repairs	1,657.25	8,000.00	(6,342.75)	20.7%
01-454-002-351	Insurance-Property	3,460.96	6,922.00	(3,461.04)	50.0%
01-454-002-360	Utilities	1,214.42	5,000.00	(3,785.58)	24.3%
01-454-002-450	Contracted Services	4,344.20	20,000.00	(15,655.80)	21.7%
		15,242.46	45,922.00	(30,679.54)	33.2%

FELLOWSHIP FIELDS

01-454-003-200	Supplies	1,014.99	3,000.00	(1,985.01)	33.8%
01-454-003-250	Maintenance & Repairs	651.96	10,000.00	(9,348.04)	6.5%
01-454-003-312	Engineering Fees	-	-	-	#DIV/0!
01-454-003-320	Telephone	624.95	2,500.00	(1,875.05)	25.0%
01-454-003-351	Insurance Property	3,460.96	6,922.00	(3,461.04)	50.0%
01-454-003-360	Utilities	4,216.34	12,000.00	(7,783.66)	35.1%
01-454-003-450	Contracted Services	-	38,000.00	(38,000.00)	0.0%
		9,969.20	72,422.00	(62,452.80)	13.8%

LARKINS FIELD

01-454-004-200	Supplies-Larkins	21.66	500.00	(478.34)	4.3%
01-454-004-250	Maintenance & Repair	-	500.00	(500.00)	0.0%
01-454-004-312	Engineering Fee-Larkins	-	-	-	#DIV/0!
01-454-004-450	Contracted Services	2,405.00	3,000.00	(595.00)	80.2%
		2,426.66	4,000.00	(1,573.34)	60.7%

UPLAND FARMS

01-454-005-200	Supplies	4,712.59	7,500.00	(2,787.41)	62.8%
01-454-005-231	Propane & Heating Oil	-	5,000.00	(5,000.00)	0.0%
01-454-005-250	Repairs & Maintenance	12,375.65	50,000.00	(37,624.35)	24.8%
01-454-005-351	Insurance - Building	3,460.96	6,922.00	(3,461.04)	50.0%
01-454-005-360	Utilities	11,070.15	15,000.00	(3,929.85)	73.8%
01-454-005-450	Contracted Services	4,858.55	20,000.00	(15,141.45)	24.3%
01-454-005-513	Engineering Fees	-	-	-	#DIV/0!
		36,477.90	104,422.00	(67,944.10)	34.9%

Total Parks and Recreation

151,318.69 **530,398.00** **(379,079.31)** **28.5%**

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended May 31, 2023

GL Account #	Account Description	2023 YTD Actual	2023 Budget	Over (Under) Budget	Actual as % of Budget
01-455-000-450	LIBRARY and EAC				
01-456-000-530	EAC Contracted Services	1,069.53	10,000.00	(8,930.47)	10.7%
	Library Contributions		5,000.00	(5,000.00)	0.0%
		1,069.53	15,000.00	(13,930.47)	7.1%
	HISTORICAL COMMISSIONS				
01-459-000-200	Supplies	11,423.94	2,500.00	8,923.94	457.0%
01-459-000-320	Telephone	-	1,000.00	(1,000.00)	0.0%
01-459-000-450	Contracted Services	2,745.00	1,500.00	1,245.00	183.0%
		14,168.94	5,000.00	9,168.94	283.4%
	Total Expenditures Before Operating Transfers	2,929,624.49	7,458,412.00	(4,528,787.51)	39.3%
	Excess of Revenues over Expenses Before Operating Transfers	1,520,112.79	764,026.00	756,086.79	199.0%
	OPERATING TRANSFERS				
01-492-000-030	Transfer from Turf Field Cash account	-	-	-	#DIV/0!
01-492-000-031	Transfer to Capital Projects Fund	112,867.96	450,000.00	(337,132.04)	25.1%
01-492-000-033	Transfer to Solid Waste Fund	-	-	-	#DIV/0!
01-492-000-034	Transfer to Developer's Escrow Fund	-	-	-	#DIV/0!
01-492-000-035	Transfer to Act 209 Fund	-	-	-	#DIV/0!
01-492-000-036	Transfer to Municipal Authority	-	-	-	#DIV/0!
	Transfer to Water Resource Protection Fund		300,000.00	(300,000.00)	0.0%
		112,867.96	750,000.00	(637,132.04)	15.0%
	Total Expenditures after Operating Transfers	3,042,492.45	8,208,412.00	(5,165,919.55)	37.1%
	EXCESS OF REVENUES OVER EXPENSES	\$ 1,407,244.83	\$ 14,026.00	\$ 1,393,218.83	10033.1%

Upper Uwchlan Township
Liquid Fuels Fund
Balance Sheet
As of May 31, 2023

ASSETS

Cash		
04-100-000-000	Cash - Fulton Bank	\$ 1,077,630.12
	Total Cash	<u>1,077,630.12</u>
Investments		
04-120-000-100	Certificate of Deposit	500,000.00
	Total Certificates of Deposit	<u>500,000.00</u>
Other Current Assets		
04-130-000-001	Due from General Fund	-
04-130-000-002	Due from Capital Fund	-
	Other Assets	<u>-</u>
	Total Other Current Assets	<u>-</u>
	Total Assets	\$ 1,577,630.12

LIABILITIES AND FUND BALANCE

Accounts Payable		
04-200-000-000	Accounts Payable	-
04-258-000-000	Accrued Expenses	-
	Total Accounts Payable	<u>-</u>
Other Current Liabilities		
	Other Liabilities	
04-230-000-010	Due To General Fund	-
04-252-000-000	Deferred Revenues	692.76
	Total Other Current Liabilities	<u>692.76</u>
	Total Liabilities	692.76

Equity		
04-272-000-001	Opening Balance Equity	192,790.66
04-272-000-002	Retained Earnings	974,460.81
04-272-000-003	Transfer from Other Funds	-
	Unrestricted Net Assets	-
	Current Period Net Income (Loss)	409,685.89
	Total Equity	<u>1,576,937.36</u>
	Total Fund Balance	\$ 1,576,937.36

	Total Liabilities & Fund Balance	\$ 1,577,630.12
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Upper Uwchlan Township
Liquid Fuels Fund
Statement of Revenues and Expenditures
For the Period Ending May 31, 2023

GL Account #	Account Description	2023 YTD Actual	2023 Budget	Over (Under) Budget	Actual as % of Budget
REVENUES					
04-341-000-000	Interest Earnings	\$ 15,598.57	\$ 7,000.00	8,598.57	223%
04-355-000-002	Motor Fuel Vehicle Taxes	401,446.69	393,350.00	8,096.69	102%
04-389-000-001	Winter Snow Agreement	-	600.00	(600.00)	0%
04-389-000-002	Turnback Maintenance	14,520.00	14,520.00	-	100%
	Total Revenues	\$ 431,565.26	\$ 415,470.00	\$ 16,095.26	425%
EXPENDITURES					
Equipment					
04-400-000-074	Equipment Purchases	-	-	-	#DIV/0!
	Total Equipment	-	-	-	#DIV/0!
Snow					
04-432-000-239	Snow & Ice Supplies	19,342.49	75,000.00	(55,657.51)	26%
04-432-000-250	Vehicle Maintenance & Repair	-	4,000.00	(4,000.00)	0%
04-432-000-450	Snow & Ice Contracted Services	2,536.88	24,000.00	(21,463.12)	11%
	Total Snow	21,879.37	103,000.00	(81,120.63)	36%
Road Projects					
04-438-000-239	Road Project Supplies	-	31,000.00	(31,000.00)	0%
04-438-000-450	Road Project Contracted Services	-	-	-	#DIV/0!
	Total Road Projects	-	31,000.00	(31,000.00)	#DIV/0!
Highway Construction					
04-439-001-250	Resurfacing	-	549,333.00	(549,333.00)	0%
04-439-002-250	Base Repairs - Pa. Drive	-	6,000.00	(6,000.00)	0%
	Total Highway Construction	-	555,333.00	(555,333.00)	-
	Total Expenditures	\$ 21,879.37	\$ 689,333.00	\$ (667,453.63)	3%
	Excess of Revenues over Expenditures	\$ 409,685.89	\$ (273,863.00)	\$ 683,548.89	-150%

Upper Uwchlan Township
Solid Waste Fund
Balance Sheet
As of May 31, 2023

ASSETS

Cash		
05-100-000-010	Meridian Bank	\$ 282,418.66
05-100-000-030	Cash - Fulton Bank	916,984.52
	Total Cash	<hr/> 1,199,403.18
Accounts Receivable		
05-130-000-045	WIPP Receivable from MA	30,330.41
05-145-000-010	Solid Waste Receivable	129,387.67
05-145-000-095	Misc. Receivable	<hr/> -
		159,718.08
Other Current Assets		
05-130-000-010	Due from General Fund	4,725.50
05-130-000-020	Due from Capital Fund	-
05-130-000-050	Due from Municipal Authority	311.89
05-155-000-010	Prepaid Attorney Fees	-
	Other Assets	<hr/> -
	Total Other Current Assets	5,037.39
	Total Assets	\$ 1,364,158.65

LIABILITIES AND FUND BALANCE

Accounts Payable		
05-200-000-020	Accounts Payable	-
05-258-000-000	Accrued Expenses	41,104.68
	Total Accounts Payable	<hr/> 41,104.68
Other Current Liabilities		
05-239-000-010	Due To General Fund	-
05-239-000-020	Due To Capital Fund	-
05-239-000-030	Due to Liquid Fuels Fund	-
05-239-000-040	Due to Act 209 Fund	-
05-239-000-050	Due to Municipal Authority	-
05-239-000-055	Due to Water Resource Protection Fund	160.00
05-252-000-010	Deferred Revenues	112,898.38
	Total Other Current Liabilities	<hr/> 113,058.38
	Total Liabilities	154,163.06

Equity

05-272-000-001	Opening Balance Equity	984,603.98
05-272-000-004	Unrestricted Net Assets	(266,446.24)
	Current Period Net Income (Loss)	491,837.85
	Total Equity	<hr/> 1,209,995.59
	Total Fund Balance	\$ 1,209,995.59

Total Liabilities & Fund Balance **\$ 1,364,158.65**

**Upper Uwchlan Township
Solid Waste Fund
Statement of Revenues and Expenditures
For the Period Ending May 31, 2023**

GL Account #	Account Description	2023 YTD Actual	2023 Budget	Over (Under) Budget	Actual as % of Budget
REVENUES					
05-341-000-000	Interest Earnings	\$ 9,710.28	\$ 1,600.00	8,110.28	607%
05-364-000-010	Solid Waste Income	902,615.65	1,130,973.00	(228,357.35)	80%
05-364-000-015	Resident Refunds	-	-	-	#DIV/0!
05-364-000-020	Recycling Income	-	5,000.00	(5,000.00)	0%
05-364-000-025	Hazardous Waste Event	-	2,000.00	(2,000.00)	0%
05-364-000-030	Leaf Bags Sold	75.00	500.00	(425.00)	15%
05-364-000-035	Scrap Metal Sold	661.20	500.00	161.20	132%
	Equipment Purchase Grant (Pa.)	-	-	-	#DIV/0!
05-364-000-040	Performance Grant	23,545.78	25,000.00	(1,454.22)	94%
05-380-000-000	Misc Income	-	-	-	#DIV/0!
Total Revenues		\$ 936,607.91	\$ 1,165,573.00	\$ (228,965.09)	#DIV/0!
EXPENDITURES					
Operations					
05-427-000-101	Employee Cost Allocation	-	20,535.00	(20,535.00)	0%
05-427-000-150	Bank Fees	95.00	200.00	(105.00)	48%
05-427-000-200	Supplies	36.00	2,000.00	(1,964.00)	2%
05-427-000-210	Utility Billing Expenses	2,847.56	5,000.00	(2,152.44)	57%
05-427-000-220	Postage	2,315.25	2,300.00	15.25	101%
05-427-000-230	Toters	28,518.00	36,069.00	(7,551.00)	79%
05-427-000-314	Legal Fees	9,308.34	9,000.00	308.34	103%
05-427-000-316	Training & Seminars	-	500.00	(500.00)	0%
05-427-000-420	Dues/Subscriptions/Memberships	160.00	125.00	35.00	128%
05-427-000-450	Contracted Services - Solid Waste	223,622.77	457,665.00	(234,042.23)	49%
05-427-000-460	Contracted Services - Recycling	68,544.35	192,609.00	(124,064.65)	36%
05-427-000-700	Tipping Fees	89,019.99	283,000.00	(193,980.01)	31%
05-427-000-725	Tipping Fees - Recycling	20,302.80	52,000.00	(31,697.20)	39%
05-427-000-800	Recycling Disposal	-	9,000.00	(9,000.00)	0%
05-427-000-805	Electronic Waste Event	-	6,000.00	(6,000.00)	0%
Total Operations		444,770.06	1,076,003.00	(631,232.94)	41%
Operating Transfers					
05-492-000-030	Transfer to Capital Fund	-	85,000.00	(85,000.00)	0%
	Transfer to General Fund	-	-	-	#DIV/0!
Total Operating Transfers		-	85,000.00	(85,000.00)	#DIV/0!
Total Expenditures		\$ 444,770.06	\$ 1,161,003.00	\$ (716,232.94)	38%
Excess of Revenues over Expenditures					
		\$ 491,837.85	\$ 4,570.00	\$ 487,267.85	10762%

**Upper Uwchlan Township
Water Resource Protection Fund
Balance Sheet
As of May 31, 2023**

ASSETS

Cash		
08-100-000-100	Cash - Fulton Bank	<u>404,025.84</u>
	Total Cash	404,025.84
Other Current Assets		
08-130-000-010	Due from General Fund	-
08-130-000-020	Due from Municipal Authority	-
08-130-000-030	Due from Solid Waste Fund	-
08-145-000-095	Misc. Receivable	<u>-</u>
	Total Other Current Assets	-
Total Assets	\$ 404,025.84	

LIABILITIES AND FUND BALANCE

Accounts Payable		
08-200-000-000	Accounts Payable	-
08-258-000-000	Accrued Expenses	<u>-</u>
	Total Accounts Payable	-
Other Current Liabilities		
08-230-000-010	Due To General Fund	-
08-230-000-020	Due to Municipal Authority	-
08-230-000-030	Due to Capital Fund	-
	Deferred Revenues	<u>-</u>
	Total Other Current Liabilities	-
Total Liabilities	-	
Equity		
08-272-000-100	Unrestricted Net Assets	419,662.12
08-272-000-200	Restricted Net Assets	-
	Current Period Net Income (Loss)	<u>(15,636.28)</u>
	Total Equity	404,025.84
Total Fund Balance	\$ 404,025.84	
Total Liabilities & Fund Balance	\$ 404,025.84	

**Upper Uwchlan Township
Water Resource Protection Fund
Statement of Revenues and Expenditures
For the Period Ending May 31, 2023**

GL Account #	Account Description	2023 YTD Actual	2023 Budget	Over (Under) Budget	Actual as % of Budget
REVENUES					
08-341-000-010	Interest Earnings	\$ 4,830.00	\$ 600.00	4,230.00	805%
08-351-000-010	Federal Grants	-	-	-	#DIV/0!
08-354-000-010	County Grants	-	-	-	#DIV/0!
08-354-000-020	State Grants	-	-	-	#DIV/0!
08-361-000-100	Water Resource Protection Fees	-	-	-	#DIV/0!
08-392-000-010	Transfer from the General Fund	-	300,000.00	(300,000.00)	0%
08-392-000-020	Transfer from Municipal Authority	-	-	-	#DIV/0!
08-395-000-000	Refund of Prior Year Expenditures	-	-	-	#DIV/0!
	Miscellaneous Revenue	-	-	-	#DIV/0!
Total Revenues		\$ 4,830.00	\$ 300,600.00	\$ (295,770.00)	2%
EXPENDITURES					
Operations					
08-404-000-310	Wage Allocation	-	60,748.00	(60,748.00)	0%
08-404-000-311	Legal Fees	58.00	-	58.00	#DIV/0!
08-406-000-010	Grant Application Fees	-	-	-	#DIV/0!
08-406-000-340	Public Relations	-	-	-	
08-408-000-010	Engineering	-	5,000.00	(5,000.00)	0%
08-408-000-020	Feasibility Studies	-	140,022.00	(140,022.00)	0%
08-420-000-035	Permits	2,500.00	-	2,500.00	#DIV/0!
08-420-000-260	Small Tools & Equipment	2,195.73	1,500.00	695.73	146%
08-446-000-101	Allocated Wages	-	-	-	#DIV/0!
08-446-000-200	Supplies	5,901.26	27,112.00	(21,210.74)	22%
08-446-000-230	Gasoline & Oil	-	2,400.00	(2,400.00)	0%
08-446-000-235	Vehicle maintenance	-	4,250.00	(4,250.00)	0%
08-446-000-250	Maintenance & Repair	6,162.50	25,600.00	(19,437.50)	24%
08-446-000-316	Training & Seminars	-	2,000.00	(2,000.00)	0%
08-446-000-450	Contracted Services	3,648.79	30,000.00	(26,351.21)	12%
08-446-000-600	Construction	-	-	-	#DIV/0!
08-446-004-600	Construction - Upland Farms	-	-	-	#DIV/0!
08-446-005-600	Construction - Marsh Creek	-	-	-	#DIV/0!
08-446-001-250	Maintenance & Repair - MA	-	-	-	#DIV/0!
08-446-001-600	Construction - MA	-	-	-	#DIV/0!
Total Operations		20,466.28	298,632.00	(278,165.72)	7%
Operating Transfers					
	Transfer to General Fund	-	-	-	#DIV/0!
	Total Operating Transfers	-	-	-	#DIV/0!
Total Expenditures		\$ 20,466.28	\$ 298,632.00	\$ (278,165.72)	7%
Excess of Revenues over Expenditures					
		\$ (15,636.28)	\$ 1,968.00	\$ (17,604.28)	-795%

**Upper Uwchlan Township
Act 209 Fund
Balance Sheet
As of May 31, 2023**

ASSETS

Cash		
09-100-000-010	Cash - Fulton Bank	\$ 57,225.57
	Total Cash	<u>57,225.57</u>
Investments		
09-120-000-100	Certificate of Deposit	<u>1,003,904.11</u>
	Total Certificates of Deposit	<u>1,003,904.11</u>
Other Current Assets		
09-130-000-000	Due from General Fund	-
09-130-000-001	Due from Capital Fund	-
09-191-000-000	Other Assets	-
	Reserve - Accounts Receivable	-
	Total Other Current Assets	<u>-</u>
	Total Assets	\$ 1,061,129.68

LIABILITIES AND FUND BALANCE

Accounts Payable		
09-200-000-000	Accounts Payable	-
09-258-000-000	Accrued Expenses	-
	Total Accounts Payable	<u>-</u>
Other Current Liabilities		
09-297-000-000	Other Liabilities	-
09-297-000-001	Due To General Fund	-
09-297-000-002	Due To Capital Fund	-
	Total Other Current Liabilities	<u>-</u>
	Total Liabilities	\$ -

Equity		
09-272-000-001	Opening Balance Equity	299,600.19
09-272-000-002	Permanently Restricted Net Assets	-
09-272-000-003	Retained Earnings	496,762.39
09-272-000-004	Temporarily Restricted Net Assets	-
09-272-000-005	Unrestricted Net Assets	251,305.53
	Current Period Net Income (Loss)	13,461.57
	Total Equity	<u>1,061,129.68</u>

	Total Fund Balance	\$ 1,061,129.68
	Total Liabilities & Fund Balance	\$ 1,061,129.68

Upper Uwchlan Township
Act 209 Fund
Statement of Revenues and Expenditures
For the Period Ended May 31, 2023

GL Account #	Account Description	2023 YTD Actual	2023 Budget	Over (Under) Budget	Actual as % of Budget
09-341-000-000	Interest Income	\$ 13,486.57	\$ 1,000.00	\$ 12,486.57	1348.7%
09-354-000-030	Grant Revenue - Federal	-	-	-	#DIV/0!
09-354-000-140	Grant Revenue - State (ARLE)	-	-	-	#DIV/0!
09-379-000-010	Transportation Impact Fees	-	-	-	#DIV/0!
09-379-000-020	Transportation Impact Fees - Reserve	-	-	-	#DIV/0!
09-380-000-000	Misc Revenue	-	-	-	#DIV/0!
09-395-000-100	Transfer from General Fund	-	-	-	#DIV/0!
09-395-000-200	Transfer from Capital Fund	-	-	-	#DIV/0!
Total Revenue		13,486.57	1,000.00	12,486.57	#DIV/0!
09-427-000-150	Bank Fees	25.00	-	-	#DIV/0!
09-489-000-000	Arle Grant - Act 209	-	-	-	#DIV/0!
09-489-000-010	Engineering Fees	-	-	-	#DIV/0!
09-489-000-020	Construction	-	-	-	#DIV/0!
09-489-000-045	Contracted Services	-	-	-	#DIV/0!
09-489-000-600	Capital Construction	-	-	-	#DIV/0!
Total Expenditures		25.00	-	-	#DIV/0!
Excess of Revenues over Expenditures		\$ 13,461.57	\$ 1,000.00	\$ 12,486.57	#DIV/0!

