

UPPER UWCHLAN TOWNSHIP  
BOARD OF SUPERVISORS MEETING  
AGENDA  
AUGUST 19, 2024

## VIII. LAND DEVELOPMENT

- A. 241 Park Road ~ Ducklings Daycare Preliminary/Final Land Development Plan ~  
consider approval

89

## IX. ADMINISTRATION

- A. Ordinance amendment – Solid Waste Collection Account Late Fee/Penalty  
introduction, consider authorizing advertisement for adoption 117
- B. Resolution adoption – participation in State's America250PA celebration 118
- C. Short-Term Rental Ordinance Draft – discuss County's comments; consider authorizing  
advertisement for adoption 119
- D. Property Disposition ~ Accept high bids and approve sales of Public Works and  
Police Department equipment 126

## X. OPEN SESSION

## XI. ADJOURNMENT



Upper Uwchlan Township  
Board of Supervisors Workshop  
July 9, 2024  
4:00 p.m.  
Minutes  
**DRAFT**

Attendees:

Jenn Baxter, Chair  
Andy Durkin, Vice-Chair  
Sandy D'Amico, Member

Tony Scheivert, Township Manager  
Gwen Jonik, Township Secretary  
Anthony Campbell, Zoning Officer  
Tom Jones, Police Chief  
Joe Carr, Police Lieutenant  
Dave Stiteler, Detective

Kristin Camp, Esq., Township Solicitor

Bob Wise, Historical Commission Consultant, Richard Grubb Associates

The Workshop was held at the Township Building, 140 Pottstown Pike, Chester Springs PA 19425.

Jenn Baxter called the Workshop to order at 4:08 p.m., led the Pledge of Allegiance, and offered a moment of silence. No one planned to record the Workshop. She announced an Executive Session was held prior to the Workshop regarding a legal matter related to the Rockhill Real Estate / 500 Pottstown Pike Conditional Use Decision. There were 3 citizens in attendance.

Police Chaplains Swearing In / Oath of Office

Police Chief Jones and Police Chaplain Peter Drinkwater introduced several citizens interested in serving with the Chaplain program, which is expanding to assist Upper Uwchlan Police Officers, victims/families, first responders and neighboring communities. These individuals have completed a Chaplain training program. Gwen Jonik administered Oaths of Office for Chris Swansen, Wes Weber and Priscilla Depp. Scott Pollock will be sworn in at a future date.

Village Design Guidelines ~ Update

Bob Wise presented an updated Village Design Guidelines draft, dated June 21, 2024. The Township asked Bob to assist a committee of Boards and Commissions members to update the Village Design Guidelines of 2011. The committee met over a year and a half. These are simple architectural design guidelines within the Village Planning Area – mainly the Villages of Eagle and Byers Station - but they can be used by any resident regarding historic structures. It includes numerous photos of local structures to demonstrate what can/should be done in the historic villages. Currently there is no historic preservation and protection ordinance, nor an ordinance requiring these Guidelines be followed. The Guidelines include Secretary of the Interior Standards.

Sandy D'Amico asked if there are other villages in the County that have similar design guidelines? Bob responded that many villages are covered by Historic Architecture Review Boards (HARBs) or by Historical Commissions per the Municipalities Planning Code. Some guidelines might be included in ordinances, but not like this.

Jenn Baxter, a committee member, has been reviewing the Guidelines. Today's introduction is for Andy and Sandy. They'll review the document over the next several weeks and at a future meeting discuss adoption. The Guidelines will be included in the Village Concept Plan, which is also being updated, and the Village Concept Plan will become part of the updated Comprehensive Plan. Sally Winterton noted the committee wants these Guidelines to be enforceable, which will require incorporation into ordinances. We want to maintain the sense of character of the Villages, the sense of community, history, not big block buildings.

Jenn Baxter noted there needs to be a balance of implementing the Guidelines while spreading the villages toward commercial businesses.

Bob Wise noted that there are a lot of industrial properties within the Village Planning Area which are further away from the historic core and Villages so some of these guidelines won't be applicable.

Vivian McCardell noted new construction has to comply with design standards within the zoning ordinances; these Guidelines are above that. We'd like to amend ordinances, if we can, or incorporate the Guidelines by reference into the Village Concept Plan, which becomes an appendix in the Comprehensive Plan. While developers don't have to follow the Guidelines, some developers do so.

Sandy D'Amico asked how enforcing the architectural guidelines is different from a HARB. Bob Wise noted there's specific language within the HARB process. An Historical Commission can function close to that.

Sally Winterton commented that we don't want to prohibit someone from bringing their business into the villages, we don't want empty buildings in the villages. The CVS is an example of the Township and developer working together on the aesthetics of a building -- it accomplished the look of a Victorian train station.

Gerry Stein commented that when making decisions following a list of criteria, developers try to find the least expensive route. The Township should hold the line and ensure the "community" feel reigns. Vivian McCardell commented the renderings of the Ducklings Daycare don't reflect the character of the village, or a contemporary reflection.

Andy Durkin noted we're smattered with buildings that don't fit and we should try to achieve a balance.

Sandy D'Amico commented it is about balance; small businesses have to watch their costs and we have to be realistic about their resources.

#### Short Term Rental Ordinance

Kristin Camp introduced a draft ordinance dated June 17, 2024. Anthony Campbell and Kristin had incorporated suggestions from the Planning Commission. Kristin asked if it has to be conditional use. Anthony strongly suggests that so we can have some control from the start and verification that the short-term rental site exists. Sandy D'Amico asked about the parking regulations. Anthony noted if they don't have adequate parking, their permit won't be approved. Do they have to comply with regular off-street parking regulations? The language will be adjusted that the off-street parking locations will be as approved by the Zoning Officer. Kristin will make the change and send the draft to the County Planning Commission for their review.

#### Open Session

No comments were offered.

#### Adjournment

There being no further business to be brought before the Board, Jenn Baxter adjourned the Workshop at 5:13 p.m.

Respectfully submitted,

Gwen A. Jonik,  
Township Secretary





TOWNSHIP OF UPPER UWCHLAN  
BOARD OF SUPERVISORS MEETING

July 15, 2024

7:00 p.m.

**DRAFT**

Attending:

Board of Supervisors

Jennifer F. Baxter, Chair

Sandra M. D'Amico, Member

Township Administration

Tony Scheivert, Township Manager

Lindsay Yeager, Assistant Township Manager

Gwen Jonik, Township Secretary

Jill Bukata, Township Treasurer

Rhys Lloyd, Director of Code Enforcement

Kristin Camp, Esq., Township Solicitor

Anthony Campbell, Zoning Officer

Mike Esterlis, Director of Public Works

Joe Carr, Police Lieutenant

Mary Lou Lowire, Township Engineer

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

Mrs. Baxter called the evening to order at 7:00 p.m., led the Pledge of Allegiance, and offered a moment of silence. No one planned to record the meeting. Mrs. Baxter announced Executive Sessions were held June 17 and July 9 regarding legal matters associated with conditional use Decisions. There were 7 citizens in attendance.

Approval of Minutes

Mrs. D'Amico moved to approve as presented the minutes of the June 10, 2024 Board of Supervisors Workshop and Conditional Use Hearing and the June 17, 2024 Board of Supervisors Meeting. Mrs. Baxter seconded, and the motion carried.

Approval of Payments

Mrs. D'Amico moved, seconded by Mrs. Baxter, to approve the payments to all vendors listed July 11, 2024. The motion carried.

Treasurer's Report

Jill Bukata reported a strong balance sheet; we're halfway through the year; year-to-date revenues are 62.6% of the budget; year-to-date expenses are at 45.2% of the budget.

2023 Audit Report – Jeff Kowalczyk, Audit Partner at Barbacane Thornton, presented the 2023 Audit Report for the Township Funds, not the pension plans. This is an unmodified, "clean" audit report; no findings to bring to Management or the Board. On a budgetary basis, the General Fund is just a little below what was budgeted; revenues were in excess of budgeted amounts but there were corresponding expenses; some of those extra revenues were put into other funds rather than the General Fund. He congratulated Upper Uwchlan for winning an award again this year for the Annual Comprehensive Financial Report, which includes statistical information. Mrs. D'Amico asked how many municipalities does Barbacane Thornton work with. He commented 30-40 plus school districts. Upper Uwchlan highly sophisticated for our size. Mrs. Baxter thanked Mr. Kowalczyk for and explaining their findings and thanked Jill and her team for their work.

Proposed Banking Change - Jill Bukata reported that she and Tony Scheivert met with First Resource Bank, offering 4.75% interest on deposits, a better rate than Fulton Bank. First Resource also has lower or less fees. Mrs. Bukata projects an increased interest income of \$89,000 annually. The interest rate is guaranteed for 1 year. Fulton charges \$1,100 in fees/month. First Resource will

be zero. The Township has 9 accounts and the Authority has 5 accounts that would move to First Resource Bank.

Mrs. D'Amico moved, seconded by Mrs. Baxter, to transfer balances on deposit with Fulton Bank to First Resource Bank. The motion carried.

#### Supervisor's Report

Pam Shauger provided a quarterly update of Chester County Library activities: the 2<sup>nd</sup> library card festival will be held September 8 at the Library in Exton, with special characters in attendance; the libraries now has assistive technology available to use in the library – OrCam MyEye wearable device attached to glasses that can recognize text and convert it to audio, high contrast, large print keyboards, adaptive mice, touchscreen computer monitors, etc.; funding for assistive technology was provided by several Lions Clubs and Friends of ChesCo library and Friends of Hankin library.

Mrs. Baxter announced meeting earlier today with the 2 candidates for the Park & Rec Board, Jen Cook and Jamie Skoda-Bell, who were recommended for appointment by Chair Sushila Subramanian. Mrs. D'Amico moved, seconded by Mrs. Baxter, to appoint Jen Cook and Jamie Skoda-Bell to the Park & Rec Board, with Jen's term expiring December 31, 2025 and Jamie's expiring December 31, 2026. The motion carried.

There was no police liaison report.

Mrs. Baxter announced that the new trash and recycling collection contract with AJ Blosenski begins August 1, 2024, with the first collections August 5 and 6. We expect a fairly smooth transition back to one hauler.

Mrs. Baxter read the published calendar as follows: August 11, 2024 4:30-7:00 p.m. Live Music Concert #4 at Upland Farm Park; August 13, 2024 4:00 p.m. Board of Supervisors Workshop; August 19, 2024 7:00 p.m. Board of Supervisors Meeting; yard waste collection dates July 24, August 7 and 28.

#### Administration Reports

##### Township Engineer's Report

Mary Lou Lowrie reported on Dave Leh's behalf that we'll submit o NPDES permit application to PaDEP next week for their review; and the 241 Park Road / Ducklings Daycare project will seek approval at the August 13 Supervisors' Workshop.

##### Building and Codes Department Report

Rhys Lloyd reported that 62 building permits were issued last month, totaling \$38,947 in permit fees; he and Anthony Campbell conducted 186 scheduled inspections; 12 new homes were issued certificate of occupancy; there were 14 resales; 28 zoning complaints; and Vantage Point (Fieldstone at Chester Springs) is close to a final certificate of occupancy -- Anthony noted they have some items to be certified by the State, need the elevators certified, etc. He also noted some large construction projects near completion in Eagleview -- Fruh and Frontage, and KoKo medical. Rhys has been working with an Eagle Scout on his project – installing a walking bridge over the wet area on the Upland Farm trail.

##### Police Chief's Report

Lt. Joe Carr reported on Chief Jones' behalf. There were 980 calls for service, 17 reportable crimes, 7 adults arrests, 1 juvenile arrest; Junior Police Academy was the largest group and very successful. There were lots of sponsors, as well as support from Staff and the Board. The monthly safety tip is to keep an eye on the elderly and pets during these heat waves -- check on your neighbors. Several staff have been helping neighboring Departments at their various events this summer; Marsh Creek State Park had to close 4<sup>th</sup> of July due to parking being at capacity, but it went smoothly.

### Public Works Department Report

Mike Esterlis reported the crew received and completed 177 work orders; completed inlet repairs; preparing for the milling and paving contractor for mid to late August; helped out with Junior Police Academy and the Historical Commission's walking tour at Upland Farm; dug test pits at Hickory Park for the improvement project

Mrs. D'Amico asked if residents are supposed to clean stormwater grates that get cluttered after downpours. Mr. Esterlis replied yes, they are.

### Land Development

Byers Station Parcel 5C Lot 2B Commercial – Prosperity Property Investments Developer's Agreement, Financial Security Agreement, 2<sup>nd</sup> Amendment to Stormwater Management Operation & Maintenance Agreement. Kristin Camp advised that the Board had granted Revised Plan Approval and before recording the Plan, the Developer has to sign the above-mentioned Agreements and provide the financial security, in this case a Letter of Credit in the amount of \$737,464.81 and in addition \$13,408.45 for the construction inspection escrow. Ms. Camp has reviewed the documents and recommends approval and execution once the Letter of Credit is received by Township Secretary Gwen Jonik.

Mrs. D'Amico moved, seconded by Mrs. Baxter, to approve the execution of the Agreements mentioned above once the Letter of Credit is received. The motion carried.

### Rockhill Real Estate Enterprises LLC ~ 500 Pottstown Pike ~ Conditional Use Decision & Order

Kristin Camp advised Rockhill Real Estate Enterprises had submitted a conditional use application to build a vehicular sales establishment and vehicular service establishment at 500 Pottstown Pike, as allowed by conditional use in the C3 Highway Commercial District, and to construct part of the building and sanitary and storm sewers in precautionary steep slopes. A Hearing was held June 10, 2024. The Board hereby approves the Application and grants the following approval, with conditions:

#### **ORDER**

1. A conditional use pursuant to Section 200-39.B(1) of the Ordinance to allow two principal uses on the Property, namely a vehicular sales and vehicular service establishment.
2. A conditional use pursuant to Section 200-39.B(7) of the Ordinance to allow the development of a vehicular sales establishment, that being the storage of vehicle inventory from Applicant's sales facility located in Newtown Square.
3. A conditional use pursuant to Section 200-39.B(9) of the Ordinance to allow the development of a vehicular service establishment.
4. A conditional use pursuant to Section 200-107.D(3)(b)[1] to disturb precautionary steep slopes in order to install a portion of the proposed Service Building as generally depicted on the Revised Plans.
5. A conditional use pursuant to Section 200-107.D(3)(b)[4] to disturb precautionary steep slopes in order to install sanitary sewers and storm sewers as generally depicted on the Revised Plans.

#### **CONDITIONS OF APPROVAL**

1. The development shall be built and designed generally in accordance with the Revised Plans which were admitted as Exhibit A-8 as such plans are revised to comply with this Order and to obtain final land development approval from the Board of Supervisors.
2. Prior to approval of the final land development plans for the proposed development of the Property, Applicant shall address to the satisfaction of the Board all outstanding comments in the Township consultants' review letter dated April 8, 2024 which was admitted as Exhibit B-9.
3. This approval only allows the use of a vehicular service establishment and storage of inventory for off premises vehicular sales. No sales of vehicles may be conducted from the Property until further conditional use approval is obtained from the Board.
4. The final landscaping plan for the development shall be approved by the Board during land development and shall comply with the Township Code unless the Board grants waivers of

certain provisions of the Code. At a minimum, the landscaping plan shall retain as much of the existing mature and healthy vegetation along the northwestern corner of the Property as is feasible and sensible given the health of the vegetation. If necessary to provide an effective buffer of the development from Pottstown Pike and the John Keely House, the landscaping plan shall add additional trees and vegetation to this area so that there is a landscape buffer along Pottstown Pike in this location.

5. Applicant shall submit a lighting plan which complies with the Township Code prior to issuance of final land development approval.
6. During the land development approval process, Applicant shall coordinate its efforts with the Township traffic engineer and work with PennDOT to advocate for PennDOT's approval of the installation of a traffic signal at the intersection of the access driveway/Font Road and Pottstown Pike. Provided that PennDOT approves the installation of such traffic signal, Applicant shall be responsible for the design, permitting and installation of the same, as well as any associated intersection improvements, as part of the land development for the Property. If PennDOT does not approve the installation of a traffic light at the intersection, Applicant shall coordinate with the Township and PennDOT to identify other appropriate intersection improvements, and the Applicant shall, subject to PennDOT approval of same, be responsible for the design and implementation of the other appropriate road improvements to improve the level of service and design of the intersection. If appropriate improvements are not identified, the Applicant shall restrict driveway turning movements at the intersection, subject to PennDOT approval of same.
7. Subject to PennDOT's approval of the necessary highway occupancy permit, the Revised Plans shall be revised to provide a 125 foot left turn lane on southbound Pottstown Pike as recommended in Applicant's TIA.
8. Subject to PennDOT's approval of the necessary highway occupancy permit, the Revised Plans shall be revised to provide a right turn deceleration lane or taper at the access driveway on northbound Pottstown Pike. Applicant's TIA found that a deceleration lane is warranted but that Applicant does not own sufficient land for the length necessary and therefore recommends the installation of a taper. The Board prefers the installation of a deceleration lane but recognizes the specifications for the right turn deceleration lane or taper must be approved by PennDOT.
9. No customer test drives may occur from the Property.
10. Applicant shall revise the Revised Plans to provide a shared use path or sidewalk along the frontage of the Property along Pottstown Pike. The specifications for the shared use path or sidewalk shall be approved by the Board as part of the land development plans.
11. Applicant shall coordinate with the Township during land development and attempt to provide a location for a public trail on the Property that would provide a connection to the trails at the Township park at Fellowship Road.
12. Unless another arrangement is agreed upon by the Applicant and Township during land development, Applicant shall pay the Township's transportation impact fee based on Chapter 79 of the Township Code as calculated by the Township Traffic Engineer.
13. Applicant shall design and install an entrance feature to the Property that is consistent with other entrance features that have been installed in the vicinity of the property such as the monument sign for the Lexus dealership at 400 Pottstown Pike and the monument sign for the Reserve at Eagle development.
14. Applicant and its successors and assigns in interest to the Property shall be strictly bound by this Decision.

Steve Egnaczyk questioned the timeframe for the PennDOT-related items. Ms. Camp said they'll happen during the land development process. Mr. Scheivert commented a signal would be best and we'll do our best to support that with PennDOT.

Mrs. D'Amico moved, seconded by Mrs. Baxter, to approve the Decision & Order with Conditions as above for Rockhill Real Estate Enterprises LLC. The motion carried.

Ordinance Amendments ~ C1 Village Commercial, C3 Highway Commercial, LI Limited Industrial Zoning District Uses

Mrs. Baxter advised that the Planning Commission and Board have worked for quite some time to update and appropriately categorize the uses in the Commercial and Limited Industrial zoning districts, in summary: adding definitions of athletic club, automobile service establishment, contractor's establishment, hookah bar/lounge, microbrewery, mini warehouse / self-storage, municipal use, office building, personal service establishment, and public place of amusement or recreation; amend the definition of educational use, recreation active, recreation passive, and dwelling unit; amend definition of retail trade to retail store; amend purpose statement for C1 Village District; amend use regulations for C1 Village District; amend use regulations for C3 Highway Commercial district; amend purpose statement for LI Limited Industrial district; amend use regulations for LI Limited Industrial district; delete Conversion of Dwellings; amend swimming pool fence regulation. Kristin Camp advised that all procedures were followed: notice of the draft ordinance was published in the Daily Local News twice, copies were sent to the newspaper and the County Law Library; the Planning Commission recommended approval at their May 9 meeting; the County Planning Commission reviewed the draft and provided comments. The Ordinance is ready for the Board of adopt.

Mrs. D'Amico moved, seconded by Mrs. Baxter, to adopt **Ordinance 2024-01** amending C1 Village Commercial, C3 Highway Commercial and LI Limited Industrial Zoning District uses as summarized above. The motion carried.

Open Session

No comments were offered.

Adjournment

There being no further business to be brought before the Board, Mrs. Baxter adjourned the Meeting at 7:48 p.m.

Respectfully submitted,

Gwen A. Jonik  
Township Secretary

Range of Checking Accts: GENERAL to GENERAL Range of Check Ids:  
Report Type: Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
07/18/24		PECO0010 PECO	2,690.48	3217
07/25/24		USTREAS UNITED STATES TREASURY	299.46	3221
08/01/24		CHRISHOL CHRISTOPHER HOLT	100.00	3224
08/01/24		JONESTOM THOMAS S. JONES	750.00	3225
08/01/24		CARRJ010 JOSEPH CARR	750.00	3226
08/01/24		ALEXAFLE ALEXANDER FLEMING	375.00	3227
08/01/24		CORTESEC CARA CORTESE	375.00	3227
08/01/24		DAVIS010 ROBERT L DAVIS	375.00	3227
08/01/24		GATHE010 BRIAN E. GATHERCOLE	450.00	3227
08/01/24		GREGHINE GREGORY HINES	375.00	3227
08/01/24		JASMHESS JASMINE HESS	375.00	3227
08/01/24		JONESSTE STEVEN R. JONES	375.00	3227
08/01/24		KEMME010 PAUL E. KEMME	375.00	3227
08/01/24		PARAD010 ROBERT PARADIS	375.00	3227
08/01/24		POZZA005 ADAM D. POZZA	375.00	3227
08/01/24		SHERM010 KYLE SHERMAN	375.00	3227
08/01/24		STITE010 DAVID STITELER	450.00	3227
08/01/24		TAYLORL LYNDASAY TAYLOR	375.00	3227
08/01/24		ZACHRAYM ZACHARY RAYMOND	375.00	3227
08/01/24		ZMUID005 DANIEL ZMUIDA	375.00	3227
08/01/24		SEITZ010 SEITZ WILDLIFE & CHIMNEY SVCS	4,750.00	3229
08/06/24		J-TEC010 J-TECH INC.	1,000.00	3230
08/13/24		POLEY005 STEPHEN J. POLEY	147.50	3245
08/13/24		BRADRICB BRADLEY RICHMOND	159.95	3246
08/19/24		21ST 21st CENTURY MEDIA PHILLY	703.46	3247
08/19/24		911SAFET 911 SAFETY EQUIPMENT	1,613.00	3247
08/19/24		ADVANO10 ADVANCED HORTICULTURAL SOLN	2,313.00	3247
08/19/24		AQUAP010 AQUA PA	1,373.03	3247
08/19/24		ARDEXLAB ARDEX LABS	190.26	3247
08/19/24		ATTMOBIL AT&T MOBILITY	1,419.21	3247
08/19/24		BARBA010 BARBACANE THORNTON & COMPANY	1,380.00	3247
08/19/24		BAYDISTR BAY DISTRIBUTING	330.00	3247
08/19/24		BRANDYHD BRANDYWINE HARLEY-DAVIDSON	1,115.00	3247
08/19/24		BUCKLO10 BUCKLEY, BRION, MCGUIRE, MORRI	1,215.00	3247
08/19/24		CEDAR010 CEDAR HOLLOW RECYCLING	237.30	3247
08/19/24		COLON010 COLONIAL ELECTRIC SUPPLY CO.	1,049.63	3247
08/19/24		COMCA010 COMCAST	1,711.24	3247
08/19/24		CRYST010 CRYSTAL SPRINGS	63.33	3247
08/19/24		CSI0010 COMBINED SYSTEMS, INC.	1,246.00	3247
08/19/24		DELA030 DELAWARE VALLEY HEALTH TRUST	59,389.61	3247
08/19/24		EAGLEPOW EAGLE POWER TURF AND TRACTOR	329.00	3247
08/19/24		EAGLHARD EAGLE HARDWARE	78.22	3247
08/19/24		FISHE010 FISHER & SON COMPANY, INC.	81.00	3247
08/19/24		FLEXIBEN FLEXIBLE BENEFIT ADMINISTRATOR	56.00	3247
08/19/24		GILMO020 GILMORE & ASSOCIATES, INC	4,085.68	3247
08/19/24		GLSAYRE G. L. SAYRE	277.50	3247
08/19/24		HAWEI010 H.A. WEIGAND, INC.	648.00	3247
08/19/24		HELPNOW HELP-NOW, LLC	4,591.83	3247
08/19/24		HIGHW010 HIGHWAY MATERIALS, INC.	2,323.15	3247
08/19/24		INTER010 INTERCON TRUCK EQUIPMENT	63.78	3247
08/19/24		KEENC010 KEEN COMPRESSED GAS COMPANY	227.74	3247

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
08/19/24		KIMBALLW KIMBALL MIDWEST	702.01		3247
08/19/24		LEINBACH LEINBACH'S SAWMILL LUMBER	225.00		3247
08/19/24		LEVEN010 LEVENGOOD SEPTIC SERVICE	949.50		3247
08/19/24		LUDWIO60 LUDWIG'S CORNER SUPPLY CO.	39.00		3247
08/19/24		MAGLO010 MAGLOCLEN	400.00		3247
08/19/24		MARSH020 MARSH CREEK SIGNS	847.00		3247
08/19/24		MCMAH010 BOWMAN CONSULTING GROUP, LTD	13,419.54		3247
08/19/24		MICHBUCK MICHAEL D BUCKS & ASSOCIATES	406.97		3247
08/19/24		MIDAT010 MID ATLANTIC CONNECTIONS, INC.	2,890.00		3247
08/19/24		MUNICIP MUNICIPAL EMERGENCY SERVICES	2,007.00		3247
08/19/24		NAPA0010 NAPA AUTO PARTS	635.67		3247
08/19/24		NEWH0010 NEW HOLLAND AUTO GROUP	715.90		3247
08/19/24		NOVUS NOVUS MAINTENANCE, LLC	3,010.00		3247
08/19/24		PIPELO20 PIPE LINE PLASTICS, INC	123.98		3247
08/19/24		PITNEYGL PITNEY BOWES GLOBAL FINANCIAL	204.00		3247
08/19/24		PSATS030 PSATS-CDL PROGRAM	350.00		3247
08/19/24		PURCHPOW PITNEY BOWES BANK, INC	502.25		3247
08/19/24		RAM-T010 RAM-T CORPORATION	500.00		3247
08/19/24		RHOADS RHOADS ENERGY	2,353.25		3247
08/19/24		ROBLITTL ROBERT E. LITTLE, INC.	129.58		3247
08/19/24		SEITZ010 SEITZ WILDLIFE & CHIMNEY SVCS	4,750.00		3247
08/19/24		SEMPERON SEMPERON	1,155.29		3247
08/19/24		SKYSH00T SKYSHOOTER DISPLAYS BY ZY PYRO	4,500.00		3247
08/19/24		SNAPON01 SNAP-ON TOOLS	164.65		3247
08/19/24		STARPRIN STAR PRINTING, INC	199.25		3247
08/19/24		STEPHEQU STEPHENSON EQUIPMENT, INC.	13.62		3247
08/19/24		STRATIX STRATIX SYSTEMS, INC	1,735.67		3247
08/19/24		SWEETWAT SWEETWATER NATURAL PRODUCTS LL	112.00		3247
08/19/24		THOMREUT THOMSON REUTERS-WEST PAYMENT	158.80		3247
08/19/24		TONYSCH TONY SCHEIVERT	171.01		3247
08/19/24		TRAFF010 TRAFFIC SAFETY STORE	267.90		3247
08/19/24		TRAISR TRAISR, LLC	2,699.25		3247
08/19/24		TRIAD010 TRIAD TRUCK EQUIPMENT, INC.	510.00		3247
08/19/24		UWCHLO30 UWCHLAN TOWNSHIP	7,105.62		3247
08/19/24		VERIZ010 VERIZON	457.49		3247
08/19/24		VERIZFIO VERIZON	124.99		3247
08/19/24		WESTB010 WEST BRADFORD TOWNSHIP	38.93		3247
08/19/24		YCG01 YCG, INC	325.50		3247
08/19/24		ZEPSA020 ACUITY SPECIALTY PRODUCTS, INC	549.79		3247

Report Totals

Checks:	90	159,983.77	0	0.00
Direct Deposit:	0	0.00	0	0.00
Total:	90	159,983.77	0	0.00

August 15, 2024  
02:04 PM

Upper Uwchlan Township  
Check Register By Check Id

Page No: 1

Range of Checking Accts: GENERAL to GENERAL Range of Check Ids: 55321 to 55425  
Report Format: Detail Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num
PO #	Item	Description					Seq Acct
	07/18/24	PECO0010 PECO					3217
24-00954	1	520 milford rd pump hse	124.54	01-409-004-360 Utilities	Expenditure	1	1
	2	301 pottstown pike	552.97	01-454-005-360 Utilities	Expenditure	2	1
	3	140 pottstown pk-street lights	455.60	01-409-003-360 Utilities	Expenditure	3	1
	4	140 pottstown pk-traffic light	87.63	01-409-003-360 Utilities	Expenditure	4	1
	5	132 oscar way	392.41	01-409-001-360 Utilities	Expenditure	5	1
	6	351 park rd	75.26	01-454-002-360 Utilities	Expenditure	6	1
	7	341 fellowship sports lighting	1,002.07	01-454-003-360 Utilities	Expenditure	7	1
			2,690.48				
	07/25/24	USTREAS UNITED STATES TREASURY					3221
24-00980	1	2024 escise tax return	299.46	01-401-000-157 ACA Fees	Expenditure	1	1
	08/01/24	CHRISHOL CHRISTOPHER HOLT					3224
24-00983	1	aug 11th summer concert #4	100.00	01-454-001-201 Park & Rec Special Events	Expenditure	1	1
	08/01/24	JONESTOM THOMAS S. JONES					3225
24-00984	2	uniform allowance	750.00	01-410-000-191 Uniform Allowances	Expenditure	1	1
	08/01/24	CARRJ010					3226
24-00995	1	uniform allowance	750.00	01-410-000-191 Uniform Allowances	Expenditure	21	1
	08/01/24	ALEXAFLE					3227
24-01002	1	uniform allowance-#2	375.00	01-410-000-191 Uniform Allowances	Expenditure	2	1
	08/01/24	CORTESEC C					3227
24-01004	1	uniform allowance-#2	375.00	01-410-000-191 Uniform Allowances	Expenditure	4	1
	08/01/24	DAVIS010					3227
24-01012	1	uniform allowance-#2	375.00	01-410-000-191 Uniform Allowances	Expenditure	12	1
	08/01/24	GATHE010					3227
24-01003	1	uniform allowance-#2	450.00	01-410-000-191 Uniform Allowances	Expenditure	3	1



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08/01/24		GREGHINE					3227
24-01007	1	uniform allowance-#2	375.00	01-410-000-191 Uniform Allowances	Expenditure		7 1
08/01/24		JASMHESS					3227
24-01008	1	uniform allowance-#2	375.00	01-410-000-191 Uniform Allowances	Expenditure		8 1
08/01/24		JONESSTE					3227
24-01014	1	uniform allowance-#2	375.00	01-410-000-191 Uniform Allowances	Expenditure		14 1
08/01/24		KEMME010					3227
24-01011	1	uniform allowance-#2	375.00	01-410-000-191 Uniform Allowances	Expenditure		11 1
08/01/24		PARAD010					3227
24-01013	1	uniform allowance-#2	375.00	01-410-000-191 Uniform Allowances	Expenditure		13 1
08/01/24		POZZA005					3227
24-01001	1	uniform allowance-#2	375.00	01-410-000-191 Uniform Allowances	Expenditure		1 1
08/01/24		SHERM010					3227
24-01009	1	uniform allowance-#2	375.00	01-410-000-191 Uniform Allowances	Expenditure		9 1
08/01/24		STITE010					3227
24-01006	1	uniform allowance-#2	450.00	01-410-000-191 Uniform Allowances	Expenditure		6 1
08/01/24		TAYLORL					3227
24-01010	1	uniform allowance-#2	375.00	01-410-000-191 Uniform Allowances	Expenditure		10 1
08/01/24		ZACHRAYM					3227
24-01015	1	uniform allowance-#2	375.00	01-410-000-191 Uniform Allowances	Expenditure		15 1
08/01/24		ZMUJD005					3227
24-01005	1	uniform allowance-#2	375.00	01-410-000-191 Uniform Allowances	Expenditure		5 1
08/01/24		SEITZ010 SEITZ WILDLIFE & CHIMNEY SVCS					3229
24-01017	1	50% deposit-bat control	4,750.00	01-454-005-450 Contracted Services	Expenditure		1 1
08/06/24		J-TEC010 J-TECH INC.					3230
24-01045	1	refund-ck 8107 cashed in error	1,000.00	01-454-001-202 Community Day	Expenditure		1 1

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PO #	Item	Description					Ref Seq Acct
08/13/24	POLEY005						3245
24-01076	1	reimburse penndot license	147.50	01-438-000-316 Training/Seminar	Expenditure		1 1
08/13/24	BRADRIC						3246
24-01077	1	clothing allowance	159.95	01-438-000-238 Uniforms	Expenditure		1 1
08/19/24	21ST	21st CENTURY MEDIA PHILLY					3247
24-01018	1	empc meeting announcement	75.32	01-415-000-330 Other Services/Charges	Expenditure		1 1
	2	amend zoning code/chap 200	552.82	01-414-001-368 Advertising	Expenditure		2 1
	3	municibid equipment post	75.32	01-400-000-341 Advertising	Expenditure		3 1
			703.46				
08/19/24	911SAFET	911 SAFETY EQUIPMENT					3247
24-01019	1	pd - badge patches (200)	630.00	01-410-000-238 Clothing/Uniforms	Expenditure		4 1
	1	badges-	919.00	01-410-000-238 Clothing/Uniforms	Expenditure		72 1
	2	name bars-(	64.00	01-410-000-238 Clothing/Uniforms	Expenditure		73 1
			1,613.00				
08/19/24	ADVANO10	ADVANCED HORTICULTURAL SOLN					3247
24-01034	1	ff-liquid biological	2,313.00	01-454-003-450 Contracted Services	Expenditure		34 1
08/19/24	AQUAP010	AQUA PA					3247
24-01020	1	twp	114.87	01-409-003-360 Utilities	Expenditure		5 1
	2	twp	225.00	01-409-003-360 Utilities	Expenditure		6 1
	3	pw	282.67	01-409-001-360 Utilities	Expenditure		7 1
	4	upland	253.02	01-454-005-360 Utilities	Expenditure		8 1
	5	upland	185.25	01-454-005-360 Utilities	Expenditure		9 1
	6	ff	53.93	01-454-003-360 Utilities	Expenditure		10 1
	7	upland	50.00	01-454-005-360 Utilities	Expenditure		11 1
	8	hp	208.29	01-454-002-360 Utilities	Expenditure		12 1
			1,373.03				
08/19/24	ARDEXLAB	ARDEX LABS					3247
24-01064	1	wash/wax, detail, speedy voc	190.26	01-438-000-200 Supplies	Expenditure		53 1

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PO #	Item	Description							
	08/19/24	ATMOBIL AT&T MOBILITY					3247		
24-01075	1	admin	60.51	01-400-000-320 Telephone	Expenditure		67	1	
24-01075	2	codes	60.51	01-413-000-320 Telephone	Expenditure		68	1	
24-01075	3	public works	803.96	01-438-000-320 Telephone	Expenditure		69	1	
24-01075	4	public works	24.77	01-438-000-322 Ipad Expense	Expenditure		70	1	
24-01075	5	pd	469.46	01-410-000-320 Telephone	Expenditure		71	1	
			<u>1,419.21</u>						
	08/19/24	BARBA010 BARBACANE THORNTON & COMPANY					3247		
24-01021	1	unt year end audit	1,380.00	01-401-000-450 Contracted Services	Expenditure		13	1	
	08/19/24	BAYDISTR BAY DISTRIBUTING					3247		
24-01071	1	vehicle lift inspections	330.00	01-438-000-450 Contracted Services	Expenditure		64	1	
	08/19/24	BRANDYHD BRANDYWINE HARLEY-DAVIDSON					3247		
24-01079	1	inspection/tires unit 3211	505.00	01-410-000-235 Vehicle Maintenance	Expenditure		74	1	
24-01079	2	inspection/tires unit 3210	610.00	01-410-000-235 Vehicle Maintenance	Expenditure		75	1	
			<u>1,115.00</u>						
	08/19/24	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI					3247		
24-01066	1	twp - july monthly services	1,215.00	01-404-000-311 Non Reimbursable Legal	Expenditure		54	1	
	08/19/24	CEDAR010 CEDAR HOLLOW RECYCLING					3247		
24-01022	1	mixed materials	237.30	01-438-000-245 Highway Supplies	Expenditure		14	1	
	08/19/24	COLON010 COLONIAL ELECTRIC SUPPLY CO.					3247		
24-01080	1	upland lighting supplies	435.35	01-454-005-250 Repairs & Maint	Expenditure		76	1	
	2	upland overcharge credit	29.77	01-454-005-250 Repairs & Maint	Expenditure		77	1	
	3	upland lighting supplies	29.77	01-454-005-250 Repairs & Maint	Expenditure		78	1	
	4	upland lighting -flood (3)	614.28	01-454-005-250 Repairs & Maint	Expenditure		79	1	
			<u>1,049.63</u>						
	08/19/24	COMCA010 COMCAST					3247		
24-01023	1	hp	324.32	01-454-002-450 Contracted Services	Expenditure		15	1	
	2	twp	665.54	01-409-003-450 Contracted Services	Expenditure		16	1	

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COMCAST Continued								
24-01023	3	public works	313.39	01-409-001-450	Expenditure		17	1
				Contracted Services				
	4	upland	407.99	01-454-005-450	Expenditure		18	1
				Contracted Services				
			<u>1,711.24</u>					
08/19/24	CRYST010	CRYSTAL SPRINGS					3247	
24-01036	1	kitchen supplies	63.33	01-409-001-200	Expenditure		35	1
				Township properties - supplies				
08/19/24	CSI0010	COMBINED SYSTEMS, INC.					3247	
24-01081	1	tools	1,246.00	01-410-000-260	Expenditure		80	1
				Small Tools & Equipment				
08/19/24	DELA030	DELAWARE VALLEY HEALTH TRUST					3247	
24-01024	1	admin	4,923.05	01-401-000-156	Expenditure		19	1
				Employee Benefit Expens				
	2	pd	33,360.18	01-410-000-156	Expenditure		20	1
				Employee Benefit Expense				
	3	codes	3,793.79	01-413-000-156	Expenditure		21	1
				Employee Benefit Expens				
	4	public works	15,006.03	01-438-000-156	Expenditure		22	1
				Employee Benefit Expense				
	5	facilities	2,306.56	01-438-001-156	Expenditure		23	1
				Employee Benefit Expense				
			<u>59,389.61</u>					
08/19/24	EAGLEPOW	EAGLE POWER TURF AND TRACTOR					3247	
24-01026	1	spindle spacer/grease cap	21.47	01-438-001-235	Expenditure		24	1
				Vehicle Maintenance - Facilities				
	1	yoke/seal/bearings w/race/nut	139.23	01-438-000-245	Expenditure		36	1
				Highway Supplies				
	2	wing nut/cutter blade	168.30	01-438-000-245	Expenditure		37	1
				Highway Supplies				
			<u>329.00</u>					
08/19/24	EAGLHARD	EAGLE HARDWARE					3247	
24-01067	1	10w bulbs	9.49	01-454-005-250	Expenditure		55	1
				Repairs & Maint				
	2	butane cylinder	5.49	01-454-005-250	Expenditure		56	1
				Repairs & Maint				
	3	3" pole scraper	29.98	01-454-001-200	Expenditure		57	1
				Supplies				
	4	zip ties	15.99	01-454-001-200	Expenditure		58	1
				Supplies				
	5	kitchen supplies	14.48	01-454-005-200	Expenditure		59	1
				Supplies				
	6	hose barb	2.79	01-438-000-200	Expenditure		60	1
				Supplies				
			<u>78.22</u>					

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08/19/24	FISHE010	FISHER & SON COMPANY, INC.					3247	
24-01069	1	ranger pro herbicide	81.00	01-454-002-200 Supplies-Hickory	Expenditure		61	1
08/19/24	FLEXIBEN	FLEXIBLE BENEFIT ADMINISTRATOR					3247	
24-01027	1	pd - june services	56.00	01-410-000-450 Contracted Services	Expenditure		25	1
08/19/24	GILMO020	GILMORE & ASSOCIATES, INC					3247	
24-01070	1	ches springs cross prj 041214t	408.65	01-408-000-310 Reimbursable Engineer	Expenditure		62	1
	2	595 fellowship prj 2207090	232.50	01-408-000-310 Reimbursable Engineer	Expenditure		63	1
	1	ms4 permit 1004088t	1,786.30	01-408-000-368 MS4 Expenses	Expenditure		129	1
	2	wertz farm-prj 2312021	167.00	01-408-000-313 Non Reimbursable	Expenditure		130	1
	3	monthly services ending 8/4/24	1,448.73	01-408-000-367 General Planning	Expenditure		131	1
	4	480 pottstown/senn	42.50	01-408-000-310 Reimbursable Engineer	Expenditure		132	1
			<u>4,085.68</u>					
08/19/24	GLSAYRE	G. L. SAYRE					3247	
24-01082	1	chamber - brake 2.25 (2)	277.50	01-438-000-200 Supplies	Expenditure		81	1
08/19/24	HAWEI010	H.A. WEIGAND, INC.					3247	
24-01028	1	18x12 trail closed / 9" ext ss	84.00	01-433-000-200 Supplies	Expenditure		26	1
	2	10' lap splice post complete	564.00	01-433-000-200 Supplies	Expenditure		27	1
			<u>648.00</u>					
08/19/24	HELPNOW	HELP-NOW, LLC					3247	
24-01029	1	twp-service tickets	910.20	01-407-000-450 Contracted Services	Expenditure		28	1
	2	twp-monthly guardian service	3,681.63	01-407-000-450 Contracted Services	Expenditure		29	1
			<u>4,591.83</u>					
08/19/24	HIGHW010	HIGHWAY MATERIALS, INC.					3247	
24-01083	1	milford base repairs	1,694.25	01-438-000-245 Highway Supplies	Expenditure		82	1
	2	base repairs - milford	628.90	01-438-000-245 Highway Supplies	Expenditure		83	1
			<u>2,323.15</u>					
08/19/24	INTER010	INTERCON TRUCK EQUIPMENT					3247	
24-01030	1	velac products /8" tow hook	63.78	01-438-000-245 Highway Supplies	Expenditure		30	1

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PO #	Item	Description					Ref Seq	Acct
	08/19/24	KEENC010 KEEN COMPRESSED GAS COMPANY					3247	
24-01032	1	co2 2.5% ar 7.5%/HE	174.00	01-438-000-200 Supplies	Expenditure		31	1
	2	cylinder rental	53.74	01-438-000-200 Supplies	Expenditure		32	1
			<u>227.74</u>					
	08/19/24	KIMBALLW KIMBALL MIDWEST					3247	
24-01084	1	misc hardware	365.04	01-438-000-200 Supplies	Expenditure		84	1
	2	ss cs/grease/paint	336.97	01-438-000-200 Supplies	Expenditure		85	1
			<u>702.01</u>					
	08/19/24	LEINBACH LEINBACH'S SAWMILL LUMBER					3247	
24-01033	1	2x8x20 oak (6) 1x8x8 poplar(4)	225.00	01-438-000-200 Supplies	Expenditure		33	1
	08/19/24	LEVEN010 LEVENGOOD SEPTIC SERVICE					3247	
24-01039	1	hp - pumped holding tank	346.50	01-454-002-450 Contracted Services	Expenditure		38	1
	2	hp - pumped holding tank	301.50	01-454-002-450 Contracted Services	Expenditure		39	1
	3	hp - pumped holding tank	301.50	01-454-002-450 Contracted Services	Expenditure		40	1
			<u>949.50</u>					
	08/19/24	LUDWIO60 LUDWIG'S CORNER SUPPLY CO.					3247	
24-01040	1	keys (4)	16.00	01-438-000-200 Supplies	Expenditure		41	1
	1	peatmoss-1 bail	23.00	01-454-002-200 Supplies-Hickory	Expenditure		65	1
			<u>39.00</u>					
	08/19/24	MAGLO010 MAGLOCLEN					3247	
24-01074	1	2024 membership user fees	400.00	01-410-000-450 Contracted Services	Expenditure		66	1
	08/19/24	MARSH020 MARSH CREEK SIGNS					3247	
24-01042	1	pd-design repairs #325	847.00	01-410-000-235 Vehicle Maintenance	Expenditure		43	1
	08/19/24	MCMAH010 BOWMAN CONSULTING GROUP, LTD					3247	
24-01041	1	station blvd ped-311314-01-001	1,436.50	01-408-000-311 Traffic Engineering	Expenditure		42	1
	1	rt 100 tsa - prj 313607-01-002	9,890.54	01-408-000-313 Non Reimbursable	Expenditure		133	1
	2	comp plan -prj 313914-01-001	495.00	01-414-001-365 Comp Plan Update	Expenditure		134	1
	3	graphite, fellowship, byers	1,237.50	01-408-000-311 Traffic Engineering	Expenditure		135	1

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BOWMAN CONSULTING GROUP, LTD Continued							
24-01127	4	eagle gateways 311430-01-001	360.00	01-408-000-311 Traffic Engineering	Expenditure		136 1
			<u>13,419.54</u>				
08/19/24		MICHBUCK MICHAEL D BUCKS & ASSOCIATES					3247
24-01086	1	sergeant chevrons (102)	406.97	01-410-000-238 Clothing/Uniforms	Expenditure		87 1
08/19/24		MIDAT010 MID ATLANTIC CONNECTIONS, INC.					3247
24-01043	1	4 floodlights/switches	2,890.00	01-454-005-250 Repairs & Maint	Expenditure		44 1
08/19/24		MUNICIP MUNICIPAL EMERGENCY SERVICES					3247
24-01085	1	equipment	2,007.00	01-410-000-238 Clothing/Uniforms	Expenditure		86 1
08/19/24		NAPA0010 NAPA AUTO PARTS					3247
24-01044	1	lift regulator	84.08	01-438-000-200 Supplies	Expenditure		45 1
	2	sales tax credit on #248493	3.08	01-438-001-235 Vehicle Maintenance - Facilities	Expenditure		46 1
	3	sales tax credit on #248496	7.03	01-438-001-235 Vehicle Maintenance - Facilities	Expenditure		47 1
	4	plugs/hose clamps/atr10 fuse	35.39	01-438-000-200 Supplies	Expenditure		48 1
	5	bulk trailer wire	112.50	01-438-000-200 Supplies	Expenditure		49 1
	6	plugs/filter	32.92	01-438-000-245 Highway Supplies	Expenditure		50 1
	7	gator battery charger	51.99	01-438-000-245 Highway Supplies	Expenditure		51 1
	8	pd-interceptor wiperblades	328.90	01-410-000-235 Vehicle Maintenance	Expenditure		52 1
			<u>635.67</u>				
08/19/24		NEWHO010 NEW HOLLAND AUTO GROUP					3247
24-01088	1	diagnostic-'24 ram 3500	199.95	01-438-000-200 Supplies	Expenditure		88 1
	2	liner pins #3209	41.20	01-410-000-235 Vehicle Maintenance	Expenditure		89 1
	3	ab sensor	186.00	01-438-000-245 Highway Supplies	Expenditure		90 1
	4	ac sensor (2)	288.75	01-438-001-235 Vehicle Maintenance - Facilities	Expenditure		91 1
			<u>715.90</u>				
08/19/24		NOVUS NOVUS MAINTENANCE, LLC					3247
24-01089	1	twp	1,350.00	01-409-003-450 Contracted Services	Expenditure		92 1
	2	upland	1,340.00	01-454-005-450 Contracted Services	Expenditure		93 1

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NOVUS MAINTENANCE, LLC Continued							
24-01089	3	pw	320.00	01-409-001-450	Expenditure		94 1
				Contracted Services			
			<u>3,010.00</u>				
08/19/24	24-01091	PIPEL020 PIPE LINE PLASTICS, INC					3247
	1	4" pvc s/40 pipe	123.98	01-454-005-250	Expenditure		95 1
				Repairs & Maint			
08/19/24	24-01095	PITNEYGL PITNEY BOWES GLOBAL FINANCIAL					3247
	1	meter lease	204.00	01-401-000-215	Expenditure		99 1
				Postage			
08/19/24	24-01092	PSATS030 PSATS-CDL PROGRAM					3247
	1	cdl drug non-dot (summer help)	350.00	01-438-000-450	Expenditure		96 1
				Contracted Services			
08/19/24	24-01094	PURCHPOW PITNEY BOWES BANK, INC					3247
	1	postage refill	502.25	01-401-000-215	Expenditure		98 1
				Postage			
08/19/24	24-01093	RAM-T010 RAM-T CORPORATION					3247
	1	mulch sock 8" 190/1f	500.00	01-454-005-200	Expenditure		97 1
				Supplies			
08/19/24	24-01096	RHOADS RHOADS ENERGY					3247
	1	pw - fuel for generator	2,353.25	01-438-000-230	Expenditure		100 1
				Gasoline & Oil			
08/19/24	24-01097	ROBLITTL ROBERT E. LITTLE, INC.					3247
	1	bar & chain oil	42.30	01-438-001-235	Expenditure		101 1
				Vehicle Maintenance - Facilities			
	2	bearing housing	32.84	01-438-000-200	Expenditure		102 1
				Supplies			
	3	bolts/skid plate	54.44	01-438-001-235	Expenditure		103 1
				Vehicle Maintenance - Facilities			
			<u>129.58</u>				
08/19/24	24-01105	SEITZ010 SEITZ WILDLIFE & CHIMNEY SVCS					3247
	1	remainder due-bat control	4,750.00	01-454-005-450	Expenditure		114 1
				Contracted Services			
08/19/24	24-01099	SEMPERON SEMPERON					3247
	1	twp	1,050.45	01-409-003-320	Expenditure		105 1
				Telephone			
	2	pw	104.84	01-409-001-320	Expenditure		106 1
				Telephone			
			<u>1,155.29</u>				
08/19/24	24-01100	SKYSH00T SKYSHOOTER DISPLAYS BY ZY PYRO					3247
	1	deposit - tree lighting event	4,500.00	01-454-001-201	Expenditure		107 1
				Park & Rec Special Events			



Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
PO #	Item	Description							
08/19/24		SNAPON01 SNAP-ON TOOLS					3247		
24-01101	1	pliers/emergency bracket	68.75	01-438-000-245	Expenditure		108	1	
				Highway Supplies					
	2	imp skt	95.90	01-438-000-260	Expenditure		109	1	
				Small Tools & Equipment					
			<u>164.65</u>						
08/19/24		STARPRIN STAR PRINTING, INC					3247		
24-01102	1	new resident brochure design	199.25	01-400-000-341	Expenditure		110	1	
				Advertising					
08/19/24		STEPHEQU STEPHENSON EQUIPMENT, INC.					3247		
24-01098	1	ignition key	13.62	01-438-000-200	Expenditure		104	1	
				Supplies					
08/19/24		STRATIX STRATIX SYSTEMS, INC					3247		
24-01103	1	twp - copier contract	718.00	01-401-000-450	Expenditure		111	1	
				Contracted Services					
	2	twp - color copies	1,017.67	01-401-000-200	Expenditure		112	1	
				Supplies					
			<u>1,735.67</u>						
08/19/24		SWEETWAT SWEETWATER NATURAL PRODUCTS LL					3247		
24-01104	1	twp-brown mulch 4 yds	112.00	01-409-003-250	Expenditure		113	1	
				Maintenance & Repairs					
08/19/24		THOMREUT THOMSON REUTERS-WEST PAYMENT					3247		
24-01107	1	online/software subscription	158.80	01-410-000-450	Expenditure		118	1	
				Contracted Services					
08/19/24		TONYSCH TONY SCHEIVERT					3247		
24-01106	1	parking/travel	60.00	01-401-000-317	Expenditure		115	1	
				Parking/Travel					
	2	summer help	11.01	01-401-000-200	Expenditure		116	1	
				Supplies					
	3	telephone reimbursement	100.00	01-400-000-320	Expenditure		117	1	
				Telephone					
			<u>171.01</u>						
08/19/24		TRAFF010 TRAFFIC SAFETY STORE					3247		
24-01109	1	road work ahead sign (2)	267.90	01-433-000-200	Expenditure		119	1	
				Supplies					
08/19/24		TRAISR TRAISR, LLC					3247		
24-01110	1	june services	2,699.25	01-407-000-220	Expenditure		120	1	
				Software					
08/19/24		TRIAD010 TRIAD TRUCK EQUIPMENT, INC.					3247		
24-01112	1	ss spreader mounting plate	510.00	01-438-000-245	Expenditure		121	1	
				Highway Supplies					

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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 Contract	Ref Num
PO #	Item	Description					Ref Seq Acct
08/19/24		UWCHL030 UWCHLAN TOWNSHIP					3247
24-01113	1	2024 share of workers comp	7,105.62	01-411-001-006 Uwchlan Township	Expenditure		122 1
08/19/24		VERIZ010 VERIZON					3247
24-01114	1	pw	154.95	01-409-001-320 Telephone	Expenditure		123 1
	2	milford	302.54	01-409-004-320 Telephone	Expenditure		124 1
			<u>457.49</u>				
08/19/24		VERIZFIO VERIZON					3247
24-01115	1	ff	124.99	01-454-003-320 Telephone	Expenditure		125 1
08/19/24		WESTB010 WEST BRADFORD TOWNSHIP					3247
24-01116	1	sodium chloride bid ad reimb	38.93	01-438-000-450 Contracted Services	Expenditure		126 1
08/19/24		YCG01 YCG, INC					3247
24-01118	1	v type/e type/sw type	325.50	01-410-000-450 Contracted Services	Expenditure		127 1
08/19/24		ZEPSA020 ACUITY SPECIALTY PRODUCTS, INC					3247
24-01119	1	cleaning supplies	549.79	01-454-001-200 Supplies	Expenditure		128 1
Report Totals							
	Checks:	90	159,983.77	0	0.00		
	Direct Deposit:	0	0.00	0	0.00		
	Total:	90	159,983.77	0	0.00		

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
08/19/24	PECO0010	PECO	5,177.55	3252

Report Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	1	0	5,177.55	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	1	0	5,177.55	0.00

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10:24 AM

Upper Uwchlan Township  
Check Register By Check Id

Page No: 1

Range of Checking Accts: GENERAL to GENERAL 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 Num
PO #	Item	Description				Contract	Ref Seq Acct
08/19/24	PECO0010	PECO					3252
24-01129	1	520 milford rd-pump hse	106.51	01-409-004-360	Expenditure		1 1
				Utilities			
	2	341 fellowship rd - sports ltg	130.11	01-454-003-360	Expenditure		2 1
				Utilities			
	3	341 fellowship rd - sports ltg	1,063.36	01-454-003-360	Expenditure		3 1
				Utilities			
	4	301 pottstown - upland barn	850.98	01-454-005-360	Expenditure		4 1
				Utilities			
	5	140 pottstown-street lights	455.60	01-409-003-360	Expenditure		5 1
				Utilities			
	6	140 pottstown-traffic lights	87.77	01-409-003-360	Expenditure		6 1
				Utilities			
	7	132 oscar way-pw bldg	408.91	01-409-001-360	Expenditure		7 1
				Utilities			
	8	351 park rd-hickory park	70.65	01-454-002-360	Expenditure		8 1
				Utilities			
	9	140 pottstown-twp bldg	863.66	01-409-003-360	Expenditure		9 1
				Utilities			
	10	140 pottstown-twp bldg	945.43	01-409-003-360	Expenditure		10 1
				Utilities			
	11	341 fellowship rd-park	87.03	01-454-003-360	Expenditure		11 1
				Utilities			
	12	341 fellowship rd-park	107.54	01-454-003-360	Expenditure		12 1
				Utilities			
			5,177.55				

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	1	0	5,177.55	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	1	0	5,177.55	0.00

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Check Register By Check Id

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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
08/07/24		BANKAMER BANK OF AMERICA	8,572.38		3239
08/23/24		AQUAPA AQUA PA	7,063.39		3241
08/02/24		WEXBANK WEX BANK	11,531.74		3242
08/01/24		STANDINS STANDARD INSURANCE COMPANY	3,712.80		3243
08/15/24		LOWES020 LOWES BUSINESS ACCOUNT	44.17		3244

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	5	0	30,924.48	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	5	0	30,924.48	0.00

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Upper Uwchlan Township  
Check Register By Check Id

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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 Contract	Ref Num
PO #	Item	Description					Seq Acct
	08/07/24	BANKAMER BANK OF AMERICA					3239
	1	acme-jr police academy	17.16	01-410-000-340 Public Relations	Expenditure		1 1
	2	training	250.00	01-410-000-316 Training/Seminar	Expenditure		2 1
	3	graphic impressions-jr police	241.23	01-410-000-340 Public Relations	Expenditure		3 1
	4	dunkin-jr police academy	27.98	01-410-000-340 Public Relations	Expenditure		4 1
	5	dunkin-jr police academy	167.88	01-410-000-340 Public Relations	Expenditure		5 1
	6	acme-jr police academy	83.33	01-410-000-340 Public Relations	Expenditure		6 1
	7	ac convention center parking	20.00	01-410-000-316 Training/Seminar	Expenditure		7 1
	8	amazon-jr police academy	131.97	01-410-000-340 Public Relations	Expenditure		8 1
	9	midway usa	111.06	01-410-000-260 Small Tools & Equipment	Expenditure		9 1
	10	visco-jr police academy	400.00	01-410-000-340 Public Relations	Expenditure		10 1
	11	spatolas-jr police academy	364.00	01-410-000-340 Public Relations	Expenditure		11 1
	12	amazon-computer monitors	277.91	01-410-000-740 Computer/Furniture	Expenditure		12 1
	13	prime membership	14.99	01-410-000-420 Dues/Subscription/Memb	Expenditure		13 1
	14	amazon-printer stand	65.99	01-410-000-260 Small Tools & Equipment	Expenditure		14 1
	15	amazon-scope calibration tool	19.98	01-410-000-260 Small Tools & Equipment	Expenditure		15 1
	16	amazon-desk lamp	15.19	01-410-000-260 Small Tools & Equipment	Expenditure		16 1
	17	hoodman	133.73	01-410-000-260 Small Tools & Equipment	Expenditure		17 1
	18	msft	851.00	01-407-000-450 Contracted Services	Expenditure		18 1
	19	msft	281.30	01-407-000-450 Contracted Services	Expenditure		19 1
	20	amazon-tablecloths	15.80	01-454-005-200 Supplies	Expenditure		20 1
	21	amazon-office supplies	42.77	01-401-000-200 Supplies	Expenditure		21 1
	22	zoho annual subscription	248.40	01-407-000-220 Software	Expenditure		22 1
	23	adobe	19.99	01-407-000-220 Software	Expenditure		23 1
	24	lessen the load cleaners	72.53	01-454-005-200 Supplies	Expenditure		24 1

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Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
PO #	Item	Description							
	BANK OF AMERICA	Continued							
25	adobe		21.19	01-407-000-220 Software	Expenditure		25	1	
26	gfoa cert of achievem 2023		460.00	01-401-000-200 Supplies	Expenditure		26	1	
27	amazon-supplies		41.99	01-454-001-201 Park & Rec Special Events	Expenditure		27	1	
28	amazon-40w bulbs		19.99	01-409-001-250 Maint & Repair	Expenditure		28	1	
29	amazon-sprayer wand/nozzle kit		47.18	01-438-001-200 Supplies - Facilities	Expenditure		29	1	
30	staples - paper towels		133.38	01-454-002-200 Supplies-Hickory	Expenditure		30	1	
31	amazon-flagpole topper		18.54	01-454-005-200 Supplies	Expenditure		31	1	
32	maxwell hardware-plants		45.74	01-454-005-200 Supplies	Expenditure		32	1	
33	amazon		180.00	01-438-000-200 Supplies	Expenditure		33	1	
34	amazon-returned		180.00	01-438-000-200 Supplies	Expenditure		34	1	
35	amazon-toner		154.46	01-409-001-200 Township properties - supplies	Expenditure		35	1	
36	led lighting-27" flex bar		301.94	01-438-000-200 Supplies	Expenditure		36	1	
37	amazon-earplugs (120)		106.60	01-438-000-200 Supplies	Expenditure		37	1	
38	wiggins auto-tag xfer		52.53	01-438-000-450 Contracted Services	Expenditure		38	1	
39	prop 2024 conference-day 1		305.00	01-438-000-316 Training/Seminar	Expenditure		39	1	
40	prop 2024 conference-day 2		305.00	01-438-000-316 Training/Seminar	Expenditure		40	1	
41	bj's-kitchen supplies		85.76	01-409-001-200 Township properties - supplies	Expenditure		41	1	
42	primo-5 yr injury free lunch		192.86	01-438-000-316 Training/Seminar	Expenditure		42	1	
43	acme-block party volunteers		58.75	01-454-001-202 Community Day	Expenditure		43	1	
44	dunkin-block party volunteers		72.48	01-454-001-202 Community Day	Expenditure		44	1	
45	acme-block party volunteers		42.18	01-454-001-202 Community Day	Expenditure		45	1	
46	reading baseball		1,000.00	01-401-000-200 Supplies	Expenditure		46	1	
47	bj's-block party volunteers		55.00	01-454-001-202 Community Day	Expenditure		47	1	
48	hist comm barn tour		82.23	01-459-000-200 Supplies	Expenditure		48	1	
49	grandma zooks-floral decor		95.39	01-454-005-200 Supplies	Expenditure		49	1	

