



UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS MEETING
AGENDA
SEPTEMBER 16, 2024

7:00 p.m.

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

Packet Page #

I. CALL TO ORDER	
A. Salute to the Flag	
B. Moment of Silence	
C. Inquire If Any Attendee Plans to Audio or Video Record the Meeting	
II. APPROVAL OF MINUTES:	
August 13, 2024 Board of Supervisors Workshop	3
August 19, 2024 Board of Supervisors Meeting	5
III. APPROVAL OF PAYMENTS	9
IV. TREASURER'S REPORT	32
V. SUPERVISORS' REPORT	
A. Calendar:	
September 21, 2024 10:00 a.m.-Noon Clothing drive at Upland Farm Park parking lot hosted by the Environmental Advisory Council	65
September 25, 2024 6:30-8:00 p.m. "The History of Native American tribes and the Minquas Trail in Southeast Pa" lecture hosted by the Historical Commission	66
September 28, 2024 8:30-10:30 a.m. Litter Clean Up Event, meet at the Township Building hosted by the Environmental Advisory Council	
October 8, 2024 4:00 p.m. Board of Supervisors, draft 2025 Budget Workshop	
October 19, 2024 9:00 a.m.-Noon E-Waste Collection, Shredding Event at 132 Oscar Way Hosted by the Environmental Advisory Council	
October 21, 2024 7:00 p.m. Board of Supervisors Meeting	
October 26, 2024 3:00 p.m. Annual Trunk Or Treat Event at Hickory Park, hosted by the Police Department and Park & Recreation Board	
Yard Waste Collection Dates: September 25, October 9 and 23 Do not use plastic bags as these materials are composted. Place materials curbside the night before to guarantee collection.	
VI. ADMINISTRATION REPORTS	
A. Township Engineer's Report	67
B. Building and Codes Department Report	72
C. Police Chief's Report	--
D. Public Works Department Report	74

VII. LAND DEVELOPMENT	
A. Eagle Animal Hospital Final Land Development Plan ~ Consider Approval	76
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B. Ordinance adoption:	
1. Short-Term Rental	111
2. Solid Waste Collection Account~Late Fee/Penalty Amendment	115
C. Resolution adoption: Solid Waste Collection Annual Fee ~ \$425.00	117
IX. OPEN SESSION	
X. ADJOURNMENT	



Upper Uwchlan Township
Board of Supervisors Workshop
August 13, 2024
4:00 p.m.
Minutes
DRAFT

Attendees:

Jenn Baxter, Chair
Andy Durkin, Vice-Chair

Lindsay Yeager, Assistant Township Manager
Gwen Jonik, Township Secretary
Rhys Lloyd, Building and Codes Director
Anthony Campbell, Zoning Officer
Tom Jones, Police Chief
Dave Leh, Township Engineer

Kristin Camp, Esq., Township Solicitor

Rob Daniels, Brandywine Conservancy, Village Concept Plan Consultant

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

Jenn Baxter called the Workshop to order at 4:00 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 personnel – Board/Commission Member. There were no citizens in attendance.

Park & Recreation Board ~ Junior Member Appointment

Lindsay Yeager advised that the Park & Rec Board was interested in having a Junior Member on the Board, had met with Rishav Vignesh and were recommending she be appointed for that position. Andy Durkin moved, seconded by Jenn Baxter, to appoint Rishav Vignesh as Junior Member to the Park & Rec Board. The motion carried unanimously.

Village Concept Plan ~ Updated

Rob Daniels of Brandywine Conservancy introduced a draft Village Concept Plan (VCP), an update of the 2014 Plan. This will become a Chapter in the Comprehensive Plan, which is also currently being updated. These are general principles, a guidance document for the villages of Eagle and Byers and the surrounding commercial areas, sub-areas which have been identified. The boundaries have been modified from the previous Plan as there have been some changes in land use and some areas have been developed since then. The key concept is to protect the villages by providing compatible infill, to protect and enhance the visual integrity of the villages. The group of volunteers who worked on the update – members of Township Boards and Commissions – would like the Village Design Guidelines (VDG) that accompany this document to be included in the Township Codes.

Andy Durkin posed several questions relating to a proposed roadway from Park Road, along the turnpike to Township Line Road, and is there a short list of action items? Rob Daniels noted the roadway proposed along the turnpike could be a possibility if those properties are re-developed, and action items are included in the Comprehensive Plan's implementation matrix. Township staff and boards/commissions will provide input as to which recommendations they want to achieve in the near term. An Official Map would be a good place to start. It shows existing and proposed roads, parks, wastewater facilities, trails, etc. An Official Map helps developers see what the township would like to do in certain areas, it's a planning tool, and can assist when approaching property owners.

Jenn Baxter noted the Board will review the VCP over the next few weeks and will let Rob know of any edits. The timetable for adoption would be via Resolution in September, at the earliest.

There was brief discussion about the Comprehensive Plan (CompPlan) and that there will be a formal public comment period before the Board considers approval. If there are edits and revisions to make from the public's comments, they can be made as the CompPlan is being approved.

241 Park Road – Planebrook Partners – Ducklings Daycare

Vic Kelly of Commonwealth Engineers, Charlie Scull of Scull Architecture, and Scott Risbon, property owner, were in attendance. Mr. Kelly advised they submitted a waiver letter and they have just a few items to clean up on the plans. The privacy fencing around the HVAC units and the playground will be Tupelo brand, sand color.

Jenn Baxter advised the concern is the building aesthetics. It is in the C1 Village District. Bob Wise, the Township's Historic Preservation Consultant, had suggestions to better align the building with the Village District, which Mrs. Baxter and Mr. Durkin reviewed and provided comments to the Applicant.

Discussion points included: the Applicant can't increase the pitch because they're at the maximum height; extending the cross gables higher on the roof, but that would change the pitch and it wouldn't meet the main roof pitch; they can increase the pitch just a few feet and it will still match the fascia; they can increase the offsets to 2'-3' for both the Park Road and Ticonderoga Blvd. facades; the existing trees on the FedEx side will be removed and replaced with plantings that are always green; Mr. Risbon suggested awnings rather than deeper offsets, for safety reasons inside; the colors of the windows and awnings could add some character; they can change the triple windows to doubles, to mimic historic structures, 6 over 6 or 9 over 9, on both sides of the building; vertical vinyl siding on the gable areas and perhaps a different color on the gables; there will be 10-15' tall playground equipment that will block view of the bottom floor; stone façade will be a fieldstone veneer in natural colors; change shake siding to clapboard, with an altered shade; they'll square off the columns at the front entry. Mr. Scull will send a summary of the changes/descriptions. The size of the "Ducklings" will need to be reviewed for compliance with Zoning and they'll reduce the size if needed.

Open Session

Lindsay Yeager provided the Board with a new "Welcome" brochure for their review. This informative brochure will be mailed to new residents.

Adjournment

There being no further business to be brought before the Board, Jen Baxter adjourned the Workshop at 5:25 p.m.

Respectfully submitted,

Gwen A. Jonik
Township Secretary



TOWNSHIP OF UPPER UWCHLAN
BOARD OF SUPERVISORS MEETING

August 19, 2024

7:00 p.m.

DRAFT

Attending:

Board of Supervisors

Jennifer F. Baxter, Chair
Andrew P. Durkin, Vice-Chair
Sandra M. D'Amico, Member

Kristin Camp, Esq., Township Solicitor

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
Anthony Campbell, Zoning Officer
Mike Esterlis, Director of Public Works
Tom Jones, Police Chief
Joe Carr, Police Lieutenant
Dave Leh, Township Engineer

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

Mrs. Baxter called the evening to order at 7:01 p.m., led the Pledge of Allegiance, and offered a moment of silence. No one planned to record the meeting. There were 2 citizens in attendance, along with many Police Officers, Public Works staff, and neighboring emergency service providers.

Ceremonial Oaths of Office – Promotions to Sergeant

Chief Jones thanked everyone for attending this evening's ceremony and thanked the Board of Supervisors for supporting advancement in the Police Department. He provided a brief biography for each Officer prior to the administration of their Oath.

District Judge Paige Simmons administered the Oath of Office for Kyle Sherman, promoted from Corporal to Sergeant Sherman, and for Brian Gathercole, promoted from Detective / Corporal to Detective / Sergeant.

Mrs. Baxter announced a 10-minute recess. Mrs. Baxter reconvened the meeting at 7:20 p.m.

Approval of Minutes

Mr. Durkin moved, seconded by Mrs. D'Amico, to approve as presented the minutes of the July 9, 2024 Board of Supervisors Workshop and the July 15, 2024 Board of Supervisors Meeting. The motion carried unanimously.

Approval of Payments

Mr. Durkin moved, seconded by Mrs. D'Amico, to approve the payments to all vendors listed August 15, 2024. The motion carried unanimously.

Treasurer's Report

Jill Bukata reported a strong financial position; year-to-date revenues are at 66.2% of budget; year-to-date expenses are at 54.5% of budget; opened accounts at new bank, First Resource, and transferred funds from Fulton Bank; earned income tax revenue is \$26,000 less than last year but we expect to meet or exceed the budget.

Supervisor's Report

Mrs. Baxter read the published calendar: August 28, 2024 7:00 p.m. Zoning Hearings for Rockhill Real Estate Enterprises and for William J. and Nancy Shipe; September 4, 2024 Office Closed ~ August 19, 2024 Board of Supervisors Meeting

Labor Day; September 8, 2024 4:30-7:00 Live Music Summer Series Concert #4 at Upland Farm Park; September 10, 2024 4:00 p.m. Joint Boards & Commissions Workshop; September 16, 2024 7:00 p.m. Board of Supervisors Meeting; September 25, 2024 6:30-8:00 p.m. Historical Commission Lecture Series at the Barn at Upland Farm "The History of Native American Tribes and the Minquas Trail in Southeast PA"; yard waste collection dates of August 28, September 11 and September 25.

Administration Reports

Township Engineer's Report

Dave Leh reported that the Final Plan for Eagle Animal Hospital is under review; a 2-lot subdivision plan for 480 Pottstown Pike is under review – no land development is planned with this Application.

Building and Codes Department Report

Rhys Lloyd reported that 62 building permits were issued last month, totaling \$18,548 in permit fees; 170 scheduled inspections were performed; there were 13 resales; 10 new homes settled; 20 zoning complaints were investigated; 3 after-hours calls occurred last month – a tree fell on a house, a vehicle struck a house, and there was a house fire. Mr. Lloyd worked closely with boy scout Tajas Gurthy who completed his Eagle Scout project, a 100' boardwalk at the north end of the trail in Upland Farm.

Police Chief's Report

Chief Jones reported there were 1,073 calls for service last month, 165 citations and 141 warnings. Chief Jones thanked the Codes Department for assisting with the house fire and the vehicle striking the house; the monthly safety tip is to watch out for the children at bus stops and walking / biking to school – do not drive past buses with the flashing lights on; the Police visit each of the schools on the first day of school.

Public Works Department Report

Mike Esterlis reported the Department received and completed 180 work orders; assisted with the Eagle Scout project at Upland Farm; prepared for and cleaned up after storms; performed inlet repairs and base repairs; milling / paving will begin next week; the new trash and recycling collection contract is in effect and is going okay.

Land Development

241 Park Road Planebrook Partners ~ Ducklings Daycare Preliminary/Final Land Development Plan. Kristin Camp advised the Board is considering the land development plan for 235 and 241 Park Road, including demolition of the existing house and shed, consolidating the 2 parcels, and building a 2-story total 12,000 SF daycare. The Applicant received Conditional Use Approval in May 2024. The latest consultant review letter is August 7, 2024; the Historical Commission, Planning Commission, Bob Wise – Historic Preservation Consultant, and the Board of Supervisors have also reviewed the Plan. The Planning Commission recommended only Preliminary Approval, but the architecture has been revised since then. Ms. Camp read the Conditions of Approval and waivers, including all the architectural conditions. Charlie Scull, the Architect on the project, was in attendance, has reviewed the conditions and agrees to comply.

Mr. Durkin moved, seconded by Mrs. D'Amico, to grant Preliminary / Final Land Development Plan Approval for the Plans prepared by Commonwealth Engineers dated December 4, 2023 and last revised July 26, 2024 and grant waivers for 241 Park Road Planebrook Partners ~ Ducklings Daycare as follows. The Motion carried unanimously.

DECISION

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 (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" 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 Conditional Use 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 façade 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 façade 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 façade 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.

Ordinance Amendment ~ Solid Waste Collection Account Late Fee/Penalty.

Kristin Camp introduced an ordinance amending the trash/recycling collection account late fee to go from a percentage of the account balance to a flat fee. The fee of \$43.00 will be set by Resolution, in the annual Fee Schedule. This would be effective with the 2025 billing cycle. Mr. Durkin moved, seconded by Mrs. D'Amico to authorize advertisement of the ordinance amendment, for adoption at the September meeting. The motion carried unanimously.

Resolution ~ Participate in Pennsylvania's America250PA Celebration.

Tony Scheivert introduced a Resolution stating the Township will support the State's activities for the America250PA celebration of the United States' Semiquincentennial. Mr. Durkin moved, seconded by Mrs. D'Amico, to adopt **Resolution 08-19-24-09**. The motion carried unanimously.

Short-term Rental Ordinance ~ Draft.

This Ordinance proposed allowing short-term rentals in the R-1 and R-2 Zoning Districts by conditional use approval and adds a new section to the Codes providing the criteria for a short-term rental. Kristin Camp advised that the off-street parking regulation had been revised since the last meeting. Off-street parking is to be approved by the Zoning Officer. The Board reviewed the County Planning Commission's comments. No changes were needed. Mr. Durkin moved, seconded by Mrs. D'Amico, to authorize advertisement of the draft Ordinance. The motion carried unanimously.

Disposition of Property

Gwen Jonik explained that Public Works and the Police Department had equipment that had met its useful life or was no longer needed. The following items were duly advertised and published for sale via Municibid, an electronic auction.

2007 Eager Beaver trailer model 10 HDB-PT high bid \$4,900

Miller Dialarc 250 ac/dc welder high bid \$91

Scag Vanguard 29 hp leaf loader high bid \$2,800

2018 Ford Interceptor SUV (VIN 1FM5K8AR0JGA32589) high bid \$9,000

Mr. Durkin moved to accept the high bids and approve the sales. Mrs. D'Amico seconded, and the motion carried unanimously.

Open Session

Vince McVeigh, on behalf of Marsh Harbour residents, thanked the fire companies and police for the response to the house fire. Luckily there were no injuries. The Community is taking care of each other.

Tony Scheivert added there is incredible teamwork between the Police, Public Works, Codes and the Board of Supervisors, who support all Departments. He thanked Lindsay Yeager for the great job she did while he was on vacation.

Adjournment

There being no further business to be brought before the Board, Mrs. Baxter adjourned the Meeting at 7:51 p.m.

Respectfully submitted,
Gwen A. Jonik,
Township Secretary

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

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
08/19/24		UWCHL010 UWCHLAN AMBULANCE CORPS	26,000.00	3253
07/15/24		ECRAI010 E.CRAIG KALEMJIAN, ESQ.	855.00	3207
07/15/24		MARKH010 MARK HAGERTY	75.00	3207
07/15/24		BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI	1,036.00	3207
08/19/24		YCG01 YCG, INC	384.00	3257
08/19/24		CORTESEC CARA CORTESE	2,057.00	3259
09/16/24		108EMERG 10-8 EMERGENCY VEHICLE SERVICE	1,907.60	3275
09/16/24		21ST 21st CENTURY MEDIA PHILLY	336.58	3275
09/16/24		AQUAP010 AQUA PA	2,273.40	3275
09/16/24		BAYDISTR BAY DISTRIBUTING	157.50	3275
09/16/24		BRANDSPC BRANDYWINE VALLEY SPCA	465.00	3275
09/16/24		BRANDYHD BRANDYWINE HARLEY-DAVIDSON	288.71	3275
09/16/24		CHARLHIG CHARLES A HIGGINS & SONS	362.00	3275
09/16/24		CHEST120 CHESTER COUNTY POLICE CHIEFS A	900.00	3275
09/16/24		COLLIFL COLLIFLOWER, INC	127.16	3275
09/16/24		COMCA010 COMCAST	1,711.29	3275
09/16/24		CRYST010 CRYSTAL SPRINGS	106.69	3275
09/16/24		DELA030 DELAWARE VALLEY HEALTH TRUST	59,389.61	3275
09/16/24		EAGLEPOW EAGLE POWER TURF AND TRACTOR	139.49	3275
09/16/24		EAGLHARD EAGLE HARDWARE	19.30	3275
09/16/24		FLEXIBEN FLEXIBLE BENEFIT ADMINISTRATOR	56.00	3275
09/16/24		GENER010 GENERAL CODE	1,195.00	3275
09/16/24		GENESIS GENESIS GREEN SUPPLY	1,140.00	3275
09/16/24		GLENM010 GLENMOORE FIRE COMPANY	5,717.50	3275
09/16/24		GLSAYRE G. L. SAYRE	181.76	3275
09/16/24		GOVER020 GOVERNMENT FINANCE OFFICERS AS	190.00	3275
09/16/24		GREAT010 GREAT VALLEY LOCKSHOP	140.00	3275
09/16/24		HAWEI010 H.A. WEIGAND, INC.	288.00	3275
09/16/24		HELPNOW HELP-NOW, LLC	4,260.38	3275
09/16/24		HIGHW010 HIGHWAY MATERIALS, INC.	7,631.22	3275
09/16/24		KEENC010 KEEN COMPRESSED GAS COMPANY	53.74	3275
09/16/24		KOCHEL KOCHER EQUIPMENT	48.50	3275
09/16/24		LEVEN010 LEVENGOOD SEPTIC SERVICE	301.50	3275
09/16/24		LIONV010 LIONVILLE FIRE COMPANY	49,680.00	3275
09/16/24		LUDWI030 LUDWIG'S CORNER FIRE COMPANY	49,598.00	3275
09/16/24		MARSH020 MARSH CREEK SIGNS	1,407.00	3275
09/16/24		MARTI040 MARTIN'S TIRE & ALIGNMENT	974.00	3275
09/16/24		METRO020 METROPOLITAN COMMUNICATIONS	526.50	3275
09/16/24		MIDAT010 MID ATLANTIC CONNECTIONS, INC.	383.60	3275
09/16/24		NAPA0010 NAPA AUTO PARTS	189.12	3275
09/16/24		NEWH0010 NEW HOLLAND AUTO GROUP	72.91	3275
09/16/24		PSATS030 PSATS-CDL PROGRAM	240.00	3275
09/16/24		RISHJAIN RISHABH JAIN	250.00	3275
09/16/24		SEMPERON SEMPERON	1,155.29	3275
09/16/24		SONSO005 SONS OF LIBERTY GUN WORKS	1,730.00	3275
09/16/24		STAPLES STAPLES	1,063.24	3275
09/16/24		STARPRIN STAR PRINTING, INC	279.86	3275
09/16/24		THOMREUT THOMSON REUTERS-WEST PAYMENT	158.83	3275
09/16/24		TONYSCH TONY SCHEIVERT	100.00	3275
09/16/24		TRAISSR TRAISSR, LLC	2,699.25	3275
09/16/24		UWCHL010 UWCHLAN AMBULANCE CORPS	29,000.00	3275

September 6, 2024
10:54 AM

Upper Uwchlan Township
Check Register By Check Id

Page No: 2

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
09/16/24		UWCHL010 UWCHLAN AMBULANCE CORPS	175.00		3275
09/16/24		VERIZ010 VERIZON	458.36		3275
09/16/24		VERIZFIO VERIZON	124.99		3275
09/16/24		VERIZOSP VERIZON - SPECIAL PROJECTS	217.14		3275
09/16/24		WEAVERMU WEAVER MULCH	854.00		3275
09/16/24		WIGGISHR WIGGINS SHREDDING	132.07		3275
09/16/24		YSM YSM	6,680.82		3275

Report Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	58	0	267,944.91	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	58	0	267,944.91	0.00

September 6, 2024
10:56 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
24-01130	08/19/24 1	UWCHL010 UWCHLAN AMBULANCE CORPS hvac fund contribution	26,000.00	01-412-000-544 Uwchlan Ambulance - Capital	Expenditure		3253 1 1
24-00907	07/15/24 1	ECRAI010 E.CRAIG KALEMJIAN, ESQ. services 5/1-6/30	855.00	01-404-000-310 Reimbursable Legal Fees	Expenditure	08/31/24	3207 113 1
24-00880	07/15/24 1	MARKH010 MARK HAGERTY duckling/rockhill application	75.00	01-414-001-301 Court Reporter	Expenditure	08/31/24	3207 79 1
24-00919	07/15/24 1	BUCKL010 BUCKLEY, BRION, MCGUIRE, MORRI twp - june monthly services	1,036.00	01-404-000-311 Non Reimbursable Legal	Expenditure	08/31/24	3207 130 1
24-01135	08/19/24 1	YCG01 YCG, INC v type/e type/sw type	384.00	01-410-000-450 Contracted Services	Expenditure	08/31/24	3257 1 1
24-01137	08/19/24 1	CORTESEC CARA CORTESE summer 2024 tuition reimburse	2,057.00	01-410-000-174 Tuition Reimbursement	Expenditure	08/31/24	3259 1 1
24-01237	09/16/24 1	108EMERG 10-8 EMERGENCY VEHICLE SERVICE emergency lighting	1,907.60	01-410-000-235 Vehicle Maintenance	Expenditure		3275 78 1
24-01242	09/16/24 1	21ST 21st CENTURY MEDIA PHILLY variance hearing-12 quail run	336.58	01-414-001-368 Advertising	Expenditure		3275 82 1
24-01181	09/16/24 1	AQUAP010 AQUA PA twp	228.66	01-409-003-360 Utilities	Expenditure		3275 5 1
24-01181	2	twp	432.66	01-409-003-360 Utilities	Expenditure		6 1
24-01181	3	pw	319.10	01-409-001-360 Utilities	Expenditure		7 1
24-01181	4	upland	502.93	01-454-005-360 Utilities	Expenditure		8 1
24-01181	5	upland	372.38	01-454-005-360 Utilities	Expenditure		9 1
24-01181	6	ff	130.52	01-454-003-360 Utilities	Expenditure		10 1
24-01181	7	pw	55.25	01-409-001-360 Utilities	Expenditure		11 1
24-01181	8	hp	206.90	01-454-002-360 Utilities	Expenditure		12 1

September 6, 2024
10:56 AM

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 Num	
PO #	Item	Description					Seq	Acct
AQUA PA		Continued						
24-01181	9	milford	25.00	01-409-004-360 Utilities	Expenditure		13	1
			<u>2,273.40</u>					
09/16/24							3275	
24-01198	1	BAYDISTR BAY DISTRIBUTING velocity fuse for rolling jack	157.50	01-409-001-450 Contracted Services	Expenditure		39	1
09/16/24							3275	
24-01247	1	BRANDSPC BRANDYWINE VALLEY SPCA stray dog acquisition	465.00	01-422-000-530 Contributions/SPCA	Expenditure		83	1
09/16/24							3275	
24-01239	1	BRANDYHD BRANDYWINE HARLEY-DAVIDSON replace wiring harness #3210	288.71	01-410-000-235 Vehicle Maintenance	Expenditure		79	1
09/16/24							3275	
24-01183	1	CHARLHIG CHARLES A HIGGINS & SONS pv & windsor school zones	140.00	01-434-000-450 Contracted Services	Expenditure		14	1
24-01183	2	lt cones/park school zone	222.00	01-434-000-450 Contracted Services	Expenditure		15	1
			<u>362.00</u>					
09/16/24							3275	
24-01249	1	CHEST120 CHESTER COUNTY POLICE CHIEFS A 2024 golf outing/ts, me	450.00	01-400-000-420 Dues/Subscriptions/Mem	Expenditure		84	1
24-01249	2	2024 golf outing/ds, tbd	450.00	01-410-000-340 Public Relations	Expenditure		85	1
			<u>900.00</u>					
09/16/24							3275	
24-01196	1	COLLIFL COLLIFLOWER, INC pw-hose/fittings	127.16	01-438-000-200 Supplies	Expenditure		36	1
09/16/24							3275	
24-01208	1	COMCA010 COMCAST hp	324.32	01-454-002-450 Contracted Services	Expenditure		50	1
24-01208	2	twp	665.59	01-409-003-450 Contracted Services	Expenditure		51	1
24-01208	3	pw	313.39	01-409-001-450 Contracted Services	Expenditure		52	1
24-01208	4	upland	407.99	01-454-005-450 Contracted Services	Expenditure		53	1
			<u>1,711.29</u>					
09/16/24							3275	
24-01227	1	CRYST010 CRYSTAL SPRINGS pw-kitchen supplies	106.69	01-409-001-200 Township properties - supplies	Expenditure		71	1
09/16/24							3275	
24-01184	1	DELA030 DELAWARE VALLEY HEALTH TRUST admin	4,923.05	01-401-000-156 Employee Benefit Expens	Expenditure		16	1

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Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num
PO #	Item	Description					Seq Acct
DELAWARE VALLEY HEALTH TRUST Continued							
24-01184	2	pd	33,360.18	01-410-000-156	Expenditure		17 1
				Employee Benefit Expense			
24-01184	3	codes	3,793.79	01-413-000-156	Expenditure		18 1
				Employee Benefit Expens			
24-01184	4	public works	15,006.03	01-438-000-156	Expenditure		19 1
				Employee Benefit Expense			
24-01184	5	facilities	2,306.56	01-438-001-156	Expenditure		20 1
				Employee Benefit Expense			
			59,389.61				
09/16/24 EAGLEPOW EAGLE POWER TURF AND TRACTOR							
24-01197	1	yoke w/lmt	94.75	01-438-001-235	Expenditure		3275 37 1
				Vehicle Maintenance - Facilities			
24-01197	2	bearing w/race	44.74	01-438-001-235	Expenditure		38 1
				Vehicle Maintenance - Facilities			
			139.49				
09/16/24 EAGLHARD EAGLE HARDWARE							
24-01230	1	3/16" wire rope clips	5.16	01-454-002-200	Expenditure		3275 74 1
				Supplies-Hickory			
24-01230	2	super glue	6.49	01-438-000-200	Expenditure		75 1
				Supplies			
24-01230	3	misc hardware	7.65	01-438-000-200	Expenditure		76 1
				Supplies			
			19.30				
09/16/24 FLEXIBEN FLEXIBLE BENEFIT ADMINISTRATOR							
24-01185	1	pd - july services	56.00	01-410-000-450	Expenditure		3275 21 1
				Contracted Services			
09/16/24 GENER010 GENERAL CODE							
24-01231	1	ecode 360 annual maintenance	1,195.00	01-413-000-450	Expenditure		3275 77 1
				Contra Svs-MAGNET			
09/16/24 GENESIS GENESIS GREEN SUPPLY							
24-01199	1	ff-kbg blend	1,140.00	01-454-003-200	Expenditure		3275 40 1
				Supplies			
09/16/24 GLENM010 GLENMOORE FIRE COMPANY							
24-01177	1	semi annual contribution #2	5,717.50	01-411-001-004	Expenditure		3275 1 1
				Glenmoore			
09/16/24 GLSAYRE G. L. SAYRE							
24-01228	1	hvac cab filter (4)	181.76	01-438-000-200	Expenditure		3275 72 1
				Supplies			
09/16/24 GOVER020 GOVERNMENT FINANCE OFFICERS AS							
24-01186	1	2024/2025 annual dues-jb	190.00	01-401-000-420	Expenditure		3275 22 1
				Dues/Subscriptions/Mem			