Upper Uwchlan Township

Sewer Fund

Balance Sheet

As of May 31, 2023

ASSETS

Cash

15-100-000-100	Cash - Fulton Bank	\$ 107,183.18
15-100-000-200	Cash - Construction Fund (PSDLAF)	83.59
	Total Cash	107,266.77

Other Current Assets

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

Long-Term Assets

15-130-000-005	Due from Municipal Authority - 2019 Bonds	5,205,556.07
15-161-000-100	Sewer Easements	-
15-163-000-100	Capital Assets - Plant	26,377,547.00
15-163-000-110	Construction in Progress	74,706.00
15-163-000-200	Capital Assets - Expansion	116,592.00
15-163-000-500	Accumulated Depreciation	(5,452,719.40)
15-157-000-100	Discount on Bonds - Series of 2019	16,587.35
15-157-000-110	OID Amortization - Series of 2019	(2,468.96)
		26,335,800.06

Total Assets \$ 26,443,066.83

LIABILITIES AND FUND BALANCE

Current Liabilities

15-200-000-000	Accounts Payable	-
15-230-000-001	Due To General Fund	-
15-230-000-002	Due to Municipal Authority	-
15-258-000-000	Accrued Expenses	-
15-258-000-045	Retainage Payable	-
15-258-000-100	Interest Payable on Bonds - 2014	-
15-258-000-105	Interest Payable on Bonds - 2019	-
15-258-000-110	Interest Payable on Bonds - Series A of 2019	-
	Total Accounts Payable	-

Long Term Liabilities

15-261-000-100	General Obligation Bonds- Series of 2014	-
15-261-000-105	General Obligation Bonds- Series of 2019	5,185,000.00
15-261-000-110	General Obligation Bonds- Series A of 2019	4,450,000.00
15-261-000-200	Premium on Bonds - Series of 2014	86,933.00
15-261-000-210	Premium on Bonds - Series A of 2019	132,902.90
15-261-000-250	Accrued Amortization on Bond Premium - 2014	-
15-261-000-260	Accrued Amortiz on Bond Premium - Series of 2019	(24,919.29)
		9,829,916.61

Total Liabilities \$ 9,829,916.61

Equity

15-272-000-100	Unrestricted Net Assets	16,585,287.52
	Current Period Net Income (Loss)	27,862.70
	Total Equity	16,613,150.22

Total Fund Balance \$ 16,613,150.22

Total Liabilities & Fund Balance \$ 26,443,066.83

**Upper Uwchlan Township
Sewer Fund**
Statement of Revenues and Expenditures
For the Period Ending May 31, 2023

GL Account #	Account Description	2023 YTD Actual	2023 Budget	Over (Under) Budget	Actual as % of Budget
REVENUES					
15-341-000-000	Interest Earnings	\$ 1,450.72	\$ 1,000.00	450.72	145% #DIV/0!
15-342-000-100	Operations Mgmt Agreement Fees - 2014 bonds	\$ -	\$ -	-	
15-342-000-200	Operations Mgmt Agreement Fees - 2019 bonds	102,322.73	235,244.00	(132,921.27)	43%
15-342-000-300	Operations Mgmt Agreement Fees - Series A of 2019 (MA)	58,665.81	332,700.00	(274,034.19)	18%
Total Revenues		\$ 162,439.26	\$ 568,944.00	\$ (406,504.74)	#DIV/0!
EXPENDITURES					
General					
15-400-000-461	Bank Fees	500.00	800.00	(300.00)	63%
15-400-000-463	Misc Expenses	-	1,000.00	(1,000.00)	0%
15-404-000-100	Legal Fees	-	-	-	#DIV/0!
		500.00	1,800.00	(1,300.00)	0.63
Bond expenses					
15-472-000-100	Bond Interest Expense - Series of 2014	-	-	-	#DIV/0!
15-472-000-105	Bond Interest Expense - Series of 2019	85,219.10	205,244.00	(120,024.90)	42%
15-472-000-110	Bond Interest Expense - Series A of 2019	48,857.46	117,700.00	(68,842.54)	42%
15-472-000-200	Bond Issuance Costs	-	-	-	#DIV/0!
15-472-000-300	Bond Amortization Expense - 2014 Bonds	-	-	-	#DIV/0!
15-472-000-305	Bond Amortization Expense - 2019 Bonds	-	829.00	(829.00)	0%
15-472-000-310	Bond Amortization Expense - 2019A Bonds	-	(6,645.00)	6,645.00	0%
	Total Debt Expenses	134,076.56	317,128.00	(188,867.44)	#DIV/0!
Other					
15-493-000-083	Depreciation	-	-	-	#DIV/0!
		-	-	-	#DIV/0!
Total Expenditures before Transfers		\$ 134,576.56	\$ 318,928.00	\$ (190,167.44)	42%
Transfers					
15-492-000-010	Transfer to Municipal Authority	-	-	-	#DIV/0!
	Total Transfers	-	-	-	#DIV/0!
Total Expenditures and Transfers		134,576.56	318,928.00	(190,167.44)	#DIV/0!
Excess of Revenues over Expenditures					
		\$ 27,862.70	\$ 250,016.00	\$ (216,337.30)	11%

**Upper Uwchlan Township
Capital Projects Fund
Balance Sheet
As of May 31, 2023**

ASSETS

Cash			
30-100-000-010	Cash - Fulton Bank	\$	428,268.60
30-100-000-020	PSDLAF		5,109.71
30-110-000-100	Fulton Bank - 2019 Bond Proceeds		
30-110-000-200	Fulton Bank - 2019 Bond Proceeds - ICS		0.55
	Total Cash		<u>433,378.86</u>
Accounts Receivable			
30-130-000-001	Due from General Fund		2,100.00
30-130-000-002	Due From Municipal Authority		-
30-130-000-003	Due from Escrow Fund		-
30-130-000-004	Due from Solid Waste Fund		-
30-130-000-005	Due From Liquid Fuels Fund		-
30-130-000-006	Due from Act 209 Fund		-
30-130-000-007	Due from Water Resource Protection Fund		-
30-130-000-008	Due from MA Capital Fund		<u>15,100.00</u>
	Total Accounts Receivable		<u>17,200.00</u>
Other Current Asset			
30-155-000-000	Prepaid Expenses		17,500.00
30-191-000-000	Other Assets		<u>-</u>
	Total Other Current Asset		<u>17,500.00</u>
	Total Assets	\$	468,078.86

LIABILITIES AND FUND BALANCE

Accounts Payable			
30-200-000-000	Accounts Payable		-
30-258-000-000	Accrued Expenses		-
30-258-000-100	Interest Payable - 2019 Bonds		-
30-261-000-100	General Obligation Bonds - Series of 2019		4,955,000.00
30-261-000-150	Premium on GO Bonds - Series of 2019		247,103.30
30-261-000-160	Accrued Amortization - Series of 2019		(43,243.07)
	Total Accounts Payable		<u>5,158,860.23</u>
Long Term Liabilities			
30-297-000-000	Other Liabilities		<u>-</u>
	Total Long Term Liabilities		<u>-</u>
Other Current Liabilities			
30-230-000-000	Due to General Fund		3,343.59
30-230-000-001	Due To Liquid Fuels		-
30-230-000-002	Due to Act 209		-
30-230-000-003	Due to Solid Waste Fund		-
30-230-000-004	Due to Municipal Authority		-
30-230-000-005	Due To Escrow Fund		-
	Total Other Current Liabilities		<u>3,343.59</u>
	Total Liabilities	\$	5,162,203.82

Equity			
30-272-000-001	Opening Balance Equity		948,398.39
30-272-000-004	Unrestricted Net Assets		(5,173,139.86)
	Current Period Net Income (Loss)		(469,383.49)
	Total Equity		<u>(4,694,124.96)</u>
	Total Fund Balance	\$	(4,694,124.96)

Total Liabilities & Fund Balance **\$** **468,078.86**

Upper Uwchlan Township
Capital Projects Fund
Statement of Revenues and Expenditures
For the Period Ending May 31, 2023

GL Account #	Account Description	2023 YTD Actual	2023 Budget	Over (Under) Budget	Actual as % of Budget
REVENUES					
30-341-000-000	Interest Earnings	\$ 10,054.17	\$ 10,000.00	54.17	101% #DIV/0!
30-354-000-010	Grant Revenue - County	-	-	-	0% #DIV/0!
30-354-000-020	Grant Revenue - State	-	100,000.00	(100,000.00)	0% #DIV/0!
30-354-000-030	Grant Revenue - Federal	-	-	-	0% #DIV/0!
30-354-000-040	Grant Revenue - Other	-	5,800.00	(5,800.00)	0% #DIV/0!
30-391-000-100	Sale of Fixed Assets	34,381.00	5,000.00	29,381.00	688% #DIV/0!
30-392-000-001	Transfer from General Fund	-	450,000.00	(450,000.00)	0% #DIV/0!
30-392-000-005	Transfer from Solid Waste Fund	-	85,000.00	(85,000.00)	0% #DIV/0!
30-392-000-020	Transfer from Act 209 Fund	-	-	-	0% #DIV/0!
30-392-000-030	Transfer from the Municipal Authority	-	-	-	0% #DIV/0!
30-393-000-000	Capital Income	118,544.00	-	118,544.00	0% #DIV/0!
30-393-000-020	Proceeds from Long Term Debt	-	-	-	0% #DIV/0!
30-393-000-400	Other financing sources	-	-	-	0% #DIV/0!
		162,979.17	655,800.00	(492,820.83)	25%
Total Revenues					
CAPITAL EXPENSES					
Township Properties					
30-409-000-700	Capital Purchases-General	-	-	-	0% #DIV/0!
30-409-001-700	Capital Purchases-Executive	-	-	-	0% #DIV/0!
30-409-002-600	Capital Construction - Township Bldg	-	-	-	0% #DIV/0!
30-409-002-610	Township Bldg Expansion 2018-2020	-	-	-	0% #DIV/0!
30-409-002-700	Capital Purchases - Twp Bldg	-	-	-	0% #DIV/0!
30-409-003-600	Capital Construction - PW Bldg	-	-	-	0% #DIV/0!
30-409-003-700	Capital Purchases - PW Bldg	7,050.00	-	7,050.00	0% #DIV/0!
30-409-004-600	Capital Construction - Milford Rd.	-	-	-	0% #DIV/0!
30-409-004-700	Capital Purchases - Milford Rd.	-	-	-	0% #DIV/0!
	Total Township	7,050.00	-	7,050.00	0% #DIV/0!
Police					
30-410-000-700	Capital Purchases- Police	82,202.46	182,840.00	(100,637.54)	45% #DIV/0!
	Future Purchase	-	-	-	0% #DIV/0!
		82,202.46	182,840.00	(100,637.54)	45% #DIV/0!
Codes					
30-413-000-700	Capital Purchases	-	34,000.00	(34,000.00)	0% #DIV/0!
		-	34,000.00	(34,000.00)	0% #DIV/0!
Emergency Management					
30-415-000-700	Capital Purchases	-	-	-	0% #DIV/0!
		-	-	-	0% #DIV/0!
Public Works					
30-438-000-700	Capital Purchases-Vehicles	-	-	-	0% #DIV/0!
30-438-000-701	Capital Purchases - Equipment	177,888.65	149,800.00	28,088.65	119% #DIV/0!
	Total Public Works	177,888.65	149,800.00	28,088.65	119% #DIV/0!
Roads					
30-502-434-700	Traffic Signals	120,204.00	-	120,204.00	0% #DIV/0!
	Little Conestoga Road Crosswalk	-	-	-	0% #DIV/0!
	Lyndell Road Bridge	-	-	-	0% #DIV/0!
		120,204.00	-	120,204.00	0% #DIV/0!

**Upper Uwchlan Township
Capital Projects Fund
Statement of Revenues and Expenditures
For the Period Ending May 31, 2023**

	Parks				
<i>All Parks</i>					
30-454-000-700	Capital Purchases - All Parks	814.37	25,198.00	(24,383.63)	3%
<i>Hickory Park</i>					
30-454-001-600	Capital Construction - Hickory	81,276.69	500,000.00	(418,723.31)	16%
30-454-001-700	Capital Purchases - Hickory	-	-	-	#DIV/0!
<i>Fellowship Fields</i>					
30-454-002-600	Capital Construction - Fellowship	37,718.19	-	37,718.19	#DIV/0!
30-454-002-700	Capital Purchases - Fellowship	10,750.00	-	10,750.00	#DIV/0!
<i>Larkins Field</i>					
30-454-003-600	Capital Construction - Larkins	-	-	-	#DIV/0!
30-454-003-700	Capital Purchases - Larkins	-	-	-	#DIV/0!
<i>Upland Farms</i>					
30-454-004-600	Capital Construction - Upland	37,375.00	200,000.00	(162,625.00)	19%
30-454-004-610	Fund Raising - Upland	-	-	-	#DIV/0!
30-454-004-700	Capital Purchases - Upland	-	-	-	#DIV/0!
<i>Village of Eagle Pocket Park</i>					
30-506-000-100	Design	-	-	-	#DIV/0!
30-506-000-600	Capital Construction	-	-	-	#DIV/0!
30-506-000-700	Capital Purchases	-	-	-	#DIV/0!
	Total Parks Capital	167,934.25	725,198.00	(557,263.75)	23%

	Trails				
<i>Grant-Trails/Bridge</i>					
30-455-000-650	-	-	-	-	#DIV/0!
30-455-000-651	Phase IV-Pk Rd Trail	-	50,000.00	(50,000.00)	0%
30-455-000-652	Side Path Project	-	-	-	#DIV/0!
	Total Trails	-	50,000.00	(50,000.00)	0%

	Debt Service				
30-472-000-100	Interest Expense - Series of 2019	77,083.30	185,000.00	(107,916.70)	42%
30-472-000-200	Cost of Issuance - Series of 2019	-	-	-	#DIV/0!
30-472-000-300	Bond Amortization Expense - Series of 2019	-	(12,355.00)	12,355.00	0%
30-500-471-003	Capital Lease - Principal	-	-	-	#DIV/0!
30-500-472-003	Capital Lease - Interest	-	-	-	#DIV/0!
	Total Debt Service	77,083.30	172,645.00	(95,561.70)	45%

	Village Concept				
30-506-000-100	Design - Village of Eagle	-	-	-	#DIV/0!
30-506-000-600	Construction - Village of Eagle	-	-	-	#DIV/0!
30-507-000-010	Misc Expenses	-	-	-	#DIV/0!

Total Expenditures before Operating Transfers **\$ 632,362.66** **\$ 1,314,483.00** **\$ (682,120.34)** **48%**

	Operating Transfers				
30-505-000-010	Transfers to the General Fund	-	-	-	#DIV/0!
30-505-000-020	Transfers to the Solid Waste Fund	-	-	-	#DIV/0!
30-505-000-030	Transfers to the Act 209 Fund	-	-	-	#DIV/0!
	Total Operating Transfers	-	-	-	#DIV/0!

Excess of Revenues over Expenditures and Operating Transfers **\$ (469,383.49)** **\$ (658,683.00)** **\$ 189,299.51** **71.26%**

**Upper Uwchlan Township
Developers Escrow Fund
Balance Sheet
As of May 31, 2023**

ASSETS

Cash		
40-100-000-100	Cash - Fulton Bank	\$ 106,116.32
	Total Cash	<u>106,116.32</u>
Other Current Assets		
40-130-000-010	Due from General Fund	(37.00)
40-130-000-020	Due from Solid Waste Fund	-
40-130-000-030	Due from Municipal Authority	-
	Total Other Current Assets	<u>(37.00)</u>
	Total Assets	\$ 106,079.32

LIABILITIES AND FUND BALANCE

Accounts Payable		
40-200-000-000	Accounts Payable	-
	Total Accounts Payable	<u>-</u>
Other Current Liabilities		
40-230-000-010	Due To General Fund	-
40-230-000-020	Due to Solid Waste Fund	-
40-230-000-030	Due to Municipal Authority	13,658.07
	<u>Due to Developers:</u>	
40-248-000-001	Toll Brothers	(5,626.43)
40-248-000-004	Columbia Gas Transmission LLC	8,131.71
40-248-000-005	Chester County - Radio Tower	344.68
40-248-000-006	Executive Land Holdings	-
40-248-000-007	Park Road Townhomes	-
40-248-000-009	Open Community Corp.	(20,197.91)
40-248-000-010	Sunoco Reed Road	4,147.14
40-248-000-011	McHugh	-
40-248-000-012	Marsh Lea	(829.14)
40-248-000-013	Eagle Pointe	-
40-248-000-014	Grashof	-
40-248-000-015	McKee Fetter	-
40-248-000-017	Vantage Point Retirement	(10,297.83)
40-248-000-018	CarSense	-
40-248-000-019	Village at Byers	(157.22)
40-248-000-020	Milford Rd. Associates	-
40-248-000-021	Townes at Chester Springs	-
40-248-000-022	Eagle Village Parking	-
40-248-000-023	Fish Eye	17,228.81
40-248-000-024	Jankowski	-
40-248-000-025	Eagleview Lot 1C	2,993.52
40-248-000-026	Lot 1B Maintenance Area	4,835.04
40-248-000-027	122 Oscar Way	(940.03)
40-248-000-028	Commercial 5C	-
40-248-000-030	Profound Technologies	-
40-248-000-031	Windsor Baptist Church	4,034.39
40-248-000-032	Eagle Village Parking Expansion	-
40-248-000-033	Chester Springs Crossing	-
40-248-000-034	Starbucks @ Eaglepoint Village	-
40-248-000-035	The Preserve at Marsh Creek SD	(68,957.26)
40-248-000-036	McKee Toll Traffic Impact Fee	63.75
40-248-000-500	Gunner Properties Performance	-
40-248-000-038	Enclave at Chester Springs	7,723.34
40-248-000-039	164 Byers Rd QBD	2,821.30

**Upper Uwchlan Township
Developers Escrow Fund
Balance Sheet
As of May 31, 2023**

40-248-000-040	Aurora Greenridge	-
40-248-000-041	Aurora Greenridge	-
40-248-000-042	DeWees 363 Byers Road	-
40-248-000-043	Black Horse Farm	(95.23)
40-248-000-044	Aecom Technology	-
40-248-000-045	11 Senn Drive Parking	1,272.80
40-248-000-046	Byers Station Parcel 5C Lot 2B	(2,708.61)
40-248-000-047	461 Font Road	-
40-248-000-048	301 Park Road	(1,284.37)
40-248-000-049	Eagleview Lot 1A	(3,089.68)
40-248-000-050	Eagle Animal Hospital	(138.92)
40-248-000-051	Rockhill Real Estate Enterprises	2,240.19
40-248-000-052	100 Greenridge Road	29,417.38
40-248-001-019	Villages Dedication	20,590.94
40-248-001-032	Gunner Parking Exp Construction	-
40-248-001-033	Crossings Dedication	16.21
40-248-001-035	The Preserve at Marsh Creek Sewer	50,119.68
40-248-001-038	Enclave at Chester Springs site	50,763.00
		<hr/>
	Total Other Current Liabilities	106,079.32

40-258-000-000	Accrued Expenses	-
	Total Liabilities	\$ 106,079.32

Equity		
40-279-000-000	Opening Balance Equity	-
	Current Period Net Income (Loss)	0.00
	<hr/>	<hr/>
	Total Equity	0.00
	Total Fund Balance	\$ 0.00
	Total Liabilities & Fund Balance	\$ 106,079.32

Upper Uwchlan Township
Developers Escrow Fund
Statement of Revenues and Expenditures
For the Period Ended May 31, 2023

GL Account #	Account Description	2022 YTD Actual	2022 Budget	Over (Under) Budget	Actual as % of Budget
40-341-000-000	Interest Income	\$ 1,718.59	\$ -	\$ 1,718.59	-
40-341-000-010	Interest Income - allocated to Developers	(1,718.59)	-	(1,718.59)	-
40-392-000-100	Transfer from General Fund	-	-	-	-
Total Revenue					
40-400-000-461	Bank Fees	-	-	-	-
Total Expenditures					
Excess of Revenues over Expenditures					



ENGINEER'S REPORT – UPPER UWCHLAN TOWNSHIP

Date: June 15, 2023

To: Tony Scheivert - Township Manager
Board of Supervisors

From: David Leh, P.E.

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

Struble Trail Extension – The Planning Commission reviewed the revised land development plans at their June 8th meeting and recommended Preliminary / Final Approval. In conjunction with their conditional use hearing, The County will be before the Board at their June 19th meeting requesting same.

Eagleview Lot 1A – The Planning Commission reviewed the application at their June 8th meeting and recommended Preliminary / Final Approval. Hankin will be before the Board at their June 19th meeting requesting same.

QBD Ventures – This project proposes a two-story 4,400 SF office building on an existing residential parcel along Byers Road just east of Graphite Mine Road. The Board granted Preliminary / Final Approval to the plan August 16th, 2010. The Applicant has now obtained their Highway Occupancy Permit from Pa-DOT and submitted revised land development plans to the Township for review. The plans are currently under review by the consultants and will be considered by the Planning Commission at their July 13th meeting.

Construction continues at the following developments with no significant issues:

- Byers Station (Parcel 5C) Lot 2A (Enclave)
- Byers Station (Parcel 6C) (Vantage Point)
- Eagleview (Lot 1C)
- Preserve at Marsh Creek



DEVELOPMENT UPDATE – UPPER UWCHLAN TOWNSHIP

Date: June 15, 2023

To: Board of Supervisors

From: David Leh, P.E.

Bold items have been additions since our last report.

100 Greenridge Road (Toll) – The Board granted approval for the Conditional Use for a 64-home subdivision at their October 11th, 2022, meeting. Toll Brothers has now submitted Preliminary Land Development Plans for the project. Consistent with the conditional use approval, 64 homes are proposed. The Planning Commission accepted the plans at their April 13th meeting, and they are now under review by the consultants. Toll has also submitted a zoning hearing board application for the proposed disturbance of Prohibitive Steep Slopes. The hearing was opened on April 12th and continued to May 31st.

260 Moore Road – The applicant has submitted a Conditional Use Application for adaptive reuse of an existing barn on this property to a facility which will contain office space and a coffee shop. The project was reviewed by the Planning Commission and consultants. A staff meeting was held with the Applicant on October 19th to discuss the project in general, as well as the consultants' comments. The Applicant has issued an extension for the holding of their Conditional Use Hearing while they further consider their proposal. Based on a May 10th, 2022, e-mail from the applicant's attorney to Gwen Jonik, the applicant is considering various options and it may be some time before they move forward with an application.

301 Park Road (PJ Reilly) - A preliminary land development plan has been submitted by PJ Reilly Contractors for a new 8,400 SF office and equipment storage facility. The plan was reviewed by the consultants and the Planning Commission at their December 8th meeting. No action was taken. Revised plans were reviewed by The Planning Commission at their April 13th meeting, no action was taken. The applicant will be making application to the Zoning Hearing Board for zoning relief prior to returning to the Planning Commission.

Reference: Development Update

File No. 9991080
June 15, 2023

595 Fellowship Road (Spackman)- A two (2) lot Minor Subdivision Application has been submitted for this property. The parcel is bisected by the township line with West Vincent Township and currently contains an existing home. The Applicant prosed to maintain the existing home, which is located in Upper Uwchlan Township, and construct a new home on the newly created lot, which will be located in West Vincent Township. The Board granted Final Approval at their September 19th meeting.

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

Byers Station (Parcel 5C – Lot 2B)- [Commercial] – An Amended PRD Application has been submitted for the undeveloped commercial portion of the site. The plan proposes a 10,500 SF daycare facility, an 1,820 SF freestanding eating and drinking establishment, and 13,200 SF of additional retail space. The Board granted Amended Final Plan Approval at their September 19th meeting. Revised plans have been submitted to the consultants to verify all outstanding comments have been satisfactorily addressed.

Byers Station (Lot 6C)- Vantage Point – The Applicant has received Final PRD Approval at the Board of Supervisors April 20th, 2020, meeting for a 36,171 SF, 3 story retirement facility. Construction continues.

Eagle Animal Hospital (211 Byers Road) – The Applicant has submitted a land development application for a 1,612 SF building addition to their existing facility. The plan was reviewed by the Planning Commission at their February 9th meeting. However, no action was taken. The applicant will revise the plans to address the consultants' comments and return.

Eagleview Lot 1A – Hankin has submitted a Preliminary / Final Land Development Application for a one-story, 60,600 SF Flex Use office / warehouse building to be located along Sierra Drive. The plan was reviewed by the Planning Commission at their March 9th meeting. No action was taken with regard to plan approval; however, the Planning Commission did recommend the granting of several waivers. The Board granted the requested waivers at their March 20th meeting. Revised land development plans have been submitted and reviewed by the consultants. **The Planning Commission reviewed the application at their June 8th meeting and recommended Preliminary / Final Approval. Hankin will be before the Board at their June 19th meeting requesting same.**

Reference: Development Update

File No. 9991080
June 15, 2023

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

Preserve at Marsh Creek (Fetters Property) - The Board granted Final Land Development Approval at their October 16th, 2017, meeting. Site construction continues in all 3 phases. (i.e.- The entire development) We have received grading permit applications for **216** building units to date.

QBD Ventures – This project proposes a two-story 4,400 SF office building on an existing residential parcel along Byers Road just east of Graphite Mine Road. The Board granted Preliminary / Final Approval to the plan at their August 16th, 2010. The Applicant has now submitted an updated plan for re-approval. The plans were reviewed by the Planning Commission at their March 11th, 2021, meeting; however, no action was taken. **The Applicant has now obtained their Highway Occupancy Permit from Pa-DOT and submitted revised land development plans to the Township for review. The plans are currently under review by the consultants and will be considered by the Planning Commission at their July 13th meeting.**

Struble Trail Extension – Chester County has submitted an application to reopen the Conditional Use Hearing as well as land development plans to allow for the continuance of the trail from where it currently terminates to a point on the west side of Dorlan Mill Road. The Planning Commission reviewed the application at their June 13th, 2019, and July 11th, 2019, meetings and recommended Conditional Use Approval as well as Preliminary Land Development approval. The County has submitted revised land development plans which have been reviewed by the consultants. **The Planning Commission reviewed the application at their June 8th meeting and recommended Preliminary / Final Approval. In conjunction with their conditional use hearing, The County will be before the Board at their June 19th meeting requesting same.**



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: The Board of Supervisors

FROM: Kathi McGrath *Kathi*
Administrative Assistant

RE: Building/Codes Department Activity Report

DATE: June 13, 2023

=====

Attached, please find the Building Department Activity Report for the month of May, 2023.