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Upper Uwchlan Township  
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Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num
PO #		Item Description					Ref Seq Acct
BANK OF AMERICA Continued							
50		deglerwhiting-scoreboard/geya	1,000.00	01-454-002-250	Expenditure		50 1
			<u>8,572.38</u>	Maintenance & Repairs			
08/23/24	AQUAPA	AQUA PA					3241
24-01059	1	217 hydrants	6,180.47	01-411-000-451	Expenditure		1 1
				Hydrant expenses-Aqua			
	2	31 hydrants	882.92	01-411-000-451	Expenditure		2 1
			<u>7,063.39</u>	Hydrant expenses-Aqua			
08/02/24	WEXBANK	WEX BANK					3242
24-01060	1	admin	109.41	01-401-000-230	Expenditure		1 1
				Gasoline & Oil			
	2	pd	5,856.34	01-410-000-230	Expenditure		2 1
				Gasoline & Oil			
	3	codes	361.40	01-413-000-230	Expenditure		3 1
				Gasoline & Oil			
	4	pw	3,582.09	01-438-000-230	Expenditure		4 1
				Gasoline & Oil			
	5	facilities	1,337.73	01-438-001-230	Expenditure		5 1
				Gasoline & Oil - Facilities			
	6	ma gasoline expense	284.77	01-495-000-000	Expenditure		6 1
			<u>11,531.74</u>	Expense Reclass			
08/01/24	STANDINS	STANDARD INSURANCE COMPANY					3243
24-01061	1	admin	526.15	01-401-000-156	Expenditure		1 1
				Employee Benefit Expens			
	2	pd	2,074.81	01-410-000-156	Expenditure		2 1
				Employee Benefit Expense			
	3	codes	279.68	01-413-000-156	Expenditure		3 1
				Employee Benefit Expens			
	4	pw	681.87	01-438-000-156	Expenditure		4 1
				Employee Benefit Expense			
	5	facilities	150.29	01-438-001-156	Expenditure		5 1
			<u>3,712.80</u>	Employee Benefit Expense			
08/15/24	LOWES020	LOWES BUSINESS ACCOUNT					3244
24-01062	1	cabinet locks	15.16	01-409-003-250	Expenditure		1 1
				Maintenance & Repairs			
24-01062	2	misc hardware	29.01	01-454-005-250	Expenditure		2 1
			<u>44.17</u>	Repairs & Maint			



Check #	Check Date	Vendor	Reconciled/Void Ref Num			
PO #	Item	Description	Amount Paid	Charge Account	Account Type	Contract Ref Seq Acct
LOWES BUSINESS ACCOUNT		Continued				
Report Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:		5	0	30,924.48	0.00
	Direct Deposit:		<u>0</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>
	Total:		5	0	30,924.48	0.00

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Upper Uwchlan Township  
Check Register By Check Id

Page No: 1

Range of Checking Accts: LIQUID FUELS to LIQUID FUELS 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
	07/29/24	UPPER080 UPPER UWCHLAN TOWNSHIP-LIQUID	1,032,945.94	07/31/24	3222
Report Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	1	0	1,032,945.94	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	1	0	1,032,945.94	0.00

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Check Register By Check Id

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

Check #	Check Date	Vendor				Reconciled/Void	Ref Num
PO #	Item	Description	Amount Paid	Charge Account	Account Type	Contract	Ref Seq Acct
24-00981	07/29/24	UPPER080 UPPER UWCHLAN TOWNSHIP-LIQUID				07/31/24	3222
	1	withdraw funds for bank change	1,032,945.94	04-438-000-239	Expenditure		1 1
		Road Project Supplies					

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	1	0	1,032,945.94	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	1	0	1,032,945.94	0.00

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Upper Uwchlan Township  
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
08/19/24		AJBLO010 A.J. BLOENSKI	84,147.85		3248
08/19/24		BUCKLO10 BUCKLEY, BRION, MCGUIRE, MORRI	420.50		3248
08/19/24		CCSWA010 CCSWA	29,583.25		3248
08/19/24		OTTOENVI DURAMAX HOLDINGS LLC	2,206.00		3248
08/19/24		TOTALREC TOTAL RECYCLE	3,805.89		3248
08/19/24		TREAS010 TREASURER OF CHESTER COUNTY	1,886.83		3248
08/19/24		WMCORP WM CORPORATE SERVICES, INC	43,911.36		3248

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	7	0	165,961.68	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	7	0	165,961.68	0.00

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Check Register By Check Id

Page No: 1

Range of Checking Accts: SOLID WASTE to SOLID WASTE 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 Num
PO #	Item	Description				Contract	Ref Seq Acct
08/19/24	AJBL0010	A.J. BLOSENSKI					3248
24-01063	1	august recycling services	27,162.85	05-427-000-460	Expenditure	6	1
				Contracted Services - Recycling			
	2	august trash services	56,985.00	05-427-000-450	Expenditure	7	1
				Contracted Services			
			84,147.85				
08/19/24	BUCKL010	BUCKLEY, BRION, MCGUIRE, MORRI					3248
24-01065	1	delinquent trash accounts	420.50	05-427-000-314	Expenditure	8	1
				Legal Fees			
08/19/24	CCSWA010	CCSWA					3248
24-01035	1	sw 7/08 - 7/15	8,008.80	05-427-000-700	Expenditure	2	1
				Tipping Fees			
24-01035	2	sw 7/16 - 7/22	6,201.05	05-427-000-700	Expenditure	3	1
				Tipping Fees			
24-01035	3	sw 7/23 - 7/31	9,357.60	05-427-000-700	Expenditure	4	1
				Tipping Fees			
24-01035	4	sw 8/02 - 8/07	6,015.80	05-427-000-700	Expenditure	5	1
				Tipping Fees			
			29,583.25				
08/19/24	OTTOENVI	DURAMAX HOLDINGS LLC					3248
24-01025	1	toter b lids - black (100)	2,206.00	05-427-000-230	Expenditure	1	1
				Toters			
08/19/24	TOTALREC	TOTAL RECYCLE					3248
24-01108	1	july services	3,805.89	05-427-000-725	Expenditure	9	1
				Tipping Fees - Recycling			
08/19/24	TREAS010	TREASURER OF CHESTER COUNTY					3248
24-01111	1	hazardous waste events	1,886.83	05-427-000-810	Expenditure	10	1
				Hazardous Waste Event			
08/19/24	WMCORP	WM CORPORATE SERVICES, INC					3248
24-01117	1	sw-july services	43,911.36	05-427-000-450	Expenditure	11	1
				Contracted Services			

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	7	0	165,961.68	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	7	0	165,961.68	0.00

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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
08/19/24		HIGHW010 HIGHWAY MATERIALS, INC.	1,263.46	3249
08/19/24		NAPA0010 NAPA AUTO PARTS	14.65	3249
08/19/24		PIPEL020 PIPE LINE PLASTICS, INC	233.15	3249

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	3	0	1,511.26	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	3	0	1,511.26	0.00

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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	Reconciled/Void Contract	Ref Seq	Ref Num
PO #	Item	Description						Acct
	08/19/24	HIGHW010 HIGHWAY MATERIALS, INC.						3249
24-01038	1	inlet repair	632.67	08-446-000-200	Expenditure		1	1
				Supplies				
	3	inlet repair	630.79	08-446-000-200	Expenditure		2	1
				Supplies				
			1,263.46					
	08/19/24	NAPA0010 NAPA AUTO PARTS						3249
24-01087	1	cabin filter	14.65	08-446-000-235	Expenditure		3	1
				Vehicle Maintenance				
1474	08/19/24	PIPEL020 PIPE LINE PLASTICS, INC						3249
24-01090	1	1"x14.5' press seal butyl	233.15	08-446-000-200	Expenditure		4	1
				Supplies				
Report Totals								
		Paid	Void	Amount Paid	Amount Void			
	Checks:	3	0	1,511.26	0.00			
	Direct Deposit:	0	0	0.00	0.00			
	Total:	3	0	1,511.26	0.00			

August 15, 2024  
02:07 PM

Upper Uwchlan Township  
Check Register By Check Id

Page No: 1

Range of Checking Accts: SEWFD to SEWFD 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
	07/29/24	UUTSEWER UPPER UWCHLAN TWP SEWER FUND	110,404.49	07/31/24	3223
Report Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	1	0	110,404.49	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	1	0	110,404.49	0.00



August 15, 2024  
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Upper Uwchlan Township  
Check Register By Check Id

Page No: 1

Range of Checking Accts: SEWFD to SEWFD Range of Check Ids:  
Report Type: 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
07/29/24		UUTSEWER UPPER UWCHLAN TWP SEWER FUND				07/31/24	3223
24-00982	1	change of bank	110,404.49	15-400-000-463	Expenditure		1 1
				Misc Expenses			

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	1	0	110,404.49	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	1	0	110,404.49	0.00

August 15, 2024  
02:26 PM

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: Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
08/19/24	ARROC010	ARRO CONSULTING, INC.	3,317.35		3251
08/19/24	BUCKL010	BUCKLEY, BRION, MCGUIRE, MORRI	4,198.50		3251
08/19/24	CHRISFRA	CHRISTOPHER FRANTZ	292.50		3251
08/19/24	GILMO020	GILMORE & ASSOCIATES, INC	9,849.80		3251
08/19/24	JDOWNEND	J. DOWNEND LANDSCAPING INC.	2,225.18		3251
08/19/24	MCMAH010	BOWMAN CONSULTING GROUP, LTD	3,786.25		3251

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	6	0	23,669.58	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	6	0	23,669.58	0.00

August 15, 2024  
02:26 PM

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: , Report Format: Detail Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num
PO #	Item	Description					Seq Acct
08/19/24	ARROC010	ARRO CONSULTING, INC.					3251
24-01120	1	toll bros / fetters	340.75	248-2-035	Project		1 1
				PMC SEWER PHASE III			
	2	mckee / fetters	2,976.60	248-035	Project		2 1
				THE PRESERVE @ MARSH CREEK SEW			
			3,317.35				
08/19/24	BUCKL010	BUCKLEY, BRION, MCGUIRE, MORRI					3251
24-01122	1	500 pottstown pike / rockhill	2,591.00	248-051	Project		6 1
				ROCKHILL REAL ESTATE ENTERPRIS			
	2	241 park rd / planebrook	1,564.50	248-054	Project		7 1
				241 PARK ROAD			
	3	prosperity / 5c 2b	43.00	248-046	Project		8 1
				Prosperity Byers 5C 2B			
			4,198.50				
08/19/24	CHRISFRA	CHRISTOPHER FRANTZ					3251
24-01123	1	preserve at mc - fetters	292.50	248-1-035	Project		9 1
				THE PRESERVE @ MARSH CREEK CON			
08/19/24	GILMO020	GILMORE & ASSOCIATES, INC					3251
24-01126	1	vantage point parcel 6c	218.05	248-017	Project		11 1
				Vantage Point at Chester Spr			
	2	enclave 5c lot 2a	21.25	248-1-038	Project		12 1
				ENCLAVE at CHESTER SPRINGS sit			
	3	eagleview lot 1a	271.25	248-049	Project		13 1
				EAGLEVIEW LOT 1A			
	4	eagleview lot 1c	872.92	248-025	Project		14 1
				Eagleview Lot 1C			
	5	preserve @ mc phase 2	2,566.25	248-1-035	Project		15 1
				THE PRESERVE @ MARSH CREEK CON			
	6	toll bros phase 3	2,042.30	248-3-035	Project		16 1
				PMC CONSTRUCTION PHASE III			
	7	preserve @ mc phase 1	1,321.80	248-1-035	Project		17 1
				THE PRESERVE @ MARSH CREEK CON			
	8	eagle animal hospital	426.25	248-050	Project		18 1
				EAGLE ANIMAL HOSPITAL			
	9	500 pottstown/rockhill	193.75	248-051	Project		19 1
				ROCKHILL REAL ESTATE ENTERPRIS			
	10	241 park rd/planebrook	1,915.98	248-054	Project		20 1
				241 PARK ROAD			
			9,849.80				
08/19/24	JDOWNEND	J. DOWNEND LANDSCAPING INC.					3251
24-01124	1	closing escrow account	2,225.18	248-053	Project		10 1
				DOWNEND LANDSCAPING			
08/19/24	MCMAH010	BOWMAN CONSULTING GROUP, LTD					3251
24-01121	1	Prosperity 5C 2B	390.00	248-046	Project		3 1
				Prosperity Byers 5C 2B			

August 15, 2024  
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Upper Uwchlan Township  
Check Register By Check Id

Page No: 2

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Seq	Ref Num
PO #		Item Description						Acct
BOWMAN CONSULTING GROUP, LTD Continued								
24-01121	2	Prosperity 5C 2B	330.00	248-046	Project		4	1
				Prosperity Byers 5C 2B				
	3	fetters	660.00	248-1-035	Project		5	1
				THE PRESERVE @ MARSH CREEK CON				
	1	500 pottstown/rockhill	275.00	248-051	Project		21	1
				ROCKHILL REAL ESTATE ENTERPRIS				
	2	241 park rd/planebrook	825.00	248-054	Project		22	1
				241 PARK ROAD				
	3	eagleview lot 1a	1,196.25	248-049	Project		23	1
				EAGLEVIEW LOT 1A				
	4	enclave 5c 2a	110.00	248-1-038	Project		24	1
				ENCLAVE at CHESTER SPRINGS sit				
			3,786.25					

Report Totals	Paid	Void	Amount Paid	Amount Void
checks:	6	0	23,669.58	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	6	0	23,669.58	0.00

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
	08/19/24	INTER010 INTERCON TRUCK EQUIPMENT	25,521.00		3250

Report Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	1	0	25,521.00	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	1	0	25,521.00	0.00

August 15, 2024  
02:23 PM

Upper Uwchlan Township  
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: 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
08/19/24	INTER010	INTERCON TRUCK EQUIPMENT					3250
24-01031	1	galion ss dump bed	11,499.00	30-438-000-701	Expenditure		1 1
				Capital Purchases - Equipment			
	2	ram 3500 truck body	14,022.00	30-438-000-701	Expenditure		2 1
				Capital Purchases - Equipment			
			25,521.00				

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
checks:	1	0	25,521.00	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	1	0	25,521.00	0.00

August 8, 2024  
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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				Reconciled/Void	Ref Num
PO #	Item	Description	Amount Paid	Charge Account	Account Type	Contract	Ref Seq Acct
08/15/24	AFLAC010	AFLAC					3240
24-01058	1	payroll benefit deduction	652.34	01-221-000-000	Expenditure		1 1
				Benefit Deduction- Aflac (AFL)			

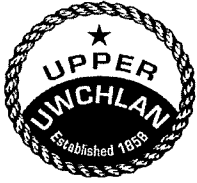
Report Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	1	0	652.34	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	1	0	652.34	0.00

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
	08/15/24	AFLAC010 AFLAC	652.34		3240

Report Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	1	0	652.34	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	1	0	652.34	0.00





## UPPER UWCHLAN TOWNSHIP

### MEMORANDUM

TO: BOARD OF SUPERVISORS  
FROM: Jill Bukata, Township Treasurer  
RE: Status Update  
DATE: August 19, 2024

---

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

- Received and processed 125 trash and 1,859 sewer payments (7/12/2024 – 8/15/2024)
- Completed the process of opening new accounts at First Resource Bank and transferring Township funds from Fulton Bank to First Resources Bank
- Started work on the 2025 Budget

#### **Highlights of the July, 2024 financial statements**

- The balance sheet remains strong with cash of over **\$12.3 million** - of that amount **approximately \$5.7 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 58.3%
  - YTD revenues \$ 6,250,529 66.2%
  - YTD expenses \$ 5,204,368 54.5%
  - YTD net income \$ 1,046,161 (before transfers)
  - YTD transfers out \$ (622,329)
  - **YTD net income (after transfers) \$ 423,832**
  - Budgeted 2024 net income/(loss) \$ (112,767) (before transfers)
  - Budgeted 2024 net income (after) \$ (562,767) (after transfers)
- YTD EIT revenues as of July 31 are \$26,000 lower than at the end of July, 2023. As of August 15, EIT revenues are 77.4% of the 2024 Budget. We expect to meet or exceed the Budget.

# Upper Uwchlan Township

## Treasurer's Report

### Cash Balances As of July 31, 2024

#### General Fund

Meridian Bank	\$ 4,644,215
Meridian Bank - Payroll	208,429
Meridian Bank - ARPA Funds	421,815
Meridian Bank MMA - restricted	39,849
Meridian Bank-restricted-Meadow Creek	8,102
Fulton Bank	216,524
Fulton Bank - Turf Field	281,123
Petty cash	300
Total General Fund	5,820,357

Certificate of Deposit - 10/2/24 (First Resource)	280,416
Certificate of Deposit - Fulton	264,500
Certificate of Deposit - ARPA	262,772
Certificate of Deposit - Meadow Creek	1,060,308
	1,867,996

Total General Fund \$ 7,688,353

#### Solid Waste Fund

Meridian Bank - Solid Waste	172,248
Fulton Bank - Solid Waste	853,776
Total Solid Waste Funds	1,026,024

Total Solid Waste Fund 1,026,024

#### Liquid Fuels Fund

First Resource Bank/Fulton	1,035,871
Certificate of Deposit -	523,690
	1,559,561

Total Liquid Fuels Fund 1,559,561

#### Capital Projects Fund

Fulton Bank	141,470
PSDLAF	5,110
Fulton Bank - 2019 Bond Proceeds, ICS Sweep	1
	146,580

Total Capital Projects Fund 146,580

#### Act 209 Impact Fund

Fulton Bank	56,063
Certificate of Deposit - First Resource	1,060,127
	1,116,190

Total Act 209 Impact Fund 1,116,190

#### Water Resource Protection Fund

Fulton Bank	656,350
	656,350

Total Water Resource Protection Fund 656,350

#### Sewer Fund

PSDLAF	84
First Resource Bank/Fulton Bank	110,139
	110,223

Total Sewer Fund 110,223

Total - Upper Uwchlan Township	\$ 12,303,281
Municipal Authority	\$ 8,462,314
Developer's Escrow Fund	\$ 264,879

Upper Uwchlan Township  
Schedule of Investments

As of July 31, 2024

	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	10/2/2024	4.500%	250,000.00
		29,350.07	Interest accrued			29,350.07
	Accrued interest - YTD	1,065.64				1,065.64
		<u>280,415.71</u>				<u>280,415.71</u>
General Fund	Fulton Bank	250,000.00	Certificate of Deposit	5/19/2025	4.450%	250,000.00
		7,808.24				7,808.24
	Accrued interest - YTD	6,692.17	Interest accrued			6,692.17
		<u>264,500.41</u>				<u>264,500.41</u>
General Fund - ARPA	Presence Bank	250,000.00	Certificate of Deposit	4/18/2025	5.050%	250,000.00
		5,309.22				5,309.22
	Accrued interest - YTD	7,462.36	Interest accrued			7,462.36
		<u>262,771.58</u>				<u>262,771.58</u>
General Fund - Meadow Creek	First Resource Bank	1,047,633.90	Certificate of Deposit	10/28/2024	4.850%	1,047,633.90
		-				-
	Accrued interest - YTD	12,674.10	Interest accrued			12,674.10
		<u>1,060,308.00</u>				<u>1,060,308.00</u>
<u>Liquid Fuels Fund</u>						
Liquid Fuels	Presence Bank	500,000.00	Certificate of Deposit	4/18/2025	5.050%	500,000.00
		11,177.64				11,177.64
	Accrued interest - YTD	16,218.96	Interest accrued			16,218.96
		<u>527,396.60</u>				<u>527,396.60</u>
<u>Act 209 Fund</u>						
Act 209	First Resource Bank	1,047,633.90	Certificate of Deposit	10/28/2024	4.750%	1,047,633.90
		-				-
	Accrued interest - YTD	12,493.27	Interest accrued			12,493.27
		<u>1,060,127.17</u>				<u>1,060,127.17</u>
<u>Sewer Fund - General Obligation Bonds (2014 Bonds)</u>						
Sewer Fund	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	5,109.71	Collateralized CD Pool		0.100%	5,109.71
		<u>5,109.71</u>				<u>5,109.71</u>
	Fulton Bank - 2019	0.55				0.55
		<u>0.55</u>				<u>0.55</u>
Total Capital Fund		<u>5,110.26</u>				<u>5,110.26</u>

Upper Uwchlan Township  
Accounts Receivable  
As of July 31, 2024

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

Reimbursable CU Fees - 01-145-000-021

	Total Amount Due 7/31/2024	Total Amount Due 6/30/2024	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
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
Keystone Outdoor Advertising	855.00	-	855.00	-	-	-	-	855.00
Toll Brothers	2,562.30	2,562.30	-	1,032.30	-	1,530.00	-	2,562.30
Natural Lands Trust	24,194.52	24,194.52	-	-	11,171.94	13,022.58	-	24,194.52
Wertz Farm	-	-	-	-	-	-	-	-
Moser	642.50	642.50	-	-	-	642.50	-	642.50
Charles Speakman	-	-	-	-	-	-	-	-
Balance at July 31, 2024	<u>\$ 37,364.55</u>	<u>\$ 36,509.55</u>	<u>\$ 855.00</u>	<u>\$ 1,032.30</u>	<u>\$ 11,171.94</u>	<u>\$ 24,305.31</u>	<u>\$ -</u>	<u>\$ 37,364.55</u>

Upper Uwchlan Township  
Accounts Receivable  
As of July 31, 2024

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

	Total Amount 7/31/2024	Total Amount 6/30/2024	Less than 30 days	31 - 60	61 - 90	Over 90 days	Over 180 days	Total
GEYA Soccer	615.00	615.00	-	615.00	-	-		615.00
Next Level Sports	40.00	40.00	-	-	-	40.00		40.00
Downingtown Dawgs Lacrosse	220.00	220.00	-	-	-	220.00		220.00
LYA LAX	-	-	-	-				-
Freedom LAX	-	-	-	-				-
Balance at July 31, 2024	<u>\$ 875.00</u>	<u>\$ 875.00</u>	<u>\$ -</u>	<u>\$ 615.00</u>	<u>\$ -</u>	<u>\$ 260.00</u>	<u>\$ -</u>	<u>\$ 875.00</u>

Upper Uwchlan Township  
Accounts Receivable  
As of July 31, 2024

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

	Amount 7/31/2024	Amount 6/30/2024	Aging					Total
			Less than 30 days	30 days	60 days	90 days	180 days & over	
Franchise fees	48,000.00	48,000.00	-	48,000.00	-			48,000.00
	-	-	-	-				-
	-	-	-					-
Balance at July 31, 2024	<u>\$ 48,000.00</u>	<u>\$ 48,000.00</u>	<u>-</u>	<u>48,000.00</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>48,000.00</u>

**Upper Uwchlan Township**  
**General Fund**  
**Balance Sheet**  
**As of July 31, 2024**

**ASSETS**

Cash		
01-100-000-100	General Checking - Fulton Bank	\$ 216,524.46
01-100-000-150	General Checking - First Resource Bank	-
01-100-000-200	Meridian Bank	4,644,215.14
01-100-000-210	Meridian Bank - Payroll	208,429.09
01-100-000-220	Meridian Bank MMA - restricted	39,848.86
01-100-000-230	Meridian Bank - ARPA	421,814.50
01-100-000-250	Fulton Bank - Turf Field	281,123.14
01-100-000-255	First Resource Bank - Turf Field	
01-100-000-260	Meridian Bank - Meadow Creek Lane	8,101.58
01-100-000-300	Petty Cash	300.00
	Total Cash	<u>5,820,356.77</u>
Investments		
01-120-000-100	Certificate of Deposit - First Resource	280,415.71
01-120-000-110	Certificate of Deposit - Fulton	264,500.41
01-120-000-120	Certificate of Deposit - Meadow Creek	1,060,308.00
01-120-000-130	Certificate of Deposit - ARPA	262,771.58
		<u>1,867,995.70</u>
Accounts Receivable		
01-145-000-020	Engineering Fees Receivable	8,154.02
01-145-000-021	Engineering Fees Receivable-CU	617.55
01-145-000-030	Legal Fees Receivable	28,592.98
01-145-000-040	R/E Taxes Receivable	-
01-145-000-050	Hydrant Tax Receivable	-
01-145-000-060	Domestic Relations Receivable	(961.15)
01-145-000-080	Field Fees Receivables	875.00
01-145-000-085	Turf Field Receivables	-
01-145-000-086	EIT Receivable	6,731.70
01-145-000-090	RE Transfer Tax Receivable	75,824.89
01-145-000-095	Misc accounts receivable	48,000.00
01-145-000-096	Traffic Signals Receivable	-
01-145-000-097	Advertising Fees Reimbursable	-
	Total Accounts Receivable	<u>167,834.99</u>
Other Current Assets		
01-130-000-001	Due From Municipal Authority	139,823.47
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	7,250.00
01-130-000-006	Due from Solid Waste Fund	12,915.05
01-130-000-007	Due from Water Resource Protection Fund	327,502.37
01-130-000-008	Due from the Sewer Fund	-
01-130-000-009	Due from Developer's Escrow Fund	-
01-131-000-000	Suspense Account	-
	Total Other Current Assets	<u>487,490.89</u>
Prepaid Expense		
01-155-000-000	Prepaid expenses	-
	Total Prepaid Expense	<u>-</u>
<b>Total Assets</b>		<b>\$ 8,343,678.35</b>

Upper Uwchlan Township  
General Fund  
Balance Sheet  
As of July 31, 2024

**LIABILITIES AND FUND BALANCE**

Accounts Payable

01-200-000-000	Accounts Payable	-
01-252-000-001	Deferred Revenues	875,813.62
	Total Accounts Payable	875,813.62

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	3,824.87
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	5,400.00
01-219-000-000	LST Tax Withheld	-
01-220-000-000	State Unemployment W/H	162.73
01-221-000-000	Benefit Deduction-Aflac	(576.54)
01-221-000-100	Benefit Deduction-Aflac After Tax	453.00
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	-
01-239-000-002	Due to MA Capital Fund	5,850.00
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	21,193.00
01-239-000-006	Due to Solid Waste Fund	1,911.26
01-239-000-007	Due to Water Resource Protection Fund	225,476.55
01-239-000-008	Due to Developer's Escrow Fund	-
01-258-000-000	Accrued Expenses	-
	Total Other Current Liabilities	263,694.87

<b>Total Liabilities</b>	<b>\$</b>	<b>1,139,508.49</b>
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EQUITY

01-272-000-000	Opening Balance Equity	812,921.60
01-272-000-001	Retained Earnings	6,313,454.21
	Current Period Net Income (Loss)	77,794.05
	Total Equity	7,204,169.86

<b>Total Fund Balance</b>	<b>\$</b>	<b>7,204,169.86</b>
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<b>Total Liabilities &amp; Fund Balance</b>	<b>\$</b>	<b>8,343,678.35</b>
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Upper Uwchlan Township  
General Fund  
Statement of Revenues and Expenditures  
For the Period Ended July 31, 2024

GL Account #	Account Description	2024 YTD Actual	2024 Budget	Over (Under) Budget	Actual as % of Budget
<b>REVENUES</b>					
01-301-000-010	Current Real Estate Taxes	\$ 1,069,074.46	\$ 1,127,000.00	\$ (57,925.54)	94.9%
01-301-000-013	Real Estate Tax Refunds	-	(3,000.00)	3,000.00	0.0%
01-301-000-030	Delinquent Real Estate Taxes	28,370.39	30,000.00	(1,629.61)	94.6%
01-301-000-071	Hydrant Tax	67,229.69	65,000.00	2,229.69	103.4%
01-301-000-072	Delinquent Hydrant Taxes	-	500.00	(500.00)	0.0%
01-310-000-010	Real Estate Transfer Taxes	414,584.75	675,000.00	(260,415.25)	61.4%
01-310-000-020	Earned Income Taxes	2,929,525.64	4,600,000.00	(1,670,474.36)	63.7%
01-310-000-021	EIT commissions paid	(35,834.16)	(62,560.00)	26,725.84	57.3%
01-320-000-010	Building Permits	244,738.40	535,000.00	(290,261.60)	45.7%
01-320-000-011	Building Permits - credit card fees	-	-	-	#DIV/0!
01-320-000-020	Use & Occupancy Permit	7,400.00	12,000.00	(4,600.00)	61.7%
01-320-000-030	Sign Permits	-	100.00	(100.00)	0.0%
01-320-000-040	Contractors Permit	1,525.00	2,000.00	(475.00)	76.3%
01-320-000-050	Refinance Certification Fees	930.00	3,000.00	(2,070.00)	31.0%
01-321-000-080	Cable TV Franchise Fees	94,747.30	192,000.00	(97,252.70)	49.3%
01-331-000-010	Vehicle Codes Violation	50,847.15	75,000.00	(24,152.85)	67.8%
01-331-000-011	Reports/Fingerprints	595.00	2,000.00	(1,405.00)	29.8%
01-331-000-012	Solicitation Permits	460.00	500.00	(40.00)	92.0%
01-331-000-013	Donations for Jr Police Academy	1,300.00	-	1,300.00	#DIV/0!
01-331-000-050	Reimbursable Police Wages	491.12	5,000.00	(4,508.88)	9.8%
01-341-000-001	Interest Earnings	81,962.52	90,000.00	(8,037.48)	91.1%
01-342-000-001	Rental Property Income	14,000.00	24,000.00	(10,000.00)	58.3%
01-354-000-010	County Grants	29,941.22		29,941.22	#DIV/0!
01-354-000-020	State Grants	-		-	#DIV/0!
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	-	110,000.00	(110,000.00)	0.0%
01-360-000-010	Vehicle Storage Fees	-	1,000.00	(1,000.00)	0.0%
01-361-000-030	Zoning/SubDivision Land Development	3,259.00	6,000.00	(2,741.00)	54.3%
01-361-000-032	Fees from Engineering	3,713.00	40,000.00	(36,287.00)	9.3%
01-361-000-033	Admin Fees from Engineering	100.00	4,000.00	(3,900.00)	2.5%
01-361-000-035	Admin Fees from Legal	110.61	1,000.00	(889.39)	11.1%
01-361-000-036	Legal Services Fees	23,731.83	30,000.00	(6,268.17)	79.1%
01-361-000-038	Sale of Maps & Books	105.00	250.00	(145.00)	42.0%
01-361-000-039	Fire Inspection Fees	50.00	2,000.00	(1,950.00)	2.5%
01-361-000-040	Fees from Engineering - CU	-	5,000.00	(5,000.00)	0.0%
01-361-000-041	Property Inspection Fees	-	8,000.00	(8,000.00)	0.0%
01-361-000-042	Copies	48.16	100.00	(51.84)	48.2%
01-361-000-043	Fees from Traffic Signals Reimbursables	-	500.00	(500.00)	0.0%
01-361-000-044	Fees from Advertising Reimbursables	-	-	-	#DIV/0!
01-367-000-010	Recreation Donations	500.00	-	500.00	#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	22,752.50	35,000.00	(12,247.50)	65.0%
01-367-000-025	Turf Field Fees	20,430.00	50,000.00	(29,570.00)	40.9%
01-367-000-030	Community Events Donations	13,200.00	20,000.00	(6,800.00)	66.0%
01-367-000-040	History Book Revenue	120.00	200.00	(80.00)	60.0%
01-367-000-045	Upland Farms Barn Rental Fees	21,390.00	35,000.00	(13,610.00)	61.1%
01-367-000-089	Donations for Park Equipment	-	-	-	#DIV/0!
01-380-000-001	Miscellaneous Revenue	1,981.65	20,000.00	(18,018.35)	9.9%
01-380-000-010	Insurance Reimbursement	14,186.96	10,000.00	4,186.96	141.9%
01-392-000-008	Municipal Authority Reimbursement	188,001.38	275,655.00	(87,653.62)	68.2%

Upper Uwchlan Township  
General Fund  
Statement of Revenues and Expenditures  
For the Period Ended July 31, 2024

GL Account #	Account Description	2024 YTD Actual	2024 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	314.65		314.65	#DIV/0!
	<b>Total Revenue</b>	<b>\$ 5,316,483.22</b>	<b>\$ 8,216,045.00</b>	<b>\$ (2,899,561.78)</b>	<b>64.7%</b>
<b>GENERAL GOVERNMENT</b>					
01-400-000-113	Supervisors Wages	\$ 7,312.50	\$ 9,750.00	(2,437.50)	75.0%
01-400-000-150	Payroll Tax Expense	559.44	746.00	(186.56)	75.0%
01-400-000-320	Telephone	1,106.06	2,000.00	(893.94)	55.3%
01-400-000-340	Public Relations	2,520.00	2,000.00	520.00	126.0%
01-400-000-341	Advertising	805.73	7,500.00	(6,694.27)	10.7%
01-400-000-342	Printing	3,759.00	5,000.00	(1,241.00)	75.2%
01-400-000-344	Community Notice	-	2,000.00	(2,000.00)	0.0%
01-400-000-350	Insurance-Bonding	2,707.00	2,945.00	(238.00)	91.9%
01-400-000-352	Insurance-Liability	16,047.60	21,397.00	(5,349.40)	75.0%
01-400-000-420	Dues/Subscriptions/Memberships	3,051.89	4,375.00	(1,323.11)	69.8%
01-400-000-460	Meeting & Conferences	7,223.63	6,000.00	1,223.63	120.4%
01-400-000-461	Bank Fees	8,388.73	15,000.00	(6,611.27)	55.9%
01-400-000-463	Misc expenses	6,160.90	2,000.00	4,160.90	308.0%
01-400-000-464	Wallace Twp. Tax Agreement	-	6,280.00	(6,280.00)	0.0%
		59,642.48	86,993.00	(27,350.52)	68.6%
<b>EXECUTIVE</b>					
01-401-000-100	Administration Wages	344,761.65	609,137.00	(264,375.35)	56.6%
01-401-000-150	Payroll Tax Expense	27,425.32	46,599.00	(19,173.68)	58.9%
01-401-000-151	PSATS Unemployment Compensation	2,670.77	2,695.00	(24.23)	99.1%
01-401-000-156	Employee Benefit Expense	38,276.14	80,612.00	(42,335.86)	47.5%
01-401-000-157	ACA Fees	299.46	240.00	59.46	124.8%
01-401-000-159	Employer HSA Contribution	11,200.00	11,200.00	-	100.0%
01-401-000-160	Non-Uniform Pension	43,560.45	58,088.00	(14,527.55)	75.0%
01-401-000-165	Employer 457 Match	-	12,000.00	(12,000.00)	0.0%
01-401-000-174	Tuition Reimbursements	693.35	5,000.00	(4,306.65)	13.9%
01-401-000-181	Longevity Pay	4,050.00	7,950.00	(3,900.00)	50.9%
01-401-000-183	Overtime Wages	4,225.29	5,000.00	(774.71)	84.5%
01-401-000-200	Supplies	9,392.79	15,000.00	(5,607.21)	62.6%
01-401-000-205	Meals & Meal Allowances	-	200.00	(200.00)	0.0%
01-401-000-215	Postage	3,956.55	4,500.00	(543.45)	87.9%
01-401-000-230	Gasoline & Oil	1,290.18	2,200.00	(909.82)	58.6%
01-401-000-235	Vehicle Maintenance	807.99	1,000.00	(192.01)	80.8%
01-401-000-252	Repair & Maintenance	-	2,000.00	(2,000.00)	0.0%
01-401-000-316	Training & Seminars	6,090.33	8,000.00	(1,909.67)	76.1%
01-401-000-317	Parking/Travel	131.82	1,200.00	(1,068.18)	11.0%
01-401-000-322	Ipad Expenses	-	600.00	(600.00)	0.0%
01-401-000-352	Insurance - Liability	190.86	255.00	(64.14)	74.8%
01-401-000-353	Insurance-Vehicle	341.40	455.00	(113.60)	75.0%
01-401-000-354	Insurance-Workers Compensation	564.54	753.00	(188.46)	75.0%
01-401-000-420	Dues/Subscriptions/Memberships	5,361.24	6,100.00	(738.76)	87.9%
01-401-000-450	Contracted Services	12,460.13	16,000.00	(3,539.87)	77.9%
		517,750.26	896,784.00	(379,033.74)	57.7%
<b>AUDIT</b>					
01-402-000-450	Contracted Services	24,300.00	27,100.00	(2,800.00)	89.7%
		24,300.00	27,100.00	(2,800.00)	89.7%

Upper Uwchlan Township  
General Fund  
Statement of Revenues and Expenditures  
For the Period Ended July 31, 2024

GL Account #	Account Description	2024 YTD Actual	2024 Budget	Over (Under) Budget	Actual as % of Budget
<b>TAX COLLECTION</b>					
01-403-000-110	Deputy Treasurer Expense	12,708.61	11,000.00	1,708.61	115.5%
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	-	-	-	#DIV/0!
		12,708.61	11,000.00	1,708.61	115.5%
<b>LEGAL</b>					
01-404-000-305	Reimbursable Legal Fees - CU	340.50	500.00	(159.50)	68.1%
01-404-000-310	Reimbursable Legal Fees	5,939.50	9,500.00	(3,560.50)	62.5%
01-404-000-311	Non Reimbursable Legal	12,539.50	40,000.00	(27,460.50)	31.3%
01-404-000-450	Contracted Services	-	5,000.00	(5,000.00)	0.0%
		18,819.50	55,000.00	(36,180.50)	34.2%
<b>MUNICIPAL AUTHORITY ADMINISTRATOR</b>					
01-406-000-100	Administrator Wages	51,395.00	86,400.00	(35,005.00)	59.5%
01-406-000-101	Employee Cost Transferred to MA	(52,701.94)	(93,395.00)	40,693.06	56.4%
01-406-000-150	Payroll Tax Expense	921.94	6,610.00	(5,688.06)	13.9%
01-406-000-151	PSATS Unemployment Compensation	385.00	385.00	-	100.0%
		(0.00)	-	(0.00)	#DIV/0!
<b>TECHNOLOGY</b>					
01-407-000-200	Supplies	-	2,000.00	(2,000.00)	0.0%
01-407-000-220	Software	41,991.50	88,748.00	(46,756.50)	47.3%
01-407-000-222	Hardware	1,177.00	12,000.00	(10,823.00)	9.8%
01-407-000-240	Web Page	8,283.12	7,000.00	1,283.12	118.3%
01-407-000-450	Contracted Services	38,372.15	65,000.00	(26,627.85)	59.0%
		89,823.77	174,748.00	(84,924.23)	51.4%
<b>ENGINEERING</b>					
01-408-000-305	Reimbursable Conditional Use	716.40	25,000.00	(24,283.60)	2.9%
01-408-000-310	Reimbursable Engineering	4,761.71	75,000.00	(70,238.29)	6.3%
01-408-000-311	Traffic Engineering	17,135.45	25,000.00	(7,864.55)	68.5%
01-408-000-313	Non Reimbursable Engineering	56,816.71	30,000.00	26,816.71	189.4%
01-408-000-365	Act 209	-	-	-	
01-408-000-366	Ordinance Update	-	4,500.00	(4,500.00)	0.0%
01-408-000-367	General Planning	16,279.31	10,000.00	6,279.31	162.8%
01-408-000-368	MS4 Expenses	1,333.75	-	1,333.75	#DIV/0!
01-408-000-369	Reimbursable Traffic Signals	-	-	-	#DIV/0!
01-408-000-370	Reimbursable Advertising	-	-	-	#DIV/0!
		97,043.33	169,500.00	(72,456.67)	57.3%
<b>TOWNSHIP PROPERTIES</b>					
<u>Public Works Building</u>					
01-409-001-200	Supplies	1,529.45	2,000.00	(470.55)	76.5%
01-409-001-231	Propane & heating - PW bldg	5,174.72	15,000.00	(9,825.28)	34.5%
01-409-001-250	Maint & Repair	2,969.42	20,500.00	(17,530.58)	14.5%
01-409-001-320	Telephone	1,822.37	4,000.00	(2,177.63)	45.6%
01-409-001-351	Insurance - property	24,580.44	32,774.00	(8,193.56)	75.0%
01-409-001-360	Utilities	5,202.11	10,000.00	(4,797.89)	52.0%
01-409-001-450	Contracted Services	5,094.50	12,000.00	(6,905.50)	42.5%

Upper Uwchlan Township  
General Fund  
Statement of Revenues and Expenditures  
For the Period Ended July 31, 2024

GL Account #	Account Description	2024 YTD Actual	2024 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	855.89	4,000.00	(3,144.11)	21.4%
01-409-003-231	Propane & Heating Oil	-	5,000.00	(5,000.00)	0.0%
01-409-003-250	Maintenance & Repairs	3,049.82	3,000.00	49.82	101.7%
01-409-003-320	Telephone	7,343.70	7,000.00	343.70	104.9%
01-409-003-351	Insurance Property	28,677.18	38,236.00	(9,558.82)	75.0%
01-409-003-360	Utilities	11,757.50	25,000.00	(13,242.50)	47.0%
01-409-003-450	Contracted Services	16,775.88	40,000.00	(23,224.12)	41.9%
<u>Milford Road</u>					
01-409-004-200	Supplies	-	500.00	(500.00)	0.0%
01-409-004-231	Propane	1,020.57	2,000.00	(979.43)	51.0%
01-409-004-250	Maintenance & Repairs	349.09	5,000.00	(4,650.91)	7.0%
01-409-004-320	Telephone	2,089.21	3,000.00	(910.79)	69.6%
01-409-004-351	Insurance - property	4,096.74	5,462.00	(1,365.26)	75.0%
01-409-004-360	Utilities	706.87	2,000.00	(1,293.13)	35.3%
01-409-004-450	Contracted Services	-	5,000.00	(5,000.00)	0.0%
		123,095.46	241,472.00	(118,376.54)	51.0%
<b>POLICE EXPENSES</b>					
01-410-000-100	Police Wages	1,086,188.30	1,925,485.00	(839,296.70)	56.4%
01-410-000-110	Police Wages - WC reimbursement	-	-	-	#DIV/0!
01-410-000-150	Payroll Tax Expense	93,198.39	147,300.00	(54,101.61)	63.3%
01-410-000-151	PSATS Unemployment Compensation	6,609.97	7,315.00	(705.03)	90.4%
01-410-000-156	Employee Benefit Expense	247,666.10	390,278.00	(142,611.90)	63.5%
01-410-000-158	Medical Expense Reimbursements	4,923.34	10,000.00	(5,076.66)	49.2%
01-410-000-159	Employer HSA Contribution	52,800.00	49,600.00	3,200.00	106.5%
01-410-000-160	Pension Expense	294,868.50	393,158.00	(98,289.50)	75.0%
01-410-000-161	Pension Expense - Non Uniform	1,952.98	2,605.00	(652.02)	75.0%
01-410-000-165	Employer 457 Match	-	36,000.00	(36,000.00)	0.0%
01-410-000-174	Tuition Reimbursment	8,551.00	12,000.00	(3,449.00)	71.3%
01-410-000-181	Longevity Pay	13,200.00	33,300.00	(20,100.00)	39.6%
01-410-000-182	Education Incentive	6,000.00	4,250.00	1,750.00	141.2%
01-410-000-183	Overtime - Patrol Functions	23,852.76	45,000.00	(21,147.24)	53.0%
01-410-000-184	Overtime - Shift Coverage	26,555.43	38,000.00	(11,444.57)	69.9%
01-410-000-185	Overtime - Holiday Worked	21,995.98	35,236.00	(13,240.02)	62.4%
01-410-000-187	Courttime Wages	6,763.70	14,000.00	(7,236.30)	48.3%
01-410-000-190	ARPA - COVID Pay	12,975.00	-	12,975.00	#DIV/0!
01-410-000-191	Uniform/Boot Allowances	10,275.00	16,350.00	(6,075.00)	62.8%
01-410-000-200	Supplies	14,090.60	12,000.00	2,090.60	117.4%
01-410-000-215	Postage	10.40	750.00	(739.60)	1.4%
01-410-000-230	Gasoline & Oil	30,097.51	50,000.00	(19,902.49)	60.2%
01-410-000-235	Vehicle Maintenance	13,617.08	20,000.00	(6,382.92)	68.1%
01-410-000-238	Clothing/Uniforms	2,899.96	22,000.00	(19,100.04)	13.2%
01-410-000-250	Maintenance & Repairs	20,447.31	-	20,447.31	#DIV/0!
01-410-000-260	Small Tools & Equipment	18,243.98	20,000.00	(1,756.02)	91.2%
01-410-000-311	Non-Reimburseable-Legal	-	-	-	#DIV/0!
01-410-000-316	Training/Seminar	9,066.14	15,000.00	(5,933.86)	60.4%
01-410-000-317	Parking & travel	489.77	1,000.00	(510.23)	49.0%
01-410-000-320	Telephone	3,278.48	7,000.00	(3,721.52)	46.8%
01-410-000-322	Ipad Expense	-	-	-	#DIV/0!
01-410-000-327	Radio Equipment M & R	-	1,000.00	(1,000.00)	0.0%

Upper Uwchlan Township  
General Fund  
Statement of Revenues and Expenditures  
For the Period Ended July 31, 2024

GL Account #	Account Description	2024 YTD Actual	2024 Budget	Over (Under) Budget	Actual as % of Budget
01-410-000-340	Public Relations	6,386.44	10,000.00	(3,613.56)	63.9%
01-410-000-342	Police Accreditation	1,300.00	4,000.00	(2,700.00)	32.5%
01-410-000-352	Insurance - Liability	10,156.50	13,542.00	(3,385.50)	75.0%
01-410-000-353	Insurance - Vehicles	1,206.00	1,608.00	(402.00)	75.0%
01-410-000-354	Insurance - Workers Compensation	35,567.43	47,423.00	(11,855.57)	75.0%
01-410-000-420	Dues/Subscriptions/Memberships	653.93	1,000.00	(346.07)	65.4%
01-410-000-450	Contracted Services	38,574.06	59,224.00	(20,649.94)	65.1%
01-410-000-740	Computer/Furniture	6,077.92	8,000.00	(1,922.08)	76.0%
		2,130,539.96	3,453,424.00	(1,322,884.04)	61.7%
<b>FIRE/AMBULANCE</b>					
01-411-000-354	Insurance - Workers Compensation	-	11,100.00	(11,100.00)	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	42,380.34	70,000.00	(27,619.66)	60.5%
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	5,717.50	11,435.00	(5,717.50)	50.0%
01-411-001-005	E. Brandywine	21,279.00	46,279.00	(25,000.00)	46.0%
01-411-001-006	Reimbursement - Uwchlan Township	-	2,300.00	(2,300.00)	0.0%
01-411-001-007	Reimbursement - East Brandywine Twp.	-	200.00	(200.00)	0.0%
01-411-002-530	Contributions-Fire Relief	-	110,000.00	(110,000.00)	0.0%
		168,654.84	449,870.00	(281,215.16)	37.5%
<b>AMBULANCE</b>					
01-412-000-540	Uwchlan Ambulance	29,000.00	58,000.00	(29,000.00)	50.0%
01-412-000-544	Uwchlan Ambulance - Capital	-	-	-	#DIV/0!
		29,000.00	58,000.00	(29,000.00)	50.0%
<b>CODES ADMINISTRATION</b>					
01-413-000-100	Code Administrator Wages	156,400.87	278,777.00	(122,376.13)	56.1%
01-413-000-150	Payroll Tax Expenses	12,499.37	21,326.00	(8,826.63)	58.6%
01-413-000-151	PSATS Unemployment Compensation	1,173.56	1,540.00	(366.44)	76.2%
01-413-000-156	Employee Benefit Expense	28,467.85	49,641.00	(21,173.15)	57.3%
01-413-000-159	Employer HSA Contribution	8,000.00	8,000.00	-	100.0%
01-413-000-160	Pension	23,852.34	31,805.00	(7,952.66)	75.0%
01-413-000-165	Employer 457 Match	-	6,000.00	(6,000.00)	0.0%
01-413-000-181	Longevity Pay	2,850.00	5,700.00	(2,850.00)	50.0%
01-413-000-183	Overtime	-	2,000.00	(2,000.00)	0.0%
01-413-000-200	Supplies	314.11	2,000.00	(1,685.89)	15.7%
01-413-000-230	Gasoline & Oil	1,913.28	3,400.00	(1,486.72)	56.3%
01-413-000-235	Vehicle Maintenance	203.23	1,500.00	(1,296.77)	13.5%
01-413-000-316	Training/Seminar	503.00	3,000.00	(2,497.00)	16.8%
01-413-000-317	Parking/Travel	91.92	250.00	(158.08)	36.8%
01-413-000-320	Telephone	406.06	3,000.00	(2,593.94)	13.5%
01-413-000-322	Ipad Expense	-	-	-	#DIV/0!
01-413-000-352	Insurance - Liability	190.89	255.00	(64.11)	74.9%
01-413-000-353	Insurance - Vehicle	341.40	455.00	(113.60)	75.0%
01-413-000-354	Insurance - Workers Compensation	564.57	753.00	(188.43)	75.0%
01-413-000-420	Dues/Subscriptions/Memberships	946.24	1,500.00	(553.76)	63.1%
01-413-000-450	Contracted Services	-	5,600.00	(5,600.00)	0.0%
01-413-000-460	Meetings & Conferences	40.25	1,000.00	(959.75)	4.0%
		238,758.94	427,502.00	(188,743.06)	55.8%

Upper Uwchlan Township  
General Fund  
Statement of Revenues and Expenditures  
For the Period Ended July 31, 2024

GL Account #	Account Description	2024 YTD Actual	2024 Budget	Over (Under) Budget	Actual as % of Budget
<b>PLANNING &amp; ZONING</b>					
01-414-001-116	Compensation	-	-	-	#DIV/0!
01-414-001-200	Supplies	427.70	500.00	(72.30)	85.5%
01-414-001-301	Court Reporter	705.00	1,500.00	(795.00)	47.0%
01-414-001-315	Legal Fees	-	3,000.00	(3,000.00)	0.0%
01-414-001-365	Comp Plan Update	12,884.62	25,000.00	(12,115.38)	51.5%
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	1,444.64	500.00	944.64	288.9%
01-414-001-451	ACT 209	-	-	-	#DIV/0!
		15,461.96	53,500.00	(38,038.04)	28.9%
<b>VILLAGE CONCEPT</b>					
01-414-002-367	General Planning	9,938.56	1,000.00	8,938.56	993.9%
		9,938.56	1,000.00	8,938.56	993.9%
<b>ZONING</b>					
01-414-003-100	Compensation	-	800.00	(800.00)	0.0%
01-414-003-301	Court Reporter	357.00	2,000.00	(1,643.00)	17.9%
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%
		357.00	9,800.00	(9,443.00)	3.6%
<b>EMERGENCY OPERATIONS</b>					
01-415-000-200	Supplies	1,829.39	3,100.00	(1,270.61)	59.0%
01-415-000-260	Small Tools & Equipment	3,561.34	12,500.00	(8,938.66)	28.5%
01-415-000-316	Training/Seminar	-	1,250.00	(1,250.00)	0.0%
01-415-000-317	Parking/Travel	44.54	500.00	(455.46)	8.9%
01-415-000-320	Telephone	-	250.00	(250.00)	0.0%
01-415-000-330	Other Services/Charges	-	350.00	(350.00)	0.0%
01-415-000-420	Dues/subscriptions/memberships	-	250.00	(250.00)	0.0%
01-415-000-450	Contracted Services	-	500.00	(500.00)	0.0%
01-415-000-740	Computer/Office Equipment	-	250.00	(250.00)	0.0%
		5,435.27	18,950.00	(13,514.73)	28.7%
<b>ANIMAL CONTROL/OTHER</b>					
01-422-000-530	Contributions - SPCA	7,400.00	9,200.00	(1,800.00)	80.4%
01-422-000-601	Contributions - DARC	24,189.00	25,398.00	(1,209.00)	95.2%
01-422-000-603	Downingtown Senior Center	-	2,000.00	(2,000.00)	0.0%
01-422-000-605	Natural Lands Trust	-	-	-	
		31,589.00	36,598.00	(5,009.00)	86.3%
<b>SIGNS</b>					
01-433-000-200	Supplies	2,304.18	8,000.00	(5,695.82)	28.8%
01-433-000-450	Contracted Services	191.44	1,000.00	(808.56)	19.1%
		2,495.62	9,000.00	(6,504.38)	27.7%
<b>SIGNALS</b>					
01-434-000-450	Contracted Services	3,997.06	35,200.00	(31,202.94)	11.4%
		3,997.06	35,200.00	(31,202.94)	11.4%
<b>PUBLIC WORKS</b>					
01-438-000-100	Public Works Wages	297,109.73	528,236.00	(231,126.27)	56.2%
01-438-000-101	Employee Cost Allocated	(12,610.05)	(23,228.00)	10,617.95	54.3%
01-438-000-150	Payroll Tax Expense	25,348.10	40,410.00	(15,061.90)	62.7%

**Upper Uwchlan Township**  
**General Fund**  
**Statement of Revenues and Expenditures**  
**For the Period Ended July 31, 2024**

GL Account #	Account Description	2024 YTD Actual	2024 Budget	Over (Under) Budget	Actual as % of Budget
01-438-000-151	PSATS Unemployment Compensation	3,465.00	3,080.00	385.00	112.5%
01-438-000-156	Employee Benefit Expense	105,712.54	157,196.00	(51,483.46)	67.2%
01-438-000-159	Employer HSA Contribution	20,800.00	17,600.00	3,200.00	118.2%
01-438-000-160	Pension	29,610.17	39,471.00	(9,860.83)	75.0%
01-438-000-165	Employer 457 Match	-	14,000.00	(14,000.00)	0.0%
01-438-000-181	Longevity	5,850.00	6,750.00	(900.00)	86.7%
01-438-000-183	Overtime Wages	14,236.41	26,000.00	(11,763.59)	54.8%
01-438-000-200	Supplies	10,949.28	40,000.00	(29,050.72)	27.4%
01-438-000-205	Meals & Meal Allowances	93.07	600.00	(506.93)	15.5%
01-438-000-230	Gasoline & Oil	21,949.80	45,000.00	(23,050.20)	48.8%
01-438-000-235	Vehicle Maintenance	23,874.14	22,000.00	1,874.14	108.5%
01-438-000-238	Uniforms	5,409.25	6,000.00	(590.75)	90.2%
01-438-000-245	Highway Supplies	7,747.33	35,000.00	(27,252.67)	22.1%
01-438-000-260	Small Tools & Equipment	11,827.58	16,000.00	(4,172.42)	73.9%
01-438-000-316	Training/Seminar	2,736.87	7,500.00	(4,763.13)	36.5%
01-438-000-317	Parking & travel	238.37	800.00	(561.63)	29.8%
01-438-000-320	Telephone	734.28	4,300.00	(3,565.72)	17.1%
01-438-000-322	Ipad Expense	623.82	1,200.00	(576.18)	52.0%
01-438-000-341	Advertising	-	-	-	#DIV/0!
01-438-000-342	Accreditation	400.00	5,000.00	(4,600.00)	8.0%
01-438-000-352	Insurance - Liability	1,092.00	1,456.00	(364.00)	75.0%
01-438-000-353	Vehicle Insurance	1,365.60	1,821.00	(455.40)	75.0%
01-438-000-354	Insurance - Workers Compensation	10,162.14	13,550.00	(3,387.86)	75.0%
01-438-000-420	Dues and Subscriptions	590.88	400.00	190.88	147.7%
01-438-000-450	Contracted Services	1,644.00	98,600.00	(96,956.00)	1.7%
01-438-000-463	Miscellaneous	-	-	-	#DIV/0!
01-438-000-720	Road Resurfacing	-	-	-	#DIV/0!
		590,960.31	1,108,742.00	(517,781.69)	53.3%
<b><u>Public Works - Facilities Division</u></b>					
01-438-001-100	Wages	143,560.75	256,815.00	(113,254.25)	55.9%
01-438-001-101	Employee Costs Allocated	(115,944.05)	(233,204.00)	117,259.95	49.7%
01-438-001-150	Payroll Tax Expense	12,269.14	19,646.00	(7,376.86)	62.5%
01-438-001-151	PSATS Unemployment Compensation	2,311.63	2,830.00	(518.37)	81.7%
01-438-001-156	Employee Benefit Expense	17,169.72	44,429.00	(27,259.28)	38.6%
01-438-001-159	Employer HSA Contribution	8,000.00	8,000.00	-	100.0%
01-438-001-160	Pension Expense	11,745.81	15,663.00	(3,917.19)	75.0%
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	3,750.00	3,450.00	300.00	108.7%
01-438-001-183	Overtime Wages	8,476.43	8,000.00	476.43	106.0%
01-438-001-200	Supplies	690.37	2,500.00	(1,809.63)	27.6%
01-438-001-230	Gasoline & Oil	6,889.97	18,000.00	(11,110.03)	38.3%
01-438-001-235	Vehicle Maintenance	12,071.89	8,500.00	3,571.89	142.0%
01-438-001-238	Uniforms	168.27	1,500.00	(1,331.73)	11.2%
01-438-001-260	Small Tools & Equipment	207.46	500.00	(292.54)	41.5%
01-438-001-316	Training & Seminars	-	1,600.00	(1,600.00)	0.0%
01-438-001-352	Insurance - Liability	1,092.00	1,456.00	(364.00)	75.0%
01-438-001-353	Insurance - Vehicles	1,365.60	1,821.00	(455.40)	75.0%
01-438-001-354	Insurance - Workers Compensation	6,774.75	9,033.00	(2,258.25)	75.0%
01-438-001-450	Contracted Services	240.00	-	240.00	#DIV/0!
		120,839.74	176,539.00	(55,699.26)	68.4%
<b>ROAD CONSTRUCTION</b>					
01-439-000-752	East West Link	-	-	-	#DIV/0!
		-	-	-	#DIV/0!