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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
09/16/24	GREAT010	GREAT VALLEY LOCKSHOP					3275
24-01206	1	adjust sally door	140.00	01-409-003-250 Maintenance & Repairs	Expenditure	49	1
09/16/24	HAWEI010	H.A. WEIGAND, INC.					3275
24-01200	1	stop/slow paddles	288.00	01-433-000-200 Supplies	Expenditure	41	1
09/16/24	HELPNOW	HELP-NOW, LLC					3275
24-01188	1	twp-service tickets	578.75	01-407-000-450 Contracted Services	Expenditure	23	1
24-01188	3	twp-monthly guardian service	3,681.63	01-407-000-450 Contracted Services	Expenditure	24	1
			4,260.38				
09/16/24	HIGHW010	HIGHWAY MATERIALS, INC.					3275
24-01201	1	milford rd	1,598.03	01-438-000-245 Highway Supplies	Expenditure	42	1
24-01201	2	26.57 ton	1,605.16	01-438-000-245 Highway Supplies	Expenditure	43	1
24-01201	3	22.24 ton	1,347.77	01-438-000-245 Highway Supplies	Expenditure	44	1
24-01201	4	19.94 ton	1,208.49	01-438-000-245 Highway Supplies	Expenditure	45	1
24-01201	5	31.05 ton	1,871.77	01-438-000-245 Highway Supplies	Expenditure	46	1
			7,631.22				
09/16/24	KEENC010	KEEN COMPRESSED GAS COMPANY					3275
24-01229	1	pw - cylinder rental	53.74	01-438-000-200 Supplies	Expenditure	73	1
09/16/24	KOCHEL	KOCHEL EQUIPMENT					3275
24-01202	1	rocker switch	48.50	01-438-000-200 Supplies	Expenditure	47	1
09/16/24	LEVEN010	LEVENGOOD SEPTIC SERVICE					3275
24-01209	1	hp - pumped holding tank	301.50	01-454-002-450 Contracted Services	Expenditure	54	1
09/16/24	LIONV010	LIONVILLE FIRE COMPANY					3275
24-01178	1	semi-annual contribution #2	49,680.00	01-411-001-002 Lionville	Expenditure	2	1
09/16/24	LUDWI030	LUDWIG'S CORNER FIRE COMPANY					3275
24-01180	1	semi-annual contribution #2	49,598.00	01-411-001-001 Ludwigs	Expenditure	4	1
09/16/24	MARSH020	MARSH CREEK SIGNS					3275
24-01189	1	field permit signs (6)	525.00	01-454-001-200 Supplies	Expenditure	25	1
24-01189	2	trail markers (24)	822.00	01-454-005-250 Repairs & Maint	Expenditure	26	1

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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
MARSH CREEK SIGNS Continued								
24-01189	3	patrol supervisor office	60.00	01-410-000-260	Expenditure		27	1
				Small Tools & Equipment				
			1,407.00					
09/16/24		MARTI040 MARTIN'S TIRE & ALIGNMENT					3275	
24-01204	1	galaxy beefy baby (4)	974.00	01-438-000-245	Expenditure		48	1
				Highway Supplies				
09/16/24		METRO020 METROPOLITAN COMMUNICATIONS					3275	
24-01190	1	2022 ford #3205 upper wing	481.50	01-410-000-250	Expenditure		28	1
				Maintenance & Repairs				
24-01190	2	headset	45.00	01-410-000-260	Expenditure		29	1
				Small Tools & Equipment				
			526.50					
09/16/24		MIDAT010 MID ATLANTIC CONNECTIONS, INC.					3275	
24-01250	1	replace pd garage canopy light	383.60	01-409-003-250	Expenditure		86	1
				Maintenance & Repairs				
09/16/24		NAPA0010 NAPA AUTO PARTS					3275	
24-01210	1	pd-rear wiper blades (5)	47.30	01-410-000-235	Expenditure		55	1
				Vehicle Maintenance				
24-01210	2	pd-balance beads (8)	51.92	01-410-000-235	Expenditure		56	1
				Vehicle Maintenance				
24-01210	3	pw - red grease	89.90	01-438-000-200	Expenditure		57	1
				Supplies				
			189.12					
09/16/24		NEWHO010 NEW HOLLAND AUTO GROUP					3275	
24-01211	1	aa wheel nut	14.63	01-438-000-235	Expenditure		58	1
				Vehicle Maintenance				
24-01251	1	fog lights (2)	58.28	01-410-000-235	Expenditure		87	1
				Vehicle Maintenance				
			72.91					
09/16/24		PSATS030 PSATS-CDL PROGRAM					3275	
24-01191	1	cdl alchohol/drug dot (4)	240.00	01-438-000-450	Expenditure		30	1
				Contracted Services				
09/16/24		RISHJAIN RISHABH JAIN					3275	
24-01193	1	donation-teen fall fest	250.00	01-400-000-340	Expenditure		32	1
				Public Relations				
09/16/24		SEMPERON SEMPERON					3275	
24-01213	1	twp	1,050.45	01-409-003-320	Expenditure		59	1
				Telephone				
24-01213	2	pw	104.84	01-409-001-320	Expenditure		60	1
				Telephone				
			1,155.29					

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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							
09/16/24		SONSO005 SONS OF LIBERTY GUN WORKS					3275		
24-01194	1	pd-equipment	1,730.00	01-495-000-000 Expense Reclass	Expenditure		33	1	
09/16/24		STAPLES STAPLES					3275		
24-01195	1	twp-office supplies	753.13	01-401-000-200 Supplies	Expenditure		34	1	
24-01195	2	pd-office supplies	310.11	01-410-000-200 Supplies	Expenditure		35	1	
			<u>1,063.24</u>						
09/16/24		STARPRIN STAR PRINTING, INC					3275		
24-01214	1	new resident brochure-printing	275.25	01-400-000-342 Printing	Expenditure		61	1	
24-01214	2	new resident brochure-postage	4.61	01-401-000-215 Postage	Expenditure		62	1	
			<u>279.86</u>						
09/16/24		THOMREUT THOMSON REUTERS-WEST PAYMENT					3275		
24-01241	1	software subscription charges	158.83	01-410-000-450 Contracted Services	Expenditure		81	1	
09/16/24		TONYSCH TONY SCHEIVERT					3275		
24-01192	1	cell phone reimbursement	100.00	01-400-000-320 Telephone	Expenditure		31	1	
09/16/24		TRAISR TRAISR, LLC					3275		
24-01217	1	july software	2,699.25	01-407-000-220 Software	Expenditure		63	1	
09/16/24		UWCHL010 UWCHLAN AMBULANCE CORPS					3275		
24-01179	1	semi-annual contribution #2	29,000.00	01-412-000-540 Uwchlan Ambulance	Expenditure		3	1	
09/16/24		UWCHL010 UWCHLAN AMBULANCE CORPS					3275		
24-01218	1	pd - june 2nd service (mn)	175.00	01-410-000-450 Contracted Services	Expenditure		64	1	
09/16/24		VERIZ010 VERIZON					3275		
24-01219	1	pw	155.29	01-409-001-320 Telephone	Expenditure		65	1	
24-01219	2	milford	303.07	01-409-004-320 Telephone	Expenditure		66	1	
			<u>458.36</u>						
09/16/24		VERIZFIO VERIZON					3275		
24-01220	1	ff	124.99	01-454-003-320 Telephone	Expenditure		67	1	
09/16/24		VERIZOSP VERIZON - SPECIAL PROJECTS					3275		
24-01221	1	august services	217.14	01-434-000-450 Contracted Services	Expenditure		68	1	

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Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Seq	Ref Num
PO #	Item	Description						Acct
09/16/24	WEAVERMU	WEAVER MULCH						3275
24-01222	1	28 cu yd topsoil	854.00	01-438-000-245 Highway Supplies	Expenditure		69	1
09/16/24	WIGGISHR	WIGGINS SHREDDING						3275
24-01240	1	twp - shred bins	132.07	01-401-000-450 Contracted Services	Expenditure		80	1
09/16/24	YSM	YSM						3275
24-01226	1	hp project-21uut-02	6,680.82	01-454-002-450 Contracted Services	Expenditure		70	1
Report Totals								
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>			
	Checks:	58	0	267,944.91	0.00			
	Direct Deposit:	0	0	0.00	0.00			
	Total:	58	0	267,944.91	0.00			

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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
08/30/24		STANDINS STANDARD INSURANCE COMPANY	3,712.80		3264
09/25/24		AQUAP010 AQUA PA	7,063.39		3269
09/04/24		WEXBANK WEX BANK	8,088.97		3270
09/15/24		LOWES020 LOWES BUSINESS ACCOUNT	573.16		3271
09/06/24		BANKAMER BANK OF AMERICA	3,282.82		3274

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	5	0	22,721.14	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	5	0	22,721.14	0.00

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
<hr/>							
08/30/24		STANDINS STANDARD INSURANCE COMPANY					3264
24-01171	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
				Employee Benefit Expense			
			<hr/> 3,712.80				
<hr/>							
09/25/24		AQUAP010 AQUA PA					3269
24-01233	1	31 hydrants	882.92	01-411-000-451	Expenditure	1	1
				Hydrant expenses-Aqua			
	2	217 hydrants	6,180.47	01-411-000-451	Expenditure	2	1
				Hydrant expenses-Aqua			
			<hr/> 7,063.39				
<hr/>							
09/04/24		WEXBANK WEX BANK					3270
24-01234	1	admin	114.01	01-401-000-230	Expenditure	1	1
				Gasoline & Oil			
	2	pd	3,669.14	01-410-000-230	Expenditure	2	1
				Gasoline & Oil			
	3	codes	169.68	01-413-000-230	Expenditure	3	1
				Gasoline & Oil			
	4	pw	2,657.48	01-438-000-230	Expenditure	4	1
				Gasoline & Oil			
	5	facilities	1,288.65	01-438-001-230	Expenditure	5	1
				Gasoline & Oil - Facilities			
	6	municipal authority	190.01	01-495-000-000	Expenditure	6	1
				Expense Reclass			
			<hr/> 8,088.97				
<hr/>							
09/15/24		LOWES020 LOWES BUSINESS ACCOUNT					3271
24-01235	1	paint supplies	321.53	01-438-001-200	Expenditure	1	1
				Supplies - Facilities			
	2	cleaning products	87.30	01-454-005-200	Expenditure	2	1
				Supplies			
	3	misc sm tools	126.35	01-438-000-200	Expenditure	3	1
				Supplies			
	4	sledgehammer	37.98	01-438-000-200	Expenditure	4	1
				Supplies			
			<hr/> 573.16				
<hr/>							
09/06/24		BANKAMER BANK OF AMERICA					3274
24-01248	1	grainger-radio amplifier	211.09	01-410-000-327	Expenditure	1	1
				Radio Equipment M & R			

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							
	2	amazon-badge holders	18.90	01-410-000-238 Clothing/Uniforms	Expenditure		2	1	
	3	amazon-prime membership	14.99	01-410-000-420 Dues/Subscription/Memb	Expenditure		3	1	
	4	amazon-zip tie lock/key	33.82	01-410-000-260 Small Tools & Equipment	Expenditure		4	1	
	5	amazon-badge holders	12.99	01-410-000-238 Clothing/Uniforms	Expenditure		5	1	
	6	amazon-10' hose	197.89	01-410-000-260 Small Tools & Equipment	Expenditure		6	1	
	7	browning trail camera (2)	320.49	01-410-000-260 Small Tools & Equipment	Expenditure		7	1	
	8	hsi emerg care-training/aed	106.00	01-410-000-316 Training/Seminar	Expenditure		8	1	
	9	amazon-lithium batteries (6)	39.98	01-410-000-200 Supplies	Expenditure		9	1	
	10	amazon-3v photo batteries	47.94	01-410-000-200 Supplies	Expenditure		10	1	
	11	amazon-lithium batteries	11.98	01-410-000-200 Supplies	Expenditure		11	1	
	12	amazon-rechargable batteries	22.39	01-410-000-200 Supplies	Expenditure		12	1	
	13	amazon-window visors	32.39	01-410-000-235 Vehicle Maintenance	Expenditure		13	1	
	14	eagle dry cleaners-sgt patches	65.85	01-410-000-238 Clothing/Uniforms	Expenditure		14	1	
	15	msft	851.00	01-407-000-450 Contracted Services	Expenditure		15	1	
	16	msft	290.00	01-407-000-450 Contracted Services	Expenditure		16	1	
	17	adobe	19.99	01-407-000-220 Software	Expenditure		17	1	
	18	adobe	21.19	01-407-000-220 Software	Expenditure		18	1	
	19	amazon-computer supplies	60.78	01-407-000-222 Hardware	Expenditure		19	1	
	20	amazon-mop	24.98	01-454-005-200 Supplies	Expenditure		20	1	
	21	acme-edmunds training	37.43	01-401-000-316 Training & Seminars	Expenditure		21	1	
	22	visco-planning commission	79.39	01-401-000-205 Meals & Meal Allowances	Expenditure		22	1	
	23	amazon-air fresheners	11.70	01-438-000-200 Supplies	Expenditure		23	1	
	24	amazon-air fresheners	38.38	01-438-000-200 Supplies	Expenditure		24	1	
	25	amazon-air fresheners	19.39	01-438-000-200 Supplies	Expenditure		25	1	
	26	staples-office supplies	50.80	01-438-000-200 Supplies	Expenditure		26	1	
	27	tsc-weld stl angle	21.19	01-438-000-200 Supplies	Expenditure		27	1	

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Seq	Num Acct
PO #	Item	Description						
		BANK OF AMERICA		Continued				
	28	superbright led-low profile	228.94	01-438-000-200 Supplies	Expenditure		28	1
	29	pa plants-bus. license-jeff	10.00	01-438-000-420 Dues and Subscriptions	Expenditure		29	1
	30	cornell store 2024 pmep guide	49.48	01-438-000-316 Training/Seminar	Expenditure		30	1
	31	home depot-flying insect traps	21.17	01-438-000-200 Supplies	Expenditure		31	1
	32	usps-stamps	14.60	01-438-000-200 Supplies	Expenditure		32	1
	33	americana diner-recycle confer	22.01	01-438-000-316 Training/Seminar	Expenditure		33	1
	34	tsc-supplies	16.94	01-438-000-200 Supplies	Expenditure		34	1
	35	usps-mailers	12.24	01-438-000-200 Supplies	Expenditure		35	1
	36	redeem BofA rewards points	1,200.00	01-401-000-200 Supplies	Expenditure		36	1
	37	reading phillies-staff event	1,000.00	01-401-000-200 Supplies	Expenditure		37	1
	38	keystone emerg-empc/byron	162.75	01-415-000-316 Training/Seminar	Expenditure		38	1
	39	keystone emerg-empc/steve	162.75	01-415-000-316 Training/Seminar	Expenditure		39	1
	40	visco-summer help staff lunch	101.04	01-401-000-200 Supplies	Expenditure		40	1
	41	acme-phillies staff event	17.98	01-401-000-200 Supplies	Expenditure		41	1
			3,282.82					

Report Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	5	0	22,721.14	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	5	0	22,721.14	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 EFT Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
09/15/24		LOWES020 LOWES BUSINESS ACCOUNT	502.42		3272
09/06/24		BANKAMER BANK OF AMERICA	461.77		3273
Report Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	2	0	964.19	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	2	0	964.19	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 EFT 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
09/15/24	LOWES020	LOWES BUSINESS ACCOUNT					3272
24-01236	1	chisel/saw blades/ misc items	65.08	08-446-000-200	Expenditure		1 1
				Supplies			
	2	2x10/sheeting/36"-12 count	437.34	08-446-000-250	Expenditure		2 1
				Maintenance & repair			
			502.42				
09/06/24	BANKAMER	BANK OF AMERICA					3273
24-01245	1	tsc-small tools	14.99	08-446-000-200	Expenditure		1 1
				Supplies			
	2	amazon-tool bracket	271.50	08-446-000-200	Expenditure		2 1
				Supplies			
	3	tsc-utility knives/gas can	43.97	08-446-000-200	Expenditure		3 1
				Supplies			
	4	harbor freight-sm tools	131.31	08-446-000-200	Expenditure		4 1
				Supplies			
			461.77				

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	2	0	964.19	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	2	0	964.19	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
	09/13/24	AFLAC010 AFLAC	652.34		3268

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

September 5, 2024
09:06 AM

Upper Uwchlan Township
Check Register By Check Id

Page No: 1

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

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void	Ref Num
PO #	Item	Description				Contract	Ref Seq Acct
09/13/24	AFLAC010	AFLAC					3268
24-01232	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

September 6, 2024
11:03 AM

Upper Uwchlan Township
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: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
09/16/24		AJBLO010 A.J. BLOENSKI	84,027.85		3276
09/16/24		CAPJUNK CAPTAIN JUNK	700.00		3276
09/16/24		CCSWA010 CCSWA	17,430.45		3276
09/16/24		TOTALREC TOTAL RECYCLE	3,033.78		3276

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	4	0	105,192.08	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	4	0	105,192.08	0.00

September 6, 2024
11:02 AM

Upper Uwchlan Township
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
09/16/24	AJBLO010	A.J. BLOSENSKI					3276
24-01205	1	september recycling service	27,162.85	05-427-000-460	Expenditure		2 1
				Contracted Services - Recycling			
24-01205	2	september trash service	56,985.00	05-427-000-450	Expenditure		3 1
				Contracted Services			
24-01205	3	aug 7 driver dumping error	120.00	05-427-000-700	Expenditure		4 1
				Tipping Fees			
			84,027.85				
09/16/24	CAPJUNK	CAPTAIN JUNK					3276
24-01182	1	removal of 5 refridgerators	700.00	05-427-000-450	Expenditure		1 1
				Contracted Services			
09/16/24	CCSWA010	CCSWA					3276
24-01207	1	sw 8/19 - 8/21	6,028.10	05-427-000-700	Expenditure		5 1
				Tipping Fees			
24-01207	2	sw 8/12 - 8/13	5,315.45	05-427-000-700	Expenditure		6 1
				Tipping Fees			
24-01207	3	sw 8/26 - 8/29	6,086.90	05-427-000-700	Expenditure		7 1
				Tipping Fees			
			17,430.45				
10704 09/16/24	TOTALREC	TOTAL RECYCLE					3276
24-01246	1	august services	3,033.78	05-427-000-725	Expenditure		8 1
				Tipping Fees - Recycling			

Report Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	4	0		105,192.08	0.00
Direct Deposit:	0	0		0.00	0.00
Total:	4	0		105,192.08	0.00

September 6, 2024
11:04 AM

Upper Uwchlan Township
Check Register By Check Id

Page No: 1

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
09/16/24	09/16/24	MAINL010 MAIN LINE CONCRETE & SUPPLY IN	566.00		3277
09/16/24	09/16/24	PIPEL020 PIPE LINE PLASTICS, INC	2,216.89		3277
09/16/24	09/16/24	STARPRIN STAR PRINTING, INC	279.86		3277
09/16/24	09/16/24	SWEETWAT SWEETWATER NATURAL PRODUCTS LL	60.80		3277

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	4	0	3,123.55	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	4	0	3,123.55	0.00

September 6, 2024
11:05 AM

Upper Uwchlan Township
Check Register By Check Id

Page No: 1

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	Ref Num
PO #	Item	Description				Contract	Ref Seq Acct
09/16/24	MAINL010	MAIN LINE CONCRETE & SUPPLY IN					3277
24-01203	1	rabbit run	566.00	08-446-000-450 Contracted services	Expenditure		1 1
09/16/24	PIPEL020	PIPE LINE PLASTICS, INC					3277
24-01212	1	font rd - 12X20 pipe/flare end	529.39	08-446-000-250 Maintenance & repair	Expenditure		2 1
24-01212	2	claremont-15/20 pipe	1,687.50	08-446-000-250 Maintenance & repair	Expenditure		3 1
			2,216.89				
09/16/24	STARPRIN	STAR PRINTING, INC					3277
24-01215	1	new resident brochures	279.86	08-446-000-200 Supplies	Expenditure		4 1
09/16/24	SWEETWAT	SWEETWATER NATURAL PRODUCTS LL					3277
24-01216	1	font rd - starter fertilizer	60.80	08-446-000-250 Maintenance & repair	Expenditure		5 1

Report Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	4	0	3,123.55	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	4	0	3,123.55	0.00

September 6, 2024
11:07 AM

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

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
09/16/24	108	EMERG 10-8 EMERGENCY VEHICLE SERVICE	10,328.44	3278
09/16/24		GIRESIDE GIRESI DESIGN, LLC	11,300.00	3278

Report Totals	Paid	Void	Amount Paid	Amount Void
checks:	2	0	21,628.44	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	2	0	21,628.44	0.00

September 6, 2024
11:07 AM

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
24-01238	09/16/24	108EMERG 10-8 EMERGENCY VEHICLE SERVICE					3278
1		safety equipment for unit 3208	10,328.44	30-410-000-700	Expenditure	2	1
				Capital Purchases - Police			
24-01187	09/16/24	GIRESIDE GIRESI DESIGN, LLC					3278
1		75% design fee for police dept	11,300.00	30-409-002-600	Expenditure	1	1
				Capital Construction - Township Bldg			

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	2	0	21,628.44	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	2	0	21,628.44	0.00



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

TO: BOARD OF SUPERVISORS
FROM: Jill Bukata, Township Treasurer
RE: Status Update
DATE: September 16, 2024

Finance has worked on the following items during the month

- Received and processed 296 trash and 1,318 sewer payments (8/16/2024 – 9/11/2024)
- Completed the process of opening new accounts at First Resource Bank and transferring Township funds from Fulton Bank to First Resources Bank
- Continued working on the 2025 Budget

Highlights of the August, 2024 financial statements

- The balance sheet remains strong with cash of nearly **\$12.8 million** - of that amount **approximately \$5.4 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 66.7%
 - YTD revenues \$ 7,297,384 77.3%
 - YTD expenses \$ 5,915,919 61.9%
 - YTD net income \$ 1,381,465 (before transfers)
 - YTD transfers out \$ (622,329)
 - **YTD net income (after transfers) \$ 759,136**
 - Budgeted 2024 net income/(loss) \$ (112,767) (before transfers)
 - Budgeted 2024 net income (after) \$ (562,767) (after transfers)
- YTD EIT revenues as of August 31 are \$9,000 higher than at the end of August, 2023. As of September 11, EIT revenues are 79.0% of the 2024 Budget. We expect to slightly exceed the Budget for 2024.

Upper Uwchlan Township

Treasurer's Report

Cash Balances As of August 31, 2024

General Fund

Meridian Bank	\$ 5,378,257
Meridian Bank - Payroll	48,093
Meridian Bank - ARPA Funds	423,387
Meridian Bank MMA - restricted	39,994
Meridian Bank-restricted-Meadow Creek	8,132
First Resource Bank	217,606
Fulton Bank	(1,203)
Fulton Bank - Turf Field	16
First Resource Bank - Turf Field	287,664
Petty cash	300
Total General Fund	6,402,246

Certificate of Deposit - 10/2/24 (First Resource)	280,493
Certificate of Deposit - Fulton	265,476
Certificate of Deposit - ARPA	263,698
Certificate of Deposit - Meadow Creek	1,064,212
	1,873,879

Total General Fund \$ **8,276,125**

Solid Waste Fund

Meridian Bank - Solid Waste	220,958
First Resource Bank	716,828
Fulton Bank - Solid Waste	387
Total Solid Waste Funds	938,173

Total Solid Waste Fund **938,173**

Liquid Fuels Fund

First Resource Bank/Fulton	1,039,960
Certificate of Deposit -	531,103
	1,571,063

Total Liquid Fuels Fund **1,571,063**

Capital Projects Fund

First Resource Bank	116,446
PSDLAF	5,110
Fulton Bank - 2019 Bond Proceeds, ICS Sweep	1
	121,557

Total Capital Projects Fund **121,557**

Act 209 Impact Fund

First Resource Bank	56,187
Certificate of Deposit - First Resource	1,064,031
	1,120,218

Total Act 209 Impact Fund **1,120,218**

Water Resource Protection Fund

First Resource/Fulton	657,132
	657,132

Total Water Resource Protection Fund **657,132**

Sewer Fund

PSDLAF	84
First Resource Bank/Fulton Bank	110,590
	110,674

Total Sewer Fund **110,674**

Total - Upper Uwchlan Township	\$ 12,794,941
Municipal Authority	\$ 8,893,490
Developer's Escrow Fund	\$ 267,341

Upper Uwchlan Township
Schedule of Investments

As of August 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	1,142.86				1,142.86
		<u>280,492.93</u>				<u>280,492.93</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	7,668.20	Interest accrued			7,668.20
		<u>265,476.44</u>				<u>265,476.44</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	8,389.06	Interest accrued			8,389.06
		<u>263,698.28</u>				<u>263,698.28</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	16,578.21	Interest accrued			16,578.21
		<u>1,064,212.11</u>				<u>1,064,212.11</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	19,925.81	Interest accrued			19,925.81
		<u>531,103.45</u>				<u>531,103.45</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	16,397.38	Interest accrued			16,397.38
		<u>1,064,031.28</u>				<u>1,064,031.28</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 August 31, 2024

Engineering and Legal Receivables - 01-145-000-200 and 300
Reimbursable CU Fees - 01-145-000-021

	Total Amount Due 8/31/2024	Total Amount Due 7/31/2024	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	-	-	-	-	-	-
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 August 31, 2024	\$ 36,509.55	\$ 37,364.55	\$ -	\$ -	\$ 12,204.24	\$ 24,305.31	\$ -	\$ 36,509.55

Upper Uwchlan Township
Accounts Receivable
As of August 31, 2024

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

	Total Amount 8/31/2024	Total Amount 7/31/2024	Less than 30 days	31 - 60	61 - 90	Over 90 days	Over 180 days	Total
GEYA Soccer	-	615.00	-	-	-	-		-
Next Level Sports	40.00	40.00	-	-	-	40.00		40.00
Downingtown Dawgs Lacrose	220.00	220.00	-	-	-	220.00		220.00
LYA LAX	-	-	-	-				-
Freedom LAX	-	-	-	-				-
Balance at August 31, 2024	\$ 260.00	\$ 875.00	\$ -	\$ -	\$ -	\$ 260.00	\$ -	\$ 260.00

Upper Uwchlan Township
Accounts Receivable
As of August 31, 2024

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

	Amount 8/31/2024	Amount 7/31/2024	Aging					Total
			Less than 30 days	30 days	60 days	90 days	180 days & over	
Franchise fees	-	48,000.00	-	-	-			-
	-	-	-	-				-
	-	-	-					-
Balance at August 31, 2024	<u>\$ -</u>	<u>\$ 48,000.00</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