Attachments:
Activity Report

/km

UPPER UWCHLAN TOWNSHIP
Permit Analysis
2020-2023

2020				2021				2022				2023				
	# of Permits	Fees	YTD Permits		# of Permits	Fees	YTD Permits		# of Permits	Fees	YTD Permits		# of Permits	Fees	YTD Permits	
Jan	51	\$ 98,596.00	51	\$ 98,596.00	94	\$ 87,742.42	94	\$ 87,742.42	83	\$ 88,198.96	83	\$ 88,198.96	39	\$ 16,560.04	39	\$ 16,560.04
Feb	44	\$ 43,487.50	95	\$ 142,083.50	67	\$ 38,565.98	161	\$ 126,308.40	39	\$ 25,249.00	122	\$ 113,447.96	58	\$ 115,689.00	97	\$ 132,249.04
Mar	53	\$ 54,586.50	148	\$ 196,670.00	86	\$ 44,724.50	247	\$ 171,032.90	77	\$ 52,822.55	199	\$ 166,270.51	72	\$ 32,216.00	169	\$ 164,465.04
Apr	28	\$ 4,846.10	176	\$ 201,516.10	88	\$ 79,069.01	335	\$ 250,101.91	84	\$ 63,858.84	283	\$ 230,129.35	51	\$ 37,396.20	220	\$ 201,864.24
May	49	\$ 59,079.84	225	\$ 260,595.94	75	\$ 44,389.44	410	\$ 294,491.35	65	\$ 44,000.00	348	\$ 274,129.35	82	\$ 38,301.00	302	\$ 240,165.24
Jun	86	\$ 55,369.16	311	\$ 315,965.10	89	\$ 77,793.00	499	\$ 372,284.35	96	\$ 28,606.00	444	\$ 302,735.35				
Jul	69	\$ 39,866.44	380	\$ 355,831.54	99	\$ 131,055.84	598	\$ 503,340.19	68	\$ 37,917.72	512	\$ 340,653.07				
Aug	76	\$ 78,302.64	456	\$ 434,134.18	78	\$ 32,545.19	676	\$ 535,885.38	68	\$ 112,113.82	580	\$ 452,766.89				
Sept	130	\$ 87,003.98	586	\$ 521,138.16	78	\$ 36,528.88	754	\$ 572,414.26	73	\$ 46,052.92	653	\$ 498,819.91				
Oct	73	\$ 222,281.54	663	\$ 743,419.70	72	\$ 40,825.00	826	\$ 613,239.26	54	\$ 42,196.00	707	\$ 541,015.91				
Nov	71	\$ 21,378.92	734	\$ 764,798.62	58	\$ 41,691.42	884	\$ 654,930.68	45	\$ 21,304.00	752	\$ 562,319.91				
Dec	59	\$ 27,730.94	793	\$ 792,529.56	62	\$ 68,824.63	946	\$ 723,755.31	47	\$ 22,295.00	799	\$ 584,614.91				



MAY 2023 REPORT UPPER UWCHLAN TOWNSHIP PUBLIC WORKS DEPARTMENT

The following projects were underway since we last met:

Ongoing:

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

Tracking of work orders through Traisr: 178

- **Municipal Authority & PA 1-calls**
 - **102 Work orders completed**
- **Parks**
 - **5 Work orders completed**
- **Public Works**
 - **39 Work orders completed**
- **Solid Waste**
 - **27 Work orders completed**
- **Vehicles and Equipment (All Depts.)**
 - **5 Work orders completed**
- **Assisted the EAC with E-Waste and Shredding event held at the Public Works Building on May 20, 2023.**
- **Cut up and removed a large tree that had fallen on the property at the intersection of Ticonderoga and Park Road.**
- **Watered the new sod at Hickory Park with help from Lionville Fire Company.**
- **Repaired a total of 13 inlets on Stanley and Edgefield Drive and performed multiple base repairs using approximately 48 tons of asphalt.**

- **Replaced 33' of curb at 114 Edgefield Drive.**
- **Replaced an inlet in Hickory Park.**
- **Replaced an inlet at 8 Lafitte Court.**
- **Begin repairing inlets on Morning Light Road.**
- **Vacuumed out approximately 10 inlets on roads to be paved this summer.**
- **Built custom boxes for two police cabinets.**
- **Dug test pits on a potential property for the Municipal Authority.**
- **Dug electrical trench at 520 Milford for Uwchlan Ambulance.**
- **Mulched and trimmed bushes at the township building and Eagle Crossroads Park.**
- **Hung flags on the light poles on Route 100.**
- **Installed “Road May Flood” signs on North Reeds Road.**
- **Begin roadway mowing.**
- **Minor maintenance issues were handled at the Township Building.**
- **Tree trimming for sight distance at intersections and along roadways where trees are hanging into the road.**
- **Sign replacements at various locations.**
- **Cleared inlets on multiple roadways throughout the Township.**
- **Toter swaps and deliveries were done as requested.**
- **Preventive maintenance, repairs, and Pa State Inspections.**
- **Serviced Police vehicles.**
- **PA 1-Calls were responded to as they came in.**

Bids:

- **Road Milling and Paving bid opened on May 10th. Bid awarded to Glasgow in the amount of \$390,011.**
- **Road Materials Bid executed.**
- **Line Painting Bid advertised.**

Workforce

- **Mike Esterlis graduated from the New Jersey State Association of Chiefs of Police Command and Leadership Academy on May 25, 2023**
- **Summer help has returned and they are busy cutting grass at the parks and sewer plants.**

Respectfully submitted,

**Michael Esterlis
Public Works Director
Upper Uwchlan Township**



MEMORANDUM

To: Tony Scheivert, Township Manager

From: Michael Esterlis, Public Works Director

Date: June 14, 2023

Re: Bid Awards - 2023 Pavement Markings Contract

On June 14, 2023, at 1:00 pm, the bids for the 2023 Pavement Marking Contract were publically opened and read aloud. None of the bidders sent representatives to the opening.

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

There were four contractors that bid for the contract, Zone Striping, Inc., D.E. Gemmill Inc., A-1 Traffic Control Products and Alpha Space Control Co. Inc. The bids had varying prices listed on the bid sheet which is attached to this memo. The line item for this work in the 2023 Budget is \$80,000. The total of the bid from the low bidder, (if everything bid were to be painted by contractor) is \$73,995 which is under budget.

Therefore, it is my recommendation that A-1 Traffic Control Products be awarded the 2023 Pavement Marking Contract at the individual, per item amounts listed on the bid forms.



2023 Pavement Marking Bid Results

Opening June 14, 2023 at 1:00pm

Vendor	Zone Striping, Inc.			Vendor	D.E. Gemmill Inc.		
Bid Bond Provided	Yes			Bid Bond Provided	Yes		
Paint	Quantity	Unit Price	Total	Paint	Quantity	Unit Price	Total
Stop Bars 18"	40	\$85.00	\$3,400	Stop Bars 18"	40	\$73.08	\$2,923
Crosswalks 6"	1200	\$0.70	\$840	Crosswalks 6"	1200	\$3.05	\$3,660
White Solid Lines	150,000	\$0.14	\$21,000	White Solid Lines	150,000	\$0.098	\$14,700
White Broken Lines	500	\$0.14	\$70.00	White Broken Lines	500	\$0.12	\$60
Double Yellow	120,000	\$0.22	\$26,400	Double Yellow	120,000	\$0.20	\$23,520
Turn Arrows	30	\$90.00	\$2,700	Turn Arrows	30	\$105.75	\$3,173
Combo Arrows	15	\$180.00	\$2,700	Combo Arrows	15	\$148.50	\$2,228
Stop/Only Legends	30	\$125.00	\$3,750	Stop/Only Legends	30	\$182.00	\$5,460
Gore Areas	1,500	\$3.00	\$4,500	Gore Areas	1,500	\$5.22	\$7,830
		Totals:	\$65,360.00			Totals:	\$63,553.20
90 MIL Thick	Quantity	Unit Price	Total	90 MIL Thick	Quantity	Unit Price	Total
Stop Bars 18"	40	\$167.50	\$6,700	Stop Bars 18"	40	\$291.00	\$11,640
Crosswalks 6"	1200	\$1.20	\$1,440	Crosswalks 6"	1200	\$4.68	\$5,616
Turn Arrows	30	\$170.00	\$5,100	Turn Arrows	30	\$198.00	\$5,940
Combo Arrows	15	\$340.00	\$5,100	Combo Arrows	15	\$287.00	\$4,305
Stop/Only	30	\$255.00	\$7,650	Stop/Only	30	\$389.00	\$11,670
		Totals:	\$25,990.00			Totals:	\$39,171.00

Vendor	A-1 Traffic Control Products			Vendor	Alpha Space Control Co. Inc.		
Bid Bond Provided	Yes/No			Bid Bond Provided	Yes/No		
Paint	Quantity	Unit Price	Total	Paint	Quantity	Unit Price	Total
Stop Bars 18"	40	\$25.00	\$1,000	Stop Bars 18"	40	\$36.00	\$1,440
Crosswalks 6"	1200	\$0.75	\$900	Crosswalks 6"	1200	\$2.50	\$3,000
White Solid Lines	150,000	\$0.070	\$10,500	White Solid Lines	150,000	\$0.11	\$16,500
White Broken Lines	500	\$0.070	\$35.00	White Broken Lines	500	\$0.11	\$55
Double Yellow	120,000	\$0.140	\$16,800	Double Yellow	120,000	\$0.22	\$26,400
Turn Arrows	30	\$40.00	\$1,200	Turn Arrows	30	\$75.00	\$2,250
Combo Arrows	15	\$80.00	\$1,200	Combo Arrows	15	\$150.00	\$2,250
Stop/Only Legends	30	\$85.00	\$2,550	Stop/Only Legends	30	\$90.00	\$2,700
Gore Areas	1,500	\$2.50	\$3,750	Gore Areas	1,500	\$3.25	\$4,875
		Totals:	\$37,935.00			Totals:	\$59,470.00
90 MIL Thick	Quantity	Unit Price	Total	90 MIL Thick	Quantity	Unit Price	Total
Stop Bars 18"	40	\$204.00	\$8,160	Stop Bars 18"	40	\$150.00	\$6,000
Crosswalks 6"	1200	\$4.50	\$5,400	Crosswalks 6"	1200	\$4.00	\$4,800
Turn Arrows	30	\$175.00	\$5,250	Turn Arrows	30	\$225.00	\$6,750
Combo Arrows	15	\$350.00	\$5,250	Combo Arrows	15	\$450.00	\$6,750
Stop/Only	30	\$400.00	\$12,000	Stop/Only	30	\$225.00	\$6,750
		Totals:	\$36,060.00			Totals:	\$31,050.00



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

May 30, 2023

File No. 23-01086

VIA E-MAIL ONLY

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

Reference: Eagleview Lot 1A –The Hankin Group
Proposed Flex Use Building Development
Preliminary Land Development Application - 2nd Review
Upper Uwchlan Township, Chester County, PA

Dear Tony:

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

- Letter from Chester Valley Engineers to Upper Uwchlan Township dated April 25, 2023, outlining submitted items and responding to G&A's March 3, 2023 review.
- Plan set consisting of twenty (20) sheets titled "Preliminary / Final Land Development Plan Eagleview Lot 1A," prepared by Chester Valley Engineers, Inc., dated February 2, 2023 and revised April 25, 2023.
- Post Construction Stormwater Management Report for Eagleview Corporate Lot 1A, prepared by Chester Valley Engineers, Inc., dated February 2, 2023 and revised April 25, 2023.
- Letter Report / Traffic Analysis prepared by Traffic Planning and Design, Inc. dated March 24, 2023.
- "Will Serve" letter from Aqua to Chester Valley Engineers dated April 14, 2023.

G&A, along with the other Township Consultants, have completed our second review of the above referenced land development application for compliance with the

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Proposed Flex Use Building Development
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Upper Uwchlan Township, Chester County, PA

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applicable sections of the Township's Zoning, Subdivision and Land Development, and Stormwater Management Ordinance, and wish to submit the following comments for your consideration.

Comments in *italics* are from our previous review letter, and comments in **bold text** require resolution by the applicant. Previous comments which have been satisfactorily addressed are not repeated herein. Comments preceded by a (GW) indicate a waiver has been granted from that section by The Board of Supervisors.

I. OVERVIEW

The site is 13.645 acres in size and contains woodlands, a stream and wetlands. The site has access from Arrowhead Drive and is located within the PI (Planned Industrial / Office) Zoning District.

The Applicant is proposing to construct a one-story, 60,600 SF Flex Use office / warehouse building as well as paved access drives, parking areas, retaining walls and stormwater management. One (1) underground infiltration basin and one (1) above ground infiltration basin are proposed to manage the post construction runoff.

II. ZONING ORDINANCE REVIEW

1. *Section 200-50.C – A minimum of 5% of the total net tract area must be set aside for any active or passive recreation. The applicant has provided the requisite area of land; however, it should be indicated how the area can be accessed.*

A four-foot wide mulch walking trail has been added to the plans. However, the trail is located within the area of potential “Future Parking”. A note should be added to the record plan indicating should the parking ever be constructed, a new access to the open space area shall be provided. In addition, the shading should be included in the Legend.

2. *Section 200-73.B(3) – Pedestrian paths shall be provided from all parking areas to the entrances of buildings. Pedestrian walks crossing any parking and driveway aisles shall be delineated by either stripes or a different paving material. Show pedestrian paths on the plans.*

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A Crosswalk has been provided across driveway entrance. However, we would recommend a sidewalk be provided from the western parking spaces (along the detention basin) to allow safe access to the building entrance.

III. SUBDIVISION & LAND DEVELOPMENT ORDINANCE REVIEW

1. (GW) Sections 162-7.B.(2), 162-8.B and 162-8.C(1) – The applicant is seeking a waiver to permit concurrent approval of preliminary and final land development plans. We have no objection to this request. The list of waivers request on Sheet 2 should be revised to reflect these sections.

The Applicant received a waiver from the Board of Supervisors at their March 20, 2023 meeting to allow the application to be reviewed as a “preliminary / final” application.

2. (GW) Section 162-52 – No topsoil shall be disposed of, by sale or otherwise, off the site of the construction. Please add General Erosion & Sediment Control Note #5 to the Record Plan.

The Applicant received a waiver from the Board of Supervisors at their March 20, 2023 meeting to allow removal of topsoil from the site.

3. (GW) Section 162-55.B – A waiver has been requested from this section but it is not clear specifically what is being requested. Plans shall be revised to demonstrate compliance with all applicable requirements in this section or an indication of what sections relief is being sought from. The Site Analysis Table on Sheet 3 indicates 6.25 acres of woodland area is proposed to be disturbed; clarify the area of removal vs. disturbance.

The Applicant received a waiver from this section from the Board of Supervisors at their March 20, 2023 meeting.

4. Section 162-58.C(1) – Illumination levels: Sidewalk light levels are not provided.

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Levels shall be in accordance with IES RP-43-22. Note on Plan Sheet 19 provides an average to minimum ratio for sidewalks in front of the building. IES light level requirements are based on an average maintained value, not an average to minimum ratio. Additional information shall be provided for review.

5. **Section 162-58.D(1)(a) – Site plan shall show all lighting including building and architectural lighting. The plan does not indicate any additional lighting beyond the proposed area lights. Applicant shall verify that no additional architectural lighting is proposed.**

It is noted that architectural building lighting is not included with the site lighting information provided. Plan notes indicate that architectural building lighting will be provided at a later date. Any additional architectural site lighting will be subject to review & approval.

IV. STORMWATER MANAGEMENT ORDINANCE REVIEW

1. ***The Applicant is proposing an underground infiltration bed, which discharges into an existing above ground basin on the adjacent lot, and an above ground infiltration basin to control post-development runoff.***
2. (GW) **Section 301.T - Disturbance of existing ground cover during construction of the proposed Regulated Activity is prohibited within seventy-five (75) feet of top-of-bank of all perennial and intermittent waterways, water bodies and wetlands. Show the 75-foot no disturbance setback on the plans. We note that disturbance, including a detention basin, is proposed within this setback.**

The Applicant received a waiver from this section from the Board of Supervisors at their March 20, 2023 meeting.

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V. GENERAL COMMENTS

1. *Add the notation “Record Plan Sheet ___ of ___” on all sheets to be recorded.*
The Applicant's response letter indicates that all sheets are to be recorded. **However, this has not been referenced on the plan as requested. Please add the requested notation.**
2. Please remove General Note #20 on Sheet 2 regarding topsoil not leaving the site as the applicant obtained a waiver from 162-50 to allow for topsoil to be disposed of offsite
3. Three (3) light fixtures appear to be proposed directly adjacent to a proposed retaining wall (plan west). We question the constructability of these locations due to potential conflicts between light base footings, geogrid reinforcement, fencing and guardrail. Applicant has indicated that the features will be “installed and coordinated with footings and other potential conflict areas”, however has not provided any additional construction details or cross sections to show how this will be accomplished. It is recommended that this information be provided to ensure that the proposed locations for lights are feasible.
4. The light base detail provided on Sheet 19 has “AHJ” referenced for the dimensions of the base. Dimensional information shall be provided to understand the size/space requirements of the proposed light pole footing.
5. Retaining wall design drawings and computations shall be submitted for review and approval prior to any site construction.

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

1. We agree that the trip generation for the current mix of uses within the Upper Uwchlan portion of the Eagleview Corporate Center (including Lot 1A) is less than the total trip generation contained in the original master plan traffic study. However, please keep in mind that future trip generation

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evaluations for the Upper Uwchlan portion of the Eagleview Corporate Center should be based on the trip generation equation methodology in order to be consistent with ITE procedures. It is not necessary to make this revision as part of this application, as it would not change the conclusion that the total trip generation to date is less than the total trip generation assumed in the original master plan traffic study.

3. ZO Section 200-75.H(3) – The required sight distance for traffic exiting the proposed access onto Arrowhead Drive looking to the right appears to be based PennDOT's safe stopping sight distance criteria with an approach grade of +6.0%; however, it appears that the approach grade is not +6.0%. As such, as previously requested, please verify required sight distance calculation for traffic exiting the proposed access looking to the right along Arrowhead Drive. We do not have concerns about the availability of sight distance looking to the right, since traffic approaching from the right is required to stop from the neighboring driveway; however, as a condition of approval, the required sight distance calculation should be verified and updated as needed on the plan. If appropriate, please also update the sight distance note on Sheet 4.
3. We question the location of the end of the proposed 6.5-foot wide walking trail/ADA ramp at the Arrowhead Drive cul-de-sac, as it terminates into the Arrowhead Drive cartway. Ideally, this trail should connect with other pedestrian facilities, or at a logical crossing location, or even within a refuge/shoulder area. We question whether other terminus locations were considered. We recommend further discussion with the Planning Commission regarding the trail terminus.
4. The proposed 6.5-foot wide asphalt walking trail extends outside of the Arrowhead Drive right-of-way, but it is located within the existing 20-foot wide utility easement. Please verify that the intended use and description of the utility easement is sufficient to provide access to the 6.5-foot wide walking trail.
5. The Lot 1A development is subject to a transportation contribution equal to \$0.35 per square-foot of office space and \$0.20 per square-foot of warehouse space, and this contribution must be paid at the time of building permit issuance.

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Upon resubmission, the applicant's engineer should compose a response letter that describes how each comment has been addressed and where any plan and/or report revisions are located. Additional comments regarding the traffic improvements and/or land development plans may follow upon receipt of future submissions.

**VII. TOWNSHIP LAND PLANNER
BRANDYWINE CONSERVANCY**

Below is a summary of municipal planning documents and ordinances for the Township's consideration relevant to the intent of the proposed application land development.

Comprehensive Plan (2014)

1. The proposed development is consistent with the vision of the Comprehensive Plan for the existing Eagleview Corporate Park. The subject property is located within the area identified as the "Suburban Employment" future land use category in the Comprehensive Plan. This category has been applied to those areas of the township that will play a major economic role in the future. Lands so designated house the township's employers or producers of significant goods and services and include vacant or underdeveloped lands determined to be appropriate for additional employment, institutional, and/or manufacturing uses. The land within this future designation includes the Eagleview Corporate Park, which is comprised of light industrial or office development and vacant land suitable for additional development. Recommendations for future development include public water, public or community sewage disposal systems, road improvements along the frontage and access, protection of existing natural and cultural resources on undeveloped sites, and innovative stormwater management, and buffering of adjoining properties with lesser intensive uses.

Additionally, the Comprehensive Plan is in support of the continued build-out of the Eagleview Corporate Center with the hope that new tenants

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offering employment opportunities draw heavily from Upper Uwchlan's highly skilled and educated work force.

Open Space, Recreation & Environmental Resources Plan (2009)

2. A portion of the property, specifically along the existing unnamed tributary to March Creek, is designated as protected land, and includes hydric soils and extensive woodlands. The Plan recommends strengthening safeguards for the Township's remaining woodlands, especially along sensitive and valuable streams in the Marsh Creek watershed. *We note that waiver requests were granted to allow for reduced woodland replacement on the project and to allow a reduced number of replacement plantings and instead install taller and larger caliper trees.*
3. A portion of the property is located within the designated Jerry Run Greenway that is within the Marsh Creek watershed. The Plan recommends the application for new land development projects incorporate greenway corridors into the proposed layout, as appropriate. *We note that the revised plan includes the incorporation of a short walking trail within the recreational open space area. To encourage use of this trail, we suggest the incorporation of a bench or similar structure toward the end of the trail to allow respite and the enjoyment of the area.*

Zoning Ordinance

4. *We note the addition of an asphalt walking trail on the eastern side of the proposed driveway to facilitate future active transportation connections within the office park and beyond.*
5. The applicant depicted a designated open space on the site plan to be 0.68 acres or 5% of the total net tract area. *We note the addition of a short nature trail within the recreational open space area. However, as noted above, we recommend consideration of a bench or similar to increase use of the area. We also recommend the applicant consider options to increase the length of the proposed trail (possibly creating a loop) to make it more attractive as an amenity to employees.*

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6. *While we note in their response letter the applicant notes the open space area will be owned and maintained by the property owner, we see no mention of this on the Overall record Plan (Sheet 2), the Site Layout Plan (Sheet 4), or the Landscape Plan (Sheet 18). We suggest this notation be added where appropriate.*

Subdivision and Land Development Ordinance

7. *We note that the applicant has received waivers for items relating to tree removal and replacement that were originally noted in our first review letter dated March 3, 2023.*
8. *We note that in their response letter dated April 25, 2023, the applicant has filed a NPDES permit application to the Chester County Conservation District and expects the riparian buffer management will be a condition of approval. We suggest the applicant provide said management plan to the Township's consultants for clarification upon receipt.*
9. *We recommend that the Township verify that the applicant is compliant with §162-57 B, Landscape plan.*
10. *The landscape plan mentions that groundcover shall be planted in uniform rows throughout all groundcover bed areas, yet it is unclear which plants in the plant lists are being used as groundcovers. In addition, it is unclear what the hatching shown in the planting areas refers to. Are these areas to be planted in ground cover or is this indicating turfgrass? Suggest clarifying with either a legend or notation on the landscape plan. Given the proximity to existing natural areas, we suggest the applicant give careful consideration to the transition of plant material and composition on the western side of the property to best mimic the natural surroundings. A selection of native groundcovers would minimize the need for mulch in future years (if the hatching indicates mulched areas) and provide greater environmental benefits than turfgrass alone.*

Mr. Tony Scheivert
Upper Uwchlan Township Manager

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Reference: Eagleview Lot 1A –The Hankin Group
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**VIII. TOWNSHIP SEWER CONSULTANT COMMENTS
ARRO CONSULTING, INC.**

1. The Applicant is proposing to construct a 60,600 square feet (SF) proposed flex 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. The Applicant's engineer has indicated that the plans have been submitted to Uwchlan Township for review.
2. All sanitary sewer improvements shall be design and constructed in accordance with the Uwchlan Township Municipal Authority Specifications. The Applicant's engineer has indicated that the plans have been submitted to Uwchlan Township for review.
3. A completed Sewage Facilities Planning Mailer has been provided, prior to completing Item 8d, the Uwchlan Township Municipal Authority shall provide a letter indicating that the facilities proposed for use have capacity and that no overload exists or is projected within 5 years. The Applicant's engineer has indicated that the Mailer haas been submitted to Uwchlan Township for review.

This concludes our 2nd review of the above-referenced 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

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

Mr. Tony Scheivert
Upper Uwchlan Township Manager

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May 30, 2023

cc: Upper Uwchlan Township Planning Commission Members
Upper Uwchlan Township Board of Supervisors
Gwen Jonik – Township Secretary
Rhys Lloyd – Director of Code Enforcement
Anthony Campbell – Zoning Officer
Richard Ruth – Township Fire Marshall
Kristin Camp, Esq. – Buckley, Brion, McGuire, & Morris LLP
Rob Daniels, Brandywine Conservancy
Christopher J. Williams, P.E., McMahon Associates, Inc.
G. Mathew Brown, P.E., ARRO Consulting, Inc.
David Schlott, P.E., ARRO Consulting, Inc.
Neal Fisher, The Hankin Group, Owners/Applicant
Richard F. Stratton, P.E., Chester Valley Engineers, Inc.