Upper Uwchlan Township  
General Fund  
Statement of Revenues and Expenditures  
For the Period Ended July 31, 2024

GL Account #	Account Description	2024 YTD Actual	2024 Budget	Over (Under) Budget	Actual as % of Budget
<b>PARK &amp; RECREATION</b>					
<i>Parks - General</i>					
01-454-000-150	Scholarships for Youth Groups	-	-	-	#DIV/0!
01-454-001-101	Park wages allocation	115,944.05	233,204.00	(117,259.95)	49.7%
01-454-001-200	Supplies	15,215.48	18,000.00	(2,784.52)	84.5%
01-454-001-201	Park & Rec Special Events	5,546.04	21,000.00	(15,453.96)	26.4%
01-454-001-202	Community Day	30,116.46	30,000.00	116.46	100.4%
01-454-001-230	Gasoline & Oil	-	-	-	#DIV/0!
01-454-001-235	Vehicle Maintenance	224.35	4,000.00	(3,775.65)	5.6%
01-454-001-250	Maintenance & Repairs	-	1,000.00	(1,000.00)	0.0%
01-454-001-260	Small Tools & Equipment	5,973.41	6,500.00	(526.59)	91.9%
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	2,822.82	3,764.00	(941.18)	75.0%
01-454-001-420	Dues/Subscriptions/Memberships	35.00	300.00	(265.00)	11.7%
01-454-001-427	Waste Disposal	-	1,500.00	(1,500.00)	0.0%
01-454-001-450	Contracted Services	230.00		230.00	#DIV/0!
		176,107.61	320,268.00	(144,160.39)	55.0%
<b>HICKORY PARK</b>					
01-454-002-200	Supplies-Hickory	4,288.79	6,000.00	(1,711.21)	71.5%
01-454-002-231	Propane	218.96	3,000.00	(2,781.04)	7.3%
01-454-002-250	Maintenance & Repairs	5,020.60	8,000.00	(2,979.40)	62.8%
01-454-002-351	Insurance-Property	8,193.48	10,925.00	(2,731.52)	75.0%
01-454-002-360	Utilities	2,078.10	5,000.00	(2,921.90)	41.6%
01-454-002-450	Contracted Services	38,316.93	38,000.00	316.93	100.8%
		58,116.86	70,925.00	(12,808.14)	81.9%
<b>FELLOWSHIP FIELDS</b>					
01-454-003-200	Supplies	70.99	3,000.00	(2,929.01)	2.4%
01-454-003-250	Maintenance & Repairs	9,553.51	10,000.00	(446.49)	95.5%
01-454-003-312	Engineering Fees	-	-	-	#DIV/0!
01-454-003-320	Telephone	874.93	2,500.00	(1,625.07)	35.0%
01-454-003-351	Insurance Property	8,193.48	10,925.00	(2,731.52)	75.0%
01-454-003-360	Utilities	3,441.58	12,000.00	(8,558.42)	28.7%
01-454-003-450	Contracted Services	9,028.75	20,000.00	(10,971.25)	45.1%
		31,163.24	58,425.00	(27,261.76)	53.3%
<b>LARKINS FIELD</b>					
01-454-004-200	Supplies-Larkins	-	500.00	(500.00)	0.0%
01-454-004-250	Maintenance & Repair	112.00	500.00	(388.00)	22.4%
01-454-004-312	Engineering Fee-Larkins	-	-	-	#DIV/0!
01-454-004-450	Contracted Services	1,110.00	3,000.00	(1,890.00)	37.0%
		1,222.00	4,000.00	(2,778.00)	30.6%



Upper Uwchlan Township  
General Fund  
Statement of Revenues and Expenditures  
For the Period Ended July 31, 2024

GL Account #	Account Description	2024 YTD Actual	2024 Budget	Over (Under) Budget	Actual as % of Budget
<b>UPLAND FARMS</b>					
01-454-005-200	Supplies	5,317.89	7,500.00	(2,182.11)	70.9%
01-454-005-231	Propane & Heating Oil	2,206.29	5,000.00	(2,793.71)	44.1%
01-454-005-250	Repairs & Maintenance	6,493.62	30,000.00	(23,506.38)	21.6%
01-454-005-351	Insurance - Building	8,193.48	10,925.00	(2,731.52)	75.0%
01-454-005-360	Utilities	17,346.98	15,000.00	2,346.98	115.6%
01-454-005-450	Contracted Services	12,716.29	20,000.00	(7,283.71)	63.6%
01-454-005-513	Engineering Fees	-	-	-	#DIV/0!
		52,274.55	88,425.00	(36,150.45)	59.1%
	<b>Total Parks and Recreation</b>	<b>318,884.26</b>	<b>542,043.00</b>	<b>(223,158.74)</b>	<b>58.8%</b>
<b>LIBRARY and EAC</b>					
01-455-000-450	EAC Contracted Services	4,842.44	10,000.00	(5,157.56)	48.4%
01-456-000-530	Library Contributions	-	5,000.00	(5,000.00)	0.0%
		4,842.44	15,000.00	(10,157.56)	32.3%
<b>HISTORICAL COMMISSIONS</b>					
01-459-000-200	Supplies	1,271.43	2,500.00	(1,228.57)	50.9%
01-459-000-320	Telephone	-	1,000.00	(1,000.00)	0.0%
01-459-000-450	Contracted Services	150.00	1,500.00	(1,350.00)	10.0%
		1,421.43	5,000.00	(3,578.57)	28.4%
	<b>Total Expenditures Before Operating Transfers</b>	<b>4,616,359.80</b>	<b>8,062,765.00</b>	<b>(3,446,405.20)</b>	<b>57.3%</b>
	<b>Excess of Revenues over Expenses Before Operating Transfers</b>	<b>700,123.42</b>	<b>153,280.00</b>	<b>546,843.42</b>	<b>456.8%</b>
<b>OPERATING TRANSFERS</b>					
	Transfer from Turf Field Cash account	-	-	-	#DIV/0!
01-492-000-030	Transfer to Capital Projects Fund	450,000.00	450,000.00	-	100.0%
01-492-000-031	Transfer to Solid Waste Fund	-	-	-	#DIV/0!
01-492-000-033	Transfer to Developer's Escrow Fund	-	-	-	#DIV/0!
01-492-000-034	Transfer to Act 209 Fund	-	-	-	#DIV/0!
01-492-000-035	Transfer to Municipal Authority	-	-	-	#DIV/0!
01-492-000-036	Transfer to Water Resource Protection Fund	172,329.37	-	172,329.37	#DIV/0!
		622,329.37	450,000.00	172,329.37	138.3%
	<b>Total Expenditures after Operating Transfers</b>	<b>5,238,689.17</b>	<b>8,512,765.00</b>	<b>(3,274,075.83)</b>	<b>61.5%</b>
<b>EXCESS OF REVENUES OVER EXPENSES</b>		<b>\$ 77,794.05</b>	<b>\$ (296,720.00)</b>	<b>\$ 374,514.05</b>	<b>-26.2%</b>

**Upper Uwchlan Township**  
**Liquid Fuels Fund**  
**Balance Sheet**  
**As of July 31, 2024**

**ASSETS**

Cash		
04-100-000-000	Cash - Fulton Bank	\$ 2,794.03
04-100-000-100	Cash - First Resource Bank	\$ 1,033,076.61
	Total Cash	<u>1,035,870.64</u>
Investments		
04-120-000-100	Certificate of Deposit - Presence Bank	527,396.60
	Total Certificates of Deposit	<u>527,396.60</u>
Other Current Assets		
04-130-000-001	Due from General Fund	-
04-130-000-002	Due from Capital Fund	-
	Other Assets	-
	Total Other Current Assets	<u>-</u>
	<b>Total Assets</b>	<b>\$ 1,563,267.24</b>

**LIABILITIES AND FUND BALANCE**

Accounts Payable		
04-200-000-000	Accounts Payable	-
04-258-000-000	Accrued Expenses	-
	Total Accounts Payable	<u>-</u>
Other Current Liabilities		
	Other Liabilities	-
04-230-000-010	Due To General Fund	-
04-252-000-000	Deferred Revenues	-
	Total Other Current Liabilities	<u>-</u>
	<b>Total Liabilities</b>	<b>-</b>
Equity		
04-272-000-001	Opening Balance Equity	192,790.66
04-272-000-002	Retained Earnings	1,017,302.35
04-272-000-003	Transfer from Other Funds	-
	Unrestricted Net Assets	-
	Current Period Net Income (Loss)	353,174.23
	Total Equity	<u>1,563,267.24</u>
	<b>Total Fund Balance</b>	<b>\$ 1,563,267.24</b>
	<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 1,563,267.24</b>

Upper Uwchlan Township  
Liquid Fuels Fund  
Statement of Revenues and Expenditures  
For the Period Ending June 30, 2024

GL Account #	Account Description	2024 YTD Actual	2024 Budget	Over (Under) Budget	Actual as % of Budget
<b>REVENUES</b>					
04-341-000-000	Interest Earnings	\$ 33,024.66	\$ 7,000.00	26,024.66	472%
04-355-000-002	Motor Fuel Vehicle Taxes	396,257.05	394,802.00	1,455.05	100%
04-389-000-001	Winter Snow Agreement	795.00	600.00	195.00	133%
04-389-000-002	Turnback Maintenance	14,520.00	14,520.00	-	100%
	<b>Total Revenues</b>	<b>\$ 444,596.71</b>	<b>\$ 416,922.00</b>	<b>\$ 27,674.71</b>	<b>805%</b>
<b>EXPENDITURES</b>					
<b>Equipment</b>					
04-400-000-074	Equipment Purchases	-	-	-	#DIV/0!
	<b>Total Equipment</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>#DIV/0!</b>
<b>Snow</b>					
04-432-000-239	Snow & Ice Supplies	88,848.09	75,000.00	13,848.09	118%
04-432-000-250	Vehicle Maintenance & Repair	2,394.39	4,000.00	(1,605.61)	60%
04-432-000-450	Snow & Ice Contracted Services	180.00	24,000.00	(23,820.00)	1%
	<b>Total Snow</b>	<b>91,422.48</b>	<b>103,000.00</b>	<b>(11,577.52)</b>	<b>179%</b>
<b>Road Projects</b>					
04-438-000-239	Road Project Supplies	-	31,000.00	(31,000.00)	0%
04-438-000-450	Road Project Contracted Services	-	-	-	#DIV/0!
	<b>Total Road Projects</b>	<b>-</b>	<b>31,000.00</b>	<b>(31,000.00)</b>	<b>#DIV/0!</b>
<b>Highway Construction</b>					
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%
	<b>Total Highway Construction</b>	<b>-</b>	<b>555,333.00</b>	<b>(555,333.00)</b>	<b>-</b>
	<b>Total Expenditures</b>	<b>\$ 91,422.48</b>	<b>\$ 689,333.00</b>	<b>\$ (597,910.52)</b>	<b>13%</b>
	<b>Excess of Revenues over Expenditures</b>	<b>\$ 353,174.23</b>	<b>\$ (272,411.00)</b>	<b>\$ 625,585.23</b>	<b>-130%</b>

**Upper Uwchlan Township**  
**Solid Waste Fund**  
**Balance Sheet**  
**As of July 31, 2024**

**ASSETS**

Cash

05-100-000-010	Meridian Bank	\$	172,247.50
05-100-000-030	Cash - Fulton Bank		853,776.12
05-100-000-120	Cash - First Resources		-
	Total Cash		<u>1,026,023.62</u>

Accounts Receivable

05-130-000-045	WIPP Receivable from MA		46,665.81
05-145-000-010	Solid Waste Receivable		97,528.03
05-145-000-095	Misc. Receivable		-
			<u>144,193.84</u>

Other Current Assets

05-130-000-010	Due from General Fund		1,911.26
05-130-000-020	Due from Capital Fund		-
05-130-000-050	Due from Municipal Authority		315.00
05-155-000-010	Prepaid Attorney Fees		-
	Other Assets		-
	Total Other Current Assets		<u>2,226.26</u>

**Total Assets** **\$ 1,172,443.72**

**LIABILITIES AND FUND BALANCE**

Accounts Payable

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

Other Current Liabilities

05-239-000-010	Due To General Fund		12,915.05
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		188.10
05-239-000-055	Due to Water Resource Protection Fund		-
05-252-000-010	Deferred Revenues		90,318.41
	Total Other Current Liabilities		<u>103,421.56</u>

**Total Liabilities** **103,421.56**

Equity

05-272-000-001	Opening Balance Equity		984,603.98
05-272-000-004	Unrestricted Net Assets		(261,620.18)
	Current Period Net Income (Loss)		346,038.36
	Total Equity		<u>1,069,022.16</u>

**Total Fund Balance** **\$ 1,069,022.16**

**Total Liabilities & Fund Balance** **\$ 1,172,443.72**

Upper Uwchlan Township  
Solid Waste Fund  
Statement of Revenues and Expenditures  
For the Period Ending July 31, 2024

GL Account #	Account Description	2024 YTD Actual	AMENDED 2024 Budget	Over (Under) Budget	Actual as % of Budget
<b>REVENUES</b>					
05-341-000-000	Interest Earnings	\$ 15,520.26	\$ 25,000.00	(9,479.74)	62%
05-364-000-010	Solid Waste Income	892,045.64	1,171,800.00	(279,754.36)	76%
05-364-000-015	Resident Refunds	(938.70)	(2,000.00)	1,061.30	47%
05-364-000-020	Recycling Income	-	5,000.00	(5,000.00)	0%
05-364-000-025	Hazardous Waste Event	1,911.26	2,000.00	(88.74)	96%
05-364-000-030	Leaf Bags Sold	65.00	500.00	(435.00)	13%
05-364-000-035	Scrap Metal Sold	-	500.00	(500.00)	0%
	Equipment Purchase Grant (Pa.)	-	-	-	#DIV/0!
05-364-000-040	Performance Grant	25,442.71	25,000.00	442.71	102%
05-380-000-000	Misc Income	-	-	-	#DIV/0!
	<b>Total Revenues</b>	<b>\$ 934,046.17</b>	<b>\$ 1,227,800.00</b>	<b>\$ (293,753.83)</b>	<b>#DIV/0!</b>
<b>EXPENDITURES</b>					
<b>Operations</b>					
05-427-000-101	Employee Cost Allocation	12,610.05	23,228.00	(10,617.95)	54%
05-427-000-150	Bank Fees	145.00	200.00	(55.00)	73%
05-427-000-200	Supplies	74.55	2,000.00	(1,925.45)	4%
05-427-000-210	Utility Billing Expenses	2,546.68	5,000.00	(2,453.32)	51%
05-427-000-220	Postage	1,825.80	2,300.00	(474.20)	79%
05-427-000-230	Toters	-	36,069.00	(36,069.00)	0%
05-427-000-314	Legal Fees	6,579.00	10,000.00	(3,421.00)	66%
05-427-000-316	Training & Seminars	-	500.00	(500.00)	0%
05-427-000-420	Dues/Subscriptions/Memberships	-	200.00	(200.00)	0%
05-427-000-450	Contracted Services - Solid Waste	261,768.08	575,250.00	(313,481.92)	46%
05-427-000-460	Contracted Services - Recycling	129,644.21	260,063.00	(130,418.79)	50%
05-427-000-700	Tipping Fees	151,605.54	317,550.00	(165,944.46)	48%
05-427-000-725	Tipping Fees - Recycling	21,208.90	67,500.00	(46,291.10)	31%
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%
05-427-000-810	Hazardous Waste Event	-	2,000.00	(2,000.00)	0%
	<b>Total Operations</b>	<b>588,007.81</b>	<b>1,316,860.00</b>	<b>(728,852.19)</b>	<b>45%</b>
<b>Operating Transfers</b>					
05-492-000-030	Transfer to Capital Fund	-	50,000.00	(50,000.00)	0%
	Transfer to General Fund	-	-	-	#DIV/0!
	<b>Total Operating Transfers</b>	<b>-</b>	<b>50,000.00</b>	<b>(50,000.00)</b>	<b>#DIV/0!</b>
	<b>Total Expenditures</b>	<b>\$ 588,007.81</b>	<b>\$ 1,366,860.00</b>	<b>\$ (778,852.19)</b>	<b>43%</b>
	<b>Excess of Revenues over Expenditures</b>	<b>\$ 346,038.36</b>	<b>\$ (139,060.00)</b>	<b>\$ 485,098.36</b>	<b>-249%</b>

**Upper Uwchlan Township**  
**Water Resource Protection Fund**  
**Balance Sheet**  
**As of July 31, 2024**

**ASSETS**

Cash		
08-100-000-100	Cash - Fulton Bank	656,350.05
08-100-000-200	Cash - First Resources	-
	Total Cash	<u>656,350.05</u>
Other Current Assets		
08-130-000-010	Due from General Fund	225,476.55
08-130-000-020	Due from Municipal Authority	-
08-130-000-030	Due from Solid Waste Fund	-
08-145-000-095	Misc. Receivable	-
	Total Other Current Assets	<u>225,476.55</u>
	<b>Total Assets</b>	<b>\$ 881,826.60</b>

**LIABILITIES AND FUND BALANCE**

Accounts Payable		
08-200-000-000	Accounts Payable	-
08-258-000-000	Accrued Expenses	-
	Total Accounts Payable	<u>-</u>
Other Current Liabilities		
08-230-000-010	Due To General Fund	327,502.37
08-230-000-020	Due to Municipal Authority	-
08-230-000-030	Due to Capital Fund	-
	Deferred Revenues	-
	Total Other Current Liabilities	<u>327,502.37</u>
	<b>Total Liabilities</b>	<b>327,502.37</b>
Equity		
08-272-000-100	Unrestricted Net Assets	677,739.14
08-272-000-200	Restricted Net Assets	-
	Current Period Net Income (Loss)	(123,414.91)
	Total Equity	<u>554,324.23</u>
	<b>Total Fund Balance</b>	<b>\$ 554,324.23</b>
	<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 881,826.60</b>

Upper Uwchlan Township  
Water Resource Protection Fund  
Statement of Revenues and Expenditures  
For the Period Ending July 31, 2024

GL Account #	Account Description	2024 YTD Actual	2024 Budget	Over (Under) Budget	Actual as % of Budget
<b>REVENUES</b>					
08-341-000-010	Interest Earnings	\$ 12,846.24	\$ 12,500.00	346.24	103%
08-351-000-010	Federal Grants	-	-	-	#DIV/0!
08-354-000-010	County Grants	-	-	-	#DIV/0!
08-354-000-020	State Grants	225,476.55	275,000.00	(49,523.45)	82%
08-361-000-100	Water Resource Protection Fees	-	186,000.00	(186,000.00)	0%
08-392-000-010	Transfer from the General Fund	172,329.37	-	172,329.37	#DIV/0!
08-392-000-020	Transfer from Municipal Authority	-	-	-	#DIV/0!
08-395-000-000	Refund of Prior Year Expenditures	-	-	-	#DIV/0!
	Miscellaneous Revenue	-	-	-	#DIV/0!
	<b>Total Revenues</b>	<b>\$ 410,652.16</b>	<b>\$ 473,500.00</b>	<b>\$ (62,847.84)</b>	<b>87%</b>
<b>EXPENDITURES</b>					
<b>Operations</b>					
08-404-000-310	Wage Allocation	-	-	-	#DIV/0!
08-404-000-311	Legal Fees	-	-	-	#DIV/0!
08-406-000-010	Grant Application Fees	-	-	-	#DIV/0!
08-406-000-340	Public Relations	-	-	-	#DIV/0!
08-408-000-010	Engineering	-	5,000.00	(5,000.00)	0%
08-408-000-020	Feasibility Studies	-	-	-	#DIV/0!
08-420-000-035	Permits	2,500.00	-	2,500.00	#DIV/0!
08-420-000-260	Small Tools & Equipment	287.09	1,500.00	(1,212.91)	19%
08-446-000-101	Allocated Wages	-	-	-	#DIV/0!
08-446-000-200	Supplies	23,267.01	27,112.00	(3,844.99)	86%
08-446-000-230	Gasoline & Oil	-	2,400.00	(2,400.00)	0%
08-446-000-235	Vehicle maintenance	7,231.23	4,250.00	2,981.23	170%
08-446-000-250	Maintenance & Repair	-	25,600.00	(25,600.00)	0%
08-446-000-316	Training & Seminars	-	2,000.00	(2,000.00)	0%
08-446-000-450	Contracted Services	950.00	20,000.00	(19,050.00)	5%
08-446-000-600	Construction	-	-	-	#DIV/0!
08-446-004-600	Construction - Upland Farms	-	-	-	#DIV/0!
08-446-005-600	Construction - Marsh Creek	499,831.74	461,000.00	38,831.74	108%
08-446-001-250	Maintenance & Repair - MA	-	-	-	#DIV/0!
08-446-001-600	Construction - MA	-	-	-	#DIV/0!
	<b>Total Operations</b>	<b>534,067.07</b>	<b>548,862.00</b>	<b>(14,794.93)</b>	<b>97%</b>
<b>Operating Transfers</b>					
	Transfer to General Fund	-	-	-	#DIV/0!
	<b>Total Operating Transfers</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>#DIV/0!</b>
	<b>Total Expenditures</b>	<b>\$ 534,067.07</b>	<b>\$ 548,862.00</b>	<b>\$ (14,794.93)</b>	<b>97%</b>
	<b>Excess of Revenues over Expenditures</b>	<b>\$ (123,414.91)</b>	<b>\$ (75,362.00)</b>	<b>\$ (48,052.91)</b>	<b>164%</b>

Upper Uwchlan Township  
Act 209 Fund  
Balance Sheet  
As of July 31, 2024

**ASSETS**

Cash		
09-100-000-010	Cash - Fulton Bank	\$ 56,063.39
09-100-000-020	Cash - First Resources	-
	Total Cash	<u>56,063.39</u>
Investments		
09-120-000-100	Certificate of Deposit	1,060,127.17
	Total Certificates of Deposit	<u>1,060,127.17</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>
	<b>Total Assets</b>	<b>\$ 1,116,190.56</b>

**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>
	<b>Total Liabilities</b>	<b>\$ -</b>
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	538,479.32
09-272-000-004	Temporarily Restricted Net Assets	-
09-272-000-005	Unrestricted Net Assets	251,305.53
	Current Period Net Income (Loss)	26,805.52
	Total Equity	<u>1,116,190.56</u>
	<b>Total Fund Balance</b>	<b>\$ 1,116,190.56</b>
	<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 1,116,190.56</b>



Upper Uwchlan Township  
Act 209 Fund  
Statement of Revenues and Expenditures  
For the Period Ended July 31, 2024

GL Account #	Account Description	2024 YTD Actual	2024 Budget	Over (Under) Budget	Actual as % of Budget
09-341-000-000	Interest Income	\$ 29,981.08	\$ 30,000.00	\$ (18.92)	99.9%
09-354-000-030	Grant Revenue - Federal	-	-	-	#DIV/0!
09-354-000-140	Grant Revenue - State (ARLE)	-	-	-	#DIV/0!
09-379-000-010	Transportation Impact Fees	-	-	-	#DIV/0!
09-379-000-020	Transportation Impact Fees - Reserve	-	-	-	#DIV/0!
09-380-000-000	Misc Revenue	-	-	-	#DIV/0!
09-395-000-100	Transfer from General Fund	-	-	-	#DIV/0!
09-395-000-200	Transfer from Capital Fund	-	-	-	#DIV/0!
	<b>Total Revenue</b>	<b>29,981.08</b>	<b>30,000.00</b>	<b>(18.92)</b>	<b>#DIV/0!</b>
09-427-000-150	Bank Fees	175.00	150.00		1.17
09-489-000-000	Arle Grant - Act 209	-	-	-	#DIV/0!
09-489-000-010	Engineering Fees	3,000.56	-	3,000.56	#DIV/0!
09-489-000-020	Construction	-	-	-	#DIV/0!
09-489-000-045	Contracted Services	-	-	-	#DIV/0!
09-489-000-600	Capital Construction	-	-	-	#DIV/0!
	<b>Total Expenditures</b>	<b>3,175.56</b>	<b>150.00</b>	<b>3,000.56</b>	<b>#DIV/0!</b>
	<b>Excess of Revenues over Expenditures</b>	<b>\$ 26,805.52</b>	<b>\$ 29,850.00</b>	<b>\$ (3,019.48)</b>	<b>#DIV/0!</b>

## Upper Uwchlan Township

## Sewer Fund

## Balance Sheet

As of July 31, 2024

**ASSETS**

## Cash

15-100-000-100	Cash - Fulton Bank	\$	(265.46)
15-100-000-110	Cash - First Resource Bank	\$	110,404.49
15-100-000-200	Cash - Construction Fund (PSDLAF)		83.59
	Total Cash		<u>110,222.62</u>

## Other Current Assets

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

## Long-Term Assets

15-130-000-005	Due from Municipal Authority - 2019 Bonds		5,205,556.07
15-161-000-100	Sewer Easements		-
15-163-000-100	Capital Assets - Plant		26,377,547.00
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		(5,953,761.08)
15-157-000-100	Discount on Bonds - Series of 2019		24,042.35
15-157-000-110	OID Amortization - Series of 2019		(3,989.55)
			<u>25,840,692.79</u>

**Total Assets****\$ 25,950,915.41****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		34,057.30
15-258-000-110	Interest Payable on Bonds - Series A of 2019		19,079.16
	Total Accounts Payable		<u>53,136.46</u>

## Long Term Liabilities

15-261-000-100	General Obligation Bonds- Series of 2014		-
15-261-000-105	General Obligation Bonds- Series of 2019		5,150,000.00
15-261-000-110	General Obligation Bonds- Series A of 2019		4,235,000.00
15-261-000-200	Premium on Bonds - Series of 2014		76,705.65
15-261-000-210	Premium on Bonds - Series A of 2019		139,547.90
15-261-000-250	Accrued Amortization on Bond Premium - 2014		-
15-261-000-260	Accrued Amortiz on Bond Premium - Series of 2019		(34,887.00)
			<u>9,566,366.55</u>

**Total Liabilities****9,619,503.01**

## Equity

15-272-000-100	Unrestricted Net Assets		16,354,005.17
	Current Period Net Income (Loss)		(22,592.77)
	Total Equity		<u>16,331,412.40</u>

**Total Fund Balance****\$ 16,331,412.40****Total Liabilities & Fund Balance****\$ 25,950,915.41**

Upper Uwchlan Township  
Sewer Fund  
Statement of Revenues and Expenditures  
For the Period Ending July 31, 2024

GL Account #	Account Description	2024 YTD Actual	2024 Budget	Over (Under) Budget	Actual as % of Budget
<b>REVENUES</b>					
15-341-000-000	Interest Earnings	\$ 2,131.57	\$ 4,000.00	(1,868.43)	53%
15-342-000-100	Operations Mgmt Agreement Fees - 2014 bonds	-	-	-	#DIV/0!
15-342-000-200	Operations Mgmt Agreement Fees - 2019 bonds	102,108.86	239,344.00	(137,235.14)	43%
15-342-000-300	Operations Mgmt Agreement Fees - Series A of 2019 (MA)	57,199.16	334,475.00	(277,275.84)	17%
<b>Total Revenues</b>		<b>\$ 161,439.59</b>	<b>\$ 577,819.00</b>	<b>\$ (416,379.41)</b>	<b>#DIV/0!</b>
<b>EXPENDITURES</b>					
<b>General</b>					
15-400-000-461	Bank Fees	1,064.00	1,000.00	64.00	106%
15-400-000-463	Misc Expenses	-	1,000.00	(1,000.00)	0%
15-404-000-100	Legal Fees	-	-	-	#DIV/0!
		1,064.00	2,000.00	(936.00)	1.06
<b>Bond expenses</b>					
15-472-000-100	Bond Interest Expense - Series of 2014	-	-	-	#DIV/0!
15-472-000-105	Bond Interest Expense - Series of 2019	119,137.51	204,344.00	(85,206.49)	58%
15-472-000-110	Bond Interest Expense - Series A of 2019	66,738.74	114,475.00	(47,736.26)	58%
15-472-000-200	Bond Issuance Costs	-	-	-	#DIV/0!
15-472-000-300	Bond Amortization Expense - 2014 Bonds	-	-	-	#DIV/0!
15-472-000-305	Bond Amortization Expense - 2019 Bonds	414.68	829.00	(414.32)	50%
15-472-000-310	Bond Amortization Expense - 2019A Bonds	(3,322.57)	(6,645.00)	3,322.43	50%
<b>Total Debt Expenses</b>		<b>182,968.36</b>	<b>313,003.00</b>	<b>(132,942.75)</b>	<b>#DIV/0!</b>
<b>Other</b>					
15-493-000-083	Depreciation	-	-	-	#DIV/0!
		-	-	-	#DIV/0!
<b>Total Expenditures before Transfers</b>		<b>\$ 184,032.36</b>	<b>\$ 315,003.00</b>	<b>\$ (133,878.75)</b>	<b>58%</b>
<b>Transfers</b>					
15-492-000-010	Transfer to Municipal Authority	-	-	-	#DIV/0!
<b>Total Transfers</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>#DIV/0!</b>
<b>Total Expenditures and Transfers</b>		<b>184,032.36</b>	<b>315,003.00</b>	<b>(133,878.75)</b>	<b>#DIV/0!</b>
<b>Excess of Revenues over Expenditures</b>		<b>\$ (22,592.77)</b>	<b>\$ 262,816.00</b>	<b>\$ (282,500.66)</b>	<b>-9%</b>

**Upper Uwchlan Township**  
**Capital Projects Fund**  
**Balance Sheet**  
**As of July 31, 2024**

**ASSETS**

Cash		
30-100-000-010	Cash - Fulton Bank	\$ 141,469.81
30-100-000-015	Cash - First Resource Bank	-
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>146,580.07</u>
Accounts Receivable		
30-130-000-001	Due from General Fund	21,193.00
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	-
	Total Accounts Receivable	<u>21,193.00</u>
Other Current Asset		
30-155-000-000	Prepaid Expenses	17,500.00
30-191-000-000	Other Assets	-
	Total Other Current Asset	<u>17,500.00</u>
	<b>Total Assets</b>	<b>\$ 185,273.07</b>

**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	29,708.30
30-261-000-100	General Obligation Bonds - Series of 2019	4,730,000.00
30-261-000-150	Premium on GO Bonds - Series of 2019	247,103.30
30-261-000-160	Accrued Amortization - Series of 2019	(61,775.81)
	Total Accounts Payable	<u>4,945,035.79</u>
Long Term Liabilities		
30-297-000-000	Other Liabilities	-
	Total Long Term Liabilities	<u>-</u>
Other Current Liabilities		
30-230-000-000	Due to General Fund	7,250.00
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>7,250.00</u>
	<b>Total Liabilities</b>	<b>\$ 4,952,285.79</b>
Equity		
30-272-000-001	Opening Balance Equity	948,398.39
30-272-000-004	Unrestricted Net Assets	(5,684,769.61)
	Current Period Net Income (Loss)	(30,641.50)
	Total Equity	<u>(4,767,012.72)</u>
	<b>Total Fund Balance</b>	<b>\$ (4,767,012.72)</b>

Upper Uwchlan Township  
Capital Projects Fund  
Statement of Revenues and Expenditures  
For the Period Ending July 31, 2024

GL Account #	Account Description	2024 YTD Actual	2024 Budget	Over (Under) Budget	Actual as % of Budget
<b>REVENUES</b>					
30-341-000-000	Interest Earnings	\$ 4,831.29	10,000.00	(5,168.71)	48%
30-354-000-010	Grant Revenue - County	-	-	-	#DIV/0!
30-354-000-020	Grant Revenue - State	-	100,000.00	(100,000.00)	0%
30-354-000-030	Grant Revenue - Federal	-	-	-	#DIV/0!
30-354-000-040	Grant Revenue - Other	-	5,800.00	(5,800.00)	0%
30-391-000-100	Sale of Fixed Assets	27,554.00	5,000.00	22,554.00	551%
30-392-000-001	Transfer from General Fund	450,000.00	450,000.00	-	100%
30-392-000-005	Transfer from Solid Waste Fund	-	-	-	#DIV/0!
30-392-000-020	Transfer from Act 209 Fund	-	-	-	#DIV/0!
30-392-000-030	Transfer from the Municipal Authority	-	-	-	#DIV/0!
30-393-000-000	Capital Income	-	-	-	#DIV/0!
30-393-000-020	Proceeds from Long Term Debt	-	-	-	#DIV/0!
30-393-000-400	Other financing sources	-	-	-	#DIV/0!
		482,385.29	570,800.00	(88,414.71)	85%
	<b>Total Revenues</b>	<b>\$ 482,385.29</b>	<b>\$ 570,800.00</b>	<b>\$ (88,414.71)</b>	<b>85%</b>
<b>CAPITAL EXPENSES</b>					
<b>Township Properties</b>					
30-409-000-700	Capital Purchases-General	-	-	-	#DIV/0!
30-409-001-700	Capital Purchases-Executive	-	-	-	#DIV/0!
30-409-002-600	Capital Construction - Township Bldg	10,508.00	103,000.00	(92,492.00)	10%
30-409-002-610	Township Bldg Expansion 2018-2020	-	-	-	#DIV/0!
30-409-002-700	Capital Purchases - Twp Bldg	-	-	-	#DIV/0!
30-409-003-600	Capital Construction - PW Bldg	-	-	-	#DIV/0!
30-409-003-700	Capital Purchases - PW Bldg	19,392.00	-	19,392.00	#DIV/0!
30-409-004-600	Capital Construction - Milford Rd.	-	-	-	#DIV/0!
30-409-004-700	Capital Purchases - Milford Rd.	-	-	-	#DIV/0!
	<b>Total Township</b>	<b>29,900.00</b>	<b>103,000.00</b>	<b>(73,100.00)</b>	<b>29%</b>
<b>Police</b>					
30-410-000-700	Capital Purchases- Police	123,593.26	120,525.00	3,068.26	103%
	Future Purchase	-	-	-	#DIV/0!
		123,593.26	120,525.00	3,068.26	103%
<b>Codes</b>					
30-413-000-700	Capital Purchases	-	-	-	#DIV/0!
		-	-	-	#DIV/0!
<b>Emergency Management</b>					
30-415-000-700	Capital Purchases	-	-	-	#DIV/0!
		-	-	-	#DIV/0!
<b>Public Works</b>					
30-438-000-700	Capital Purchases-Vehicles	-	-	-	#DIV/0!
30-438-000-701	Capital Purchases - Equipment	197,507.78	223,382.00	(25,874.22)	88%
	<b>Total Public Works</b>	<b>197,507.78</b>	<b>223,382.00</b>	<b>(25,874.22)</b>	<b>#DIV/0!</b>
<b>Roads</b>					
30-502-434-700	Traffic Signals	-	-	-	#DIV/0!
	Little Conestoga Road Crosswalk	-	-	-	#DIV/0!
	Lyndell Road Bridge	-	-	-	#DIV/0!
		-	-	-	#DIV/0!

Upper Uwchlan Township  
Capital Projects Fund  
Statement of Revenues and Expenditures  
For the Period Ending July 31, 2024

<b>Parks</b>				
<b>All Parks</b>				
30-454-000-700	Capital Purchases - All Parks	13,849.20	14,069.00	(219.80) 98%
<b>Hickory Park</b>				
30-454-001-600	Capital Construction - Hickory	7,250.00	-	7,250.00 #DIV/0!
30-454-001-700	Capital Purchases - Hickory	-	-	- #DIV/0!
<b>Fellowship Fields</b>				
30-454-002-600	Capital Construction - Fellowship	-	-	- #DIV/0!
30-454-002-700	Capital Purchases - Fellowship	11,000.00	-	11,000.00 #DIV/0!
<b>Larkins Field</b>				
30-454-003-600	Capital Construction - Larkins	-	-	- #DIV/0!
30-454-003-700	Capital Purchases - Larkins	-	-	- #DIV/0!
<b>Upland Farms</b>				
30-454-004-600	Capital Construction - Upland	32,125.00	-	32,125.00 #DIV/0!
30-454-004-610	Fund Raising - Upland	-	-	- #DIV/0!
30-454-004-700	Capital Purchases - Upland	-	-	- #DIV/0!
<b>Village of Eagle Pocket Park</b>				
30-506-000-100	Design	-	-	- #DIV/0!
30-506-000-600	Capital Construction	-	-	- #DIV/0!
30-506-000-700	Capital Purchases	-	-	- #DIV/0!
	Total Parks Capital	64,224.20	14,069.00	50,155.20 456%
<b>Trails</b>				
30-455-000-650	Grant-Trails/Bridge - Struble Trail	-	-	- #DIV/0!
30-455-000-651	Phase IV-Pk Rd Trail	-	125,000.00	(125,000.00) 0%
30-455-000-652	Side Path Project	-	-	- #DIV/0!
	Total Trails	-	125,000.00	(125,000.00) 0%
<b>Debt Service</b>				
30-472-000-100	Interest Expense - Series of 2019	103,979.13	185,000.00	(81,020.87) 56%
30-472-000-200	Cost of Issuance - Series of 2019	-	-	- #DIV/0!
30-472-000-300	Bond Amortization Expense - Series of 2019	(6,177.58)	(12,355.00)	6,177.42 50%
30-500-471-003	Capital Lease - Principal	-	-	- #DIV/0!
30-500-472-003	Capital Lease - Interest	-	-	- #DIV/0!
	Total Debt Service	97,801.55	172,645.00	(74,843.45) 57%
<b>Village Concept</b>				
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!
		-	-	- #DIV/0!
	<b>Total Expenditures before Operating Transfers</b>	<b>\$ 513,026.79</b>	<b>\$ 758,621.00</b>	<b>\$ (245,594.21) 68%</b>
<b>Operating Transfers</b>				
30-505-000-010	Transfers to the General Fund	-	-	- #DIV/0!
30-505-000-020	Transfers to the Solid Waste Fund	-	-	- #DIV/0!
30-505-000-030	Transfers to the Act 209 Fund	-	-	- #DIV/0!
	Total Operating Transfers	-	-	- #DIV/0!
	<b>Excess of Revenues over Expenditures and Operating Transfers</b>	<b>\$ (30,641.50)</b>	<b>\$ (187,821.00)</b>	<b>\$ 157,179.50 16.31%</b>

**Upper Uwchlan Township  
Developers Escrow Fund  
Balance Sheet  
As of July 31, 2024**

**ASSETS**

Cash		
40-100-000-100	Cash - Fulton Bank	\$ 264,879.06
	Total Cash	<u>264,879.06</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>
	<b>Total Assets</b>	<b>\$ 264,842.06</b>

**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	-
	<u>Due to Developers:</u>	
40-248-000-001	Toll Brothers	-
40-248-000-004	Columbia Gas Transmission LLC	8,150.24
40-248-000-005	Chester County - Radio Tower	-
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	-
40-248-000-013	Eagle Pointe	-
40-248-000-014	Grashof	-
40-248-000-015	McKee Fetters	-
40-248-000-017	Vantage Point Retirement	(18,089.44)
40-248-000-018	CarSense	-
40-248-000-019	Village at Byers	-
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	19,950.61
40-248-000-024	Jankowski	-
40-248-000-025	Eagleview Lot 1C	(998.06)
40-248-000-026	Lot 1B Maintenance Area	3,599.01
40-248-000-027	122 Oscar Way	-
40-248-000-028	Commercial 5C	-
40-248-000-030	Profound Technologies	-
40-248-000-031	Windsor Baptist Church	4,671.72
40-248-000-032	Eagle Village Parking Expansion	-
40-248-000-033	Chester Springs Crossing	8.81
40-248-000-034	Starbucks @ Eaglepoint Village	-
40-248-000-035	The Preserve at Marsh Creek SD	(14,584.92)
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	5,253.74

**Upper Uwchlan Township  
Developers Escrow Fund  
Balance Sheet  
As of July 31, 2024**

40-248-000-039	164 Byers Rd QBD	879.21
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	-
40-248-000-044	Aecom Technology	-
40-248-000-045	11 Senn Drive Parking	395.60
40-248-000-046	Byers Station Parcel 5C Lot 2B	(4,734.57)
40-248-000-047	461 Font Road	-
40-248-000-048	301 Park Road	2,035.72
40-248-000-049	Eagleview Lot 1A	351.12
40-248-000-050	Eagle Animal Hospital	(677.14)
40-248-000-051	Rockhill Real Estate Enterprises	(2,708.98)
40-248-000-052	100 Greenridge Road	2,422.19
40-248-000-053	J Downend Landscaping	2,225.18
40-248-000-054	241 Park Road	(1,373.10)
40-248-000-055	Rotelle Development Co.	2,171.17
40-248-001-019	Villages Dedication	23,843.84
40-248-001-032	Gunner Parking Exp Construction	-
40-248-001-033	Crossings Dedication	-
40-248-001-035	The Preserve at Marsh Creek Sewer	36,260.83
40-248-001-038	Enclave at Chester Springs site	50,975.10
40-248-002-035	PMC Sewer Phase III	(2,836.94)
40-248-002-038	Enclave Station Blvd Improvements	157,473.15
40-248-003-035	PMC Construction Phase III	6,164.99
	Total Other Current Liabilities	<u>264,842.06</u>
40-258-000-000	Accrued Expenses	-
	<b>Total Liabilities</b>	<b>\$ 264,842.06</b>
Equity		
40-279-000-000	Opening Balance Equity	-
	Current Period Net Income (Loss)	-
	Total Equity	<u>-</u>
	<b>Total Fund Balance</b>	<b>\$ -</b>
	<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 264,842.06</b>



Upper Uwchlan Township  
Developers Escrow Fund  
Statement of Revenues and Expenditures  
For the Period Ended July 31, 2024

GL Account #	Account Description	2024 YTD Actual	2024 Budget	Over (Under) Budget	Actual as % of Budget
40-341-000-000	Interest Income	\$ 5,539.46	\$ -	\$ 5,539.46	-
40-341-000-010	Interest Income - allocated to Developers	(5,539.46)	-	(5,539.46)	-
40-392-000-100	Transfer from General Fund	-	-	-	-
	<b>Total Revenue</b>	-	-	-	-
40-400-000-461	Bank Fees	-	-	-	-
		-	-	-	-
		-	-	-	-
	<b>Total Expenditures</b>	-	-	-	-
	<b>Excess of Revenues over Expenditures</b>	\$ -	\$ -	\$ -	-

## Event Details

 [View Map](#)

### Live Music Summer Series: Concert #4

Sunday, September 8, 2024

Join us on Sunday, September 8<sup>th</sup> from 4:30 – 7 PM for our last concert of the season. Music by Ken & Anna duo (beginning at 5 PM). Bring your lawn chairs or blankets and the whole family for a fun-filled evening!

#### General Information:

- Food and beverages will be available for purchase by Epicurean Garage beginning at 4:30pm.
- No outside alcohol is permitted.
- Parking is limited, so please consider walking or carpooling, if possible.
- No dogs permitted at the concert.

We look forward to seeing you at Upland Farm Park!

**Date:** September 8, 2024

**Time:** 4:30 PM - 7:00 PM

**Location:** Upland Farm Park

**Address:** 301 Pottstown Pike  
Chester Springs, PA 19425



## Event Details

 View Map

### The History of Native American tribes & the Minquas Trail in Southeast Pa

Wednesday, September 25, 2024

**Date:** September 25, 2024

**Time:** 6:30 PM - 8:00 PM

**Location:** Upland Farm Park

**Address:** 301 Pottstown Pike  
Chester Springs, PA 19425

Please join us for a lecture on September 25 as Upper Uwchlan Township Historical Commission presents **The History of Native American tribes & the Minquas Trail in Southeast Pa.** This historical lecture will cover the local Native American tribe, the Leni-Lenape, and also discuss the Indian Trails that were developed into major trade routes for early settlers.

The Leni-Lenape, a peaceful tribe, were agriculturally based, and were the earliest inhabitants of Southeast Pa. They coexisted and traded with the early European settlers, the Swedes, Welsh, Germans and English.

Along with the lecture, local native American historic artifacts will be displayed.

Our guest speaker Norman Glass, Restoration Contractor, has studied the Leni Lenape and explored the Minquas trail.

This is a free event with limited seating.

Registration is required. Please click [here](https://bit.ly/UUTLecture2024) to register.

Upper Uwchlan Township Historical Commission  
invites you to a lecture:

### The History of Native American tribes & the Minquas Trail in Southeast Pa

with Norman Glass Restoration Contractor



**September 25, 2024**  
**6:30 pm - 8:00 pm**  
**Upland Farm Barn**  
**301 Pottstown Pike**  
**Chester Springs**

Free Event with Limited Seating  
Registration Required  
Register at: [bit.ly/UUTLecture2024](https://bit.ly/UUTLecture2024)





GILMORE & ASSOCIATES, INC.  
ENGINEERING & CONSULTING SERVICES

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

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**Date:** August 15, 2024

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

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

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

**211 Byers Road – Eagle Animal Hospital** – The applicant has submitted Final Land Development plans which will be reviewed by the Planning Commission at their September 12<sup>th</sup> meeting.

**480 Pottstown Pike (Senn)** – A minor subdivision application has been submitted for the old Eagle Topsoil property. The application proposes the extinguishing of an existing lot line and the addition of a new one which will create 2 lots, one which will front on Pottstown Pike and one which will front on Fellowship Road. The application is under review by the consultants and will be reviewed by the Planning Commission at their September 12<sup>th</sup> meeting.

Construction continues at the following developments with no significant issues:

- Eagleview (Lot 1C)
- Preserve at Marsh Creek



GILMORE & ASSOCIATES, INC.  
ENGINEERING & CONSULTING SERVICES

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

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**Date:** August 15, 2024

**To:** Board of Supervisors

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

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**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 11<sup>th</sup>, 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 13, 2023 meeting. The plans have been reviewed by the Township Consultants and a review letter has been issued. The Zoning Hearing Board's decision regarding the disturbance of Prohibitive Steep Slopes has been appealed.

**211 Byers Road – Eagle Animal Hospital** – The Applicant is proposing to construct a new 5,334 SF building and 36 space parking facility to replace the elements which were lost to the fire. The Board of Supervisors granted Preliminary Approval at their May 14<sup>th</sup> workshop meeting. **The applicant has submitted Final Land Development plans which will be reviewed by the Planning Commission at their September 12<sup>th</sup> meeting.**

**241 Park Road** – The applicant has submitted a conditional use / land development application for the construction of a 6,000 SF daycare facility. The plans were reviewed by the Planning Commission at their January 11<sup>th</sup> meeting where no action was taken. The Planning Commission reviewed revised plans at their March 14<sup>th</sup> meeting where a recommendation for conditional use approval was recommended. The Applicant will be submitting revised plans for land development consideration. A conditional Use Hearing was held on April 9<sup>th</sup>. And reopened for additional testimony on May 14<sup>th</sup>. The Board granted Conditional Use Approval at their May 20<sup>th</sup> meeting. Revised land development plans were reviewed by the Planning Commission at their July 11<sup>th</sup> meeting where Preliminary Plan Approval was recommended. **The Applicant will be before The Board at their August 19<sup>th</sup> meeting requesting same.**

Reference: Development Update

File No. 9991080

August 15, 2024

**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 8<sup>th</sup> meeting. No action was taken. Revised plans were reviewed by The Planning Commission at their April 13, 2023 meeting, no action was taken. The applicant sought and received zoning relief from the Zoning Hearing Board at their August 30, 2023 meeting. Updated land development plans were reviewed by the Planning Commission at their May 9<sup>th</sup> Meeting. No action was taken. The Applicant attended the Planning Commission's June 13<sup>th</sup> meeting to obtain further input prior to revising their plans.

**480 Pottstown Pike (Senn)** – A minor subdivision application has been submitted for the old Eagle Topsoil property. The application proposes the extinguishing of an existing lot line and the addition of a new one which will create 2 lots, one which will front on Pottstown Pike and one which will front on Fellowship Road. The application is under review by the consultants and will be reviewed by the Planning Commission at their September 12<sup>th</sup> meeting.

**500 Pottstown Pike (Rockhill Real Estate Enterprises)** – The Applicant has submitted a conditional use application for a 415-space service and storage facility. The application was reviewed by the Planning Commission at their April 11<sup>th</sup> meeting and a recommendation of conditional use approval made. The hearing was opened on May 14<sup>th</sup> and will continue June 10<sup>th</sup>. Testimony was given on June 10<sup>th</sup> and the hearing was closed. The Board granted approval for the conditional use at their July 15<sup>th</sup> 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. Final paving has been completed. The performance bond was released at the Board of Supervisor's October 16<sup>th</sup> meeting. The project will not enter the maintenance period until the Station Boulevard crosswalk is completed. The pedestrian path from Station Boulevard to the trail on the Pickering Valley Elementary School Property has been completed. The foundations for the RRFB signals have been poured with the installation of the majority of the equipment has been installed. The only remaining task in the energization of the signal.

**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

Reference: Development Update

File No. 9991080

August 15, 2024

granted Amended Final Plan Approval at their September 19, 2022 meeting. Revised plans have been submitted to the consultants to verify all outstanding comments have been satisfactorily addressed. We met with the applicant to discuss the potential of phasing the construction of this property. The Applicant has submitted a phasing plan which has been reviewed by the Consultants and the Board at their May 14<sup>th</sup> workshop. The Board granted approval at their May 20<sup>th</sup> Meeting.

**Byers Station (Lot 6C)- Vantage Point** – The Applicant has received Final PRD Approval at the Board of Supervisors April 20<sup>th</sup>, 2020, meeting for a 36,171 SF, 3 story retirement facility. Site work is substantially complete.

**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 9<sup>th</sup> 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 20, 2023 meeting. Revised land development plans have been submitted and reviewed by the consultants. The Board granted Preliminary / Final Approval to the application at their June 19, 2023 meeting. Revised plans have been submitted for review prior to recording.

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

**Preserve at Marsh Creek (Fetters Property)** - The Board granted Final Land Development Approval at their October 16<sup>th</sup>, 2017, meeting. Site construction continues in all 3 phases. (i.e.- The entire development) We have received grading permit applications for 297 of the 376 building units to date.

**Struble Trail Extension** – Chester County has submitted an application to reopen the Conditional Use Hearing as well as land development plans to allow for the continuance of the trail from where it currently terminates to a point on the west side of Dorlan Mill Road. The Planning Commission reviewed the application at their June 13<sup>th</sup>, 2019, and July 11<sup>th</sup>, 2019, meetings and recommended Conditional Use Approval as well as Preliminary Land Development approval. The County has submitted revised land development plans which have been reviewed by the

Reference: Development Update

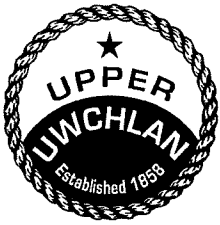
File No. 9991080

August 15, 2024

consultants. The Planning Commission reviewed the application at their June 8<sup>th</sup> meeting and recommended conditional use as well as Preliminary / Final Land Development Approval. The Board granted conditional Use and land development approval at their July 17<sup>th</sup> Meeting. The County has now made application to Pa-DOT for a Highway Occupancy Permit for the trail crossing of Dorlans Mill Road.

**640 Little Conestoga Road (Wertz Property)** – The Pennsylvania Turnpike Commission has submitted a three (3) lot subdivision for this property. The plans have been reviewed by the consultants and the Planning Commission recommended Minor Subdivision approval at their January 11<sup>th</sup> meeting. The Board granted minor subdivision approval at their April 22<sup>nd</sup> meeting. Revised plans have been submitted for review prior to recording.





# UPPER UWCHLAN TOWNSHIP

## MEMORANDUM

### ADMINISTRATION

**TO:** The Board of Supervisors

**FROM:** Kathi McGrath  
Administrative Assistant

**RE:** Building/Codes Department Activity Report

**DATE:** August 12, 2024

=====

Attached, please find the Building Department Activity Report for the month of July, 2024.

Attachments:  
Activity Report

/km

UPPER UWCHLAN TOWNSHIP  
Permit Analysis  
2021-2024

	2021				2022				2023				2024			
	# of Permits	Fees	YTD Permits	YTD Fees	# of Permits	Fees	YTD Permits	YTD Fees	# of Permits	Fees	YTD Permits	YTD Fees	# of Permits	Fees	YTD Permits	YTD Fees
Jan	94	\$ 87,742.42	94	\$ 87,742.42	83	\$ 88,198.96	83	\$ 88,198.96	39	\$16,560.04	39	\$16,560.04	65	\$46,474.10	65	\$46,474.10
Feb	67	\$ 38,565.98	161	\$ 126,308.40	39	\$ 25,249.00	122	\$ 113,447.96	58	\$115,689.00	97	\$132,249.04	53	\$29,120.38	118	\$75,594.48
Mar	86	\$ 44,724.50	247	\$ 171,032.90	77	\$ 52,822.55	199	\$ 166,270.51	72	\$ 32,216.00	169	\$ 164,465.04	56	\$46,201.34	174	\$ 121,795.82
Apr	88	\$ 79,069.01	335	\$ 250,101.91	84	\$ 63,858.84	283	\$ 230,129.35	51	\$ 37,396.20	220	\$ 201,864.24	57	\$48,358.00	231	\$ 170,153.82
May	75	\$ 44,389.44	410	\$ 294,491.35	65	\$ 44,000.00	348	\$ 274,129.35	82	\$ 38,301.00	302	\$ 240,165.24	66	\$27,447.00	297	\$ 197,600.82
Jun	89	\$ 77,793.00	499	\$ 372,284.35	96	\$ 28,606.00	444	\$ 302,735.35	66	\$ 26,909.50	368	\$ 267,074.74	62	\$38,947.57	359	\$ 236,548.39
Jul	99	\$ 131,055.84	598	\$ 503,340.19	68	\$ 37,917.72	512	\$ 340,653.07	77	\$ 127,398.14	445	\$ 394,472.88	62	\$ 18,548.38	421	\$ 255,096.77
Aug	78	\$ 32,545.19	676	\$ 535,885.38	68	\$ 112,113.82	580	\$ 452,766.89	65	\$ 68,299.92	510	\$ 462,772.80				
Sept	78	\$ 36,528.88	754	\$ 572,414.26	73	\$ 46,052.92	653	\$ 498,819.91	52	\$ 20,696.00	562	\$ 483,468.80				
Oct	72	\$ 40,825.00	826	\$ 613,239.26	54	\$ 42,196.00	707	\$ 541,015.91	59	\$ 35,511.00	621	\$ 518,979.80				
Nov	58	\$ 41,691.42	884	\$ 654,930.68	45	\$ 21,304.00	752	\$ 562,319.91	57	\$ 32,429.00	678	\$ 551,408.80				
Dec	62	\$ 68,824.63	946	\$ 723,755.31	47	\$22,295.00	799	\$584,614.91	27	\$ 11,076.28	705	\$ 562,485.08				



## **JULY 2024 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: 180**

- **Municipal Authority & PA 1-calls**
  - **81 Work orders completed**
- **Parks**
  - **2 Work orders completed**
- **Public Works**
  - **39 Work orders completed**
- **Solid Waste**
  - **47 Work orders completed**
- **Vehicles and Equipment (All Depts.)**
  - **11 Work orders completed**
- **Inlet repairs on Benson Lane, Donovan Way and Griffith Lane.**
- **Assisted the Boy Scouts with their Eagle Scout Project at Upland Farms.**
- **Multiple call in's to clean up trees and storm debris throughout the township.**
- **Collected trash and recycling that was missed by the haulers.**
- **Continue roadway mowing in the township.**
- **Continue spraying fence lines and guiderails throughout the Township.**

- 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.

**Workforce**

- Mike Esterlis and Kristin Roth attended PROP Recycling Conference in Bethlehem on July 24<sup>th</sup>.
- Summer help is busy cutting grass at the parks and sewer plants.

**Respectfully submitted,**

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



## UPPER UWCHLAN TOWNSHIP

### **MOTION OF THE BOARD OF SUPERVISORS OF UPPER UWCHLAN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA PRELIMINARY/FINAL LAND DEVELOPMENT APPLICATION OF PLANEBROOK PARTNERS FOR 235 AND 241 PARK ROAD DUCKLINGS DAY CARE**

The Board of Supervisors of Upper Uwchlan Township (the "Board") renders this Motion granting approval of the Preliminary/Final Land Development Application filed by Planebrook Partners, LLC ("Applicant") on December 1, 2023 for a proposed day care center at the property identified herein.

Applicant proposes to consolidate the two lots located at 235 Park Road (Chester County Tax Parcel No. 32-4-38.8) and 241 Park Road (Chester County Tax Parcel No. 32-4-37) (collectively the "Property"), demolish the existing dwelling and shed on the Property and develop a two-story building with an area of 12,000 square feet to be used as a day-care center, two outdoor play areas, stormwater management facilities and 37 off-street parking spaces. The Property is located in the C-1 Village Commercial District where day care centers are permitted by conditional use pursuant to Section 200-33.B(3) of the Upper Uwchlan Township Zoning Ordinance of 1989, as amended (the "Ordinance"). The Board of Supervisors (the "Board") approved the day care use in a Conditional Use Decision and Order dated May 20, 2024 (the "CU Order"). The Board also approved a modification of the minimum lot area required by Section 200-64.A of the Ordinance to allow a minimum lot area of 34,404 square feet and a modification pursuant to Sections 200-73.H(1) and 200-73.K(2) of the Ordinance to allow Applicant to install a minimum of 37 parking spaces with 25 of those spaces having dimensions of 10 X 18 and the remaining spaces with dimensions of 9 X 18.

Applicant submitted preliminary/final land development plans prepared by Commonwealth Engineers consisting of fifteen (15) sheets, dated December 4, 2023, last revised July 26, 2024 (the "Plan").

The Township consultants reviewed the Plan and issued various review comments in a consolidated letter issued by Gilmore & Associates, Inc., with the most recent letter dated August 7, 2024 (the "Review Letter").

At the July 2, 2024 public meeting, the Township Historical Commission recommended that the Board not grant land development plan approval because they were not satisfied that the proposed architectural elevations for the proposed day care building met the requirements in Section 200-36 of the Ordinance. The Historical Commission also recommended that the new gable features be extended out from the building and not be set flush with the building. The Historical Commission met again on August 6, 2024 and recommended that Applicant redesign the architecture of the building.

At the July 11, 2024 public meeting, the Township Planning Commission recommended that the Board grant preliminary land development plan approval subject to Applicant satisfying

any outstanding comments in the latest Review Letter. The Planning Commission recommended that the Board grant the waivers identified in this Motion. The Planning Commission did not recommend final plan approval because they did not like the architectural elevations for the proposed day care building and did not believe that the Applicant met the design standards in Section 200-36.B of the Ordinance. The Planning Commission met again on August 8, 2024 and recommended that Applicant redesign the architecture of the building.

After the July 11, 2024 Planning Commission meeting Applicant revised the architectural rendering and submitted a revised architectural rendering prepared by Scull Architecture, LLC dated July 12, 2024. In the revised rendering, the gable is now projected 1.5 feet from the building face on the Park Road façade as recommended by the Planning Commission.

### **DECISION**

AND NOW, this 19<sup>th</sup> day of August, 2024 the Board of Supervisors of Upper Uwchlan Township hereby **GRANTS** preliminary/final approval of the Plan and the waivers identified below subject to Applicant's compliance with all of the notes and conditions therein contained, and all of the foregoing conditions.

The Board grants waivers from the following sections of the Upper Uwchlan Township Subdivision and Land Development Ordinance (the "SALDO") and Stormwater Management Ordinance:

- Section 162-7.B.(2) to allow the Plan to be approved as a preliminary/final plan;
- Section 162-9.H.(1)(b) and Section 162-9.H.(5) to not require the submission of an Historic Resource Impact Statement;
- Section 162-55.B.(7) to not require replacement trees for every tree greater than 6 inches diameter at breast height that is being removed;
- A partial waiver from Section 162-57.C.(7) to only provide 4 shade trees in the interior parking areas;
- Section 162-57.D.(1) to not be required to plant 12 deciduous trees and 6 evergreen trees due to proposed woodland disturbance;
- A partial waiver from Section 162-57.D.(1) to reduce the required plantings by 3 evergreen trees and 2 shrubs; and
- Section 152-306.J.(3) of the Stormwater Ordinance to allow stormwater basin 2 to be located within the front yard setback from Ticonderoga Boulevard.

## **CONDITIONS OF APPROVAL**

1. The development depicted on the Plan shall comply with all relevant terms and provisions of the Ordinance, the SALDO, the Stormwater Ordinance and all other applicable regulations, except as otherwise modified and/or waived by the Board in the CU Order and this Motion.

2. Applicant shall comply with any outstanding comments in the Review Letter to the satisfaction of the Township and its consultants.

3. The architectural plans for the day care building shall be revised consistent with the Board's suggestions that were made at the August 13, 2024 work session which included the following:

- Revise the tapered design of the porch column posts to be square;
- Break up the massing of the facade on the Park Road elevation by constructing actual projecting gable of no less than 3 feet beyond the main façade;
- Provide a visual break of the facade on the Ticonderoga Boulevard elevation by incorporating pent roof/awnings over the window units below the gable roof section and consider adding awnings over entry doors as appropriate;
- Replace all triple windows on all elevations with double units or two single windows;
- Install vertical siding on the facade in the area of the gables (Park Road and Ticonderoga Boulevard) to enhance the visual break and consider using a darker tone for the siding to provide additional contrast from the balance of wall cladding;
- Replace the thin stacked stone veneer proposed along the bottom of the building with a fieldstone pattern veneer;
- Increase the pitch of the gables on the Park Road and Ticonderoga Boulevard elevations such that the gable ridge is within 2' of the main building ridge;
- Reduce the size of the building sign facing the parking lot to comply with the Zoning Ordinance; and
- Replace the cedar shake siding in the decorative gables with clapboard siding and consider a darker tone for that section to provide additional contrast from the balance of the wall cladding.

4. Applicant shall install a privacy fence with the following specification: Tupelo by Active Yards semi privacy fence in sand color.

5. Applicant shall pay a transportation impact fee in the amount of \$77,022.00 in accordance with Chapter 79 of the Upper Uwchlan Township Code.

6. Applicant shall execute a Development Agreement and Financial Security Agreement and post financial security in an amount approved by the Township Engineer and in form and substance acceptable to the Township, the Township Engineer and the Township Solicitor prior to the Plan being released for recording.

7. Applicant shall obtain all necessary outside agency permits to develop the Property as depicted on the Plan, including but not limited to planning module approval or exemption from PaDEP.

8. This Decision and conditions contained herein are binding on Applicant, its successors, and assigns, for the benefit of the Township in general and the ultimate users/property owners of the subject Property.

**APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2024.

**ATTEST:**

**UPPER UWCHLAN TOWNSHIP  
BOARD OF SUPERVISORS**

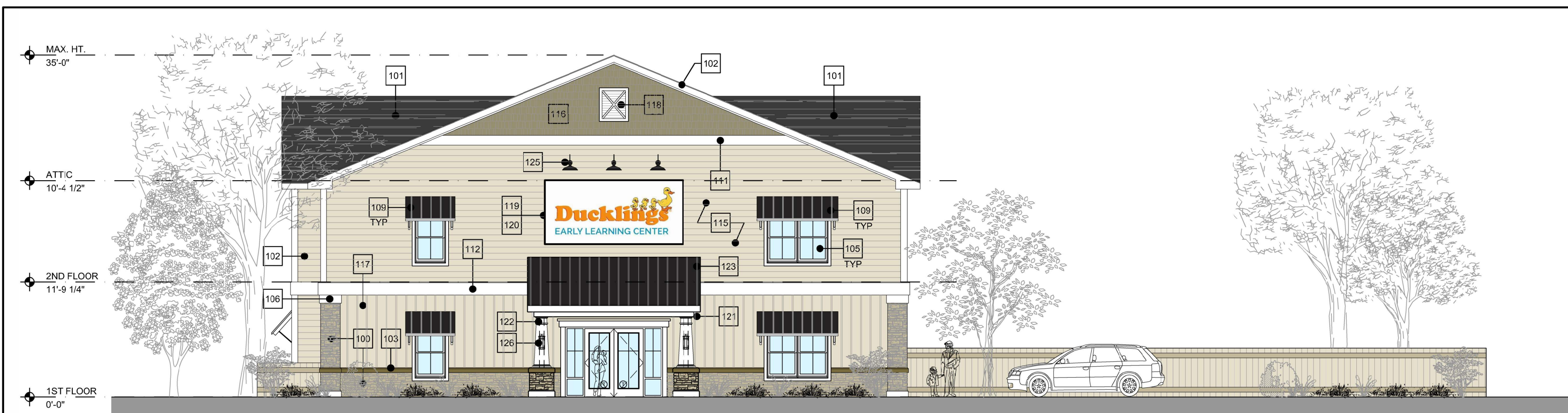
\_\_\_\_\_  
Gwen A. Jonik, Secretary

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

\_\_\_\_\_  
Andrew P. Durkin, Vice-Chair

\_\_\_\_\_  
Sandra M. D’Amico, Member





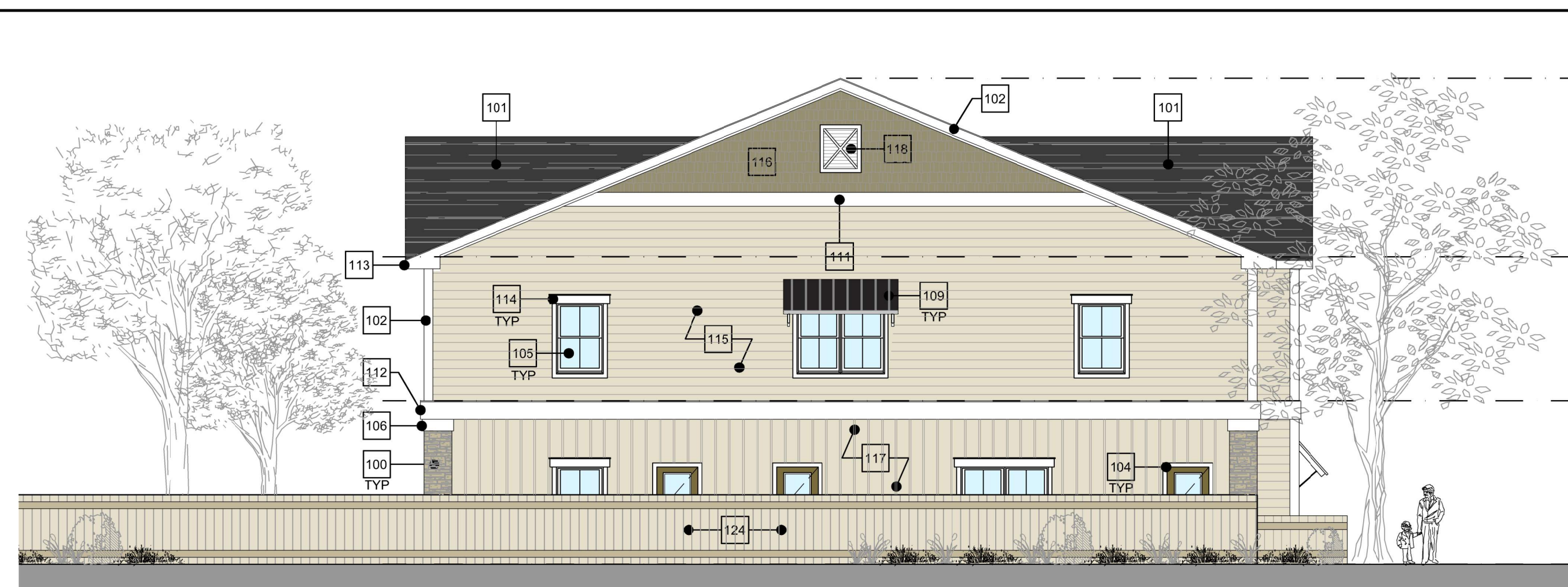
1 Elevation  
SCALE:  $\frac{1}{8}$ " = 1'-0"



2 Elevation  
SCALE:  $\frac{1}{8}$ " = 1'-0"



3 Elevation  
SCALE:  $\frac{1}{8}$ " = 1'-0"



4 Elevation  
SCALE:  $\frac{1}{8}$ " = 1'-0"

EXTERIOR FINISH MATERIALS SCHEDULE				
TAG	MATERIAL	MANUFACT'R	COLOR / NO.	NOTES
100	THIN STONE	STONE CRAFT	LAUREL CAVERN LEDGE 'ASHER'	DRystack
101	PRE-ENG ROOF TRUSS W/ ASPHALT SHINGLES	GAF TIMBERLINE HDZ	CHARCOAL	-
102	8" AZEK RAKE BOARD & CORNER TRIM	AZEK	WHITE	SMOOTH
103	PRECAST SILL	T.B.D.	BROWN	-
104	EXTERIOR DOOR	AS SCHEDULED	TO MATCH ADJACENT	AS SCHEDULED
105	VINYL DOUBLE HUNG WINDOW SYSTEM	ANDERSEN	WHITE 400 SERIES	REFER TO DETAILS IN THIS DRAWING SET
106	PRECAST / PRE-MFR. BASE OR CAP	-	NATURAL	MORTAR COLOR TO MATCH BASE OR CAP
107	ALUM. DOWNSPOUT	SELECTED BY OWNER	MATCH CORNICE	PVC BOOT TO STORM WATER SYSTEM
108	ALUM. CONT. GUTTER	SELECTED BY OWNER	MATCH CORNICE	-
109	PRE-MANUFACTURED ALUM. METAL AWNING	-	BLACK	AS APPROVED BY OWNER PROVIDE SUPPORT BRACKETS
110	PRE-MANUFACTURED ZEE BOX	ATAS INTERN'L, INC.	BLACK	INSTALL PER MFR'S DETAILS AND INSTRUCTIONS MANUAL
111	12" AZEK BAND TRIM	AZEK	WHITE	SMOOTH
112	16" AZEK BAND TRIM	AZEK	WHITE	SMOOTH
113	10" AZEK FASCIA TRIM	AZEK	WHITE	SMOOTH
114	4" AZEK JAMB / SILL TRIM 8" AZEK HEAD TRIM	AZEK	WHITE	SMOOTH
115	HORIZONTAL SIDING	CERTAINTED 'CERTAPLANE'	HERRINGBONE	SINGLE 7" LAP SIDING
116	STRAIGHT-CUT SIDING	CERTAINTED CEDAR IMPRESSIONS 'PERFECTION'	NATURAL CLAY	'STRAIGHT EDGE' DOUBLE 7"
117	BOARD & BATTEN SIDING	CERTAINTED	HERRINGBONE	8" VERTICAL SIDING PANELS
118	DECORATIVE VINYL VENT	CERTAINTED	WHITE	-
119	FRT PLYWOOD AT SIGNAGE	-	-	PROVIDE BEHIND EXTERIOR SIGNAGE
120	SIGNAGE	-	-	BY OWNER / TENANT
121	BEAMS & BEAM END TRIM	AZEK	WHITE	SMOOTH
122	FIBERGLASS COLUMN SURROUND (TAPERED)	BUILDER'S STANDARD	WHITE	PROVIDE MATCHING BASES & CAPITALS (SMOOTH)
123	STANDING SEAM METAL ROOF	ATAS	BLACK	PREFINISHED
124	6" VINYL FENCE PRIVACY PLANK BOARDS	CERTAINTED	SAND (TAN)	HEIGHT AS DETERMINED BY OWNER / TENANT
125	GOOSE NECK LIGHTING	T.B.D.	BLACK	BY OWNER / TENANT
126	SCONCE LIGHTING	T.B.D.	BLACK	BY OWNER / TENANT
127	DECORATIVE VINYL GABLE TRIM	T.B.D.	WHITE	BY OWNER / TENANT

NOTE: ALL NEW CMU ON THIS PROJECT SHALL BE "DRY BLOCK" TYPE CMU & ALL MORTAR TO HAVE WATERPROOFING ADDITIVE AGENTS.



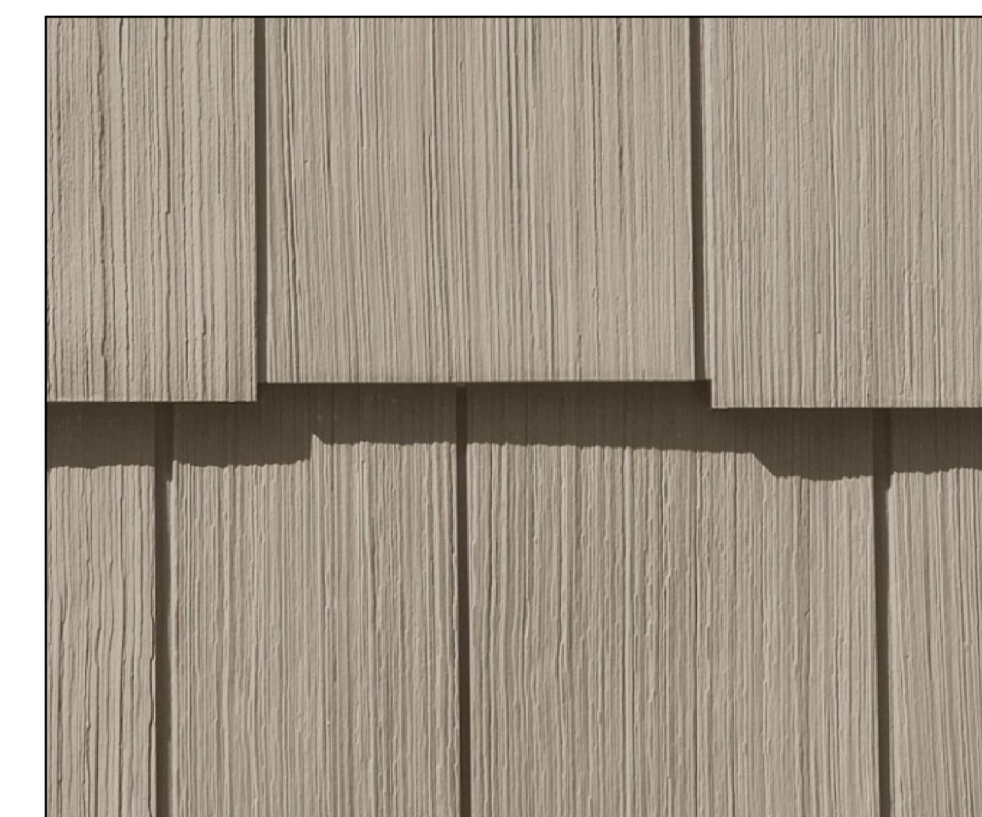
THIN STONE



HORIZONTAL SIDING



BOARD & BATTEN SIDING



STRAIGHT-CUT SIDING

**Ducklings**<sup>TM</sup>  
EARLY LEARNING CENTER

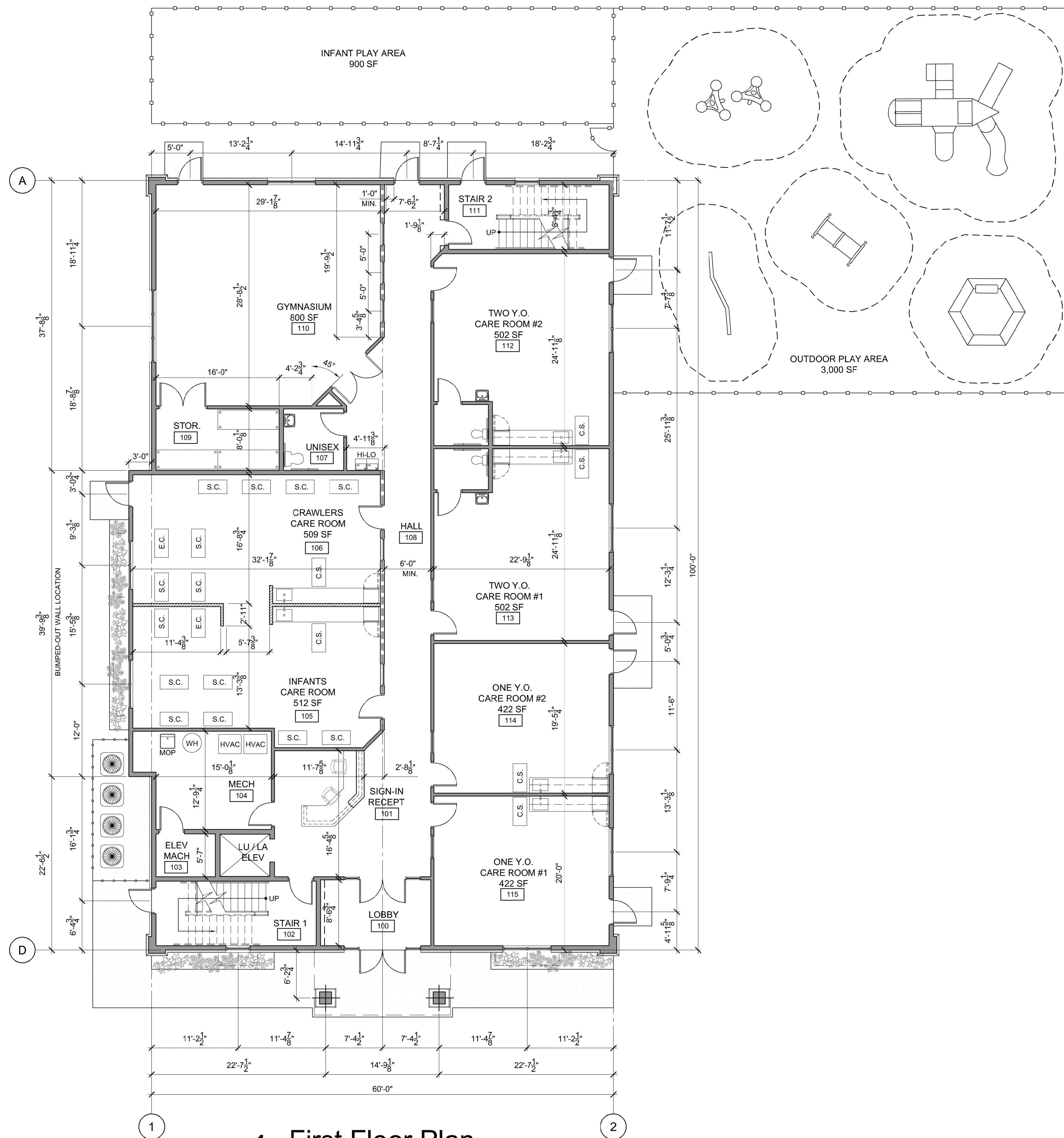
**SCHEMATIC**  
241 PARK ROAD  
EAGLE, PENNSYLVANIA 19355

 **COMMONWEALTH ENGINEERS, INC.**  
114 EAST LANCASTER AVENUE ~ SECOND FLOOR  
DOWNINGTOWN, PA 19335  
TELEPHONE: (610) 518-9003 ~ FAX: (610) 518-9004  
COMENG@CEI-1.COM

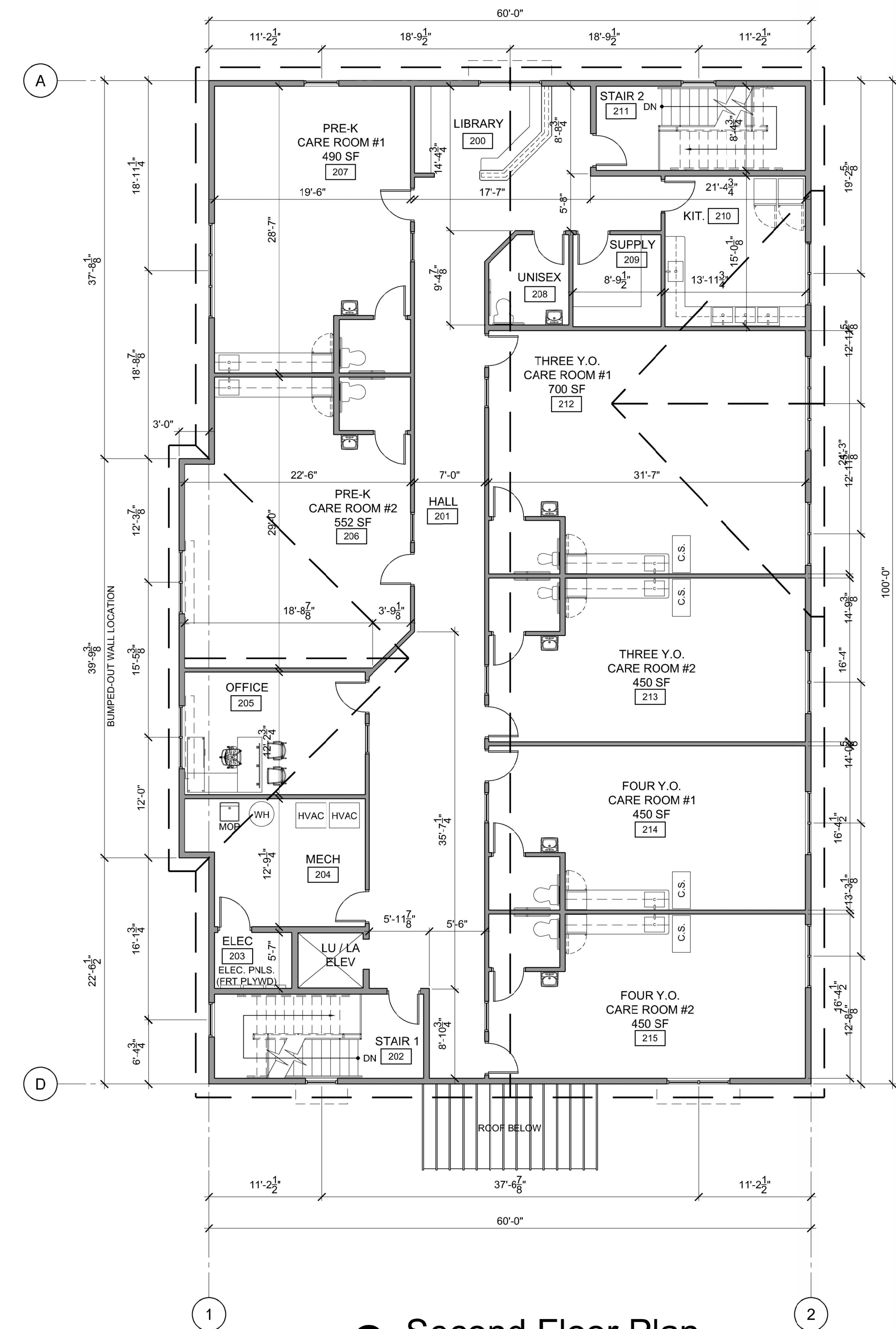
 **SCULL**  
ARCHITECTURE, LLC  
INNOVATIVE • VISIONARY • CREATIVE  
410 Chadds Ford Drive | Suite M211 | Chadds Ford, PA 19077 | T: 610.999.4755 | E: scull@scull-architecture.com  
www.Scul-Architecture.com

**SK-9.2**  
August 5, 2024  
SA Project No. 2023.67





**1 First Floor Plan**  
SCALE:  $\frac{1}{8}" = 1'-0"$



**2 Second Floor Plan**  
SCALE:  $\frac{1}{8}" = 1'-0"$





GILMORE & ASSOCIATES, INC.  
ENGINEERING & CONSULTING SERVICES

August 7, 2024

File No. 23-12026

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

Reference: 241 Park Road  
Preliminary Land Development Review  
Upper Uwchlan Township, Chester County, PA

Dear Tony:

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

- Letter of Transmittal for 241 Park Road Preliminary/Final Land Development Plans submission to Upper Uwchlan Township dated July 26, 2024;
- Letter to Upper Uwchlan Township dated July 26, 2024 responding to G&A's July 3, 2024 review letter;
- Plan set consisting of sixteen (16) sheets titled "Preliminary/Final Land Development Plans for 241 Park Road" dated December 4, 2023 and revised July 26, 2024;
- Lot Consolidation Legal Description TPN 32-4-38.8 and TPN 32-4-37 dated July 3, 2024;
- Conditional Use Impact Statement for 241 Park Road dated July 26, 2024.

The subject site is comprised of two (2) parcels (TMP 32-4-37 and TMP 32-4-38.8) located at the intersection of Park Road and Ticonderoga Blvd. The property is located in the C-1 Village Commercial Zoning District.

G&A, as well as other Township Consultants, has completed our fourth review of the above referenced preliminary land development application for compliance with the applicable sections of the Township's Zoning Ordinance, Subdivision and Land Development Ordinance, and Stormwater Management Ordinance, and wish to submit the following comments for your consideration.

Please note that for the Township Engineer's portion of the letter, comments with an **(RW)** denotes a requested waiver from the Township Ordinances. Comments in *italics* are from our previous review

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

letter, and comments in **bold text** require resolution from the applicant. Previous comments that have been satisfactorily addressed are not repeated herein.

**I. OVERVIEW**

The Applicant is proposing to consolidate two existing lots and construct a 6,000 SF (footprint) two-story building with outdoor play areas, parking and stormwater management in the C-1 Village District. The parking area has access from Park Road. The total impervious surface coverage onsite is approximately 20,359 square feet, and the total proposed disturbance for the construction is approximately 0.865 acres. Two underground infiltration beds, inlets and piping are proposed to control the runoff from the proposed improvements. Retaining walls approximately 3.5-feet in height at their maximum are proposed along three sides of the property. There are no floodplains on the site.

**II. TOWNSHIP ENGINEER COMMENTS - CONDITIONAL USE DECISION AND ORDER**

1. *The detail for the proposed Privacy Fence should be provided to the Historical Commission for review to satisfy Condition Number 13.*

The response letter states that color architectural renderings have been sent to the Township for distribution. We defer to the Historical Commission on this matter.

2. *Architectural Plans should be provided which demonstrate Condition Number 15 will be satisfied.*

The response letter states that color architectural renderings have been sent to the Township for distribution. We defer to the Township on this matter.

**III. TOWNSHIP ENGINEER COMMENTS – ZONING ORDINANCE  
GILMORE & ASSOCIATES**

1. §200-33.B.(3) – *A daycare center is permitted as a principal use when authorized by conditional use by the Board of Supervisors.*

The applicant has received conditional use approval. **The “Conditional Use and Approval” note on Sheet 1 should be removed. The Order and the Conditions of Approval have been added to Sheet 2. However, the following revisions are needed:**

- **Add the year to the date of the Order**
- **Reference to the requested and received approval relative to ZO section 200-33.B should be added to the Order.**

- **Condition #13 is missing the last sentence**
- **Conditions 17-19 are missing and should be added.**

**IV. TOWNSHIP ENGINEER COMMENTS – SUBDIVISION AND LAND DEVELOPMENT ORDINANCE – GILMORE & ASSOCIATES**

1. **(RW) §162-7.B.(2)** – *A waiver is being requested to allow preliminary and final plan submission. Due to the scope of the project, we have no objection to this request.*
2. **§162-8.F** – *The applicant shall execute a land development agreement, to be approved by the Township, pending the review of the Township Solicitor, before the final plan is recorded.*
3. **§162-8.G** – *The applicant shall deposit with the Township financial security in an amount sufficient to cover the cost of all improvements. A cost estimate, signed and sealed by a Professional Engineer, shall be provided for review.*
4. **§162-9.B.(1)(b)** – *Provide a legal description for the consolidated lot.*

A legal description has been provided. **The description should be revised to be written to the ultimate right-of-way, as this noted on Sheet 1 as “to be offered ... for dedication if not heretofore dedicated.” If this area has not been previously accepted, a description for the right-of-way should also be provided. Finally, the tract boundary shown on the plans should not include the right-of-way; revise the tract boundary.**

5. **(RW) §162-9.H.(1)(b) and §162-9.H.(5)** – *We defer to the Township’s Historical Commission whether an Historic Impact Statement is required. A waiver from the Historic Impact Statement is being requested.*
6. **(RW) §162-55.B.(7)** – *Replacement trees are required for each tree greater than six inches dbh removed. Based on the size and number of trees proposed to be removed, either four (4) replacement trees (at 4-6.5” caliper) or twenty-three (23) replacement trees (at 3-3.5” caliper) are required to be planted and are in addition to other required landscaping. The applicant is requesting a waiver from this requirement.*
7. **(RW) §162-57.C.(7)** – *The interior of each parking area shall have at least one shade tree for every five parking spaces. Based on 39 proposed spaces eight (8) shade trees are required but only four (4) are proposed. A waiver has been requested from this requirement.*
8. **(RW) §162-57.D.(1)** – *Per 1,000 SF of gross building area two (2) deciduous trees, one (1) evergreen tree and eight (8) shrubs are required to be planted and are in addition to any required replacement plantings due to woodland disturbance. Based on the 6,000 SF proposed building 12 deciduous trees, 6 evergreen trees and 48 shrubs are required. The*

*applicant is requesting a waiver from providing 12 deciduous trees and 6 evergreen trees. (48 shrubs are provided.)*

9. (RW) §162-57.D.(1) – *Per 100 linear feet of existing tract boundary where not coincident with existing road frontage, 1 deciduous tree 2 evergreen trees and 8 shrubs are required. Based on the eastern and southern property lines linear footage, 4 deciduous trees, 8 evergreen trees and 32 shrubs are required. The applicant is requesting a partial waiver from providing 3 evergreen trees (5 are provided) and 2 shrubs (30 are provided). The applicant is requesting a waiver from this requirement.*

**V. TOWNSHIP ENGINEER COMMENTS – STORMWATER MANAGEMENT ORDINANCE REVIEW - GILMORE & ASSOCIATES**

1. (RW) §152-306.J(3) – *Setbacks from property lines and rights-of-way for all infiltration practices are to be consistent with accessory structures in the Zoning Ordinance, for the applicable zoning district. Note that the Zoning Ordinance states that no accessory structure shall be located within the front yard, nor within 10-feet of any rear or side lot line. SB-2 is located within the front yard setback from Ticonderoga Blvd. The applicant is requesting a waiver from this requirement.*
2. §152-402.F.(2) and §152-701.D.(1), (2) and F(1) and (2), and §152-703.A. – *An Operation and Maintenance agreement shall be prepared and submitted to the municipality for review and approval. The Stormwater Management Plans and the agreement shall be recorded.*

**VI. TOWNSHIP TRAFFIC CONSULTANT COMMENTS BOWMAN**

1. The following comments pertain to the proposed curb ramp designs at the intersection of Ticonderoga Boulevard and Park Road shown on sheet 4.

Northeast Ticonderoga Curb Ramp Detail

- a. Add a note that reads “Curb ramp shall conform to all standards for ADA curb ramps as detailed in the PennDOT Publication RC-67M, last revised 2-19-2021”.
- b. Where the concrete rolled flare ties into the back edge of the ramp, it should be eight inches wide (offset from the back edge of the ramp) when it adjoins a grass area. Refer to Sheet 4 of RC-67M.
- c. The top of depressed curb between the ramp and roadway surface should be sloped to match the ramp slope in order to ensure positive drainage into the roadway. Provide top of curb spot elevations on the back edge of the depressed curb (where the DWS meets the depressed curb edge).

- d. The longitudinal ramp slope towards the road should be the same on both parallel edges of the detectable warning surface for constructability purposes. As proposed, the edges follow different slopes. Provide spot elevations on all four corners of the DWS.
- e. The north edge of the ramp measures 8.67%, whereas it should not exceed 8.33%.

Southeast Ticonderoga Curb Ramp Detail

- f. Add a note that reads "Curb ramp shall conform to all standards for ADA curb ramps as detailed in the PennDOT Publication RC-67M, last revised 2-19-2021".
  - g. Where the concrete rolled flare ties into the back edge of the ramp, it should be eight inches wide (offset from the back edge of the ramp) when it adjoins a grass area. Refer to Sheet 4 of RC-67M.
  - h. The concrete rolled flare should be reduced to two feet wide where it meets the curb edge.
  - i. The top of depressed curb between the ramp and roadway surface should be sloped to match the ramp slope in order to ensure positive drainage into the roadway. Provide top of curb spot elevations on the back edge of the depressed curb (where the DWS meets the depressed curb edge).
  - j. The longitudinal ramp slope towards the road should be the same on both parallel edges of the detectable warning surface for constructability purposes. As proposed, the edges follow different slopes. Provide spot elevations on all four corners of the DWS.
  - k. The south edge of the ramp appears flat, whereas it should be sloped towards the road at 2.0 percent or less to ensure positive drainage into the roadway. Also, because the ramp is serving as the turning area, the north edge of the ramp is too steep at 4.0 percent, whereas it should also be 2.0 percent or less.
  - l. Consider modifying the north edge of the ramp to eliminate the angle point (noted at elevation 487.36). The north edge can follow the alignment of the turning area.
  - m. Indicate the back edge of the curb ramp (8.3%) and provide spot elevations at the back corners of the ramp.
2. Provide additional clarification regarding the mill and overlay of Park Road along the site frontage, and the justification for the width of the improvements as shown on the plans versus

Mr. Tony Scheivert, Upper Uwchlan Township Manager  
Reference: 241 Park Road  
Preliminary Land Development Review  
Upper Uwchlan Township, Chester County, PA  
File No. 23-12026  
August 7, 2024

Page - 6 -

to the double yellow centerline. If changes are needed to the limits of work, then this should be reflected on the Park Road widening detail on sheet 4.

3. The Park Road Widening Detail provided on sheet 4 should be revised to show new full depth pavement replacement within the full width of the two-foot saw cut area, or provide justification for the scope of widening improvements as shown on the plans.
4. Chapter 79-8.C and Conditional Use Decision and Order Condition 17 – The proposed redevelopment is located in the Township's Act 209 Transportation Service Area, and as such, this development is subject to the Townships Transportation Impact Fee of \$2,334 per weekday afternoon peak hour trip. As such, based on the trip generation calculations provided by the applicant's traffic engineer, the site will generate 34 new weekday afternoon peak hour trips. Furthermore, the existing home on the site would generate one new weekday afternoon peak hour trip, which can be credited against the total Transportation Impact Fee for the site. As such, the number of trips subject to the Township's Transportation Impact Fee is 33 and the resultant Transportation Impact Fee is **\$77,022**.

This concludes our fourth review of the above referenced preliminary land development application. We would recommend the plans be revised to address the above referenced comments. If you have any questions, please do not hesitate to contact me.

Sincerely,

*David N. Leh*

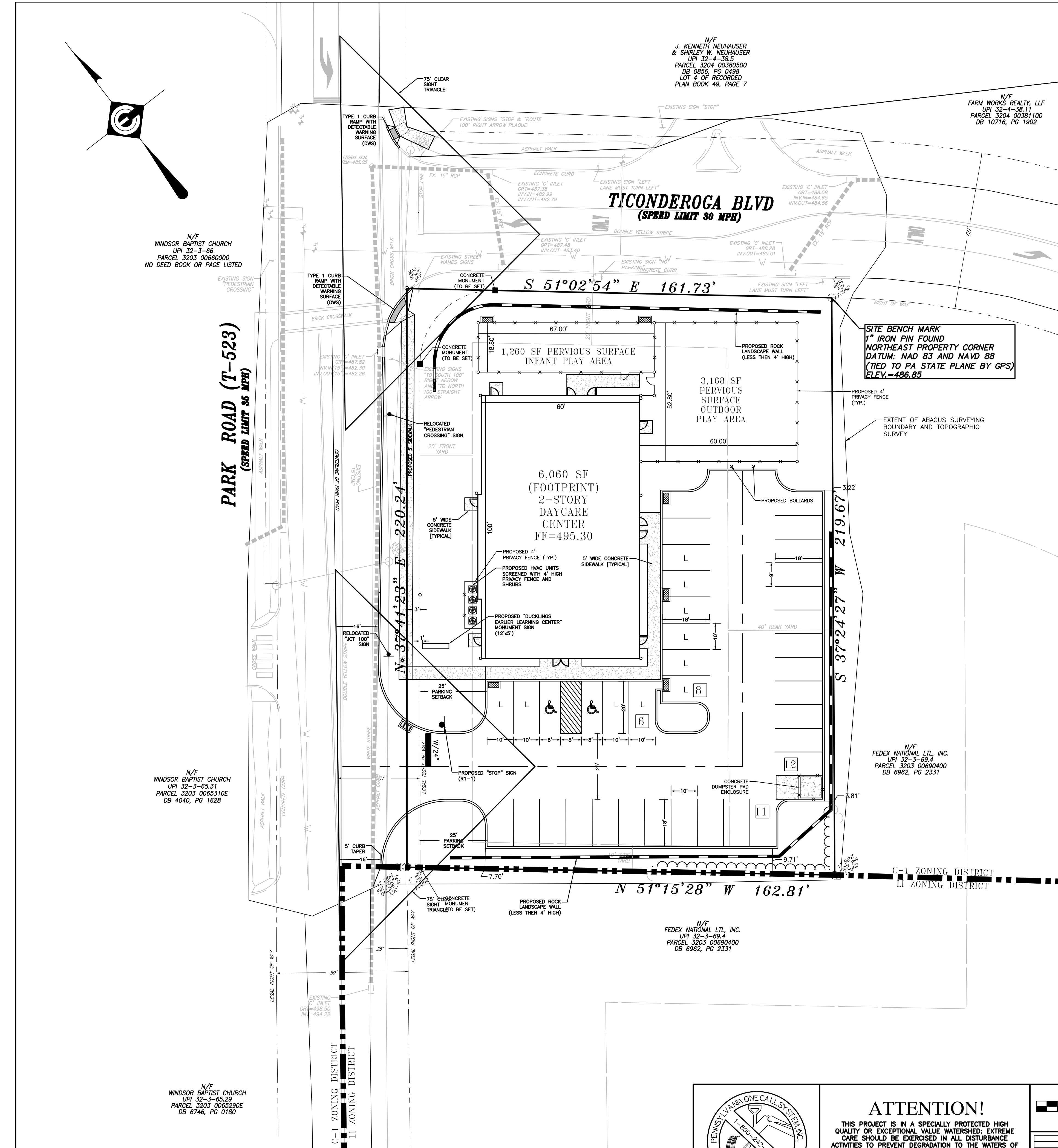
David N. Leh, P.E.  
Vice President  
Gilmore & Associates, Inc.

cc: Upper Uwchlan Township Planning Commission Members  
Upper Uwchlan Township Board of Supervisors  
Upper Uwchlan Historic Commission  
Gwen Jonik, Township Secretary  
Kristin Camp, Esq., BBM&M  
G. Matthew Brown, P.E. – Upper Uwchlan Township Municipal Authority  
Rob Daniels, ASLA, Brandywine Conservancy  
Christopher J. Williams, P.E., McMahon Associates, Inc.  
David Schlott, P.E., ARRO Consulting, Inc.  
Victor Kelly, Jr., P.E., Commonwealth Engineers, Inc.  
Andrew Pancoast, 241 Park Avenue, LLC  
Scott Risbon, Planebrook Partners, LLC  
Mike Malloy, Esq. - Obermayer Rebmann Maxwell & Hippel LLP









**ZONING: C-1 VILLAGE DISTRICT**  
**AREA AND BULK REGULATIONS PER UPPER UWCHLAN TOWNSHIP ZONING ORDINANCE CHAPTER 200**

	REQUIRED	EXISTING	PROPOSED
MINIMUM NET LOT AREA	10,000 SF (MIN)	34,404 SF	34,404 SF
MINIMUM LOT AREA (DAY-CARE)	30,000 SF (MIN)	34,404 SF	34,404 SF
MINIMUM LOT WIDTH	100 FT (MIN)	100 FT (MIN)	100 FT (MIN)
MINIMUM FRONT YARD	20 FT (MIN)	20 FT (MIN)	20 FT (MIN)
MINIMUM SIDE YARD (EACH)	10 FT (MIN)	10 FT (MIN)	10 FT (MIN)
MINIMUM REAR YARD	40 FT (MIN)	40 FT (MIN)	40 FT (MIN)
MINIMUM RT. 100 SETBACK	50 FT (MIN)	50 FT (MIN)	50 FT (MIN)
MINIMUM GARAGE SETBACK	40 FT (MIN)	40 FT (MIN)	40 FT (MIN)
MINIMUM BUILDING COVERAGE	30% (MAX)	3.32%	3.32%
MAXIMUM LOT COVERAGE	60% (MAX)	13.23%	13.23%
MINIMUM BUILDING HEIGHT	35 FT (MAX)	35 FT (MAX)	35 FT (MAX)

**ZONING NOTES:**

- NOT MORE THAN 15% OF THE AREA OF A LOT SHALL BE OCCUPIED BY BUILDINGS OR STRUCTURES LESS THAN 1-1/2 STORIES IN HEIGHT.
- NO ACCESSORY BUILDING OR STRUCTURE SHALL BE LOCATED WITHIN THE FRONT YARD, NOR WITHIN 10 FEET OF ANY SIDE OR REAR LOT LINE.
- NO INDIVIDUAL BUILDING SHALL CONTAIN MORE THAN 6,000 SQUARE FEET OF TOTAL FLOOR AREA, EXCEPT WHERE INCREASED SQUARE FOOTAGE ABOVE 6,000 IS ENTIRELY WITHIN AN ADDITIONAL STORY OR STORIES ABOVE THE FIRST FLOOR OR WHERE SQUARE FOOTAGE ABOVE 6,000, AND NOT LIMITED TO A 50% INCREASE, IS APPROVED SUBJECT TO CONDITIONAL USE APPROVAL AND IN ACCORDANCE WITH ALL APPLICABLE DESIGN STANDARDS.

**PARKING REQUIREMENTS:**

PROPOSED PARKING REQUIREMENT:	REQUIRED
1) COMMERCIAL DAYCARE	
1) SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA	40
[1 * (12,000 SF / 300 SF)] = 40 SPACES	
1) SPACE PER EMPLOYEE	10
[1 * 10 EMPLOYEES] = 10 SPACES	
TOTAL REQUIRED PARKING SPACES	50

TOTAL PROVIDED SPACES: 37\*

\* PER SECTION 200-73K OF THE UPPER UWCHLAN ZONING ORDINANCE THE APPLICANT IS SEEKING A MODIFICATION TO THE TOTAL NUMBER OF REQUIRED PARKING SPACES FOR THE PROPOSED USE.

**IMPERVIOUS AREA CALCULATION**

EXISTING IMPERVIOUS SURFACE:	
EXISTING BUILDINGS	1,212 SF
EXISTING PAVEMENT	5,338 SF
TOTAL EXISTING IMPERVIOUS SURFACE	4,551 SF (0.104 AC.)
PROPOSED IMPERVIOUS SURFACE:	
PROPOSED BUILDING	6,000 SF
PROPOSED PAVEMENT	14,359 SF
TOTAL PROPOSED IMPERVIOUS SURFACE	20,359 SF (0.467 AC.)

**BLANKET STORMWATER MANAGEMENT EASEMENT:**

A BLANKET EASEMENT IS GRANTED TO UPPER UWCHLAN TOWNSHIP OWING THEM OR THEIR ASSIGNEE(S) THE RIGHT TO ENTER THESE PROPERTIES AT ANY REASONABLE TIME TO PERFORM ROUTINE INSPECTIONS OR MAINTENANCE ON THESE PERMANENT STORMWATER MANAGEMENT FACILITIES. THE EASEMENT SHALL PROVIDE FOR ACCESS TO ALL UTILITIES, ALL DRAINAGE FACILITIES INCLUDING SWALES, PIPES, INLETS, INFILTRATION BEDS, ALL SANITARY SEWER FACILITIES, ALL PUBLIC WATER SUPPLY FACILITIES, ALL LANDSCAPING MATERIALS, ALL BEST MANAGEMENT PRACTICES, AND ALL RELATED APPURTENANCES.

**HANDICAP BUILDING ACCESS NOTICE:**

HANDICAP ACCESSIBLE ACCESS TO THE PROPOSED BUILDING IS SHOWN ON THESE PLANS FOR FEASIBILITY ONLY. COMMONWEALTH ENGINEERS NEITHER GUARANTEES NOR IS DEMONSTRATING THAT THE ACCESS POINTS SHOWN ON THIS PLAN SATISFY FEDERAL AMERICAN DISABILITY ACT REQUIREMENTS. FINAL HANDICAP ACCESS DESIGN SHALL BE INCORPORATED INTO THE ARCHITECTURAL BUILDING PLANS FOR THE PROPOSED SITE.

**SIGHT DISTANCE NOTICE:**

ALL SIGHT DISTANCE OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO EMBANKMENTS AND VEGETATION) SHALL BE REMOVED BY THE PERMITTEE. PROVIDE A MINIMUM OF 12 FEET OF SIGHT DISTANCE TO THE LEFT AND RIGHT OF THE PROPOSED DRIVEWAY ONTO THE LEFT AND RIGHT OF THE DRIVEWAY. THE DRIVEWAY MUST BE CONSIDERED TO BE POSITIONED TEN FEET FROM THE NEAR EDGE OF THE CLOSEST HIGHWAY THROUGH TRAVEL LANE (FROM CURBLINE & CURBING BY THE DRIVEWAY) AT AN EYE HEIGHT OF THREE FEET SIX INCHES (3'-6") ABOVE THE PAVEMENT SURFACE LOCATED IN THE CENTER OF THE CLOSEST HIGHWAY THROUGH TRAVEL LANE FOR THE DRIVEWAY. THIS SIGHT DISTANCE SHALL BE MAINTAINED BY THE PERMITTEE.

**PARKING NOTE:**

L - PARKING STALLS ARE DESIGNATED AS PICK UP OR DROP OFF OF CHILDREN ONLY

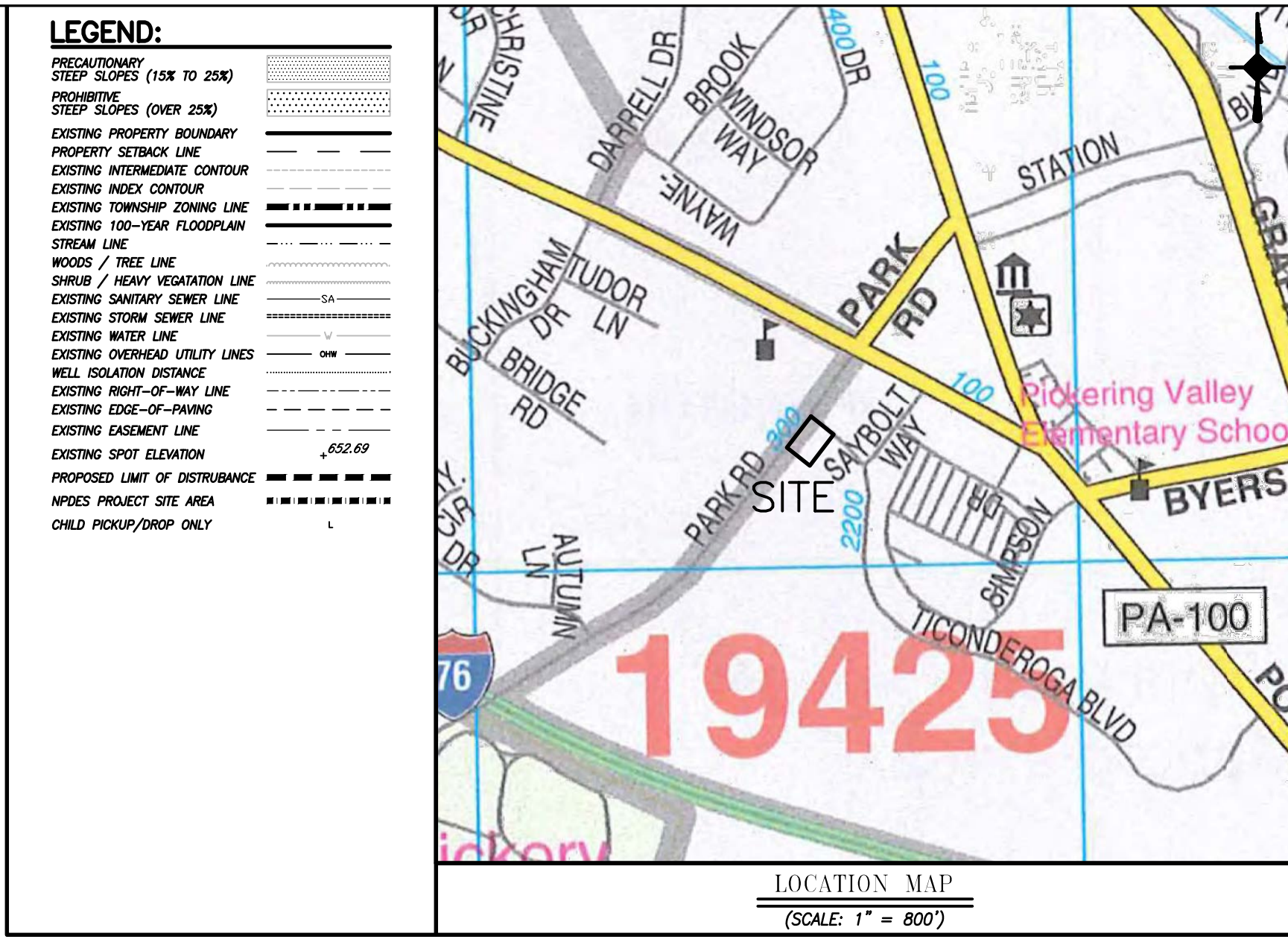
**CONDITIONAL USE APPROVAL:**

**ORDER**

AND NOW, THIS 20TH DAY OF MAY, THE BOARD HEREBY APPROVES THE APPLICATION AND GRANTS THE FOLLOWING APPROVAL:

- A CONDITIONAL USE PURSUANT TO SECTION 200-33.8 OF THE ORDINANCE TO DEVELOP THE PROPERTY WITH DAY-CARE CENTER CONSIDERING CONFORMANCE WITH THE REVISED PLANS WHICH WERE ADMITTED AS EXHIBIT A-7 AS SUCH PLANS ARE REVISED TO COMPLY WITH THIS ORDER AND TO OBTAIN FINAL LAND DEVELOPMENT APPROVAL.
- A MODIFICATION PURSUANT TO SECTION 200-73(1) AND 200-73A(2) OF THE ORDINANCE TO ALLOW APPLICANT TO INSTALL A MINIMUM OF 37 PARKING SPACES WITH 25 OF THOSE SPACES HAVING DIMENSIONS OF 10x18 AND THE REMAINING SPACES AT 8x18.

- CONDITIONS OF APPROVAL**
- THE DAY-CARE DEVELOPMENT SHALL BE BUILT AND DESIGNED GENERALLY IN ACCORDANCE WITH THE REVISED PLANS WHICH WERE ADMITTED AS EXHIBIT A-7 AND THE PRESENTATION PLAN THAT WAS ADMITTED AS EXHIBIT A-1 AS SUCH PLANS ARE REVISED TO COMPLY WITH THIS ORDER AND TO OBTAIN LAND DEVELOPMENT APPROVAL FROM THE BOARD OF SUPERVISORS.
  - THE APPLICANT SHALL ADDRESS TO THE SATISFACTION OF THE BOARD ALL OUTSTANDING COMMENTS IN THE TOWNSHIP ENGINEER'S REVIEW LETTER DATED APRIL 5, 2024 WHICH WAS ADMITTED AS EXHIBIT B-1-1, UNLESS RECOMMENDATIONS IN THAT LETTER ARE MODIFIED BY THE BOARD THROUGH THE IMPOSITION OF CONDITIONS IN THIS DECISION AND ORDER.
  - THE MAXIMUM EMPLOYMENT AT THE DAY-CARE CENTER SHALL BE LIMITED TO 120 CHILDREN AND THE AGE OF THE CHILDREN WHICH MAY BE REGISTERED IS LIMITED TO INFANTS TO FIVE YEARS OF AGE BY SEPTEMBER 1 OF EACH YEAR AFTER THE DAY-CARE IS OPEN. APPLICANT SHALL PROVIDE THE TOWNSHIP WITH A CERTIFICATION THAT ITS ENROLLMENT DOES NOT EXCEED 120 CHILDREN.
  - THERE SHALL BE NO BUS OR VAN TRANSPORTATION TO THE DAY-CARE CENTER.
  - THE DAY-CARE MAY NOT OPERATE A KINDERGARTEN.
  - IF THE DAY-CARE CONDUCTS SPECIAL EVENTS OR PARTIES, THESE MUST BE STAGGERED BY AGE GROUP OR CLASSROOM SO THAT THERE IS SUFFICIENT PARKING FOR THE ATTENDEES OF THE EVENT.
  - IF THE DAY-CARE IS OPEN, THERE ARE NOT SUFFICIENT SPACES IN THE PARKING LOT WHICH CAUSES VEHICLES TO BACK UP ONTO PARK ROAD OR TICONDEROGA BLVD, CREATING A DANGEROUS TRAFFIC CONDITION, APPLICANT MUST INSTITUTE A DROP OFF/PICK UP POLICY WITH STAGGERED ASSIGNED TIMES, OR MAKE ANOTHER MODIFICATION TO THE DROP OFF/PICK UP PROCEDURES TO MITIGATE THE TRAFFIC CONGESTION. THE TOWNSHIP TRAFFIC ENGINEER AND BOARD MUST APPROVE THE MITIGATION MEASURES.
  - APPLICANT SHALL UPGRADE THE ADA PEDESTRIAN RAMP AT THE INTERSECTION OF PARK ROAD AND TICONDEROGA BLVD. ON THE SOUTHEASTERN AND NORTHEASTERN LEG OF THE INTERSECTION.
  - APPLICANT SHALL INSTALL SIDEWALKS ALONG PARK ROAD IN THE LOCATION DEPICTED ON THE REVISED PLANS.
  - APPLICANT SHALL EVALUATE THE ADEQUACY OF THE STRUCTURAL WALL ALONG TICONDEROGA BLVD. AND INSTALL PROTECTIVE BARRIERS IN THE PARKING LOT NEAR THE OUTDOOR PLAY AREA. THE DESIGN AND SPECIFICATIONS FOR THE PROTECTIVE BARRIERS SHALL BE APPROVED BY THE BOARD AS PART OF LAND DEVELOPMENT.
  - APPLICANT SHALL MAKE ALL ROAD IMPROVEMENTS DEPICTED ON THE REVISED PLANS AND DESCRIBED BY MR. KELLY IN HIS TESTIMONY AND SHALL COORDINATE SUCH TRAFFIC IMPROVEMENTS WITH WINDSOR BAPTIST CHURCH.
  - TRASH PICK-UP SHALL BE RESTRICTED TO HOURS WHEN THE DAY-CARE CENTER IS NOT OPEN.
  - APPLICANT SHALL PRESENT TO THE HISTORICAL COMMISSION THE PLANS AND DETAILS OF THE FENCE DETAIL AS PART OF LAND DEVELOPMENT.
  - HVAC MECHANICALS THAT ARE INSTALLED ON THE WEST SIDE OF THE BUILDING NEAR PARK ROAD SHALL BE SCREENED SO THAT THEY ARE NOT VISIBLE FROM PARK ROAD. THE SPECIFICATIONS OF THE SCREENING SHALL BE APPROVED BY THE BOARD AS PART OF LAND DEVELOPMENT.
  - APPLICANT SHALL REVISE THE ARCHITECTURAL DETAILS OF THE EASTERN FACADE OF THE BUILDING THAT CAN BE SEEN FROM TICONDEROGA BLVD. SO THAT IT HAS A CLEAR DIMENSIONAL DIFFERENTIATION OF ROOFLINE (i.e., AN OBVIOUS DIFFERENCE IN HEIGHT) AND/OR AN OFFSET IN FACADE OR AT LEAST ONE FEET, EFFECTIVELY BREAKING THE SINGLE FACADE INTO TWO OR MORE FACADES EACH NO MORE THAN 60 FEET IN LENGTH AS REQUIRED BY SECTION 200-38A(1)(a) OF THE ORDINANCE.
  - THE FINAL LANDSCAPING PLAN FOR THE DEVELOPMENT SHALL BE APPROVED BY THE BOARD DURING LAND DEVELOPMENT AND SHALL COMPLY WITH THE TOWNSHIP CODE UNLESS THE BOARD GRANTS WAIVERS OF CERTAIN PROVISIONS OF THE CODE.



**GENERAL NOTES:**

- RECORD OWNER:**  
241 PARK ROAD, LLC  
413 EXECUTIVE DRIVE  
LANGHORNE, PA 19047
- RECORD OWNER:**  
241 PARK ROAD, LLC  
413 EXECUTIVE DRIVE  
LANGHORNE, PA 19047

**SITE ADDRESS:**  
235 PARK ROAD  
DOWNTOWN, PA 19335  
PARCEL 3204 00380800  
UPI 32-4-38.8  
DB 9939 PG 1137

**SITE ADDRESS:**  
241 PARK ROAD  
DOWNTOWN, PA 19335  
PARCEL 3204 00370000  
UPI 32-4-37  
DB 9939 PG 1137

**EQUITABLE OWNER / APPLICANT:**  
241 PR PARTNERS, LLC  
614 EAST LANCASTER AVE.  
DOWNTOWN, PA 19335  
(610) 637-1975

**DATUMS:** - NAD 83 AND NAVD 88 (TIED TO PA STATE PLANE WITH GPS)  
BENCH MARK - 1" IRON PIN FOUND NORTHEAST PROPERTY CORNER  
ELEV. = 486.85

**PARTIAL TOPOGRAPHIC INFORMATION SHOWN PER AN AS-BUILT SURVEY OF CALLEPONT, AERIAL PHOTOGRAPHS PREPARED BY PLUM AND ASSOCIATES, DATED DECEMBER 6, 1984. A TOPOGRAPHIC PLAN PREPARED BY CHESTER VALLEY ENGINEERS FOR PICKONE PROPERTY, PLAN DATED APRIL 29, 1992, SURVEY OF ROUTE 100 AND PARK ROAD, PREPARED BY GROSSER AND ERICKSON ASSOCIATES, ALL DATA COMPILED IN A PLAN ENTITLED "LAND DEVELOPMENT PLAN FOR 241 PARK ROAD ASSOCIATED WITH THE DAY-CARE CENTER" PREPARED BY EDWARD S. WALSH & ASSOCIATES, INC., DATED FEBRUARY 18, 2010, AND LAST REVISED SEPTEMBER 29, 2010. DATUM: USGS**

**PARTIAL TOPOGRAPHY FROM PENNSYLVANIA SPATIAL DATA ACCESS (PASDA) WEBSITE.**

**UNDERGROUND UTILITIES SHOWN AS APPROXIMATE AND NOT GUARANTEED. IT IS MADE THAT THE UNDERGROUND UTILITIES ARE ACCURATELY AND COMPLETELY SHOWN HEREON. THE SITE CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO BEGINNING CONSTRUCTION.**

**ON-SITE SEWER AND WATER ARE PROPOSED.**

**SOILS CLASSIFICATIONS FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) NATURAL RESOURCE CONSERVATION DISTRICT WEB SOIL SURVEY, JUNE 2023.**

**CONCRETE MONUMENTS SHOWN AS THIS "M" SHALL BE PLACED WHERE INDICATED. IRON PINS SHOWN AS THIS "P" SHALL BE PLACED WHERE INDICATED.**

**THE DEVELOPER SHALL CONFORM TO OR CAUSE CONFORMANCE WITH ALL OF THE APPLICABLE REQUIREMENTS OF THIS PLAN AND THE UPPER UWCHLAN TOWNSHIP ZONING ORDINANCE AND SUBORDINATE LAND DEVELOPMENT ORDINANCE AS WELL AS OTHER APPLICABLE LOCAL, STATE AND FEDERAL LAWS, STATUTES, REGULATIONS AND ORDINANCES.**

**THE DEVELOPER SHALL NOTIFY UNDERGROUND UTILITY USERS AT LEAST THREE DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IN ACCORDANCE WITH PA ACT 287 OF 1974, AS AMENDED BY ACT 187 OF 1998 & ALL OTHER APPLICABLE, AS WELL AS CONFORM TO APPLICABLE REGULATIONS OF SAID ACT. UNDERGROUND UTILITIES SHOWN ARE FROM SURFACE EVIDENCE OBSERVABLE IN THE FIELD AND AS MARKED BY THE UTILITY COMPANIES.**

**ALL PROPOSED STORMWATER MANAGEMENT FACILITIES ARE PERMANENT. MAINTENANCE OF PERMANENT STORMWATER MANAGEMENT FACILITIES WILL BE THE RESPONSIBILITY OF THE LOT OWNERS.**

**AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER AND/OR ANY OTHER PERMANENT, NON-VEGETATIVE COVER WHICH IS SUFFICIENT TO RESIST SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER SUBSURFACE MOVEMENTS.**

**THIS PROJECT IS WHOLLY LOCATED WITHIN THE MARSH CREEK WATERSHED. A WATERSHED DESIGNATED A HIGH QUALITY-TROUT STOCK FISHERY, MIGRATORY FISHERY (HQ-TSF), AND BY THE COMMONWEALTH OF PENNSYLVANIA.**

**THE SITE IS WHOLLY LOCATED WITHIN FEMA FLOOD PLAIN ZONE X PER FEMA FLOOD PLAN MAP 420820075G EFFECTIVE SEPTEMBER 29, 2017.**

**UPON COMPLETION OF CONSTRUCTION, THE ENTIRE AMOUNT OF TOPSOIL STRIPPED SHALL BE REPLACED ON SITE AND TOPSOIL SHALL BE DISPOSED OF, BY SALE OR OTHERWISE, OFF THE SITE OF THE CONSTRUCTION.**

**STATEMENT OF ACKNOWLEDGEMENT:**

(APPLICANT) (DATE) (VICTOR KELLY, JR., PE) (DATE)

**STATEMENT OF COMPLIANCE (ENGINEER):**

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE UPPER UWCHLAN TOWNSHIP STORMWATER MANAGEMENT ORDINANCE, CHAPTER 152

**IMPROVEMENTS CONSTRUCTION PLAN**

**PRELIMINARY/FINAL LAND DEVELOPMENT PLANS**

**FOR**

**241 PARK ROAD**

UPPER UWCHLAN TOWNSHIP CHESTER COUNTY, PA

**COMMONWEALTH ENGINEERS, Inc.**

114 EAST LANCASTER AVENUE ~ SECOND FLOOR  
DOWNTOWN, PA 19335  
TELEPHONE: (610) 518-9003 ~ FAX: (610) 518-9004  
COMENG@CEI-1.COM

**DATE:** DECEMBER 4, 2023 **SHEET:**

**SCALE:** AS SHOWN

**SURVEY:** ---

**DRAWN:** MDC

**CHECKED:** VK

**DRAWING NO.** 202317-1(C) **OF:** 16

**PENNSYLVANIA ONE CALL**

800-482-1278

**UNDERGROUND UTILITY USERS**

UPPER UWCHLAN TOWNSHIP

CONQUEST CABLE COMMUNICATIONS

VERIZON PENNSYLVANIA INC.

**ATTENTION!**

THIS PROJECT IS IN A SPECIALLY PROTECTED HIGH QUALITY OR EXCEPTIONAL VALUE WATERSHED; EXTREME CARE SHOULD BE EXERCISED IN ALL DISTURBANCE ACTIVITIES TO PREVENT DEGRADATION TO THE WATERS OF THE COMMONWEALTH.