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

ASSETS

Cash		
01-100-000-100	General Checking - Fulton Bank	\$ (1,203.40)
01-100-000-150	General Checking - First Resource Bank	217,606.11
01-100-000-200	Meridian Bank	5,378,256.81
01-100-000-210	Meridian Bank - Payroll	48,092.98
01-100-000-220	Meridian Bank MMA - restricted	39,994.39
01-100-000-230	Meridian Bank - ARPA	423,386.51
01-100-000-250	Fulton Bank - Turf Field	16.39
01-100-000-255	First Resource Bank - Turf Field	287,663.87
01-100-000-260	Meridian Bank - Meadow Creek Lane	8,131.77
01-100-000-300	Petty Cash	300.00
	Total Cash	<u>6,402,245.43</u>
Investments		
01-120-000-100	Certificate of Deposit - First Resource	280,492.93
01-120-000-110	Certificate of Deposit - Fulton	265,476.44
01-120-000-120	Certificate of Deposit - Meadow Creek	1,064,212.11
01-120-000-130	Certificate of Deposit - ARPA	263,698.28
		<u>1,873,879.76</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	27,737.98
01-145-000-040	R/E Taxes Receivable	2,142.77
01-145-000-050	Hydrant Tax Receivable	-
01-145-000-060	Domestic Relations Receivable	(961.15)
01-145-000-080	Field Fees Receivables	260.00
01-145-000-085	Turf Field Receivables	-
01-145-000-086	EIT Receivable	30,572.59
01-145-000-090	RE Transfer Tax Receivable	63,665.08
01-145-000-095	Misc accounts receivable	-
01-145-000-096	Traffic Signals Receivable	-
01-145-000-097	Advertising Fees Reimbursable	-
	Total Accounts Receivable	<u>132,188.84</u>
Other Current Assets		
01-130-000-001	Due From Municipal Authority	60,011.52
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>407,678.94</u>
Prepaid Expense		
01-155-000-000	Prepaid expenses	-
	Total Prepaid Expense	<u>-</u>

Total Assets	\$	8,815,992.97
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Upper Uwchlan Township
General Fund
Balance Sheet
As of August 31, 2024

LIABILITIES AND FUND BALANCE

Accounts Payable

01-200-000-000	Accounts Payable	-
01-252-000-001	Deferred Revenues	873,813.62
	Total Accounts Payable	873,813.62

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	7,198.23
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	(1,250.17)
01-217-000-000	State Tax Withheld	-
01-218-000-000	Police Association Dues	6,600.00
01-219-000-000	LST Tax Withheld	-
01-220-000-000	State Unemployment W/H	372.28
01-221-000-000	Benefit Deduction-Aflac	(618.74)
01-221-000-100	Benefit Deduction-Aflac After Tax	513.40
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	44,043.36
01-239-000-006	Due to Solid Waste Fund	2,549.16
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	290,734.07

Total Liabilities	\$	1,164,547.69
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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)	525,069.47
	Total Equity	7,651,445.28

Total Fund Balance	\$	7,651,445.28
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Total Liabilities & Fund Balance	\$	8,815,992.97
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Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended August 31, 2024

GL Account #	Account Description	2024 YTD Actual	2024 Budget	Over (Under) Budget	Actual as % of Budget
REVENUES					
01-301-000-010	Current Real Estate Taxes	\$ 1,073,236.65	\$ 1,127,000.00	\$ (53,763.35)	95.2%
01-301-000-013	Real Estate Tax Refunds	-	(3,000.00)	3,000.00	0.0%
01-301-000-030	Delinquent Real Estate Taxes	30,678.91	30,000.00	678.91	102.3%
01-301-000-071	Hydrant Tax	67,399.92	65,000.00	2,399.92	103.7%
01-301-000-072	Delinquent Hydrant Taxes	-	500.00	(500.00)	0.0%
01-310-000-010	Real Estate Transfer Taxes	478,249.83	675,000.00	(196,750.17)	70.9%
01-310-000-020	Earned Income Taxes	3,753,556.72	4,600,000.00	(846,443.28)	81.6%
01-310-000-021	EIT commissions paid	(45,792.65)	(62,560.00)	16,767.35	73.2%
01-320-000-010	Building Permits	266,639.10	535,000.00	(268,360.90)	49.8%
01-320-000-011	Building Permits - credit card fees	-	-	-	#DIV/0!
01-320-000-020	Use & Occupancy Permit	8,815.00	12,000.00	(3,185.00)	73.5%
01-320-000-030	Sign Permits	-	100.00	(100.00)	0.0%
01-320-000-040	Contractors Permit	1,625.00	2,000.00	(375.00)	81.3%
01-320-000-050	Refinance Certification Fees	1,230.00	3,000.00	(1,770.00)	41.0%
01-321-000-080	Cable TV Franchise Fees	93,311.99	192,000.00	(98,688.01)	48.6%
01-331-000-010	Vehicle Codes Violation	57,210.25	75,000.00	(17,789.75)	76.3%
01-331-000-011	Reports/Fingerprints	760.00	2,000.00	(1,240.00)	38.0%
01-331-000-012	Solicitation Permits	690.00	500.00	190.00	138.0%
01-331-000-013	Donations for Jr Police Academy	1,300.00	-	1,300.00	#DIV/0!
01-331-000-050	Reimbursable Police Wages	1,330.24	5,000.00	(3,669.76)	26.6%
01-341-000-001	Interest Earnings	111,903.65	90,000.00	21,903.65	124.3%
01-342-000-001	Rental Property Income	16,000.00	24,000.00	(8,000.00)	66.7%
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	4,409.00	6,000.00	(1,591.00)	73.5%
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	310.00	250.00	60.00	124.0%
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	27,390.00	35,000.00	(7,610.00)	78.3%
01-367-000-025	Turf Field Fees	26,030.00	50,000.00	(23,970.00)	52.1%
01-367-000-030	Community Events Donations	14,200.00	20,000.00	(5,800.00)	71.0%
01-367-000-040	History Book Revenue	120.00	200.00	(80.00)	60.0%
01-367-000-045	Upland Farms Barn Rental Fees	25,390.00	35,000.00	(9,610.00)	72.5%
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	20,317.75	10,000.00	10,317.75	203.2%
01-392-000-008	Municipal Authority Reimbursement	210,972.63	275,655.00	(64,682.37)	76.5%

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended August 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!
	Total Revenue	\$ 6,308,375.11	\$ 8,216,045.00	\$ (1,907,669.89)	76.8%
GENERAL GOVERNMENT					
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	1,266.57	2,000.00	(733.43)	63.3%
01-400-000-340	Public Relations	2,520.00	2,000.00	520.00	126.0%
01-400-000-341	Advertising	1,080.30	7,500.00	(6,419.70)	14.4%
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	10,043.79	15,000.00	(4,956.21)	67.0%
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%
		61,732.62	86,993.00	(25,260.38)	71.0%
EXECUTIVE					
01-401-000-100	Administration Wages	392,479.85	609,137.00	(216,657.15)	64.4%
01-401-000-150	Payroll Tax Expense	31,023.84	46,599.00	(15,575.16)	66.6%
01-401-000-151	PSATS Unemployment Compensation	2,670.77	2,695.00	(24.23)	99.1%
01-401-000-156	Employee Benefit Expense	44,251.49	80,612.00	(36,360.51)	54.9%
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	4,457.82	5,000.00	(542.18)	89.2%
01-401-000-200	Supplies	11,774.24	15,000.00	(3,225.76)	78.5%
01-401-000-205	Meals & Meal Allowances	-	200.00	(200.00)	0.0%
01-401-000-215	Postage	4,662.80	4,500.00	162.80	103.6%
01-401-000-230	Gasoline & Oil	1,399.59	2,200.00	(800.41)	63.6%
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	191.82	1,200.00	(1,008.18)	16.0%
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	14,558.13	16,000.00	(1,441.87)	91.0%
		580,629.97	896,784.00	(316,154.03)	64.7%
AUDIT					
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 August 31, 2024

GL Account #	Account Description	2024 YTD Actual	2024 Budget	Over (Under) Budget	Actual as % of Budget
TAX COLLECTION					
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%
LEGAL					
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	13,754.50	40,000.00	(26,245.50)	34.4%
01-404-000-450	Contracted Services	-	5,000.00	(5,000.00)	0.0%
		20,034.50	55,000.00	(34,965.50)	36.4%
MUNICIPAL AUTHORITY ADMINISTRATOR					
01-406-000-100	Administrator Wages	57,855.00	86,400.00	(28,545.00)	67.0%
01-406-000-101	Employee Cost Transferred to MA	(62,665.91)	(93,395.00)	30,729.09	67.1%
01-406-000-150	Payroll Tax Expense	4,425.91	6,610.00	(2,184.09)	67.0%
01-406-000-151	PSATS Unemployment Compensation	385.00	385.00	-	100.0%
		(0.00)	-	(0.00)	#DIV/0!
TECHNOLOGY					
01-407-000-200	Supplies	-	2,000.00	(2,000.00)	0.0%
01-407-000-220	Software	44,980.33	88,748.00	(43,767.67)	50.7%
01-407-000-222	Hardware	1,177.00	12,000.00	(10,823.00)	9.8%
01-407-000-240	Web Page	12,471.12	7,000.00	5,471.12	178.2%
01-407-000-450	Contracted Services	39,908.28	65,000.00	(25,091.72)	61.4%
		98,536.73	174,748.00	(76,211.27)	56.4%
ENGINEERING					
01-408-000-305	Reimbursable Conditional Use	716.40	25,000.00	(24,283.60)	2.9%
01-408-000-310	Reimbursable Engineering	5,445.36	75,000.00	(69,554.64)	7.3%
01-408-000-311	Traffic Engineering	20,169.45	25,000.00	(4,830.55)	80.7%
01-408-000-313	Non Reimbursable Engineering	66,874.25	30,000.00	36,874.25	222.9%
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	17,728.04	10,000.00	7,728.04	177.3%
01-408-000-368	MS4 Expenses	3,120.05	-	3,120.05	#DIV/0!
01-408-000-369	Reimbursable Traffic Signals	-	-	-	#DIV/0!
01-408-000-370	Reimbursable Advertising	-	-	-	#DIV/0!
		114,053.55	169,500.00	(55,446.45)	67.3%
TOWNSHIP PROPERTIES					
<u>Public Works Building</u>					
01-409-001-200	Supplies	1,833.00	2,000.00	(167.00)	91.7%
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	2,989.41	20,500.00	(17,510.59)	14.6%
01-409-001-320	Telephone	2,082.16	4,000.00	(1,917.84)	52.1%
01-409-001-351	Insurance - property	24,580.44	32,774.00	(8,193.56)	75.0%
01-409-001-360	Utilities	5,893.69	10,000.00	(4,106.31)	58.9%
01-409-001-450	Contracted Services	5,727.89	12,000.00	(6,272.11)	47.7%

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended August 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	3,176.98	3,000.00	176.98	105.9%
01-409-003-320	Telephone	8,394.15	7,000.00	1,394.15	119.9%
01-409-003-351	Insurance Property	28,677.18	38,236.00	(9,558.82)	75.0%
01-409-003-360	Utilities	14,449.83	25,000.00	(10,550.17)	57.8%
01-409-003-450	Contracted Services	18,791.42	40,000.00	(21,208.58)	47.0%
<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	2,391.75	3,000.00	(608.25)	79.7%
01-409-004-351	Insurance - property	4,096.74	5,462.00	(1,365.26)	75.0%
01-409-004-360	Utilities	813.38	2,000.00	(1,186.62)	40.7%
01-409-004-450	Contracted Services	-	5,000.00	(5,000.00)	0.0%
		131,298.29	241,472.00	(110,173.71)	54.4%
POLICE EXPENSES					
01-410-000-100	Police Wages	1,239,133.11	1,925,485.00	(686,351.89)	64.4%
01-410-000-110	Police Wages - WC reimbursement	-	-	-	#DIV/0!
01-410-000-150	Payroll Tax Expense	105,313.55	147,300.00	(41,986.45)	71.5%
01-410-000-151	PSATS Unemployment Compensation	6,609.97	7,315.00	(705.03)	90.4%
01-410-000-156	Employee Benefit Expense	285,175.90	390,278.00	(105,102.10)	73.1%
01-410-000-158	Medical Expense Reimbursements	5,886.60	10,000.00	(4,113.40)	58.9%
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	10,608.00	12,000.00	(1,392.00)	88.4%
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	26,393.87	45,000.00	(18,606.13)	58.7%
01-410-000-184	Overtime - Shift Coverage	29,736.81	38,000.00	(8,263.19)	78.3%
01-410-000-185	Overtime - Holiday Worked	21,995.98	35,236.00	(13,240.02)	62.4%
01-410-000-187	Courttime Wages	7,650.30	14,000.00	(6,349.70)	54.6%
01-410-000-190	ARPA - COVID Pay	12,975.00	-	12,975.00	#DIV/0!
01-410-000-191	Uniform/Boot Allowances	17,550.00	16,350.00	1,200.00	107.3%
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	35,983.85	50,000.00	(14,016.15)	72.0%
01-410-000-235	Vehicle Maintenance	15,949.18	20,000.00	(4,050.82)	79.7%
01-410-000-238	Clothing/Uniforms	6,848.43	22,000.00	(15,151.57)	31.1%
01-410-000-250	Maintenance & Repairs	20,447.31	-	20,447.31	#DIV/0!
01-410-000-260	Small Tools & Equipment	19,835.93	20,000.00	(164.07)	99.2%
01-410-000-311	Non-Reimburseable-Legal	-	-	-	#DIV/0!
01-410-000-316	Training/Seminar	9,336.14	15,000.00	(5,663.86)	62.2%
01-410-000-317	Parking & travel	489.77	1,000.00	(510.23)	49.0%
01-410-000-320	Telephone	3,747.94	7,000.00	(3,252.06)	53.5%
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 August 31, 2024

GL Account #	Account Description	2024 YTD Actual	2024 Budget	Over (Under) Budget	Actual as % of Budget
01-410-000-340	Public Relations	7,819.99	10,000.00	(2,180.01)	78.2%
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	668.92	1,000.00	(331.08)	66.9%
01-410-000-450	Contracted Services	39,898.36	59,224.00	(19,325.64)	67.4%
01-410-000-740	Computer/Furniture	6,355.83	8,000.00	(1,644.17)	79.4%
		2,367,563.15	3,453,424.00	(1,085,860.85)	68.6%
FIRE/AMBULANCE					
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	49,447.73	70,000.00	(20,552.27)	70.6%
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	7,105.62	2,300.00	4,805.62	308.9%
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%
		182,827.85	449,870.00	(267,042.15)	40.6%
AMBULANCE					
01-412-000-540	Uwchlan Ambulance	29,000.00	58,000.00	(29,000.00)	50.0%
01-412-000-544	Uwchlan Ambulance - Capital	26,000.00	-	26,000.00	#DIV/0!
		55,000.00	58,000.00	(3,000.00)	94.8%
CODES ADMINISTRATION					
01-413-000-100	Code Administrator Wages	177,845.25	278,777.00	(100,931.75)	63.8%
01-413-000-150	Payroll Tax Expenses	14,120.23	21,326.00	(7,205.77)	66.2%
01-413-000-151	PSATS Unemployment Compensation	1,173.56	1,540.00	(366.44)	76.2%
01-413-000-156	Employee Benefit Expense	32,821.00	49,641.00	(16,820.00)	66.1%
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	2,274.68	3,400.00	(1,125.32)	66.9%
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	466.57	3,000.00	(2,533.43)	15.6%
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%
		266,599.24	427,502.00	(160,902.76)	62.4%

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

GL Account #	Account Description	2024 YTD Actual	2024 Budget	Over (Under) Budget	Actual as % of Budget
PLANNING & ZONING					
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	780.00	1,500.00	(720.00)	52.0%
01-414-001-315	Legal Fees	-	3,000.00	(3,000.00)	0.0%
01-414-001-365	Comp Plan Update	13,379.62	25,000.00	(11,620.38)	53.5%
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	1,997.46	500.00	1,497.46	399.5%
01-414-001-451	ACT 209	-	-	-	#DIV/0!
		16,584.78	53,500.00	(36,915.22)	31.0%
VILLAGE CONCEPT					
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%
ZONING					
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%
EMERGENCY OPERATIONS					
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	75.32	350.00	(274.68)	21.5%
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%
		5,510.59	18,950.00	(13,439.41)	29.1%
ANIMAL CONTROL/OTHER					
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%
SIGNS					
01-433-000-200	Supplies	3,220.08	8,000.00	(4,779.92)	40.3%
01-433-000-450	Contracted Services	191.44	1,000.00	(808.56)	19.1%
		3,411.52	9,000.00	(5,588.48)	37.9%
SIGNALS					
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%
PUBLIC WORKS					
01-438-000-100	Public Works Wages	339,215.61	528,236.00	(189,020.39)	64.2%
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	28,558.06	40,410.00	(11,851.94)	70.7%

Upper Uwchlan Township
General Fund
Statement of Revenues and Expenditures
For the Period Ended August 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	122,082.31	157,196.00	(35,113.69)	77.7%
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	13,479.07	40,000.00	(26,520.93)	33.7%
01-438-000-205	Meals & Meal Allowances	93.07	600.00	(506.93)	15.5%
01-438-000-230	Gasoline & Oil	27,885.14	45,000.00	(17,114.86)	62.0%
01-438-000-235	Vehicle Maintenance	23,874.14	22,000.00	1,874.14	108.5%
01-438-000-238	Uniforms	5,569.20	6,000.00	(430.80)	92.8%
01-438-000-245	Highway Supplies	11,528.75	35,000.00	(23,471.25)	32.9%
01-438-000-260	Small Tools & Equipment	11,923.48	16,000.00	(4,076.52)	74.5%
01-438-000-316	Training/Seminar	3,687.23	7,500.00	(3,812.77)	49.2%
01-438-000-317	Parking & travel	238.37	800.00	(561.63)	29.8%
01-438-000-320	Telephone	1,538.24	4,300.00	(2,761.76)	35.8%
01-438-000-322	Ipad Expense	648.59	1,200.00	(551.41)	54.0%
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	2,415.46	98,600.00	(96,184.54)	2.4%
01-438-000-463	Miscellaneous	-	-	-	#DIV/0!
01-438-000-720	Road Resurfacing	-	-	-	#DIV/0!
		667,698.87	1,108,742.00	(441,043.13)	60.2%
<u>Public Works - Facilities Division</u>					
01-438-001-100	Wages	167,214.75	256,815.00	(89,600.25)	65.1%
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	14,088.44	19,646.00	(5,557.56)	71.7%
01-438-001-151	PSATS Unemployment Compensation	2,311.63	2,830.00	(518.37)	81.7%
01-438-001-156	Employee Benefit Expense	19,776.86	44,429.00	(24,652.14)	44.5%
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	8,663.93	8,000.00	663.93	108.3%
01-438-001-200	Supplies	737.55	2,500.00	(1,762.45)	29.5%
01-438-001-230	Gasoline & Oil	8,227.70	18,000.00	(9,772.30)	45.7%
01-438-001-235	Vehicle Maintenance	12,468.74	8,500.00	3,968.74	146.7%
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!
		150,889.44	176,539.00	(25,649.56)	85.5%
ROAD CONSTRUCTION					
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 August 31, 2024

GL Account #	Account Description	2024 YTD Actual	2024 Budget	Over (Under) Budget	Actual as % of Budget
PARK & RECREATION					
<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	15,811.24	18,000.00	(2,188.76)	87.8%
01-454-001-201	Park & Rec Special Events	10,188.03	21,000.00	(10,811.97)	48.5%
01-454-001-202	Community Day	31,344.87	30,000.00	1,344.87	104.5%
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!
		182,573.77	320,268.00	(137,694.23)	57.0%
HICKORY PARK					
01-454-002-200	Supplies-Hickory	4,526.17	6,000.00	(1,473.83)	75.4%
01-454-002-231	Propane	218.96	3,000.00	(2,781.04)	7.3%
01-454-002-250	Maintenance & Repairs	6,020.60	8,000.00	(1,979.40)	75.3%
01-454-002-351	Insurance-Property	8,193.48	10,925.00	(2,731.52)	75.0%
01-454-002-360	Utilities	2,357.04	5,000.00	(2,642.96)	47.1%
01-454-002-450	Contracted Services	39,590.75	38,000.00	1,590.75	104.2%
		60,907.00	70,925.00	(10,018.00)	85.9%
FELLOWSHIP FIELDS					
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	999.92	2,500.00	(1,500.08)	40.0%
01-454-003-351	Insurance Property	8,193.48	10,925.00	(2,731.52)	75.0%
01-454-003-360	Utilities	4,883.55	12,000.00	(7,116.45)	40.7%
01-454-003-450	Contracted Services	11,341.75	20,000.00	(8,658.25)	56.7%
		35,043.20	58,425.00	(23,381.80)	60.0%
LARKINS FIELD					
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 August 31, 2024

GL Account #	Account Description	2024 YTD Actual	2024 Budget	Over (Under) Budget	Actual as % of Budget
UPLAND FARMS					
01-454-005-200	Supplies	5,971.37	7,500.00	(1,528.63)	79.6%
01-454-005-231	Propane & Heating Oil	2,206.29	5,000.00	(2,793.71)	44.1%
01-454-005-250	Repairs & Maintenance	10,601.22	30,000.00	(19,398.78)	35.3%
01-454-005-351	Insurance - Building	8,193.48	10,925.00	(2,731.52)	75.0%
01-454-005-360	Utilities	18,686.23	15,000.00	3,686.23	124.6%
01-454-005-450	Contracted Services	23,964.28	20,000.00	3,964.28	119.8%
01-454-005-513	Engineering Fees	-	-	-	#DIV/0!
		69,622.87	88,425.00	(18,802.13)	78.7%
	Total Parks and Recreation	349,368.84	542,043.00	(192,674.16)	64.5%
LIBRARY and EAC					
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%
HISTORICAL COMMISSIONS					
01-459-000-200	Supplies	1,353.66	2,500.00	(1,146.34)	54.1%
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%
		1,503.66	5,000.00	(3,496.34)	30.1%
	Total Expenditures Before Operating Transfers	5,160,976.27	8,062,765.00	(2,901,788.73)	64.0%
	Excess of Revenues over Expenses Before Operating Transfers	1,147,398.84	153,280.00	994,118.84	748.6%
OPERATING TRANSFERS					
	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%
	Total Expenditures after Operating Transfers	5,783,305.64	8,512,765.00	(2,729,459.36)	67.9%
EXCESS OF REVENUES OVER EXPENSES		\$ 525,069.47	\$ (296,720.00)	\$ 821,789.47	-177.0%

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

ASSETS

Cash		
04-100-000-000	Cash - Fulton Bank	\$ 15.54
04-100-000-100	Cash - First Resource Bank	1,039,944.20
	Total Cash	<u>1,039,959.74</u>
Investments		
04-120-000-100	Certificate of Deposit - Presence Bank	531,103.45
	Total Certificates of Deposit	<u>531,103.45</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>
	Total Assets	\$ 1,571,063.19

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>
	Total Liabilities	-
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)	360,970.18
	Total Equity	<u>1,571,063.19</u>
	Total Fund Balance	\$ 1,571,063.19
	Total Liabilities & Fund Balance	\$ 1,571,063.19

Upper Uwchlan Township
Liquid Fuels Fund
Statement of Revenues and Expenditures
For the Period Ending August 31, 2024

GL Account #	Account Description	2024 YTD Actual	2024 Budget	Over (Under) Budget	Actual as % of Budget
REVENUES					
04-341-000-000	Interest Earnings	\$ 40,821.61	\$ 7,000.00	33,821.61	583%
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%
	Total Revenues	\$ 452,393.66	\$ 416,922.00	\$ 35,471.66	916%
EXPENDITURES					
Equipment					
04-400-000-074	Equipment Purchases	-	-	-	#DIV/0!
	Total Equipment	-	-	-	#DIV/0!
Snow					
04-432-000-239	Snow & Ice Supplies	88,848.09	75,000.00	13,848.09	118%
04-432-000-250	Vehicle Maintenance & Repair	2,395.39	4,000.00	(1,604.61)	60%
04-432-000-450	Snow & Ice Contracted Services	180.00	24,000.00	(23,820.00)	1%
	Total Snow	91,423.48	103,000.00	(11,576.52)	179%
Road Projects					
04-438-000-239	Road Project Supplies	-	31,000.00	(31,000.00)	0%
04-438-000-450	Road Project Contracted Services	-	-	-	#DIV/0!
	Total Road Projects	-	31,000.00	(31,000.00)	#DIV/0!
Highway Construction					
04-439-001-250	Resurfacing	-	549,333.00	(549,333.00)	0%
04-439-002-250	Base Repairs - Pa. Drive	-	6,000.00	(6,000.00)	0%
	Total Highway Construction	-	555,333.00	(555,333.00)	-
	Total Expenditures	\$ 91,423.48	\$ 689,333.00	\$ (597,909.52)	13%
	Excess of Revenues over Expenditures	\$ 360,970.18	\$ (272,411.00)	\$ 633,381.18	-133%

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

ASSETS

Cash

05-100-000-010	Meridian Bank	\$	220,957.60
05-100-000-030	Cash - Fulton Bank		387.49
05-100-000-120	Cash - First Resources		716,827.72
	Total Cash		<u>938,172.81</u>

Accounts Receivable

05-130-000-045	WIPP Receivable from MA		21,722.50
05-145-000-010	Solid Waste Receivable		97,528.03
05-145-000-095	Misc. Receivable		-
			<u>119,250.53</u>

Other Current Assets

05-130-000-010	Due from General Fund		2,549.16
05-130-000-020	Due from Capital Fund		-
05-130-000-050	Due from Municipal Authority		499.38
05-155-000-010	Prepaid Attorney Fees		-
	Other Assets		-
	Total Other Current Assets		<u>3,048.54</u>

Total Assets **\$ 1,060,471.88**

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)		234,066.52
	Total Equity		<u>957,050.32</u>