112 Moores Road, Suite 200
Malvern, PA 19355
610-644-4623
www.chesterv.com

April 25, 2023

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

**RE: EAGLEVIEW LOT 1A – THE HANKIN GROUP
PROPOSED R&D BUILDING DEVELOPMENT
UPPER UWCHLAN TOWNSHIP
CVE PROJECT No. 21921**

Dear Mr. Scheivert:

On behalf of our client, The Hankin Group, we hereby resubmit the following materials in support of a Land Development Application for the above referenced project:

1. Four (4) full size copies of the Preliminary/final Land Development Plan for Lot 1A, dated February 2, 2023, last revised April 25, 2023;
2. Four (4) 11"x17" size copies of the Preliminary/final Land Development Plan for Lot 1A, dated February 2, 2023, last revised April 25, 2023;
3. Four (4) copies of the Post Construction Stormwater Management Report for Lot 1A, dated February 2, 2023, last revised April 25, 2023;
4. Traffic analysis letter prepared by Traffic Planning and Design , dated March 24, 2023, in response to Township traffic review comments.
5. Will Serve letter from AQUA PA, dated April 14, 2023.

We offer the following responses to the comments from Gilmore & Associates, Inc. in a review letter dated March 3, 2023 and comments from the Township Fire Marshal, Richard Ruth, in a memorandum dated April 5, 2023. Comments are repeated below and responses to each of the following in ***bold, italicized*** text:

Gilmore & Associates, Inc. review letter dated March 3, 2023

ZONING ORDINANCE REVIEW

1. Sections 200-35, 200-51 and 200-81.B. – Public sewer and public water are required when available; the plans propose a connection to an existing public sewer and water.

Acknowledged.

2. Section 200-49.I – A laboratory for scientific research and development is an allowable use. General Note #6 states that a Research and Development use building is proposed.

The proposed use on this parcel is research & development.

3. Section 200-50.C – A minimum of 5% of the total net tract area must be set aside for any active or passive recreation. The applicant has provided the requisite area of land; however, it should be indicated how the area can be accessed.

A walking trail has been added to the revised plans to provide access to the recreational open space area.

4. Section 200-50.E – There is reference to “15.1 or more acres” in the Maximum Building and Lot Coverage. There are no longer different tiers of building and impervious surface coverages in this zoning district. Therefore, this reference should be eliminated. Also, verify the total acreage of lot coverage as the total per the stormwater report is slightly higher than in the Zoning table on Sheet 2.

Reference to “15.1 or more acres” has been removed from sheet 2 and the total lot acreage on the PCSM report and plans now match.

5. Section 200-73.B(3) – Pedestrian paths shall be provided from all parking areas to the entrances of buildings. Pedestrian walks crossing any parking and driveway aisles shall be delineated by either stripes or a different paving material. Show pedestrian paths on the plans.

Pedestrian paths have been added and are shown on sheet 4, Site Layout Plan.

6. Section 200-73.E – The required number of parking spaces is provided, as well as an additional 28 “Future Parking” spaces on the plan view and “Reserved Parking” in the parking tabulation table. The Applicant should indicate the reason for the need for these potential additional spaces.

Future parking is shown on the plan and accounted for in the stormwater management calculations in the event there is need for additional parking on the site or if the established parking needs to be relocated or reconfigured. The proposed grading for future parking is not shown on the plans but utilities, plantings and lighting has been design to accommodate this conversion at a later date if necessary.

7. Sections 200-74.A(2) and 200-77 – Loading facilities shall be properly screened. We defer to Brandywine Conservancy regarding landscaping review.

The proposed landscaping provides adequate screening for the loading areas in the back of the building from adjoining lots on the west and south. The building also offers screening of the loading areas from adjoining parcels on the east and the PA Turnpike on the north.

8. Sections 200-107.D(2) and (3) – Please show the steep slope shading on the Grading Plans. The Site Analysis Table on Sheet 3 indicates that the on-site areas of both the precautionary and the prohibitive steep slopes will be disturbed. Part of the building, parking areas, retaining wall, and associated grading are in steep slope areas, which is not permitted and shall be clarified/indicated on the plans. Please clarify which areas being considered “manmade” steep slopes and which are being considered naturally occurring.

The manmade steep slopes are identified on sheet 3.

SUBDIVISION & LAND DEVELOPMENT ORDINANCE REVIEW

1. (RW) Sections 162-7.B.(2), 162-8.B and 162-8.C(1) – The applicant is seeking a waiver to permit concurrent approval of preliminary and final land development plans. We have no objection to this request. The list of waivers request on Sheet 2 should be revised to reflect these sections.

The waivers list on sheet 2 has been updated.

2. Sections 162-9.B(1)(h), 162-9.B(2)(d)[2] and 162-9.E – Provide a preliminary conservation plan, prepared in accordance with the requirements in 162-9.E.

The site analysis plan has the components of a conservation plan (sheet 3). With regards to conservation plan requirements for erosion and sedimentation control and stormwater management, these aspects of the plan are shown on sheets 6 through 13.

3. Section 162-9.B(2)(b)[7] – Total tract boundaries showing bearings and distances and along all existing rights-of-way within and adjacent to the tract shall be prepared and certified by a registered professional land surveyor. Clarify if the Certification of Accuracy on Sheet 2 is to be signed by registered professional land surveyor.

Bearings and distances for Arrowhead Drive have been added to revised sheet 2 of the plan. The certification of Accuracy will be signed by a registered professional land surveyor.

4. Sections 162-9.B(2)(d)[4] and 162-9.G – Please provide a will serve letter from AQUA.

A will serve letter from AQUA PA dated April 14, 2023, is enclosed with this submittal.

5. Section 162-36.B – Any disturbance of Arrowhead Drive paving will require pavement restoration to the specifications in this section. Please revise Demolition Specification D2 to reference this section.

Demolition Specification D2 has been revised to reference the township code.

6. (RW) Section 162-41.G – Where sidewalks abut the curb and a building, wall or other permanent structure, a premolded expansion joint 1/4 inch in thickness shall be placed between curb and the sidewalk for the full length of such structure. Sidewalks shall be constructed in separate slabs 30 feet in length except for closures. The slabs between expansion joints shall be divided into blocks five feet in length by scoring transversely. The applicant is requesting a waiver from this section. We are not sure a waiver is needed, but to the extent it is, we have no objection to its granting.

This waiver request have been removed from the plan.

7. Section 162-52 – No topsoil shall be disposed of, by sale or otherwise, off the site of the construction. Please add General Erosion & Sediment Control Note #5 to the Record Plan.

A waiver for this requirement was granted by the Board of Supervisors on March 20, 2023. Topsoil will be removed from the property as part of the site work.

8. (RW) Section 162-55.B – A waiver has been requested from this section but it is not clear specifically what is being requested. Plans shall be revised to demonstrate compliance with all applicable requirements in this section or an indication of what sections relief is being sought from. The Site Analysis Table on Sheet 3 indicates 6.25 acres of woodland area is proposed to be disturbed; clarify the area of removal vs. disturbance.

A waiver from this section of the code was granted by the Board of Supervisors on March 20, 2023. Woodlands removal is indicated by the hatch shown on sheet 3 of the plans.

9. Section 162-55.F – Show the steep slopes on the Grading Plan, Sheet 5.

The steep slopes are now shown on the Grading Plan, Sheet 5. The steep slopes are identified as manmade steep slopes on sheet 3 of the revised plans.

10. Section 162-58.C(1) – Calculation summary provided on Sheet 19 of 20 indicates a minimum light level of 0.3 footcandles. Levels of 0.2 are noted in the parking spaces (plan north), bringing into question the accuracy of the information provided in the calculation summary chart. Information shall be verified/revised. Parking areas shall be in accordance with IES RP-8-21 V2.

Lighting has been shifted and illumination calculations have been updated to meet requirements. The parking areas are in accordance with IES RP-8-21 V2.

11. Section 162-58.C(1) – Building Entrance light levels are not provided. Levels shall be in accordance with IES RP-43-22.

Building Entrance light levels will be calculated after architectural lighting is determined. The architectural lighting will meet township requirements as well as IES-43-22.

12. Section 162-58.C(1) – Sidewalk light levels are not provided. Levels shall be in accordance with IES RP-43-22.

Sidewalk light levels in front of the buildings avg/min is 3.88, which meet the IES RP-43-22 requirement to be under 4. Other sidewalk illumination will be analyzed with future sidewalk plan under separate cover.

13. Section 162-58.C(1) – It is noted that the reserved parking space area (plan west) would not be adequately lit in the event they are constructed in the future. Plan shall either provide lighting to accommodate the future illumination of this area or note that additional lighting will be provided in the event that the reserve spaces are constructed.

Future parking spaces have been removed from the lighting plan. If future spaces are needed in the future, an illumination analysis will be provided for review and approval at that time.

14. Section 162-58.C(4)(b) – Light poles shall be a minimum of five feet (5') outside paved area or on pedestals thirty inches (30") high above the pavement. It is noted that the Base Detail provide on sheet 19 of 20 is not legible and shall be revised to reflect the required pole location information. Pole locations shall also be revised as necessary in the plan view if necessary. It is noted that this review is not a structural review of the pole base footings.

The light pole base detail has been updated to be more legible.

15. Section 162-58.D(1)(a) – Site plan shall show all lighting including building and architectural lighting. The plan does not indicate any additional lighting beyond the proposed area lights. Applicant shall verify that no additional architectural lighting is proposed.

A note has been added to the plan stating that architectural lighting is to be determined and that it will meet township requirements. Pathway lighting will be addressed in a later plan.

STORMWATER MANAGEMENT ORDINANCE REVIEW

1. The Applicant is proposing an underground infiltration bed, which discharges into an existing above ground basin on the adjacent lot, and an above ground infiltration basin to control post-development runoff.

Acknowledged.

2. Section 301.T - Disturbance of existing ground cover during construction of the proposed Regulated Activity is prohibited within seventy-five (75) feet of top-of-bank of all perennial and intermittent waterways, water bodies and wetlands. Show the 75-foot no disturbance setback on the plans. We note that disturbance, including a detention basin, is proposed within this setback.

A waiver from this requirement was granted by the Board of Supervisors on March 20, 2023.

3. We have performed a preliminary review of the stormwater management report and design and would like to meet with the applicants engineer to discuss. We will provide the technical comments we have generated to the applicant under separate cover.

Following a discussion with the Township Engineer on march 28, 2023, the plans have been revised to address and clarify aspects of the stormwater design that were in question.

GENERAL COMMENTS

1. A waiver request letter shall be provided, stating the reasons for each waiver request.

The waivers were granted by the Board of Supervisors on March 20, 2023. The list is updated on sheet 2 of the revised plans.

2. Revise the Cover Sheet title, as it references Lot 1C instead of 1A. Also revise the incorrect spelling of Preliminary in the title blocks.

The cover sheet title and title block have been revised.

3. Add the notation “Record Plan Sheet ____ of ____” on all sheets to be recorded.

The sheet numbers are provided in the lower right corner of each sheet in the plan set. All sheets will be recorded.

4. We note that the Subdivision / Land Development Application indicates “Plan Dated December 1, 2022”; which is incorrect.

The application should have been dated February 2, 2023. The date on the plans is correct.

5. Revise General Note #16 on Sheet 2, as the submitted plans are the land development plans, and remove the duplicate Note #18.

Note #16 on sheet 2 has been revised and note #18 has been removed.

6. Relocate the Height Restrictions on Sheet 2 to be included in the Zoning Requirements Table.

The maximum building height has been added to the zoning requirements table.

7. Add the Parking Space Tabulation to the Record Plan, Sheet 2.

The Parking Space Tabulation has been added to the Record Plan.

8. Add the General Note regarding retaining walls (on Sheet 5) to the Record Plan, Sheet 2.

The note regarding retaining walls has been moved from sheet 5 to sheet 2, note 19.

9. The Easement Note #2 on Sheet 2 should be revised to be consistent with PCSWM Plan & NPDES Permit Notes #7.

The note on sheet 2 has been revised to be consistent with NPDES note #7.

10. The Plans should be reviewed by the Township Fire Marshall to ensure there is adequate access to the building.

A vehicle circulation plan was included in the original submission and is included again in this revised plan set. Responses to the Fire Marshal review are included herein.

11. Show yard setbacks on all proposed conditions plans.

Yard setbacks have been added to each sheet of the plan set.

12. Label DS1 and DS2 on Sheet 5.

DS1 and DS2 are now labeled.

13. Verify the shading for the spillway lining on Sheet 6, as the hatching used is SWM Basin Infiltration Area per the Legend. Also, Basin 200 is not shaded to indicated infiltration Area, which should also be clarified.

The hatch pattern for infiltration basin 100 was used to distinguish the different areas in the bottom of the surface basin. The southern portion of the surface basin will be used for storage while the northern portion (with cross hatch as shown on sheet 6) will be used for infiltration. The entire surface area of basin 200 (subsurface basin) is utilized for infiltration.

14. Revise the Street Sweeping label near the entrance drive from Arrowhead Drive on Sheet 6 as it indicates a grass area.

Street Sweeping label on sheet 6 now refers to entrance drive.

15. Provide a detail for SW203 on the PCSWM Plan, Sheet 7.

A typical manhole detail has been added to sheet 7.

16. Verify the pipe size into SW202 on Infiltration Basin 200 OS Detail on Sheet 7; plan view shows 18-inches whereas elevations have 24-inches.

The details have been revised to show the correct pipe size of 24 inches.

17. The Infiltration Basin 200 OS SW102 Detail (title) on Sheet 8 shall be verified, as this appears to be for Basin 100.

The detail for SW102 has been revised.

18. On Sheet 9, E&S Planning and Design Note #4 states two infiltration basins will reduce runoff rate and volume, whereas the List of Structural BMPs lists one infiltration basin. Verify that all the List of Structural BMPs match on different plan sheets.

Note #4 has been updated and the list of structural BMPs has been updated on all pages to match.

19. Provide an Existing Conditions / Demolition Plan, which is noted in Construction Sequence step #8 on Sheet 9.

The site analysis plan (sheet 3) also serves as the Existing Conditions/Demolition Plan.

20. On Sheets 9 and 10, specify “Design Engineer” in the 2nd paragraph last sentence of the Construction Sequence.

The notes have been revised to specify the Design Engineer.

21. Add storm structure ID numbers and Basin IDs to Sheet 10 and show Basin 200.

ID numbers and Basin 200 now show up on sheet 10.

22. Label and verify the clearance between the sanitary lateral and the storm pipe from Inlet SW202 on the profile.

Clearance is labeled on the profile and a concrete encasement is needed for the sanitary pipe, detail is also provided on sheet 16.

23. Label the clearance between the sanitary lateral and storm pipe from DS1 on the profile.

Clearance is labeled on the profile and a concrete encasement is needed for the sanitary pipe, detail is also provided on sheet 16.

24. SW202 has two INV Out labels on the profile on Sheet 13; revise accordingly. Also verify that the inverts and grate / rim match the Detail on Sheet 7.

SW202 labels on the profile have been revised with inverts in and out. The detail on sheet 7 now matches the profile.

25. Show the water line crossings on the SW205 to SW204 profile.

Water crossings are shown at 3' depth on the profile.

26. Add the sump elevation on the profile views to all inlets proposed to have an 18-inch sump.

Sump elevations have been added to the profiles.

27. Clarify how all roof runoff will be collected (i.e., whether underground roof drain piping is proposed; if so, show on the plans).

12 HDPE pipes will be used to convey stormwater runoff from the roof (two locations) to the new stormwater management basin 100. This is shown on the plan views and in the profiles on sheet 13.

28. Three (3) light fixtures appear to be proposed directly adjacent to a proposed retaining wall (plan west). We question the constructability of these locations due to potential conflicts between light base footings, geogrid reinforcement, fencing and guardrail.

Lighting fixtures will be installed and coordinated with footings and other potential conflict areas. To mitigate intense glare, hotspots under the lights, meet township height requirements, and adequately illuminate the pavement area between the building and retaining wall there needs to be lighting on both sides of this area. This lighting design achieves the goal for light reaching roughly 130' and maintaining an adequate uniformity ratio for use in parking lots.

29. "Fixture Types" detail provided on Sheet 19 appears to be incorrect. Fixture types shall be revised to coordinate with the proposed design layout.

The detail has been updated to be consistent with the design.

TOWNSHIP TRAFFIC CONSULTANT MCMAHON ASSOCIATES, INC.

1. Please provide additional information regarding the trip generation calculations for Lots 1B, 1C, 5, 10, and 11 shown in Table 2 of the traffic evaluation. The detailed supporting documentation referenced in the traffic evaluation is not attached to the letter report. In addition, please verify whether the trip generation calculation for Lot 1A should be revised to use the equation method.

The enclosed traffic study prepared by TPD has been updated to address the trip generation comments.

2. The applicant previously prepared a master plan study for the development, entitled Eagleview Corporate Center "Master Plan" Traffic Impact Study (prepared by Traffic Planning and Design, Inc., dated October 13, 2005), which included the remaining potential build-out of Eagleview within Upper Uwchlan, which includes this parcel. The combination of the traffic generated by the currently developed portions of Eagleview within Upper Uwchlan Township, and the additional traffic to be generated by the proposed Lot 1A, is still less than the anticipated build-out traffic as presented in the master plan traffic study. Although it will not change this conclusion, if necessary, the trip generation comparison should be updated per comment 1.

The enclosed traffic study prepared by TPD has been updated to address the trip generation comments.

3. ZO Section 200-73 – The proposed parking supply meets the Township's parking requirement for the proposed R and D use (182 spaces), and the plan proposes more parking (29 spaces) to be held in reserve if needed in the future. The proposed number of handicap spaces meets the requirement for the total parking supply with the reserve parking spaces.

Acknowledged.

4. ZO Section 200-75.H(3) – Please verify required sight distance calculation for traffic exiting the proposed access looking to the right along Arrowhead Drive. In addition, the plans should include a PennDOT-style sight distance note which states the required sight distances, as follows:

"All sight distance obstructions (including but not limited to embankments and vegetation) shall be removed by the permittee to provide a minimum of XXX sight distance to the left and XXX sight distance to the right for a driver exiting the proposed driveways onto the through highway. The driver must be considered to be positioned ten feet from the near edge of the closest highway through travel lane (from the curbline

if curbing is present) at an eye height of three feet six inches (3' 6") above the pavement surface located in the center of the closest highway travel lane designated for use by approaching traffic. This sight distance shall be maintained by the permittee."

A note regarding site distance has been added to sheet 4 of the revised plans.

5. Verify the need for guiderail along the retaining wall alongside the reserve parking spaces. If needed, please add guiderail to the plan and clarify if the guiderail is proposed to be constructed immediately or upon future construction of the reserve parking spaces.

A guiderail along the retaining wall is shown on the revised plans. The guiderail will be installed with the initial development so that it can accommodate the future parking if necessary.

6. The applicant and the applicant's engineer are responsible to ensure that all pedestrian facilities within the site satisfy the applicable ADA requirements.

Acknowledged.

7. The Lot 1A development is subject to a transportation contribution equal to \$0.35 per square-foot of office space and \$0.20 per square-foot of warehouse space, and this contribution must be paid at the time of building permit issuance.

Acknowledged.

TOWNSHIP LAND PLANNER BRANDYWINE CONSERVANCY

Comprehensive Plan (2014)

1. The proposed development is consistent with the vision of the Comprehensive Plan for the existing Eagleview Corporate Park. The subject property is located within the area identified as the "Suburban Employment" future land use category in the Comprehensive Plan. This category has been applied to those areas of the township that will play a major economic role in the future. Lands so designated house the township's employers or producers of significant goods and services and include vacant or underdeveloped lands determined to be appropriate for additional employment, institutional, and/or manufacturing uses. The land within this future designation includes the Eagleview Corporate Park, which is comprised of light industrial or office development and vacant land suitable for additional development. Recommendations for future development include public water, public or community sewage disposal systems, road improvements along the frontage and access, protection of existing

natural and cultural resources on undeveloped sites, and innovative stormwater management, and buffering of adjoining properties with lesser intensive uses.

Additionally, the Comprehensive Plan is in support of the continued build-out of the Eagleview Corporate Center with the hope that new tenants offering employment opportunities draw heavily from Upper Uwchlan's highly skilled and educated work force.

Acknowledged.

OPEN SPACE, RECREATION & ENVIRONMENTAL RESOURCES PLAN (2009).

2. A portion of the property, specifically along the existing unnamed tributary to March Creek, is designated as protected land, and includes hydric soils and extensive woodlands. The Plan recommends strengthening safeguards for the Township's remaining woodlands, especially along sensitive and valuable streams in the Marsh Creek watershed. We recommend that the Township carefully considers applicant's waiver requests for woodland disturbance and woodlands replacement to ensure that the existing critical natural features continue to be preserved and protected in the future.

An area for recreational Open Space is provided for with this development. Waivers for this project were granted on March 20, 2023.

3. A portion of the property is located within the designated Jerry Run Greenway that is within the Marsh Creek watershed. The Plan recommends the application for new land development projects incorporate greenway corridors into the proposed layout, as appropriate. We recommend that the applicant includes the corridor into the layout to demonstrate the impact of development on those areas that contain natural resources.

An area for recreational Open Space is provided for with this development.

ZONING ORDINANCE

4. We recommend that the applicant displays any pedestrian paths from the parking areas to adjacent street sidewalks if applicable (§200-73.B.3).

Pedestrian paths have been added to the plans.

5. The applicant depicted a designated open space on the site plan to be 0.68 acres or 5% of the total net tract area. However, we recommend that the site plan also includes details on how these areas will be landscaped and usable for any active and passive

recreation (§200-50.C). Please be advised that §200-7 provides definitions for “active recreation” and “passive recreation”.

An area for recreational Open Space is provided for with this development.

6. We recommend the applicant include the note describing ownership and maintenance responsibilities and/or potential dedication to the Township of designated open space on the site plan (§200-50.C).

The open space area will be owned and maintained by the property owner.

7. We recommend that the applicant demonstrates on the site plan the means of pedestrian access to a designated open space.

Pedestrian access has been added.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

8. We recommend that the applicant provide details on the trees with a diameter at breast height (dbh) of six inches or greater on the site plan to show compliance with §162-55.B.1 and §162-55.B.2.

Waivers for this project relative to tree removal were granted on March 20, 2023.

9. The applicant proposes to disturb 6.25 acres of the existing 13.44 acres of woodland areas. Considering the extent of proposed disturbance and planning recommendations noted in previous comments above to limit disturbance of existing woodlands, we strongly encourage the Township to work with the applicant to comply with woodland replacement requirements as per §162-55.B.3 and relevant subsections. If the Township determines that it won’t be appropriate, we recommend that the Township considers requiring 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 can be utilized for the purchase and installation of trees elsewhere in the Township at the discretion of the Township, especially if the site in question cannot accommodate the replacement trees required pursuant to this chapter (§162-55.B.12).

Waivers for this project relative to tree removal were granted on March 20, 2023. The landscaping design proposes trees of a larger diameter than required.

10. We recommend that the applicant provides additional details as required by §162-55.D.3 to address the long-term management provisions that will be established for any riparian buffer area.

The applicant has filed a NPDES permit application to the Chester County Conservation District and expects the riparian buffer management will be a condition of approval. The applicant will engage with both the Township and Conservation District to establish a management plan that is suitable for all parties.

11. We recommend that the Township verify that the applicant is compliant with §162-57 B, Landscape plan.

A revised landscape plan is enclosed with this submission.

General Comments

1. The correct tax parcel for the property is 32-3-81.11 as per the Chester County Tax Records. We recommend the applicant review all submitted documents to ensure that the correct parcel number is referenced.

The plans now reference the correct tax parcel.

2. We recommend the applicant to be consistent with the proposed building description on the site plan and all supporting documentation.

The building description matches on all supporting documentation.

TOWNSHIP SEWER CONSULTANT COMMENTS ARRO CONSULTING, INC.

1. The Applicant is proposing to construct a 60,600 square feet (SF) proposed flex 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.

The applicant has submitted to Uwchlan Township and is awaiting their review.

2. All sanitary sewer improvements shall be design and constructed in accordance with the Uwchlan Township Municipal Authority Specifications.

The applicant has submitted to Uwchlan Township for review.