**BECAUSE THIS PROJECT IS IN A SPECIALLY PROTECTED HIGH QUALITY OR EXCEPTIONAL VALUE WATERSHED, UPON COMPLETION OR TEMPORARY CESSATION OF EARTH DISTURBANCE ACTIVITIES, THE PROJECT SITE MUST BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION**

**GRAPHIC SCALE**

1" = 20'

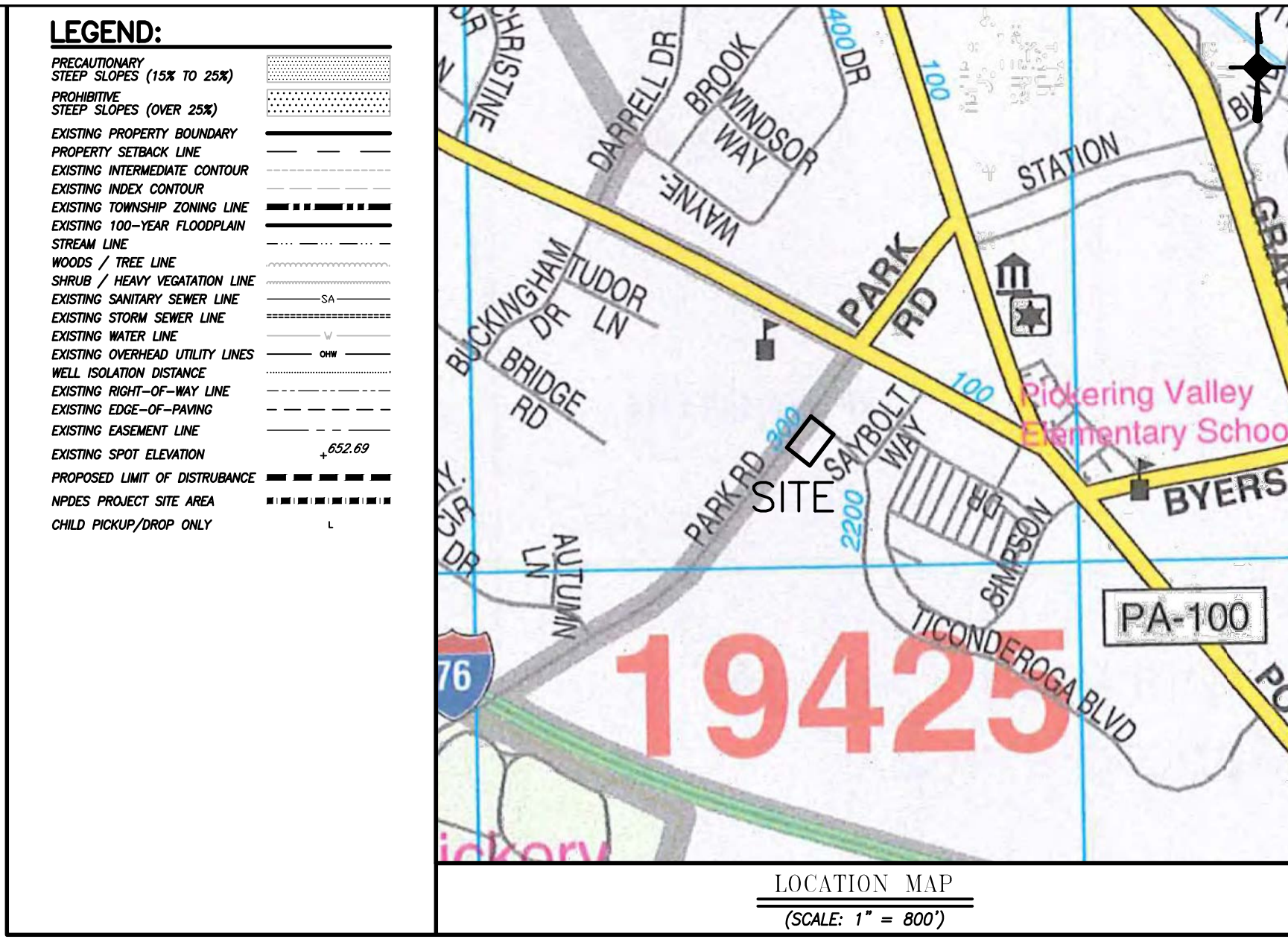
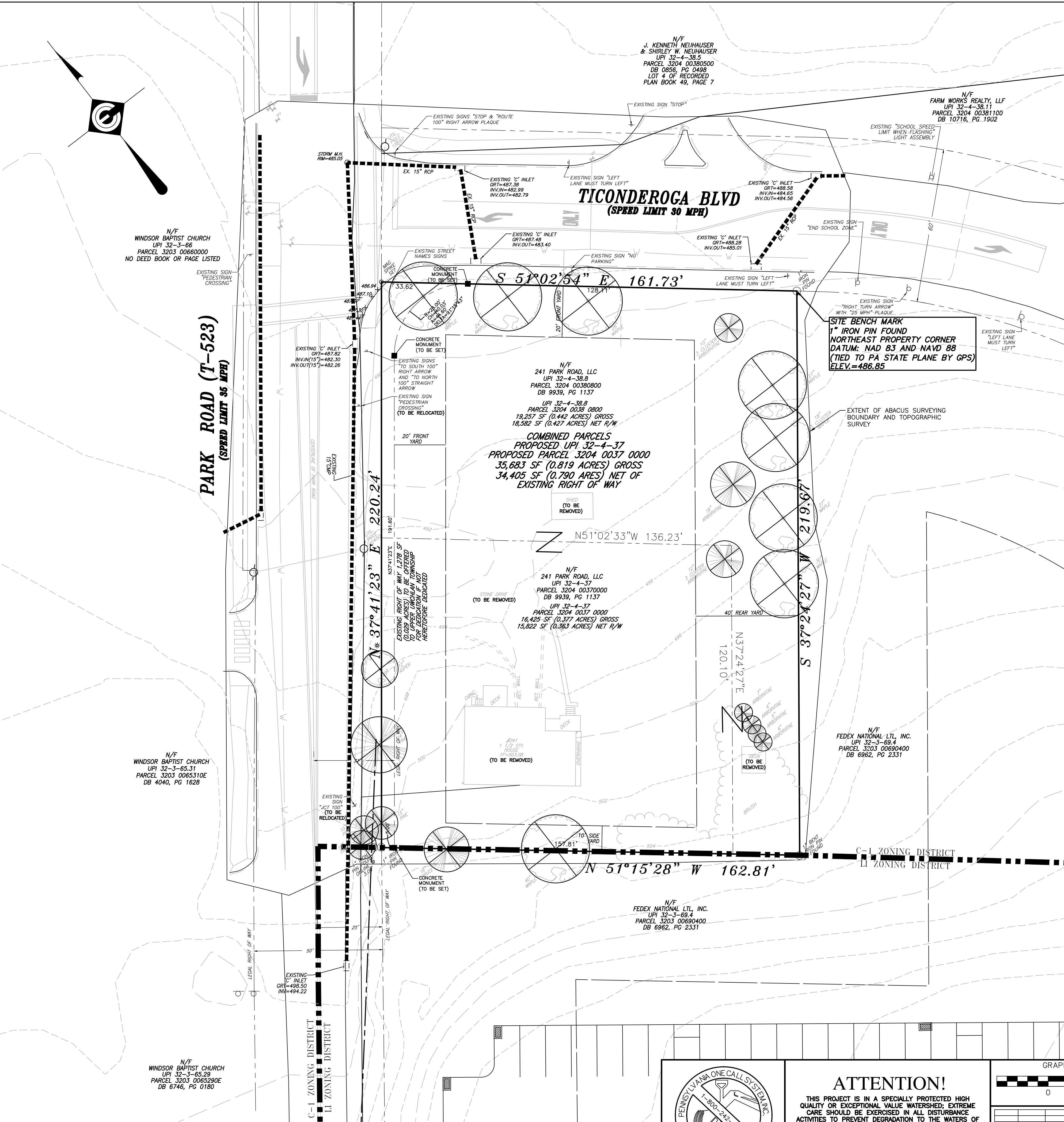
**COMMONWEALTH OF PENNSYLVANIA**

REGISTERED PROFESSIONAL ENGINEER

**COMMONWEALTH ENGINEERS, Inc.**

114 EAST LANCASTER AVENUE ~ SECOND FLOOR  
DOWNTOWN, PA 19335  
TELEPHONE: (610) 518-9003 ~ FAX: (610) 518-9004  
COMENG@CEI-1.COM





- GENERAL NOTES:**
- RECORD OWNER:** 241 PARK ROAD, LLC  
413 EXECUTIVE DRIVE  
LANCASTER, PA 17607  
**SITE ADDRESS:** 241 PARK ROAD  
DOWNTOWN, PA 19335  
PARCEL 3204 0038000  
UP 32-4-38.8  
DB 9939 PG 1137
  - RECORD OWNER:** 241 PARK ROAD, LLC  
413 EXECUTIVE DRIVE  
LANCASTER, PA 17607  
**SITE ADDRESS:** 241 PARK ROAD  
DOWNTOWN, PA 19335  
PARCEL 3204 0038000  
UP 32-4-37  
DB 9939 PG 1137
  - EQUITABLE OWNER:** 241 PR PARTNERS, LLC  
c/o SCOTT REISCH  
114 EAST LANCASTER AVE.  
2ND FLOOR  
DOWNTOWN, PA 19335  
(610) 637-1975
  - TOTAL COMBINED TRACT AREA:** 35,682.5 SF / 0.819 AC (GROSS)  
NUMBER OF EXISTING LOTS: 2  
NUMBER OF PROPOSED LOTS: 1  
PROPOSED USE: COMMERCIAL DAYCARE CENTER
  - BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY** PERFORMED BY ABACUS SURVEYING SEPTEMBER 2023. INFORMATION SHOWN WITHIN THE LIMITS OF SURVEY SHOWN ON THE PLANS.  
DATUMS - NAD 83 AND NAVD 88 (TIED TO PA STATE PLANE WITH GPS)  
BENCH MARK - 1" IRON PIN FOUND NORTHEAST PROPERTY CORNER  
ELEV = 486.85
  - PARTIAL TOPOGRAPHIC INFORMATION** SHOWN PER AN AS-BUILT SURVEY OF EAGLEPOINTE, AERIAL PHOTOGRAPHS PREPARED BY PLUM AND ASSOCIATES, DATED DECEMBER 4, 1994, A TOPOGRAPHIC PLAN PREPARED BY CHESTER VALLEY ENGINEERS FOR PICCONI PROPERTY, PLAN DATED APRIL 29, 1992, FIELD SURVEY OF PARK ROAD AND PARK ROAD PREPARED BY GROSSER AND DUNN ASSOCIATES, DATA COMPILED IN A PLAN ENTITLED "LAND DEVELOPMENT PLAN FOR 241 PARK ROAD ASSOCIATES, LLC" PREPARED BY EDWARD B. WALSH & ASSOCIATES, INC., DATED FEBRUARY 18, 2010, AND LAST REVISED SEPTEMBER 29, 2010, DATUM: USGS.
  - PARTIAL TOPOGRAPHY** FROM PENNSYLVANIA SPATIAL DATA ACCESS (PASDA) WEBSITE.
  - UNDERGROUND UTILITIES** SHOWN AS APPROXIMATE. NO GUARANTEE IS MADE THAT THE UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON. THE SITE CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO BEGINNING CONSTRUCTION.
  - ON-SITE SEWER AND WATER** ARE PROPOSED.
  - SOIL CLASSIFICATIONS** FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) NATURAL RESOURCE CONSERVATION DISTRICT WEB SOIL SURVEY, JUNE 2023.
  - CONCRETE MONUMENTS** SHOWN AS THIS "•" SHALL BE PLACED WHERE INDICATED. IRON PINS SHOWN AS THIS "•" SHALL BE PLACED WHERE INDICATED.
  - THE DEVELOPER SHALL CONFORM TO OR CAUSE CONFORMANCE WITH ALL OF THE APPLICABLE REQUIREMENTS OF THIS PLAN AND THE UPPER UWCHLAN TOWNSHIP ZONING ORDINANCE AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AS WELL AS OTHER APPLICABLE LOCAL, STATE AND FEDERAL LAWS, STATUTES, REGULATIONS AND ORDINANCES.**
  - THE DEVELOPER SHALL NOTIFY UNDERGROUND UTILITY USERS** AT LEAST THREE DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IN ACCORDANCE WITH PA ACT 287 OF 1974, AS AMENDED BY ACT 197 OF 2012, AND SHALL MAINTAIN RECORDS OF SUCH NOTIFICATION. AS WELL AS CONFORM TO APPLICABLE REGULATIONS OF SAID ACTS. UNDERGROUND UTILITIES SHOWN ARE FROM SURFACE EVIDENCE OBSERVABLE IN THE FIELD AND AS MARKED BY THE UTILITY COMPANIES.
  - ALL PROPOSED STORMWATER MANAGEMENT FACILITIES** ARE PERMANENT. MAINTENANCE OF PERMANENT STORMWATER MANAGEMENT FACILITIES WILL BE THE RESPONSIBILITY OF THE LOT OWNER(S).
  - AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION** WHEN IT HAS A MINIMUM UNIFORM 10% PERMANENT, NON-VEGETATIVE COVER AND/OR ANY OTHER PERMANENT, NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER SUBSURFACE MOVEMENTS.
  - THIS PROJECT IS WHOLLY LOCATED WITHIN THE MARSH CREEK WATERSHED,** A WATERSHED DESIGNATED A HIGH QUALITY-TROUT STOCK FISHERY; MIGRATORY FISHERY (HQ-TSF; MF) BY THE COMMONWEALTH OF PENNSYLVANIA.
  - THE SITE IS WHOLLY LOCATED WITHIN FEMA FLOOD PLAIN ZONE X PER FEMA FLOOD PLAIN MAP 42028C00000 EFFECTIVE SEPTEMBER 29, 2017.**
  - PER A WETLAND EVALUATION CONDUCTED BY WOLF BIOSERVICES, INC. ON OCTOBER 17, 2023,** NO WETLANDS ARE PRESENT ON THE SUBJECT PROPERTY.
  - UPON COMPLETION OF CONSTRUCTION,** THE ENTIRE AMOUNT OF TOPSOIL STRIPPED SHALL BE REPLACED ON SITE. NO TOPSOIL SHALL BE DISPOSED OF, BY SALE OR OTHERWISE, OFF THE SITE OF THE CONSTRUCTION.

**ZONING: C1 VILLAGE DISTRICT**  
**AREA AND BULK REGULATIONS PER UPPER UWCHLAN TOWNSHIP ZONING ORDINANCE PART 19 SECTION 27-1903**

	REQUIRED	EXISTING	PROPOSED
MINIMUM NET LOT AREA	10,000 SF (MIN)	35,682 SF	35,682 SF
MINIMUM LOT WIDTH	100 FT (MIN)	100 FT (MIN)	100 FT (MIN)
MINIMUM FRONT YARD	20 FT (MIN)	20 FT (MIN)	20 FT (MIN)
MINIMUM SIDE YARD (EACH)	10 FT (MIN)	10 FT (MIN)	10 FT (MIN)
MINIMUM REAR YARD	40 FT (MIN)	40 FT (MIN)	40 FT (MIN)
MINIMUM RT. 100 SETBACK	50 FT (MIN)	50 FT (MIN)	50 FT (MIN)
MINIMUM GARAGE SETBACK	40 FT (MIN)	40 FT (MIN)	40 FT (MIN)
MAXIMUM BUILDING COVERAGE	30% (MAX)	30% (MAX)	16.51% (6,000 SF)
MAXIMUM LOT COVERAGE	60% (MAX)	60% (MAX)	59.41% (21,199 SF)
MAXIMUM BUILDING HEIGHT	35 FT (MAX)	35 FT (MAX)	35 FT (MAX)

**ZONING NOTES:**

- NOT MORE THAN 15% OF THE AREA OF A LOT SHALL BE OCCUPIED BY BUILDINGS OR STRUCTURES LESS THAN 1-1/2 STORIES IN HEIGHT.
- NO ACCESSORY BUILDING OR STRUCTURE SHALL BE LOCATED WITHIN THE FRONT YARD, NOR WITHIN 10 FEET OF ANY SIDE OR REAR LOT LINE.
- NO INDIVIDUAL BUILDING SHALL CONTAIN MORE THAN 6,000 SQUARE FEET OF TOTAL FLOOR AREA, EXCEPT WHERE INCREASED SQUARE FOOTAGE ABOVE 6,000 IS ENTIRELY WITHIN AN ADDITIONAL STORY OR STORIES ABOVE THE FIRST FLOOR OR WHERE SQUARE FOOTAGE ABOVE 6,000, AND NOT LIMITED TO A 50% INCREASE, IS APPROVED SUBJECT TO CONDITIONAL USE APPROVAL AND IN ACCORDANCE WITH ALL APPLICABLE DESIGN STANDARDS.

**SOIL IDENTIFICATION:**  
THIS SITE IS COMPRISED OF GLADSTONE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES. GLADSTONE SOILS ARE NOT IDENTIFIED AS HYDRIC SOILS.

SYMBOL	DESCRIPTION	HYDROLOGIC GROUP	DEPTH TO WATER	DEPTH TO BEDROCK
G8B	GLADSTONE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES	B	>8"	60"-80"

**PENNSYLVANIA ONE CALL**  
(PURSUANT TO ACT 125, 30 AND ALL OTHER APPLICABLE AMENDMENTS) COMMONWEALTH ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS. FOR DEEP COMMUNICATIONS ENGINEERS, INC. GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. ARE SHOWN.

THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START OF WORK. (TELEPHONE: (800) 242-1776)

**TXL PARCEL No.: 32-04-37**  
**UPI No.: 3204 0037 0000**

**UNDERGROUND UTILITY USERS**

UPPER UWCHLAN TOWNSHIP AUTHORITY  
PO BOX 437  
LANCASTER, PA 17602  
CONTACT: JIM BROWN  
COLUMBIA GAS TRANSMISSION DOWNTOWN  
705 CLARKSON STREET  
HOUSTON, TEXAS 77002

COMCAST CABLE COMMUNICATIONS  
1204 CONROBERT BLVD  
DOWNTOWN, PA 19335  
CONTACT: STEVE PIZZ  
EMAIL: steve.pizz@comcast.com

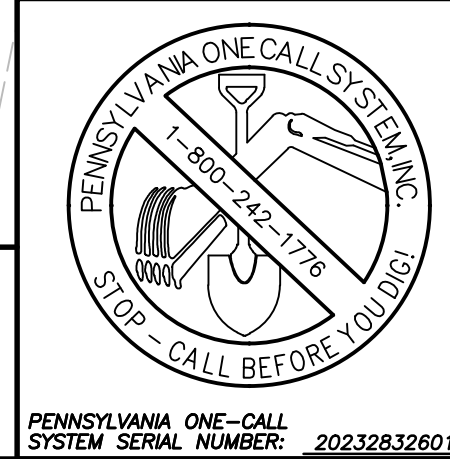
VERIZON PENNSYLVANIA INC  
6TH FLOOR  
300 N. MARKET STREET  
LANCASTER, PA 17602  
CONTACT: SUZETTE WALKER  
SUZETTE.WALKER@verizon.com

FEED ENERGY  
1004 W 5TH AVE  
KING OF PRUSSIA, PA 19406  
CONTACT: VINCENT WELSH  
VINCENT.WELSH@feed.net

AGUA-PENNSYLVANIA WATER COMPANY  
802 LANCASTER AVENUE  
LANCASTER, PA 17602  
CONTACT: STEVE PIZZ  
STEVE.PIZZ@agupenn.com

US UTILITIES INC  
255 MONROVIA ROAD  
LANCASTER, PA 17602  
CONTACT: ENGINEERING  
EMAIL: kshelton@usutil.com

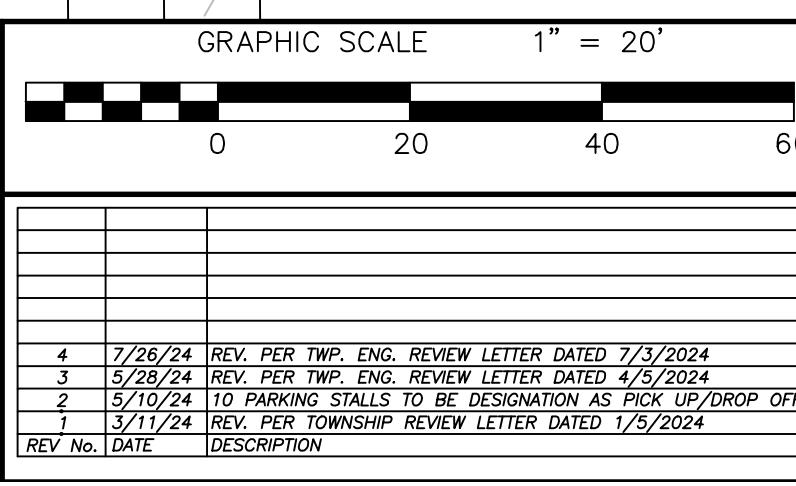
**PENNSYLVANIA ONE-CALL SYSTEM SERIAL NUMBER: 20232832601**



**ATTENTION!**

THIS PROJECT IS IN A SPECIALLY PROTECTED HIGH QUALITY OR EXCEPTIONAL VALUE WATERSHED; EXTREME CARE SHOULD BE EXERCISED IN ALL DISTURBANCE ACTIVITIES TO PREVENT DEGRADATION TO THE WATERS OF THE COMMONWEALTH.

BECAUSE THIS PROJECT IS IN A SPECIALLY PROTECTED HIGH QUALITY OR EXCEPTIONAL VALUE WATERSHED, UPON COMPLETION OR TEMPORARY CESSATION OF EARTH DISTURBANCE ACTIVITIES, THE PROJECT SITE MUST BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION



**SITE ANALYSIS & IMPACT/CONSERVATION PLAN**

**PRELIMINARY/FINAL LAND DEVELOPMENT PLANS**

**FOR**

**241 PARK ROAD**

UPPER UWCHLAN TOWNSHIP CHESTER COUNTY, PA

**COMMONWEALTH ENGINEERS, Inc.**

114 EAST LANCASTER AVENUE ~ SECOND FLOOR  
DOWNTOWN, PA 19335  
TELEPHONE: (610) 518-9003 ~ FAX: (610) 518-9004  
COMMON@CEI-1.COM

**DATE:** DECEMBER 4, 2023 **SHEET:**

**SCALE:** AS SHOWN

**SURVEY:** ---

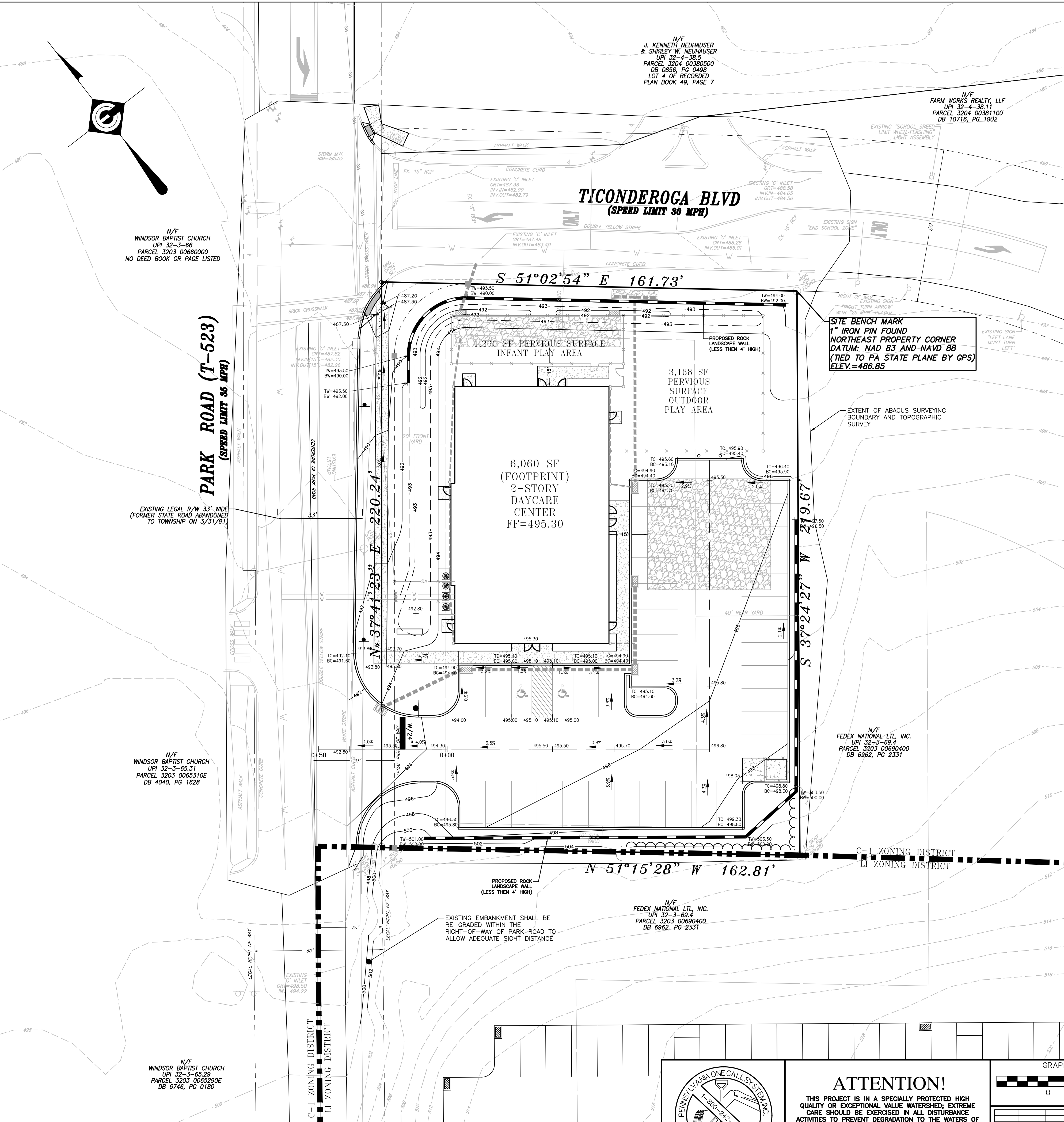
**DRAWN:** MDC

**CHECKED:** VK

**DRAWING NO.:** 202317-1(1) **OF:** 16

**3**





**SOIL IDENTIFICATION:**  
THIS SITE IS COMPRISED OF GLADSTONE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES. GLADSTONE SOILS ARE NOT IDENTIFIED AS HYDRIC SOILS.

SYMBOL	DESCRIPTION	HYDROLOGIC GROUP	DEPTH TO WATER	DEPTH TO BEDROCK
G8b	GLADSTONE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES	B	>80"	60"-80"

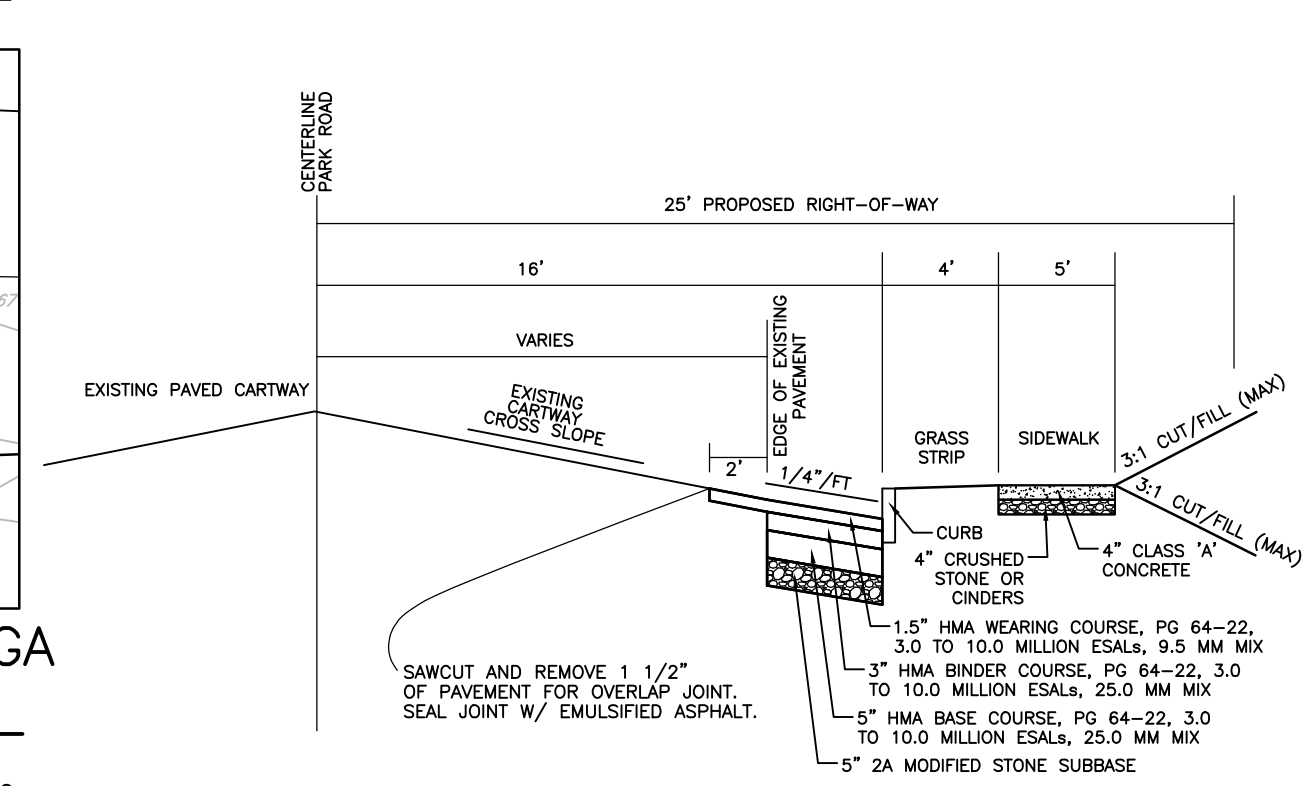
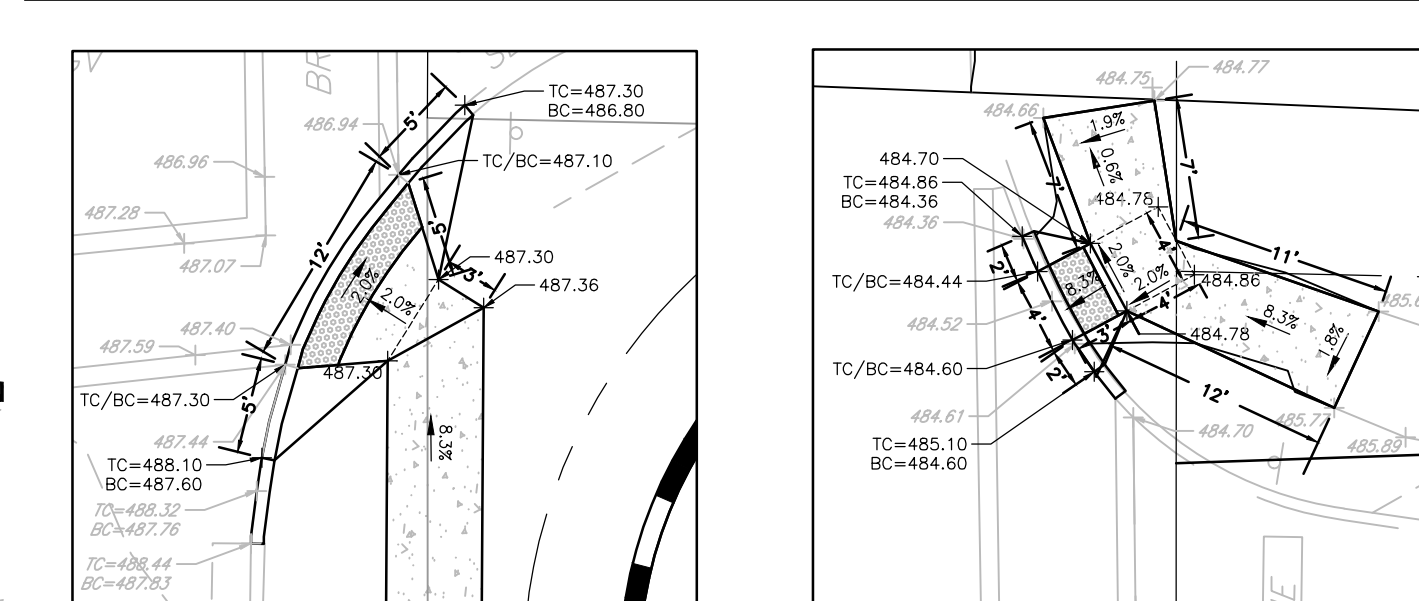
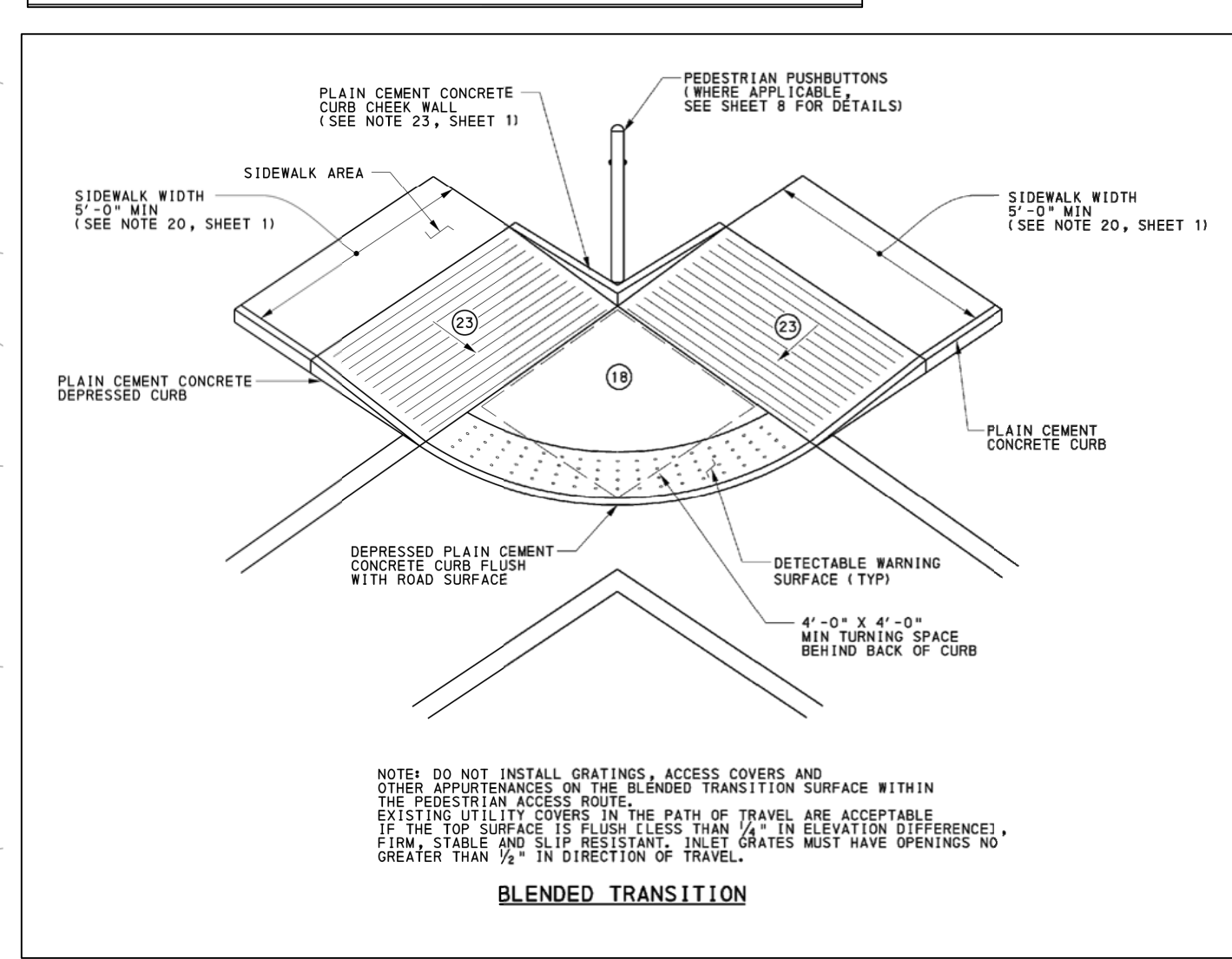
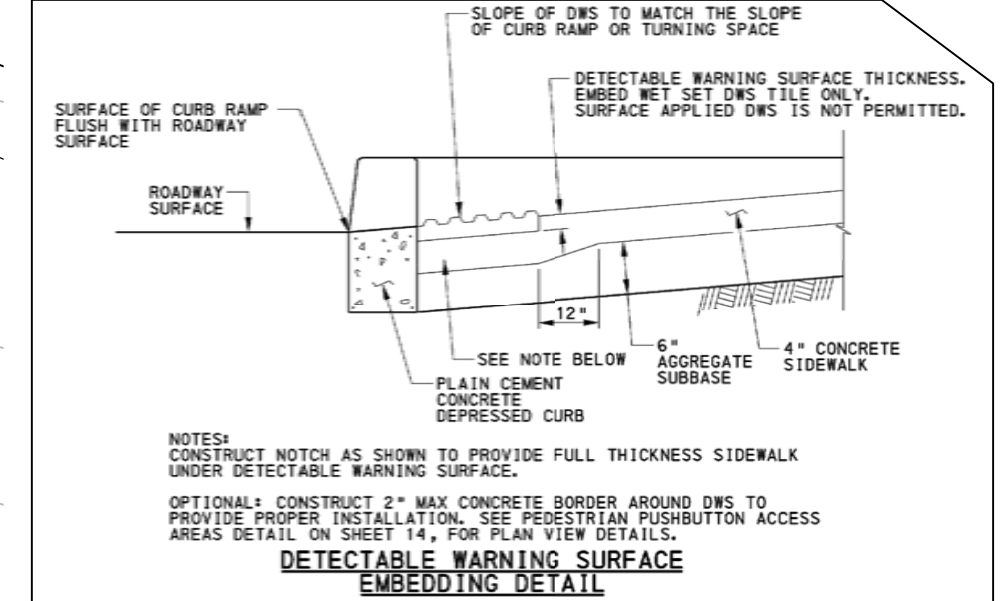
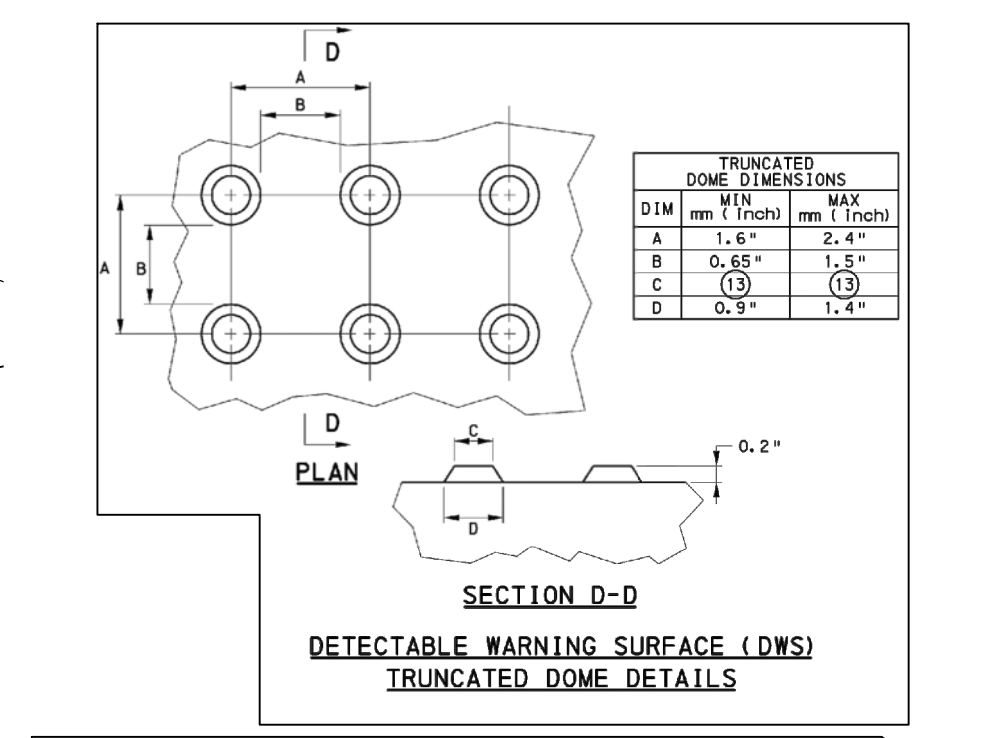
**HANDICAP BUILDING ACCESS NOTICE:**  
HANDICAP ACCESSIBLE ACCESS TO THE PROPOSED BUILDING IS SHOWN ON THESE PLANS FOR FEASIBILITY ONLY. COMMONWEALTH ENGINEERS, INC. IS NOT GUARANTEEING THAT THE ACCESS POINTS SHOWN ON THIS PLAN SATISFY FEDERAL AMERICAN DISABILITY ACT REQUIREMENTS. FINAL HANDICAP ACCESS DESIGN SHALL BE INCORPORATED INTO THE ARCHITECTURAL BUILDING PLANS FOR THE PROPOSED SITE.

**LEGEND:**

PRECAUTIONARY STEEP SLOPES (15% TO 25%)	[Symbol]
PRECAUTIONARY STEEP SLOPES (OVER 25%)	[Symbol]
EXISTING PROPERTY BOUNDARY	[Symbol]
PROPERTY SETBACK LINE	[Symbol]
EXISTING INTERMEDIATE CONTOUR	[Symbol]
EXISTING INDEX CONTOUR	[Symbol]
EXISTING 100-YEAR FLOODPLAIN	[Symbol]
STREAM LINE	[Symbol]
WOODS / TREE LINE	[Symbol]
SHRUB / HEAVY VEGETATION LINE	[Symbol]
EXISTING SANITARY SEWER LINE	[Symbol]
EXISTING STORM SEWER LINE	[Symbol]
EXISTING WATER LINE	[Symbol]
EXISTING OVERHEAD UTILITY LINES	[Symbol]
WELL ISOLATION DISTANCE	[Symbol]
EXISTING RIGHT-OF-WAY LINE	[Symbol]
EXISTING EASEMENT LINE	[Symbol]
EXISTING SPOT ELEVATION	[Symbol]
PROPOSED LIMIT OF DISTURBANCE	[Symbol]
NPDES PROJECT SITE AREA	[Symbol]
CHILD PICKUP/DROP ONLY	[Symbol]



- GENERAL NOTES:**
- RECORD OWNER: 241 PARK ROAD, LLC, 413 EXECUTIVE DRIVE, LANCASTER, PA 17607. SITE ADDRESS: 241 PARK ROAD, DOWNTOWN, PA 19335. PARCEL: 3204 00380500. DB 0856, PG 1469. LOT 4 OF RECORDED PLAN BOOK 49, PAGE 7.
  - TOTAL COMBINED TRACT AREA: 35,682.5 SF / 0.819 AC (GROSS). NUMBER OF EXISTING LOTS: 2. NUMBER OF PROPOSED LOTS: 1. COMMERCIAL DAYCARE CENTER.
  - BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY PERFORMED BY ABACUS SURVEYING SEPTEMBER 2023. INFORMATION SHOWN WITHIN THE LIMITS OF SURVEY SHOWN ON THE PLANS. DATUMS - NAD 83 AND NAVD 88 (TIED TO PA STATE PLANE WITH GPS). BENCH MARK - 1" IRON PIN FOUND NORTHEAST PROPERTY CORNER ELEV = 486.85.
  - PARTIAL TOPOGRAPHIC INFORMATION SHOWN PER AN AS-BUILT SURVEY OF EAGLEPOINTE, AERIAL PHOTOGRAPHS PREPARED BY PLUM AND ASSOCIATES, DATED DECEMBER 4, 1994. A TOPOGRAPHIC PLAN PREPARED BY CHESTER VALLEY ENGINEERS FOR PICONE PROPERTY, PLAN DATED APRIL 29, 1992, FIELD SURVEY OF ROUTE 100 AND PARK ROAD PREPARED BY GROSSER AND ENGLISH ASSOCIATES, ALL DATA COMPILED IN A PLAN ENTITLED "LAND DEVELOPMENT PLAN FOR 241 PARK ROAD ASSOCIATES, LLC" PREPARED BY EDWARD B. WALSH & ASSOCIATES, INC., DATED FEBRUARY 18, 2010, AND LAST REVISED SEPTEMBER 29, 2010. DATUM: USGS.
  - PARTIAL TOPOGRAPHY FROM PENNSYLVANIA SPATIAL DATA ACCESS (PASDA) WEBSITE.
  - UNDERGROUND UTILITIES SHOWN AS APPROXIMATE. NO GUARANTEE IS MADE THAT THE UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON. THE SITE CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO BEGINNING CONSTRUCTION.
  - ON-SITE SEWER AND WATER ARE PROPOSED.
  - SOIL CLASSIFICATIONS FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) NATURAL RESOURCE CONSERVATION DISTRICT WEB SOIL SURVEY, JUNE 2023.
  - CONCRETE MONUMENTS SHOWN AS THIS "M" SHALL BE PLACED WHERE INDICATED. IRON PINS SHOWN AS THIS "P" SHALL BE PLACED WHERE INDICATED.
  - THE DEVELOPER SHALL CONFORM TO OR CAUSE CONFORMANCE WITH ALL OF THE APPLICABLE REQUIREMENTS OF THIS PLAN AND THE UPPER UMWCHAN TOWNSHIP ZONING ORDINANCE AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AS WELL AS OTHER APPLICABLE LOCAL, STATE AND FEDERAL LAWS, STATUTES, REGULATIONS AND ORDINANCES.
  - THE DEVELOPER SHALL VERIFY UNDERGROUND UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IN ACCORDANCE WITH PA ACT 287 OF 1974, AS AMENDED BY ACT 197 OF 1996. ALL OTHER APPLICABLE REQUIREMENTS AS WELL AS CONFORM TO APPLICABLE REGULATIONS OF SAID ACTS. UNDERGROUND UTILITIES SHOWN ARE FROM SURFACE EVIDENCE OBSERVABLE IN THE FIELD AND AS MARKED BY THE UTILITY COMPANIES.
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  - AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 10% PERMANENT VEGETATIVE COVER AND/OR ANY OTHER PERMANENT, NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER SUBSURFACE MOVEMENTS.
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  - PER A WETLAND EVALUATION CONDUCTED BY WOLF BIOSERVICES, INC. ON OCTOBER 17, 2023, NO WETLANDS ARE PRESENT ON THE SUBJECT PROPERTY.
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**PENNSYLVANIA ONE CALL**  
(800) 488-1234 OR (610) 488-1234  
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**UNDERGROUND UTILITY USERS**  
SPECTRA ENERGY CORPORATION  
10000 WILSON AVENUE  
DALLAS, TEXAS 75243  
CONTACT: SUEZETTE WALKER  
EMAIL: suezette.walker@spectraenergy.com

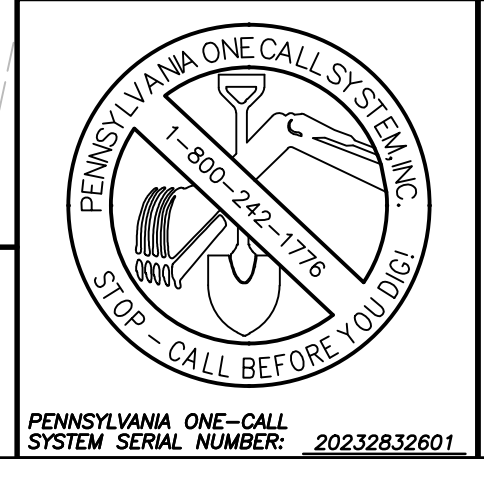
COMCAST CABLE COMMUNICATIONS  
1000 COMMERCE BLVD  
DOWNTOWN, PA 19330  
CONTACT: SUEZETTE WALKER  
EMAIL: suezette.walker@comcast.com

VERIZON PENNSYLVANIA, INC.  
6TH FLOOR  
300 MARKET STREET  
PHILADELPHIA, PA 19106  
CONTACT: SUEZETTE WALKER  
EMAIL: suezette.walker@verizon.com

US UTILITIES, INC.  
200 N. MARKET STREET  
DOWNTOWN, PA 19330  
CONTACT: SUEZETTE WALKER  
EMAIL: suezette.walker@usutilities.net

AT&T PENNSYLVANIA, INC.  
1000 WILSON AVENUE  
DALLAS, TEXAS 75243  
CONTACT: SUEZETTE WALKER  
EMAIL: suezette.walker@att.net

AT&T PENNSYLVANIA, INC.  
1000 WILSON AVENUE  
DALLAS, TEXAS 75243  
CONTACT: SUEZETTE WALKER  
EMAIL: suezette.walker@att.net



**ATTENTION!**  
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BECAUSE THIS PROJECT IS IN A SPECIALLY PROTECTED HIGH QUALITY OR EXCEPTIONAL VALUE WATERSHED, UPON COMPLETION OR TEMPORARY CESSATION OF EARTH DISTURBANCE ACTIVITIES, THE PROJECT SITE MUST BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION

GRAPHIC SCALE 1" = 20'

REV.	DATE	DESCRIPTION
1	7/26/24	REV. PER TWP. ENG. REVIEW LETTER DATED 7/23/2024
2	5/28/24	REV. PER TWP. ENG. REVIEW LETTER DATED 4/6/2024
3	5/10/24	10 PARKING STALLS TO BE DESIGNATED AS PICK UP/DROP OFF
4	3/11/24	REV. PER TOWNSHIP REVIEW LETTER DATED 1/5/2024



**GRADING PLAN**

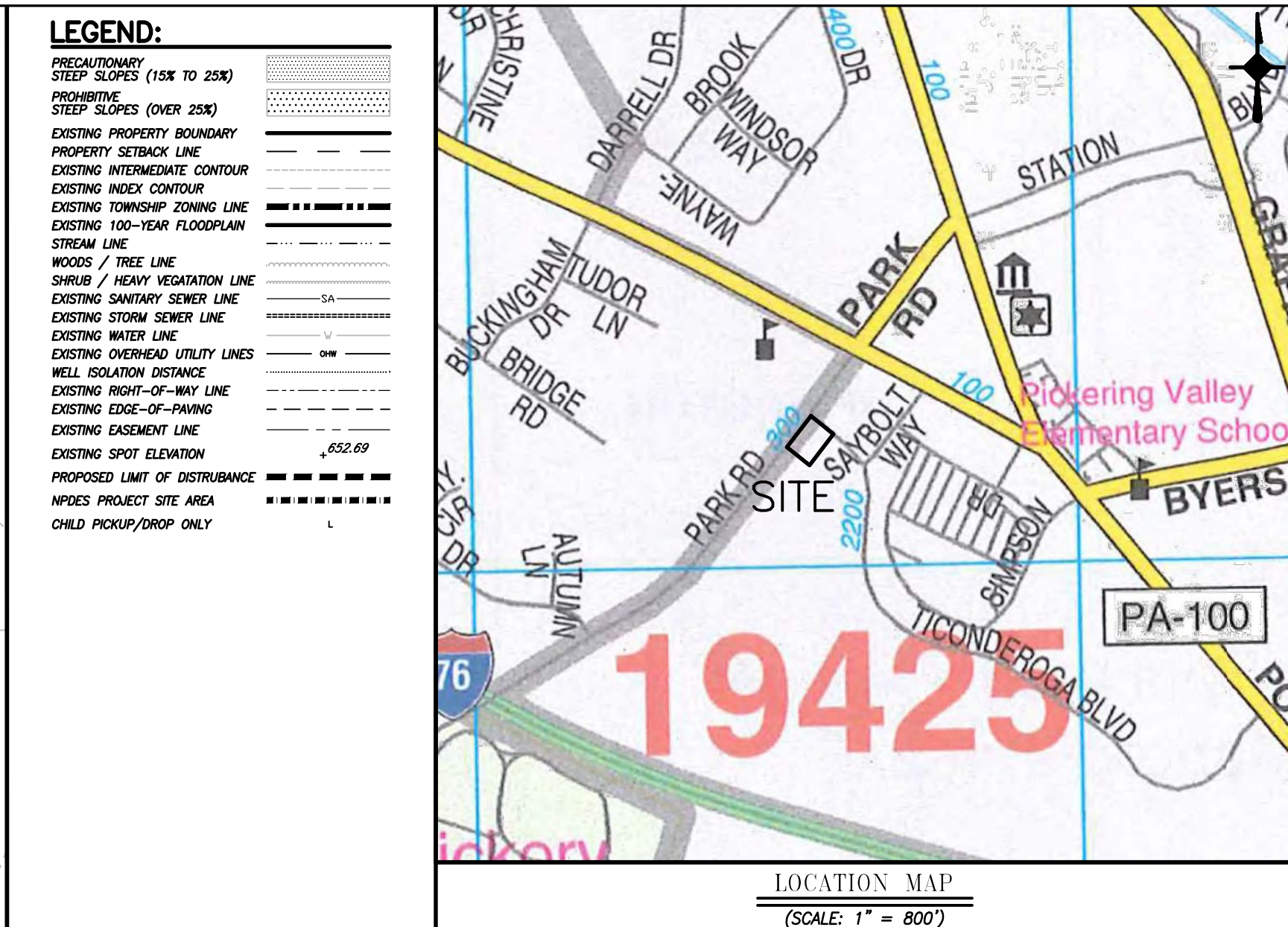
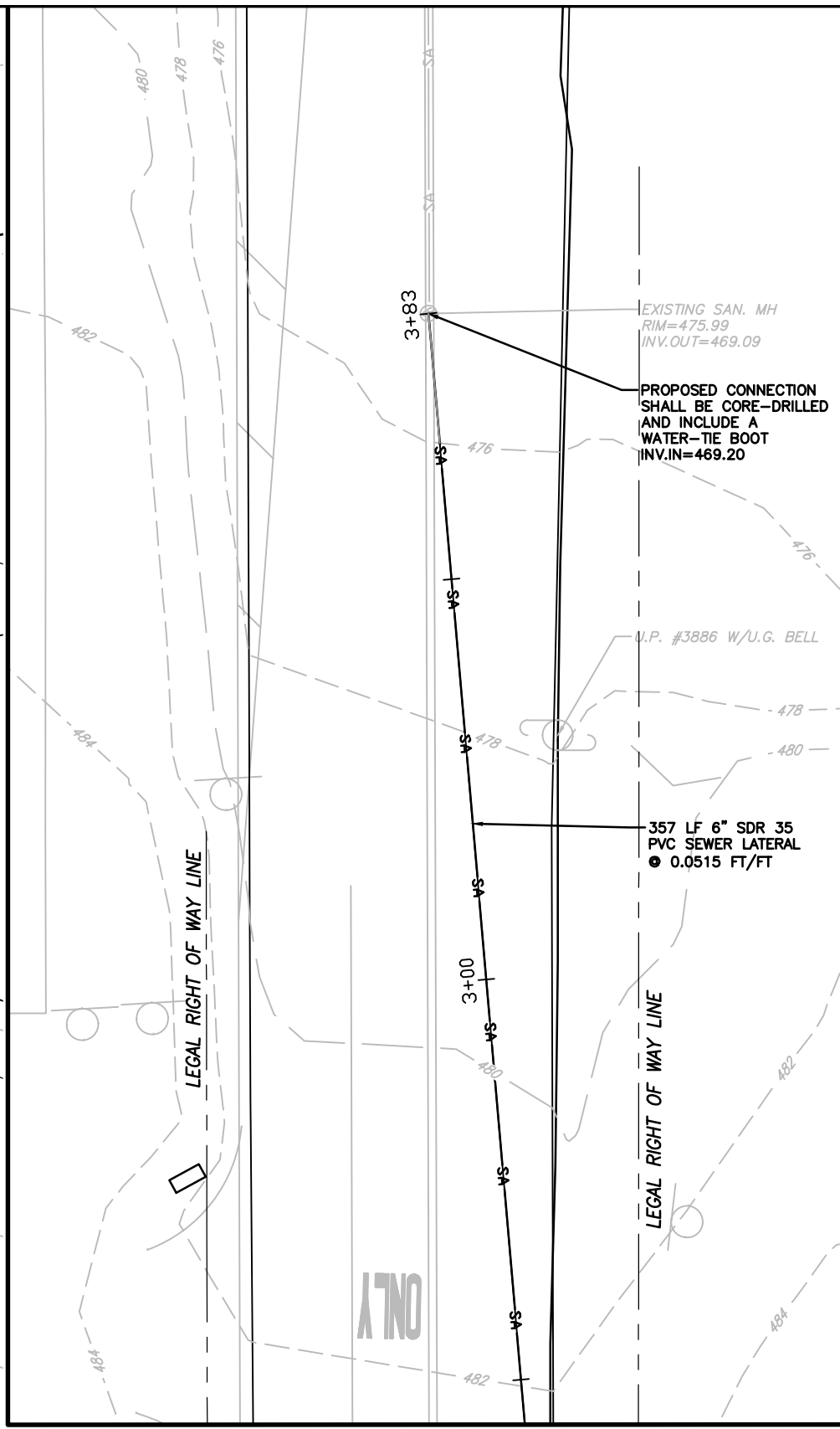
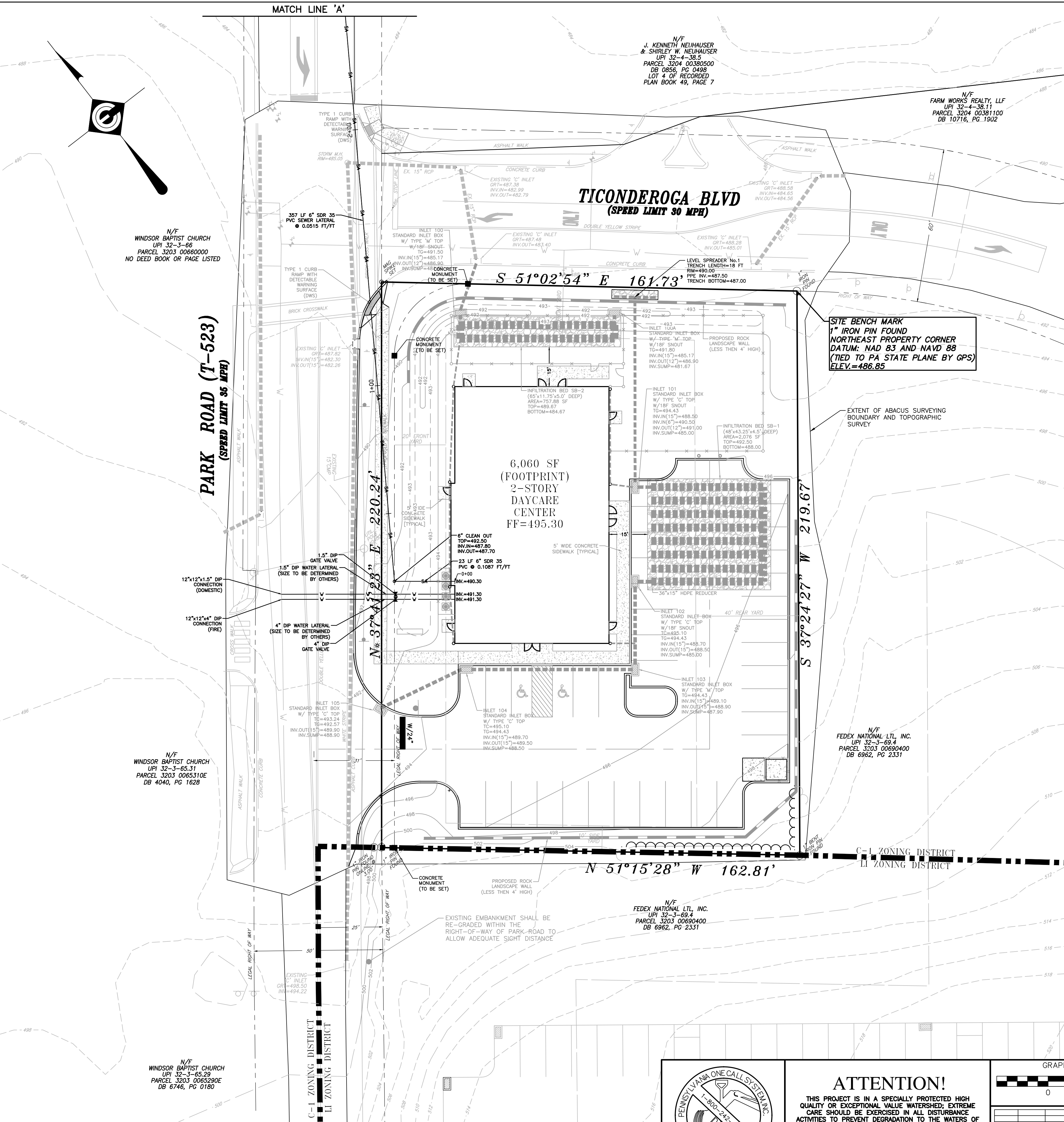
**PRELIMINARY/FINAL LAND DEVELOPMENT PLANS FOR 241 PARK ROAD**

UPPER UMWCHAN TOWNSHIP CHESTER COUNTY, PA

**COMMONWEALTH ENGINEERS, INC.**  
114 EAST LANCASTER AVENUE ~ SECOND FLOOR  
DOWNTOWN, PA 19335  
TELEPHONE: (610) 518-9003 ~ FAX: (610) 518-9004  
COMMON@CEI-1.COM

DATE: DECEMBER 4, 2023 SHEET: 4  
SCALE: AS SHOWN  
SURVEY: ---  
DRAWN: MDC  
CHECKED: VK  
DRAWING NO. 202317-1(1) OF: 16





**LEGEND:**

- PRELIMINARY STEEP SLOPES (15% TO 25%)
- PRELIMINARY STEEP SLOPES (OVER 25%)
- EXISTING PROPERTY BOUNDARY
- PROPERTY SETBACK LINE
- EXISTING INTERMEDIATE CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING TOWNSHIP ZONING LINE
- EXISTING 100-YEAR FLOODPLAIN
- STREAM LINE
- WOODS / TREE LINE
- SHRUB / HEAVY VEGETATION LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING WATER LINE
- EXISTING OVERHEAD UTILITY LINES
- WELL ISOLATION DISTANCE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASE-OF-PASSAGE
- EXISTING EASEMENT LINE
- EXISTING SPOT ELEVATION
- PROPOSED LIMIT OF DISTURBANCE
- NPDES PROJECT SITE AREA
- CHILD PICKUP/DROP ONLY

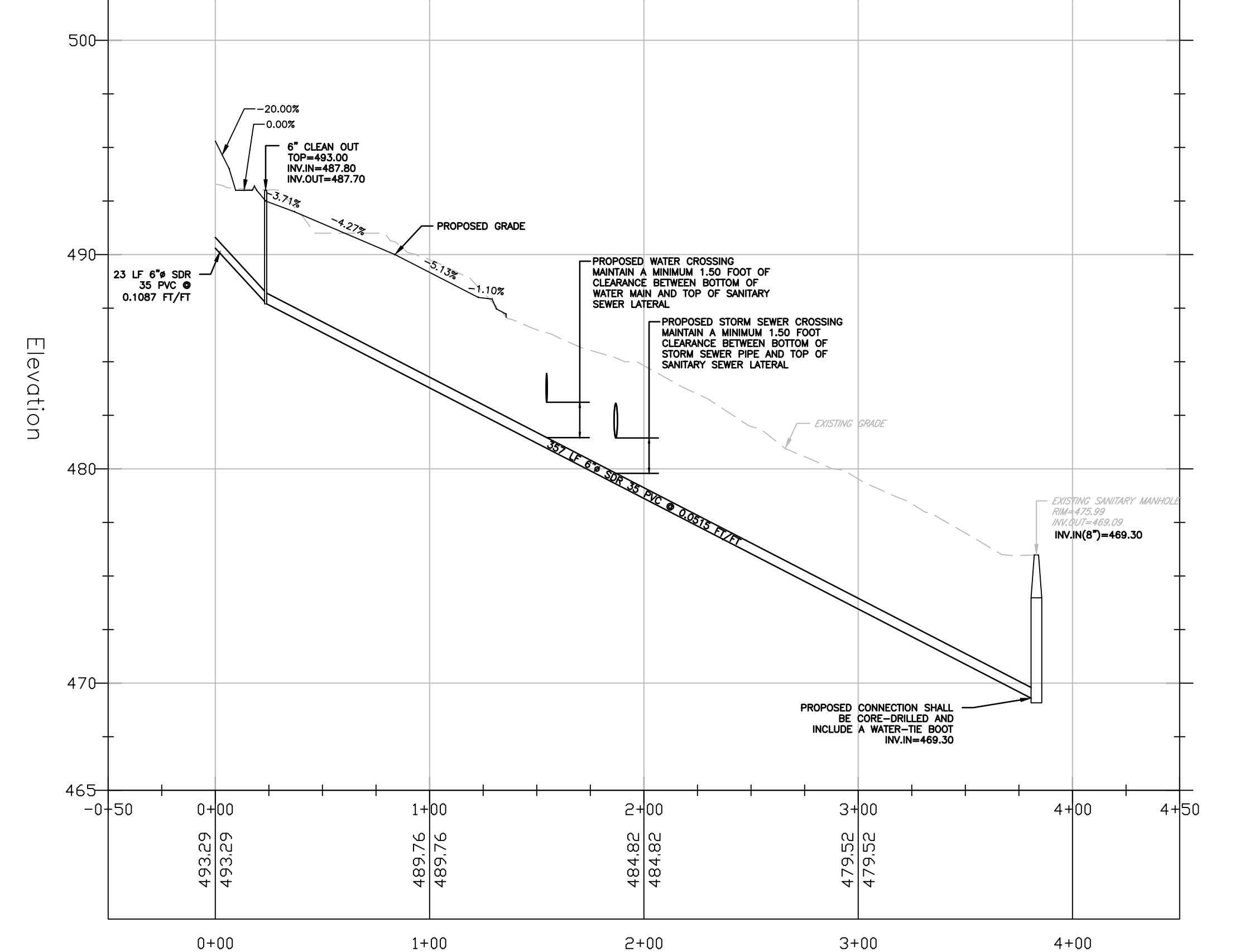
**SANITARY SEWER NOTES:**

- ALL SANITARY SEWER IMPROVEMENTS MUST BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE UPPER UMWCHLAN TOWNSHIP MUNICIPAL AUTHORITY TECHNICAL SPECIFICATIONS FOR THE CONSTRUCTION OF SEWER MAINS AND APPURTENANCES TO BE CONNECTED TO THE PUBLIC SEWER SYSTEM.
- THE AUTHORITY ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO THE BEGINNING OF SANITARY SEWER CONSTRUCTION.
- THE EXISTING ON-LOT SEPTIC SYSTEM SHALL BE DECOMMISSIONED IN ACCORDANCE WITH THE CHESTER COUNTY HEALTH DEPARTMENT REQUIREMENTS.
- WASTEWATER DISCHARGE SHALL BE IN COMPLIANCE WITH THE REGULATIONS FOR THE DISCHARGE OF NON-RESIDENTIAL WASTE INTO THE UPPER UMWCHLAN TOWNSHIP MUNICIPAL AUTHORITY'S SEWERAGE SYSTEM, RESOLUTION #10-20-04-15, DATED OCTOBER 20, 2004. THE TOWNSHIP PERSONNEL AND/OR AGENTS SHALL HAVE ACCESS TO SITE FOR IMPLEMENTATION OF THIS RESOLUTION.
- A RECORDED (AS-BUILT) PLAN MUST BE SUBMITTED TO THE AUTHORITY ENGINEER.