Total Fund Balance **\$ 957,050.32**

Total Liabilities & Fund Balance **\$ 1,060,471.88**

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

GL Account #	Account Description	2024 YTD Actual	AMENDED 2024 Budget	Over (Under) Budget	Actual as % of Budget
REVENUES					
05-341-000-000	Interest Earnings	\$ 19,271.08	\$ 25,000.00	(5,728.92)	77%
05-364-000-010	Solid Waste Income	939,003.33	1,171,800.00	(232,796.67)	80%
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	85.50	500.00	(414.50)	17%
05-364-000-035	Scrap Metal Sold	617.40	500.00	117.40	123%
	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	3,616.80	-	3,616.80	#DIV/0!
	Total Revenues	\$ 989,009.38	\$ 1,227,800.00	\$ (238,790.62)	#DIV/0!
EXPENDITURES					
Operations					
05-427-000-101	Employee Cost Allocation	12,610.05	23,228.00	(10,617.95)	54%
05-427-000-150	Bank Fees	270.00	200.00	70.00	135%
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	2,674.17	2,300.00	374.17	116%
05-427-000-230	Toters	2,206.00	36,069.00	(33,863.00)	6%
05-427-000-314	Legal Fees	6,999.50	10,000.00	(3,000.50)	70%
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	362,664.44	575,250.00	(212,585.56)	63%
05-427-000-460	Contracted Services - Recycling	156,807.06	260,063.00	(103,255.94)	60%
05-427-000-700	Tipping Fees	181,188.79	317,550.00	(136,361.21)	57%
05-427-000-725	Tipping Fees - Recycling	25,014.79	67,500.00	(42,485.21)	37%
05-427-000-800	Recycling Disposal	-	9,000.00	(9,000.00)	0%
05-427-000-805	Electronic Waste Event	1,886.83	6,000.00	(4,113.17)	31%
05-427-000-810	Hazardous Waste Event	-	2,000.00	(2,000.00)	0%
	Total Operations	754,942.86	1,316,860.00	(561,917.14)	57%
Operating Transfers					
05-492-000-030	Transfer to Capital Fund	-	50,000.00	(50,000.00)	0%
	Transfer to General Fund	-	-	-	#DIV/0!
	Total Operating Transfers	-	50,000.00	(50,000.00)	#DIV/0!
	Total Expenditures	\$ 754,942.86	\$ 1,366,860.00	\$ (611,917.14)	55%
	Excess of Revenues over Expenditures	\$ 234,066.52	\$ (139,060.00)	\$ 373,126.52	-168%

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

ASSETS

Cash

08-100-000-100	Cash - Fulton Bank	\$	236.69
08-100-000-200	Cash - First Resources		656,895.21
	Total Cash		<u>657,131.90</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>

Total Assets	\$	882,608.45
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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>

Total Liabilities		327,502.37
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Equity

08-272-000-100	Unrestricted Net Assets		677,739.14
08-272-000-200	Restricted Net Assets		-
	Current Period Net Income (Loss)		(122,633.06)
	Total Equity		<u>555,106.08</u>

Total Fund Balance	\$	555,106.08
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Total Liabilities & Fund Balance	\$	882,608.45
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Upper Uwchlan Township
Water Resource Protection Fund
Statement of Revenues and Expenditures
For the Period Ending August 31, 2024

GL Account #	Account Description	2024 YTD Actual	2024 Budget	Over (Under) Budget	Actual as % of Budget
REVENUES					
08-341-000-010	Interest Earnings	\$ 15,255.35	\$ 12,500.00	2,755.35	122%
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!
Total Revenues		\$ 413,061.27	\$ 473,500.00	\$ (60,438.73)	87%
EXPENDITURES					
Operations					
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	24,764.62	27,112.00	(2,347.38)	91%
08-446-000-230	Gasoline & Oil	-	2,400.00	(2,400.00)	0%
08-446-000-235	Vehicle maintenance	7,245.88	4,250.00	2,995.88	170%
08-446-000-250	Maintenance & Repair	115.00	25,600.00	(25,485.00)	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!
Total Operations		535,694.33	548,862.00	(13,167.67)	98%
Operating Transfers					
Transfer to General Fund		-	-	-	#DIV/0!
Total Operating Transfers		-	-	-	#DIV/0!
Total Expenditures		\$ 535,694.33	\$ 548,862.00	\$ (13,167.67)	98%
Excess of Revenues over Expenditures		\$ (122,633.06)	\$ (75,362.00)	\$ (47,271.06)	163%

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

ASSETS

Cash		
09-100-000-010	Cash - Fulton Bank	\$ (39.64)
09-100-000-020	Cash - First Resources	56,226.83
	Total Cash	<u>56,187.19</u>
Investments		
09-120-000-100	Certificate of Deposit	1,064,031.28
	Total Certificates of Deposit	<u>1,064,031.28</u>
Other Current Assets		
09-130-000-000	Due from General Fund	-
09-130-000-001	Due from Capital Fund	-
09-191-000-000	Other Assets	-
	Reserve - Accounts Receivable	-
	Total Other Current Assets	<u>-</u>
	Total Assets	\$ 1,120,218.47

LIABILITIES AND FUND BALANCE

Accounts Payable		
09-200-000-000	Accounts Payable	-
09-258-000-000	Accrued Expenses	-
	Total Accounts Payable	<u>-</u>
Other Current Liabilities		
09-297-000-000	Other Liabilities	-
09-297-000-001	Due To General Fund	-
09-297-000-002	Due To Capital Fund	-
	Total Other Current Liabilities	<u>-</u>
	Total Liabilities	\$ -
Equity		
09-272-000-001	Opening Balance Equity	299,600.19
09-272-000-002	Permanently Restricted Net Assets	-
09-272-000-003	Retained Earnings	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)	30,833.43
	Total Equity	<u>1,120,218.47</u>
	Total Fund Balance	\$ 1,120,218.47
	Total Liabilities & Fund Balance	\$ 1,120,218.47

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

GL Account #	Account Description	2024 YTD Actual	2024 Budget	Over (Under) Budget	Actual as % of Budget
09-341-000-000	Interest Income	\$ 34,093.99	\$ 30,000.00	\$ 4,093.99	113.6%
09-354-000-030	Grant Revenue - Federal	-	-	-	#DIV/0!
09-354-000-140	Grant Revenue - State (ARLE)	-	-	-	#DIV/0!
09-379-000-010	Transportation Impact Fees	-	-	-	#DIV/0!
09-379-000-020	Transportation Impact Fees - Reserve	-	-	-	#DIV/0!
09-380-000-000	Misc Revenue	-	-	-	#DIV/0!
09-395-000-100	Transfer from General Fund	-	-	-	#DIV/0!
09-395-000-200	Transfer from Capital Fund	-	-	-	#DIV/0!
Total Revenue		34,093.99	30,000.00	4,093.99	#DIV/0!
09-427-000-150	Bank Fees	260.00	150.00		1.73
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!
Total Expenditures		3,260.56	150.00	3,000.56	#DIV/0!
Excess of Revenues over Expenditures		\$ 30,833.43	\$ 29,850.00	\$ 1,093.43	#DIV/0!

Upper Uwchlan Township
Sewer Fund
Balance Sheet
As of August 31, 2024

ASSETS

Cash		
15-100-000-100	Cash - Fulton Bank	\$ -
15-100-000-110	Cash - First Resource Bank	110,589.76
15-100-000-200	Cash - Construction Fund (PSDLAF)	83.59
	Total Cash	<u>110,673.35</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		\$ 25,951,366.14

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	51,085.95
15-258-000-110	Interest Payable on Bonds - Series A of 2019	28,618.74
	Total Accounts Payable	<u>79,704.69</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		9,646,071.24
Equity		
15-272-000-100	Unrestricted Net Assets	16,354,005.17
	Current Period Net Income (Loss)	(48,710.27)
	Total Equity	<u>16,305,294.90</u>
Total Fund Balance		\$ 16,305,294.90
Total Liabilities & Fund Balance		\$ 25,951,366.14

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

GL Account #	Account Description	2024 YTD Actual	2024 Budget	Over (Under) Budget	Actual as % of Budget
REVENUES					
15-341-000-000	Interest Earnings	\$ 2,582.30	\$ 4,000.00	(1,417.70)	65%
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%
Total Revenues		\$ 161,890.32	\$ 577,819.00	\$ (415,928.68)	#DIV/0!
EXPENDITURES					
General					
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
Bond expenses					
15-472-000-100	Bond Interest Expense - Series of 2014	-	-	-	#DIV/0!
15-472-000-105	Bond Interest Expense - Series of 2019	136,166.16	204,344.00	(68,177.84)	67%
15-472-000-110	Bond Interest Expense - Series A of 2019	76,278.32	114,475.00	(38,196.68)	67%
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%
Total Debt Expenses		209,536.59	313,003.00	(106,374.52)	#DIV/0!
Other					
15-493-000-083	Depreciation	-	-	-	#DIV/0!
		-	-	-	#DIV/0!
Total Expenditures before Transfers		\$ 210,600.59	\$ 315,003.00	\$ (107,310.52)	67%
Transfers					
15-492-000-010	Transfer to Municipal Authority	-	-	-	#DIV/0!
Total Transfers		-	-	-	#DIV/0!
Total Expenditures and Transfers		210,600.59	315,003.00	(107,310.52)	#DIV/0!
Excess of Revenues over Expenditures		\$ (48,710.27)	\$ 262,816.00	\$ (308,618.16)	-19%

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

ASSETS

Cash		
30-100-000-010	Cash - Fulton Bank	\$ 79.67
30-100-000-015	Cash - First Resource Bank	116,366.70
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>121,556.63</u>
Accounts Receivable		
30-130-000-001	Due from General Fund	44,043.36
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>44,043.36</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>
Total Assets		\$ 183,099.99

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	44,562.45
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>4,959,889.94</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>
Total Liabilities		\$ 4,967,139.94
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)	(47,668.73)
	Total Equity	<u>(4,784,039.95)</u>
Total Fund Balance		\$ (4,784,039.95)
Total Liabilities & Fund Balance		\$ 183,099.99

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

GL Account #	Account Description	2024 YTD Actual	2024 Budget	Over (Under) Budget	Actual as % of Budget
REVENUES					
30-341-000-000	Interest Earnings	\$ 5,328.85	10,000.00	(4,671.15)	53%
30-354-000-010	Grant Revenue - County	11,050.36	-	11,050.36	#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	39,354.00	5,000.00	34,354.00	787%
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!
		505,733.21	570,800.00	(65,066.79)	89%
Total Revenues		\$ 505,733.21	\$ 570,800.00	\$ (65,066.79)	89%
CAPITAL EXPENSES					
Township Properties					
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!
	Total Township	29,900.00	103,000.00	(73,100.00)	29%
Police					
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%
Codes					
30-413-000-700	Capital Purchases	-	-	-	#DIV/0!
		-	-	-	#DIV/0!
Emergency Management					
30-415-000-700	Capital Purchases	-	-	-	#DIV/0!
		-	-	-	#DIV/0!
Public Works					
30-438-000-700	Capital Purchases-Vehicles	-	-	-	#DIV/0!
30-438-000-701	Capital Purchases - Equipment	223,028.78	223,382.00	(353.22)	100%
	Total Public Works	223,028.78	223,382.00	(353.22)	#DIV/0!
Roads					
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 August 31, 2024

Parks				
All Parks				
30-454-000-700	Capital Purchases - All Parks	13,849.20	14,069.00	(219.80) 98%
Hickory Park				
30-454-001-600	Capital Construction - Hickory	7,250.00	-	7,250.00 #DIV/0!
30-454-001-700	Capital Purchases - Hickory	-	-	- #DIV/0!
Fellowship Fields				
30-454-002-600	Capital Construction - Fellowship	-	-	- #DIV/0!
30-454-002-700	Capital Purchases - Fellowship	11,000.00	-	11,000.00 #DIV/0!
Larkins Field				
30-454-003-600	Capital Construction - Larkins	-	-	- #DIV/0!
30-454-003-700	Capital Purchases - Larkins	-	-	- #DIV/0!
Upland Farms				
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!
Village of Eagle Pocket Park				
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%
Trails				
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%
Debt Service				
30-472-000-100	Interest Expense - Series of 2019	118,833.28	185,000.00	(66,166.72) 64%
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	112,655.70	172,645.00	(59,989.30) 65%
Village Concept				
30-506-000-100	Design - Village of Eagle	-	-	- #DIV/0!
30-506-000-600	Construction - Village of Eagle	-	-	- #DIV/0!
30-507-000-010	Misc Expenses	-	-	- #DIV/0!
		-	-	- #DIV/0!
Total Expenditures before Operating Transfers				
		\$ 553,401.94	\$ 758,621.00	\$ (205,219.06) 73%
Operating Transfers				
30-505-000-010	Transfers to the General Fund	-	-	- #DIV/0!
30-505-000-020	Transfers to the Solid Waste Fund	-	-	- #DIV/0!
30-505-000-030	Transfers to the Act 209 Fund	-	-	- #DIV/0!
	Total Operating Transfers	-	-	- #DIV/0!
Excess of Revenues over Expenditures and Operating Transfers				
		\$ (47,668.73)	\$ (187,821.00)	\$ 140,152.27 25.38%

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

ASSETS

Cash			
40-100-000-100	Cash - Fulton Bank	\$	267,203.54
40-100-000-200	Cash - First Resource Bank		137.79
	Total Cash		<u>267,341.33</u>
Other Current Assets			
40-130-000-010	Due from General Fund		(37.00)
40-130-000-020	Due from Solid Waste Fund		-
40-130-000-030	Due from Municipal Authority		-
	Total Other Current Assets		<u>(37.00)</u>
	Total Assets	\$	267,304.33

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		(5,758.03)
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		20,225.23
40-248-000-024	Jankowski		-
40-248-000-025	Eagleview Lot 1C		(1,870.98)
40-248-000-026	Lot 1B Maintenance Area		4,088.40
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		4,736.26
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		(19,107.79)
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 August 31, 2024

40-248-000-039	164 Byers Rd QBD	891.36
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	401.07
40-248-000-046	Byers Station Parcel 5C Lot 2B	(5,497.57)
40-248-000-047	461 Font Road	-
40-248-000-048	301 Park Road	2,063.85
40-248-000-049	Eagleview Lot 1A	(1,111.59)
40-248-000-050	Eagle Animal Hospital	6,215.45
40-248-000-051	Rockhill Real Estate Enterprises	(5,768.73)
40-248-000-052	100 Greenridge Road	2,455.65
40-248-000-053	J Downend Landscaping	-
40-248-000-054	241 Park Road	(5,756.08)
40-248-000-055	Rotelle Development Co.	2,201.17
40-248-001-019	Villages Dedication	24,173.26
40-248-001-032	Gunner Parking Exp Construction	-
40-248-001-033	Crossings Dedication	-
40-248-001-035	The Preserve at Marsh Creek Sewer	31,420.28
40-248-001-038	Enclave at Chester Springs site	50,843.85
40-248-002-035	PMC Sewer Phase III	(1,631.42)
40-248-002-038	Enclave Station Blvd Improvements	157,473.15
40-248-003-035	PMC Construction Phase III	4,122.69
40-248-003-036	RDS Enterprises	5,069.08

Total Other Current Liabilities	267,304.33
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40-258-000-000	Accrued Expenses	-
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Total Liabilities	\$ 267,304.33
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Equity

40-279-000-000	Opening Balance Equity	-
	Current Period Net Income (Loss)	-
	Total Equity	-

Total Fund Balance	\$ -
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Total Liabilities & Fund Balance	\$ 267,304.33
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Upper Uwchlan Township
Developers Escrow Fund
Statement of Revenues and Expenditures
For the Period Ended August 31, 2024

GL Account #	Account Description	2024 YTD Actual	2024 Budget	Over (Under) Budget	Actual as % of Budget
40-341-000-000	Interest Income	\$ 6,532.53	\$ -	\$ 6,532.53	-
40-341-000-010	Interest Income - allocated to Developers	(6,532.53)	-	(6,532.53)	-
40-392-000-100	Transfer from General Fund	-	-	-	-
		-	-	-	-
	Total Revenue	-	-	-	-
40-400-000-461	Bank Fees	-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
	Total Expenditures	-	-	-	-
	Excess of Revenues over Expenditures	\$ -	\$ -	\$ -	-



FALL CLOTHING DRIVE

HOSTED BY THE UPPER UWCHLAN ENVIRONMENTAL ADVISORY COUNCIL

**UPLAND FARM BARN
301 POTTSTOWN PIKE
(ACCESS/PARKING ON DARRELL DR.)
CHESTER SPRINGS, PA**

**SEPTEMBER 21, 2024
10 AM - 12 PM**

Bring your bagged or boxed gently used clothing to the Upland Farm Barn parking lot. The Township will transport the items to Phoenix Used Clothing for distribution to those in need.

For a list of acceptable items visit the Township's website at upperuwchlan-pa.gov or scan the QR code.



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





GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

ENGINEER'S REPORT – UPPER UWCHLAN TOWNSHIP

Date: September 13, 2024

To: Tony Scheivert - Township Manager
Board of Supervisors

From: David Leh, P.E.

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

211 Byers Road – Eagle Animal Hospital – Final Land Development plans were reviewed by the Planning Commission at their September 12th meeting and Final Land Development Plan Approval was recommended.

480 Pottstown Pike (Senn) – A minor subdivision application has been submitted for the old Eagle Topsoil property. The plan was reviewed by the Planning Commission at their September 12th meeting and Minor Subdivision Plan Approval was recommended.

Byers Station (Parcel 5C – Lot 2B)- [Commercial] – Plans have been recorded and a preconstruction meeting is expected to be scheduled within the next couple weeks.

Construction continues at the Preserve at Marsh Creek with no significant issues:



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

DEVELOPMENT UPDATE – UPPER UWCHLAN TOWNSHIP

Date: September 13, 2024

To: Board of Supervisors

From: David Leh, P.E.

Bold items have been additions since our last report.

100 Greenridge Road (Toll) – The Board granted approval for the Conditional Use for a 64-home subdivision at their October 11th, 2022, meeting. Toll Brothers has now submitted Preliminary Land Development Plans for the project. Consistent with the conditional use approval, 64 homes are proposed. The Planning Commission accepted the plans at their April 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 14th workshop meeting. **The applicant has submitted Final Land Development plans which were reviewed by the Planning Commission at their September 12th meeting where Final Land Development Plan Approval was recommended.**

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 11th meeting where no action was taken. The Planning Commission reviewed revised plans at their March 14th 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 9th. And reopened for additional testimony on May 14th. The Board granted Conditional Use Approval at their May 20th meeting. Revised land development plans were reviewed by the Planning Commission at their July 11th meeting where Preliminary

Reference: Development Update

File No. 9991080

September 13, 2024

Plan Approval was recommended. **The Board granted Preliminary / Final Approval at their August 19th meeting.**

301 Park Road (PJ Reilly) - A preliminary land development plan has been submitted by PJ Reilly Contractors for a new 8,400 SF office and equipment storage facility. The plan was reviewed by the consultants and the Planning Commission at their December 8th meeting. No action was taken. Revised plans were reviewed by The Planning Commission at their April 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 9th Meeting. No action was taken. The Applicant attended the Planning Commission's June 13th 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 was reviewed by the consultants and the plan was reviewed by the Planning Commission at their September 12th meeting where Minor Subdivision Plan Approval was recommended.**

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 11th meeting and a recommendation of conditional use approval made. The hearing was opened on May 14th and will continue June 10th. Testimony was given on June 10th and the hearing was closed. The Board granted approval for the conditional use at their July 15th 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 16th 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 is 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.

Reference: Development Update

File No. 9991080

September 13, 2024

The plan proposes a 10,500 SF daycare facility, an 1,820 SF freestanding eating and drinking establishment, and 13,200 SF of additional retail space. The Board granted Amended Final Plan Approval at their September 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 14th workshop. The Board granted approval at their May 20th Meeting. **Plans have been recorded and a preconstruction meeting is expected to be scheduled within the next couple weeks.**

Byers Station (Lot 6C)- Vantage Point – The Applicant has received Final PRD Approval at the Board of Supervisors April 20th, 2020, meeting for a 36,171 SF, 3 story retirement facility. 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 9th meeting. No action was taken with regard to plan approval; however, the Planning Commission did recommend the granting of several waivers. The Board granted the requested waivers at their March 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 19th, 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 16th, 2017, meeting. Site construction continues in all 3 phases. (i.e.- The entire development) We have received grading permit applications for **304** 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

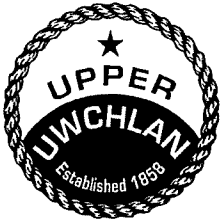
Reference: Development Update

File No. 9991080

September 13, 2024

their June 13th, 2019, and July 11th, 2019, meetings and recommended Conditional Use Approval as well as Preliminary Land Development approval. The County has submitted revised land development plans which have been reviewed by the consultants. The Planning Commission reviewed the application at their June 8th meeting and recommended conditional use as well as Preliminary / Final Land Development Approval. The Board granted conditional Use and land development approval at their July 17th 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 11th meeting. The Board granted minor subdivision approval at their April 22nd 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: September 13, 2024

=====

Attached, please find the Building Department Activity Report for the month of August, 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	73	\$29,601.00	494	\$ 284,697.77
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				



AUGUST 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: 128

- **Municipal Authority & PA 1-calls**
 - **61 Work orders completed**
- **Parks**
 - **10 Work orders completed**
- **Public Works**
 - **16 Work orders completed**
- **Solid Waste**
 - **29 Work orders completed**
- **Vehicles and Equipment (All Depts.)**
 - **12 Work orders completed**
- **Base repairs on Milford Rd and West Township Line Rd.**
- **Pipe repair and yard restoration at 590 Font Rd.**
- **Pipe replacement and curb replacement at the intersection of Buck and Rabbit Run Rd.**
- **Collected trash, recycling and yard waste that was missed by the haulers.**
- **Two Public Works employees helped East Goshen with paving.**
- **Painted over graffiti on the Graphite Mine Walking Tunnel.**

- **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 the annual Process & Marketing Recycling Meeting and renewed the contract for another year.**
- **Only one summer help employee remains helping Parks with all of the mowing in the township.**

Respectfully submitted,

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

UPPER UWCHLAN TOWNSHIP

MOTION OF APPROVAL FOR EAGLE ANIMAL HOSPITAL FINAL LAND DEVELOPMENT PLANS FOR 211 BYERS ROAD

9 Coffman Associates L.P. ("Applicant") is the owner of an approximately 1.40 acre parcel of land located on the north side of Byers Road with an address of 211 Byers Road, Chester Springs, PA 19425 and identified as Chester County Tax Parcel No. 32-4K-4 (the "Property"). The Property was previously improved with a two-story building and greenhouse which were used as the Eagle Animal Hospital. The building was classified as a Class I Historic Resource (Resource #57) and referred to as the A.M.F. Stiteler House. The two story building was lost in a fire in the Fall of 2023. The Property has an existing paved access driveway from Byers Road and is located in the C-1 Village Zoning District and the Byers Station Historic District which is on the National Register of Historic Places.

On May 14, 2024, the Board granted approval of the preliminary land development application and preliminary plans titled, "Eagle Animal Hospital 211 Byers Road" prepared by Linn Architects dated March 4, 2024, consisting of nine sheets (the "Preliminary Plans"). The Preliminary Plans propose the construction of a new 4,814-square-foot first floor plus a 409 square feet porch for a total footprint of 5,223 square feet building, plus 2,423 square feet on the second floor to replace the structures lost in the fire and to be used as a veterinary office. The Preliminary Plans also propose 36 off-street parking spaces in the front of the new building. Applicant also intends to decommission the existing on lot septic system on the Property and connect to public sewer.

On July 31, 2024, Applicant filed a final land development application and final plans titled, "Eagle Animal Hospital 211 Byers Road" prepared by Linn Architects dated July 31, 2024, consisting of eleven sheets (the "Final Plans").

The Township engineer, traffic engineer, sewer engineer and land planner reviewed the Final Plans and issued comments that were contained in a letter dated August 30, 2024 issued by Gilmore & Associates, Inc. (the "Review Letter").

The Township Planning Commission reviewed the Final Plans at its meeting on September 12, 2024 and recommended that the Board approve the Final Plans subject to complying with the outstanding comments in the Review Letter.

The Board met on September 16, 2024 and voted to approve the Final Plans subject to the conditions below. The Board also grants a waiver from Section 152-309.D(2) of the Stormwater Ordinance to allow Applicant to use actual existing conditions rather than meadow conditions when performing the stormwater calculations. The Board reaffirms the waivers that were granted in the approval of the Preliminary Plans.

CONDITIONS OF APPROVAL

1. Prior to the Final Plans being released for recording, the Final Plans shall be revised to comply with all outstanding comments in the Review Letter.
2. Applicant shall implement and install the landscaping depicted on the landscape plan which is sheet C-4 in the Final Plan set as such landscape plan is revised to comply with the comments in the Review Letter.
3. Applicant shall adhere to all conditions of preliminary plan approval.
4. Prior to the release of the Final Plans for recording, Applicant shall pay a fee in lieu of sidewalks in the amount of Ten Thousand (\$10,000). Dollars.
5. Prior to the release of the Final Plans for recording, Applicant shall execute and tender to the Township a deed of dedication for the additional right of way along Byers Road as depicted on the Final Plans.

LINN ARCHITECTS

1140 N. PROVIDENCE ROAD
MEDIA, PENNSYLVANIA 19063
TEL: 610.566.7044
FAX: 610.566.3258

July 31, 2024

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

**RE: Submission of Final Land Development
Application for Eagle Animal Hospital,
Revisions per Township Engineer & May 14, 2024 Board of Supervisors Meeting,
211 Byers Road, Upper Uwchlan Township, Chester County**

Dear Mr. Scheivert:

The Upper Uwchlan Township Board of Supervisors granted preliminary land development approval for Eagle Animal Hospital subject to conditions of approval. The attached final submission addresses the May 31, 2024, Conditions of Approval Letter and the Township Engineer Review Letter dated April 5, 2024. The following documents comprise this submission:

- Final Land Development Plans prepared by Linn Architects, dated 07/31/2024;
- Stormwater Management Report prepared by Linn Architects, dated 07/31/2024;
- Final Land Development Application
- Final Land Development Check for \$250
- Escrow Check for \$5,250

The following is the response to both letters, with responses matching the numbering sequence contained in said letters.

Board of Supervisors Letter

WAIVERS GRANTED

- A waiver from SALDO Section 162-28.A. to not require Applicant to widen the existing 23-foot cartway width of Byers Road.
- A waiver from SALDO Section 162-41.B. to not require Applicant to provide a sidewalk along Byers Road or ADA compliant curb ramps on either side of the existing driveway. In lieu of constructing the sidewalk, Applicant shall pay a fee in lieu of sidewalk in an amount to be determined by the Board as part of final land development approval. The amount shall be proportional to the cost of installing sidewalk along the frontage of the Property and based on opinion of probable cost approved by the Township Engineer.

CONDITIONS OF APPROVAL

1. Prior to the Plans being released for recording, the Plans shall be revised to comply with all outstanding comments in Gilmore & Associates, Inc. review letter dated April 5, 2024 with the following issues having been resolved:

- i. The Board understands that there are physical constraints that require the building to be located in the location depicted on the Plans. The Board accepts that location.
 - ii. The Board understands that there are physical constraints on the Property that make it impracticable to provide parking for the new building in the rear of the building. Therefore, the Board finds that the Plans meet the requirements of Section 200-36.C.(4).
 - iii. Because the use of the Property is the same as the prior use, there shall be no traffic impact fee owed.
 - iv. The Board will not require Applicant to seek a new permit from PennDOT for the existing driveway.
 - v. The Board is satisfied with the proposed architecture of the new building as depicted on the architectural rendering prepared by Linn Architects dated March 14, 2024. Applicant shall design the building substantially in accordance with the design that is depicted on these renderings.
2. Applicant shall continue to work with its landscape architect to design a landscape plan which will mitigate the development's impact on historic resources within close proximity to the Property. The landscape plan shall at a minimum include the installation of shade trees on the south and east sides of the parking lot and the installation of a continuous row of bushes and low fence between Byers Road and the parking lot. The details for the landscape plan shall be approved by the Board as part of the approval of the final land development plans.