3. A completed Sewage Facilities Planning Mailer has been provided, prior to completing Item 8d, the Uwchlan Township Municipal Authority shall provide a letter indicating that the facilities proposed for use have capacity and that no overload exists or is projected within 5 years.

The applicant has submitted to Uwchlan Township for review.

Township Fire Marshal Memorandum dated April 5, 2023

- The needed flow for the proposed fire hydrants is 2,000 GPM @ 20 PSI residual pressure.

Hydrant test results will be provided under separate cover.

- The address(es) needs to be clearly posted and visible for the building and any suite/businesses that may occupy the building.

Upon establishment of site address, the plan will be updated to show where signs and address/business identification will be placed.

- Landscaping/trees along the driveway need to be of a variety that will not impede fire apparatus.

Note 10 on the Landscape Plans states the maintenance requirement to prevent interference with fire apparatus.

If you have any questions, please contact me at 610-644-4623, X-103, or by email at rstratton@chesterv.com.

Thank you.

Chester Valley Engineers, Inc.



Richard F. Stratton, PE
Senior Project Manager

cc: Neal Fisher, Than Hankin Group

Enclosures



THE COUNTY OF CHESTER



COMMISSIONERS

Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

PLANNING COMMISSION

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

March 3, 2023

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

Re: Preliminary/Final Land Development - Eagleview Lot 1A for The Hankin Group
Upper Uwchlan Township - LD-02-23-17559

Dear Ms. Jonik:

A preliminary/final land development plan entitled "Eagleview Lot 1A for The Hankin Group", prepared by Chester Valley Engineers and dated February 2, 2023, was received by this office on February 21, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed land development for your consideration.

PROJECT SUMMARY:

Location:	South of the Pennsylvania Turnpike, east of Moore Road
Site Acreage:	13.65 acres
Units:	1 building
Non-Res. Square Footage:	60,600 square feet
Proposed Land Use:	Office/flex
New Parking Spaces:	210 spaces
Municipal Land Use Plan Designation:	Suburban Employment
UPI#:	32-03-81.13

PROPOSAL:

The applicant proposes the construction of a 60,600 square foot office/flex building and 210 parking spaces, with 28 spaces to be held in reserve. The site, which will be served by public water and public sewer facilities is located in the Upper Uwchlan Township Planned Industrial Office zoning district.

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

COUNTY POLICY:

LANDSCAPES:

1. The site is located within the **Suburban Center Landscape** designation of *Landscape3*, the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. The proposed land development is consistent with the objectives of the **Suburban Center Landscape**.



WATERSHEDS:

2. **Watersheds**, the water resources component of *Landscape3*, indicates the proposed development is located within the Brandywine Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are:

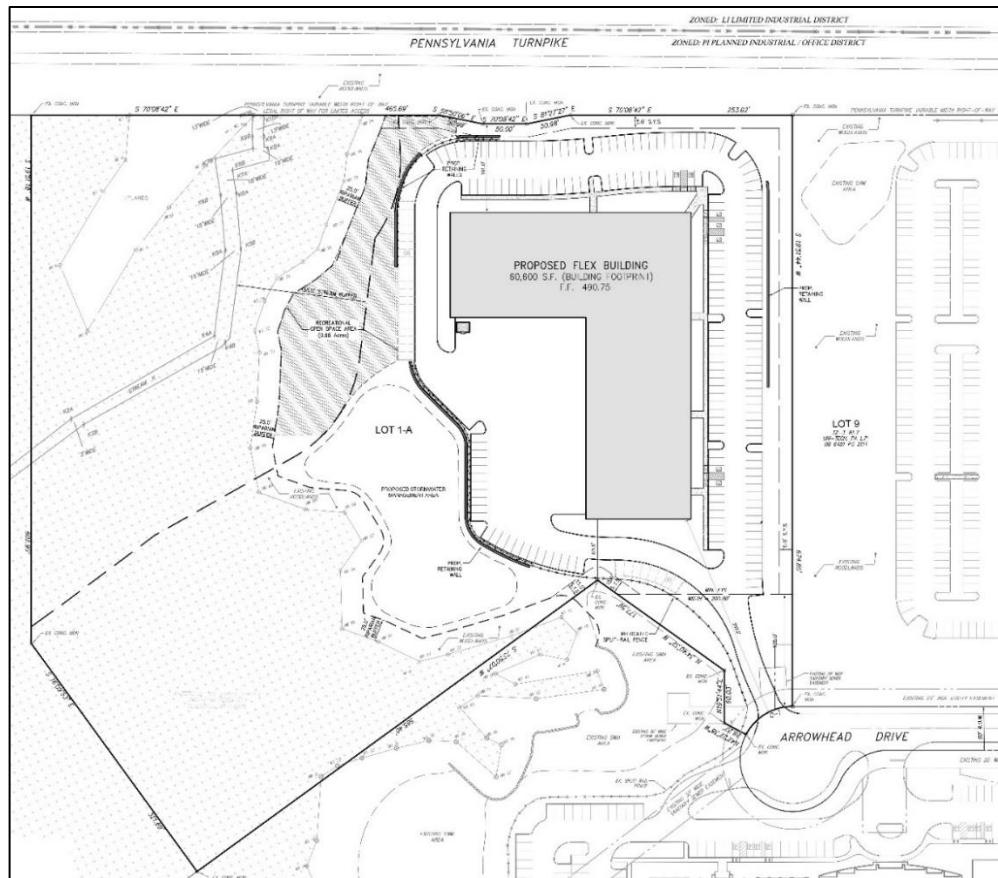
- reduce stormwater runoff,
- restore water quality of “impaired” streams, and
- protect vegetated riparian corridors.

Watersheds can be accessed at www.chesco.org/water.

3. Land disturbance and land development activities that occur within Chester County must comply with the **County-wide Act 167 Stormwater Management Plan for Chester County, PA** (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.

PRIMARY ISSUES:

4. **Landscapes3** recommends that developments in the **Suburban Center Landscape** include extensive landscaping in parking areas (page 37). The Township should verify that the proposed landscaping plan conforms to the Township's landscape and screening requirements. We suggest that the applicant consider maximizing the use of native tree, shrub, and herbaceous species in the planting areas.
5. The Township should ensure that this proposal provides for in-building coverage for public safety and emergency service radio communications. The applicant should contact the Chester County Department of Emergency Services Technical Division at 610-344-5000 for additional information on this issue. The Township Fire Marshal should also verify the design and location of all proposed fire-protection facilities.
6. The Act 247 form that was submitted with the land development identifies the lot as UPI# 32-03-81.13. The Township should verify the UPI number; the correct UPI appears to be 32-03-81.11.



***Detail of Eagleview Lot 1A for The Hankin Group
Preliminary/Final Land Development Plan***

7. The proposed building includes large roof areas that may offer opportunities to improve the facility's long-term sustainability and reduce its reliance on energy from the grid, such as designs that incorporate "green roofs," "white roofs" and solar photovoltaic energy systems. Green roofs can reduce a building's stormwater runoff, improve insulation, increase the longevity of the roof system, and reduce heating and cooling costs. White roofs can help reflect solar radiation and also reduce cooling costs. Photovoltaic energy systems can improve the facility's long-term sustainability and reduce its reliance on energy from the grid. Additional information on green roofs is available at:
<https://www.chescoplanning.org/MuniCorner/eTools/05-GreenRoofs.cfm>.
Additional information on alternative energy systems such as photovoltaic systems is available at: <https://www.dvRPC.org/EnergyClimate/AEOWG/>.
8. The Township Engineer should review and comment on the traffic impact study that was submitted to the Township.
9. The applicant should demonstrate how snow disposal (or snow storage) will be handled for this development, such as designating snow disposal area(s) and a stormwater inlet in the snow disposal area to catch the melting water.
10. We recommend that sidewalks be provided to connect this site to the adjoining parcels. "Connect" Objective C of *Landscapes3*, the 2018 County Comprehensive Plan, is to provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas. Pedestrian connectivity between sidewalks and buildings is an important component of a complete sidewalk system in the **Suburban Center Landscape**. We also suggest that the applicant consider providing a driveway connection to the site to the east because this can improve overall circulation and make parcel deliveries among the sites more efficient.
11. The plan and 2022 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the building and support facilities. Orange construction fencing should be placed at the "limit of disturbance" to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
12. We recommend that the applicant consider providing electric vehicle (EV) charging stations. The stations can be located nearest the building to reduce costs for extending electrical lines, or they can be located at light poles. The provision of charging stations for electric vehicles can help increase the marketability of the facility, and some facilities have offered charging stations near building entrances as site amenities. Charging stations can encourage the wider acceptance of electric vehicles. Additional information on this topic is provided in the County Planning Commission's Electric Vehicles eTool, which is available online at:
<https://www.chescoplanning.org/MuniCorner/eTools/19-ev.cfm>.
13. The plan indicates that 28 of the required 210 parking spaces will be held in reserve. Reserving parking spaces in this manner can help to reduce initial construction costs, limit the creation of impervious surfaces, and increase opportunities for landscaping. We recommend that the applicant and the Township consider whether even more spaces can be reserved and landscaped.

14. The applicant should contact the Pennsylvania Turnpike Commission regarding the potential for future right-of-way requirements.
15. The applicant should elaborate on how access to the proposed Recreational Open Space Area will be provided. We suggest that the adjacent stormwater management area can serve as a passive recreational amenity if appropriate access is provided.
16. Sheet 2 of the plan includes two sets of zoning information for the PI Planned Industrial/Office District, and the Act 247f form that was submitted by the Township indicates that this site is located in the PCID zoning district; this should be clarified.

ADMINISTRATIVE ISSUES:

17. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
18. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, and the Assessment Office.

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

Sincerely,



Wes Bruckno, AICP
Senior Review Planner

cc: Chester Valley Engineers
The Hankin Group
Pennsylvania Turnpike Commission
Chester County Conservation District

Lionville Fire Company

15 South Village Avenue
P.O. Box 478
Lionville, Pennsylvania 19353
Emergency: 911
Business: (610) 363-7663

TO: Upper Uwchlan Township
FROM: Richard Ruth, Upper Uwchlan Township Fire Marshal
DATE: April 5, 2023
RE: Eagleview Corporate Center – Lot 1A Land Development Plan

MEMORANDUM

I have reviewed the plans for the Eagleview Corporate Center Lot 1A land development plan dated February 2, 2023, and offer the following comments:

- The needed flow for the proposed fire hydrants is 2,000 GPM @ 20 PSI residual pressure.
- The address(es) needs to be clearly posted and visible for the building and any suite/business that may occupy the building.
- Landscaping/trees along the driveway need to be of a variety that will not impede fire apparatus.

Thank you for the opportunity to review this plan and offer comments for consideration. Feel free to contact me if you have any questions regarding this or any other matters of mutual concern.

Sincerely,



Richard Ruth
Fire Marshal



SUBDIVISION / LAND DEVELOPMENT APPLICATION

Preliminary Submittal

Final Submittal

The undersigned hereby applies for review of the Plan submitted herewith and described below:

1. Name of Subdivision / Development: Eagleview Lot 1A
2. Plan Dated: December 1, 2022 County Deed Book/Page No. Book 188, Page 275
3. Name of property owner(s): Hankin Group

Address: 707 Eagleview Boulevard, Suite 400, Exton

State/Zip: PA 19341 Phone No.: (610) 458-1900

Email: neal.fisher@hankingroup.com

4. Name of Applicant (If other than owner):

Address: _____

State/Zip: _____ Phone No.: _____

Email: _____

5. Applicant's interest (If other than owner): _____

6. Engineer, Architect, Surveyor, or Landscape Architect responsible for Plan.

Chester Valley Engineers

Address: PO Box 447, Paoli

State/Zip: PA 19301 Phone No.: (610) 644-4623

Email: rstratton@chesterv.com

7. Total acreage: 13.6 Number of Lots: 1

8. Acreage of adjoining land in same ownership: (If any) N/A

9. Describe Type of Development Planned: Development of flex building, parking, loading areas, drives, utility connections, stormwater

management, landscaping, lighting and associated site improvements.

140 Pottstown Pike, Chester Springs, PA 19425

Phone: (610) 458-9400 • Fax: (610) 458-0307

www.upperuwchlan-pa.gov

10. This Application shall be accompanied by: the Application Fee as listed below, an aerial image of the property, and the quantity of plans/supporting information as detailed in the Township Code §162-8.B.(1)(b) and/or §162-8.C.(1)(d).

[One-half of the required plan submissions may be of a reduced size, i.e. 11 x 17]

11. List all subdivision and zoning standards or requirements which have not been met and for which a waiver or change is requested.

162-41.G Sidewalk expansion joints

162-55.B(3)(a), 162-55.B(6), 162-55.B(7), 162-55.B(8), 162-55.B(9) Woodland Disturbance

162-7.B.2 - Combined Preliminary/Final Land Development

12. The Applicant or his/her agent shall enter into a Subdivision / Land Development Review Escrow Agreement (attached) and place into escrow with the Township at the time of application an amount estimated by the Township to cover all costs of engineering and professional planning reviews (not including County application fee), legal services and other professional services used by the Township in connection with the application.

Signature of Property Owner or Applicant:


By: Neal Fisher
Date: 2/2/23

*Development subject to ACT 209 Impact Fee.

*Park & Recreation Fee per residence is levied. Contact Township Offices to determine amount.

SUBDIVISION / LAND DEVELOPMENT APPLICATION FEE

1-2 Lots \$250

3-5 Lots \$500

Plus \$25 for each Lot over 3

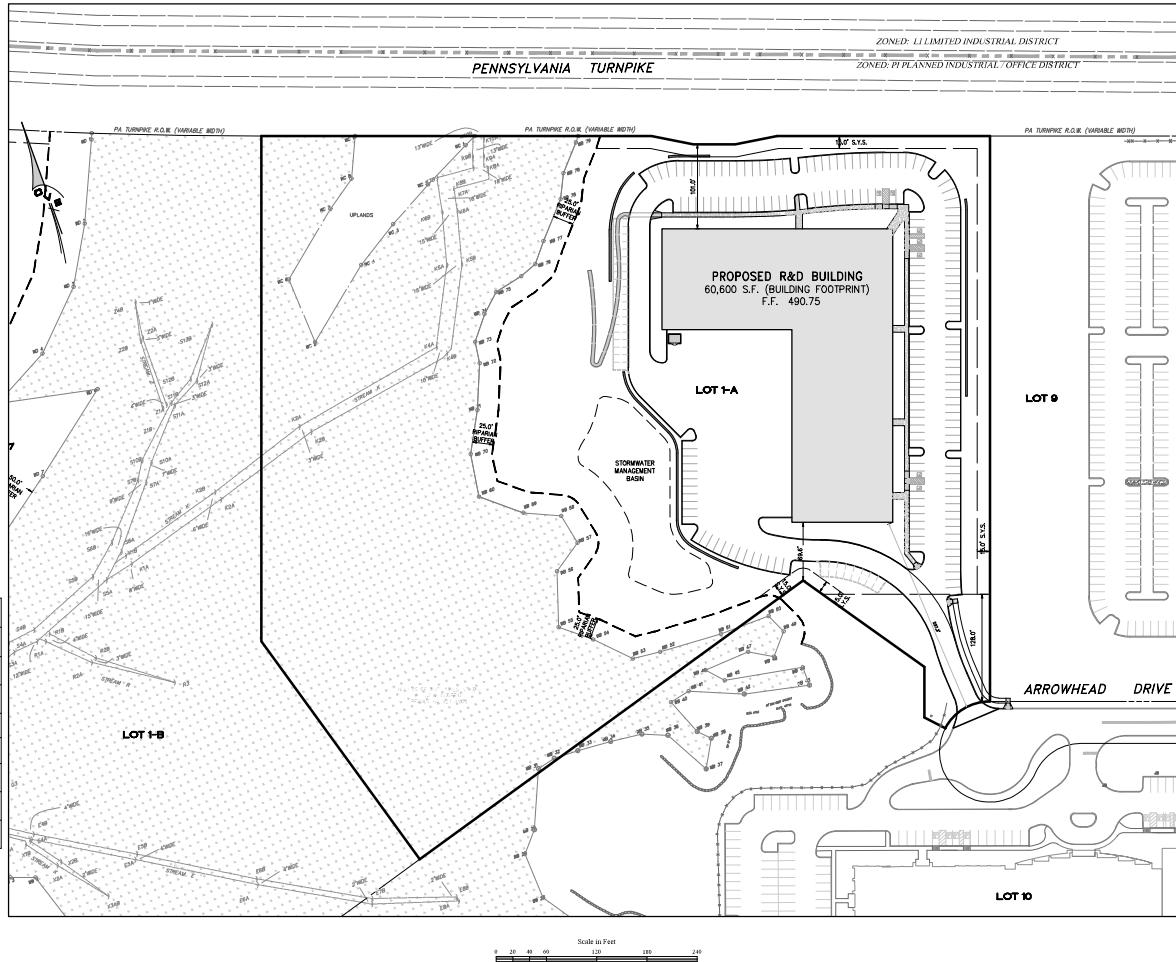
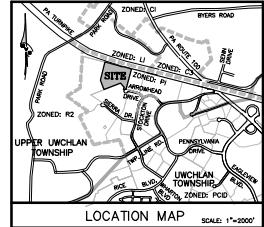
Over 5 Lots \$1000

Plus \$50 for each Lot over 5

Form revised January 2015

140 Pottstown Pike, Chester Springs, PA 19425
Phone: (610) 458-9400 • Fax: (610) 458-0307
www.upperquachian-pa.gov

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
FOR
EAGLEVIEW LOT 1A
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA



UPPER UCHLAIN TOWNSHIP ACT 181 FACILITIES OWNERS LIST	
ENERGY TRANSFER	CELESTE, INTERNAL 1309 MAIN STREET, HOUSTON, TX 77003
UPPER UCHLAIN TOWNSHIP	MOSES, NEWMAN 145 POTSTOWN PKWY, CHESWICK, PA 15425
PECO	MARIA SIMPSON 450 S HENDERSON ROAD, SUITE B TOWNE OF PRUSSIA, PA 18406
COMCAST CABLE	TOEY, JEFFREY 1044 CORNELLSTON BLVD DOVER, DE 19904-7835
CROWN CASTLE	MIKE BROCHAN 196 VAN BUREN STREET, HENDERSON, NV 89014-1710
AQUA PA	THOMAS WADDEY 762 LANCASTER AVE. MOUNT PLEASANT, 15610
VERIZON	VICTOR WOOD 7000 WESTON PARKWAY, CHPPELLE, MD 20742
COLUMBIA GAS TRANSMISSION ELLWOOD	TYLER CALDWELL, P.R. 1111 BROADWAY, P.O. 19335 DOVER, DE 19904
	TYLER.CALDWELL@BENTLEYGOM.COM

- ONE CALL TELEPHONE NUMBER : 811 OR 1-800-242-1776
- POCS SERIAL NUMBER: 20223551480

GENERAL LICENSE NOTES

1. BEFORE STARTING WORK, THE CONTRACTOR WILL NOTIFY ALL UTILITY COMPANIES AND OTHER INTERESTED PARTIES OF THE SCHEDULE AND STARTING DATE. DETERMINED BY THE MANAGER, OF THE WORK, THE CONTRACTOR, AND THE UTILITIES PROTECTED AS REQUIRED BY THE UTILITY COMPANY.
2. EXISTING UTILITIES SHOWN TAKEN FROM UTILITIES MARKOUT AND UTILITIES RECORD PLANS. ACTUAL LOCATIONS OF UTILITIES MAY VARY FROM THAT WHICH IS SHOWN ON THE PLANS. THE CONTRACTOR WILL VERIFY THE EXACT LOCATIONS OF UTILITIES PRIOR TO STARTING WORK.
3. THE FOLLOWING IS A LIST OF KNOWN UTILITIES IN VICINITY OF THE PROJECT AREA PERSUANT PA ACT #368. THE CONTRACTOR WILL VERIFY IF ANY OTHER UTILITIES ARE PRESENT.

UNIFORM PARCEL IDENTIFIER: 32-03-8111

PLAN INDEX	
SHEETS	TITLE
01	COVER SHEET
02	RECORD PLAN
03	SITE ANALYSIS PLAN
04	SITE LAYOUT PLAN
05	GRADING & UTILITY PLAN
06	POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN
07-08	POST-CONSTRUCTION STORMWATER MANAGEMENT NOTES & DETAILS
09	EROSION & SEDIMENT CONTROL PLAN PRE-EARTHWORK
10	EROSION & SEDIMENT CONTROL PLAN POST-EARTHWORK
11-12	EROSION & SEDIMENT CONTROL NOTES & DETAILS
13	STORM SEWER PROFILES
14-16	CONSTRUCTION DETAILS
17	VEHICLE CIRCULATION PLAN
18	LANDSCAPE PLAN
19	SITE LIGHTING PLAN
20	SITE LIGHTING SPEC SHEET

COVER SHEET

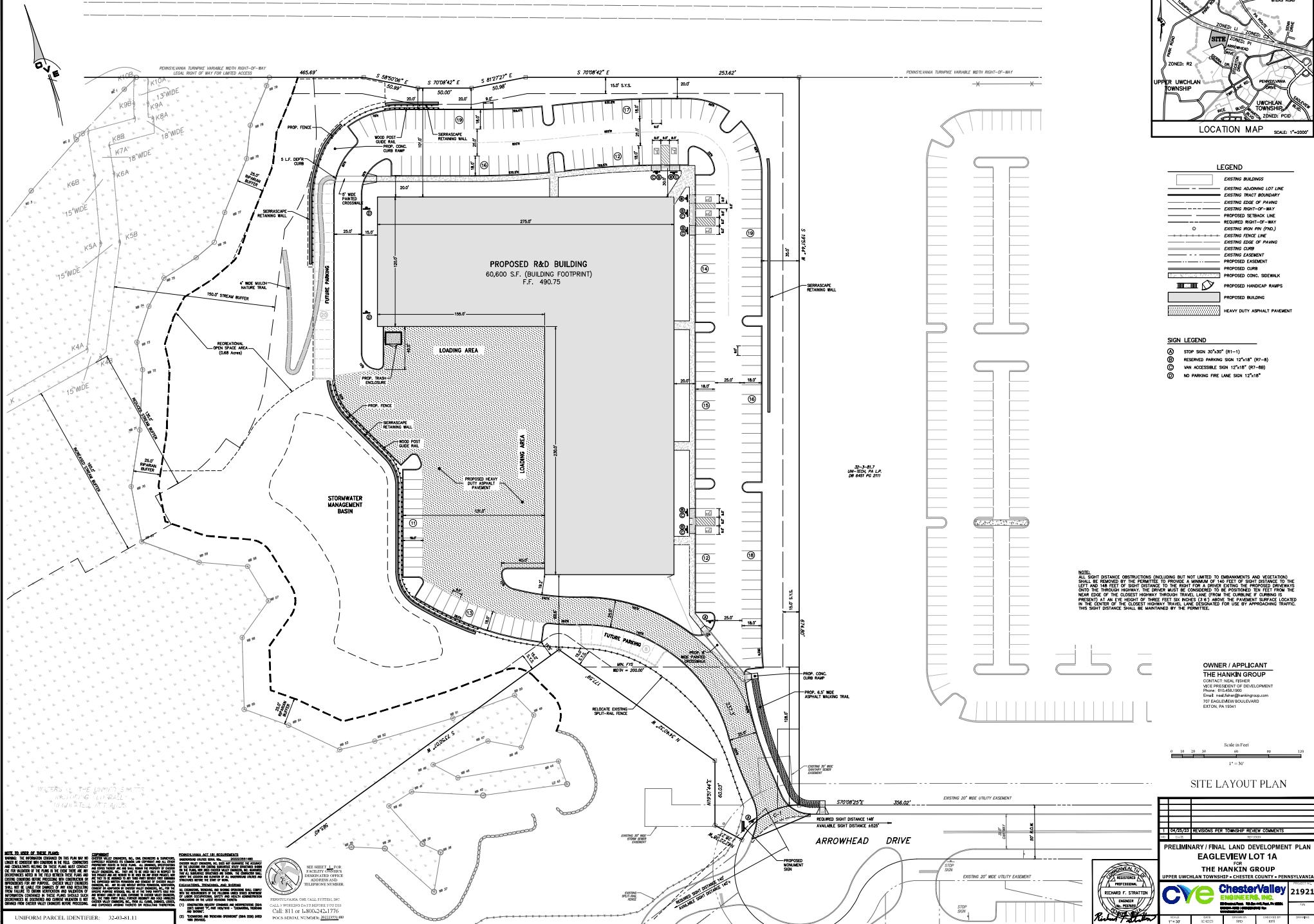
1	04/26/23	REVISIONS PER TOWNSHIP REVIEW COMMENTS
REVIEWED AND APPROVED		
PRELIMINARY / FINAL LAND DEVELOPMENT PLAN		
EAGLEVIEW LOT 1A		
FOR		
THE HANKIN GROUP		
UPPER UWCHLAW TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA		
 CYE Chester Valley ENGINEERS, INC.		21921
<small>2023-04-26 10:44:51 AM (EST) 2023-04-26 10:44:51 AM (EST)</small>		