**SOIL IDENTIFICATION:**

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SYMBOL	DESCRIPTION	HYDROLOGIC GROUP	DEPTH TO WATER	DEPTH TO BEDROCK
068	GLADSTONE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES	B	>80"	60"-80"



**PENNSYLVANIA ONE CALL**

(PURSUANT TO ACT 81, 125, 88 AND ALL OTHER APPLICABLE AMENDMENTS) COMMONWEALTH ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS, NOR DOES COMMONWEALTH ENGINEERS, INC. GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC., ARE SHOWN.

THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC., BEFORE THE START OF WORK. (TELEPHONE: (800) 242-1776)

**TAX PARCEL No.: 32-04-37**  
**UPI No.: 3204 0037 0000**

**UNDERGROUND UTILITY USERS**

UPPER UMWCHLAN TOWNSHIP MUNICIPAL AUTHORITY  
PO BOX 437  
UMWCHLAN, PA 19400  
COUNCIL: JIM NEWBROWN  
COLUMBIA GAS TRANSMISSION DISTRICT  
1000 W 5TH AVE  
HOUSTON, TEXAS 77002  
EML: utvcenter@tds.net

COMCAST CABLE COMMUNICATIONS  
1204 CONNORVILLE BLVD  
CONNORVILLE, PA 15330  
COUNCIL: SUZETTE WALKER  
EML: sue\_walker@comcast.net

VERIZON PENNSYLVANIA, INC.  
6TH FLOOR  
300 N. 3RD STREET  
PHILADELPHIA, PA 19107  
COUNCIL: SUZETTE WALKER  
EML: suzette.walker@verizon.com

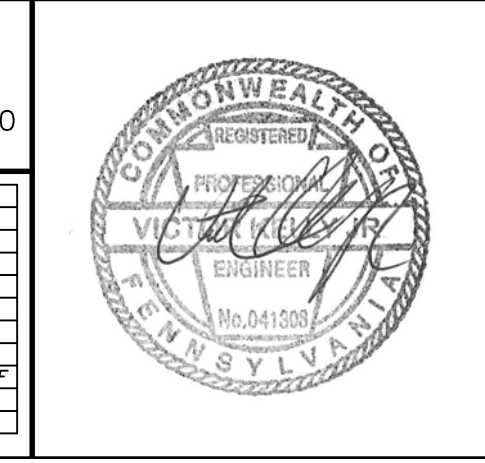
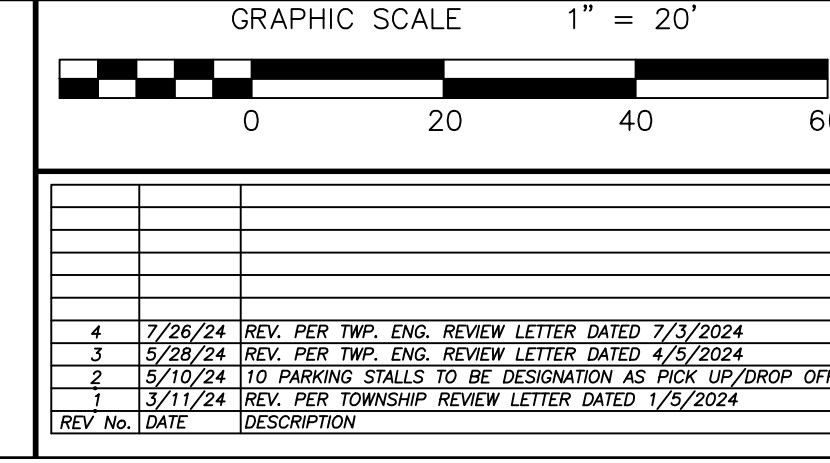
US UTILITIES INC.  
200 MONROVIA ROAD  
MONROVIA, CA 90801  
COUNCIL: SUZETTE WALKER  
EML: usutilities@usutilities.com



**ATTENTION!**

THIS PROJECT IS IN A SPECIALLY PROTECTED HIGH QUALITY OR EXCEPTIONAL VALUE WATERSHED; EXTREME CARE SHOULD BE EXERCISED IN ALL DISTURBANCE ACTIVITIES TO PREVENT DEGRADATION TO THE WATERS OF THE COMMONWEALTH.

BECAUSE THIS PROJECT IS IN A SPECIALLY PROTECTED HIGH QUALITY OR EXCEPTIONAL VALUE WATERSHED, ON COMPLETION OR TEMPORARY CESSATION OF EARTH DISTURBANCE ACTIVITIES, THE PROJECT SITE MUST BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION



**UTILITY PLAN**

**PRELIMINARY/FINAL LAND DEVELOPMENT PLANS**

**FOR**

**241 PARK ROAD**

UPPER UMWCHLAN TOWNSHIP CHESTER COUNTY, PA

**COMMONWEALTH ENGINEERS, INC.**

114 EAST LANCASTER AVENUE ~ SECOND FLOOR  
DOWNTOWN, PA 19335  
TELEPHONE: (610) 518-9003 ~ FAX: (610) 518-9004  
COMENG@CEI-1.COM

DATE: DECEMBER 4, 2023 SHEET: 5

SCALE: AS SHOWN

SURVEY: ---

DRAWN: MDC

CHECKED: VK

DRAWING NO. 202317-1(C) OF: 16



[illegible]

HEAVY DUTY CAST IRON FRAME AND COVER

(4) 7/8" BOLT HOLES

2" RAISED LETTER FLUSH W/ LID SURFACE

(4) COUNTERSUNK HEX-HEAD CAP SCREWS

GUSSETS (MINIMUM 6 REQUIRED)

**PLAN-COVER PATTERN**

HEAVY DUTY CAST IRON FRAME & COVER

24" COVER OR AS INDICATED

ROUND RUBBER GASKET

PARGE EXTERIOR SURFACE OF GRADE RINGS WITH GROUT AS SHOWN GRADE-LAWN & PAVED AREAS

PRECAST GRADE RING (MAX. OF 2)

PREFORMED BUTYL RUBBER SEALING COMPOUND (2 STRIPS WITH THICKNESS AS REQ'D. FOR SEALING & LEVELING)

NON-SHRINK, NON-METALLIC GROUT PRIOR TO PLACING GRADE RINGS & FRAME TROWEL EDGES

GRADE-LEVEL AREAS

(4) BOLT SLOTS FOR 3/4" SST. THREADED ROD OR NUT OR (4) 3/4" SST. EXP. ANCHORS

**SECTION**

1. THREE INLET PIPES AND ONE OUTLET PIPE MAX INTO MANHOLE.
2. NO LATERALS INTO MANHOLES, EXCEPT BY SPECIAL EXCEPTION FROM TOWNSHIP AUTHORITY.
3. MINIMUM 12" SEPARATION FROM EDGE OF PIPE PENETRATION TO EDGE OF PIPE PENETRATION.
4. MINIMUM CHANNEL DROP THROUGH MANHOLE:  
STRAIGHT THROUGH — 0.1 FEET  
BEND — 0.2 FEET
5. ALL CHANNELS SHALL BE PRECAST, UNLESS OTHERWISE SPECIFICALLY NOTED OR APPROVED.
6. THESE DETAILS APPLY TO PRECAST CHANNELS IN NEW MANHOLES, AND FIELD-FORMED CHANNELS IN EXISTING MANHOLES.
7. CHANNEL BENCH AT PIPE SHALL MATCH 3/4 CROWN ELEVATION OF PIPE AND RISE 1/2" PER FOOT TO THE MANHOLE WALLS.
8. CHANNELS SHALL MATCH THE CROSS-SECTIONAL DIMENSIONS OF THE PIPES ENTERING AND EXITING THE MANHOLE. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CHANGES IN PIPE SIZE.

STREET R/W LINE OR SEWER EASEMENT LINE

LATERAL SEWER (SEE NOTE 8)

(INSTALLED BY SEWER MAIN G.C.)

18" LENGTH OF #4 REBAR (6" BELOW GRADE)

STREET

(INSTALLED BY HOMEOWNER'S PLUMBER)

5" ±

(INSTALLED BY PLUMBER AFTER TESTING)

CAN FANOUT CAP THD.

VENT CAP

BUILDING SEWER

FOUNDATION WALL

10' MAX.

CLEANOUT SPACING APPROX. 100 (TO BE FIELD DETERMINED)

BEND AS REQ'D. TO MAKE RISER VERTICAL

6" TEST TEE

1/8" ± PER FOOT

MIN. SLOPE

6"x4" CONCENTRIC PIPE COUPLING

WYE

TRAP (MAX. 12" DROP)

EXPANDABLE TEST PLUG INSIDE 6" TEST TEE. STUB (MIN. 2" LENGTH) END SHALL BE "PLAIN END".

CONNECTION TO EXIST. MAIN WITH IN-LINE FITTINGS. SERVICE SADDLES MAY BE INSTALLED ONLY WHEN APPROVED BY THE AUTHORITY.

EXIST. SANITARY SEWER MAIN

ASHTO #57 OR 2B

6" MIN. (TYP.)

SECTION

PIPE BEDDING

NOTES:

1. PROVIDE 6" OF ASHTO NO. 57 STONE BELOW PIPE AND 12" ABOVE PIPE (TYPICAL ENTIRE LENGTH OF LATERAL AND SERVICE LINE)
2. MINIMUM SLOPE = 1/8" PER FT.
3. MINIMUM DEPTH OF COVER = 4 FT
4. PIPE MATERIALS:  
LATERAL SEWER - PVC SDR 35 OR DIP CLASS 52 WHEN INSTALLED IN FILL. MATERIAL SERVICE LINE - PVC SDR 35 OR SCH. 40
5. TO CONDUCT AIR TESTING OF SERVICE LINE, INSTALL EXPANDABLE PLUGS AT LOCATIONS SHOWN.
6. NO SEWER SERVICE LINE VENT CAPS SHALL BE INSTALLED WITHIN A 100'-YR FLOOD PLAIN OR WITHIN FLOOD PRONE AREAS.
7. NO VENT CAPS OR CLEANOUTS MUST BE INSTALLED IN DRIVEWAYS OR OTHER PAVED AREAS, UNLESS SPECIFICALLY APPROVED BY UDMA VENTS AND CLEANOUTS LOCATED IN PAVED AREAS MUST BE PROVIDED WITH A FRAME AND COVER IN ACCORDANCE WITH VENT & CLEANOUTS IN PAVED AREAS DETAIL.
8. THE LATERAL SEWER SHALL BE INSTALLED TO THE EDGE OF THE SEWER EASEMENT FOR SEWERS LOCATED IN AN EASEMENT OR TO THE STREET RIGHT-OF-WAY AS A MINIMUM, OR TO SUCH POINT, AS REQUIRED, TO CLEAR STREET SIDEWALKS AND UNDERGROUND UTILITIES.
9. CLEANOUTS AND VENTS IN LAWN AREAS MUST BE 6" MINIMUM ABOVE GRADE.

SAW CUT EDGE OF TRENCH  
THEN SEAL WITH AC-20

METALLIC  
DETECTION TAPE  
FOR ALL PVC PIPES

4'-0" MIN. COVER

24" MAX.

12"

12"

2" SUPERPAVE 9.5mm  
PG64-22 0.3 TO 1.0 MILLION  
ESAL'S SRL-M

2 1/2" SUPERPAVE 19mm  
PG64-22 0.3 TO 1.0 MILLION  
ESAL'S

3" SUPERPAVE 25mm  
PG64-22 0.3 TO 1.0 MILLION  
ESAL'S

PADOT 2A OR 2RC  
BACKFILL

AASHTO NO. 57  
CLEAN AGGREGATE  
INITIAL BACKFILL

AASHTO NO. 57  
PIPE BEDDING

12"

12"

6" MIN.

PROPOSED MAIN  
OR SERVICE LINE

SECTION

The diagram illustrates a cross-section of a trench. The top surface is divided into two regions: "LAWN AREAS" on the left and "FIELD (AGRICULTURAL) AREAS" on the right. A horizontal line at the very top is labeled "TOPSOIL". Below this, a layer of "6\" MIN." thickness is shown. This is followed by a layer of "BACKFILL WITH EXCAVATED MATERIAL APPROVED BY ENGINEER (SEE NOTES)" which has a total height of "4'-0\" MIN. COVER". Within this backfill layer, there is a section of "12\" MIN." height containing "METALLIC DETECTION TAPE FOR ALL PVC PIPES". Below the backfill is the "PROPOSED MAIN OR SERVICE LINE", represented by a circle. The bottom of the trench consists of "AASHTO NO. 57 CRUSHED STONE PIPE BEDDING & INITIAL BACKFILL", which is 8 inches thick. The trench walls are indicated as being 12 inches wide at the base.

**SECTION**

**NOTES:**

1. BACKFILL TRENCHES WITH EXCAVATED MATERIAL CONTAINING NO STONES LARGER THAN FOUR (4) INCHES IN ANY DIMENSION.
2. A MAXIMUM OF 20% OF BACKFILL CAN CONSIST OF STONES (NOTED ABOVE) IF EVENLY DISTRIBUTED THROUGHOUT BACKFILL.
3. BACKFILL MATERIAL SHALL BE FREE OF ORGANIC MATERIAL, REFUSE, AND FROZEN MATERIAL SUBJECT TO LIMITATIONS SPECIFIED.
4. BACKFILL SHALL BE PLACED IN 4" LOOSE LIFTS WITH THE USE OF A MECHANICAL TAMPER AND 8" LOOSE LIFTS WITH THE USE OF A VIBRATORY TAMPER.

Diagram illustrating the installation of a sanitary tee for a 4" SDR 35 service line. The diagram shows the connection between the street and the house, including the sanitary tee, 90° bends, and the removable clean out cap and vent cap. The minimum depth for the clean out is 4" MIN., and the minimum depth for the vent is 4'-0" MIN. The finished grade is indicated.

Labels in the diagram:

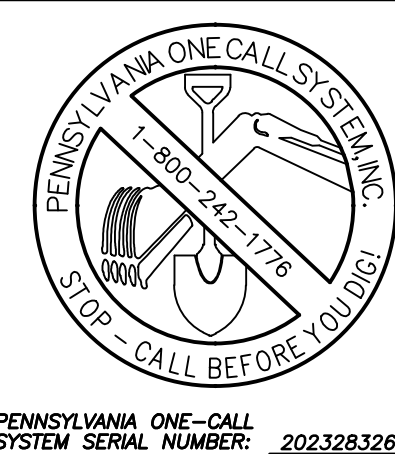
- REMOVABLE CLEAN OUT CAP
- 4" MIN.
- REMOVABLE VENT CAP
- FINISHED GRADE
- 4'-0" MIN.
- 4" SANITARY TEE
- 4" SDR 35 SERVICE LINE
- TO STREET
- FROM HOUSE
- 4" 90° BENDS
- 4" SANITARY TEE

NOTES:

**PENNSYLVANIA ONE CALL**  
 (PURSANT TO ACT 267, 272, 38 AND ALL OTHER APPLICABLE AMENDMENTS) COMMONWEALTH OF PENNSYLVANIA, BY AND THROUGH THE DEPARTMENT OF REVENUE, HEREBY ANNOUNCES THAT THE FOLLOWING LISTED UNDERGROUND UTILITY LINES, STRUCTURES, ETC., SHOWN ON THE PLANS, NOW ON FILE WITH COMMONWEALTH ENGINEERS, INC., ARE LOCATED IN THE AREAS, STRUCTURES, ETC., SHOWN ON THE PLANS, NOW ON FILE WITH COMMONWEALTH ENGINEERS, INC.

THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SURFACE UTILITY LINES, STRUCTURES, ETC., BEFORE THE START OF WORK. (800) 242-1776)

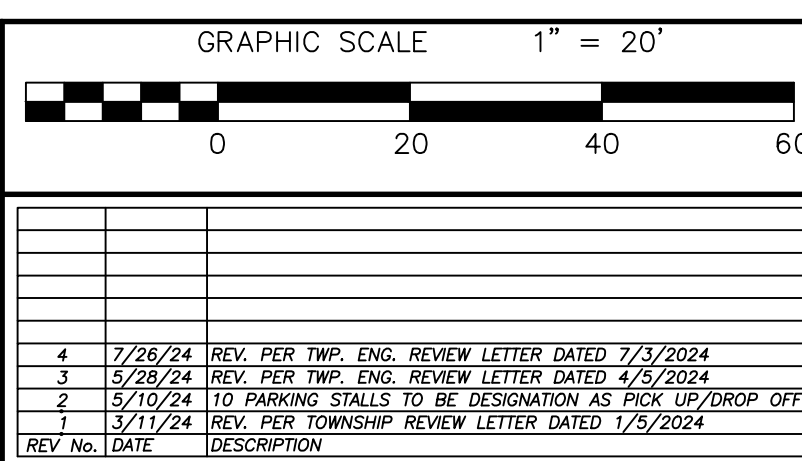
**TAX PAYER NO.: 32-04-37**



# ATTENTION!

THIS PROJECT IS IN A SPECIALLY PROTECTED HIGH QUALITY OR EXCEPTIONAL VALUE WATERSHED; EXTREME CARE SHOULD BE EXERCISED TO AVOID ALL DISTURBANCE ACTIVITIES TO PREVENT DEGRADATION TO THE WATERS OF THE COMMONWEALTH.

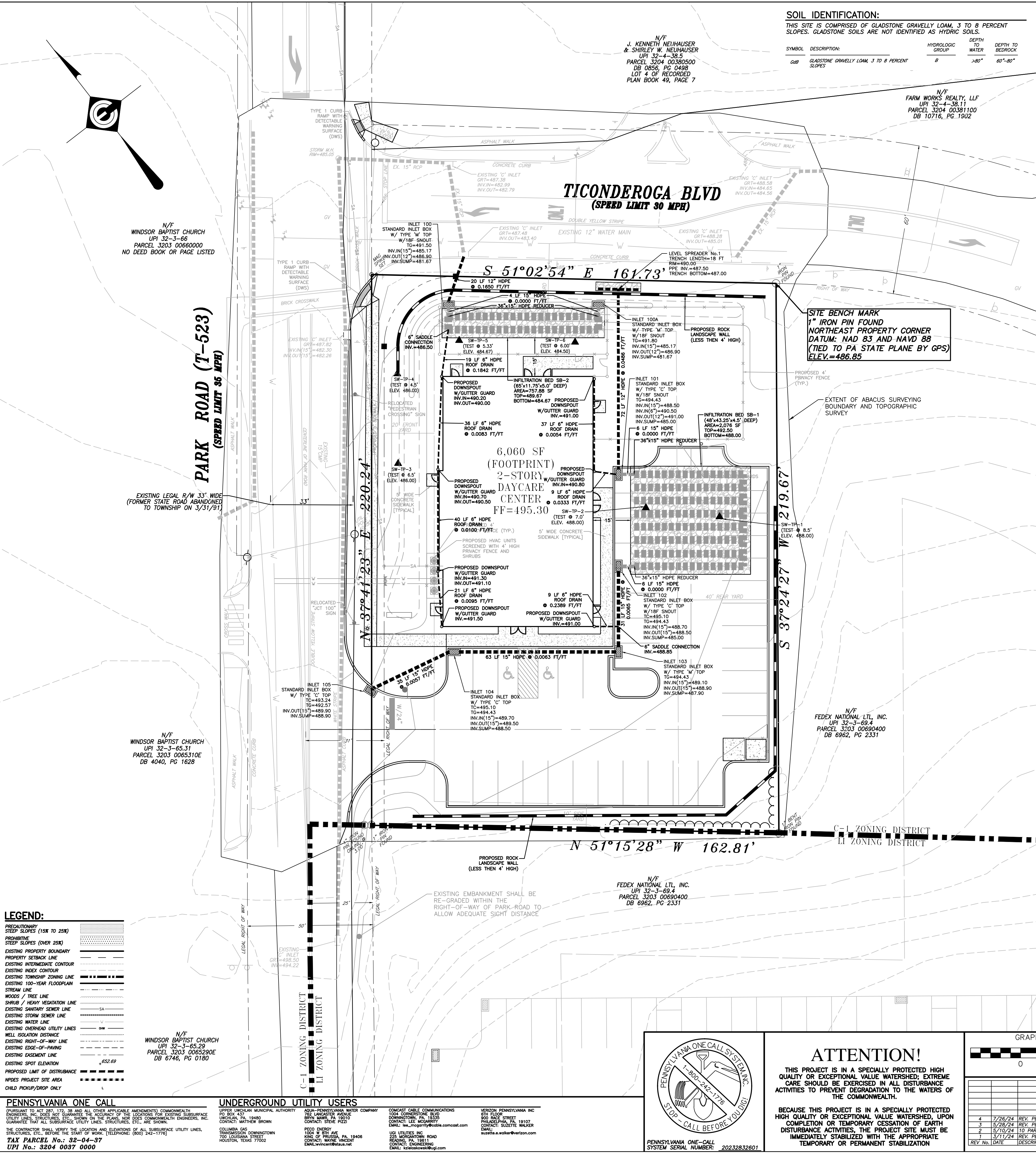
BECAUSE THIS PROJECT IS IN A SPECIALLY PROTECTED HIGH QUALITY OR EXCEPTIONAL VALUE WATERSHED, UPON COMPLETION OF TEMPORARY CESSATION OF EARTH DISTURBANCE ACTIVITIES, THE SITE MUST BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION



**SANITARY SEWER DETAILS SHEET**

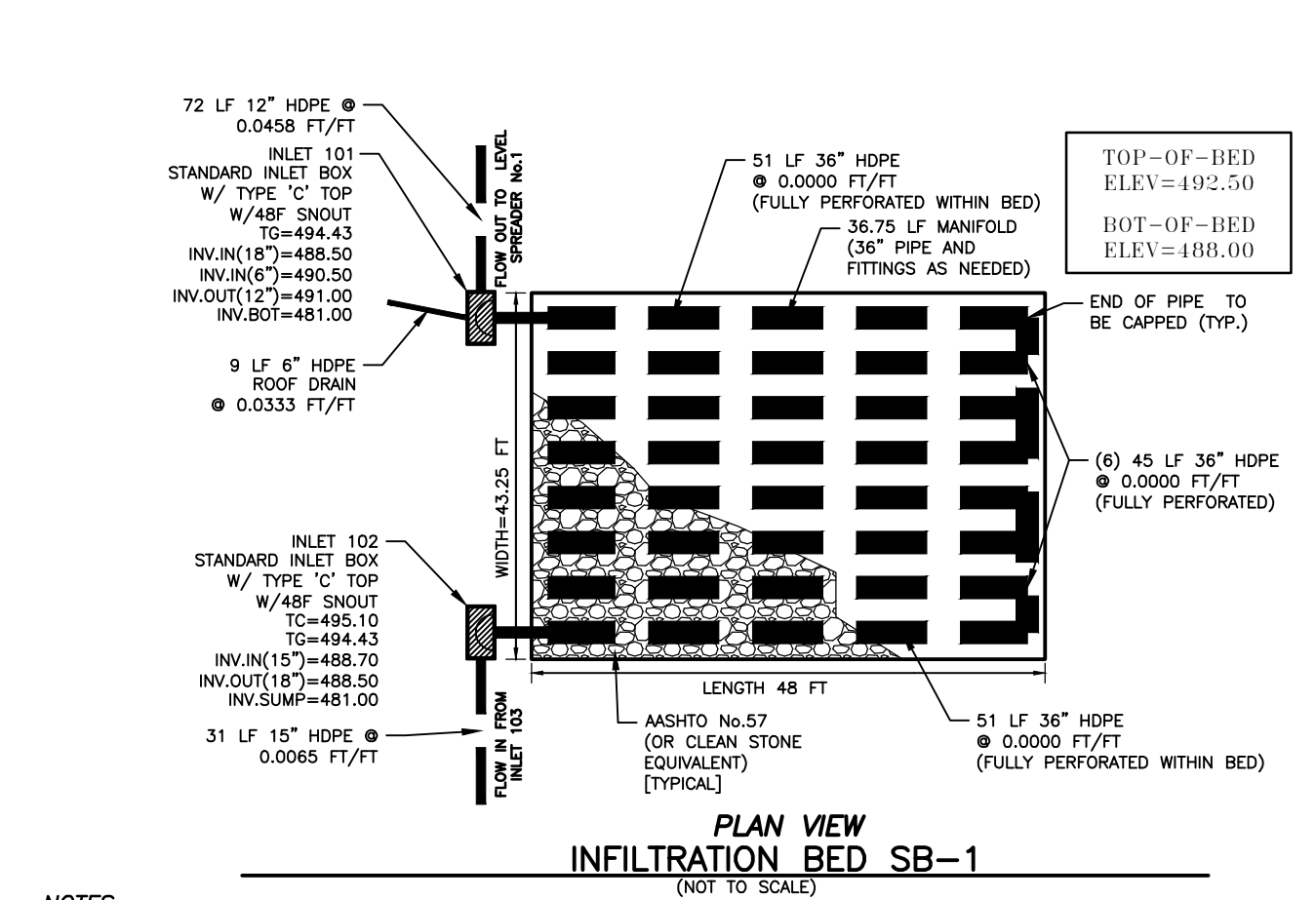
**PRELIMINARY/FINAL LAND DEVELOPMENT PLANS**  
**FOR**  
**241 PARK ROAD**





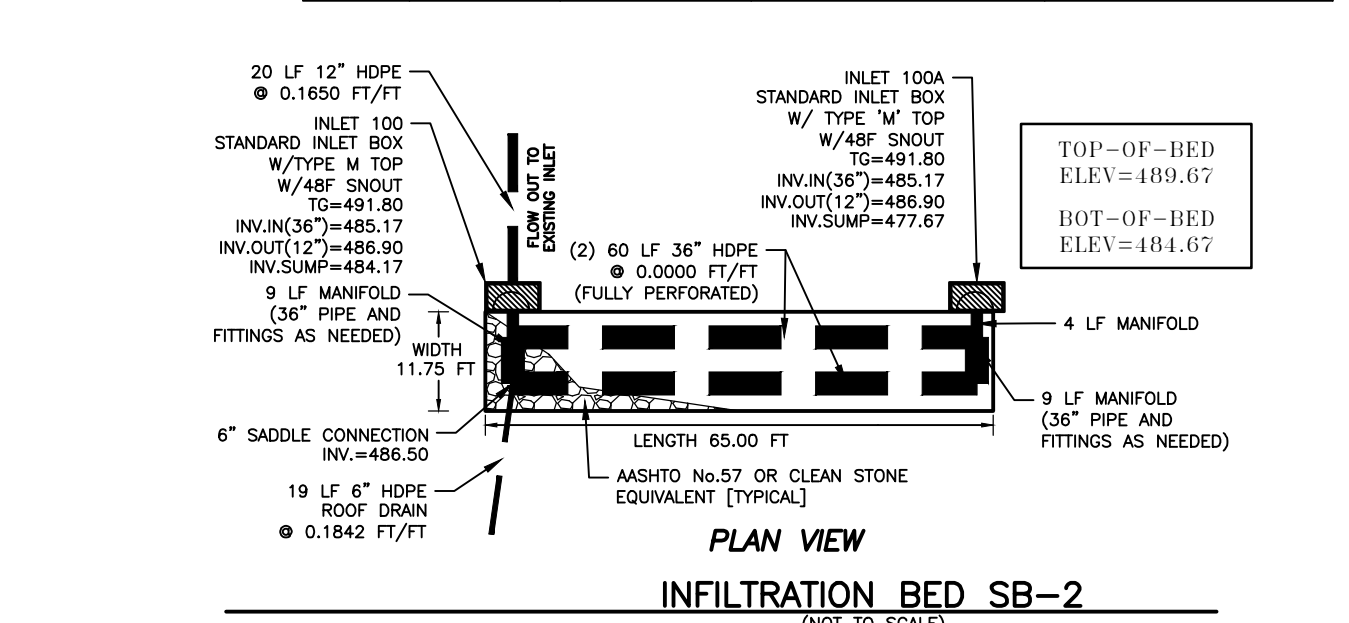
BLANKET STORMWATER MANAGEMENT EASEMENT:

A BLANKET EASEMENT IS GRANTED TO UPPER UCHLAN TOWNSHIP GIVING THEM OR THEIR ASSIGNEE(S) THE RIGHT TO ENTER THESE PROPERTIES AT ANY REASONABLE TIME TO PERFORM ROUTINE INSPECTIONS OR MAINTENANCE ON THESE PERMANENT STORMWATER MANAGEMENT FACILITIES. THE EASEMENT SHALL PROVIDE FOR ACCESS TO ALL UTILITIES, ALL DRAINAGE FACILITIES INCLUDING SHAFTS, PIPES, INLETS, INFILTRATION BEDS, ALL SANITARY SEWER FACILITIES, ALL PUBLIC WATER SUPPLY FACILITIES, ALL LANDSCAPING MATERIALS, ALL BEST MANAGEMENT PRACTICES, AND ALL RELATED APPURTENANCES.



- NOTES:**
- INFILTRATION BEDS SHALL BE A MINIMUM OF 15 FT FROM BUILDING FOUNDATIONS, 10 FT FROM SEPTIC SYSTEMS AND A MINIMUM OF 25 FT FROM WELLS.
  - EXCAVATION FOR THE INFILTRATION FACILITY SHALL BE PERFORMED WITH EQUIPMENT THAT WILL NOT COMPACT THE BOTTOM OF THE SEEPAGE BED/TRECH OR LIKE FACILITY.
  - IF UNSUITABLE SOILS ARE ENCOUNTERED AT THE TIME OF BED INSTALLATION, THE TOWNSHIP SHALL BE CONTACTED.
  - PRIOR TO THE PLACEMENT OF STONE IN THE BED, THE CONTRACTOR SHALL MAKE A TEST PIT TO A DEPTH OF 3 FT BELOW THE PROPOSED BOTTOM ELEVATION OF THE BED TO ENSURE THAT BEDROCK OR GROUNDWATER IS NOT ENCOUNTERED. THIS SHALL BE DONE IN THE PRESENCE OF THE TOWNSHIP ENGINEER. IN THE EVENT THAT BEDROCK OR GROUNDWATER IS ENCOUNTERED, THE INFILTRATION BED SHALL BE REDESIGNED BY THE APPLICANT AND APPROVED BY THE TOWNSHIP ENGINEER BEFORE CONSTRUCTION MAY CONTINUE.
  - PRIOR TO THE PLACEMENT OF STONE, THE BOTTOM OF THE BED SHALL BE SCARIFIED TO A DEPTH OF 6" AND THE CONTRACTOR SHALL TAKE MEASURES TO ENSURE THE BED BOTTOM IS NOT COMPACTED.
  - DURING CONSTRUCTION ACTIVITIES, AND UNTIL THE TRIBUTARY AREA IS FULLY STABILIZED WITH PERMANENT VEGETATION, THE INLETS SHALL BE SEALED WITH WATER-TIGHT MARINE-GRADE PLYWOOD. AFTER SITE STABILIZATION, THE PLYWOOD SHALL BE REMOVED.
  - STONE SHALL BE UNIFORMLY GRADED, CLEAN, WASHED AGGREGATE. PRIOR TO INSTALLATION, THE PROJECT FOREMAN SHALL INSPECT THE STONE TO ENSURE IT MEETS THESE QUALIFICATIONS.
  - THE TOP, BOTTOM AND SIDES OF ALL SEEPAGE BEDS/TRECHS OR LIKE FACILITY SHALL BE COVERED WITH DRAINAGE FABRIC. FABRIC SHALL BE NON-WOVEN FABRIC ACCEPTABLE TO THE MUNICIPAL ENGINEER.

INFILTRATION BED SB-1 STAGE STORAGE				
STAGE	ELEVATION	CONTOUR AREA (SF)	INCREMENTAL STORAGE (CU.FT.)	CUMULATIVE STORAGE (CU.FT.)
0.00	488.00	N/A	0	0
0.50	488.50	N/A	415	415
1.00	489.00	N/A	407	822
1.50	489.50	N/A	624	1,446
2.00	490.00	N/A	701	2,147
2.50	490.50	N/A	723	2,870
3.00	491.00	N/A	701	3,571
3.50	491.50	N/A	624	4,195
4.00	492.00	N/A	407	4,602
4.50	492.50	N/A	415	5,017



- NOTES:**
- INFILTRATION BEDS SHALL BE A MINIMUM OF 15 FT FROM BUILDING FOUNDATIONS, 10 FT FROM SEPTIC SYSTEMS AND A MINIMUM OF 25 FT FROM WELLS.
  - EXCAVATION FOR THE INFILTRATION FACILITY SHALL BE PERFORMED WITH EQUIPMENT THAT WILL NOT COMPACT THE BOTTOM OF THE SEEPAGE BED/TRECH OR LIKE FACILITY.
  - IF UNSUITABLE SOILS ARE ENCOUNTERED AT THE TIME OF BED INSTALLATION, THE TOWNSHIP SHALL BE CONTACTED.
  - PRIOR TO THE PLACEMENT OF STONE IN THE BED, THE CONTRACTOR SHALL MAKE A TEST PIT TO A DEPTH OF 3 FT BELOW THE PROPOSED BOTTOM ELEVATION OF THE BED TO ENSURE THAT BEDROCK OR GROUNDWATER IS NOT ENCOUNTERED. THIS SHALL BE DONE IN THE PRESENCE OF THE TOWNSHIP ENGINEER. IN THE EVENT THAT BEDROCK OR GROUNDWATER IS ENCOUNTERED, THE INFILTRATION BED SHALL BE REDESIGNED BY THE APPLICANT AND APPROVED BY THE TOWNSHIP ENGINEER BEFORE CONSTRUCTION MAY CONTINUE.
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  - STONE SHALL BE UNIFORMLY GRADED, CLEAN, WASHED AGGREGATE. PRIOR TO INSTALLATION, THE PROJECT FOREMAN SHALL INSPECT THE STONE TO ENSURE IT MEETS THESE QUALIFICATIONS.
  - THE TOP, BOTTOM AND SIDES OF ALL SEEPAGE BEDS/TRECHS OR LIKE FACILITY SHALL BE COVERED WITH DRAINAGE FABRIC. FABRIC SHALL BE NON-WOVEN FABRIC ACCEPTABLE TO THE MUNICIPAL ENGINEER.

INFILTRATION BED SB-2 STAGE STORAGE				
STAGE	ELEVATION	CONTOUR AREA (SF)	INCREMENTAL STORAGE (CU.FT.)	CUMULATIVE STORAGE (CU.FT.)
0.00	484.67	N/A	0	0
0.50	485.17	N/A	153	153
1.00	485.67	N/A	149	302
1.50	486.17	N/A	238	530
2.00	486.67	N/A	256	786
2.50	486.87	N/A	105	891
3.00	487.17	N/A	158	1,049
3.50	487.67	N/A	256	1,305
4.00	488.17	N/A	228	1,533
4.50	488.67	N/A	149	1,682
5.00	489.17	N/A	153	1,835
5.00	489.67	N/A	153	1,988

**STORMWATER MANAGEMENT PLAN**

**PRELIMINARY/FINAL LAND DEVELOPMENT PLANS FOR 241 PARK ROAD**

UPPER UWCHLAN TOWNSHIP CHESTER COUNTY, PA

DATE: DECEMBER 4, 2023 SHEET: 7

SCALE: AS SHOWN

DRAWN: MDC

CHECKED: VK

DRAWING NO. 202317-1(0) OF: 16

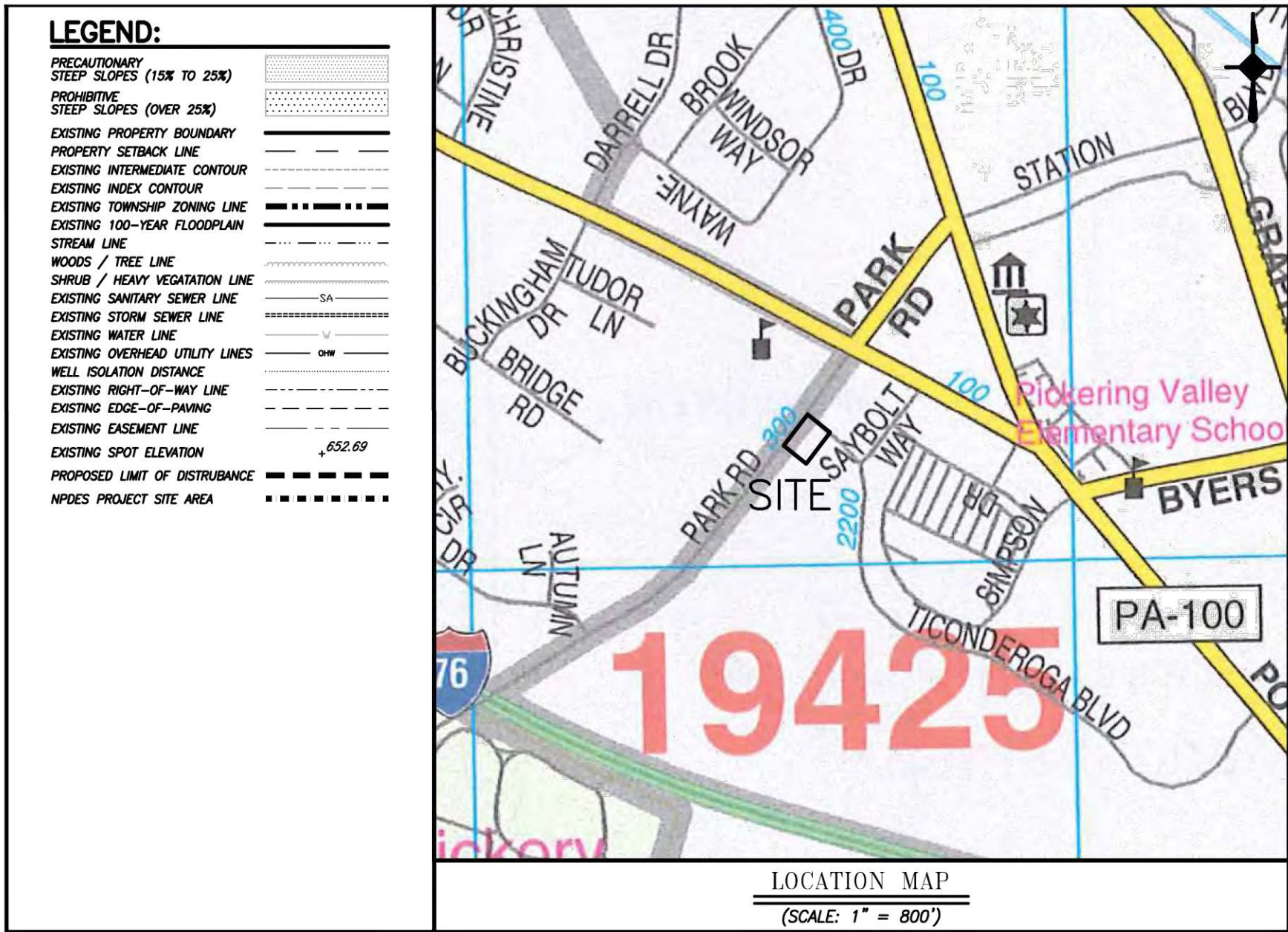
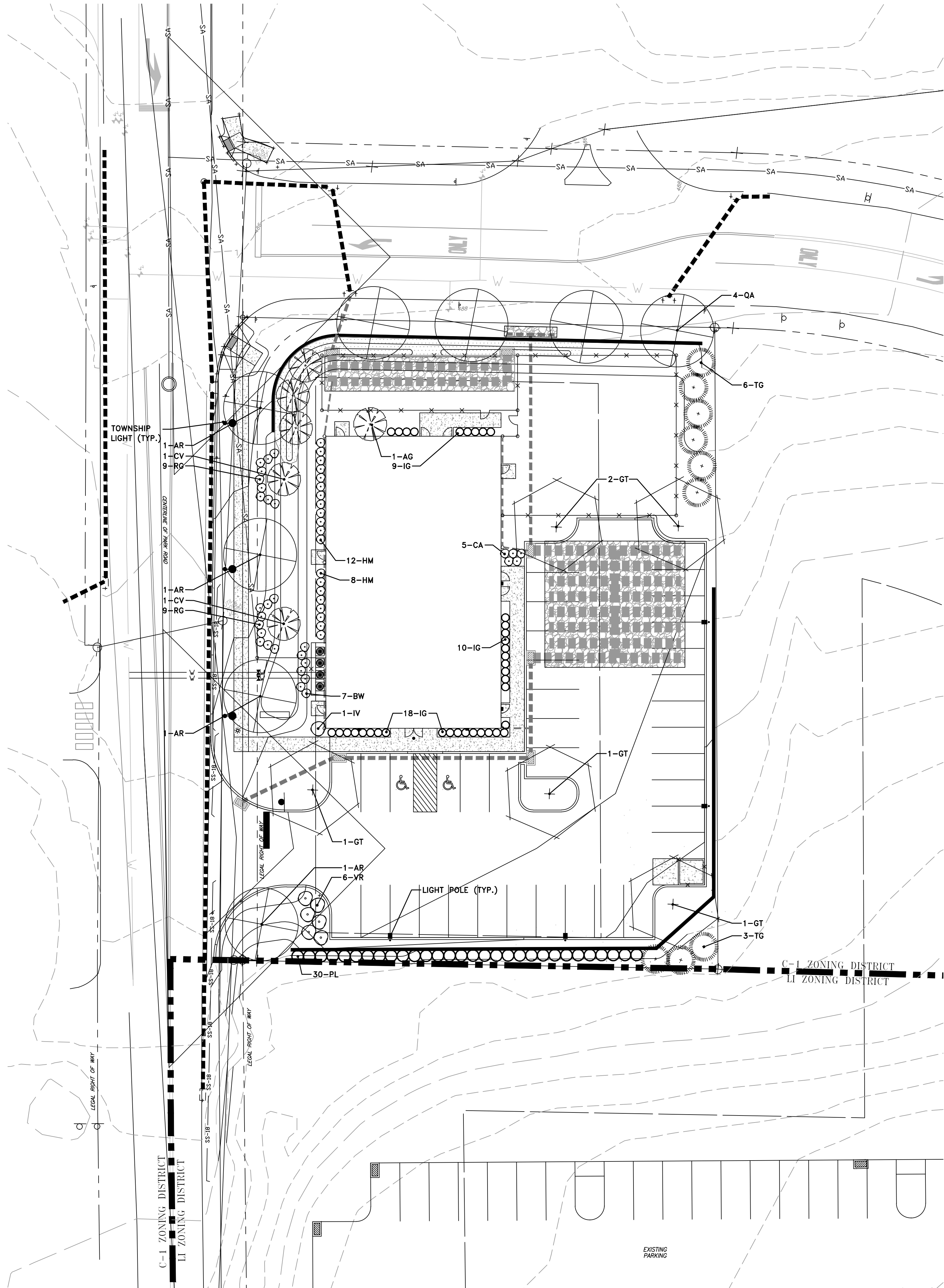
**COMMONWEALTH ENGINEERS, INC.**

114 EAST LANCASTER AVENUE ~ SECOND FLOOR  
DOWNTOWN, PA 19335  
TELEPHONE: (610) 518-9003 ~ FAX: (610) 518-9004  
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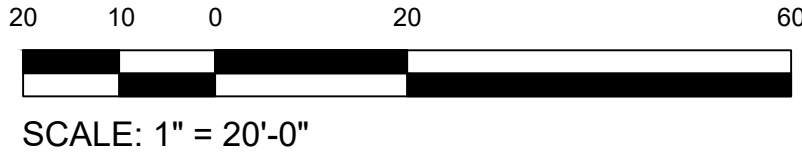
PLANT SCHEDULE							
Plan Symbol	Quantity	Botanical Name	Common Name	Min. Planting Caliper	Min. Planting Spread	Min. Planting Height	Remarks
<b>Deciduous Trees</b>							
AR	4	<i>Acer rubrum</i> 'Bowhall'	'Bowhall' Red Maple	3-3.5"	-	14-16'	B&B Full, straight leader
GT	5	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	Thornless Honeylocust	3-3.5"	-	14-16'	B&B Full, straight leader
QA	4	<i>Quercus alba</i>	White Oak	3-3.5"	-	14-16'	B&B Full, straight leader
<b>Evergreen Trees</b>							
TG	3	<i>Thuja</i> 'Green Giant'	'Green Giant' Arborvitae	-	-	7-8'	B&B Symmetrical, branched to ground
<b>Ornamental Trees</b>							
AG	4	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	-	-	8'	B&B Multi-stem, min. 5 stems
CV	2	<i>Chionanthus virginicus</i>	Fringe Tree	-	-	8'	B&B Multi-stem, min. 5 stems
<b>Shrubs</b>							
BW	7	<i>Buxus</i> 'Winter Gem'	'Winter Gem' Boxwood	-	-	24-30"	CONT Heavy, full specimen
CA	5	<i>Clethra alnifolia</i> 'Ruby Spice'	'Ruby Spice' Summersweet	-	-	24-30"	CONT Heavy, full specimen
HM	20	<i>Hydrangea macrophylla</i> 'Endless Summer Bloomstruck'	'ES Bloomstruck' Hydrangea	-	-	24-30"	CONT Heavy, full specimen
IG	37	<i>Ilex glabra</i> 'Gem Box'	'Gem Box' Inkberry	-	-	24-30"	CONT Heavy, full specimen
IV	1	<i>Itea virginica</i>	Sweetspire	-	-	24-30"	CONT Heavy, full specimen
PL	30	<i>Prunus laurocerasus</i> 'Schipkaensis'	Skip Laurel	-	-	36"	CONT Heavy, full specimen
RG	18	<i>Rhus</i> 'Gro Low'	'Gro Low' Sumac	-	-	18-24'	* CONT Heavy, full specimen
VR	6	<i>Viburnum rhytidophyllum</i>	Leatherleaf Viburnum	-	-	24-30"	CONT Heavy, full specimen

SWALE AREA AT NORTHWEST PROPERTY CORNER  
SEED IN ERNST SEED MIX (ERNMX-181-1); RAIN GARDEN GRASS MIX  
SEEDING RATE IS 15 LBS. PER ACRE WITH A COVER CROP  
SWALE AREA = 840 SF  
(840/43560) X 15 = .30 LBS. ERNMX-181-1  
FOR AREA THAT DRAINS WITHIN 24 HOURS OF A RAIN EVENT CHOOSE ONE OF THE FOLLOWING COVER CROPS:  
OATS (JAN. THRU JULY); 30 LBS./ACRE  
JAPANESE MILLET (MAY THROUGH AUG.); 10 LBS./ACRE  
GRAIN RYE (AUG. THRU DEC.); 30 LBS./ACRE

LANDSCAPE LEGEND

- Street tree
- Parking lot landscape
- Minimum Required Planting

LANDSCAPE PLAN



See Sheet LP-2 for Compliance Chart & Landscape Details

General Notes



Landscape Plan

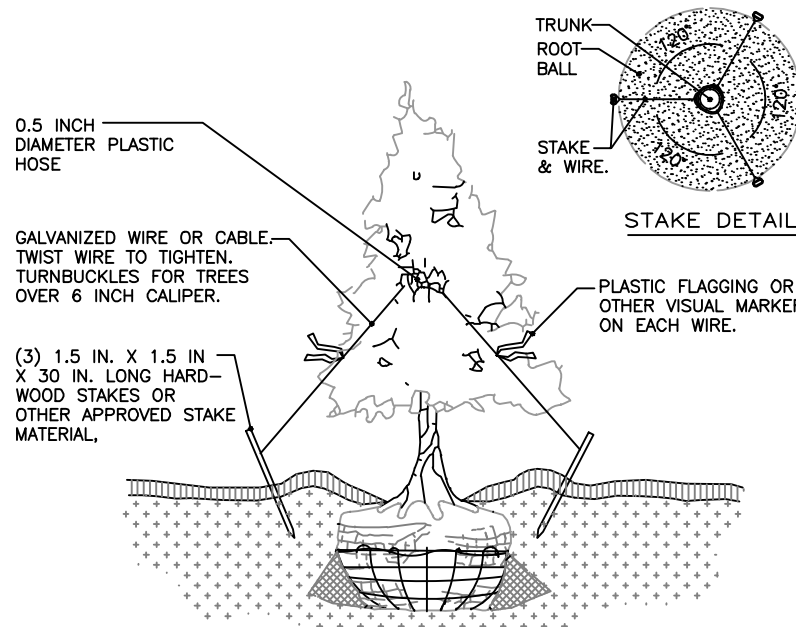
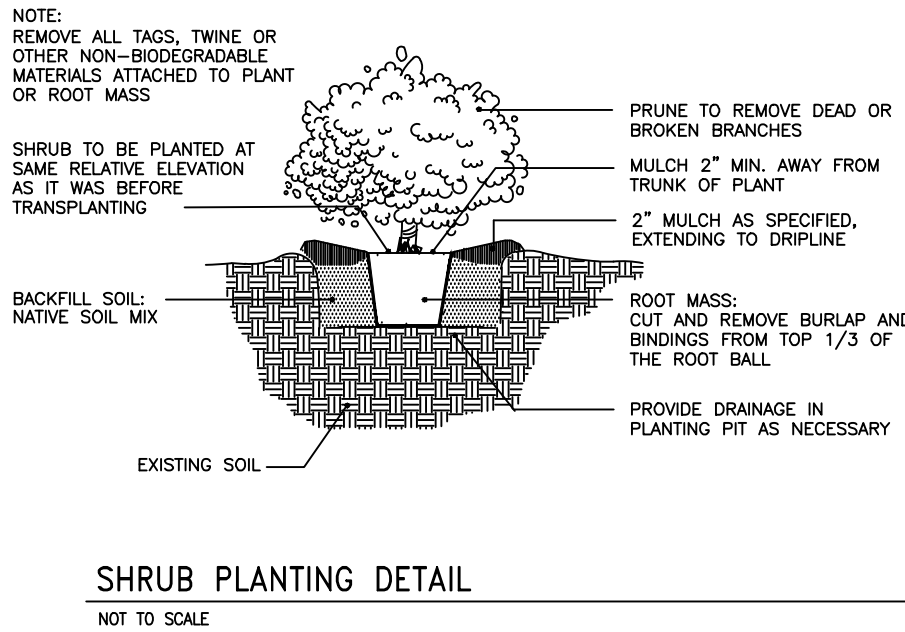
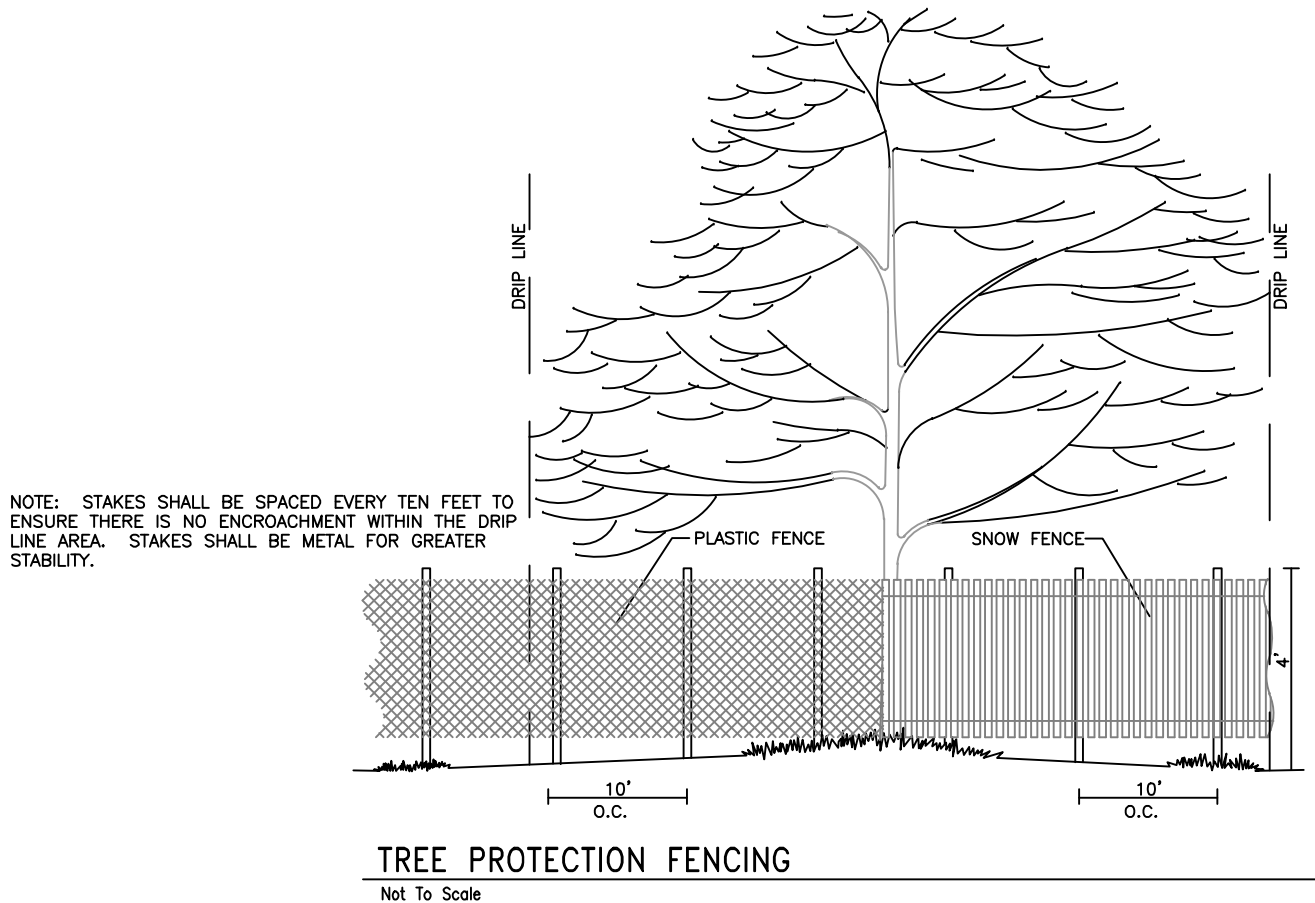
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3	PER TWP COMMENTS	6/25/24
2	PER TWP COMMENTS	5/28/24
1	PER TWP COMMENTS	3/7/24
No.	Revision/Issue	Date

Firm Name and Address  
**InFocus Planning**  
EFFECTIVE. EFFICIENT.  
LAND DEVELOPMENT SERVICES  
1121 N. BETHLEHEM PIKE SUITE 60 #206  
SPRING HOUSE, PA 19477  
P: 215-758-2540  
www.infocusplanning.com

Project Name and Address  
241 PARK ROAD  
UPPER UWCHLAN TOWNSHIP  
CHESTER COUNTY, PA

Project InFocus_23-69	Sheet LP-1
Date 11/27/23	9 of 16
Scale As Noted	



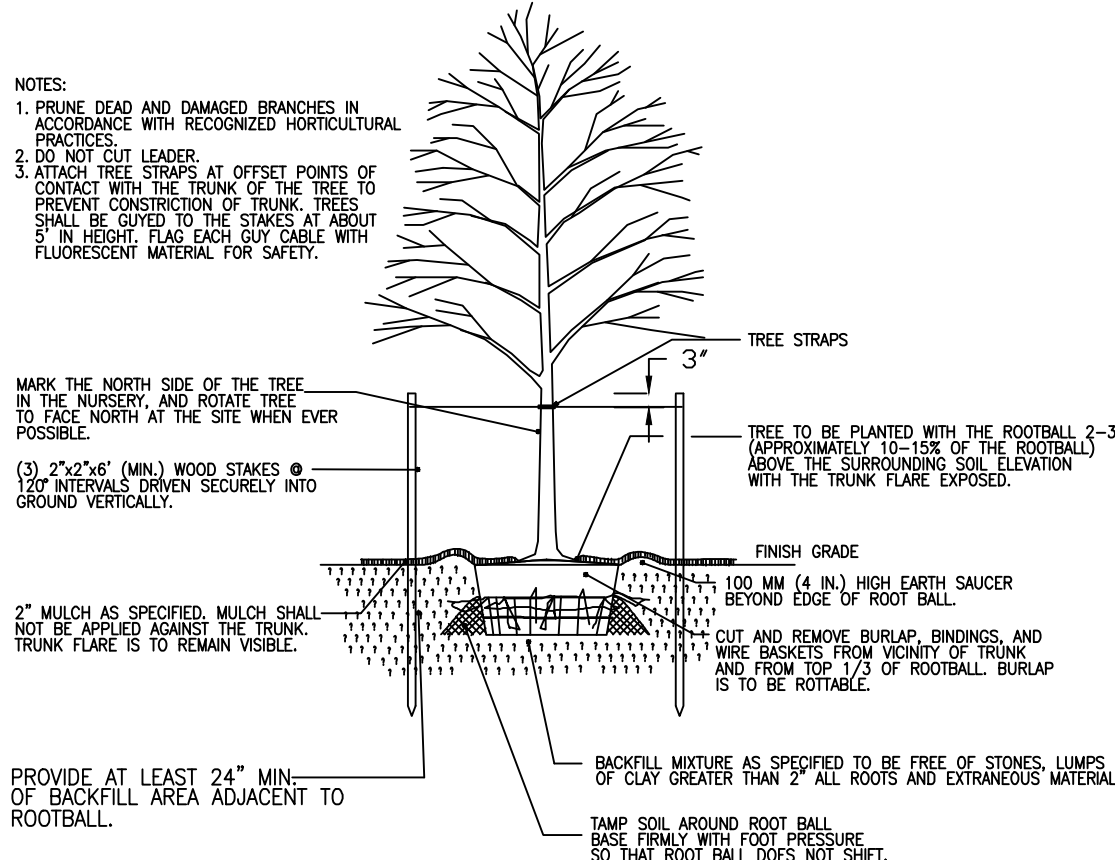


1. ALL STAKES SHALL BE DRIVEN OUTSIDE THE EDGE OF THE ROOT BALL.
2. ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM 0.5 INCH.
3. REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON.
4. TREES NORMALLY DO NOT NEED TO BE STAKED AND STAKING CAN BE HARMFUL TO THE TREE. STAKING SHOULD BE DONE ONLY WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT IF IT IS EXPECTED THAT THE TREE WILL NOT BE ABLE TO SUPPORT ITSELF.
5. WIRE OR CABLE SIZES SHALL BE AS FOLLOWS:  
TREES UP TO 2 IN. INCH CALIPER - 1/4 GAUGE  
TREES 2.5 INCH TO 3 INCH CALIPER - 1/2 GAUGE
6. TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1.5 INCH CALIPER OF TRUNK MOVEMENT.
7. TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.