Linn Response: Revised Landscape Plan is included in this submission.

3. Applicant shall retain the 1875 privy and 1920 garden shed on the Property.

Linn Response: The 1875 privy and 1920 garden shed are shown as remaining on the plans.

4. In lieu of constructing the sidewalk, Applicant shall pay a fee in lieu of sidewalk in an amount to be determined by the Board as part of final land development approval. The amount shall be proportional to the cost of installing sidewalk along the frontage of the Property and based on an opinion of probable cost approved by the Township Engineer.

Linn Response: The applicant is aware that a fee in lieu of sidewalk will need to be paid.

Township Engineer Review Letter

ZONING ORDINANCE REVIEW

1. Sections 200-35.A. - The site is currently serviced by on-lot sewage disposal. The applicant proposes to connect the new building to public sewer.

Linn Response: No further comment.

2. Section 200-36.C(4) - This section states "To the extent practicable, parking shall not be provided in the front yard." The proposed plan shows all parking in the front yard. This should be discussed with the Planning Commission.

Linn Response: As discussed with the Planning Commission, at their Planning Commission meeting on 04/11/2024, and based upon their recommendation, approved by the Board of Supervisors at their meeting on 05/14/2024.

SUBDIVISION & LAND DEVELOPMENT ORDINANCE REVIEW

1. Section 162-41.B. - The Applicant should discuss with the Planning Commission whether sidewalk should be provided along Byers Road.

Linn Response: A fee in lieu of will be paid by the applicant as discussed with the Board of Commissioners.

2. Section 162-52 - Upon completion of construction, the entire amount of topsoil stripped shall be replaced on the site. No topsoil shall be disposed of, by sale or otherwise, off the site of the construction. Add a note stating same to the Record Plan and the Sequence of Construction.

Linn Response: A note has been added to the sequence of construction.

3. Section 152-58 - A lighting plan should be provided meeting the requirements of this section.

Linn Response: A lighting plan is provided in this submission.

4. 162-57.D.(1). - The "Required Building/ Impervious Tree Calculation" table on sheet 4 should be updated to reflect the proposed building size of 5,334 SF.

Linn Response: The new building area listed in the table reflects the difference between the new building and burned building footprints (5,334 s.f. – 3,263 s.f.).

STORMWATER MANAGEMENT ORDINANCE REVIEW

1. Stormwater management is proposed to be handled by a 45'x60' infiltration bed located underneath the proposed parking lot.

Linn Response: Bed location and design has been revised to reflect the results of the infiltration test completed on 04/09/2024.

2. Please show the "Uncontrolled Area" on the "Proposed Drainage Area Map".

Linn Response: The Uncontrolled Area is now shown on the Proposed Drainage Area Map.

3. Section 152-306.1. - Infiltration testing must be conducted. The applicants engineer indicated this will be completed as part of the final plan submission which is acceptable.

Linn Response: Infiltration testing was conducted on 04/09/2024. The stormwater

management plans have been updated to reflect the infiltration test results.

4. We recommend at least a 15" diameter pipe utilized to distribute the runoff through the bed rather than the proposed 10" pipe.

Linn Response: A 15" diameter pipe is now provided to distribute the runoff through the bed.

5. Additional information should be provided on the proposed storm piping network. For instance, length, slope, and size of pipes as well as inverts and top of grates for inlets.

Linn Response: Additional information is now provided for the proposed storm piping network.

6. As stated above, additional information is needed on the proposed system. However, it appears the basin will not be able to drain as the level spreader will be set at an elevation close to the top of the basin. Therefore, in the event there is no infiltration, the basin will remain full of water. This is of particular concern as there are structures immediately downstream which could be adversely affected if the system does not perform as designed. This should be further reviewed following the completion of infiltration testing.

Linn Response: Stormwater management system has been revised following the completion of infiltration testing.

GENERAL COMMENTS

1. The proposed finished floor of the building is indicated to be 421.25', This should be confirmed as that would set the building lower than the grades around it.

Linn Response: The proposed finished floor of the building is now set at 424.50'.

2. The grading of the parking area in the area of the ADA parking spaces should be reviewed to ensure runoff will be directed to the infiltration bed rather than towards the building.

Linn Response: Grading has been revised to ensure runoff will be directed towards the infiltration bed.

TOWNSHIP TRAFFIC CONSULTANT COMMENTS BOWMAN

1. SALDO Section 162-28.A - Based on the plans, Byers Road (S.R. 1022) currently provides a 33-foot (16.5-foot half-width) right-of-way. Since Byers Road is classified as a major collector road, the half-width right-of-way along the site frontage should be 30 feet, and the plans should be revised to show a 30-foot half-width right-of-way along the site frontage. This additional right-of-way should be labeled "Required Right-of-Way (To Be Deeded To Upper Uwchlan Township)".

Linn Response: The right-of-way line has been revised to show a 30-ft half-width right-of-way. Deeds to be provided prior to recording.

2. SALDO Section 162-28.A - Byers Road (S.R. 1022) currently provides an approximate 23-foot cartway width along the site frontage with no shoulder area, which does not meet the Township's requirements for a major collector road of 32 feet. However, since Byers Road is a state road, and since no new access or road improvements are proposed in connection with this development, it is our initial opinion that no roadway widening is necessary for this project.

Linn Response: No further comment.

3. SALDO Section 162-41 :... As outlined in the Township's Comprehensive Plan, as well as the Township's Active Transportation Plan (ATP), we recommend a five-foot wide sidewalk with a grass buffer be provided along the Byers Road site frontage. In addition, ADA compliant curb ramps should be provided on either side of the site driveway. Detailed curb ramp designs for these curb ramps should be provided for review. The detailed designs should include separate grading details (including spot elevations at all proposed grade changes), and all dimensions for construction, including widths, lengths, and all slopes. In addition, please label all proposed curb ramp types, and provide the appropriate PennDOT curb ramp details and notes on the detail sheets.

Linn Response: A fee in lieu of will be paid by the applicant as discussed with the Board of Commissioners.

4. ZO Section 200-73.C(3) - The proposed parking aisle width should be increased from 24 feet to 25 feet to meet Township requirements for 90- degree parking spaces.

Linn Response: The parking aisle width has been increased to 25 feet.

5. ZO 200-73.H - The Township's parking supply requirements do not specifically outline a parking requirement for veterinary services. However, the parking analysis on sheet 1 shows the parking supply requirements based on the Township's parking supply requirements for office space. We could support this approach, subject to review by the Planning Commission. Also, the parking supply tabulation should be revised to reflect the proposed 5,334 square-foot building, which would require 27 parking spaces. It is noted that 36 parking spaces are proposed.

Linn Response: The gross floor area of the new building is 7,237 s.f., which requires 36 parking spaces. The word addition has been removed from the parking analysis.

6. The proposed site improvements are contained within the property and do not extend into the Byers Road right-of-way, and no access improvements are proposed, but rather it is proposed to use the existing site access. As such, the proposed redevelopment does not require a Highway Occupancy Permit from PennDOT. Since there is no change in use with the proposed redevelopment, the existing driveway is acceptable to serve the site, as there is adequate sight distance and we are not aware of any operational issues. However, for informational purposes, we are not aware whether there is an existing PennDOT permit for the current driveway, and if desired, this redevelopment would be an opportunity to improve the driveway to current standards and secure an approved PennDOT permit. Furthermore, a PennDOT permit may be needed for new sidewalk and ADA ramps if located in the right-of-way (comment 3).

Linn Response: Improvements are not at this time proposed within the right-of-way and we will attempt to coordinate any efforts with PennDOT on an existing permit for the driveway.

7. a Chapter 79-8.C - The proposed redevelopment is located in the Township's Act 209 Transportation Service Area, and as such, this development could be subject to the Township's Transportation Impact Fee of \$2,334 per weekday afternoon peak hour trip if there is a net increase in the building area and if there is an expected increase in traffic. However, since there is no change in land use (veterinary hospital), it is not clear that a Transportation Impact Fee is applicable to this development. The applicant should review this further with the Township. Upon resubmission, the applicant's engineer should compose a response letter that describes how each comment has been addressed and where any plan revisions are located. Additional comments may follow upon receipt of future submissions.

Linn Response: As discussed with the Planning Commission, at their Planning Commission meeting on 04/11/2024, and based upon their recommendation, approved by the Board of Supervisors at their meeting on 05/14/2024.

TOWNSHIP LAND PLANNER COMMENTS BRANDYWINE CONSERVANCY

1. The Conservancy acknowledges the unfortunate loss of the Eagle Animal Hospital from fire in November of 2023, an important community amenity and a historic resource (the A.M.F. Stiteler House) within the Byers Station Historic District.

Linn Response: No further comment.

2. The property is located within the nationally recognized Byers Station Historic District, the C-1 Village Zoning District of Upper Uwchlan Township, as well as the Village Planning Area as designated by the 2010 Village Concept Plan, which was later incorporated into the 2014 Upper Uwchlan Comprehensive Plan.

Linn Response: No further comment.

3. The C-1 Village district purpose is to preserve the historical development patterns of the villages of Eagle and Byers and establish standards for new development and coordinated street and landscape improvements and pedestrian amenities, so as to complement the village setting and provide for safe and convenient access; and provide for a variety of uses in a manner which facilities and promotes pedestrian travel within the village setting.

Linn Response: No further comment.

4. As currently proposed, the Brandywine Conservancy feels the design does not meet the purpose as described in the Township's Zoning Ordinance. The following observations/suggestions are made to help better align the new building with the stated purposes of the Village Zoning District, as well as the aspirations contained within the adopted 2010/14 Village Concept Plan:

- a) As proposed, the building is set back significantly from Byers Road. Historically, and as seen within the Byers Station Historic District, structures were closer to the road.

Linn Response: As discussed with the Planning Commission, at their Planning Commission meeting on 04/11/2024, and based upon their recommendation, approved by the Board of Supervisors at their meeting on 05/14/2024.

- b) While we recognize that prior to the loss of the building parking was at the front of the lot, the current plans expand that parking area, which increases the disconnect between the building and the street, which is not compatible with a Village setting. The Brandywine suggest seeking alternatives that would bring the building closer to the street (perhaps where it was located prior to its loss) and place additional parking at the rear of the lot. Relocating part, or all, of the parking area will also allow for the dumpster enclosure to be relocated to a less visible location.

Linn Response: As discussed with the Planning Commission, at their Planning Commission meeting on 04/11/2024, and based upon their recommendation, approved by the Board of Supervisors at their meeting on 05/14/2024.

- 5. The recently completed Upper Uwchlan Active Transportation Plan proposes an extension of the existing sidewalk network within Byers Village. The Brandywine Conservancy strongly encourages the owners to provide for the proposed sidewalk extension along Byers Road in front of the property. In addition, any internal sidewalks to the property should then connect to this new sidewalk to provide enhanced pedestrian connections to the animal hospital, to the rest of Byers Village, as well as the ever-increasing trail and sidewalk network within the Township.

Linn Response: A fee in lieu of will be paid by the applicant as discussed with the Board of Commissioners.

- 6. The Brandywine Conservancy recognizes that the plans meet the plant material number requirements of the Township's Ordinance, however, the Conservancy wonders whether a more diverse and native-driven plant selection can be incorporated into the design. Of the 71 shrubs shown in the plant schedule (there are 13 Ilex shown on the plan, yet the table says 12), only three shrub types are included, with only one of those being native. In addition, besides the winter interest of the winterberry, none of the shrubs suggested provide much seasonal variety or interest.

Linn Response: Landscape modifications can be discussed with the Landscape Architect.

- 7. The Brandywine Conservancy also suggests an alternative approach to tree layout for those trees away from property lines and along the street. Assuming a turf grass ground cover, as designed the tree locations could make for cumbersome maintenance during the grass growing season. We suggest seeking an alternative planting plan. One alternative would be to place complimentary trees in clusters within larger planted beds that could also

include some of the shrubs proposed or provide more shrub variety on the property. This may also provide open areas on the property to implement Green Stormwater Infrastructure to enhance stormwater management beyond the grey infrastructure proposed.

Linn Response: Landscape modifications can be discussed with the Landscape Architect.

8. Should a new sidewalk along Byers Road be incorporated into the plans, consideration should be given to the location of the street trees in relation to the sidewalk to provide maximum shade to pedestrians during the hottest part of the year.

Linn Response: A fee in lieu of will be paid by the applicant as discussed with the Board of Commissioners.

TOWNSHIP SEWER CONSULTANT COMMENTS ARRO CONSULTING, INC.

1. The site was previously an animal hospital. Plans proposed the demolition of the existing structures for the construction of the new building (5,334 square foot (SF)) and parking lot. 241 gallon per day (GPO) of capacity has already been purchased for the connection into the Byer Road Sanitary Sewer Main Extension. This capacity appears acceptable, but we recommend that the Township reserve the right to evaluate water usage after the building is opened and require the purchase of additional capacity, if warranted. The required sanitary sewer capacity will need to be clearly shown on Sheet 1 of the plan.

Linn Response: If deemed necessary by the Township, sewer flows can be evaluated from the building and sewer capacity can be updated accordingly. Required sanitary sewer capacity note has been added to sheet 1 of the plans.

2. The following notes shall be on the plan:

- The existing on-lot septic system shall be decommissioned in accordance with the Chester County Health Department requirements.

Linn Response: Note has been added to the plans.

- The Waste Discharge Note shall also include "The Township personnel and/or agents shall have access to site for implementation of this resolution."

Linn Response: The waste discharge note has been updated accordingly.

3. The existing sanitary sewer main within Byers Road should be shown on the plans, also the existing manhole should be identified on the plans as MH-2H.

Linn Response: The existing manhole is now identified on the plans as MH-2H. The 8" sanitary sewer main is shown on the plans.

4. An appropriately sized grease interceptor shall be provided for any proposed kitchen facilities.

Linn Response: No kitchen is proposed for the new facility.

5. The necessary financial security shall be posted with the Township, which shall be in a form and amount acceptable to the Township.

Linn Response: Will be provided prior to recording.

TOWNSHIP FIRE MARSHALL COMMENTS

1. Please provide the location of fire hydrants that will serve this property, and the distance from the proposed building to the fire hydrant(s).

Linn Response: A fire hydrant note, describing the location of the nearest existing fire hydrant to the site, has been added to sheet C-1.

2. The needed hydrant flow is 2,000 GPM @ 20 PSI residual pressure.

Linn Response: Water authority will provide necessary flows.

3. The Byers Road entrance and parking lot aisle appear to be adequate for fire truck accessibility.

Linn Response: No further comment.

TOWNSHIP HISTORICAL COMMISSION COMMENTS

As to requirements under Section 200-36, the HC has the following recommendations:

- Although the proposed new building technically appears to comply with the roofline/facade requirements, to the extent practicable, scale back the building front and move that space to the rear of the building where it will not be visible from Byers Road to be more consistent with the size and scale of other historic buildings in Byers Station Historic District

Linn Response: As discussed with the Planning Commission, at their Planning Commission meeting on 04/11/2024, and based upon their recommendation, approved by the Board of Supervisors at their meeting on 05/14/2024.

- Use more realistic German siding replica (if available) and, to the extent practicable, duplicate quoins on building front as were on the house and still can be seen on the privy

Linn Response: As discussed with the Planning Commission, at their Planning Commission meeting on 04/11/2024, and based upon their recommendation, approved by the Board of Supervisors at their meeting on 05/14/2024.

- Limit the front pent roof to the core.

Linn Response: As discussed with the Planning Commission, at their Planning Commission meeting on 04/11/2024, and based upon their recommendation, approved by the Board of Supervisors at their meeting on 05/14/2024.

- To the extent practicable, locate parking in the rear or to the side of the property to preserve the historic feel and character of the area and to be consistent with Eagle and Historic District.

Linn Response: As discussed with the Planning Commission, at their Planning Commission meeting on 04/11/2024, and based upon their recommendation, approved by the Board of Supervisors at their meeting on 05/14/2024.

- If the Historical Narrative and Request is intended to be the required historic resources impact statement under Township Ordinance Section 162-9H(5), the Historical Commission requests that the property owner revise the Historical Narrative to comply with the ordinance requirements and resubmit it to the Historical Commission by adding a timetable for the project (if known); description of the proposed building's impact on the Emeretta Green House and outbuildings (HR #56), the J.H.Todd House and outbuilding (HR #65) and the Woodland House (HR #64) as to architectural integrity, historic setting or landscape and future use; a general description of the effect of noise and traffic and any other impacts generated by the proposed change on each of the preceding historic resources; and recommendations for mitigating the project's impacts on the listed historic resources, including design alternatives, screening, landscaping and any other appropriate measures permitted under the Township's ordinances.

Linn Response: Linn Response: As discussed with the Planning Commission, at their Planning Commission meeting on 04/11/2024, and based upon their recommendation, approved by the Board of Supervisors at their meeting on 05/14/2024.

We trust that the revisions reflected on the enclosed documents satisfactorily address the referenced review comments. Please contact me with any questions.

Sincerely,
Jeffrey N. Gentile, P.E.
PA License No.052379

1140 N. PROVIDENCE ROAD
MEDIA, PENNSYLVANIA 19063
TEL: 610.566.7044
FAX: 610.566.3258

August 09, 2024

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

**RE: Additional Waiver Request
For Eagle Animal Hospital,
211 Byers Road, Upper Uwchlan Township, Chester County**

Dear Mr. Scheivert:

We recently submitted on July 31st, for Final Land Development for Eagle Animal Hospital. We have been in correspondence with David Leh, The Township Engineer, about the need for an additional waiver request from section 152.309.D.(2). Below is the letter requesting relief from this section.

Additional Waiver

The applicant is requesting an additional waiver from section 152.309.D.(2) which required 20% of the existing impervious areas to be counted as meadow. The applicant is requesting relief from this section due to the nature of the site, and history of the project. The site sits close to areas known for ground water and has completed soils testing further down slope on the site. Reducing the footprint of the proposed infiltration bed, will keep any groundwater from this facility. Additionally, the project is solely moving forward with requiring any land development or stormwater management due to a fire in the building, resulting in a total loss of the structure. The applicant meets the ACT 167 impervious area reduction for the volume of the 2-year storm event.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

August 30, 2024

File No. 23-01086

VIA E-MAIL ONLY

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

Reference: 211 Byers Road – Eagle Animal Hospital
Final Land Development Plan Application Review
Upper Uwchlan Township, Chester County, PA

Dear Tony:

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

- Plan set consisting of eleven (11) sheets titled “Eagle Animal Hospital 211 Byers Road,” prepared by Linn Architects and dated July 31, 2024.
- Report titled “Final Stormwater Management Report for Eagle Animal Hospital 211 Byers Road,” prepared by Linn Architects and dated July 31, 2024.
- Additional Waiver Letter Dated August 9, 2024.
- Response Letter from Linn Architects dated July 31, 2024.
- Final Land Development Plan Application. [undated]

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

BUILDING ON A FOUNDATION OF EXCELLENCE

184 W. Main Street | Suite 300 | Trappe, PA 19426
Phone: 610-489-4949 | Fax: 610-489-8447
www.gilmore-assoc.com

Upper Uwchlan Township Manager

Reference: 211 Byers Road – Eagle Animal Hospital
Final Land Development Plan Application Review
Upper Uwchlan Township, Chester County, PA

File No. 23-01086

August 30, 2024

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 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 site is approximately 1.40 acres in size and previously contained a two-story building, greenhouse which were lost to fire in the fall of 2023. The site has a paved access drive from Byers Road and is located within the C-1 Village Zoning District.

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. An underground stormwater management facility is proposed to manage post construction runoff.

II. ZONING ORDINANCE REVIEW

No comments at this time.

III. SUBDIVISION & LAND DEVELOPMENT ORDINANCE REVIEW

1. Section 162-41.B. – *The Applicant should discuss with the Planning Commission whether sidewalk should be provided along Byers Road.*

A waiver was granted to allow the applicant to pay a fee in lieu of constructing sidewalk along the property frontage. We recommend a fee in lieu of in the amount of \$10,000.

Upper Uwchlan Township Manager

Reference: 211 Byers Road – Eagle Animal Hospital
Final Land Development Plan Application Review
Upper Uwchlan Township, Chester County, PA

File No. 23-01086

August 30, 2024

2. Section 162-52 – *Upon completion of construction, the entire amount of topsoil stripped shall be replaced on the site. No topsoil shall be disposed of, by sale or otherwise, off the site of the construction. Add a note stating same to the Record Plan and the Sequence of Construction.*

The applicant's engineer indicated in his response letter the note was added to the sequence of construction. However, we were unable to locate. In any case, the note should be provided on the record plan as well.

3. Section 162-58.C(1) – Requires illumination levels to be in accordance with current recommended IES practices. It is noted that the plan does not provide calculations regarding illumination intensities and uniformity ratios. Additional information shall be provided for review.
4. Section 162-58.C(2)(b) – Requires lighting fixtures to meet full-cutoff criteria. According to the manufacturer's website, the proposed light fixture has an Up-light rating of "3", indicating light is emitted above 90 degrees. All proposed fixtures shall be full-cutoff and have an Up-light rating of "0". Cut sheets for proposed light fixtures shall also be provided on plans.
5. Section 162-58.C(3)(d) – Requires lighting for commercial, industrial, public recreational and institutional applications to be controlled by automatic switching devices to extinguish outdoor lighting fixtures during the hours of 11:00 p.m. and dawn, or to only have lighting on when motion is detected. It is noted the Lighting Plan does not provide any information regarding hours of illumination. Additional information shall be provided.
6. Section 162-58.C(4)(b) – Requires that poles for lighting fixtures for parking areas be located a minimum of five feet outside paved area or on concrete pedestals at least 30 inches high above the pavement, or suitably protected from potential vehicular impact. The plan shall provide a detail for the pole mounted fixtures that is in accordance with the above-stated requirement.
7. Section 162-58.D(4) – Requires that the following note be placed on the lighting plan: "Post approval alterations to lighting plan or intended substitutions for approved lighting equipment shall be submitted to the Township for review and approval prior to installation."

File No. 23-01086

August 30, 2024

IV. STORMWATER MANAGEMENT ORDINANCE REVIEW

1. Stormwater management is proposed to be handled by a 27'x65' infiltration bed located underneath the proposed parking lot.
2. **(W)**Section 152-309. D.(2). – This section requires predevelopment stormwater management computations to consider all pervious ground cover to meadow and to consider 20% of any existing impervious area to be meadow. The applicant has requested a waiver to permit the computations to be based on actual existing site conditions. Due to the circumstances of this application (The result of a fire) we have no objection to this request.
3. *Additional information should be provided on the proposed storm piping network. For instance, length, slope, and size of pipes as well as inverts and top of grates for inlets.*

This does not appear to have been addressed. Please add this information.

4. A portion of the proposed building will not be directed to the underground stormwater facility. Please indicate where the roof leaders for this portion of the building will be located and ensure their discharge is directed to the east of the building to allow for the longest flow length prior to leaving the property.

V. GENERAL COMMENTS

1. The grading of the parking area in the area of the ADA parking spaces should be reviewed to ensure runoff will be directed to the infiltration bed rather than towards the building.
2. Sheet C-6 (Erosion & Sedimentation Control) is mislabeled C-5. Please revise.

Upper Uwchlan Township Manager

Reference: 211 Byers Road – Eagle Animal Hospital
Final Land Development Plan Application Review
Upper Uwchlan Township, Chester County, PA

File No. 23-01086

August 30, 2024

VI. TOWNSHIP TRAFFIC CONSULTANT COMMENTS
BOWMAN

1. SALDO Section 162-28.A – The plans have been revised to show a proposed 30-foot wide right-of-way along Byers Road (S.R. 1022). The plans should be revised to label the additional right-of-way between the existing PennDOT right-of-way and the proposed right-of-way as “Required Right-of-Way (To Be Deeded To Upper Uwchlan Township)”.
2. Condition of Approval 4 – The applicant will pay a fee in lieu of constructing new sidewalk along the site frontage. This fee must be determined as part of the final land development approval.

VII. TOWNSHIP LAND PLANNER COMMENTS
BRANDYWINE CONSERVANCY

The Brandywine Conservancy submitted comments on this plan back in April 2024. Most of our comments have either been addressed or the applicant has received Waivers associated with them. We offer the following comments on this recent submission.

1. The updated landscape plan is much improved from the prior submission, with a greater variety and distribution of plant material that will provide screening (both of the dumpster and adjacent properties), seasonal interest, and a variety of native trees, shrubs, and perennials. However, there are a few inconsistencies on the landscape plan that should be addressed.
2. Some plant material, such as the Bayberry (*Myrica pennsylvanica*) are label in lower case (mp) on the plan but appear as upper case in the table (MP). The applicant should consider correcting either the plan or table to ensure the symbology is consistent (possibly changing the table to lower case to distinguish between the trees and shrubs).
3. There is what appears to be a *Cornus florida* located in the planting bed immediately in front of the main entrance, however, it is not labeled on the plan. We assume it's a *Cornus florida* as the symbology is the same of the others that appear on the map. However, there is also a *Cornus kousa* in the

Upper Uwchlan Township Manager

Reference: 211 Byers Road – Eagle Animal Hospital
Final Land Development Plan Application Review
Upper Uwchlan Township, Chester County, PA

File No. 23-01086

August 30, 2024

table, which does not seem to appear on the plan. Could this be the item shown in the bed. These inconsistencies should be corrected and shown clearly on the plan.

4. To the right of the entrance, what we assume is an evergreen tree is marked CeA, however, this does not appear in the table. The applicant should correct this omission in the table. A CAT is in the table but does not appear to be on the map. Is this the source of the error?
5. Given these inconsistencies, we recommend the applicant thoroughly cross-reference the plant material shown in the table with those shown on the plan to ensure accuracy between the two elements.

VIII. TOWNSHIP SEWER CONSULTANT COMMENTS
ARRO CONSULTING, INC.

1. The site was previously an animal hospital. Plans proposed the demolition of the existing structures for the construction of the new building (5,334 square foot (SF)) and parking lot. 241 gallon per day (GPD) of capacity has already been purchased for the connection into the Byer Road Sanitary Sewer Main Extension. This capacity appears acceptable, but we recommend that the Township reserve the right to evaluate water usage after the building is opened and require the purchase of additional capacity, if warranted.
2. The necessary financial security shall be posted with the Township, which shall be in a form and amount acceptable to the Township.

IX. TOWNSHIP FIRE MARSHALL COMMENTS

All comments have been adequately addressed.

X. TOWNSHIP HISTORICAL COMMISSION COMMENTS

Will be provided under separate cover.