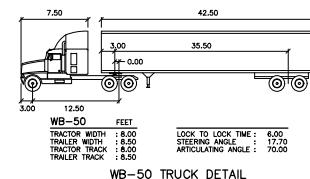
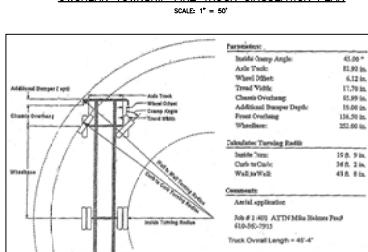
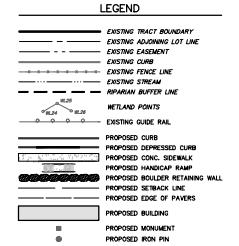
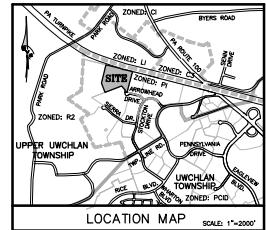
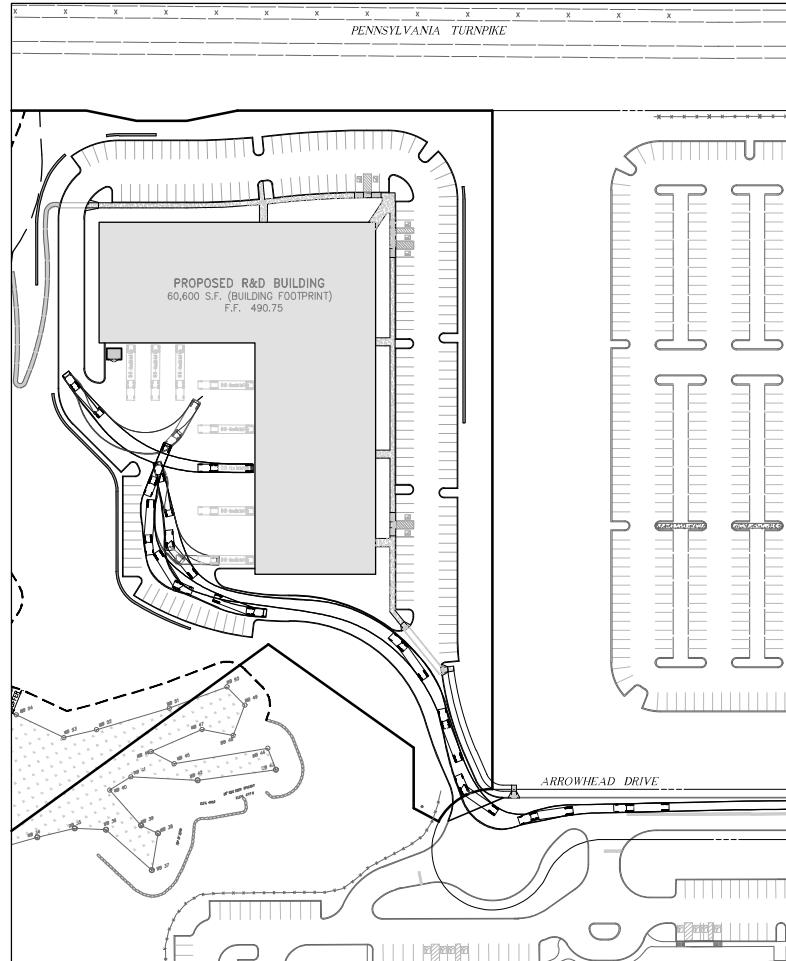
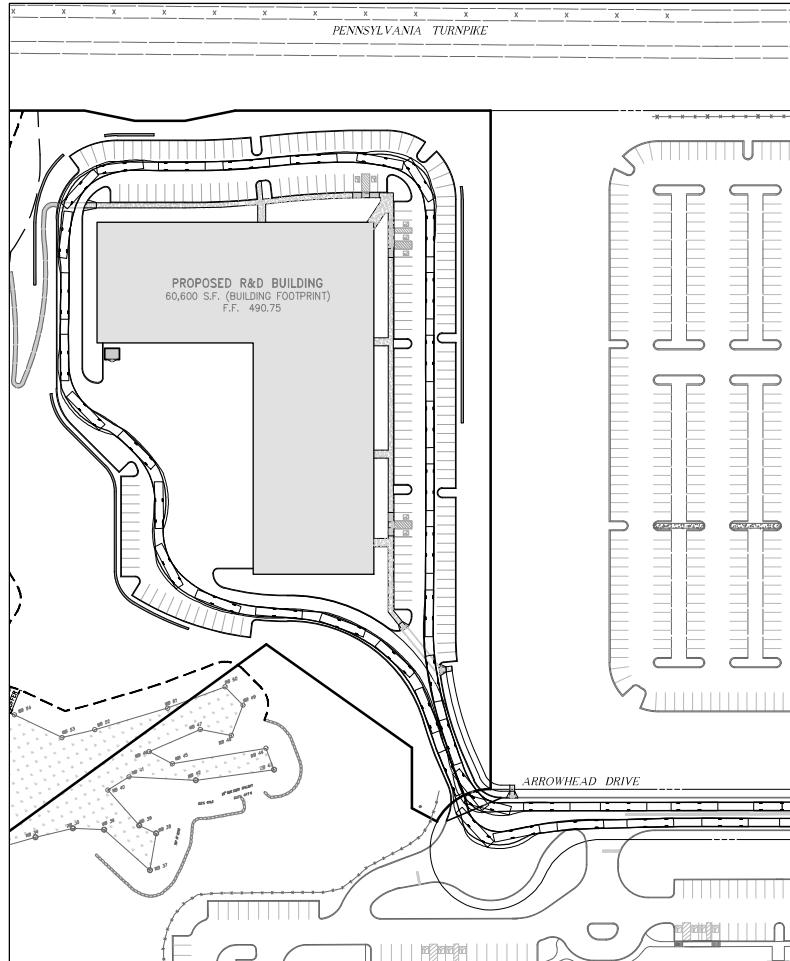
OWNER / APPLICANT

OWNER/AFFILIATE
THE HANKIN GROUP
CONTACT: NEAL FISHER
VICE PRESIDENT OF DEVELOPMENT
Phone: 610.458.1800
Email: neal.fisher@hankingroup.com
707 EAGLEVIEW BOULEVARD
EXTON, PA 19341



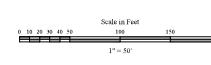
PENNSYLVANIA TURNPIKE





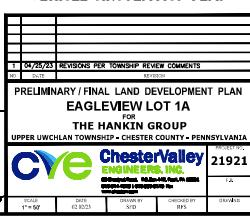
WB-50 TRUCK DETAIL

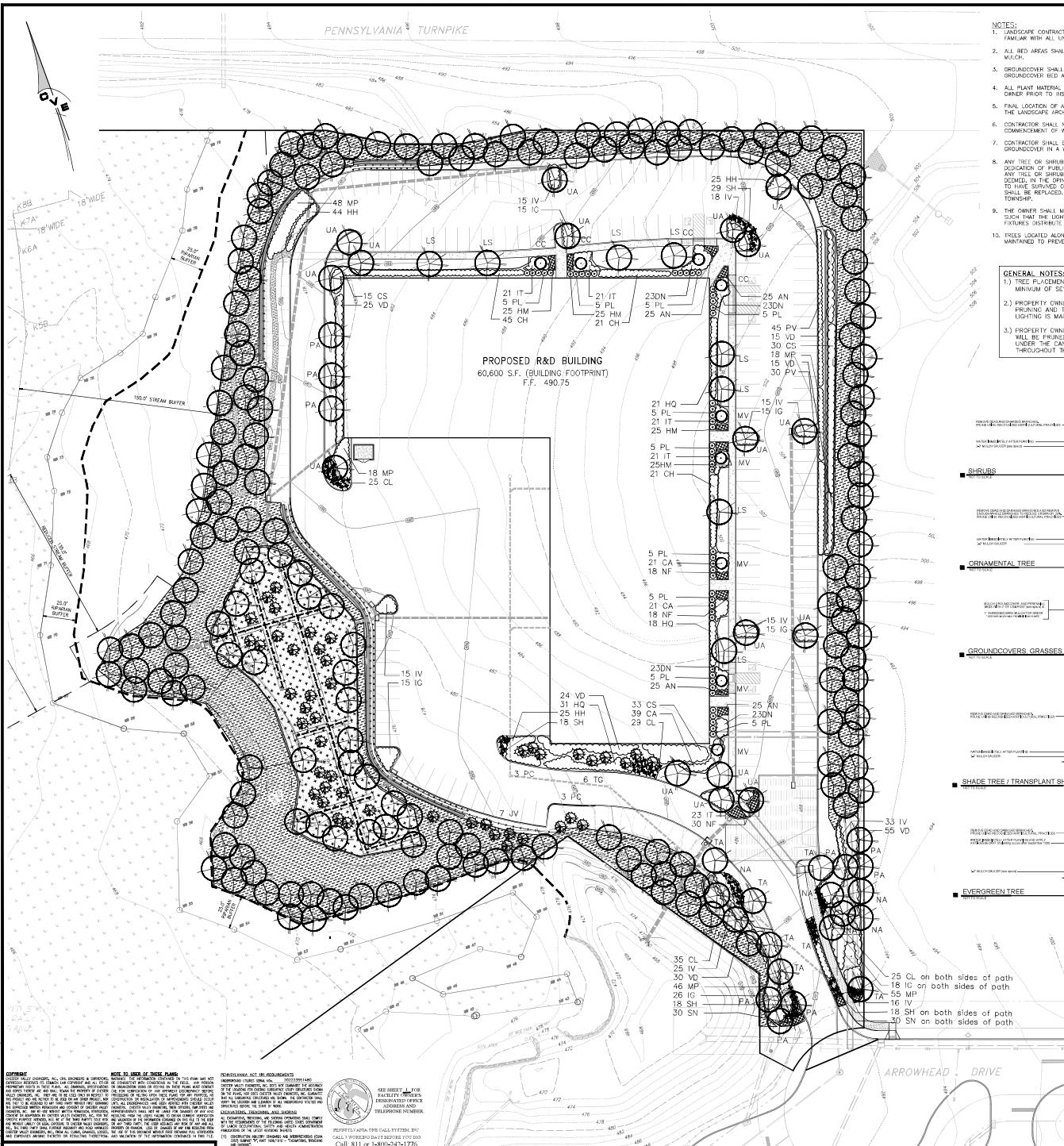
SCALE 1" = 50"



OWNER / APPLICANT
THE HANKIN GROUP
CORY HANKIN
Vice President of Development
Email: mail@hankingroup.com
707 EAGLEBRIEF BOULEVARD
EDISON, NJ 08817

VEHICLE CIRCULATION PLAN





NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND PIPES, STRUCTURES AND UTILITIES.
2. ALL RED AREAS SHALL RECEIVE A 2" LAYER OF TRIPLE GROUND HARDWOOD.
3. GROUNDCOVER SHALL BE PLANTED IN UNIFORM ROWS THROUGHOUT ALL GROUNDCOVER RED AREAS.
4. ALL PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION. PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER.
5. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SHRUBS AND GROUNDCOVER FIELD AND DEDUCE FREE CONDITION.
7. ANY TROLL OR SHRUB WHICH WITHIN THE Aforementioned TIME PERIOD IS DETERMINED BY THE LANDSCAPE ARCHITECT TO BE DEFECTIVE OR NOT TO HAVE SURVIVED OR GROWN IN A MANNER CHARACTERISTIC OF ITS TYPE SHALL BE REPLACED. ANY SUBSTITUTIONS SHALL BE APPROVED BY THE TOWNSHIP.
8. THE OWNER SHALL MAINTAIN VEGETATION AROUND THE LIGHTING FIXTURES 24" IN ALL DIRECTIONS. THE LANDSCAPE ARCHITECT SHALL APPROVE THE FIXTURES DISTANCE OF LIGHT AT THE LEVELS SHOWN ON THE LIGHTING PLAN.
9. TREES LOCATED ALONG THE PROPOSED DRIVEWAY SHALL BE PRUNED AND MAINTAINED TO PREVENT THEM FROM INTERFERING WITH FIRE APPARATUS.

PLANT LIST - Upper Uwchlan Township - Lot 1A (REVISED 04-23)

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
LS	8	Liquidambar styraciflua Slender Silhouette	Slender Shrub/Silhouette	3'-1 1/2" col.
UA	6	Prunus avium	Blue Grapes	4'-6" col.
PA	4	Prunus avium	Blue Grapes	4'-6" col.
TA	7	Tilia americana	American Basswood	3'-3 1/2" col.
CA	17	Ulmus x species 'Accolade'	Accolade Elm	3'-3 1/2" col.
Total	47			
SHADE TREES LOCATED IN BAIN HATCHED NATIVE AREA (see notes). Elm Removal from Native Elm Eliminate #127 & 260 (Acres)				
20%	5	Acer saccharum	Sugar Maple	3'-1 1/2" col.
20%	5	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	3'-1 1/2" col.
20%	5	Hypericum	St. John's Wort	3'-1 1/2" col.
20%	5	Platanus x acerifolia	London Plane Tree	3'-1 1/2" col.
20%	5	Ulmus americana	Red Maple	3'-1 1/2" col.
Total	53			
SHADE TREES LOCATED IN COLORED HATCHED NATIVE AREAS (see notes). Elm Removal from Native Elm Eliminate #127 & 260 (Acres)				
20%	30	Platanus x acerifolia	London Plane Tree	3'-1 1/2" col.
20%	30	Quercus rubra	White Oak	3'-1 1/2" col.
20%	30	Quercus rubra	Red Oak	3'-1 1/2" col.
20%	30	Quercus rubra	American Basswood	3'-1 1/2" col.
Total	191			

SHADE TREES LOCATED IN COLORED HATCHED NATIVE AREAS (see notes). Elm Removal from Native Elm Eliminate #127 & 260 (Acres)

20% 30 Quercus rubra London Plane Tree

20% 30 Quercus rubra White Oak

20% 30 Quercus rubra Red Oak

20% 30 Quercus rubra American Basswood

Total 191

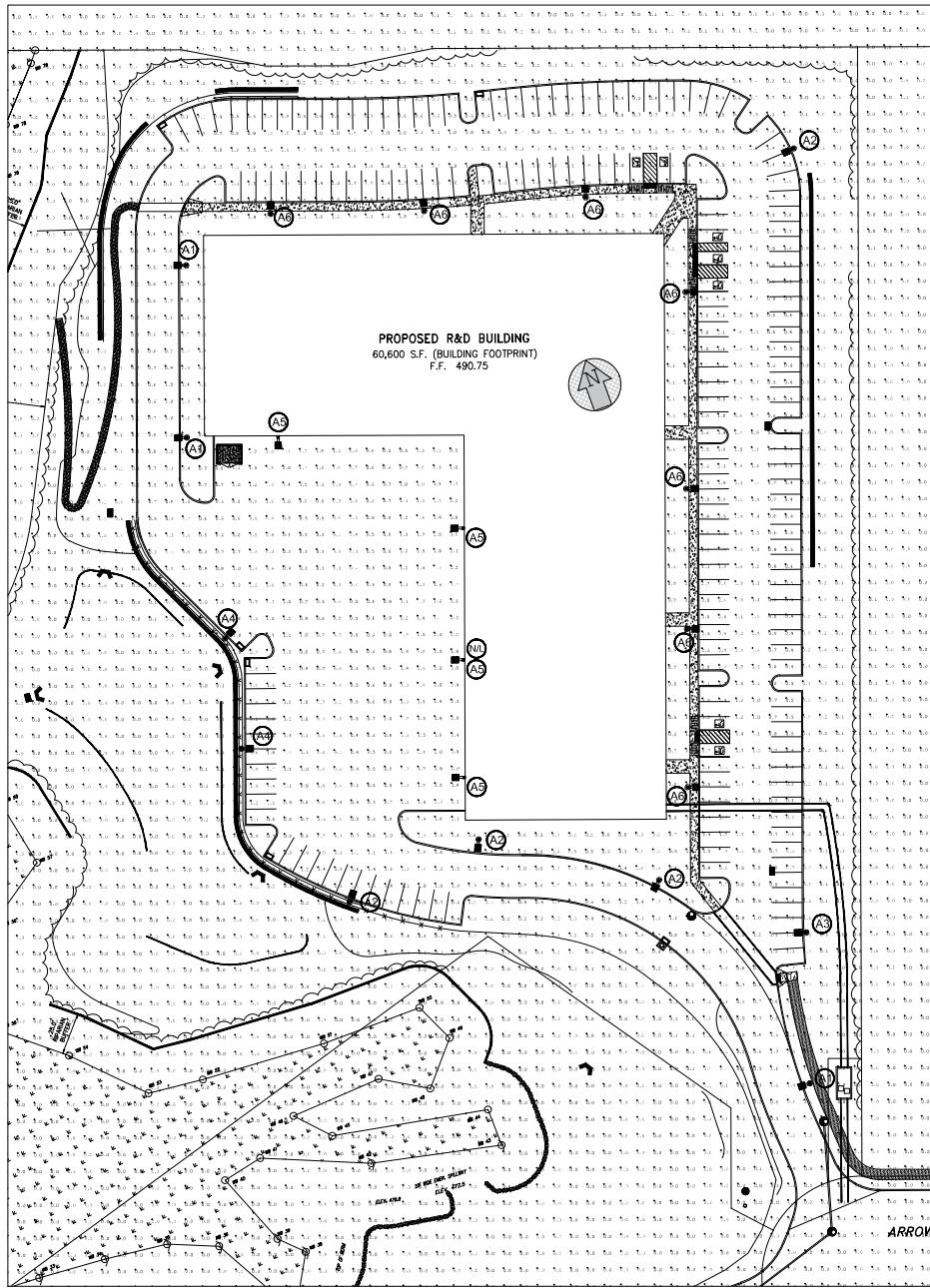
ORNAMENTAL TREES

CC 4 Gleditsia triacanthos

MV 5 Magnolia virginiana

Redbud, multi-stem Sweetbay magnolia, multi-stem

10'-12' high

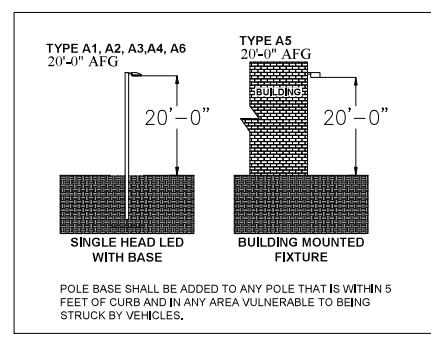


1 SITE LIGHTING

19 SCALE - 1'-0" 30'-0"

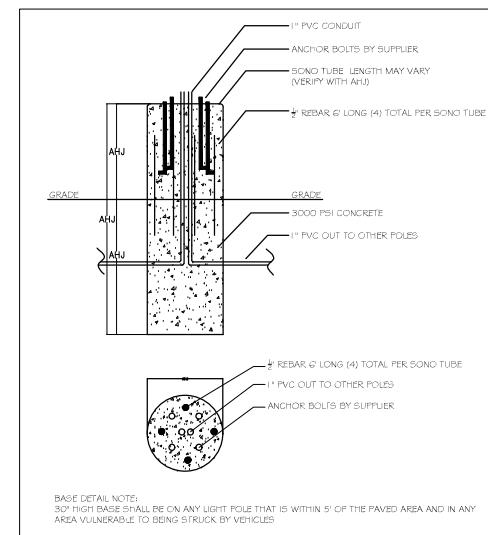
PLAN NOTES:

- ARCHITECTURAL LIGHTING TBD. FIXTURES SHALL MEET IES FULL CUTOFF CRITERIA AS WELL AS TOWNSHIP REQUIREMENTS. BUILDING ENTRANCE CALCULATIONS SHALL BE DONE AT THAT TIME.
- SIDEWALK UNIFORMITY RATIO AVG/MIN=3.88FC
- ADDITIONAL LIGHTING TO BE PROVIDED IN THE EVENT THAT RESERVED SPACE ARE CONSTRUCTED.



2 FIXTURE TYPES

19 SCALE - N/A



3 BASE DETAIL

19 SCALE - N/A

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Parking Lot	Illuminance Fc		1.13	3.3	0.3	3.77
						11.00

Luminaire Schedule						
Symbol	Tag	Qty	Label	Arrangement	Total Lamp Lumens	LLF
Ⓐ	A1	3	PRV-A15-D-UNV-T2-SA-BZ-7030-HSS	SINGLE	N.A.	0.9 20'-0" POLE MOUNTED LIGHT
Ⓐ	A2	4	PRV-A15-D-UNV-T3-SA-BZ-7030-HSS	SINGLE	N.A.	0.9 20'-0" POLE MOUNTED LIGHT
Ⓐ	A3	1	PRV-A15-D-UNV-T4-SA-BZ-7030-HSS	SINGLE	N.A.	0.9 20'-0" POLE MOUNTED LIGHT
Ⓐ	A4	2	PRV-A25-D-UNV-T4-SA-BZ-7030-HSS	SINGLE	N.A.	0.9 20'-0" POLE MOUNTED LIGHT
Ⓐ	A5	4	PRV-A25-D-UNV-T4-WM-BZ-7030-HSS	SINGLE	N.A.	0.9 20'-0" BUILDING MOUNTED LIGHT
Ⓐ	A6	7	PRV-A40-D-UNV-T4-SA-BZ-7030-HSS	SINGLE	N.A.	0.9 20'-0" POLE MOUNTED LIGHT

LIGHTING NOTES:

1. N/L = NIGHT LIGHT FIXTURE CONTROLLED VIA PHOTOCELL DUSK TO DAWN. ALL HEADS ON DESIGNATED POLES WILL BE NIGHT LIGHT CONTROLLED.
2. ALL OTHER LIGHTING TO BE EXTINGUISHED AT 11:00 PM.
3. ALL SITE LIGHTING COMES ON AT DUSK VIA PHOTOCELL.
- 3.1. PHOTOCELL ON - TIME CLOCK OFF.
4. THE TOWNSHIP RESERVES THE RIGHT TO CONDUCT A POST INSTALLATION NIGHTTIME INSPECTIONS TO VERIFY COMPLIANCE WITH LIGHTING ORDINANCE REQUIREMENTS, AND IF APPROPRIATE, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE TOWNSHIP.
5. ALTERATIONS TO APPROVE LAND DEVELOPMENT LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR LAND DEVELOPMENT APPROVED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE TOWNSHIP FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
6. INSTALLER SHALL NOTIFY THE TOWNSHIP ZONING OFFICER TO ARRANGE FOR INSPECTION AND APPROVAL OF ALL EXTERIOR LIGHTING EQUIPMENT, INCLUDING BUILDING MOUNTED FIXTURES, PRIOR TO FIXTURE INSTALLATION.
7. ALL PROPOSED BUILDING EXTERIOR AND SITE LIGHTING SHALL BE INSTALLED AND MAINTAINED BY THE PROPERTY OWNER.
8. SITE LIGHTING PLAN SHOWS ALL PROPOSED PARKING LOT LIGHTING.
9. ALL EXTERIOR BUILDING LIGHTS SHALL BE FULL CUTOFF.

Seal

ULTRA SERVICES, INC.
5 GREAT VALLEY PARKWAY
SUITE 202
MALVERN, PA 19355

EAGLEVIEW LOT 1A UPPER UWLCHAN TOWNSHIP, PA

EAGLEVIEW LOT 1A

SITE LIGHTING LAYOUT

Revisions:
REV 1. 12/20/2023
REV 2. 1/21/2024
REV 3. 4/26/2024

Drawn RC
Approved 1/16/2024
Scale AS SHOWN

19 of 20

Dwg. No.