**EVERGREEN TREE STAKING DETAIL**  
NOT TO SCALE

## GENERAL LANDSCAPE NOTES

1. All plant material shall meet the standards of the American Standard for Nursery Stock published by the Americanhort (2014), or most recent edition, and the height, spread and/or caliper for trees and shrubs listed in Saldo Section 300-47, Upper Moreland Recommended Plant List.
2. All plant material shall be installed in accordance with the planting practices stated in Chapter 3 of Tree Maintenance by P.P. Pirone (Fifth or most recent edition).
3. All stakes are to be installed for a period of 12 months and are to be removed prior to the End of Guarantee. Stakes for deciduous trees are to be vertical and three (3) stakes are to be provided for all trees.
4. All planter islands are to be crowned to a height of eight (8) inches above the average top of curb height.
5. A permanent seeding specification is on the Erosion Control Details (Sheet 8 of 14), refer to this sheet for details.
6. The Project Landscape Architect is to review all plant substitutions and submit them to the Township Landscape Architect for review prior to installation.
7. All plant material shall be guaranteed for 18 months from the day of final approval of the landscape installation by the Township Landscape Architect or the Township Engineer. Any plant material 25% or more of which is dead shall be considered dead. A tree shall be considered dead when the main leader has died or 25% of the crown is dead. Any dead plant material shall be replaced and installed according to the approved planting practices.
8. The Applicant shall contact the Township in writing to request a final inspection for acceptance at the end of the guarantee period. These inspections will be performed when plant materials are in full leaf only. (May 1 through November 15). All guarantee escrow funds will be released upon acceptance at the end of the guarantee period. The guarantee period will be extended until 30 days after the receipt of the request letter following May 1. Should the end of the guarantee period occur after November 15, the guarantee period shall be extended to May 15.
9. The Township reserves the right to require additional landscape buffer plantings, following substantial completion of construction, should vegetation to be preserved not be preserved or not otherwise be as represented on the Final Landscape Plan(s).
10. All required plant material shall be planted prior to the issuance of a use and occupancy permit.

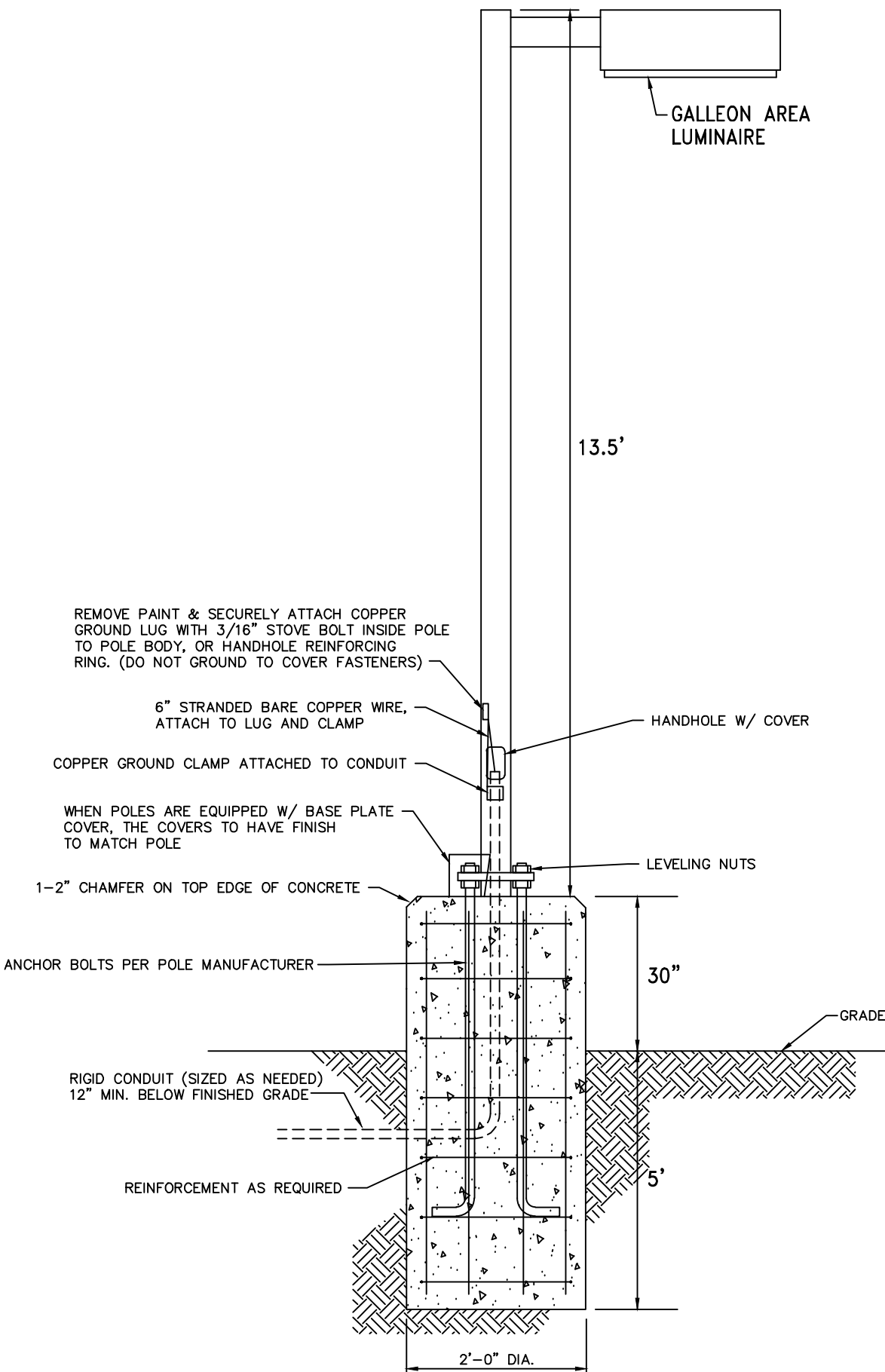


## LANDSCAPE REQUIREMENTS CHART - UPPER UWCHLAN TOWNSHIP

Ordinance Item	Requirement	Plan Proposed
S.O. 162-55 Replacement tree standards	For each tree greater than 6" dbh removed, replacement trees shall be planted. Refer to Tree Inventory chart for calculation Total of 4 Replacement trees are required.	0 Shade trees [W1]
S.O. 162-57.C.(6) Street trees	Any subdivision or land development shall provide street trees along the entire length of any public street. Spacing between trees shall be no greater than 50'. Ticonderoga Blvd.: 162' 162/50 = 4 trees  Park Rd.: 220' - 34' (driveway opening) = 186' 186/50 = 4 trees	4 Shade tree  4 Shade trees
S.O. 162-57.C.(7)	All off-street parking areas (except for single-family residences) shall be landscaped with trees and shrubs of varying species. One shade tree for every 5 parking spaces 39 parking spaces/ 5 = 8 shade trees	5 Shade trees [W2]
S.O. 162-57.D. Minimum planting standards	Per 1,000 sf gross building area (ground floor only): 2 deciduous trees, 1 evergreen tree, 8 shrubs Building: 6,000 sf (6000/1000) x 2 = 12 deciduous trees 6000/1000 = 6 evergreen trees (6000/1000) x 8 = 48 shrubs  Per 2,000 sf off-street parking or loading area (excluding driveways less than 18 feet wide): 1 deciduous tree, 1 evergreen tree, 4 shrubs Parking/ Loading: 13,685 sf 13685/2000 = 7 deciduous trees 13685/2000 = 7 evergreen trees (13685/2000) x 4 = 28 shrubs  Per 100 linear feet of new & existing public or private road frontage: 2 deciduous trees, 1 evergreen tree, 5 shrubs Along Park Rd. & Ticonderoga Blvd: 327' (327/100) x 2 = 7 deciduous trees 327/100 = 4 evergreen trees (327/100) x 5 = 17 shrubs  Per 100 linear feet of existing tract boundary, where not coincident with existing or proposed road frontage: 1 deciduous tree, 2 evergreen trees, 8 shrubs Eastern & Southern property lines: 395' 395/100 = 4 deciduous trees (395/100) x 2 = 8 evergreen trees (395/100) x 8 = 32 shrubs	4 Ornamental trees [W3] 0 Evergreen trees [W3] 48 Shrubs  0 Deciduous trees [W3] 0 Evergreen trees [W3] 28 Shrubs  2 Ornamental trees [W3] 3 Evergreen trees [W3] 18 Shrubs [W3] + proposed wall  0 Deciduous trees [W3] 6 Evergreen trees [W3] 30 Shrubs [W3] + proposed wall
	Total Landscape Proposed	13 Shade trees 6 Ornamental trees 9 Evergreen trees 124 Shrubs

\* Street trees shall be at least 14-16' in height and 3-3.5" caliper in size.

[W1],[W2],[W3] Waiver requested due to spatial constraints.



## FOR PARKING LOT POLE LIGHTS ONLY

SEE SHEET LP-4, SHEET 12 OF 16  
FOR TOWNSHIP LIGHT POLE BASE



COOPER  
Lighting Solutions

15" POLE TO BE CUT TO PROVIDE OVERALL 16" MOUNTING HEIGHT (AS INDICATED IN LUMINAIRE SCHEDULE) INCLUSIVE OF 30" LIGHT POLE BASE HEIGHT.

## CPY Series - Version C

CPY250 LED Canopy/Soffit Luminaire

**Product Description**  
The CPY250 LED Canopy/Soffit Luminaire has an extremely thin profile constructed of rugged cast aluminum. It can be surface mounted easily from below the canopy deck and can be pendant mounted. Direct lighting of the LED is eliminated with a highly efficient patterned lens and 10° beam spread.

**Performance Summary**  
Assembled in the USA by Cree Lighting from US and imported parts  
Initial Delivered Lumens: Up to 21,000  
Efficiency: Up to 145 LPW  
CRI: Minimum 90 CRI (L80, 50K, 5700, 80 CRI (D60) to CRI (A80, 50K)  
CEC: 200K, 400K, 500K, 600K, 700K  
Limited Warranty: 10 years for luminaire/10 years for Colorfast DetailGuard® Finish/5 years for BML version (up to 5 years for Synapse® accessories) 1 year for field-installed accessories

**Accessories**  
Class 1, Division 2 Hazardous Location for select models  
IP68 Rated (Submersible) models available  
Class 1, Division 2 Hazardous Location for select models  
IP68 Rated (Submersible) models available

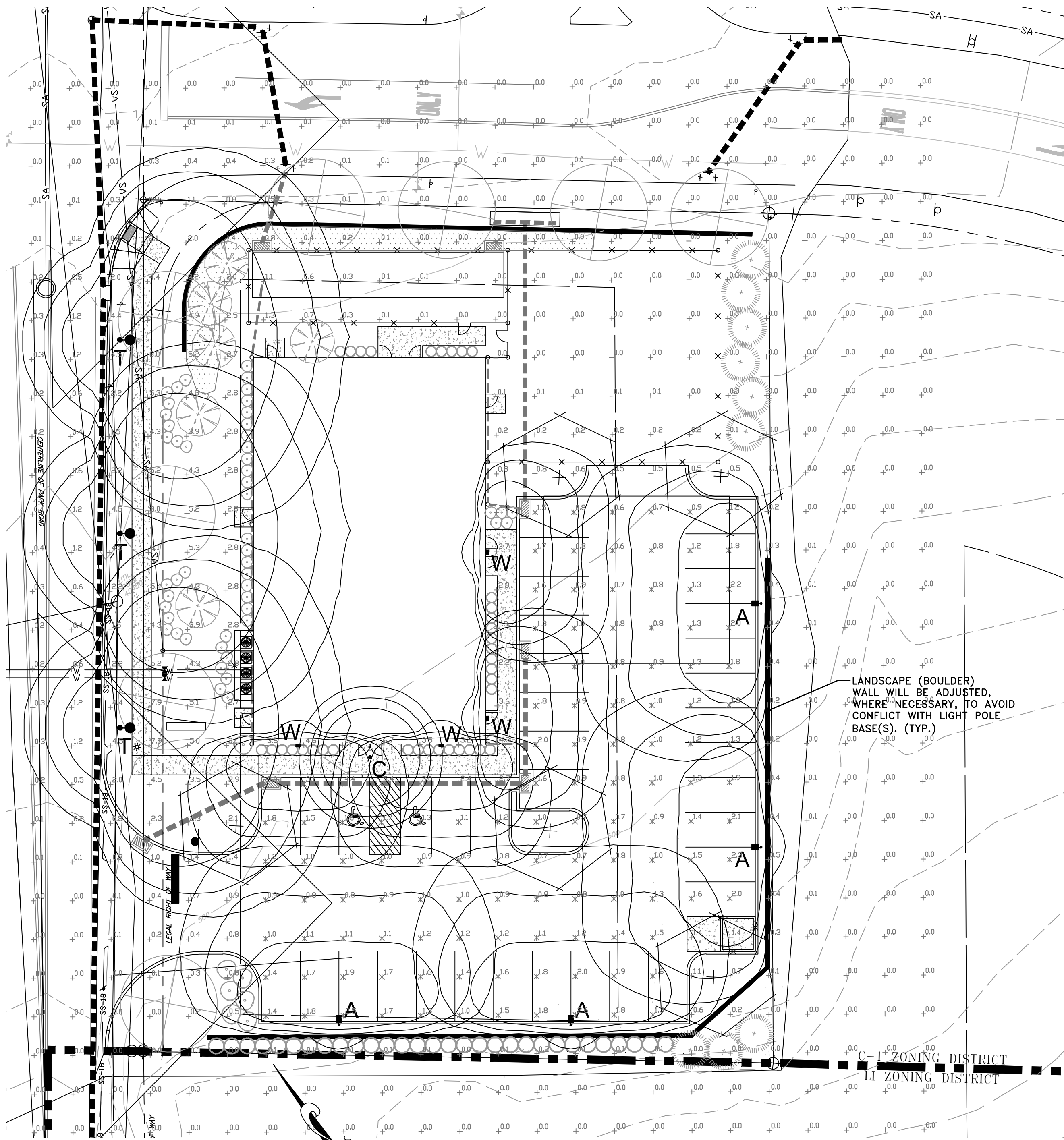
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CPY250-18-56: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-57: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-58: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-59: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-60: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-61: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-62: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-63: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-64: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-65: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-66: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-67: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-68: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-69: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-70: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-71: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-72: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-73: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-74: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-75: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-76: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-77: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-78: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-79: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-80: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-81: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-82: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-83: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-84: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-85: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-86: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-87: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-88: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-89: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-90: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-91: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-92: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-93: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-94: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-95: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-96: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-97: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-98: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-99: For use with Canopy Upgrade Kit (18 ga. steel)  
CPY250-18-100: For use with Canopy Upgrade Kit (18 ga. steel)

**Product Mounting Luminaires**  
Canopy Upgrade Kit (18 ga. steel, except where noted)  
CPY250-18: For use with Canopy Upgrade Kit (18 ga.





LIGHTING PLAN



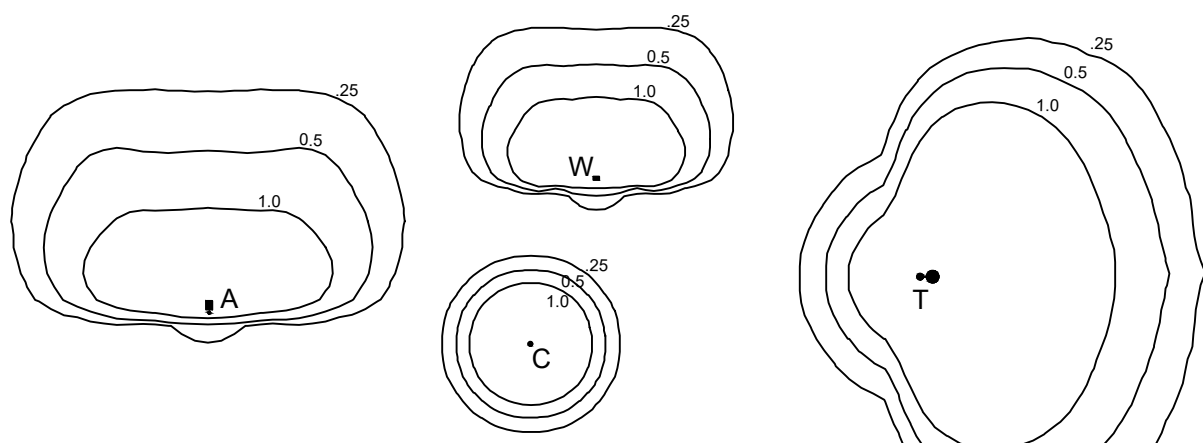
LUMINAIRE SCHEDULE							
Symbol	Label	Qty	Catalog Number	Description	File	Lumens per Lamp	LLF Watts Mounting Ht.
	A	4	GALN-SA1A-730-U-SL4-HSS	Cooper Lighting Solutions - McGraw-Edison Galleon Area and Roadway Luminaire (1) 70 CRI, 3000K, 615mA Lightsquare with 16 LEDs and Type IV Spill Light Eliminator Optics with House Side Shield	GALN-SA1A-730-U-SL4-HSS_34668 lumens.ies	Absolute	1.0 33.0 16'
	W	4	CCW-SA-1A-730-U-SL4-HSS	Cooper Lighting Solutions - Invue Clear Curve Wall Pack Mount Light Square Luminaire @350mA w/ SL4 distribution lens and House Side Shield	CCW-SA-1A-730-U-SL4-HSS_2057lumens.ies	Absolute	1.0 18.0 10'
	C	1	CYP250-C-2L-30K8-F-UL-xx-xx-xx-xx	CYP250 Canopy Luminaire, 2L Lumen Package, 3000K, 80 CRI, Flat Lens, 120-277V	CPY250-C-2L-30K8-F-UL-xx-xx-xx-xx_PL16375-001A.ies	Absolute	1.0 13.5 10'
	T	3	DMS5x-80W48LED3K-G3-LE4S	Domus LED pendant - large (DMS5x), 48 LEDs, 3000K CCT, Type LE4S Optic, Sag Glass Lens	DMS5x-80W48LED3K-LE4S.ies	Absolute	1.0 80.0 15'

NOTES:  
LIGHTS SHALL BE EXTINGUISHED BETWEEN 11PM AND DAWN, OR TO ONLY HAVE LIGHTING ON WHEN MOTION IS DETECTED.  
TIME CLOCKS SHALL HAVE ASTRONOMIC DIALS THAT TRACK DAYLIGHT HOURS SHIFTS, AND CAPACITOR OR BATTERY BACKUP TO PRESERVE CLOCK SETTINGS IN THE EVENT OF A POWER OUTAGE.

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Main Parking Lot		1.4 fc	5.4 fc	0.6 fc	9.0:1	2.3:1
Internal Sidewalk		3.7 fc	8.3 fc	1.3 fc	6.4:1	2.8:1
Main Entrance		7.3 fc	8.3 fc	5.9 fc	1.4:1	1.2:1

ARCHITECTURAL GOOSENECK LIGHT NOT INCLUDED IN SCHEDULE OR PHOTOMETRIC INFORMATION. TO BE CONFIRMED WITH ARCHITECT.

LIGHT TEMPLATES



Project	Catalog #	Type
Prepared by	Notes	Date

### McGraw-Edison

## GALN Galleon II

Area / Site Luminaire

**Product Features**

- LightSquare
- SAA
- FAAC

**Product Certifications**

- ISO
- DLC
- UL
- ETL
- IP66
- IP65

**Interactive Menu**

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 11

**Quick Facts**

- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 17 optical distributions
- Efficacy up to 159 lumens per watt

**Connected Systems**

- WaveLink Lite
- WaveLink

**Dimensional Details**

Standard Pole Mount Arm

**Pole Drilling Pattern**

Type "A"

Number of Light Fixtures	Model "A"	Mounting Length "A"	Weight with Standard or 600 arm	CPA with Standard or 600 arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/4"	48 lb	1.1

NOTES:

- For all selection requirements and additional line art, see Mounting Details section.
- For all selection requirements and additional line art, see Mounting Details section.
- For all selection requirements and additional line art, see Mounting Details section.

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Project	Catalog #	Type
Prepared by	Notes	Date

### Invue

## ClearCurve Wall

Wall Mount Luminaire

**Product Features**

- SAA

**Product Certifications**

- ISO
- IP66
- DLC
- UL
- ETL
- IP66

**Interactive Menu**

- Ordering Information page 2
- Product Specifications page 3
- Energy and Performance Data page 5
- Control Options page 9

**Quick Facts**

- Available with Visual Comfort or Discrete optics configurations
- Lumen packages from 1,600 to over 14,000 lumens (18W to 110W)
- Efficacy up to 157 lumens per watt
- Available with internal battery for emergency lighting

**Connected Systems**

- WaveLink PRO Wireless

**Dimensional Details**

Front View

Side View

Back View

Back Box

NOTES:

- For all selection requirements and additional line art, see Mounting Details section.
- For all selection requirements and additional line art, see Mounting Details section.
- For all selection requirements and additional line art, see Mounting Details section.

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### McGraw-Edison

## GALN Galleon II

**Ordering Information**

SAMPLE NUMBER: GALN-SAC-740-U-T4FT-GM

Product Family	Light Fixture	Color Temperature	Voltage	Distribution	Mounting	Finish
GA-SAC-740-U-T4FT-GM	GA-SAC-740-U-T4FT-GM	3000K	120-277V	170° Type I	Standard Pole Mount Arm	Black
GA-SAC-740-U-T4FT-GM	GA-SAC-740-U-T4FT-GM	3000K	120-277V	170° Type II	Standard Pole Mount Arm	Black
GA-SAC-740-U-T4FT-GM	GA-SAC-740-U-T4FT-GM	3000K	120-277V	170° Type III	Standard Pole Mount Arm	Black
GA-SAC-740-U-T4FT-GM	GA-SAC-740-U-T4FT-GM	3000K	120-277V	170° Type IV	Standard Pole Mount Arm	Black
GA-SAC-740-U-T4FT-GM	GA-SAC-740-U-T4FT-GM	3000K	120-277V	170° Type V	Standard Pole Mount Arm	Black
GA-SAC-740-U-T4FT-GM	GA-SAC-740-U-T4FT-GM	3000K	120-277V	170° Type VI	Standard Pole Mount Arm	Black
GA-SAC-740-U-T4FT-GM	GA-SAC-740-U-T4FT-GM	3000K	120-277V	170° Type VII	Standard Pole Mount Arm	Black
GA-SAC-740-U-T4FT-GM	GA-SAC-740-U-T4FT-GM	3000K	120-277V	170° Type VIII	Standard Pole Mount Arm	Black
GA-SAC-740-U-T4FT-GM	GA-SAC-740-U-T4FT-GM	3000K	120-277V	170° Type IX	Standard Pole Mount Arm	Black
GA-SAC-740-U-T4FT-GM	GA-SAC-740-U-T4FT-GM	3000K	120-277V	170° Type X	Standard Pole Mount Arm	Black
GA-SAC-740-U-T4FT-GM	GA-SAC-740-U-T4FT-GM	3000K	120-277V	170° Type XI	Standard Pole Mount Arm	Black
GA-SAC-740-U-T4FT-GM	GA-SAC-740-U-T4FT-GM	3000K	120-277V	170° Type XII	Standard Pole Mount Arm	Black
GA-SAC-740-U-T4FT-GM	GA-SAC-740-U-T4FT-GM	3000K	120-277V	170° Type XIII	Standard Pole Mount Arm	Black
GA-SAC-740-U-T4FT-GM	GA-SAC-740-U-T4FT-GM	3000K	120-277V	170° Type XIV	Standard Pole Mount Arm	Black
GA-SAC-740-U-T4FT-GM	GA-SAC-740-U-T4FT-GM	3000K	120-277V	170° Type XV	Standard Pole Mount Arm	Black
GA-SAC-740-U-T4FT-GM	GA-SAC-740-U-T4FT-GM	3000K	120-277V	170° Type XVI	Standard Pole Mount Arm	Black
GA-SAC-740-U-T4FT-GM	GA-SAC-740-U-T4FT-GM	3000K	120-277V	170° Type XVII	Standard Pole Mount Arm	Black
GA-SAC-740-U-T4FT-GM	GA-SAC-740-U-T4FT-GM	3000K	120-277V	170° Type XVIII	Standard Pole Mount Arm	Black
GA-SAC-740-U-T4FT-GM	GA-SAC-740-U-T4FT-GM	3000K	120-277V	170° Type XIX	Standard Pole Mount Arm	Black
GA-SAC-740-U-T4FT-GM	GA-SAC-740-U-T4FT-GM	3000K	120-277V	170° Type XX	Standard Pole Mount Arm	Black
GA-SAC-740-U-T4FT-GM	GA-SAC-740-U-T4FT-GM	3000K	120-277V	170° Type XXI	Standard Pole Mount Arm	Black
GA-SAC-740-U-T4FT-GM	GA-SAC-740-U-T4FT-GM	3000K	120-277V	170° Type XXII	Standard Pole Mount Arm	Black
GA-SAC-740-U-T4FT-GM	GA-SAC-740-U-T4FT-GM	3000K	120-277V	170° Type XXIII	Standard Pole Mount Arm	Black
GA-SAC-740-U-T4FT-GM	GA-SAC-740-U-T4FT-GM	3000K	120-277V	170° Type XXIV	Standard Pole Mount Arm	Black
GA-SAC-740-U-T4FT-GM	GA-SAC-740-U-T4FT-GM	3000K	120-277V	170° Type XXV	Standard Pole Mount Arm	Black
GA-SAC-740-U-T4FT-GM	GA-SAC-740-U-T4FT-GM	3000K	120-277V	170° Type XXVI	Standard Pole Mount Arm	Black
GA-SAC-740-U-T4FT-GM	GA-SAC-740-U-T4FT-GM	3000K	120-277V	170° Type XXVII	Standard Pole Mount Arm	Black
GA-SAC-740-U-T4FT-GM	GA-SAC-740-U-T4FT-GM	3000K	120-277V	170° Type XXVIII	Standard Pole Mount Arm	Black
GA-SAC-740-U-T4FT-GM	GA-SAC-740-U-T4FT-GM	3000K	120-277V	170° Type XXIX	Standard Pole Mount Arm	Black
GA-SAC-740-U-T4FT-GM	GA-SAC-740-U-T4FT-GM	3000K	120-277V	170° Type XXX	Standard Pole Mount Arm	Black

**Options (Add as Suffix)**

GA-SAC-740-U-T4FT-GM-170° Type I

GA-SAC-740-U-T4FT-GM-170° Type II

GA-SAC-740-U-T4FT-GM-170° Type III

GA-SAC-740-U-T4FT-GM-170° Type IV

GA-SAC-740-U-T4FT-GM-170° Type V

GA-SAC-740-U-T4FT-GM-170° Type VI

GA-SAC-740-U-T4FT-GM-170° Type VII

GA-SAC-740-U-T4FT-GM-170° Type VIII

GA-SAC-740-U-T4FT-GM-170° Type IX

GA-SAC-740-U-T4FT-GM-170° Type X

GA-SAC-740-U-T4FT-GM-170° Type XI

GA-SAC-740-U-T4FT-GM-170° Type XII

GA-SAC-740-U-T4FT-GM-170° Type XIII

GA-SAC-740-U-T4FT-GM-170° Type XIV

GA-SAC-740-U-T4FT-GM-170° Type XV

GA-SAC-740-U-T4FT-GM-170° Type XVI

GA-SAC-740-U-T4FT-GM-170° Type XVII

GA-SAC-740-U-T4FT-GM-170° Type XVIII

GA-SAC-740-U-T4FT-GM-170° Type XIX

GA-SAC-740-U-T4FT-GM-170° Type XX

GA-SAC-740-U-T4FT-GM-170° Type XXI

GA-SAC-740-U-T4FT-GM-170° Type XXII

GA-SAC-740-U-T4FT-GM-170° Type XXIII

GA-SAC-740-U-T4FT-GM-170° Type XXIV

GA-SAC-740-U-T4FT-GM-170° Type XXV

GA-SAC-740-U-T4FT-GM-170° Type XXVI

GA-SAC-740-U-T4FT-GM-170° Type XXVII

GA-SAC-740-U-T4FT-GM-170° Type XXVIII

GA-SAC-740-U-T4FT-GM-170° Type XXIX

GA-SAC-740-U-T4FT-GM-170° Type XXX

**Accessories (Order Separately)**

GA-SAC-740-U-T4FT-GM-170° Type I

GA-SAC-740-U-T4FT-GM-170° Type II

GA-SAC-740-U-T4FT-GM-170° Type III

GA-SAC-740-U-T4FT-GM-170° Type IV

GA-SAC-740-U-T4FT-GM-170° Type V

GA-SAC-740-U-T4FT-GM-170° Type VI

GA-SAC-740-U-T4FT-GM-170° Type VII

GA-SAC-740-U-T4FT-GM-170° Type VIII

GA-SAC-740-U-T4FT-GM-170° Type IX

GA-SAC-740-U-T4FT-GM-170° Type X

GA-SAC-740-U-T4FT-GM-170° Type XI

GA-SAC-740-U-T4FT-GM-170° Type XII

GA-SAC-740-U-T4FT-GM-170° Type XIII

GA-SAC-740-U-T4FT-GM-170° Type XIV

GA-SAC-740-U-T4FT-GM-170° Type XV

GA-SAC-740-U-T4FT-GM-170° Type XVI

GA-SAC-740-U-T4FT-GM-170° Type XVII

GA-SAC-740-U-T4FT-GM-170° Type XVIII

GA-SAC-740-U-T4FT-GM-170° Type XIX

GA-SAC-740-U-T4FT-GM-170° Type XX

GA-SAC-740-U-T4FT-GM-170° Type XXI

GA-SAC-740-U-T4FT-GM-170° Type XXII

GA-SAC-740-U-T4FT-GM-170° Type XXIII

GA-SAC-740-U-T4FT-GM-170° Type XXIV

GA-SAC-740-U-T4FT-GM-170° Type XXV

GA-SAC-740-U-T4FT-GM-170° Type XXVI

GA-SAC-740-U-T4FT-GM-170° Type XXVII

GA-SAC-740-U-T4FT-GM-170° Type XXVIII

GA-SAC-740-U-T4FT-GM-170° Type XXIX

GA-SAC-740-U-T4FT-GM-170° Type XXX

NOTES:

- For all selection requirements and additional line art, see Mounting Details section.
- For all selection requirements and additional line art, see Mounting Details section.
- For all selection requirements and additional line art, see Mounting Details section.

**LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)**

Product Family	Camera Type	Camera Type	Back Box
Lumensafe Technology	Lumensafe Camera	Lumensafe Camera	Lumensafe Camera

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Project	Catalog #	Type
Prepared by	Notes	Date

### Invue

## ClearCurve Wall

Wall Mount Luminaire

**Product Features**

- SAA

**Product Certifications**

- ISO
- IP66
- DLC
- UL
- ETL
- IP66

**Interactive Menu**

- Ordering Information page 2
- Product Specifications page 3
- Energy and Performance Data page 5
- Control Options page 9

**Quick Facts**

- Available with Visual Comfort or Discrete optics configurations
- Lumen packages from 1,600 to over 14,000 lumens (18W to 110W)
- Efficacy up to 157 lumens per watt
- Available with internal battery for emergency lighting

**Connected Systems**

- WaveLink PRO Wireless

**Dimensional Details**

Front View

Side View

Back View

Back Box

NOTES:

- For all selection requirements and additional line art, see Mounting Details section.
- For all selection requirements and additional line art, see Mounting Details section.
- For all selection requirements and additional line art, see Mounting Details section.

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General Notes



Firm Name and Address

**InFocus Planning**  
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LAND DEVELOPMENT SERVICES

1121 N. BETHLEHEM PIKE SUITE 60 #206  
SPRING HOUSE, PA 19477  
P: 215-758-2540  
www.infocusplanning.com

Project Name and Address

241 PARK ROAD  
UPPER UWCHLAN TOWNSHIP  
CHESTER COUNTY, PA

Project

InFocus\_23-69

Date

11/27/23

Scale

As Noted

Sheet

LP-3

11 of 16

See Sheet LP-4 for  
Township light cut sheets

Lighting Plan

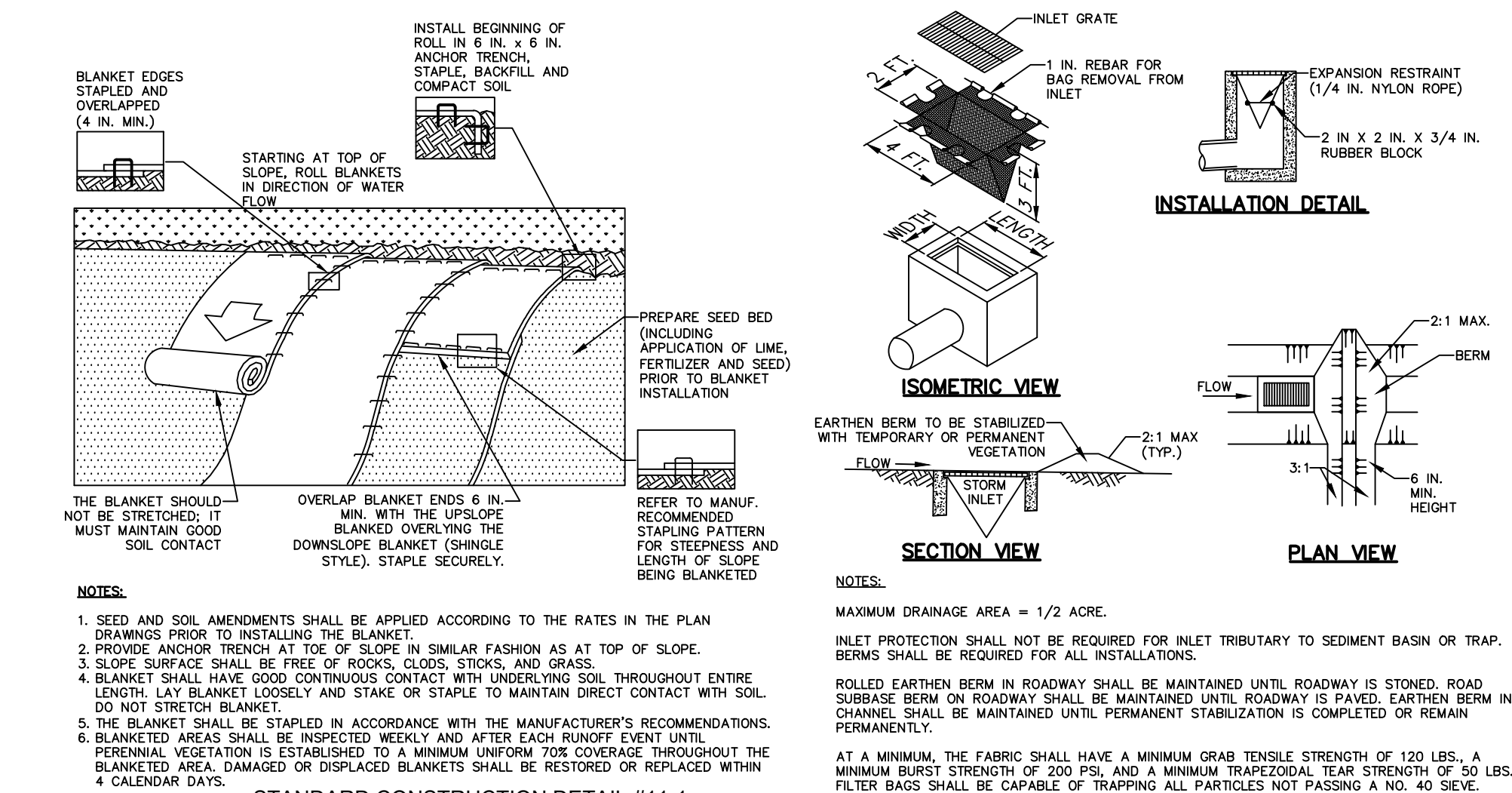




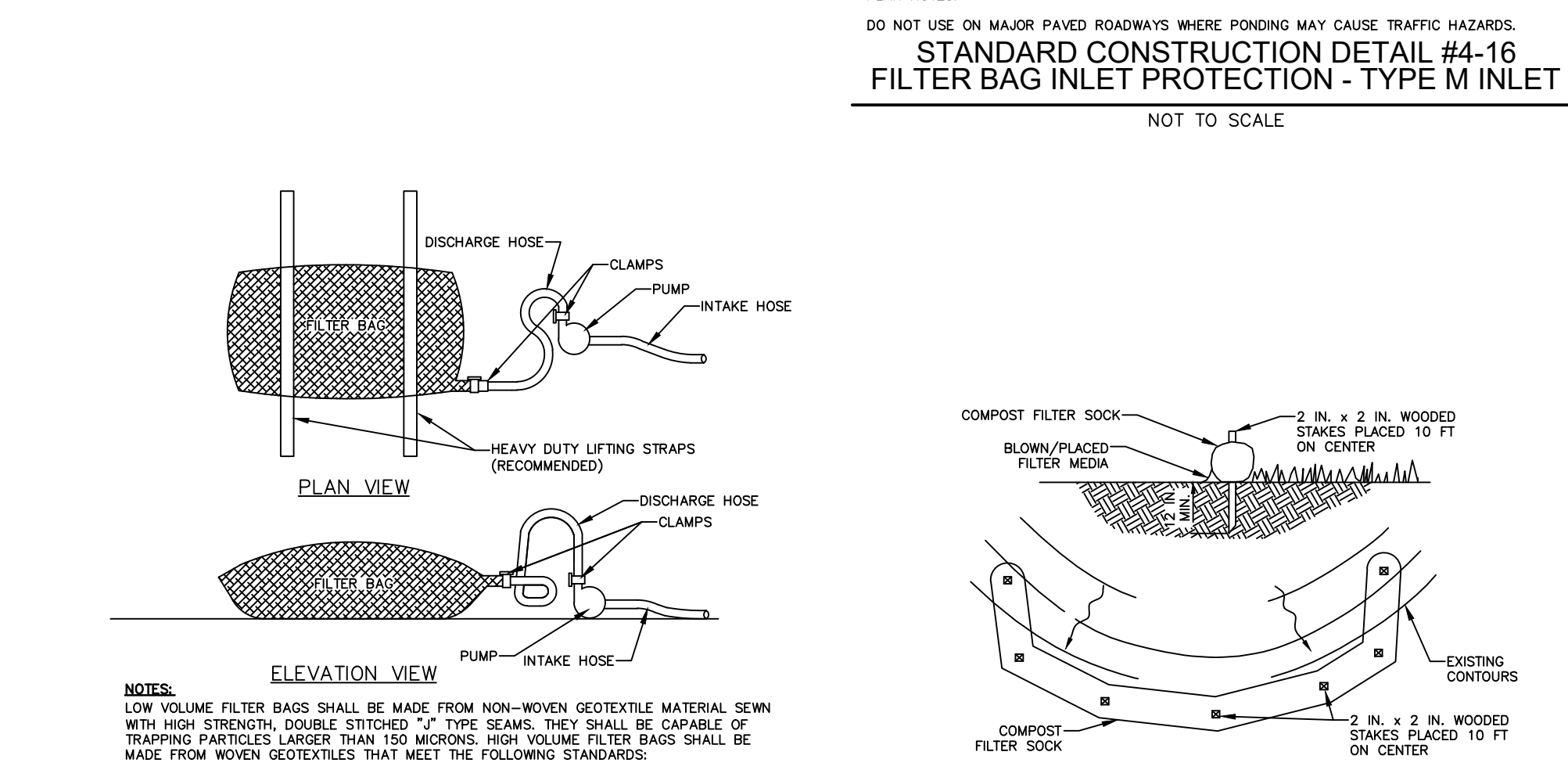








**STANDARD CONSTRUCTION DETAIL #11-1  
EROSION CONTROL BLANKET INSTALLATION**



**NOTES:**

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST FILTER SOCK SHALL MEET STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE, BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY INLET SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

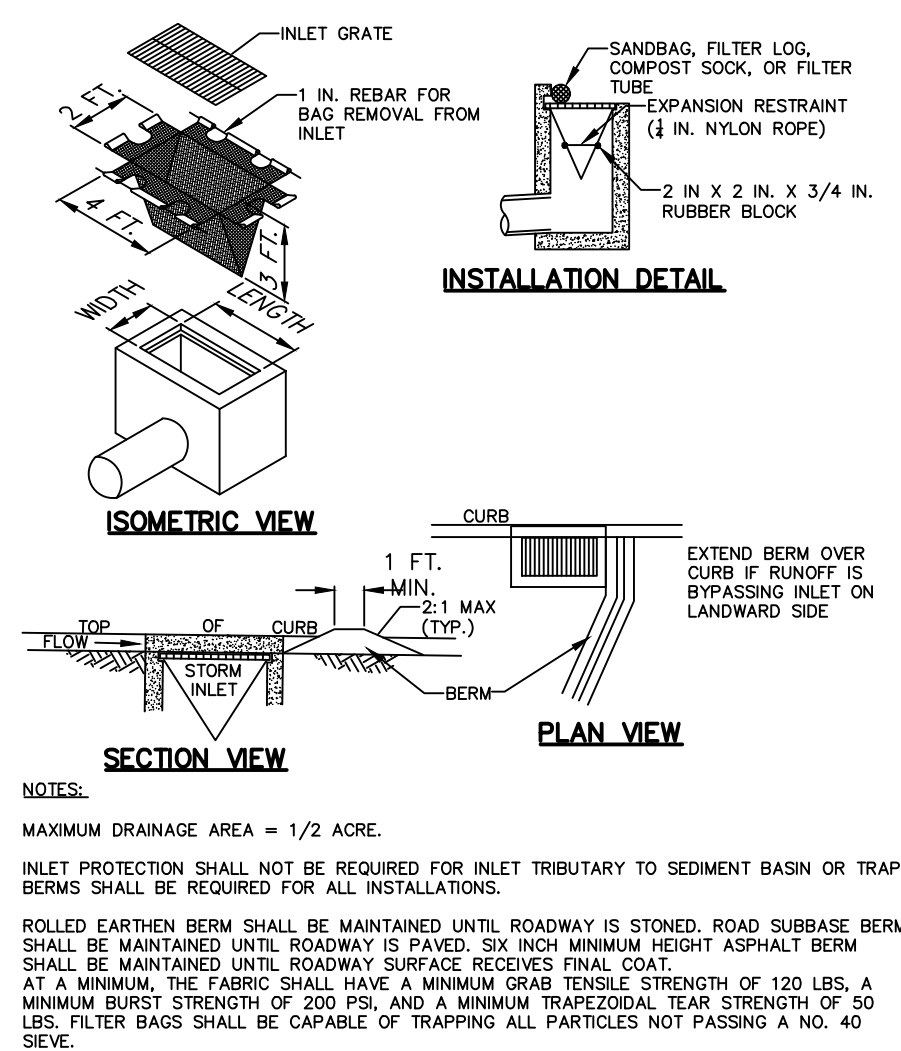
COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS. PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

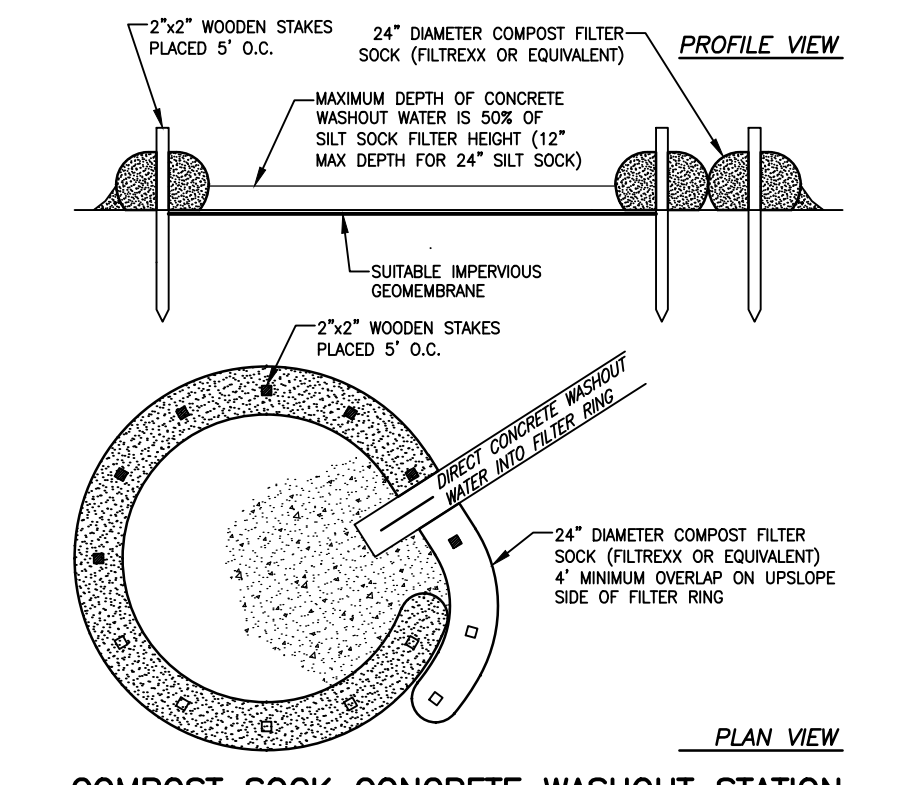
UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED, IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

**STANDARD CONSTRUCTION DETAIL #4-1  
COMPOST FILTER SOCK**  
(NOT TO SCALE)

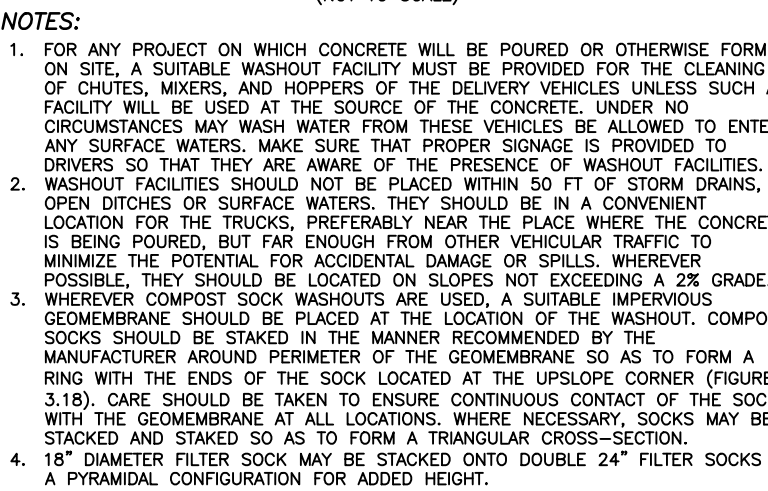
**STANDARD CONSTRUCTION DETAIL #3-16  
PUMPED WATER FILTER BAG**  
(NOT TO SCALE)



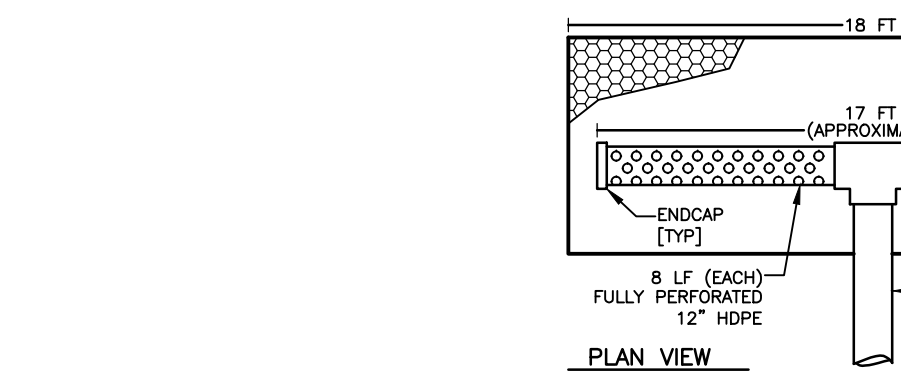
**STANDARD CONSTRUCTION DETAIL #4-15  
FILTER BAG INLET PROTECTION - TYPE C INLET**  
(NOT TO SCALE)



**COMPOST SOCK CONCRETE WASHOUT STATION**  
(NOT TO SCALE)



**STANDARD CONSTRUCTION DETAIL #3-1  
ROCK CONSTRUCTION ENTRANCE**  
(NOT TO SCALE)



**STONE TRENCH LEVEL SPREADER No.1 & PERFORATED PIPE DETAIL**  
(NOT TO SCALE)

**NOTES:**

- THE PERFORATED PIPE / STONE TRENCH LEVEL SPREADER SHALL BE CONSTRUCTED SO THAT THERE IS A MINIMUM OF ONE FOOT (1') OF COVER OVER THE TOP OF THE PIPE.
- A STANDARD 7" JUNCTION SHALL BE USED TO CONNECT THE TWO PERFORATED LEVEL SPREADER PIPES TO THE STORMWATER FILTER OUTLET PIPE AS SHOWN.

**ATTENTION!**

THIS PROJECT IS IN A SPECIALLY PROTECTED HIGH QUALITY OR EXCEPTIONAL VALUE WATERSHED; EXTREME CARE SHOULD BE EXERCISED IN ALL DISTURBANCE ACTIVITIES TO PREVENT DEGRADATION TO THE WATERS OF THE COMMONWEALTH.

BECAUSE THIS PROJECT IS IN A SPECIALLY PROTECTED HIGH QUALITY OR EXCEPTIONAL VALUE WATERSHED, UPON COMPLETION OR TEMPORARY CESSATION OF EARTH DISTURBANCE ACTIVITIES, THE PROJECT SITE MUST BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION

**PENNSYLVANIA ONE CALL SYSTEM SERIAL NUMBER: 20232832601**

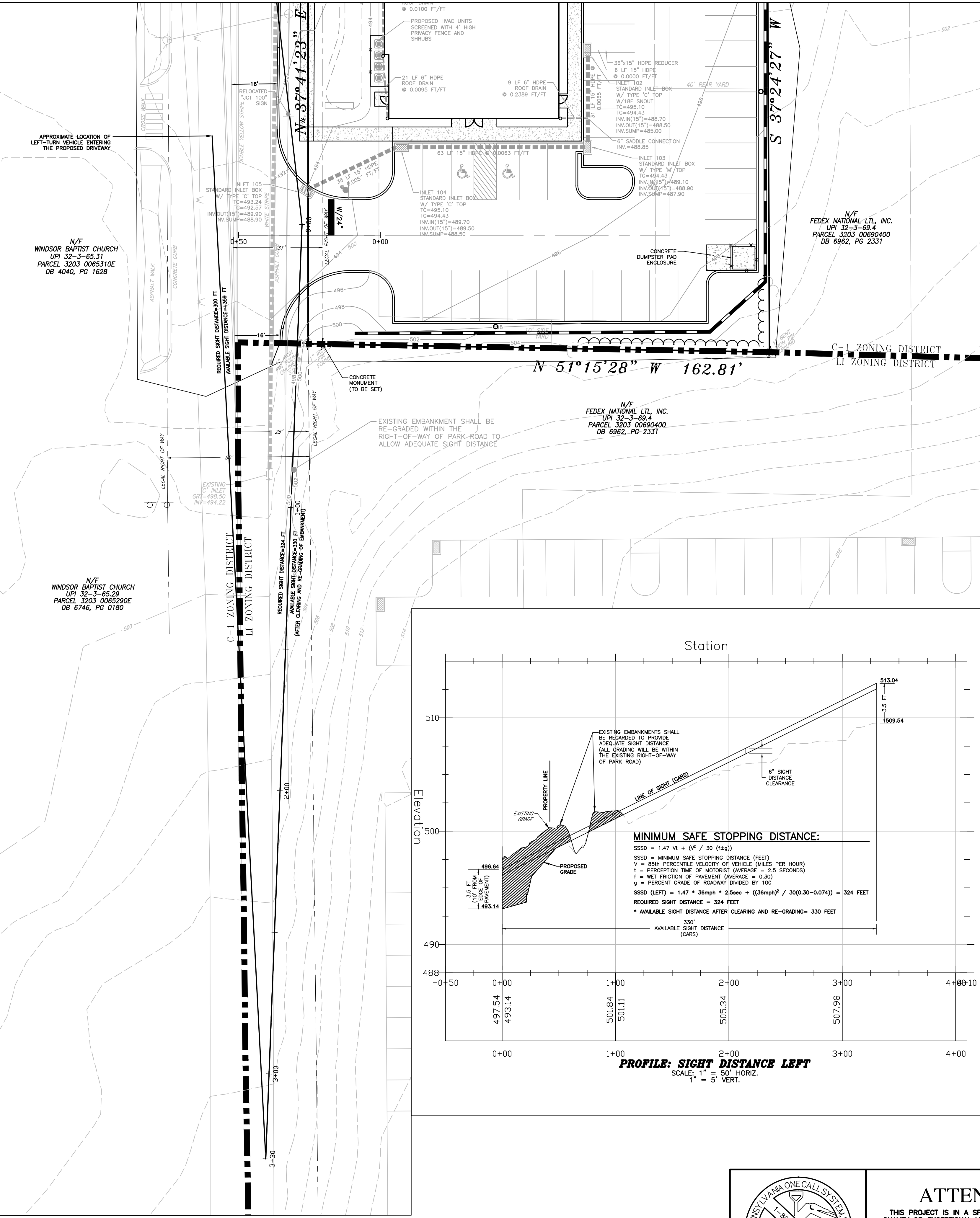
## TOPSOIL APPLICATION NOTE:

AREAS WHICH ARE TO BE TOP-SOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES (6 TO 12 INCHES ON COMPACTED SOILS) PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED (VARDS, OPEN SPACE AREAS, STORMWATER BASINS, ETC.) SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING.

## CONSTRUCTION WASTE DISPOSAL NOTE:

THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTE WHICH THE DEPARTMENT WITH THE PERMANENT STABILIZATION REGULATIONS AT 25 PA CODE 2801.1, 2801.2, 2801.3, 2801.4, 2801.5, 2801.6, 2801.7, 2801.8, 2801.9, 2801.10, 2801.11, 2801.12, 2801.13, 2801.14, 2801.15, 2801.16, 2801.17, 2801.18, 2801.19, 2801.20, 2801.21, 2801.22, 2801.23, 2801.24, 2801.25, 2801.26, 2801.27, 2801.28, 2801.29, 2801.30, 2801.31, 2801.32, 2801.33, 2801.34, 2801.35, 2801.36, 2801.37, 2801.38, 2801.39, 2801.40, 2801.41, 2801.42, 2801.43, 2801.44, 2801.45, 2801.46, 2801.47, 2801.48, 2801.49, 2801.50, 2801.51, 2801.52, 2801.53, 2801.54, 2801.55, 2801.56, 2801.57, 2801.58, 2801.59, 2801.60, 2801.61, 2801.62, 2801.63, 2801.64, 2801.65, 2801.66, 2801.67, 2801.68, 2801.69, 2801.70, 2801.71, 2801.72, 2801.73, 2801.74, 2801.75, 2801.76, 2801.77, 2801.78, 2801.79, 2801.80, 2801.81, 2801.82, 2801.83, 2801.84, 2801.85, 2801.86, 2801.87, 2801.88, 2801.89, 2801.90, 2801.91, 2801.92, 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2801.693, 2801.694, 2801.695, 2801.696, 2801.697, 2801.698, 2801.699, 2801.700, 2801.7





**PENNSYLVANIA ONE CALL**

(PURSUANT TO ACT 281, 17CS, 38 AND ALL OTHER APPLICABLE AMENDMENTS) COMMONWEALTH ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS, NOR DOES COMMONWEALTH ENGINEERS, INC. GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC., ARE SHOWN.

THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC., BEFORE THE START OF WORK. (TELEPHONE: (800) 242-1776)

**TAX PARCEL No.: 32-04-37**  
**UPI No.: 3204 0037 0000**

**UNDERGROUND UTILITY USERS**

UPPER MERION TOWNSHIP AUTHORITY  
PO BOX 437  
LANCASTER, PA 17604  
CONTACT: STEVE BROWN  
COLUMBIA GAS TRANSMISSION DOWNTOWN  
700 LAURENCE STREET  
HOUSTON, TEXAS 77002

COMCAST CABLE COMMUNICATIONS  
1004 CORNWATER BLVD  
DOWNTOWN, PA 19330  
CONTACT: JILL KENNEDY  
EMAIL: jill.kennedy@comcast.com

VERIZON PENNSYLVANIA INC.  
6TH FLOOR  
800 RACE STREET  
PHILADELPHIA, PA 19107  
CONTACT: SUZETTE WALKER  
EMAIL: suzette.a.walker@verizon.com

PG&E ENERGY  
1004 W 5TH AVE  
EAST PITTSBURGH, PA 15106  
CONTACT: VINCENT WATSON  
EMAIL: vincent.watson@pgae.net

US UTILITIES INC.  
220 MONROVIA ROAD  
SCARLETT, NC 28151  
CONTACT: ENGINEERING  
EMAIL: kishor@usutilities.com

**ATTENTION!**

THIS PROJECT IS IN A SPECIALLY PROTECTED HIGH QUALITY OR EXCEPTIONAL VALUE WATERSHED; EXTREME CARE SHOULD BE EXERCISED IN ALL DISTURBANCE ACTIVITIES TO PREVENT DEGRADATION TO THE WATERS OF THE COMMONWEALTH.