Mr. Tony Scheivert

Page - 7 -

Upper Uwchlan Township Manager

Reference: 211 Byers Road – Eagle Animal Hospital
Final Land Development Plan Application Review
Upper Uwchlan Township, Chester County, PA

File No. 23-01086

August 30, 2024

This concludes our review of the above referenced final 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
Gwen Jonik – Township Secretary
Rhys Lloyd – Director of Code Enforcement
Anthony Campbell – Zoning Officer
Richard Ruth – Township Fire Marshall
Kristin Camp, Esq. – Buckley, Brion, McGuire, & Morris LLP
Mila Carter, Brandywine Conservancy
Christopher J. Williams, P.E., Bowman, Inc.
G. Mathew Brown, P.E., Upper Uwchlan Township Municipal Authority
David Schlott, P.E., ARRO Consulting, Inc.
9 Coffman Associates, Owners
Shawn Paul, Linn Architects
Stephen Linn, Linn Architects

From: [Gwen Jonik](#)
To: [Gwen Jonik](#)
Subject: Eagle Animal Hospital Final Plan - HC comments
Date: Thursday, September 5, 2024 2:59:06 PM

From: Vivian McCardell
Sent: Wednesday, September 4, 2024 10:31 AM
To: Gwen Jonik <GJonik@upperuwchlan-pa.gov>
Cc: Nancy Copp ; Gerry Stein; JOHN EBLACKER; Rina Vachhani; Corinne Gmail; T K
Subject: Re: Eagle Animal Hospital Final Plan -- any HC comments?

Gwen,

The HC approved the following recommendation last night on the Eagle Animal Hospital final land development plan:

It remains unclear whether the Historical Commission's previous recommendations (e.g., using German siding and quoins) have been incorporated into the final land development plan. Please provide this information and a color rendering of the proposed building before a final determination is made.

Thanks

Vivian

Approved Recommendations from April 2, 2024 HC Meeting

Background:

- Eagle Animal Hospital has provided Historical Commission with a report entitled “Historical Narrative and Request for Determination of No Adverse Effect” (Historical Narrative and Request) for a new proposed veterinary clinic to replace the veterinary clinic in the historic A.M.F. Stiteler house that was recently heavily damaged by fire and later demolished. No land development plan has been submitted at this time.
- The property is located in Byers Station Historic District and is in the C-1 Village Zoning District.
- The proposed new building is subject to design standards under Township ordinance Section 200-36 and triggers an historic resources impact statement under Township ordinance Section 162-9H(5).

Recommendations to Planning Commission and Board of Supervisors, as applicable:

- As to requirements under Section 200-36, the HC has the following recommendations:
 - Although the proposed new building technically appears to comply with the roofline/facade requirements, to the extent practicable, scale back the building front and move that space to the rear of the building where it will not be visible from Byers Road to be more consistent with the size and scale of other historic buildings in Byers Station Historic District
 - Use more realistic German siding replica (if available) and, to the extent practicable, duplicate quoins on building front as were on the house and still can be seen on the privy
 - Limit the front pent roof to the core
 - To the extent practicable, locate parking in the rear or to the side of the property to preserve the historic feel and character of the area and to be consistent with Eagle and Historic District
- If the Historical Narrative and Request is intended to be the required historic resources impact statement under Township Ordinance Section 162-9H(5), the Historical Commission requests that the property owner revise the Historical Narrative to comply with the ordinance requirements and resubmit it to the Historical Commission by adding a timetable for the project (if known); description of the proposed building's impact on the Emeretta Green House and outbuildings (HR #56), the J.H.Todd House and outbuilding (HR #65) and the Woodland House (HR #64) as to architectural integrity, historic setting or landscape and future use; a general description of the effect of noise and traffic and any other impacts generated by the proposed change on each of the preceding historic resources; and recommendations for mitigating the project's impacts on the listed historic resources, including design alternatives, screening, landscaping and any other appropriate measures permitted under the Township's ordinances.

Lionville Fire Company

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

TO: Upper Uwchlan Township
FROM: Richard Ruth, Upper Uwchlan Township Fire Marshal
DATE: August 20, 2024
RE: Eagle Animal Hospital ~ 211 Byers Road

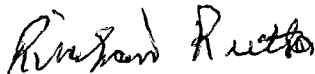
MEMORANDUM

I have reviewed the Final Land Development plan for Eagle Animal Hospital dated July 31, 2024 and the Engineer's response letter to my Preliminary Plan comments.

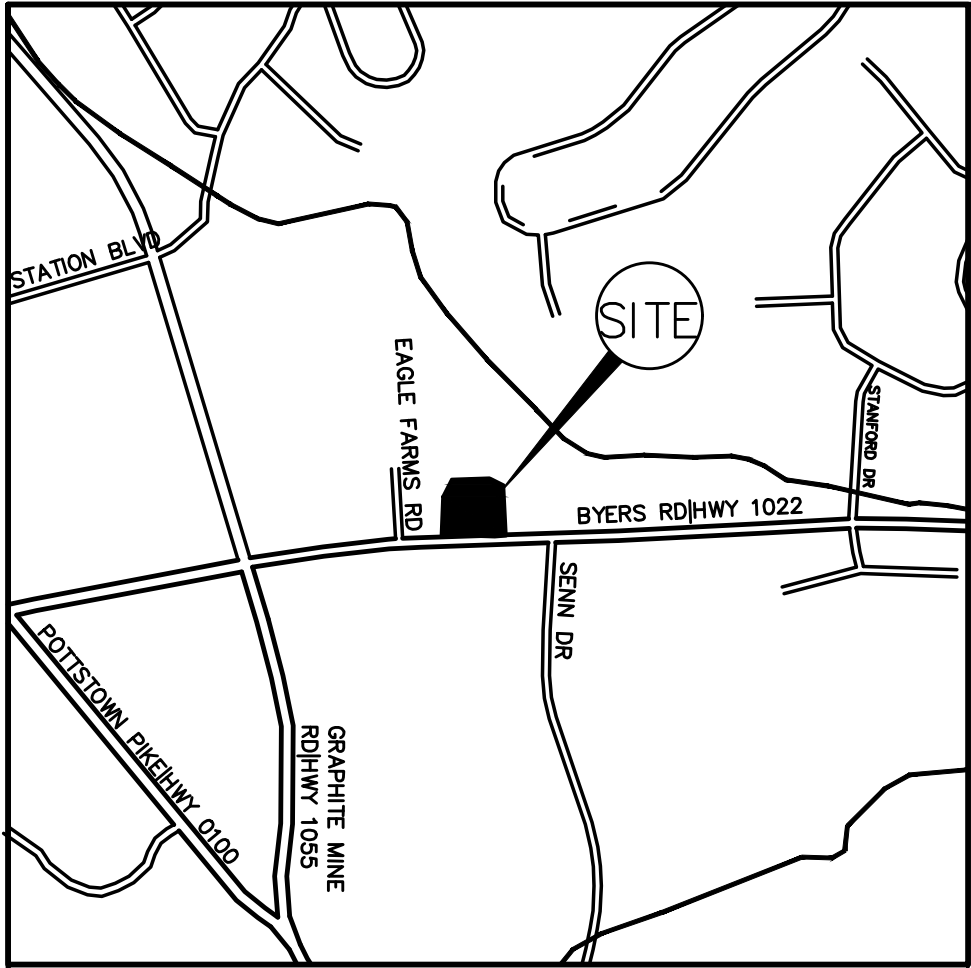
My previous comments have been adequately addressed and I have no further comments.

Feel free to contact me if you have any questions regarding this or any other matters of mutual concern.

Sincerely,



Richard Ruth
Fire Marshal



LOCATION MAP
1" = 1,000'

NOTES

- THIS PLAN IS BASED ON A PLAN BY HOWELLKLINE SURVEYING, ENTITLED TOPOGRAPHIC AND PHYSICAL IMPROVEMENTS SURVEY, DATED MAY 19, 2022.
- ELEVATIONS REFER TO CONTOURS FROM FIELD SURVEY BASED ON GPS SYSTEM, NORTH AMERICAN DATUM OF 1988.
- BOUNDARY FROM A PLAN BY HOWELLKLINE SURVEYING LLC, ENTITLED TOPOGRAPHIC AND PHYSICAL IMPROVEMENTS SURVEY, DATED MAY 19, 2022.
- PROPERTY IS IDENTIFIED IN THE HISTORIC ORDINANCE AS HRP NO. 057, KEY NO. 065814, CLASS 1.
- ADJOINER INFORMATION TAKEN FROM CURRENT TAX RECORDS.
- UTILITY INFORMATION FROM OBSERVED SURFACE EVIDENCE. ALL UTILITY LOCATIONS AND DEPTHS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE 'X' OF THE FLOOD INSURANCE RATE MAP, MAP No. 42029C00950, COMMUNITY PANEL No. 95 OF 380, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2017.
- SOIL DELINEATION LINES TAKEN FROM USDA NATIONAL COOPERATIVE SOIL SURVEY THROUGH THE NATURAL RESOURCES CONSERVATION SERVICE CUSTOM SOIL RESOURCE REPORT FOR THIS PROJECT DATED JANUARY 14TH, 2022.
- SITE IS CURRENTLY SERVICED BY PRIVATE SEWER AND PUBLIC WATER.
- ALL LANDSCAPING SHOWN ON THE PLANS SHALL BE MAINTAINED AND KEPT CLEAN OF ALL DEBRIS, RUBBISH, WEEDS, AND TALL GRASS.
- A BLANKET EASEMENT IS GRANTED TO UPPER UWCHLAN TOWNSHIP TO ALLOW FOR THE INSPECTION OF THE STORMWATER FACILITY. IN THE EVENT THE HOMEOWNER/PROPERTY OWNER FAILS TO PROPERLY MAINTAIN THOSE FACILITIES, AFTER NOTICE TO THE OWNER OF ITS INTENT TO DO SO (WHICH NOTICE SHALL NOT BE REQUIRED IN ANY EMERGENCY), THE TOWNSHIP MAY (BUT IS NOT OBLIGATED TO) ENTER ONTO THE PROPERTY TO INSPECT AND PERFORM ANY SUCH MAINTENANCE. IN SUCH EVENT, THE TOWNSHIP MAY CHARGE THE COSTS THEREOF, WHETHER DIRECT OR INDIRECT, INCLUDING LABOR, EQUIPMENT, MATERIALS, SUPPLIES AND ANY FEES, TO THE OWNER, AND MAY PLACE A LIEN ON THE PROPERTY TO RECOVER ANY CHARGED COSTS THAT REMAIN UNREIMBURSED AND ANY COSTS OF COLLECTION, FEE AND INTEREST.
- THERE WAS NO OBSERVED EVIDENCE OF GAS SERVICE ON THE SURVEYED PREMISES.
- ALL BUILDING MATERIALS AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ. AND 260.1 ET SEQ. NO BUILDING MATERIAL SHALL BE BURIED, DUMPED OR DISCHARGED FROM THE SITE.
- AN AS-BUILT SURVEY OF ALL STORMWATER BMP'S AND AN EXPLANATION OF ANY DISCREPANCIES WITH THE OPERATION AND MAINTENANCE PLAN SHALL BE PROVIDED TO UPPER UWCHLAN TOWNSHIP.
- ALL SANITARY SEWERS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE UPPER UWCHLAN TOWNSHIP MUNICIPAL AUTHORITY SPECIFICATIONS.
- THE AUTHORITY ENGINEER MUST BE NOTIFIED 48 HOURS PRIOR TO THE BEGINNING OF SANITARY SEWER CONSTRUCTION.
- A SEWER LATERAL AS-BUILT PLAN MUST BE SUBMITTED TO THE AUTHORITY ENGINEER.

SIGHT DISTANCE NOTE
ALL SIGHT DISTANCE OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO EMBANKMENTS AND VEGETATION) SHALL BE REMOVED BY THE PERMITTEE TO PROVIDE A MINIMUM OF 242 FT. SIGHT DISTANCE TO THE LEFT AND 236 FT. SIGHT DISTANCE TO THE RIGHT FOR A DRIVER EXITING THE PROPOSED DRIVEWAYS ONTO THE THROUGH HIGHWAY. THE DRIVER MUST BE CONSIDERED TO BE POSITIONED TEN FEET FROM THE NEAR EDGE OF THE CLOSEST HIGHWAY THROUGH TRAVEL LANE (FROM THE CURBLINE IF CURBING IS PRESENT) AT AN EYE HEIGHT OF THREE FEET SIX INCHES (3'6") ABOVE THE PAVEMENT SURFACE LOCATED IN THE CENTER OF THE CLOSEST HIGHWAY TRAVEL LANE DESIGNATED FOR USE BY APPROACHING TRAFFIC. THIS SIGHT DISTANCE SHALL BE MAINTAINED BY THE PERMITTEE.

FINAL LAND DEVELOPMENT PLAN EAGLE ANIMAL HOSPITAL

DRAWING INDEX

SHEET NO.	DESCRIPTION
C-1	SITE PLAN
C-2	EXISTING CONDITIONS AND DEMOLITION PLAN
C-3	GRADING AND UTILITY PLAN
C-4	LANDSCAPE PLAN
C-5	LANDSCAPE PLAN
C-6	EROSION AND SEDIMENTATION CONTROL AND CONSERVATION PLAN
C-7	STORMWATER AND SEWER DETAILS
C-8	CONSTRUCTION DETAILS
C-9	EROSION AND SEDIMENTATION CONTROL DETAILS
C-10	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
C-11	LIGHTING PLAN

ZONING DATA C-1 VILLAGE ZONING DISTRICT			
REQUIREMENT - SINGLE	EXISTING	PROPOSED	
LOT AREA (GROSS)	61,201 S.F.	61,201 S.F.	
LOT AREA (NET)	10,000 S.F.	58,423 S.F.	54,764 S.F.
MAX. BLDG. HEIGHT	35 FT.	2 STORIES, <35 FT.	2 STORIES, <35 FT.
LOT WIDTH	100 FT.	271.7 FT.	270.4 FT.
BUILDING SETBACKS			
FRONT YARD:	20 FT. MIN	15.8 FT.*	94.0 FT.
SIDE YARD:	10 FT. MIN	18.5 FT.	71.7 FT.
REAR YARD	40 FT. MIN	142.1 FT.	58.5 FT.
IMPERVIOUS COVERAGE	60%	12,037 S.F. (20.6%)	19,432± S.F. (35.5%)
BUILDING COVERAGE	30%	4,366 S.F. (7.5%)	5,582 S.F. (10.2%)
ACCESSORY STRUCTURE SETBACKS			
FRONT YARD:	20 FT. MIN	82.6 FT.	69.1± FT.
SIDE YARD:	10 FT. MIN	0 FT.*	0 FT.**
REAR YARD	10 FT. MIN	42.5 FT.	79.0± FT.

*EXISTING LEGAL NON-CONFORMITY
**CONTINUATION OF EXISTING LEGAL NON-CONFORMITY

PA ONE CALL INFORMATION

COMPANY: AQUA PENNSYLVANIA INC
ADDRESS: 762 W LANCASTER AVE
BRYN MAWR, PA 19010
CONTACT: THOMAS WADDY
EMAIL: TBWADDY@AQUAAMERICA.COM

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

COMPANY: PECO AN EXELON COMPANY C/O USIC
ADDRESS: 450 S HENDERSON ROAD SUITE B
KING OF PRUSSIA, PA. 19406
CONTACT: NIKKIA SIMPKINS
EMAIL: NIKKIASIMPKINS@USICLLC.COM

COMPANY: UPPER UWCHLAN TOWNSHIP UPPER
UWCHLAN MUNICIPAL AUTHORITY
ADDRESS: 140 POTTSTOWN PIKE
CHESTER SPRINGS, PA. 19425
CONTACT: MICHAEL HECKMAN
EMAIL: MHECKMAN@UPPERUWCHLAN-PA.GOV

COMPANY: VERIZON BUSINESS FORMERLY MCI
ADDRESS: 7000 WESTON PKWY
CARY, NC. 27513
CONTACT: VICTOR WOOD
EMAIL: victor.s.wood@verizon.com

EXISTING TO PROPOSED PARKING
THE EXISTING FACILITY IS SUPPORTED BY 13 UNSTRIPED PARKING SPACES. THE PROPOSED SITE WILL CONTAIN 36 PARKING SPACES FOR AN INCREASE OF 23 SPACES.

PARKING ANALYSIS

A) EXISTING FACILITY

TOTAL = 13 SPACES PROVIDED

B) PROPOSED USES USE AND ASSOCIATE PARKING REQUIREMENTS

- OFFICE USE
5 SPACE PER 1,000 S.F. GROSS FLOOR AREA
7,237 S.F. GROSS FLOOR AREA = 36 SPACES

TOTAL = 36 SPACES REQUIRED

CONCLUSION
36 PARKING SPACES HAVE BEEN PROVIDED WHICH SATISFIES THE POST-DEVELOPMENT PARKING REQUIREMENT OF 36 SPACES.

EXISTING	PROPOSED
CONCRETE CURB	CONCRETE CURB
CONC. SIDEWALK	CONC. SIDEWALK
FENCELINE	FENCELINE
RIGHT OF WAY	RIGHT OF WAY
PROPERTY LINE	PROPERTY LINE
IRON PIN	IRON PIN
MONUMENT	MONUMENT
SIGN	SIGN
TREE	TREE
EVERGREEN TREE	EVERGREEN TREE

PUBLIC SEWER SERVICE NOTE

APPLICANT IS PROPOSING TO CONNECT TO PUBLIC SEWER LOCATED IN BYERS ROAD AS A PART OF THIS PROJECT.

DEMOLITION NOTE

BUILDINGS, PAVEMENT, CURBING, TREES, LIGHTS, TRANSFORMERS, POLES, CONCRETE PADS, DRAINAGE PIPING AND OTHER OBJECTS INTERFERING WITH THE SITE IMPROVEMENTS SHALL BE REMOVED AND DISPOSED OF PROPERLY. ALSO ALL UTILITIES SERVICES TO AND ON THE SITE SHALL BE PERMANENTLY TERMINATED OR TEMPORARILY SHUT OFF IN ACCORDANCE WITH UTILITY COMPANY OR AUTHORITY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR ANY AND ALL DEMOLITION, INCLUDING HAZARDOUS MATERIAL IN ACCORDANCE WITH PADEP REQUIREMENTS. ALL MATERIALS AND WASTES SHALL BE DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET. SEQ. AND 260.1 ET. SEQ.

WAIVER GRANTED

- A WAIVER FROM SALDO SECTION 162-28.A. TO NOT REQUIRE APPLICANT TO WIDEN THE EXISTING 23-FOOT CARTWAY WIDTH OF BYERS ROAD.
- A WAIVER FROM SALDO SECTION 162-41.B. TO NOT REQUIRE APPLICANT TO PROVIDE A SIDEWALK ALONG BYERS ROAD OR ADA COMPLIANT CURB RAMPS ON EITHER SIDE OF THE EXISTING DRIVEWAY. IN LIEU OF CONSTRUCTING THE SIDEWALK, APPLICANT SHALL PAY A FEE IN LIEU OF SIDEWALK IN AN AMOUNT TO BE DETERMINED BY THE BOARD AS PART OF FINAL LAND DEVELOPMENT APPROVAL. THE AMOUNT SHALL BE PROPORTIONAL TO THE COST OF INSTALLING SIDEWALK ALONG THE FRONTAGE OF THE PROPERTY AND BASED ON OPINION OF PROBABLE COST APPROVED BY THE TOWNSHIP ENGINEER.

SEPTIC SYSTEM NOTE

THE EXISTING ON-LOT SEPTIC SYSTEM SHALL BE DECOMMISSIONED IN ACCORDANCE WITH THE CHESTER COUNTY HEALTH DEPARTMENT REQUIREMENTS.

REQUIRED SANITARY SEWER CAPACITY

THE PROPOSED ESTABLISHMENT IS REQUIRED TO COMPLY WITH THE REGULATIONS FOR THE DISCHARGE OF NON-RESIDENTIAL WASTE INTO THE UPPER UWCHLAN 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 THE SITE FOR IMPLEMENTATION OF THIS RESOLUTION.

STORMWATER MANAGEMENT AGREEMENT

I ACKNOWLEDGE THE STORMWATER MANAGEMENT SYSTEM TO BE A PERMANENT FEATURE THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL OF A REVISED PLAN BY THE TOWNSHIP.

SIGNATURE _____ DATE _____

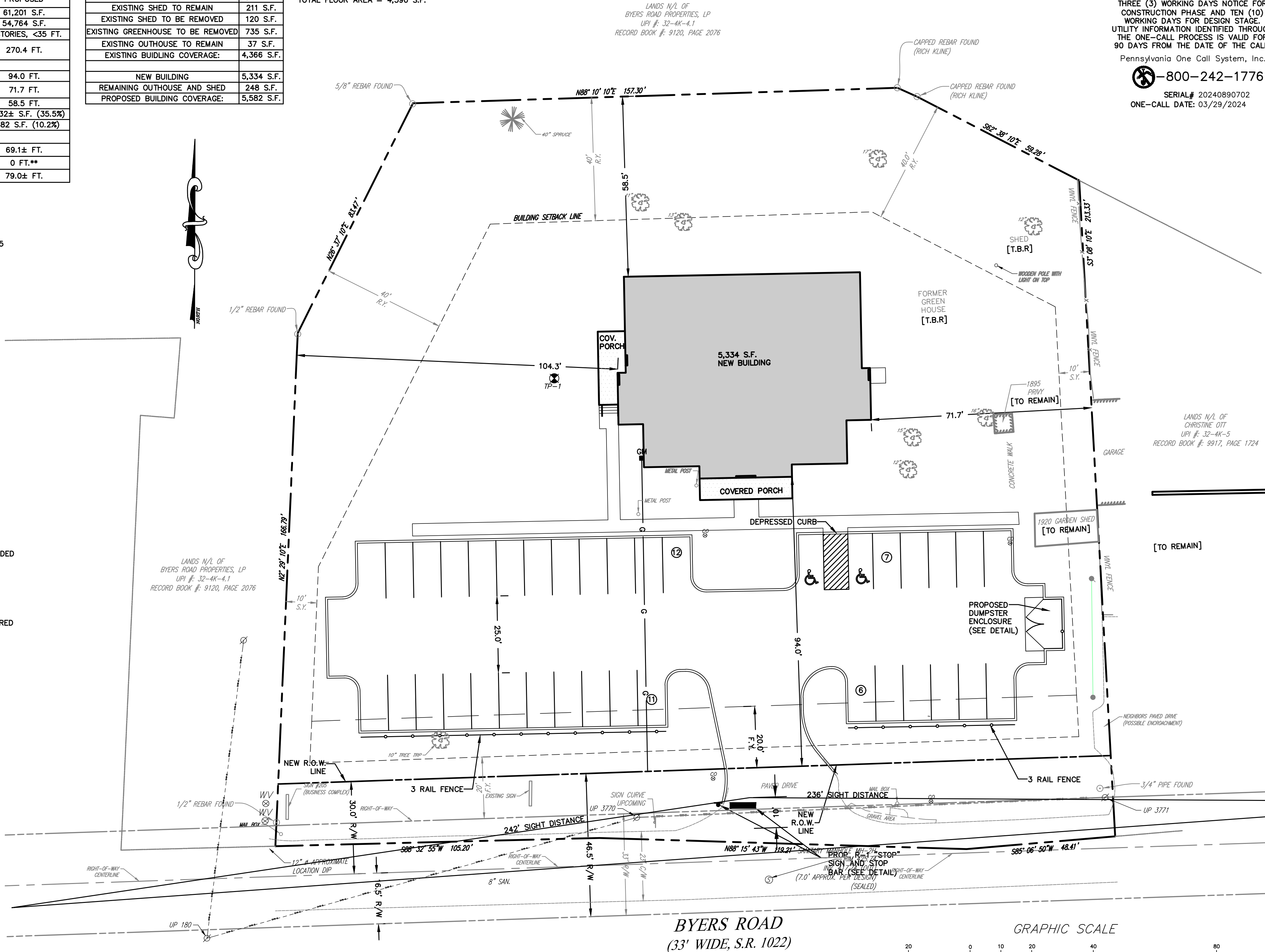
ENGINEER'S CERTIFICATION

I, _____, ON THIS DATE _____, HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE UPPER UWCHLAN STORMWATER MANAGEMENT ORDINANCE.

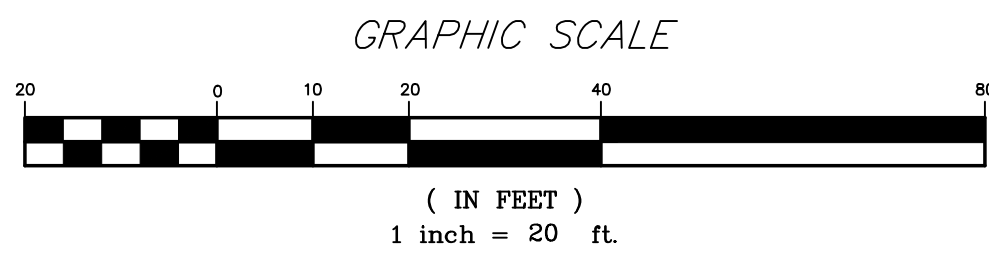
SIGNATURE OF ENGINEER _____ DATE _____

BUILDING COVERAGE TABLE	
EXISTING BURNED OFFICE	3,263 S.F.
EXISTING SHED TO REMAIN	211 S.F.
EXISTING SHED TO BE REMOVED	120 S.F.
EXISTING GREENHOUSE TO BE REMOVED	735 S.F.
EXISTING OUTHOUSE TO REMAIN	37 S.F.
EXISTING BUILDING COVERAGE:	4,366 S.F.
NEW BUILDING	
REMAINING OUTHOUSE AND SHED	248 S.F.
PROPOSED BUILDING COVERAGE:	5,582 S.F.

TOTAL FLOOR AREA
BUILDING FOOTPRINT = 5,334 S.F.
TOTAL FLOOR AREA = 4,590 S.F.



BYERS ROAD
(33' WIDE, S.R. 1022)



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

CHAIRPERSON _____

MEMBER _____

MEMBER _____

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

CHAIRPERSON _____

MEMBER _____

MEMBER _____

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

SECRETARY _____

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

TOWNSHIP ENGINEER _____

LAND DEVELOPMENT STATEMENT OF INTENT

THE PURPOSE OF THIS PLAN IS TO SHOW THE REQUIREMENTS NECESSARY TO CONSTRUCT A NEW BUILDING FOR AN ANIMAL HOSPITAL WHOSE ORIGINAL BUILDING BURNED DOWN. THE PLAN INCLUDES THE IMPROVEMENTS ASSOCIATED WITH THE PROPOSED BUILDING SUCH AS GRADING, LANDSCAPING, AND STORMWATER MANAGEMENT FACILITIES.

CHAPTER 93 CLASSIFICATION:
THE SITE DRAINS TO UNNAMED TRIBUTARY PICKERING CREEK. CHAPTER 93 CLASSIFICATION IS HQ-TSF, MF.

WASTE DISCHARGE NOTE
241 GALLONS PER DAY OF CAPACITY HAS ALREADY BEEN PURCHASED FOR THE CONNECTION INTO THE BYER ROAD SANITARY SEWER MAIN EXTENSION.

FIRE HYDRANT NOTE
EXISTING FIRE HYDRANT IS LOCATED AT THE CORNER OF SENN DRIVE AND BYERS ROAD APPROXIMATELY 250 FEET FROM THE EDGE OF THE PROPERTY.