SITE LIGHTING



BUCKLEY BRION
MC GUIRE & MORRIS LLP

JOSEPH E. BRION, ESQUIRE

p: 610.436.4400 Ext# 1010

e: jbrion@buckleyllp.com

118 W. Market Street, Suite 300

West Chester, PA 19382-2928

May 22, 2023

VIA ELECTRONIC MAIL

Upper Uwchlan Township
Board of Supervisors
Attention: Gwen Jonik, Township Secretary
140 Pottstown Pike
Chester Springs, PA 19425

RE: Conditional Use Application – Natural Lands Trust, Inc.
780 Dorlan Mill Road, Upper Uwchlan Township

Dear Gwen:

This Firm has been recently retained by Natural Lands Trust, Inc. (“NLT”) with respect to the subject matter. On its behalf, we enclose the following:

1. Conditional Use Application.
2. Struble Trail Extension II Site Plan for reference.

Please accept this letter as NLT’s withdrawal of their Conditional Use Application dated March 11, 2022 and previously submitted to the Township. Kindly apply the fees previously submitted to the enclosed application. If any additional fees are required, please let me know.

If possible, it would be our request to have this application considered by the Planning Commission simultaneously with the County of Chester’s application on Thursday, June 8, 2023 and scheduled for hearing before the Board of Supervisors on Monday, June 19, 2023. Please let me know if that is a possibility.

Should you require hard copies of the Application, kindly advise. Thanks for your attention and courtesies.

Respectfully,

Joseph E. Brion

Joseph E. Brion

JEB/rac

Enclosures

cc: Kevin McKenna, Esquire
Natural Lands Trust, Inc.



UPPER UWCHLAN TOWNSHIP
140 Pottstown Pike
Chester Springs, PA 19425
610-458-9400 Fax 610-458-0307

CONDITIONAL USE APPLICATION

Tax Parcel Number: 32-6-49.3 Date: May 21, 2023
Name of Applicant: Natural Lands Trust, Inc.
Address: 1031 Palmers Mill Road, Media, PA 19063
Telephone: 484.368.9961 Email: jstefferud@natlands.org

Owner of Parcel: Natural Lands Trust, Inc.
Address / Location of Parcel: 780 Dorlan Mill Road
Zoning District: LI Limited Industrial Existing Use: No use - open land
Article / Section Authorizing Conditional Use: 200-44.1 (10)
Description of Proposed Conditional Use: Governmental Use as public recreational use and open space.

This Application shall be accompanied by: Previously submitted

1. A fee of \$500.00 for Non-Commercial or \$1,000.00 for Commercial/Industrial;
2. Four (4) printed copies and an electronic copy of:
 - parcel plot plans (half of which can be of reduced size, i.e. 11 x 17)
3. Three (3) printed copies and an electronic copy of:
 - impact statements (if applicable pursuant to the Township's Zoning Ordinance §200-83),
 - and any other information pursuant to Zoning Ordinance §200-116, §200-117 (Conditional Uses, Conditional Use Standards).

* The Applicant will be responsible for reimbursing the Township for Consultants' Fees and Legal Fees, and if additional Hearings are necessary, a Fee will be charged for each Additional Hearing:
Non-Commercial \$250.00/Hearing; Commercial/Industrial \$500.00/Hearing

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

Natural Lands Trust, Inc.
Printed Name of Applicant

A handwritten signature of Joseph E. Brion, Esquire, over a horizontal line.

Signature of Applicant

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER
Sworn to and subscribed before me this
22nd day of May, 2023.

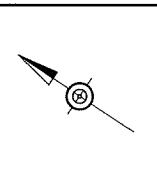
A handwritten signature of Robyn A. Cahill over a horizontal line.

Notary Public

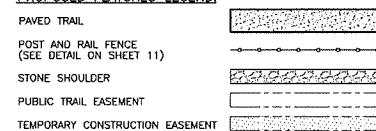
By: Joseph E. Brion, Esquire
Buckley, Brion, McGuire & Morris, LLP
Attorneys for Applicant

Commonwealth of Pennsylvania - Notary Seal
Robyn A. Cahill, Notary Public
Chester County
My commission expires November 16, 2025
Commission number 1021755
Member, Pennsylvania Association of Notaries

Form Revised August 2021



PROPOSED FEATURES | LEGEND

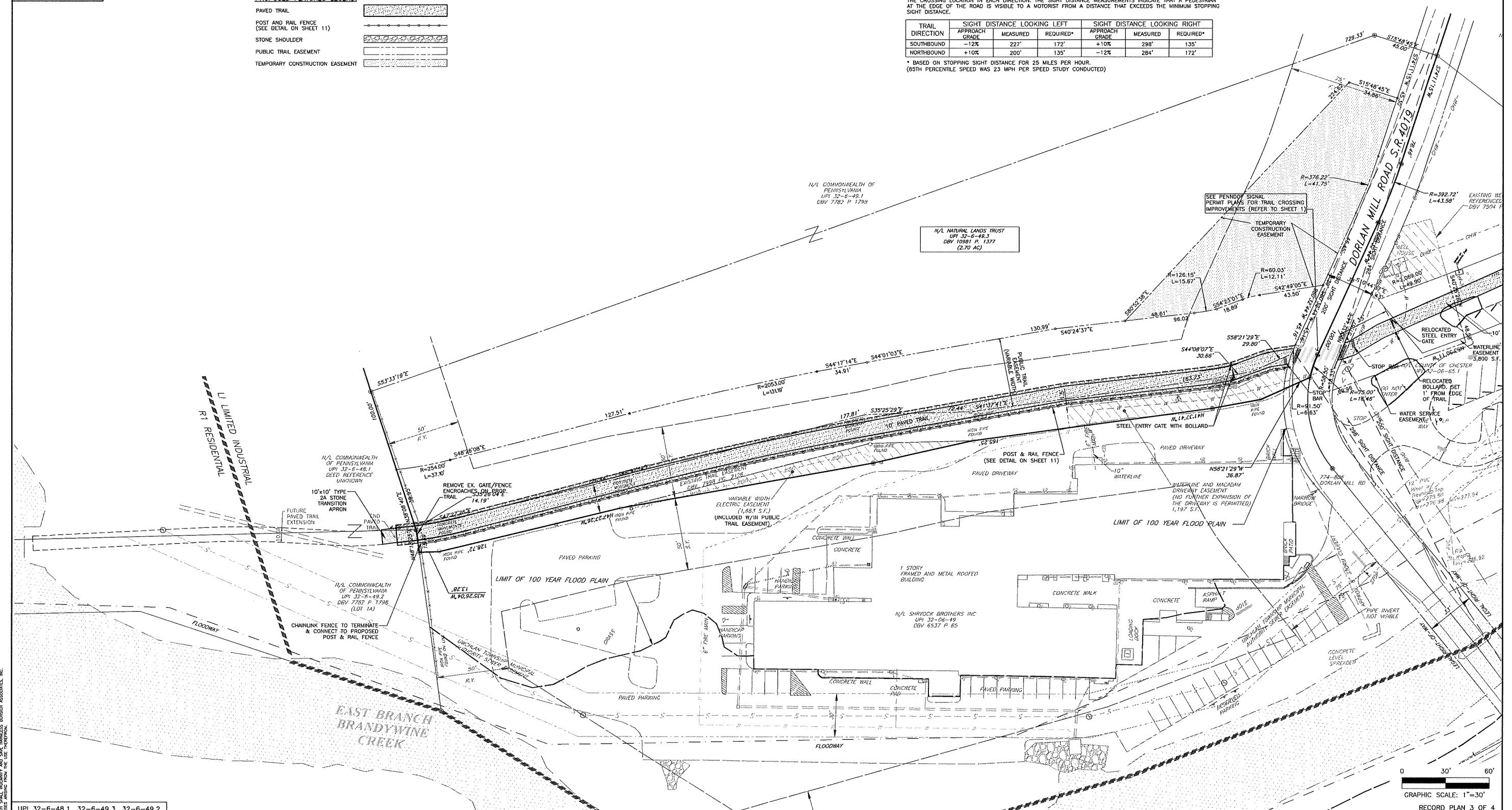


TRAIL SIGHT DISTANCE TABLE:

SIGHT DISTANCE MEASURED FROM THE EDGE OF THE ROAD, BASED ON THE EDGE LINE PAVEMENT MARKINGS, AT THE CROSSING LOCATION IN EACH DIRECTION. THE SIGHT DISTANCE MEASUREMENTS INDICATE THAT A PEDESTRIAN AT THE EDGE OF THE ROAD IS VISIBLE TO A MOTORIST FROM A DISTANCE THAT EXCEEDS THE MINIMUM STOPPING SIGHT DISTANCE.

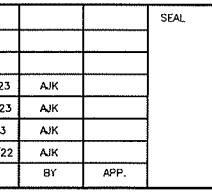
TRAIL DIRECTION	SIGHT DISTANCE LOOKING LEFT			SIGHT DISTANCE LOOKING RIGHT		
	APPROACH GRADE	MEASURED	REQUIRED*	APPROACH GRADE	MEASURED	REQUIRED*
SOUTHBOUND	-12%	227'	172'	+10%	298'	135'
NORTHBOUND	+10%	200'	135'	-12%	284'	172'

* BASED ON STOPPING SIGHT DISTANCE FOR 25 MILES PER HOUR.
(85TH PERCENTILE SPEED WAS 23 MPH PER SPEED STUDY CONDUCTED)



UPI 32-6-48.1, 32-6-49.3, 32-6-49.1

4.	REVISIONS PER GILMORE ASSOC. COMMENTS DATED 5/4/2023
3.	REVISIONS PER GILMORE ASSOC. COMMENTS DATED 4/18/2023
2.	REVISIONS PER GILMORE ASSOC. REVIEW DATED 2/3/2023
1.	REVISIONS PER OWNER AND TOWNSHIP CONSULTANTS REVIEWS
NO.	REVISION



SEAL	MANAGER
	NEF
	DESIGN KK
	DRAFT AJK
	FILE CHE-22
	NOTES

CHKD. BY
CHKD. BY
DATE
MAY 1, 2019
SCALE 1"=30'

CLIENT
CHESTER COUNTY, DEPARTMENT OF FACILITIES
313 W. MARKET STREET
SUITE 5402
P.O. BOX 2748
WEST CHESTER, PA 19380

SUBJECT	
<u>SITE PLAN</u> RECORD PLAN 3 OF 9	
STRUBLE TRAIL EXTENSION II	
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA	

DB NO.
137340.01A
SHEET NO.
3 OF 19
WG. NO.
0137340-1A



PROPOSED FEATURES LEGEND:

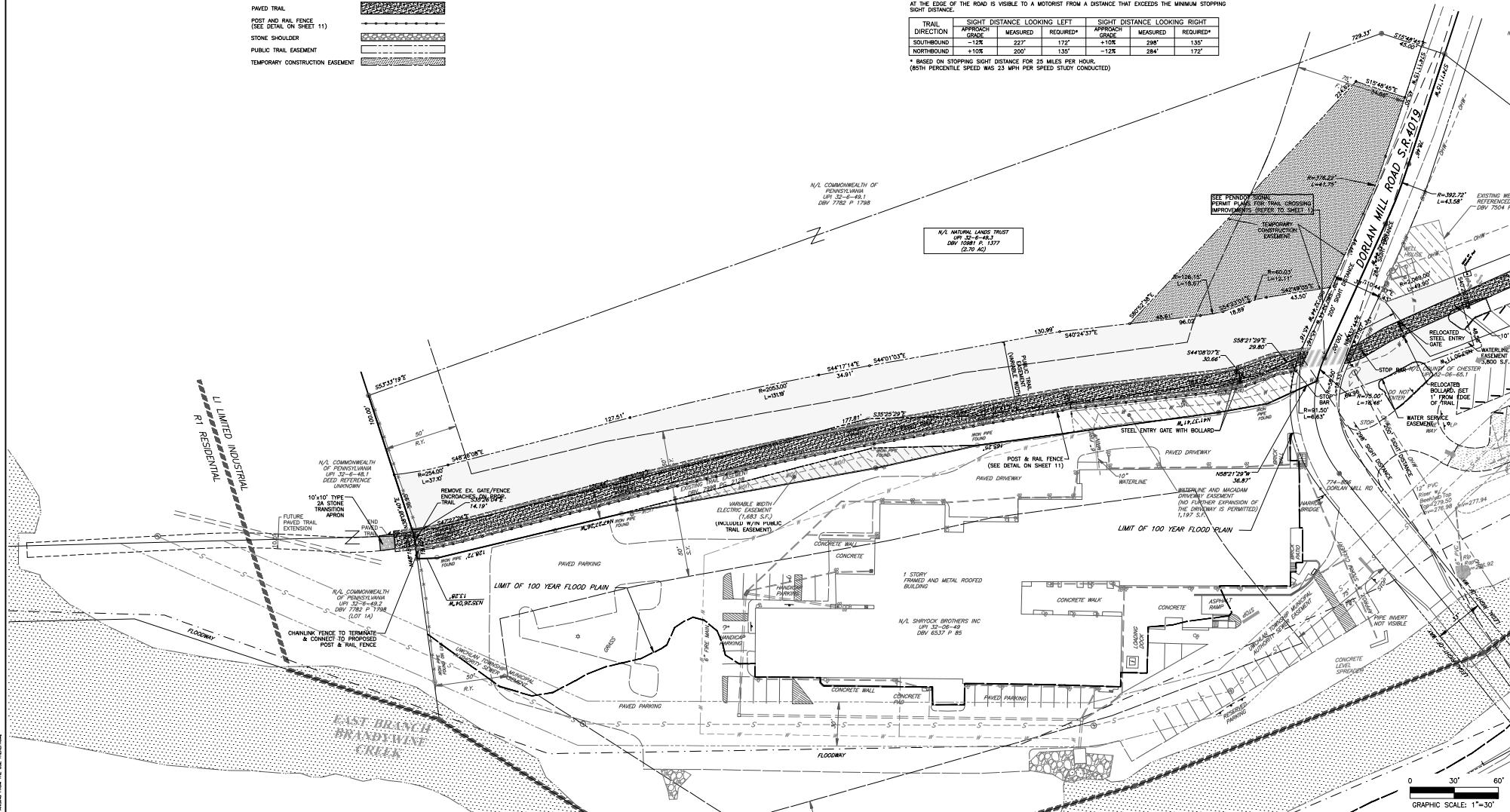
PAVED TRAIL	
POST AND RAIL FENCE (SEE DETAIL ON SHEET 11)	
STONE SHOULDER	
PUBLIC TRAIL EASEMENT	
TEMPORARY CONSTRUCTION EASEMENT	

TRAIL SIGHT DISTANCE TABLE:

SIGHT DISTANCE MEASURED FROM THE EDGE OF THE ROAD, BASED ON THE EDGE LINE PAVEMENT MARKINGS. AT THE EDGE OF THE ROAD IN EACH DIRECTION, THE SIGHT DISTANCE MEASUREMENTS INDICATE THAT A PEDESTRIAN AT THE EDGE OF THE ROAD IS VISIBLE TO A MOTORIST FROM A DISTANCE THAT EXCEEDS THE MINIMUM STOPPING SIGHT DISTANCE.

TRAIL DIRECTION	APPROACH GRADE	MEASURED	REQUIRED*	APPROACH GRADE	MEASURED	REQUIRED*
SOUTHBOUND	2.27%	7'	10'	2.28%	8'	10'
NORTHBOUND	1.19%	200'	135'	1.19%	244'	172'

* BASED ON STOPPING SIGHT DISTANCE FOR 25 MILES PER HOUR.
(85TH PERCENTILE SPEED WAS 23 MPH PER SPEED STUDY CONDUCTED)



UPI 32-6-48.1, 32-6-49.3, 32-6-49.2

			SEAL	SEAL	MANAGER	NET
DESIGN	KK	CHKD. BY				
DRAFT	AIK	CHKD. BY				
FILE	OHE-22	DATE	MAY 1, 2019			
NOTES		SCALE	1"-30"			
NO.						
1. REVISIONS PER GILMORE ASSOC. COMMENTS DATED 5/4/2023	5/17/23	AIK				
2. REVISIONS PER GILMORE ASSOC. COMMENTS DATED 4/19/2023	4/26/23	AIK				
3. REVISIONS PER GILMORE ASSOC. REVIEW DATED 2/3/2023	4/5/23	AIK				
4. REVISIONS PER OWNER AND TOWNSHIP CONSULTANTS REVIEWS	12/21/22	AIK				
REVISION	DATE	BY	APP.			

BURSICH
Sharing your

Corporate Headquarters
2129 East High Street
Pittsburgh, PA 15244
412-323-4040
Southampton Office
706 Lansdale Drive
Southampton, PA 18964
www.bursich.com

CHESTER COUNTY, DEPARTMENT OF FACILITIES
313 W. MARKET STREET
SUITE 5402
P.O. BOX 2748
WEST CHESTER, PA 19380

SITE PLAN
RECORD PLAN 3 OF 9

**STRUBLE TRAIL
EXTENSION II**

JOB NO.
137340.01A
SHEET NO.
3 OF 19
DWG. NO.
L0137340-1A
SUBJECT
UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

GRAPHIC SCALE: 1"-30'
RECORD PLAN 3 OF 4

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January 5, 2023

Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

Attention: Mr. Tony Scheivert
Township Manager

RE: Struble Trail Extension II
Revised Plans for Conditional Use
Bursich Job No.: CHE-22 / 137340.01

Dear Mr. Scheivert:

With regard to the above referenced project and active conditional use application, please find enclosed the following updated documents for review:

- Twenty (20) paper sets of Preliminary/Final Land Development Plans, prepared by Bursich Associates, Inc., Sheets 1, and 3 through 10, revised December 21, 2022;
- USB drive containing PDF's of Plans.

Since the original plan submission in May, 2019, some updates have occurred to the Shryock Brothers, Inc. parcel (UPI 32-6-49) the County's existing trail easement traverses through. A simple lot line adjustment plan was approved by the Township in July, 2022 that annexed 2.70 acres from this parcel intended to be ultimately joined with the Commonwealth of PA's UPI 32-6-49.1. The existing trail easement will now be located withing the latter's lands. This allowed the County to relocate a portion of the proposed trail further north to eliminate the need for the prior retaining walls proposed and to provide some additional clearance from an existing water service line. A Public Trail Easement is provided for the trail and improvements located outside of the County's existing trail easement, as well as a Temporary Construction Easement to allow the County access to the existing water tower, which will be demolished.

Updated preliminary/final land development plans and supporting documents are being submitted to the Township concurrently for review under separate cover. Should you have any questions or need further information, please feel free to contact me at 484-941-0427 or nick.feola@bursich.com.

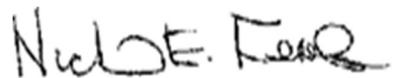
ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS



2129 E. High Street | Pottstown, PA 19464
N 40° 14' 40.2" W 075° 36' 09.6"

610.323.4040
www.bursich.com

Very truly yours,



Nicholas E. Feola, P.E.
Vice President
Bursich Associates, Inc., Pottstown Office

Enclosures

pc: Jan Bowers, County of Chester (via email only)
Shaun Meredith, County of Chester (via email only)
Dave Stauffer, County of Chester (via email only)
Joeseph Brion, Esq., Buckley Brion McGuire & Morris, LLP (via email only)



UPPER UWCHLAN TOWNSHIP
140 Pottstown Pike
Chester Springs, PA 19425
610-458-9400 Fax 610-458-0307

CONDITIONAL USE APPLICATION

32-6-65.1 & 32-6-66

Tax Parcel Number: 32-6-48.1, 32-6-49 & 32-6-49.2 Date: April 30, 2019

Name of Applicant: County of Chester, c/o County of Chester Department of Facilities & Parks

Address: 313 West Market Street, Suite 5402, P.O. Box 2748, West Chester, PA 19380

Telephone: 610.344.6445 Email: dstauffer@chesco.org

32-6-65.1 & 32-6-66 - County of Chester

32-6-48.1 & 32-6-49.2 - Commonwealth of Pennsylvania (County has easement rights)

Owner of Parcel: p/o 32-6-49 - County of Chester by Eminent Domain Action (Shryock Brothers, Inc.)

Address / Location of Parcel: Dorlan Mill Road

Zoning District: LI Limited Industrial Existing Use: Governmental Use (Public Trail)

Article / Section Authorizing Conditional Use: 200-44.1 (10)

Description of Proposed Conditional Use: Applicant proposes to extend its existing governmental use of the property, being the Struble Trail, from its terminus on the south side of Dorlan Mill Road at the Trailhead parking lot to the west to the lands of the Commonwealth of Pennsylvania, as depicted on the attached plans and incorporated herein by reference.

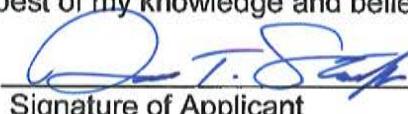
This Application shall be accompanied by:

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

• The Applicant will be responsible for reimbursing the Township for Consultants' Fees and Legal Fees, and if additional Hearings are necessary, a Fee will be charged for each Additional Hearing:
Non-Commercial \$250.00/Hearing; Commercial/Industrial \$500.00/Hearing

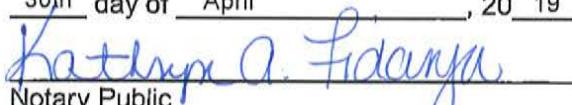
I hereby depose and say that all of the above statements, and the statements contained in any papers submitted herewith, are true to the best of my knowledge and belief.

David T. Stauffer, RLA, ASLA
Capital Projects Coordinator/County of Chester
Printed Name of Applicant



Signature of Applicant

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER
Sworn to and subscribed before me this
30th day of April, 20 19.



Notary Public

Commonwealth of Pennsylvania - Notary Seal
KATHRYN A. FIDANZA, Notary Public
Chester County
My Commission Expires April 23, 2022
Commission Number 1189437



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: Board of Supervisors

FROM: Tony Scheivert
Township Manager

RE: Struble Trail Extension II – Preliminary / Final Land Development Approval

DATE: June 15, 2023

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

Overview:

As the Board is aware, the County is proposing an approximately 810 linear feet extension of the Struble Trail. In addition to the trail, other accessory improvements will be constructed including stormwater management which will be provided in the form of an infiltration trench. The County is also requesting a waiver from Section 162-8.B to allow the application to be reviewed as a “preliminary / final” application.

The Planning Commission reviewed the plan at their June 8th meeting and recommended Preliminary / Final Approval along with the requested waiver with the following conditions:

1. Applicant to preserve the retaining wall that was in back of the Dorlan Mill miller's house.
2. That the Township work with the Commonwealth/DCNR to preserve the remaining structures as best as possible per the Historical Commission's February 2023 recommendations, at the Township's expense, potentially obtaining permission to build a low stone wall outlining the foundation where the Dorlan Mill miller's house stood and build relocated stairs to the house.
3. Stone materials that may be removed during the Trail construction process be offered to the Township.
4. The Township shall craft and install an interpretative sign/plaque memorializing the historical significance of the house.

Attachments:

Plans last revised May 17, 2023
Gilmore review letter dated June 1, 2023



UPPER UWCHLAN TOWNSHIP MOTION

The Board of Supervisors of Upper Uwchlan Township at their June 19, 2023 meeting hereby grants **Preliminary / Final Land Development Approval** for a plan prepared by Bursich Associates, Inc. titled, "Preliminary / Final Land Development Plans Struble Trail – Extension II," dated May 1, 2019 and last revised May 17, 2023.

The following conditions accompany the approval:

1. The Applicant shall comply with all conditions set forth in the Conditional Use Decision and Order for the project.
2. The plans shall be revised to address the comments raised in the Gilmore & Associates, Inc. June 1, 2023 review letter.
3. Applicant to preserve the retaining wall that was in back of the Dorlan Mill miller's house.
4. That the Township work with the Commonwealth/DCNR to preserve the remaining structures as best as possible per the Historical Commission's February 2023 recommendations, at the Township's expense, potentially obtaining permission to build a low stone wall outlining the foundation where the Dorlan Mill miller's house stood and build relocated stairs to the house;
5. Stone materials that may be removed during the Trail construction process be offered to the Township;
6. The Township shall craft and install an interpretative sign/plaque memorializing the historical significance of the house.