BECAUSE THIS PROJECT IS IN A SPECIALLY PROTECTED HIGH QUALITY OR EXCEPTIONAL VALUE WATERSHED, UPON COMPLETION OR TEMPORARY CESSATION OF EARTH DISTURBANCE ACTIVITIES, THE PROJECT SITE MUST BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION

GRAPHIC SCALE 1" = 20'

0 20 40 60

**PENNSYLVANIA ONE-CALL SYSTEM**

CALL BEFORE YOU DIG

1-800-4A-2178

20232832601



**SIGHT DISTANCE & PROFILES PLAN**

**PRELIMINARY/FINAL LAND DEVELOPMENT PLANS**

**FOR**

**241 PARK ROAD**

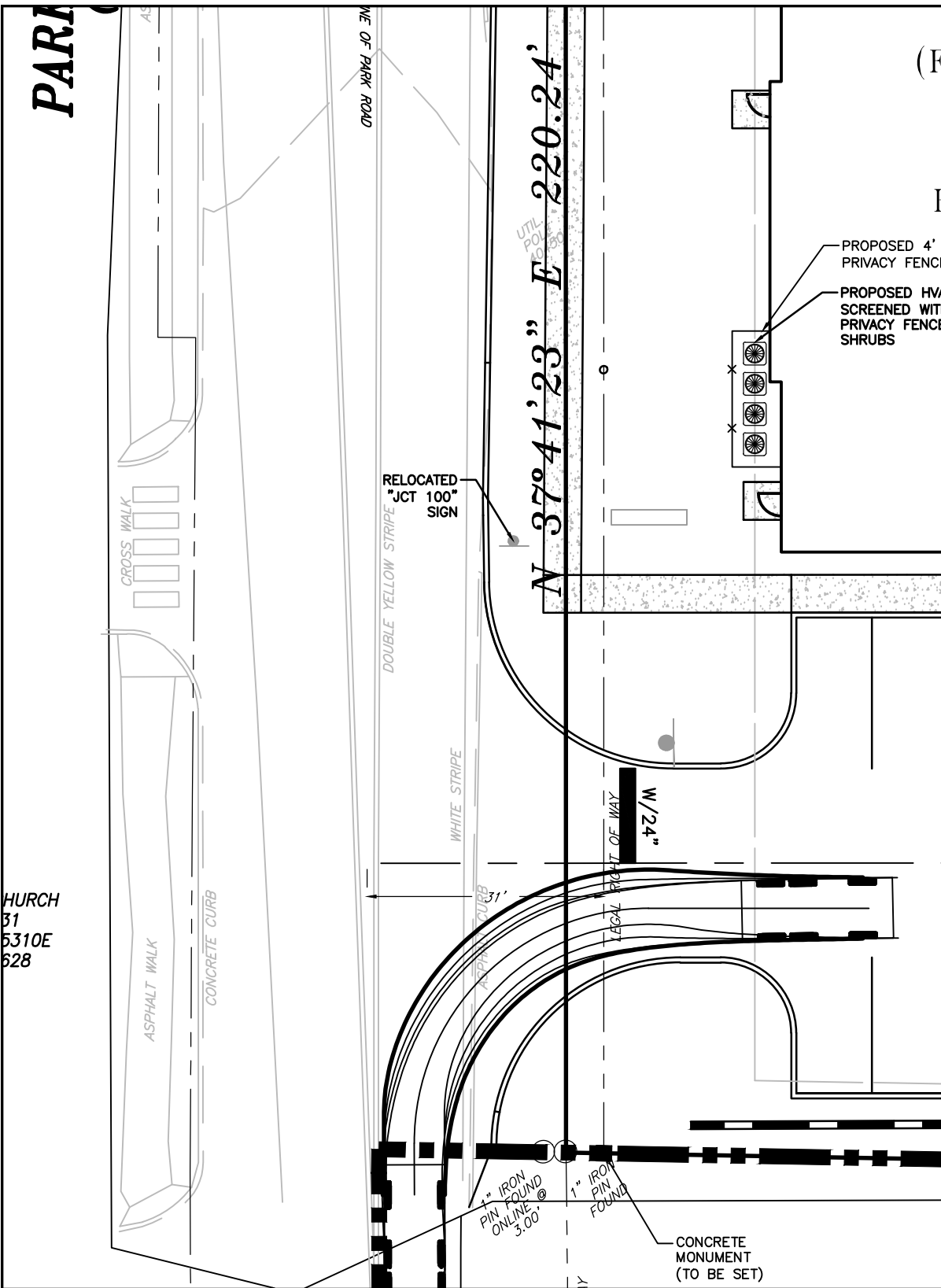
UPPER UWCHLAN TOWNSHIP CHESTER COUNTY, PA

**COMMONWEALTH ENGINEERS, Inc.**

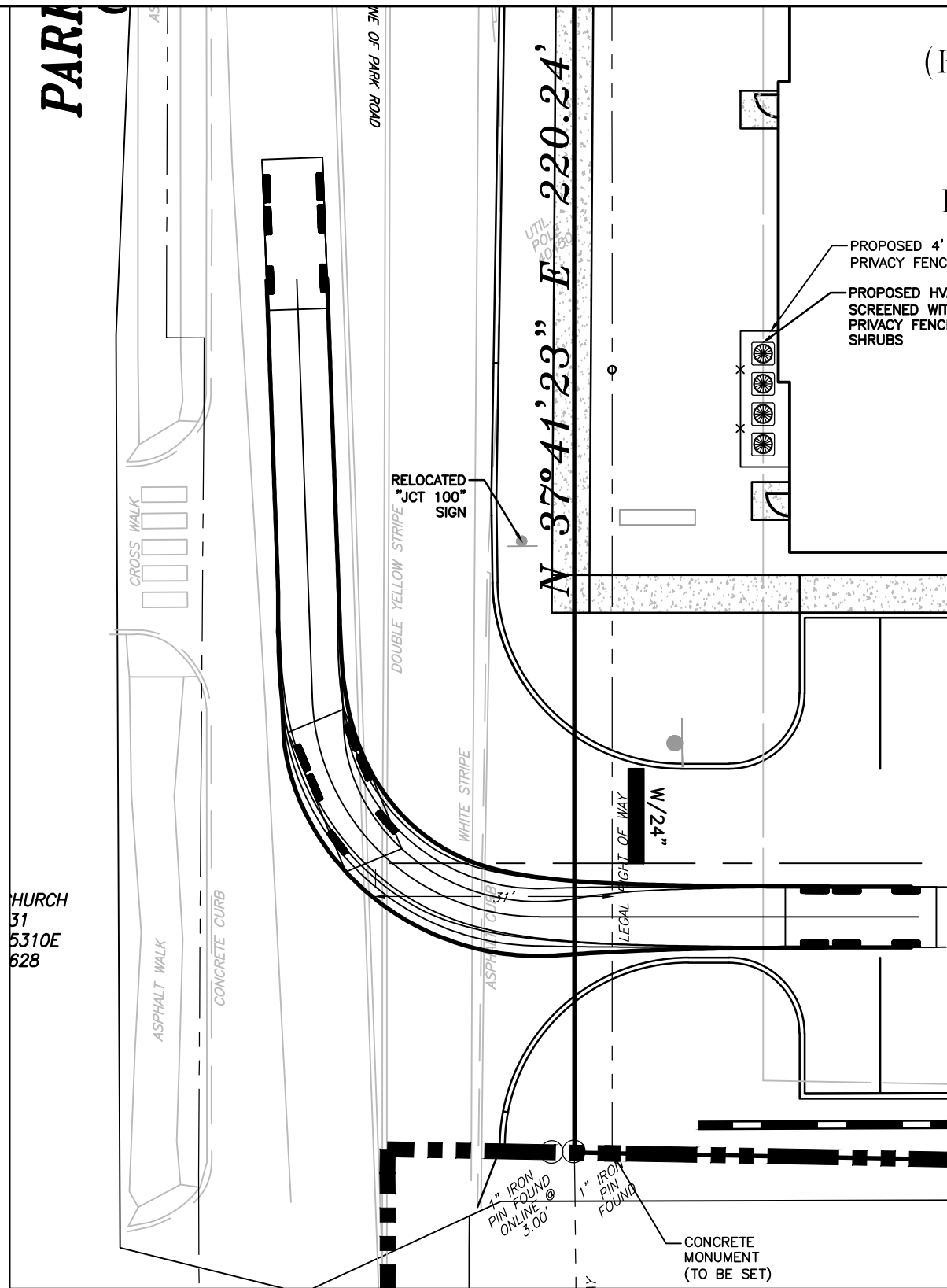
114 EAST LANCASTER AVENUE ~ SECOND FLOOR  
DOWNTOWN, PA 19335  
TELEPHONE: (610) 518-9003 ~ FAX: (610) 518-9004  
COMENG@CEI-1.COM

DATE: DECEMBER 4, 2023  
SCALE: AS SHOWN  
SURVEY: ---  
DRAWN: MDC  
CHECKED: VK  
DRAWING NO. 202317-1(C) OF: 16

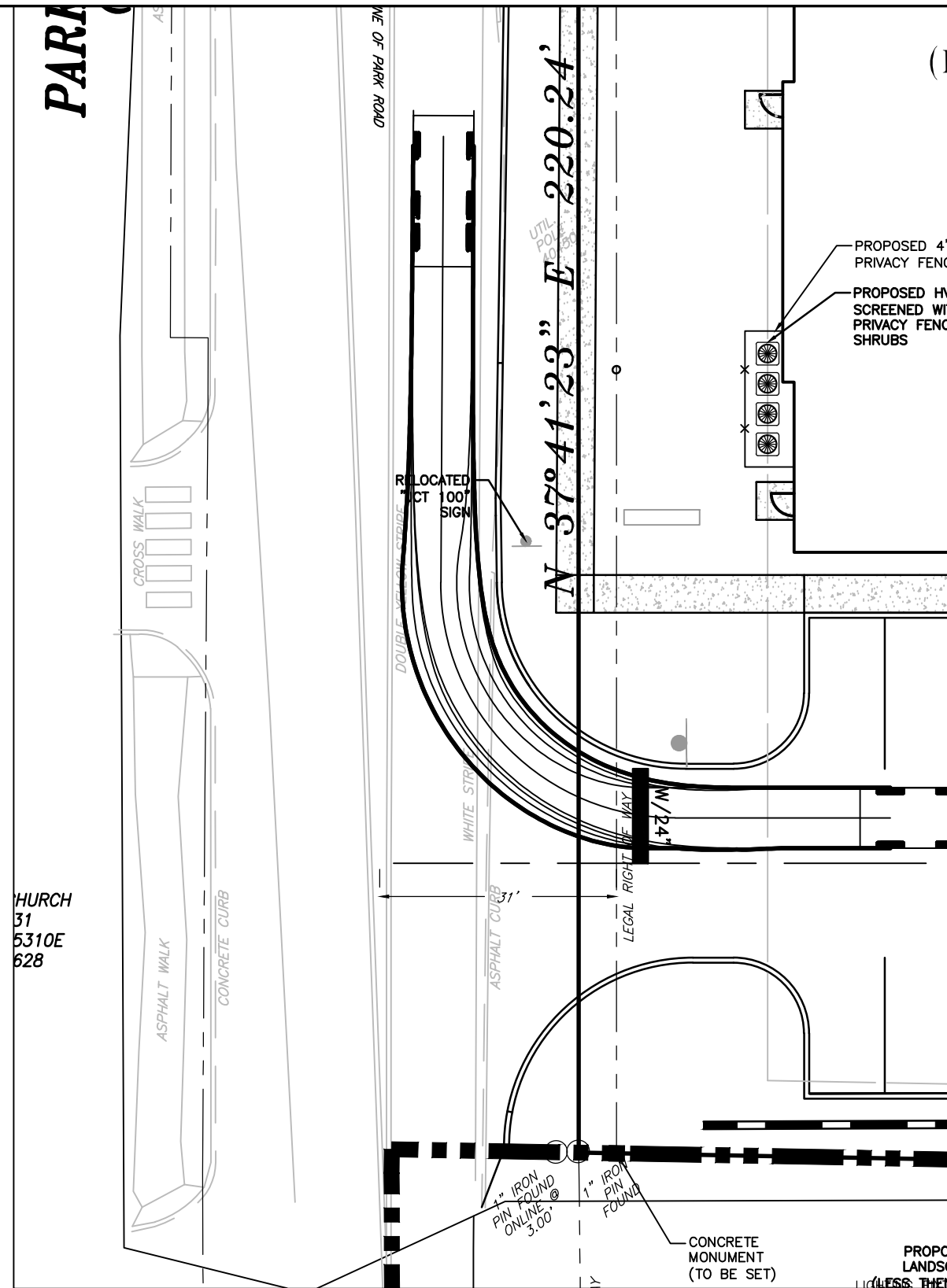
**15**



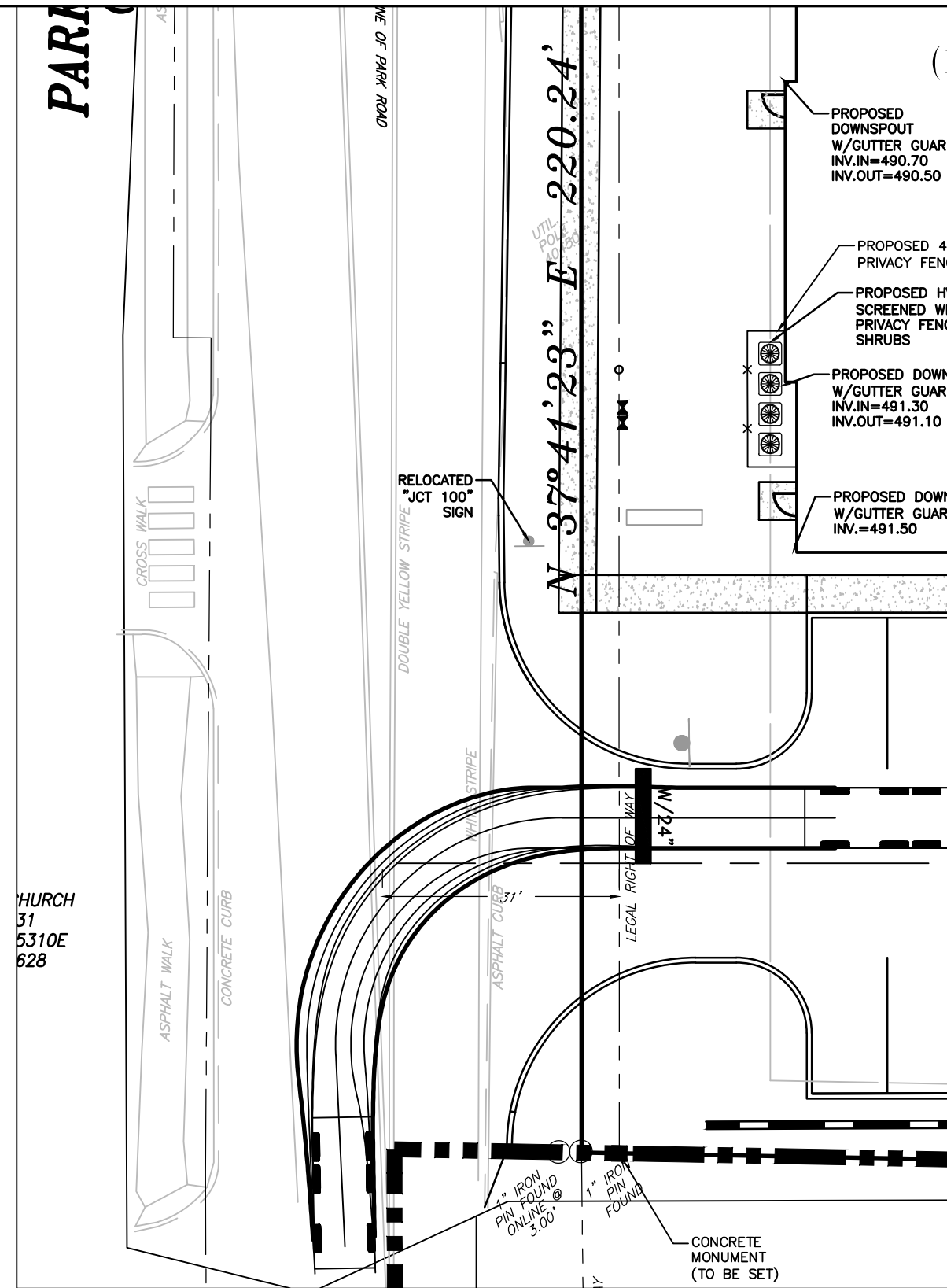
DELIVERY TRUCK ENTERING SITE TURNING RIGHT



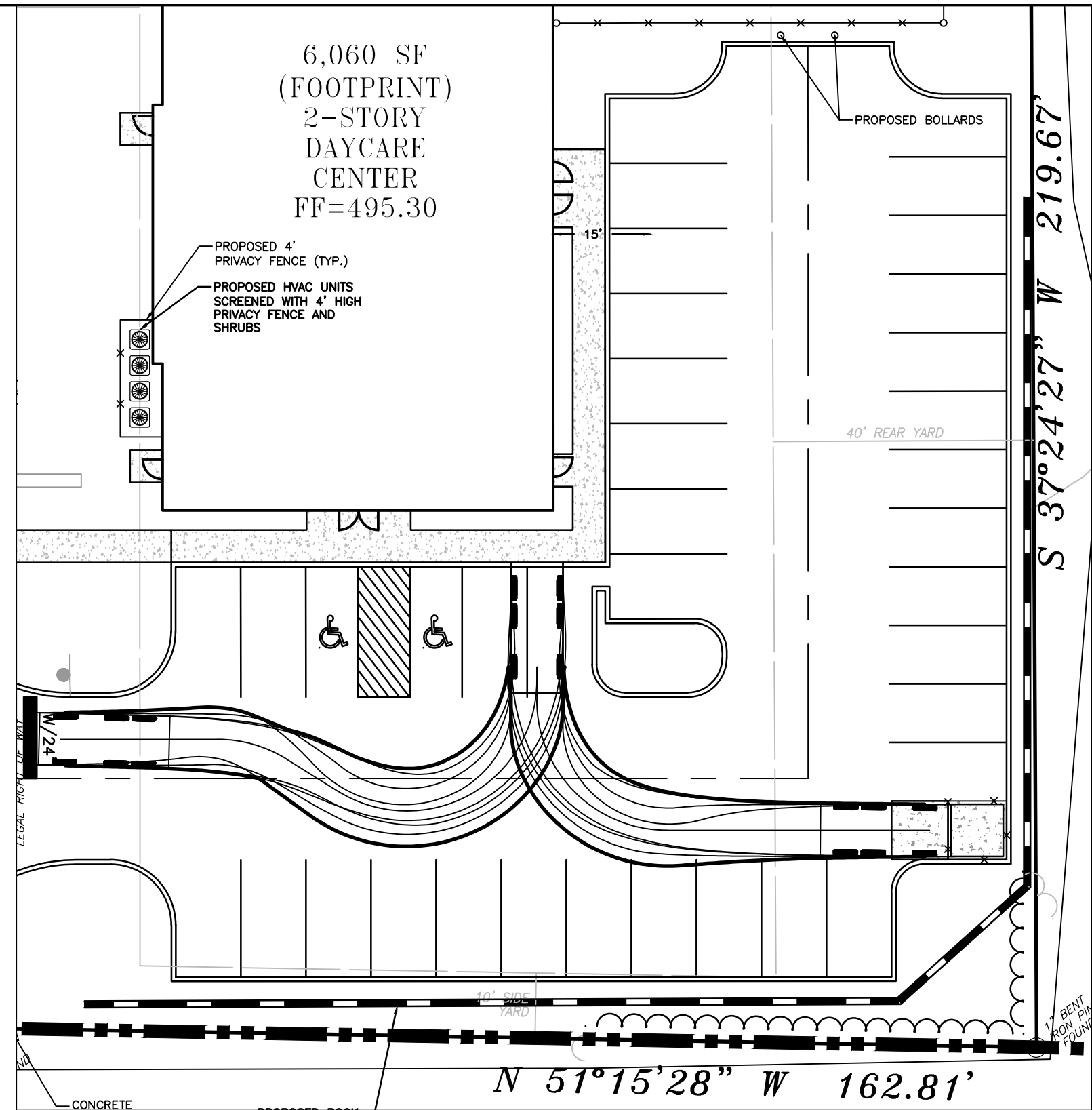
DELIVERY TRUCK ENTERING SITE TURNING LEFT



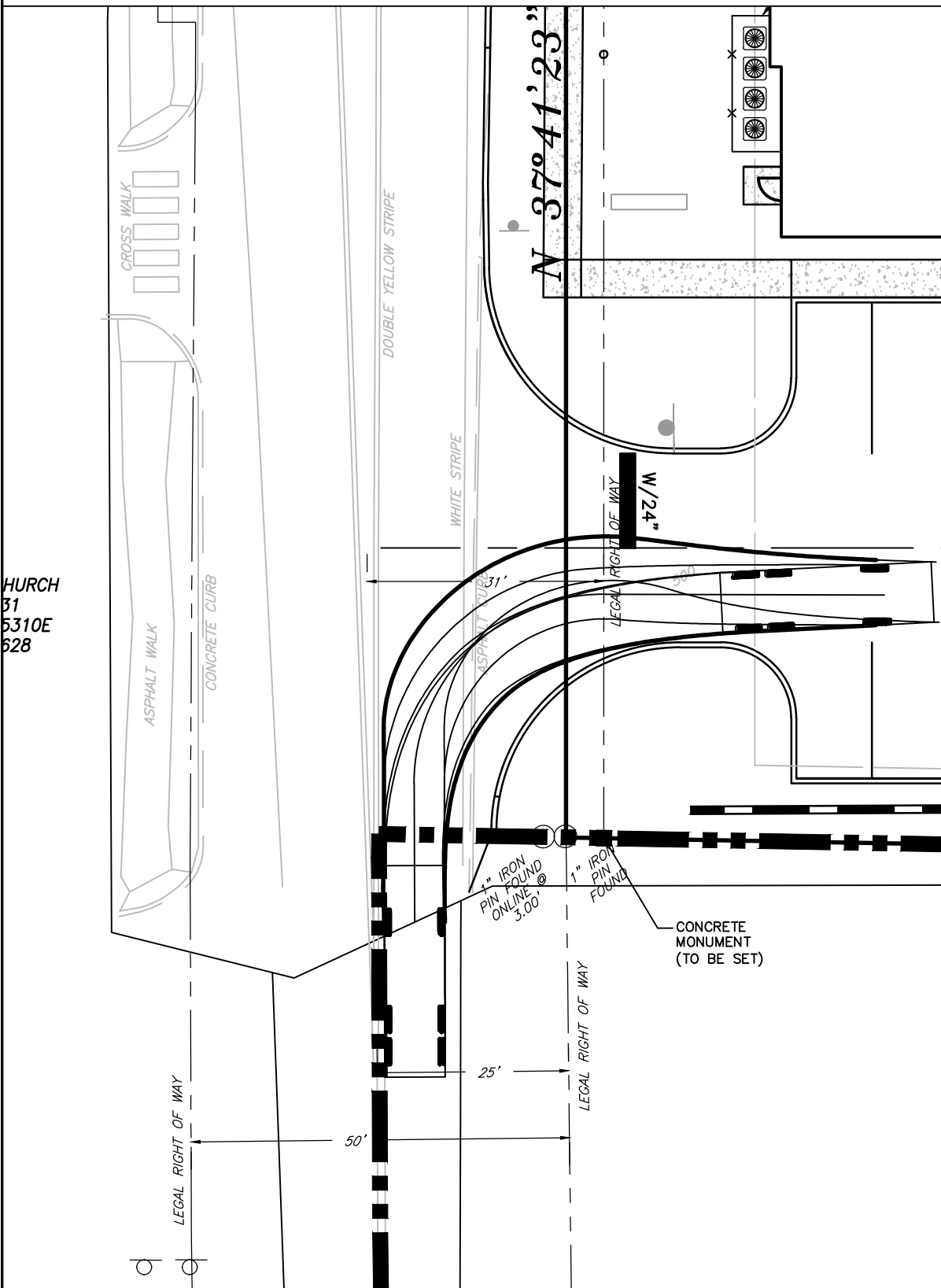
DELIVERY TRUCK LEAVING SITE TURNING RIGHT



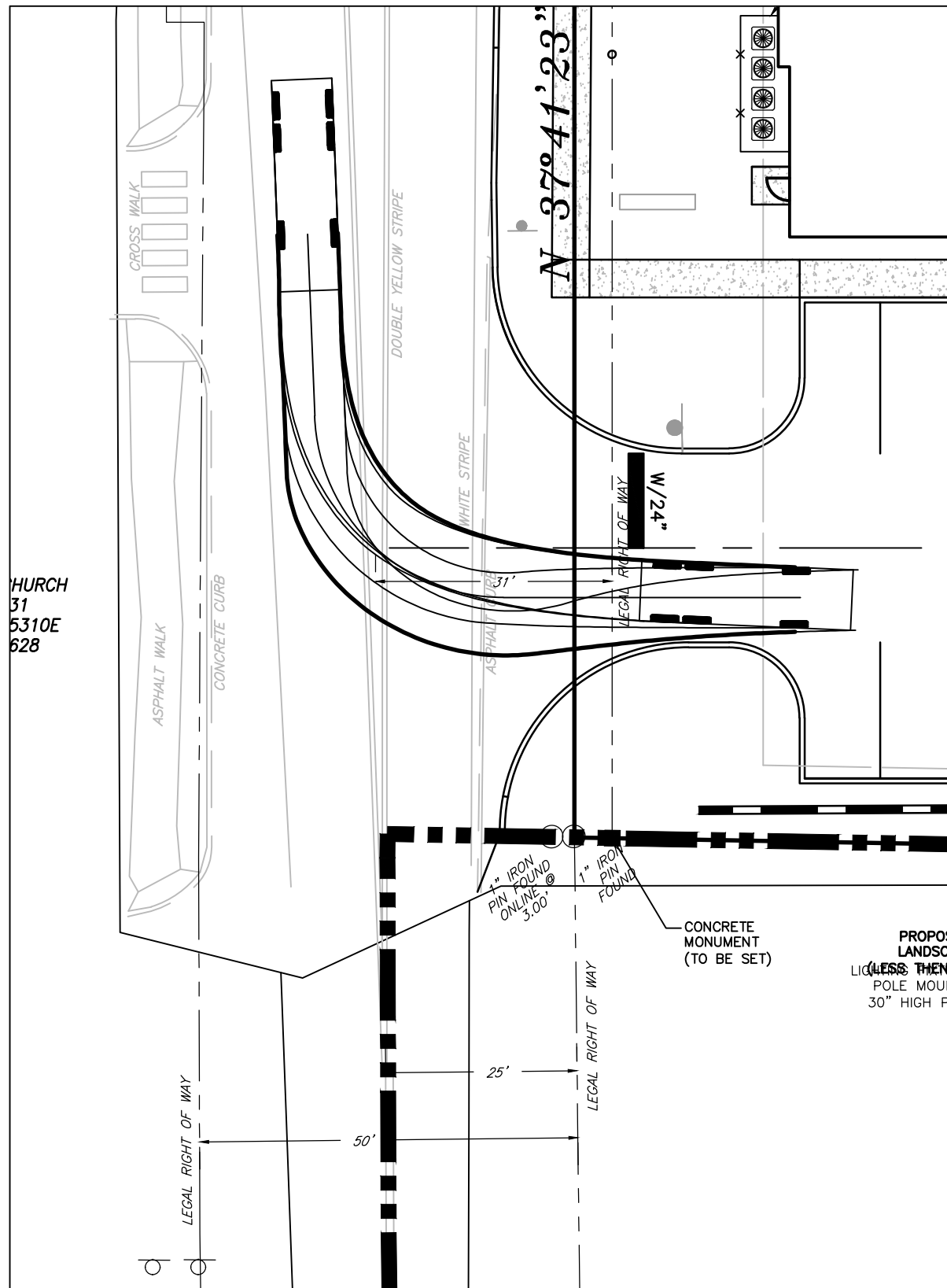
DELIVERY TRUCK LEAVING SITE TURNING LEFT



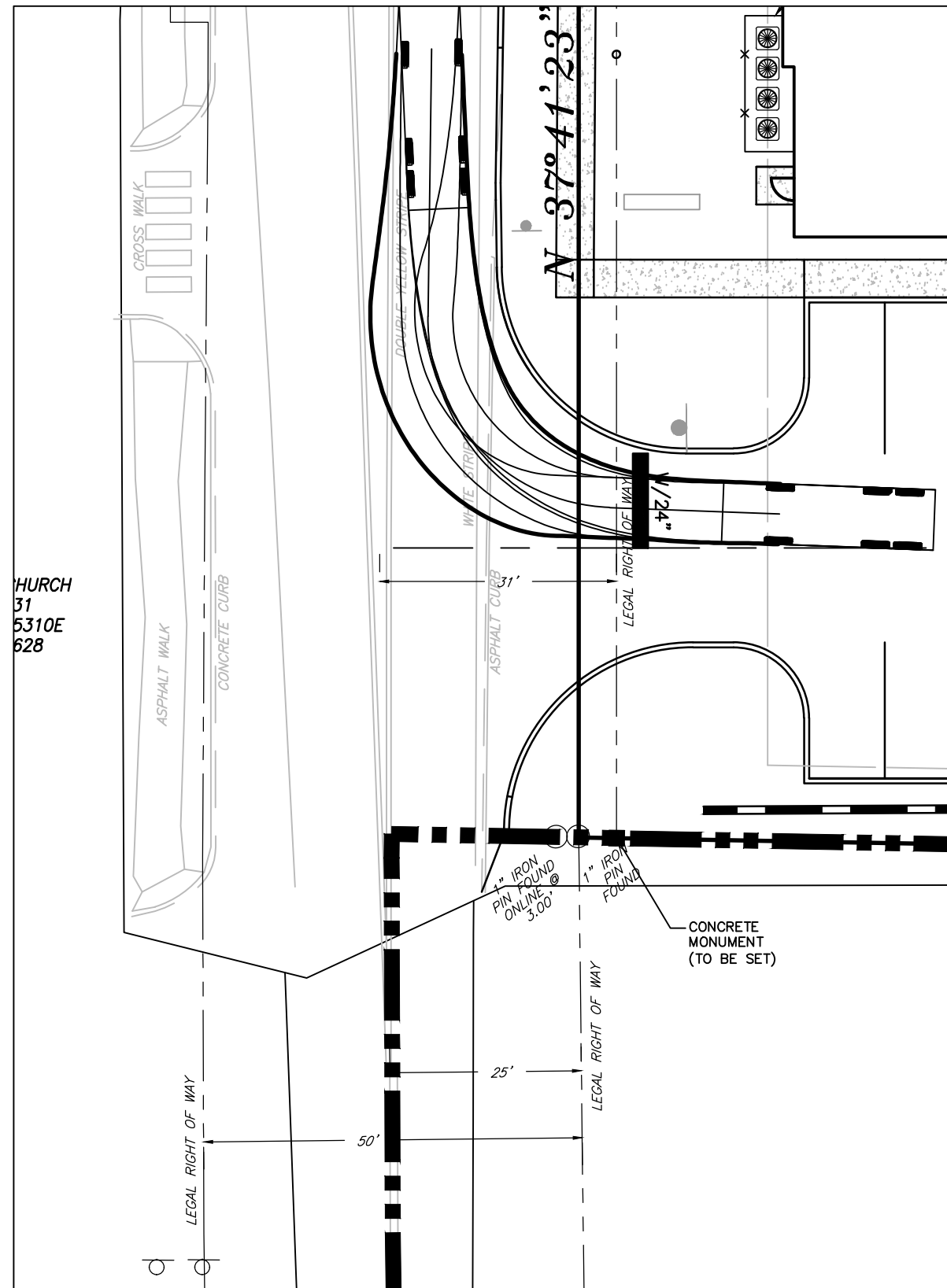
DELIVERY TRUCK TURN AROUND MOVEMENT



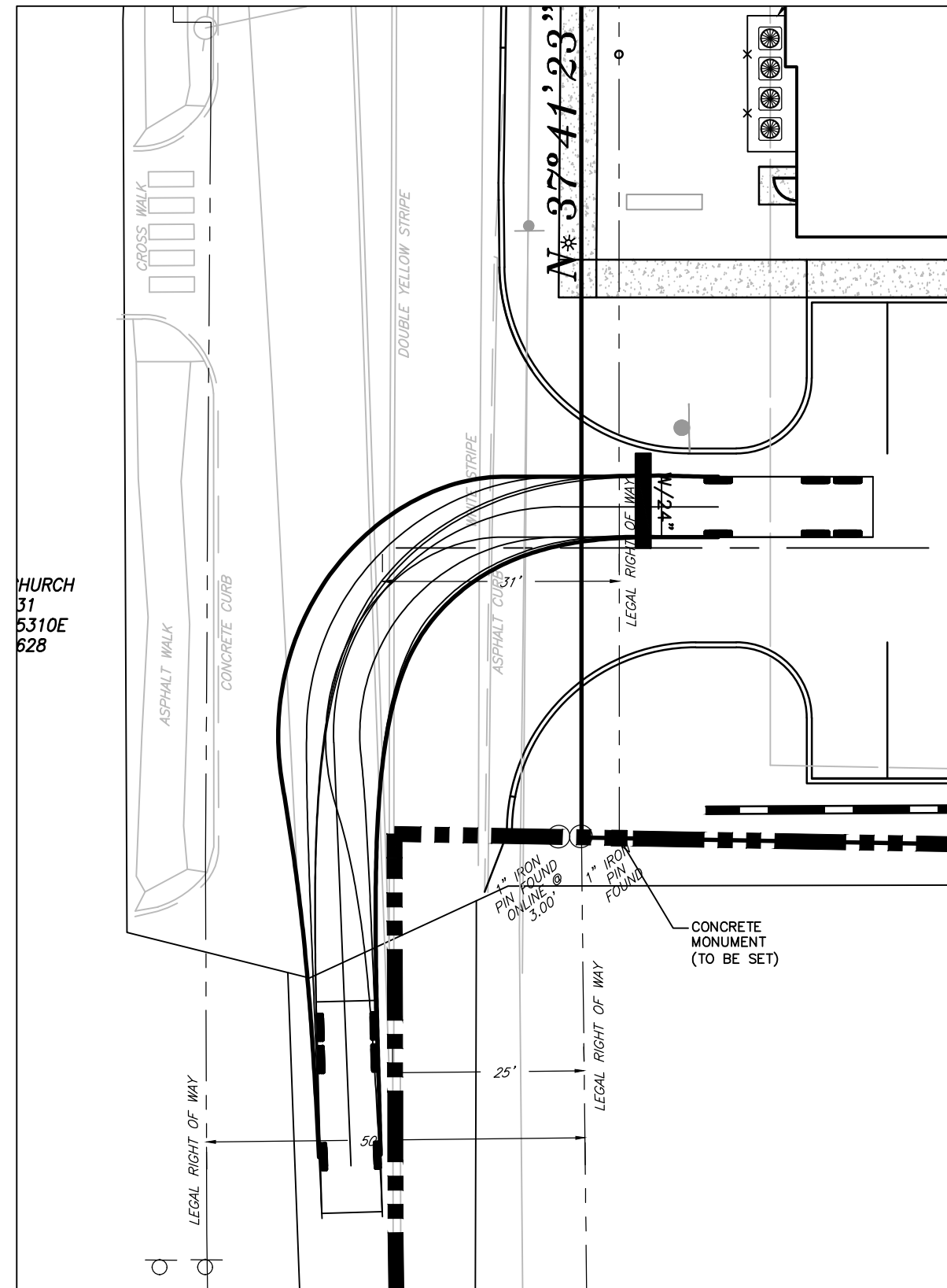
TRASH TRUCK ENTERING SITE TURNING RIGHT



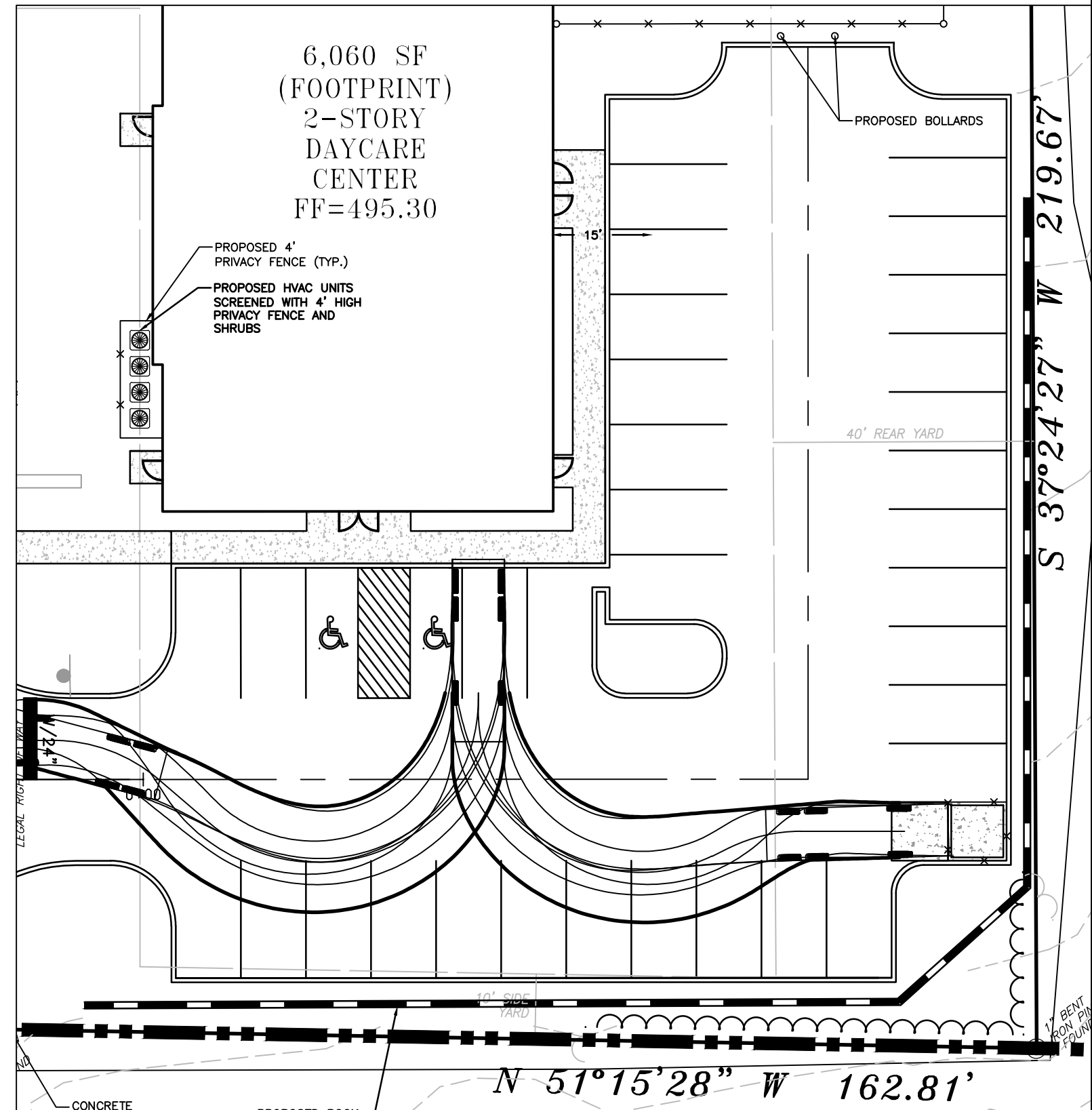
TRASH TRUCK ENTERING SITE TURNING LEFT



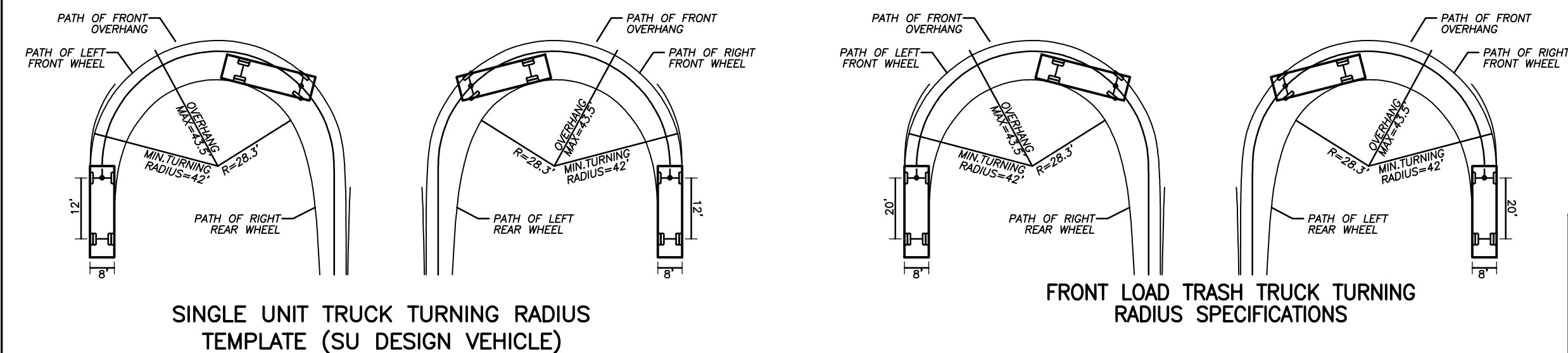
TRASH TRUCK LEAVING SITE TURNING RIGHT



TRASH TRUCK LEAVING SITE TURNING LEFT




TRASH TRUCK TURN AROUND MOVEMENT



PENNSYLVANIA ONE CALL	UNDERGROUND UTILITY USERS
FOR A LIST OF ALL UTILITIES, VISIT <a href="http://www.pennonecall.com">www.pennonecall.com</a> . PENNSYLVANIA ONE CALL (800) 488-7828 PENNSYLVANIA ONE CALL (800) 488-7828 PENNSYLVANIA ONE CALL (800) 488-7828	AMERICAN WATER COMPANY 1000 LANCASTER AVENUE DOWNTOWN, PA 19335 CONTACT: STEVE BROWN COLLIERIA GAS TRANSMISSION DOWNTOWN 1000 LANCASTER AVENUE DOWNTOWN, PA 19335 CONTACT: STEVE BROWN ELECTRICITY 1000 LANCASTER AVENUE DOWNTOWN, PA 19335 CONTACT: STEVE BROWN TELEPHONE 1000 LANCASTER AVENUE DOWNTOWN, PA 19335 CONTACT: STEVE BROWN



**ATTENTION!**  
THIS PROJECT IS IN A SPECIALLY PROTECTED HIGH QUALITY OR EXCEPTIONAL VALUE WATERSHED; EXTREME CARE SHOULD BE EXERCISED IN ALL DISTURBANCE ACTIVITIES TO PREVENT DEGRADATION TO THE WATERS OF THE COMMONWEALTH.  
BECAUSE THIS PROJECT IS IN A SPECIALLY PROTECTED HIGH QUALITY OR EXCEPTIONAL VALUE WATERSHED, UPON COMPLETION OR TEMPORARY CESSATION OF EARTH DISTURBANCE ACTIVITIES, THE PROJECT SITE MUST BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION

GRAPHIC SCALE		1" = 20'	
			
0	20	40	60
4	7/26/24	REV. PER TWP. ENG. REVIEW LETTER DATED 7/23/2024	
3	5/28/24	REV. PER TWP. ENG. REVIEW LETTER DATED 4/26/2024	
2	5/10/24	TO PARKING STALLS TO BE DESIGNATION AS PICK UP/DROP OFF	
1	3/11/24	REV. PER TOWNSHIP REVIEW LETTER DATED 1/5/2024	
REV. NO.	DATE	DESCRIPTION	



VEHICLE CIRCULATION PLAN

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS  
FOR  
241 PARK ROAD

UPPER UWCHLAN TOWNSHIP

CHESTER COUNTY, PA

DATE: DECEMBER 4, 2023

SCALE: AS SHOWN

SURVEY: ---

DRAWN: MDC

CHECKED: VK

DRAWING NO. 202317-1(C)

OF: 16

COMMONWEALTH ENGINEERS, INC.

114 EAST LANCASTER AVENUE ~ SECOND FLOOR  
DOWNTOWN, PA 19335  
TELEPHONE: (610) 518-9003 ~ FAX: (610) 518-9004  
COMENG@CEI-1.COM



## Chapter 148 Solid Waste and Recycling

[HISTORY: Adopted by the Board of Supervisors of the Township of Upper Uwchlan 7-15-1991 by Ord. No. 91-04; amended in its entirety 1-18-2011 by Ord. No. 2011-4. Subsequent amendments noted where applicable.]

### § 148-11. Penalties for late fees; liens for delinquent accounts.

**A.** All collection service charges billed and unpaid on their respective due dates shall incur a ~~ten-percent~~ **\$43.00** penalty on the **amount billed** ~~account balance served~~ by the Township until paid. All **current** fees not paid ~~within three months following the month in which the bills were due and payable~~ **by September 30** shall be deemed to be delinquent. ~~and shall be subject to interest charges in the amount of 1% per month of the unpaid balance thereof until paid.~~ It shall be the duty of the Township ~~during or after the third month following the month in which the bills were due and payable~~ **after September 30** to proceed to collect such delinquent fees, together with penalties, interest and costs accrued thereon either by action of law or by filing a lien or liens for the same in the Office of the Prothonotary of the Court of Common Pleas of Chester County, Pennsylvania, and such liens, together with penalties, interest and costs accrued thereon shall be filed and collected in accordance with law. In addition to the penalties and interest, the delinquent property owner shall be responsible for payment of all reasonable attorney's fees and court costs involved in the collection of the delinquent account.

[Amended 5-21-2012 by Ord. No. 2012-02]

**(1)** This chapter is adopted pursuant to the Pennsylvania Municipal Lien Law<sup>[1]</sup> so that all delinquent fees, penalties and charges thereon, including reasonable attorney's fees and court costs incurred in the collection process, may be collected by appropriate legal action, including a lien against the property or any other manner and by any other proceeding otherwise provided by law.

**[1]** *Editor's Note: See 53 P.S. § 7101 et seq.*

**B.** All persons receiving collection services by the municipal waste contractor shall provide the Township their correct address. Failure to receive bills will not be considered an excuse for nonpayment nor permit an extension of the period during which bills are payable at face value.



## UPPER UWCHLAN TOWNSHIP

Chester County, Pennsylvania

### RESOLUTION # \_\_\_\_\_

A RESOLUTION OF THE TOWNSHIP OF UPPER UWCHLAN, CHESTER COUNTY,  
COMMONWEALTH OF PENNSYLVANIA, SUPPORTING THE PENNSYLVANIA COMMISSION  
FOR THE UNITED STATES' SEMIQUINCENTENNIAL

**WHEREAS**, the Pennsylvania General Assembly and Governor Wolf created the Pennsylvania Commission for the United States Semiquincentennial (America250PA) in 2018 to plan, encourage, develop and coordinate the commemoration of the 250<sup>th</sup> anniversary of the United States in 2026 and Pennsylvania's integral role in that event, and the impact of its people on the nation's past, present and future; and

**WHEREAS**, America250PA hopes to engage all citizens of the Commonwealth, bring the Commonwealth's history into the conversation so Pennsylvanians can better understand the origins and multiple perspectives of issues facing our Commonwealth and nation today, and use history to encourage and inspire future leaders, celebrate the contributions of Pennsylvanians to not only the Commonwealth's history, but also to our Nation's history.

**WHEREAS**, America250PA wishes to leave a lasting impact on the next generation of Pennsylvanians and to spark an interest which will ignite the drive for them to appreciate all of the triumphs, trials and tribulations which contributed to the Commonwealth for which they are now writing their own history; and

**WHEREAS**, America250PA will have numerous officially recognized programs, projects, and events over the next few years to inspire future leaders and celebrate all Pennsylvanians' contributions to the United States over the past 250 years.

**NOW, THEREFORE, BE IT RESOLVED**, that the Township of Upper Uwchlan hereby endorses America250PA and its mission to Educate, Preserve, Innovate and Celebrate the rich history and diversity of the state; and

**IT IS FURTHER RESOLVED** that a copy of this resolution be sent to the Township's State Senator, State Representative and PSATS.

**ADOPTED** by the Upper Uwchlan Township Board of Supervisors, Chester County, Commonwealth of Pennsylvania this 19th day of August 2024.

UPPER UWCHLAN TOWNSHIP  
BOARD OF SUPERVISORS

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

\_\_\_\_\_  
Andrew P. Durkin, Vice-Chair

ATTEST:

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

\_\_\_\_\_  
Sandra M. D'Amico, Member

**UPPER UWCHLAN TOWNSHIP**  
**CHESTER COUNTY, PENNSYLVANIA**

**ORDINANCE draft - 8-16-2024**

**AN ORDINANCE OF THE TOWNSHIP OF UPPER UWCHLAN, CHESTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 200 OF THE UPPER UWCHLAN TOWNSHIP CODE TITLED “ZONING” TO DELETE THE DEFINITION OF “HOTEL/MOTEL/ MOTOR INN” AND TO ADD DEFINITIONS OF HOTEL, MOTEL AND SHORT TERM RENTAL IN SECTION 200-7; TO AMEND SECTION 200-13.C TO ALLOW A SHORT TERM RENTAL IN THE R-1 DISTRICT BY CONDITIONAL USE; SECTION 200-17.B TO ALLOW A SHORT TERM RENTAL IN THE R-2 DISTRICT BY CONDITIONAL USE AND TO ADOPT A NEW SECTION 200-72.3 TO ADOPT CRITERIA FOR A SHORT TERM RENTAL.**

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

**SECTION 1.** The definition of “Hotel, Motel and Motor Inn” in Section 200-7, titled, “Definitions and word usage” shall be deleted.

**SECTION 2.** The following definitions shall be added to Section 200-7, titled, “Definitions and word usage”:

**HOTEL-** A facility offering transient lodging accommodations to the general public, which rooms are entered exclusively from an interior lobby, corridor or hallway from a common entrance, and which may include additional facilities and services, such as restaurants, lounges, meeting rooms and other common areas, or recreation facilities for use only by registered hotel guests.

**MOTEL-** Building or series of buildings in which transient lodging is offered for compensation, and which is distinguished from a hotel primarily by reason of providing direct independent access to, and adjoining parking for, each rental unit.

**SHORT TERM RENTAL** – Any single family detached dwelling unit rented for the purpose of overnight transient lodging for a period of less than 30 days. The leasing of one or more bedrooms in a dwelling unit shall not be permitted as a short term rental.

**SECTION 3.** Section 200-13, titled “Use Regulations” for the R-1 Residential District shall be amended in Section 200-13.C to add a new subparagraph (7) as follows:

(7) Short term rental subject to the criteria in Section 200-72.3.

**SECTION 4.** Section 200-17, titled “Use Regulations” for the R-2 Residential District shall be amended in Section 200-17.B to add a new subparagraph (4) as follows:

(4) Short term rental subject to the criteria in Section 200-72.3.

**SECTION 5.** A new Section 200-72.3 titled, “Standards and criteria for short term rentals” shall be added and provide as follows:

**“§200-72.3. Standards and criteria for short term rentals.**

A. In addition to the requirements in Section 200-116 that apply to all uses permitted by conditional use, short term rentals shall also comply with the standards and criteria in this Section.

B. Standards and criteria.

- (1) Short term rentals shall be permitted in single family detached dwelling units in the R-1 Residential District and the R-2 Residential District by conditional use.
- (2) The leasing of one or more bedrooms in a dwelling unit shall not be permitted as a short term rental.
- (3) The short term rental must provide one off-street parking space per bedroom. The location of the off-street parking spaces shall be approved by the Zoning Officer.
- (4) The owner of a short term rental shall be required to obtain an annual rental permit and pay the applicable annual rental permit fee as established by Resolution of the Board. In order to obtain the rental permit, the short term rental shall be inspected on an annual basis by the Township Code Department. The short term rental shall demonstrate proof of the following:
  - a) working smoke detector in each bedroom;
  - b) working smoke detector outside each bedroom in a common hallway;
  - c) working smoke detector on each floor;
  - d) GFI outlet for all outlets located within 6 feet of a water source;
  - e) aluminum or metal exhaust from the dryer;
  - f) carbon monoxide detector if open flame furnace or gas fireplace is used;

- g) carbon monoxide detector if a garage is attached;
  - h) fire extinguisher located in a conspicuous location in the kitchen; and
  - i) All indoor and outdoor staircases in good condition.
- (5) If the Township determines that the short term rental does not meet any provision in this Chapter, it may perform additional inspections and institute the appropriate enforcement provisions, which may include revoking the short term rental permit until such time as the violation is abated.
  - (6) Short term rentals shall comply with all applicable federal, state and local governmental laws, rules, ordinances, resolutions and regulations including the Upper Uwchlan Township Code.
  - (7) The maximum number of guests that may stay overnight in the short term rental shall be limited to two per bedroom.
  - (8) A short term rental advertising more than three bedrooms shall provide proof to the Zoning Officer that the dwelling is connected to public sewer or in the case where the dwelling is served by a private septic system, the septic system is adequate to handle the additional flows estimated by the additional bedrooms. If the septic system malfunctions, the short term rental use shall be discontinued until such time as the septic system is repaired or replaced.
  - (9) The owner of a short term rental shall designate a local responsible agent who is an adult individual designated by the owner of the short term rental who is responsible for providing the Zoning Officer with access to the short term rental for the purpose of making inspections necessary to ensure compliance with this Chapter. A responsible local agent is required to either reside on the premises in which the short term rental is located or reside within a radius of five miles of the Township. An owner may designate himself or herself as a responsible agent if he or she either resides on the premises in which the short term rental is located or resides within a radius of five miles of the Township.

**SECTION 6. Severability.** If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included herein.

**SECTION 7. Repealer.** All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

**SECTION 8. Effective Date.** This Ordinance shall become effective five (5) days following the enactment as by law provided.

**ENACTED AND ORDAINED** this \_\_\_\_ day of \_\_\_\_\_, 2024.

**ATTEST:**

**UPPER UWCHLAN TOWNSHIP  
BOARD OF SUPERVISORS**

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

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

\_\_\_\_\_  
Andrew P. Durkin, Vice-Chair

\_\_\_\_\_  
Sandra M. D'Amico, Member



# THE COUNTY OF CHESTER



COMMISSIONERS  
Josh Maxwell  
Marian D. Moskowitz  
Eric M. Roe

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

August 5, 2024

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

Re: Zoning Ordinance Amendment - Definitions of Hotel, Motel, Short Term Rental; Allow Short Term Rental in R-1 and R-2 Districts by Conditional Use, and Add Criteria  
# Upper Uwchlan Township - ZA-07-24-18162

Dear Ms. Jonik:

The Chester County Planning Commission has reviewed the proposed Upper Uwchlan Township Zoning Ordinance amendment as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on July 10, 2024. We offer the following comments to assist in your review of the proposed Zoning Ordinance amendment.

## DESCRIPTION:

Upper Uwchlan Township proposes the following amendments to its Zoning Ordinance:

- Delete the current definitions of Hotel/Motel/Motor Inn;
- Add new definitions for Hotel, Motel, Short Term Rental;
- Allow Short Term Rentals in the R-1 and R-2 Residential Districts by conditional use, and
- Add conditional use criteria for Short Term Rentals.

## LANDSCAPES:

1. The R-1 and R-2 Residential Districts in Upper Uwchlan Township are generally located in the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan, with some **Rural Landscape** areas located in the northeast and western portion of the Township. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities should be provided.

The vision for the **Rural Landscape** is the preservation of significant areas of open space, critical natural areas, and cultural resources with a limited amount of context sensitive development permitted to accommodate residential and farm needs. The proposed Upper Uwchlan Township Zoning Ordinance amendment is consistent with the objectives of the **Suburban Landscape** and is generally consistent with the objectives of the of the **Rural Landscape**.

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Re: Zoning Ordinance Amendment - Definitions of Hotel, Motel, Short Term Rental; Allow Short Term Rental in R-1 and R-2 Districts by Conditional Use, and Add Criteria  
# Upper Uwchlan Township - ZA-07-24-18162

COMMENTS:

2. The definitions for Hotel, Motel, Short Term Rental are clear and are appropriately descriptive. We note that Short Term Rentals would be regulated in single family detached dwelling units rented for the purpose of overnight transient lodging for a period of less than 30 days. This provision could provide additional income and potentially assist with affordability for some homeowners.
3. We recommend that the Township review the Chester County eTool on Short Term Rentals, at: <https://www.chescoplanning.org/MuniCorner/eTools/15-ShortTermRentals.cfm>. We specifically suggest that the Township consider the following as it reviews potential short term rentals:
  - Whether the owner of the dwelling will be required to reside on the property for a minimum time during a year, or may the owner operate the short term rental as an investment and live elsewhere.
  - The proposed amendment to Upper Uwchlan Township Zoning Ordinance §200-72.3. (9) (Standards and criteria for short term rentals) requires that:

“The owner of a short term rental shall designate a local responsible agent who is an adult individual designated by the owner of the short term rental who is responsible for providing the Zoning Officer with access to the short term rental for the purpose of making inspections necessary to ensure compliance with this Chapter.”

This is a useful provision, but we suggest that the “local responsible agent” provide the Township with a continuously-valid telephone number so that the Township can contact the agent in the event of emergencies or other emergent issues.
  - Whether changes to the exterior of the house will be permitted, and will the house continue to appear as a single-family dwelling; e.g., will a separate front entrance be permitted or will additional yard areas be paved to allow additional parking, will signs be allowed or will sign sizes be limited.
  - Whether short term rentals may be located in historic houses, and if so, what protections will be required to preserve its historic integrity and character.
  - The proposed amendment limits Short Term Rentals to only single family detached dwelling units; the Township may want to consider instances where such rentals may be appropriate in attached units.
4. The conditional use process will give the Township more opportunities to ensure that Short Term Rentals will not cause unnecessary adverse effects on the local area. The Board of Supervisors may “...attach such reasonable conditions and safeguards, in addition to those expressed in the ordinance, as it may deem necessary to implement the purposes of ...the zoning ordinance.” (Pennsylvania Municipalities Planning Code, Section 913.2(a))

**RECOMMENDATION: The Township should consider the comments in this letter before acting on the proposed zoning ordinance amendment.**



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Re: Zoning Ordinance Amendment - Definitions of Hotel, Motel, Short Term Rental; Allow Short Term Rental in R-1 and R-2 Districts by Conditional Use, and Add Criteria

# Upper Uwchlan Township - ZA-07-24-18162

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

Sincerely,

A handwritten signature in cursive script that reads "Wes Bruckno". The signature is written in dark ink and has a fluid, connected style.

Wes Bruckno, AICP  
Senior Review Planner



# UPPER UWCHLAN TOWNSHIP

## MEMORANDUM

### ADMINISTRATION

TO: BOARD OF SUPERVISORS

FROM: Gwen Jonik, Township Secretary

RE: Disposition of Township Property

DATE: August 16, 2024

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The sale of the following (3) Public Works Department items and (1) police vehicle via Municibid, an electronic auction, was published in the *Daily Local News* August 2, 2024. The auctions will close Monday, August 19, 2024 between 10:30 - 11:45 a.m.

An updated memo will be provided to you Monday, August 19, 2024, for use at your meeting to accept the high bids and approve the sales.

2006 Eager Beaver trailer model 10 HDB=PT, 20,000 lbs.

Views: 860  
Bids: 48  
Current High Bid: \$4,900

Miller Dialarc 250 ac/dc welder

Views: 552  
Bids: 5  
Current High Bid: \$61

Scag leaf loader – Vanguard 29 hp

Views: 657  
Bids: 58  
Current High Bid: \$2,050

2018 Ford Interceptor SUV (VIN # 1FM5K8AR0JGA32589)

Views: 939  
Bids: 19  
Current High Bid: \$4,300