CERTIFICATION OF OWNER AND ACKNOWLEDGEMENT OF LAND DEVELOPMENT PLANS

ON THIS, ____ DAY OF ____ 20__, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ WHO BEING DULY SWORN ACCORDING TO THE LAW, DEPOSES AND SAYS THAT HE/SHE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER ACT AND PLAN AND DESIRES THE SAME RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

SIGNATURE OF OWNER _____ NOTARY PUBLIC OR OTHER OFFICER

SIGNATURE OF OWNER _____

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES THREE (3) WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND TEN (10) WORKING DAYS FOR DESIGN STAGE. UTILITY INFORMATION IDENTIFIED THROUGH THE ONE-CALL PROCESS IS VALID FOR 90 DAYS FROM THE DATE OF THE CALL.

Pennsylvania One Call System, Inc.

800-242-1776

SERIAL# 20240890702

ONE-CALL DATE: 03/29/2024



ARCHITECTS

ARCHITECTURE

ENGINEERING

SITE PLANNING

INTERIOR DESIGN

140 N. PROVIDENCE ROAD
MEDIA, PENNSYLVANIA 19063
TEL: 610-566-7044
FAX: 610-566-3258

SITE PLAN

FOR

EAGLE ANIMAL HOSPITAL

211 BYERS ROAD

UPPER UWCHLAN TOWNSHIP CHESTER COUNTY, PA

REVISIONS

NO.

DATE

DESCRIPTION

1

2

3

4

DATE:

07/31/2024

SCALE:

1"=20'

DRAWN BY:

SFP

CHECKED BY:

PROJ. NO.:

24050

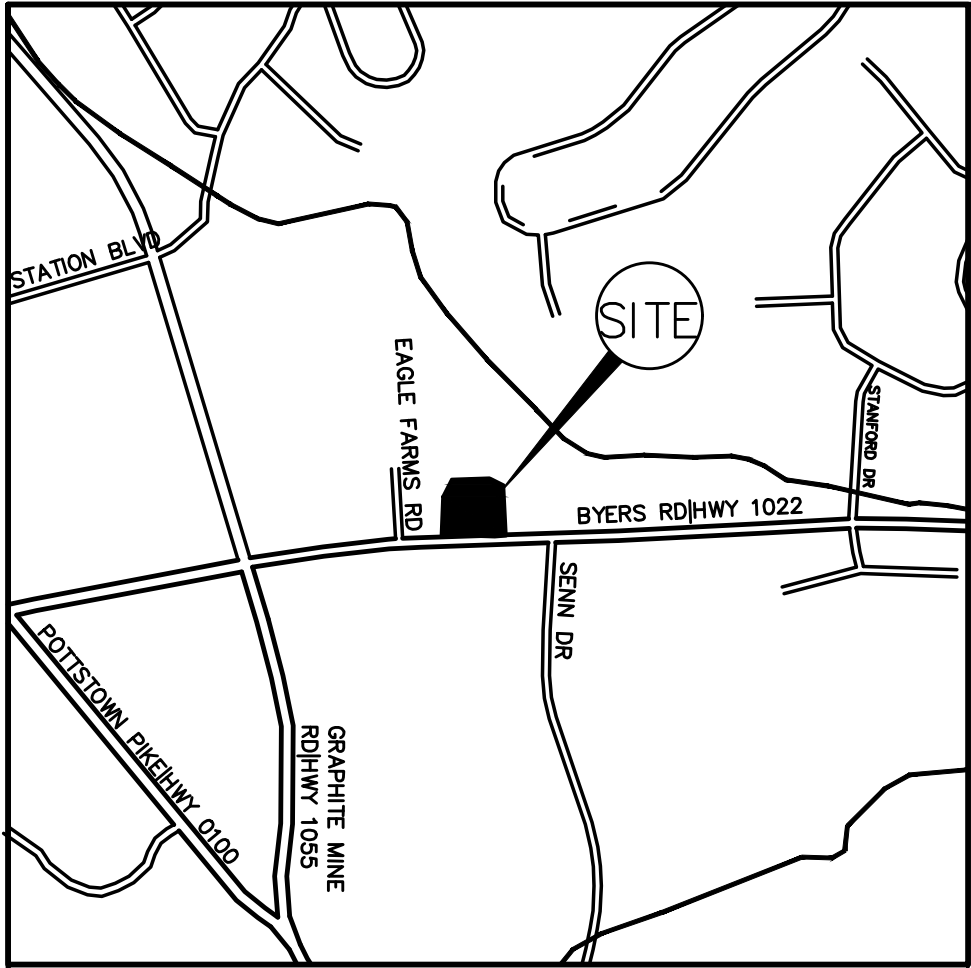
SHEET NO.:

1

OF

11

C-1



LOCATION MAP
1" = 1,000'

NOTES

- THIS PLAN IS BASED ON A PLAN BY HOWELLKLINE SURVEYING, ENTITLED TOPOGRAPHIC AND PHYSICAL IMPROVEMENTS SURVEY, DATED MAY 19, 2022.
- ELEVATIONS REFER TO CONTOURS FROM FIELD SURVEY BASED ON GPS SYSTEM, NORTH AMERICAN DATUM OF 1988.
- BOUNDARY FROM A PLAN BY HOWELLKLINE SURVEYING LLC, ENTITLED TOPOGRAPHIC AND PHYSICAL IMPROVEMENTS SURVEY, DATED MAY 19, 2022.
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- UTILITY INFORMATION FROM OBSERVED SURFACE EVIDENCE. ALL UTILITY LOCATIONS AND DEPTHS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE 'X' OF THE FLOOD INSURANCE RATE MAP, MAP No. 42029C00955, COMMUNITY PANEL No. 95 OF 380, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2017.
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- THERE WAS NO OBSERVED EVIDENCE OF GAS SERVICE ON THE SURVEYED PREMISES.
- ALL BUILDING MATERIALS AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ. AND 287.1 ET SEQ. NO BUILDING MATERIAL SHALL BE BURIED, DUMPED OR DISCHARGED FROM THE SITE.
- AN AS-BUILT SURVEY OF ALL STORMWATER BMP'S AND AN EXPLANATION OF ANY DISCREPANCIES WITH THE OPERATION AND MAINTENANCE PLAN SHALL BE PROVIDED TO UPPER UWCHLAN TOWNSHIP.
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CHAPTER 93 CLASSIFICATION:

THE SITE DRAINS TO UNNAMED TRIBUTARY PICKERING CREEK. CHAPTER 93 CLASSIFICATION IS HQ-TSF, MF.

SOILS TABLE

(FROM UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE)

SOIL TYPE: CaB-Calfon loam
DRAINAGE CLASS: Moderately Well Drained
SLOPE RANGE: 3-8
HYDROLOGIC GROUP: D
FRAGIPAN DEPTH: 20-30 inches
BEDROCK DEPTH: 72-99 inches
SEASONAL WATER TABLE: 0-36 inches
FLOODING POTENTIAL: None
PROFILE PERMEABILITY: Moderately low to moderately high

SOIL TYPE: Ha-Hatboro silt loam
DRAINAGE CLASS: Poorly Drained
SLOPE RANGE: 0-3
HYDROLOGIC GROUP: B/D
BEDROCK DEPTH: 60-99 inches
SEASONAL WATER TABLE: 0-6 inches
FLOODING POTENTIAL: Non-Frequent
PROFILE PERMEABILITY: Moderately high to high

SOIL TYPE: UugB-Urban land-Udorthents, schist and gneiss complex
DRAINAGE CLASS: Moderately low to moderately high
SLOPE RANGE: 0-8
HYDROLOGIC GROUP: C
BEDROCK DEPTH: 20-70 inches
SEASONAL WATER TABLE: 60 inches
FLOODING POTENTIAL: None
PROFILE PERMEABILITY: Moderately low to moderately high

EXISTING ZONING DATA		
C-1 VILLAGE ZONING DISTRICT		
REQUIREMENT - SINGLE		EXISTING
LOT AREA (GROSS)		61,201 S.F.
LOT AREA (NET)	10,000 S.F.	58,423 S.F.
MAX. BLDG. HEIGHT	35 FT.	2 STORIES, <35 FT.
LOT WIDTH	100 FT.	271.7 FT.
BUILDING SETBACKS		
FRONT YARD:	20 FT. MIN	15.8 FT.*
SIDE YARD:	10 FT. MIN	18.5 FT. MIN
REAR YARD	40 FT. MIN	142.1 FT.
IMPERVIOUS COVERAGE	60%	12,037 S.F. (20.6%)
BUILDING COVERAGE	30%	4,366 S.F. (7.5%)
BUILDING COVERAGE (<1 STORIES)	15%	1,103 S.F. (1.9%)
ACCESSORY STRUCTURE SETBACKS		
FRONT YARD:	20 FT. MIN	82.6 FT.
SIDE YARD:	10 FT. MIN	0 FT.*
REAR YARD	10 FT. MIN	42.5 FT.

*EXISTING LEGAL NON-CONFORMITY

DEMOLITION NOTE

BUILDINGS, PAVEMENT, CURBING, TREES, LIGHTS, TRANSFORMERS, POLES, CONCRETE PADS, DRAINAGE PIPING AND OTHER OBJECTS INTERFERING WITH THE SITE IMPROVEMENTS SHALL BE REMOVED AND DISPOSED OF PROPERLY. ALSO ALL UTILITIES SERVICES TO AND ON THE SITE SHALL BE PERMANENTLY TERMINATED OR TEMPORARILY SHUT OFF IN ACCORDANCE WITH UTILITY COMPANY OR AUTHORITY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR ANY AND ALL DEMOLITION, INCLUDING HAZARDOUS MATERIAL IN ACCORDANCE WITH PADEP REQUIREMENTS. ALL MATERIALS AND WASTES SHALL BE DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET. SEQ. AND 287.1 ET. SEQ.

PA ONE CALL INFORMATION

COMPANY: AQUA PENNSYLVANIA INC
ADDRESS: 762 W LANCASTER AVE
BRYN MAWR, PA 19010
CONTACT: THOMAS WADY
EMAIL: TBWADY@AQUAAMERICA.COM

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

COMPANY: PECO AN EXELON COMPANY C/O
ADDRESS: 450 S HENDERSON ROAD SUITE B
KING OF PRUSSIA, PA. 19406
CONTACT: NIKKIA SIMPKINS
EMAIL: NIKKIASIMPKINS@USCLLC.COM

COMPANY: UPPER UWCHLAN TOWNSHIP UPPEI
UWCHLAN MUNICIPAL AUTHORITY
ADDRESS: 140 POTTSWOM PKE
CHESTER SPRINGS, PA. 19425
CONTACT: MICHAEL HECKMAN
EMAIL: MHECKMAN@UPPERUWCHLAN-PA.GOV

COMPANY: VERIZON BUSINESS FORMERLY MCI
ADDRESS: 7000 WESTON PKWY
CARY, NC. 27513
CONTACT: VICTOR WOOD
EMAIL: victor.s.wood@verizon.com

LEGEND

	CONCRETE CURB
	CONC. SIDEWALK
	FENCELINE
	CONTOURS
	RIGHT OF WAY
	PROPERTY LINE
	SIGN
	IRON PIN
	MONUMENT
	SANITARY SEWER W/ M.H.
	WATER LINE
	GAS LINE
	GAS VALVE
	WATER VALVE
	CLEAN-OUT
	FIRE HYDRANT
	OVERHEAD WIRE
	UTILITY POLE
	AREA OF DEMOLITION
	ITEM TO BE REMOVED
	TREE
	REMOVE FOR DEVELOPMENT

EXISTING CONDITIONS NOTE

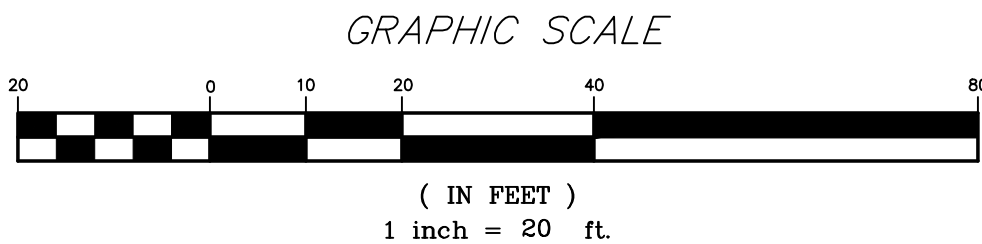
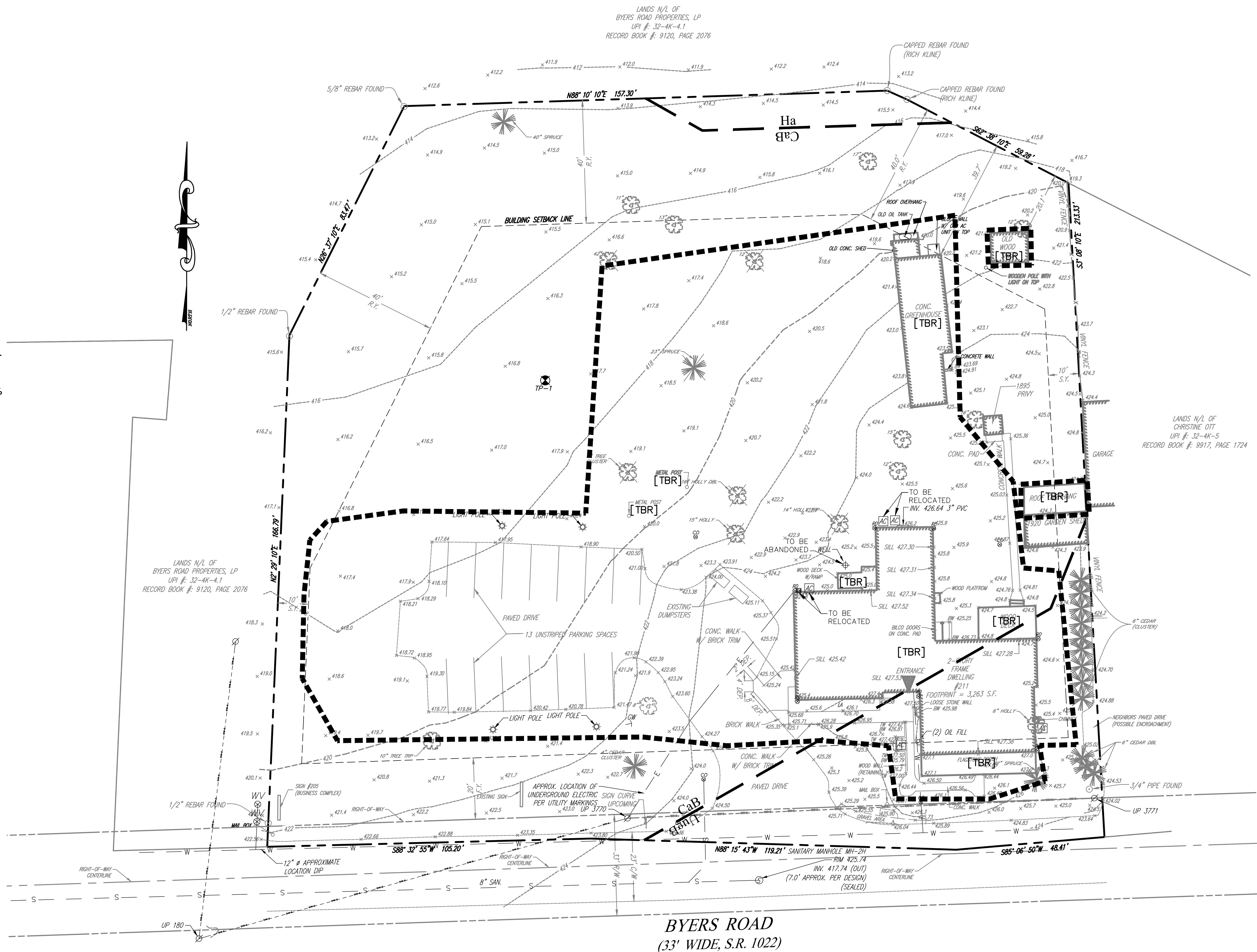
THE EXISTING CONDITIONS OF THIS PLAN REPRESENTS THE SITE AS OF OCTOBER 2023 PRIOR TO A FIRE WHICH DESTROYED THE EXISTING ANIMAL HOSPITAL BUILDING AND WAS SUBSEQUENTLY DEMOLISHED. STORMWATER CALCULATIONS, EXISTING CONDITIONS, AND LANDSCAPING REQUIREMENTS ARE BASED ON THESE IMPERVIOUS SURFACES.

OWNER
9 COFFMAN ASSOCIATES, LP
211 BYERS RD
CHESTER SPRINGS, PA 19425

SITE INFORMATION
211 BYERS RD
TAX MAP: 32-4K-4
DB/PG: 7355/455

LAND DEVELOPMENT STATEMENT OF INTENT

THE PURPOSE OF THIS PLAN IS TO SHOW THE REQUIREMENTS NECESSARY TO CONSTRUCT A NEW BUILDING FOR AN ANIMAL HOSPITAL WHOSE ORIGINAL BUILDING BURNED DOWN. THE PLAN INCLUDES THE IMPROVEMENTS ASSOCIATED WITH THE PROPOSED BUILDING SUCH AS GRADING, LANDSCAPING, AND STORMWATER MANAGEMENT FACILITIES.



CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES THREE (3) WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND TEN (10) WORKING DAYS FOR DESIGN STAGE. UTILITY INFORMATION IDENTIFIED THROUGH THE ONE-CALL PROCESS IS VALID FOR 90 DAYS FROM THE DATE OF THE CALL.

Pennsylvania One Call System, Inc.

800-242-1776

SERIAL# 20240890702

ONE-CALL DATE: 03/29/2024



ARCHITECTS

140 N. PROVIDENCE ROAD
MEDIA, PENNSYLVANIA 19063
TEL: 610-566-7044
FAX: 610-566-3258

ARCHITECTURE

ENGINEERING
SITE PLANNING
INTERIOR DESIGN

EXISTING CONDITIONS AND DEMOLITION PLAN

FOR

EAGLE ANIMAL HOSPITAL

211 BYERS ROAD

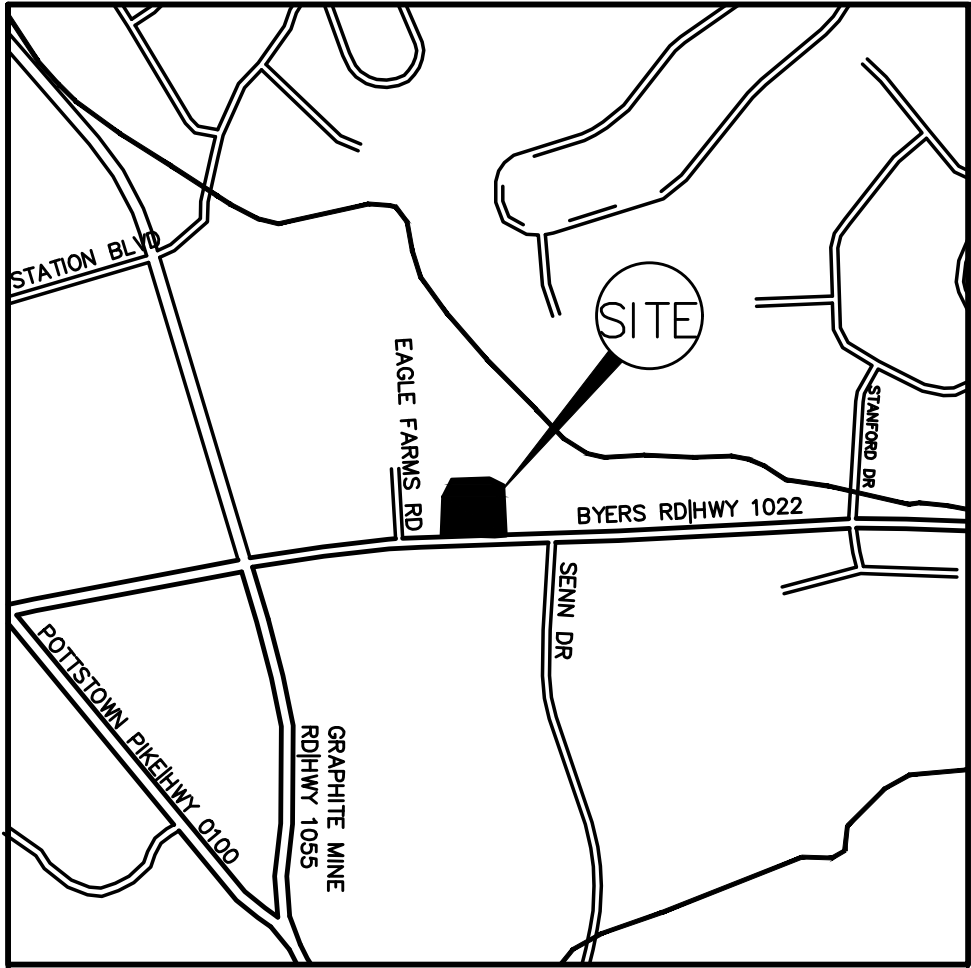
UPPER UWCHLAN TOWNSHIP CHESTER COUNTY, PA

REVISIONS

DATE: 07/31/2024

SHEET NO. C-2

OF 11



LOCATION MAP
1" = 1,000'

NOTES

- THIS PLAN IS BASED ON A PLAN BY HOWELLKLINE SURVEYING, ENTITLED TOPOGRAPHIC AND PHYSICAL IMPROVEMENTS SURVEY, DATED MAY 19, 2022.
- ELEVATIONS REFER TO CONTOURS FROM FIELD SURVEY BASED ON GPS SYSTEM. NORTH AMERICAN DATUM OF 1988.
- BOUNDARY FROM A PLAN BY HOWELLKLINE SURVEYING LLC, ENTITLED TOPOGRAPHIC AND PHYSICAL IMPROVEMENTS SURVEY, DATED MAY 19, 2022.
- PROPERTY IS IDENTIFIED IN THE HISTORIC ORDINANCE AS HRP NO. 057, KEY NO. 085814, CLASS 1.
- ADJOINER INFORMATION TAKEN FROM CURRENT TAX RECORDS.
- UTILITY INFORMATION FROM OBSERVED SURFACE EVIDENCE. ALL UTILITY LOCATIONS AND DEPTHS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE 'X' OF THE FLOOD INSURANCE RATE MAP, MAP No. 42029C0095G, COMMUNITY PANEL No. 95 OF 380, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2017.
- SOIL DELINEATION LINES TAKEN FROM USDA NATIONAL COOPERATIVE SOIL SURVEY THROUGH THE NATURAL RESOURCES CONSERVATION SERVICE. CUSTOM SOIL RESOURCE REPORT FOR THIS PROJECT DATED JANUARY 14TH, 2022.
- SITE IS CURRENTLY SERVICED BY PRIVATE SEWER AND PUBLIC WATER.
- ALL LANDSCAPING SHOWN ON THE PLANS SHALL BE MAINTAINED AND KEPT CLEAN OF ALL DEBRIS, RUBBISH, WEEDS, AND TALL GRASS.
- A BLANKET EASEMENT IS GRANTED TO UPPER UWCHLAN TOWNSHIP TO ALLOW FOR THE INSPECTION OF THE STORMWATER FACILITY. IN THE EVENT THE HOMEOWNER/PROPERTY OWNER FAILS TO PROPERLY MAINTAIN THOSE FACILITIES, AFTER NOTICE TO THE OWNER OF ITS INTENT TO DO SO (WHICH NOTICE SHALL NOT BE REQUIRED IN ANY EMERGENCY), THE TOWNSHIP MAY (BUT IS NOT OBLIGATED TO) ENTER ONTO THE PROPERTY TO INSPECT AND PERFORM ANY SUCH MAINTENANCE. IN SUCH EVENT, THE TOWNSHIP MAY CHARGE THE COSTS THEREOF, WHETHER DIRECT OR INDIRECT, INCLUDING LABOR, EQUIPMENT, MATERIALS, SUPPLIES AND ANY FEES, TO THE OWNER, AND MAY PLACE A LIEN ON THE PROPERTY TO RECOVER ANY CHARGED COSTS THAT REMAIN UNREIMBURSED AND ANY COSTS OF COLLECTION, FEE AND INTEREST.
- THERE WAS NO OBSERVED EVIDENCE OF GAS SERVICE ON THE SURVEYED PREMISES.
- ALL BUILDING MATERIALS AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ. AND 287.1 ET SEQ. NO BUILDING MATERIAL SHALL BE BURIED, DUMPED OR DISCHARGED FROM THE SITE.
- AN AS-BUILT SURVEY OF ALL STORMWATER BMP'S AND AN EXPLANATION OF ANY DISCREPANCIES WITH THE OPERATION AND MAINTENANCE PLAN SHALL BE PROVIDED TO UPPER UWCHLAN TOWNSHIP.
- ALL SANITARY SEWERS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE UPPER UWCHLAN TOWNSHIP MUNICIPAL AUTHORITY SPECIFICATIONS.
- THE AUTHORITY ENGINEER MUST BE NOTIFIED 48 HOURS PRIOR TO THE BEGINNING OF SANITARY SEWER CONSTRUCTION.
- A SEWER LATERAL AS-BUILT PLAN MUST BE SUBMITTED TO THE AUTHORITY ENGINEER.