June 1, 2023

File No. 13-11046T

VIA E-MAIL ONLY

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

Reference: Struble Trail – Extension II
Preliminary/Final Land Development Application and Conditional Use Application
Upper Uwchlan Township, Chester County, PA

Dear Tony:

Gilmore & Associates, Inc. (G&A) is in receipt of the following documents prepared by Bursich Associates, Inc., unless otherwise noted:

- Letter of Transmittal to Upper Uwchlan Township, dated May 17, 2023.
- Plan review Response Letter dated May 17, 2023.
- Plan set consisting of nineteen (19) sheets titled “Preliminary / Final Land Development Plans Struble Trail – Extension II,” dated May 1, 2019 and last revised May 17, 2023.
- Report titled “Post Construction Stormwater Management Report for Struble Trail Extension II,” dated April 2023 and revised May 17, 2023.

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

Please note that comments with **(CU)** or **(RW)** may require relief from the Township Ordinances. A **(CU)** denotes a conditional use may be required or has previously been granted, and **(RW)** denotes a requested waiver. Comments in *italics* are from our previous review, and comments in **bold text** require resolution by the applicant.

I. OVERVIEW

The subject site is located off Dorlan Mill Road (S.R. 4019) in Upper Uwchlan Township, Chester County, Pennsylvania. The site is zone Limited Industrial (L-I). The project intends to make improvements to an existing trailhead for the Struble Trail. The Struble Trail is a multi-use trail system along the bed of the abandoned East Branch Brandywine Railroad Company railroad line and follows the East Branch Brandywine Creek. The open, paved section of the trail currently extends 2.6 miles from the existing trailhead at Dorlan Mill Road to a parking area on Norwood Road in Downingtown Borough.

The project is located along the East Branch Brandywine Creek within the Brandywine Creek Watershed, which is classified within PaDEP Title 25 Chapter 93 as HQ-TSF.

The Applicant is proposing an approximately 810 linear feet extension of the Struble Trail. Additional improvements include post and rail fencing, and steel entry gate with bollard installations. Stormwater management will be handled by an infiltration trench. A trench drain is also proposed at the entrance to the existing parking lot.

II. ZONING ORDINANCE REVIEW

1. **(CU)** §200-44.I.(10) – *The Applicant is requesting a conditional use to allow a governmental use for the site.*

III. SUBDIVISION & LAND DEVELOPMENT ORDINANCE REVIEW

1. **(RW)** §162-8.B. – *The Applicant is requesting a waiver to allow a combined preliminary/final plan submission. For reference, this waiver was requested and granted for the previous phase of this project.*

IV. STORMWATER MANAGEMENT ORDINANCE REVIEW

1. *An HOP permit will be required for the proposed 18" RCP pipe crossing Dorlan Mill Road.*

The response letter indicates an HOP application will be submitted to PennDOT.

V. TOWNSHIP TRAFFIC CONSULTANT COMMENTS
McMAHON ASSOCIATES, INC.

All our previous technical comments have been addressed, and we have no further comments; however, we note that the applicant's engineer confirms they

File No. 13-11046T

June 1, 2023

will verify with PennDOT whether the previously approved PennDOT permits for the trail and pedestrian flashing signal are still valid due to the passage of time. The applicant's engineer will copy the Township on all correspondence with PennDOT.

VI. TOWNSHIP PLANNING CONSULTANT COMMENTS
BRANDYWINE CONSERVANCY

No comments at this time.

This concludes our review of the above-referenced 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

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

cc: Upper Uwchlan Township Planning Commission Members
Upper Uwchlan Township Board of Supervisors
Gwen Jonik – Township Secretary
Rhys Lloyd – Director of Code Enforcement
Anthony Campbell – Zoning Officer
Rob Daniels, Brandywine Conservancy
Christopher J. Williams, P.E., McMahon Associates, Inc.
Kevin McKenna, Esq. Latsha, Davis, & McKenna
Skip Brion, Esq. – BBM&M
Ari Chrisakis, Esq.- BBM&M
Nicholas E. Feola, P.E., Bursich Associates, Inc.
Dave Stauffer, Chester County Dept. of Facilities and Parks
Jan Bowers, Chester County Dept. of Facilities and Parks

Draft Motions for February 6, 2023 HC Meeting

Recommendations:

The Upper Uwchlan Township Historical Commission (UUTHC) hereby makes the following recommendations to the Planning Commission and Board of Supervisors:

- Condition approval of Chester County's conditional use application and land development plan on the following:
 - ▶ Preserve the retaining walls in front of the house along Dorlan's Mill road
 - ▶ Preserve the retaining walls in back of the house
 - ▶ Preserve the steps leading up to the front of the house along Dorlan's Mill road
- The Township works with the Commonwealth of Pennsylvania to obtain permission to build a low stone wall outlining where the house stood, reusing stones from the demolished house, along with interpretative signage

Draft Motions for February 6, 2023 HC Meeting

Background:

- ▶ Chester County has submitted a conditional use application and land development plan that reflects removal of the stone retaining walls and steps of the Dorlan's Mill miller's house in connection with extending the Struble Trail to become part of Marsh Creek State Park.
- ▶ The Dorlan's Mill miller's house site is a significant historic resource associated with prominent Chester County and Township resident, James Dorlan, and associated with the history of Chester County's and the Township's paper mills. The house and site are also recognized in Futhey and Cope's iconic 1881 *History of Chester County* (see excerpts attached).
- ▶ The Dorlan's Mill miller's house site and related features are historic resources protected under Township ordinance Sections 162-44A, 55A and 55G.
- ▶ Given that the miller's house will be demolished it is important to preserve historic features related to the house, along with appropriate signage, to interpret the historic site for public educational purposes, similar to the Dowlin Forge ruins preserved along Struble Trail.



January 5, 2023

Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

Attention: Mr. Tony Scheivert
Township Manager

RE: Struble Trail Extension II
Revised Plans for Conditional Use
Bursich Job No.: CHE-22 / 137340.01

Dear Mr. Scheivert:

With regard to the above referenced project and active conditional use application, please find enclosed the following updated documents for review:

- Twenty (20) paper sets of Preliminary/Final Land Development Plans, prepared by Bursich Associates, Inc., Sheets 1, and 3 through 10, revised December 21, 2022;
- USB drive containing PDF's of Plans.

Since the original plan submission in May, 2019, some updates have occurred to the Shryock Brothers, Inc. parcel (UPI 32-6-49) the County's existing trail easement traverses through. A simple lot line adjustment plan was approved by the Township in July, 2022 that annexed 2.70 acres from this parcel intended to be ultimately joined with the Commonwealth of PA's UPI 32-6-49.1. The existing trail easement will now be located withing the latter's lands. This allowed the County to relocate a portion of the proposed trail further north to eliminate the need for the prior retaining walls proposed and to provide some additional clearance from an existing water service line. A Public Trail Easement is provided for the trail and improvements located outside of the County's existing trail easement, as well as a Temporary Construction Easement to allow the County access to the existing water tower, which will be demolished.

Updated preliminary/final land development plans and supporting documents are being submitted to the Township concurrently for review under separate cover. Should you have any questions or need further information, please feel free to contact me at 484-941-0427 or nick.feola@bursich.com.

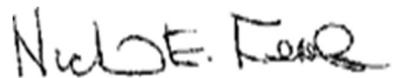
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N 40° 14' 40.2" W 075° 36' 09.6"

610.323.4040
www.bursich.com

Very truly yours,



Nicholas E. Feola, P.E.
Vice President
Bursich Associates, Inc., Pottstown Office

Enclosures

pc: Jan Bowers, County of Chester (via email only)
Shaun Meredith, County of Chester (via email only)
Dave Stauffer, County of Chester (via email only)
Joeseph Brion, Esq., Buckley Brion McGuire & Morris, LLP (via email only)



April 5, 2023

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

RE: Struble Trail – Extension II - Waivers
Preliminary/Final Land Development Plans
Bursich Project No.: CHE-22 / B137340.01

Dear Mr. Scheivert

This letter is offered in coordination with the revised preliminary/final land development plans filed for the above referenced project. The following are the formal written modification (i.e. "waiver" or "deferral") requests from the requirements of the Upper Uwchlan Township Subdivision and Land Development Ordinance (Chapter 142) and Stormwater Management Ordinance (Chapter 152):

- §162-8.b. – to allow the plan to be processed as a combined preliminary & final plan, as the project in minor in nature, does not involve any public improvements to be dedicated to the Township, or new streets, utility main extensions, etc.

Should you have any questions or require additional information, please contact me at 484-941-0427 or nick.feola@bursich.com.

Very truly yours,

Nicholas E. Feola, P.E.
Vice President
Bursich Associates, Inc., Pottstown Office

Enclosures

cc: Jan Bowers, County of Chester (via email only)
Shaun Meredith, County of Chester (via email only)
Dave Stauffer, County of Chester (via email only)
Joseph Brion, Esq., Buckley Brio McGuire & Morris, LLP (via email only)

ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS



2129 E. High Street | Pottstown, PA 19464
N 40° 14' 40.2" W 075° 36' 09.6"

610.323.4040
www.bursich.com

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

STRUBLE TRAIL - EXTENSION II

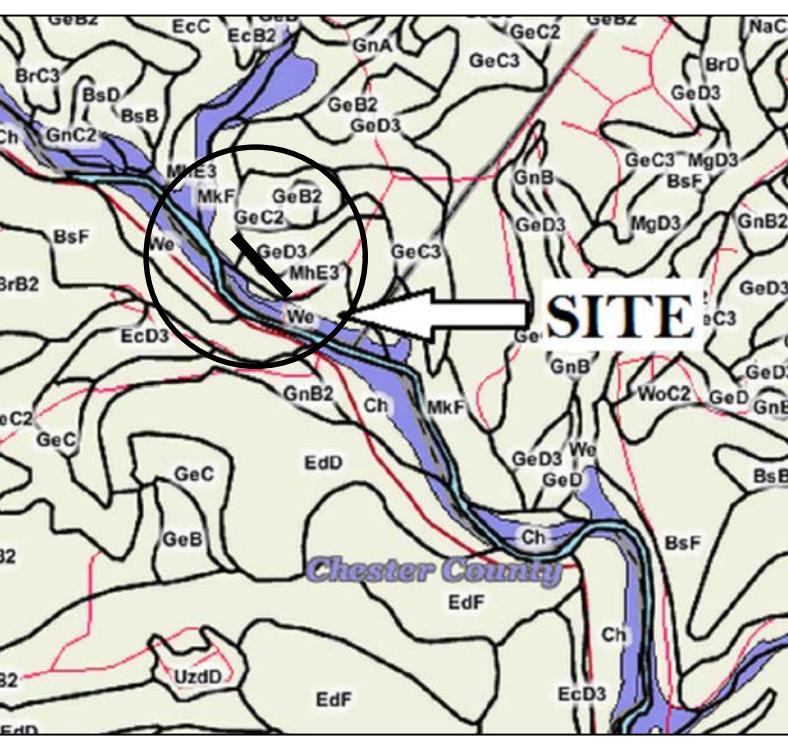
UPPER UWCHLAN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

PREPARED FOR: CHESTER COUNTY, DEPARTMENT OF FACILITIES
 313 WEST MARKET STREET, SUITE 5402
 P.O. BOX 2748
 WEST CHESTER, PA 19380-0991

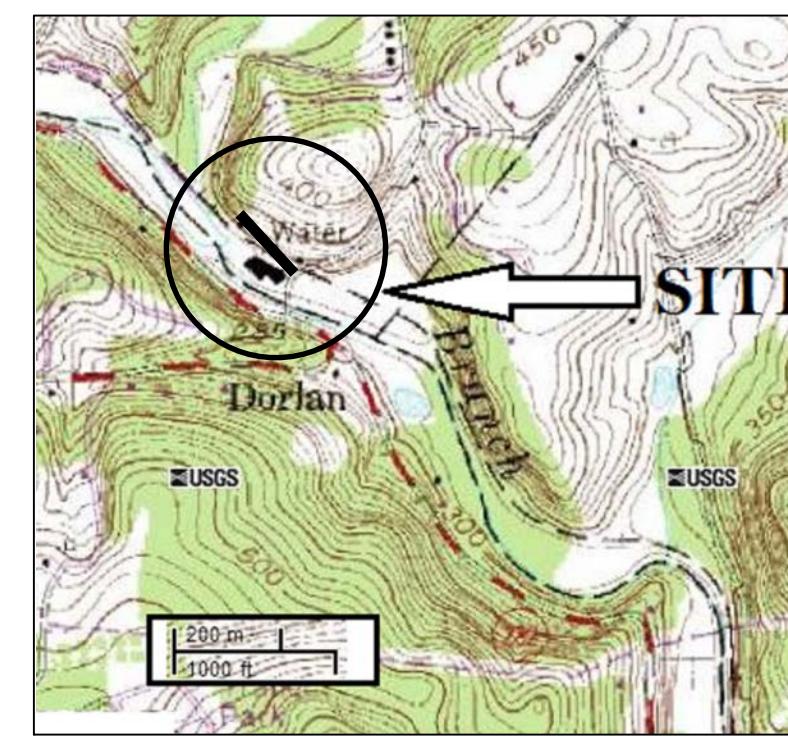
PREPARED BY: BURSICH ASSOCIATES, INC.
 2129 EAST HIGH STREET
 POTTSTOWN, PENNSYLVANIA 19464

MAY 1, 2019
 REVISED DECEMBER 21, 2022
 REVISED APRIL 5, 2023
 REVISED APRIL 26, 2023
 REVISED MAY 17, 2023

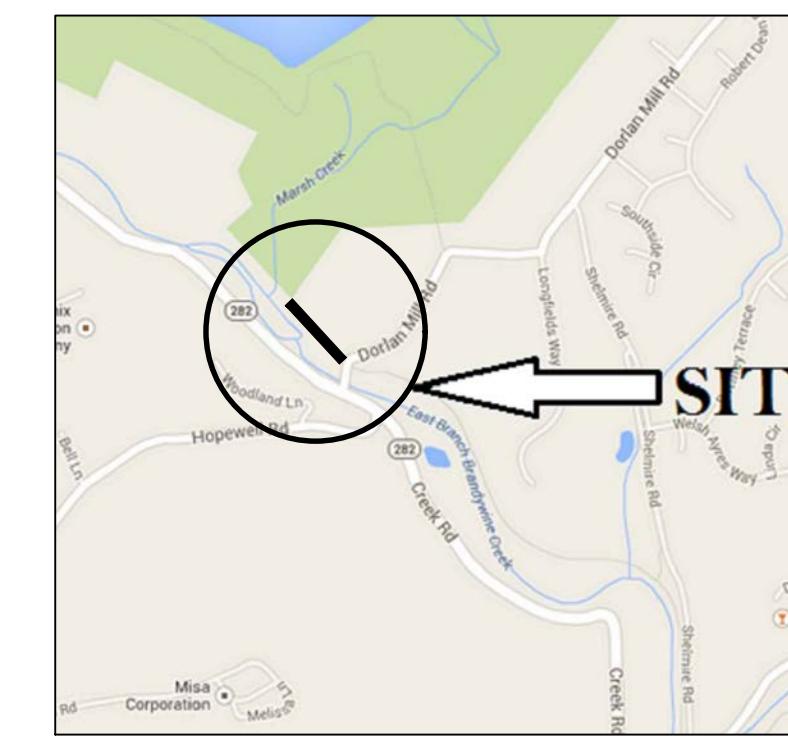
COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF CHESTER
 ON THE _____ DAY OF _____, 20____, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC FOR THE
 COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____, WHO ACKNOWLEDGES TO BE THE
 PERSONALLY APPEARED TO ME,
 AND THAT AS SUCH, BEING AUTHORIZED TO DO SO BY THE NATURAL LANDS TRUST, EXECUTED THE FOREGOING PLAN, AND THAT THEY DESIRE THAT THIS PLAN BE DULY RECORDED
 ACCORDING TO LAW.



SOILS MAP
1"=1000'



USGS TOPO
1"=1000'



LOCATION MAP
1"=1000'

AUTHORIZED SIGNATURE _____
 NOTARY PUBLIC _____
 UPPER UWCHLAN TOWNSHIP PLANNING COMMISSION
 REVIEWED BY THE PLANNING COMMISSION OF UPPER UWCHLAN TWP., CHESTER CO., PA THIS
 DAY OF _____, 20____.
 CHAIRPERSON _____

UPPER UWCHLAN TOWNSHIP BOARD OF SUPERVISORS
 APPROVED BY THE BOARD OF SUPERVISORS OF UPPER UWCHLAN TWP., CHESTER CO., PA THIS
 DAY OF _____, 20____.
 CHAIRPERSON _____

TOWNSHIP ENGINEER REVIEW
 REVIEWED BY THE TOWNSHIP ENGINEER FOR UPPER UWCHLAN TOWNSHIP THIS _____ DAY OF
 20____.

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

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

RECORDER OF DEEDS _____

ZONING DATA:
 ZONING DISTRICT: LIMITED INDUSTRIAL (L-I)
 FLOOD HAZARD OVERLAY DISTRICT
 PROPOSED USE: GOVERNMENT USE (EXTENSION OFSTRUBLE TRAIL)

SITE DATA:
 UPI 32-08-48.1, COMMONWEALTH OF PENNSYLVANIA, 3.1 ACRES.
 EASEMENT IN FAVOR OF COUNTY OF CHESTER FORSTRUBLE TRAIL DEVELOPMENT.
 20' WIDE TRAIL EASEMENT THROUGH PART OF UPI 32-6-49.3
 (NATURAL LANDS TRUST), BY DECLARATION OF TAKING FILED ON
 SEPTEMBER 22, 2010, 0.28 AC.

UPI 32-06-49.2, COMMONWEALTH OF PENNSYLVANIA, 1.22 ACRES.
 EASEMENT IN FAVOR OF COUNTY OF CHESTER FORSTRUBLE TRAIL DEVELOPMENT.
 UPI 32-06-65.1, COUNTY OF CHESTER, 2.3 ACRES
 UPI 32-06-66, COUNTY OF CHESTER, 0.55 ACRES

FLOODPLAIN NOTE:
 100 YEAR FLOODPLAIN PER FIRM FLOOD RATE INSURANCE MAP,
 CHESTER COUNTY, PENNSYLVANIA DOWNLOADED FROM FEMA ON
 AUGUST 28, 2018.

RECORD PLAN 1 OF 9
 DWG. NO. CO137340-1A SHEET 1 OF 19

SHEET LIST	
SHEET #	DRAWING #
01	CO137340-1A
02	GN137340-1A
03	LO137340-1A
04	LO237340-1A
05	EF137340-1A
06	EF237340-1A
07	GR137340-1A
08	GR237340-1A
09	UT137340-1A
10	UT237340-1A
11	CD337340-1A
12	PC137340-1A
13	PC237340-1A
14	CD137340-1A
15	CD237340-1A
16	CD437340-1A
17	ES137340-1A
18	ES237340-1A
19	ES3237340-1A
SHEET SHEET TO BE RECORDED	

PLAN SHEETS TO BE RECORDED

ENGINEER'S CERTIFICATE OF CONFORMANCE

I, NICHOLAS E. FEOLA, P.E., HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THESE PLANS DESCRIBED HEREON, AS WELL AS OTHER DRAWINGS WHICH ARE PART OF THIS PLAN SET, ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND WERE PREPARED BY ME OR UNDER MY DIRECTION FOR WHICH I ACCEPT FULL RESPONSIBILITY.

PROFESSIONAL ENGINEER SIGNATURE _____ DATE _____
 PE No. PE046396

WAIVERS:

THE FOLLOWING ARE THE FORMAL WRITTEN MODIFICATION (I.E. "WAIVER" OR "DEFERRAL") REQUESTS FROM THE REQUIREMENTS OF THE UPPER UWCHLAN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (CHAPTER 142) AND STORMWATER MANAGEMENT ORDINANCE (CHAPTER 152):

- **S162-8.8.** – TO ALLOW THE PLAN TO BE PROCESSED AS A COMBINED PRELIMINARY & FINAL PLAN, AS THE PROJECT IN MINOR IN NATURE, DOES NOT INVOLVE ANY PUBLIC IMPROVEMENTS TO BE DEDICATED TO THE TOWNSHIP, OR NEW STREETS, UTILITY MAIN EXTENSIONS, ETC.

STORMWATER INFILTRATION TESTING NOTE:

BASED ON DISCUSSIONS WITH THE TOWNSHIP ENGINEER, STORMWATER INFILTRATION TESTING FOR THE PROPOSED UNDERGROUND STONE TRENCH WILL BE COMPLETED. DUE TO THE INACCESSIBILITY OF THE AREAS WHICH MUST BE TESTED, IT WILL NOT BE PERFORMED UNTIL THE TIME OF CONSTRUCTION.

- SIGNAL PERMIT PLAN FOR DORLAN MILL ROAD (S.R. 4019) ANDSTRUBLE TRAIL, PERMIT #W-6256-03, DATED JUNE 16, 2017.
- STRUBLE TRAIL ADA CROSSING IMPROVEMENTS, PREPARED BY BURSICH ASSOCIATES, INC., SHEET 1 OF 1, DATED 3/10/17.

CONDITIONAL USE NOTE:

A CONDITIONAL USE IS REQUIRED PURSUANT TO UPPER UWCHLAN TOWNSHIP ZONING ORDINANCE SECTION 200-44.1(I) TO ALLOW A GOVERNMENTAL USE TO INCLUDE AN EXTENSION OF THESTRUBLE TRAIL FROM ITS TERMINUS ON THE EAST SIDE OF DORLAN MILL ROAD, APPROXIMATELY 180 FEET TO DORLAN MILL ROAD, CROSSING DORLAN MILL ROAD, AND THEN APPROXIMATELY 630 FEET TO THE WEST OF DORLAN MILL ROAD WITHIN AN EXISTING EASEMENT.

RECORDING NOTE:

Sheets 1 – 4 and 12 – 16 of this plan set will be considered a complete record plan set for filing purposes in the Chester County Recorder of Deeds Office. Although all sheets identified in the sheet list shall constitute the final plan, as the terms used in these plans or in the developer's agreement.

ZONING DATA:

ZONING DISTRICT: LIMITED INDUSTRIAL (L-I)
 FLOOD HAZARD OVERLAY DISTRICT
 PROPOSED USE: GOVERNMENT USE (EXTENSION OFSTRUBLE TRAIL)

SITE DATA:

UPI 32-08-48.1, COMMONWEALTH OF PENNSYLVANIA, 3.1 ACRES.
 EASEMENT IN FAVOR OF COUNTY OF CHESTER FORSTRUBLE TRAIL DEVELOPMENT.

20' WIDE TRAIL EASEMENT THROUGH PART OF UPI 32-6-49.3
 (NATURAL LANDS TRUST), BY DECLARATION OF TAKING FILED ON
 SEPTEMBER 22, 2010, 0.28 AC.

UPI 32-06-49.2, COMMONWEALTH OF PENNSYLVANIA, 1.22 ACRES.
 EASEMENT IN FAVOR OF COUNTY OF CHESTER FORSTRUBLE TRAIL DEVELOPMENT.

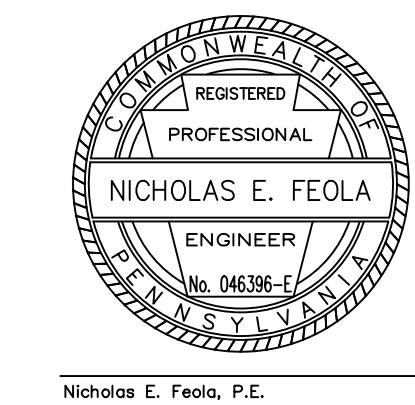
UPI 32-06-65.1, COUNTY OF CHESTER, 2.3 ACRES
 UPI 32-06-66, COUNTY OF CHESTER, 0.55 ACRES

FLOODPLAIN NOTE:

100 YEAR FLOODPLAIN PER FIRM FLOOD RATE INSURANCE MAP,
 CHESTER COUNTY, PENNSYLVANIA DOWNLOADED FROM FEMA ON
 AUGUST 28, 2018.



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 SERIAL # 20132890184



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Corporate Headquarters
 2129 East High Street
 Pottstown, PA 19464
 610-323-4040

Southampton Office
 706 Lakeside Drive
 Southampton, PA 18966

www.bursich.com