LEGEND

EXISTING	PROPOSED
	CONCRETE CURB
	CONC. SIDEWALK
	CONC. CROSSWALK
	FENCELINE
	RIGHT OF WAY
	PROPERTY LINE
	IRON PIN
	MONUMENT
	SPOT GRADES
	CONTOURS
	SIGN
	SANITARY SEWER W/ M.H.
	SANITARY SEWER STRUCTURE NO.
	ROOFDRAIN PIPE
	ELECTRIC LINE
	WATER LINE
	GAS LINE
	UTILITY POLE
	FIRE HYDRANT
	GAS VALVE
	WATER VALVE
	CLEAN-OUT
	WATER METER
	GAS METER
	ELECTRIC METER
	OVERHEAD WIRE
	TREE
	EVERGREEN TREE

SOILS TABLE

(FROM UNITED STATES DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE)

SOIL TYPE: CoB-Califon loam
DRAINAGE CLASS: Moderately Well Drained
SLOPE RANGE: 3-8
HYDROLOGIC GROUP: D
FRAGIPAN DEPTH: 20-30 inches
BEDROCK DEPTH: 72-99 inches
SEASONAL WATER TABLE: 6-36 inches
FLOODING POTENTIAL: None
PROFILE PERMEABILITY: Moderately low to moderately high

SOIL TYPE: Ha-Hatboro silt loam
DRAINAGE CLASS: Poorly Drained
SLOPE RANGE: 0-3
HYDROLOGIC GROUP: B/D
BEDROCK DEPTH: 60-99 inches
SEASONAL WATER TABLE: 0-6 inches
FLOODING POTENTIAL: Non-Frequent
PROFILE PERMEABILITY: Moderately high to high

SOIL TYPE: UugB-Urban land-Udortheents, schist and gneiss complex
DRAINAGE CLASS: Moderately low to moderately high
SLOPE RANGE: 0-8
HYDROLOGIC GROUP: C
BEDROCK DEPTH: 20-70 inches
SEASONAL WATER TABLE: 60 inches
FLOODING POTENTIAL: None
PROFILE PERMEABILITY: Moderately low to moderately high

GRADING & UTILITY GENERAL NOTES:

- PRIOR TO STARTING CONSTRUCTION, ALL UTILITY SERVICES IN THE AREA SHALL BE LOCATED AND MEASURES TAKEN TO PROTECT THE EXISTING FACILITIES. ANY DAMAGE TO THE EXISTING FACILITIES SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES IF NECESSARY.
- LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM FIELD SURVEY AND EXISTING RECORDS. COMPLETENESS AND ACCURACY OF EXISTING UTILITY INFORMATION IS NOT GUARANTEED. PRIOR TO THE START OF ANY CONSTRUCTION, THE CONTRACTOR SHALL ACCURATELY FIELD MEASURE LOCATION AND ELEVATION OF EXISTING UTILITIES AT POINTS OF CONNECTION AND POTENTIAL CONFLICT.
- CONSTRUCTION SHALL BE LOCATED, AND MEASURES TAKEN TO PROTECT THE EXISTING FACILITIES IN ACCORDANCE WITH PENNSYLVANIA ACT 187. ANY DAMAGE TO EXISTING FACILITIES RESULTING FROM THE NEGLIGENCE OF THE CONTRACTOR SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL PERSONS, VEHICLES AND BUILDINGS WITHIN THE CONSTRUCTION AREAS FROM INJURY AND DAMAGE DURING THE COURSE OF WORK.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 1.0% MIN. SLOPE ON ASPHALT AND 2.0% MIN. SLOPE ON GRASS; TO PREVENT PONDING, ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK
- ALL SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL STATUTES AND REGULATIONS.
- ALL TRENCHING, SHORING AND EXCAVATION OPERATIONS SHALL BE PERFORMED IN COMPLIANCE WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OCCUPATION, SAFETY AND HEALTH ADMINISTRATION (OSHA).
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE LOCAL AUTHORITY OR GOVERNING AGENCY OF THE BEGINNING DATE OF CONSTRUCTION AND TO ENSURE THAT NO WORK IS PERFORMED WITHOUT THE REQUIRED PERMITS AND INSPECTIONS BY THE LOCAL AUTHORITY OR GOVERNING AGENCY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TRAFFIC CONTROL, SHEETING, SHORING AND BARRICADING OF OPEN EXCAVATIONS.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, SAFETY PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK AND FOR COORDINATION OF ALL PORTIONS OF THE WORK UNDER CONTRACT.
- IN ANY AREA SUBJECT TO VEHICULAR ACTIVITY DURING CONSTRUCTION, A MINIMUM OF 18 INCHES OF COVER SHALL BE MAINTAINED FOR ALL UNDERGROUND UTILITIES (STORMWATER, SANITARY SEWER, WATER, ELECTRIC, GAS, ETC.)
- ALL FILL SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT UNDESIRABLE SETTLEMENTS. THE FILL SHALL BE SPREAD IN 4" LAYERS, NOT EXCEEDING EIGHT INCHES IN THICKNESS, AND BE COMPACTED BY A SHEEPSFOOT ROLLER OR OTHER APPROVED METHOD AFTER EACH LAYER IS SPREAD. THE TOWNSHIP ENGINEER MAY REQUIRE COMPACTION TESTS AND REPORTS.
- ALL STORM SEWER SHALL BE INSTALLED IN ACCORDANCE WITH UPPER UWCHLAN TOWNSHIP STANDARDS AND PENNDOT PUBLICATION 408 SPECIFICATIONS.
- ALL OTHER UTILITY LINES, INCLUDING, BUT NOT LIMITED TO, ELECTRIC, GAS, STREETLIGHT SUPPLY, CABLE TELEVISION, AND TELEPHONE, SHALL BE PLACED UNDERGROUND. INSTALLATION OF UTILITIES SHALL BE IN STRICT ACCORDANCE WITH THE ENGINEERING STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP OR PUBLIC UTILITY CONCERNED. UNDERGROUND UTILITIES SHALL BE PUT IN PLACE, CONNECTED, AND APPROVED BEFORE THE STREETS ARE CONSTRUCTED WHERE SUCH UTILITIES LIE UNDER THE PROPOSED CARTWAY AND BEFORE ANY PERSON IS PERMITTED TO OCCUPY ANY BUILDING SERVED BY SUCH FACILITIES.
- THE STORMWATER MANAGEMENT SYSTEMS HAVE BEEN DESIGNED ASSUMING THE IMPERVIOUS COVER DEPICTED ON THIS PLAN. IF FUTURE IMPERVIOUS IS ADDED, SEPARATE STORMWATER MANAGEMENT MUST BE DESIGNED AT THAT TIME, AS REQUIRED BY THE TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.
- CLEANOUTS SHALL BE PLACED AT ALL GRADE CHANGES OR CHANGES IN ALIGNMENT OF THE RAIN WATER CONDUCTORS AND SANITARY SEWER LATERALS.
- ALL LATERALS SHALL BE INSTALLED WITH A MINIMUM OF 1/4-INCH PER FOOT SLOPE.
- 9 COFFMAN ASSOCIATES, LP SHALL COMPLY WITH THE REGULATIONS FOR THE DISCHARGE OF NON-RESIDENTIAL WASTE INTO THE UPPER UWCHLAN TOWNSHIP MUNICIPAL AUTHORITY'S SEWERAGE SYSTEM, RESOLUTION #10-20-04-15, DATED OCTOBER 20, 2004.
- IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. NOTIFY ENGINEER OF ANY CONFLICT.
- CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OR CONSTRUCTION.
- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
- ALL EXISTING CAPS, LIDS, RIMS, ETC. TO REMAIN SHALL BE RESET FLUSH WITH PROPOSED GRADE.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES.
- SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

PA ONE CALL INFORMATION

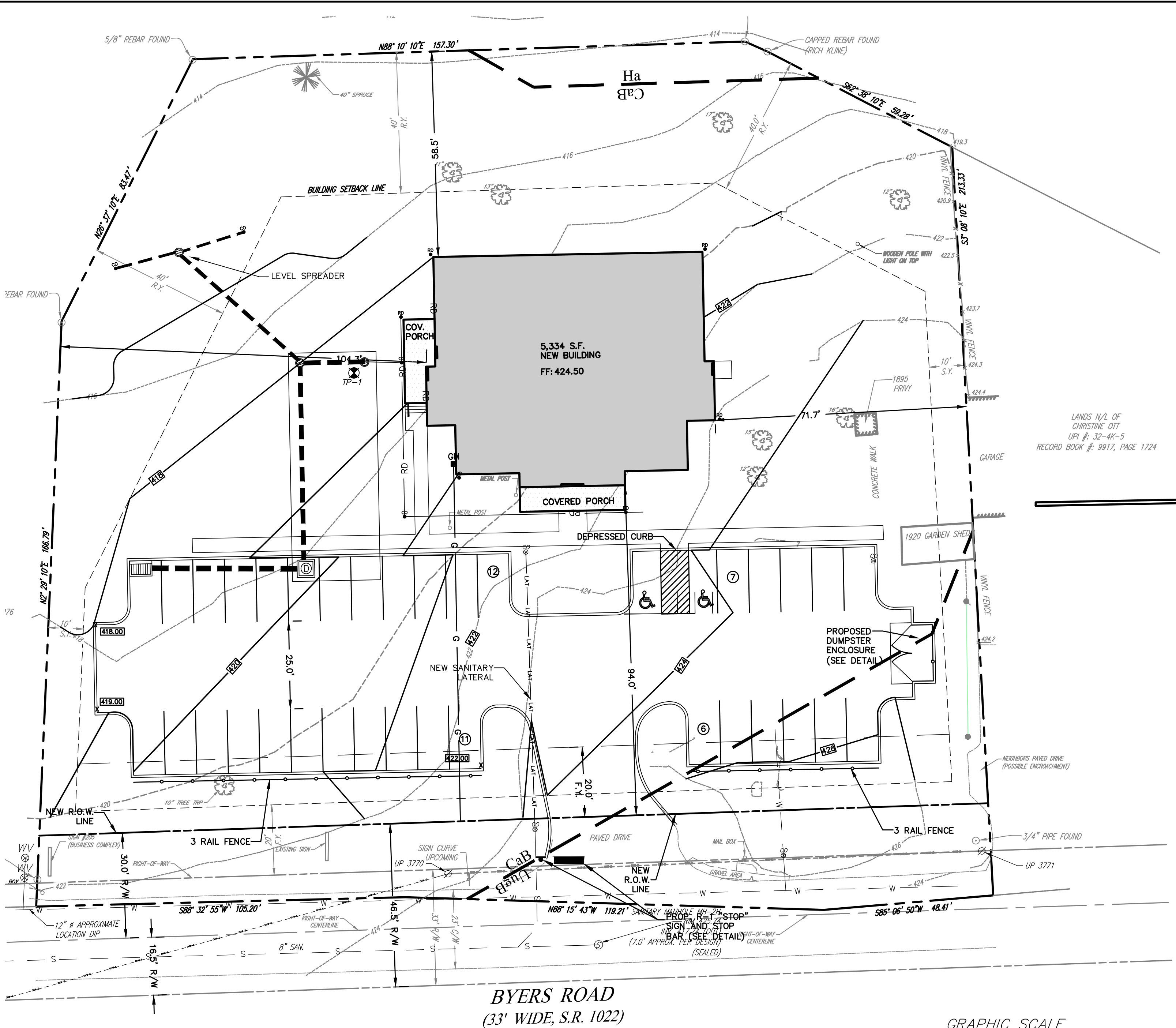
COMPANY: AQUA PENNSYLVANIA INC
ADDRESS: 762 W LANCASTER AVE
BRYN MAWR, PA 19010
CONTACT: THOMAS WADDY
EMAIL: TWADDY@AQUAAMERICA.COM

COMPANY: COMCAST
ADDRESS: 1004 CORNERSTONE BLVD
DOWNTOWN, PA. 19335
CONTACT: TOM RUSSO
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ADDRESS: 450 S HENDERSON ROAD SUITE B
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CONTACT: NIKKIA SIMPKINS
EMAIL: NIKKIASIMPKINS@USICLLC.COM

COMPANY: UPPER UWCHLAN TOWNSHIP UPPER
UWCHLAN MUNICIPAL AUTHORITY
ADDRESS: 140 POTTSTOWN PIKE
CHESTER SPRINGS, PA. 19425
CONTACT: MICHAEL HECKMAN
EMAIL: MHECKMAN@UPPERUWCHLAN-PA.GOV

COMPANY: VERIZON BUSINESS FORMERLY MCI
ADDRESS: 7000 WESTON PKWY
CARY, NC. 27513
CONTACT: VICTOR WOOD
EMAIL: victor.s.wood@verizon.com



DEMOLITION NOTE

BUILDINGS, PAVEMENT, CURBING, TREES, LIGHTS, TRANSFORMERS, POLES, CONCRETE PADS, DRAINAGE PIPING AND OTHER OBJECTS INTERFERING WITH THE SITE IMPROVEMENTS SHALL BE REMOVED AND DISPOSED OF PROPERLY. ALSO ALL UTILITIES SERVICES TO AND ON THE SITE SHALL BE PERMANENTLY TERMINATED OR TEMPORARILY SHUT OFF IN ACCORDANCE WITH UTILITY COMPANY OR AUTHORITY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR ANY AND ALL DEMOLITION, INCLUDING HAZARDOUS MATERIAL IN ACCORDANCE WITH PADEP REQUIREMENTS. ALL MATERIALS AND WASTES SHALL BE DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET. SEQ. AND 287.1 ET. SEQ.

OWNER

9 COFFMAN ASSOCIATES, LP
211 BYERS RD
CHESTER SPRINGS, PA 19425

CHAPTER 93 CLASSIFICATION:

THE SITE DRAINS TO UNNAMED TRIBUTARY
PICKERING CREEK. CHAPTER 93 CLASSIFICATION
IS HQ-TSF. MF.

SITE INFORMATION

211 BYERS RD
TAX MAP: 32-4K-4
DB/PG: 7355/455

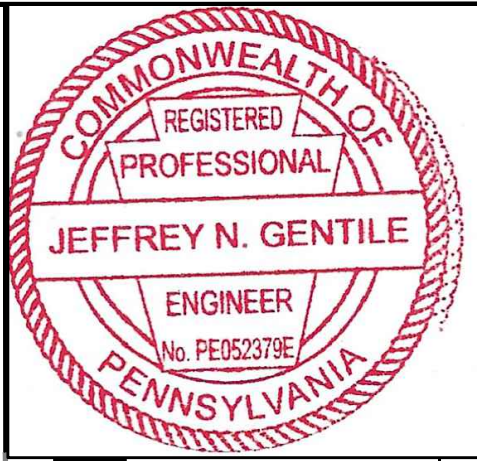
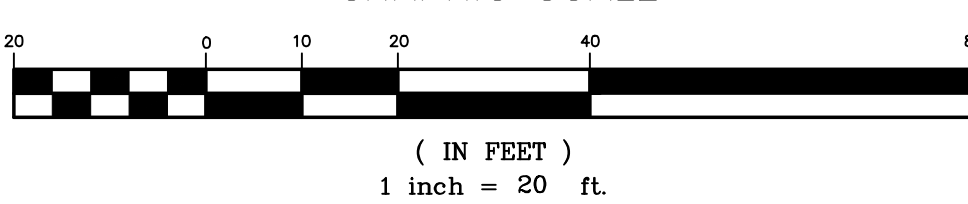
CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES
THREE (3) WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND TEN (10)
WORKING DAYS FOR DESIGN STAGE.
UTILITY INFORMATION IDENTIFIED THROUGH
THE ONE-CALL PROCESS IS VALID FOR
90 DAYS FROM THE DATE OF THE CALL.
Pennsylvania One Call System, Inc.

800-242-1776

SERIAL# 20240890702
ONE-CALL DATE: 03/29/2024

GRAPHIC SCALE



ARCHITECTS

ARCHITECTURE

ENGINEERING

SITE PLANNING

INTERIOR DESIGN

140 N. PROVIDENCE ROAD
MEDIA, PENNSYLVANIA 19063

TEL: 610-566-7044
FAX: 610-566-3258

GRADING AND UTILITY PLAN

FOR

EAGLE ANIMAL HOSPITAL

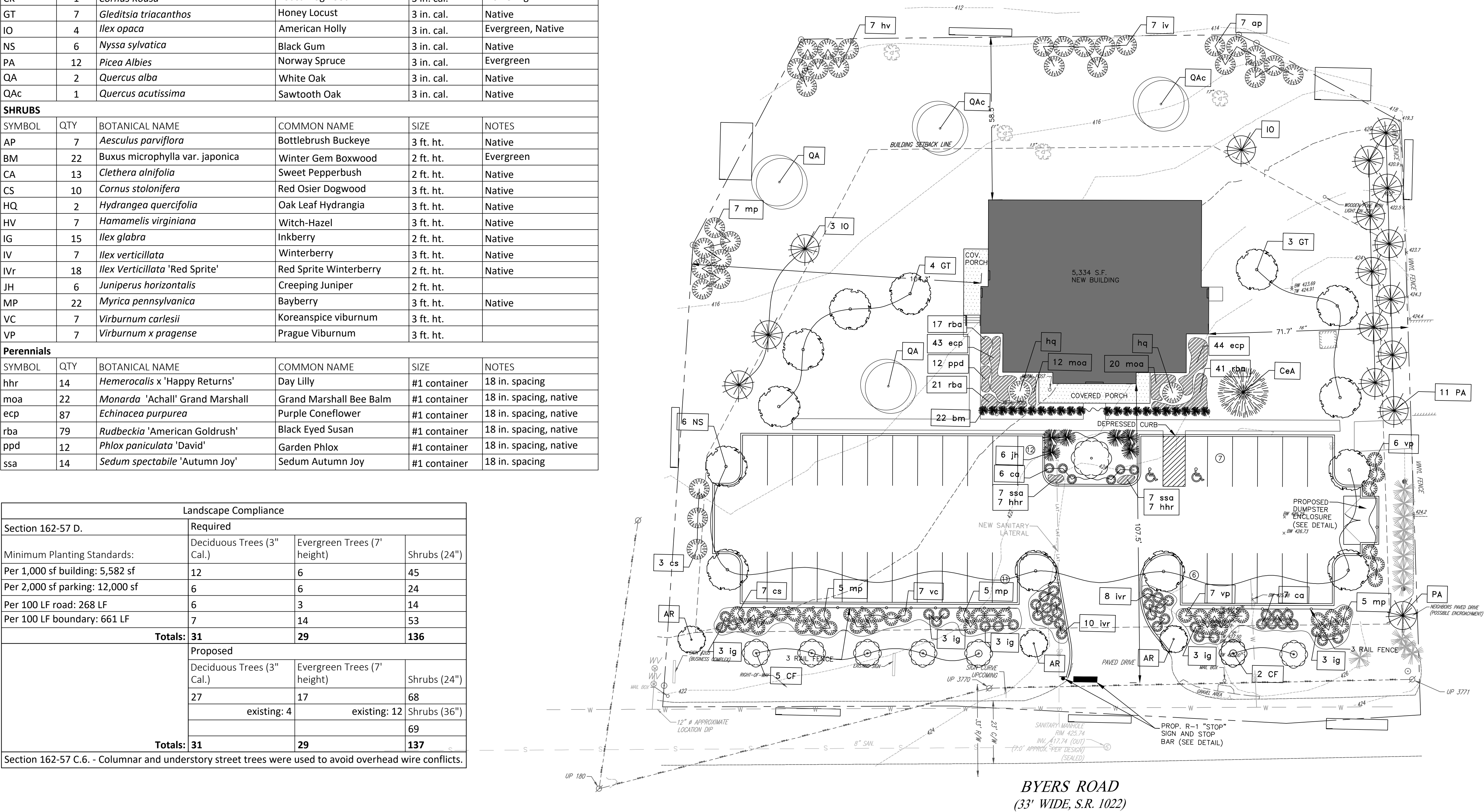
211 BYERS ROAD

UPPER UWCHLAN TOWNSHIP CHESTER COUNTY, PA

DATE :	REVISIONS	NO.	DESCRIPTION	DATE
07/31/2024		1		
SCALE :		2		
1"=20'		3		
SFP		4		
CHECKED BY :				
PROJ. NO. :				
24050				
SHEET NO.				
C-3				
SHEET 3 OF 11				

PLANT SCHEDULE					
TREES					
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
AR	3	<i>Acer Rubrum</i> 'Armstrong Gold'	Columnar Red Maple	3 in. cal.	Columnar
Cat	1	<i>Cedrus atlantica</i> 'Glauca Pendula'	Weeping Blue atlas Cedar	3 in. cal.	Evergreen
CF	7	<i>Cornus florida</i>	Flowering Dogwood	3 in. cal.	Flowering, native
CK	1	<i>Cornus Kousa</i>	Kousa Dogwood	3 in. cal.	Flowering
GT	7	<i>Gleditsia triacanthos</i>	Honey Locust	3 in. cal.	Native
IO	4	<i>Ilex opaca</i>	American Holly	3 in. cal.	Evergreen, Native
NS	6	<i>Nyssa sylvatica</i>	Black Gum	3 in. cal.	Native
PA	12	<i>Picea Albies</i>	Norway Spruce	3 in. cal.	Evergreen
QA	2	<i>Quercus alba</i>	White Oak	3 in. cal.	Native
QAc	1	<i>Quercus acutissima</i>	Sawtooth Oak	3 in. cal.	Native
SHRUBS					
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
AP	7	<i>Aesculus parviflora</i>	Bottlebrush Buckeye	3 ft. ht.	Native
BM	22	<i>Buxus microphylla</i> var. japonica	Winter Gem Boxwood	2 ft. ht.	Evergreen
CA	13	<i>Clethera alnifolia</i>	Sweet Pepperbush	2 ft. ht.	Native
CS	10	<i>Cornus stolonifera</i>	Red Osier Dogwood	3 ft. ht.	Native
HQ	2	<i>Hydrangea quercifolia</i>	Oak Leaf Hydrangia	3 ft. ht.	Native
HV	7	<i>Hamamelis virginiana</i>	Witch-Hazel	3 ft. ht.	Native
IG	15	<i>Ilex glabra</i>	Inkberry	2 ft. ht.	Native
IV	7	<i>Ilex verticillata</i>	Winterberry	3 ft. ht.	Native
IVr	18	<i>Ilex Verticillata</i> 'Red Sprite'	Red Sprite Winterberry	2 ft. ht.	Native
JH	6	<i>Juniperus horizontalis</i>	Creeping Juniper	2 ft. ht.	
MP	22	<i>Myrica pennsylvanica</i>	Bayberry	3 ft. ht.	Native
VC	7	<i>Virburnum carlesii</i>	Koreanspice viburnum	3 ft. ht.	
VP	7	<i>Virburnum x pragense</i>	Prague Viburnum	3 ft. ht.	
Perennials					
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
hhr	14	<i>Hemerocalis</i> x 'Happy Returns'	Day Lilly	#1 container	18 in. spacing
moa	22	<i>Monarda</i> 'Achall' Grand Marshall	Grand Marshall Bee Balm	#1 container	18 in. spacing, native
ecp	87	<i>Echinacea purpurea</i>	Purple Coneflower	#1 container	18 in. spacing, native
rba	79	<i>Rudbeckia</i> 'American Goldrush'	Black Eyed Susan	#1 container	18 in. spacing, native
ppd	12	<i>Phlox paniculata</i> 'David'	Garden Phlox	#1 container	18 in. spacing, native
ssa	14	<i>Sedum spectabile</i> 'Autumn Joy'	Sedum Autumn Joy	#1 container	18 in. spacing

Landscape Compliance			
Section 162-57 D.	Required		
Minimum Planting Standards:	Deciduous Trees (3" Cal.)	Evergreen Trees (7" height)	Shrubs (24")
Per 1,000 sf building: 5,582 sf	12	6	45
Per 2,000 sf parking: 12,000 sf	6	6	24
Per 100 LF road: 268 LF	6	3	14
Per 100 LF boundary: 661 LF	7	14	53
Totals:	31	29	136
	Proposed		
	Deciduous Trees (3" Cal.)	Evergreen Trees (7" height)	Shrubs (24")
	27	17	68
	existing: 4	existing: 12	Shrubs (36")
			69
Totals:	31	29	137
Section 162-57 C.6. - Columnar and understory street trees were used to avoid overhead wire conflicts.			



LEGEND	
EXISTING	PROPOSED
	CONCRETE CURB
	CONC. SIDEWALK
	CONC. CROSSWALK
	FENCELINE
	RIGHT OF WAY
	PROPERTY LINE
	IRON PIN
	MONUMENT
	SPOT GRADES
	CONTOURS
	SIGN
	SANITARY SEWER W/ M.H.
	SANITARY SEWER STRUCTURE NO.
	ROOFDRAIN PIPE
	ELECTRIC LINE
	WATER LINE
	GAS LINE
	UTILITY POLE
	FIRE HYDRANT
	GAS VALVE
	WATER VALVE
	CLEAN-OUT
	WATER METER
	GAS METER
	ELECTRIC METER
	OVERHEAD WIRE
	EXISTING EVERGREEN TREE
	EXISTING DECIDUOUS TREE

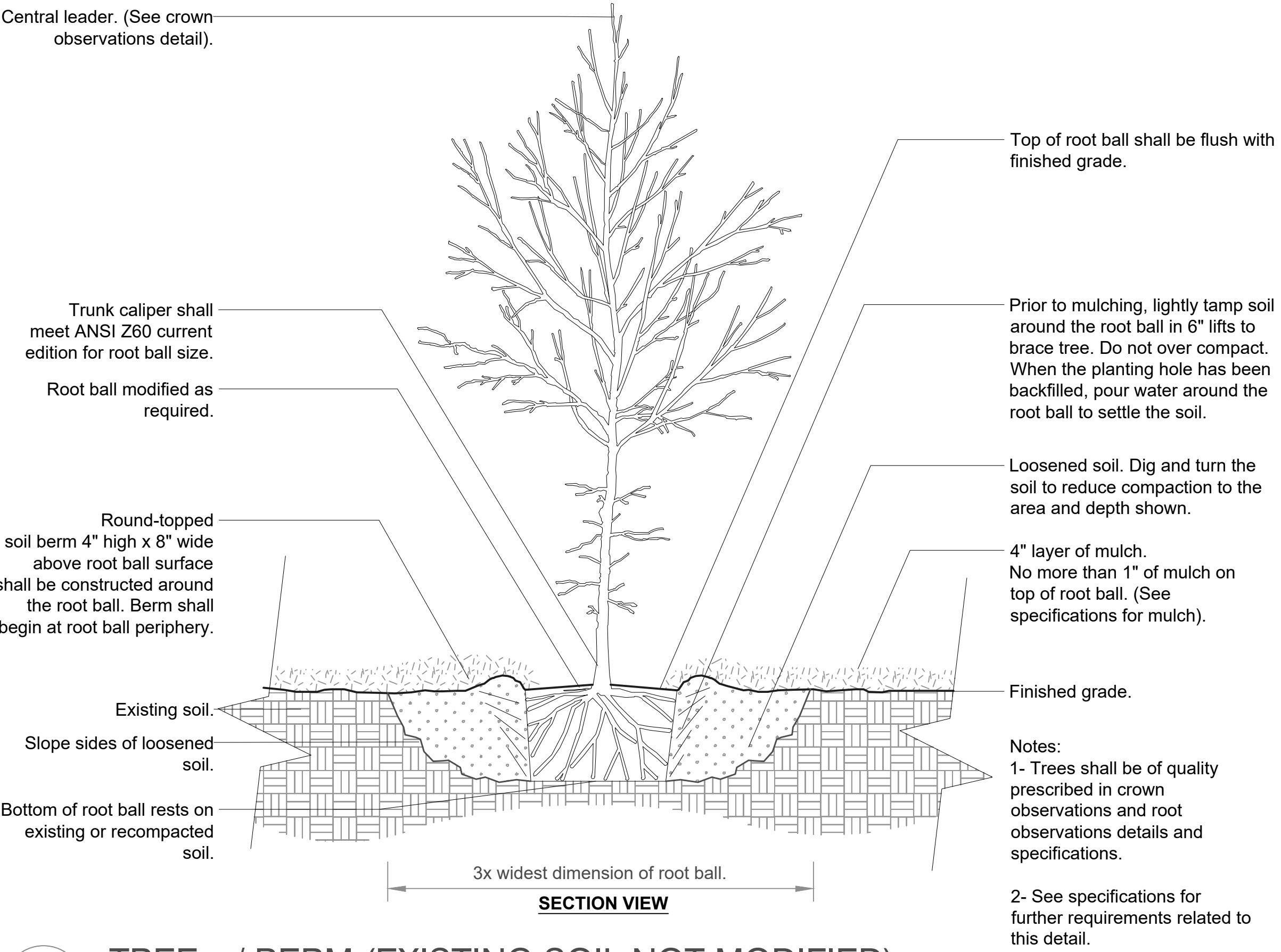
REVISIONS	
DATE	NOTES



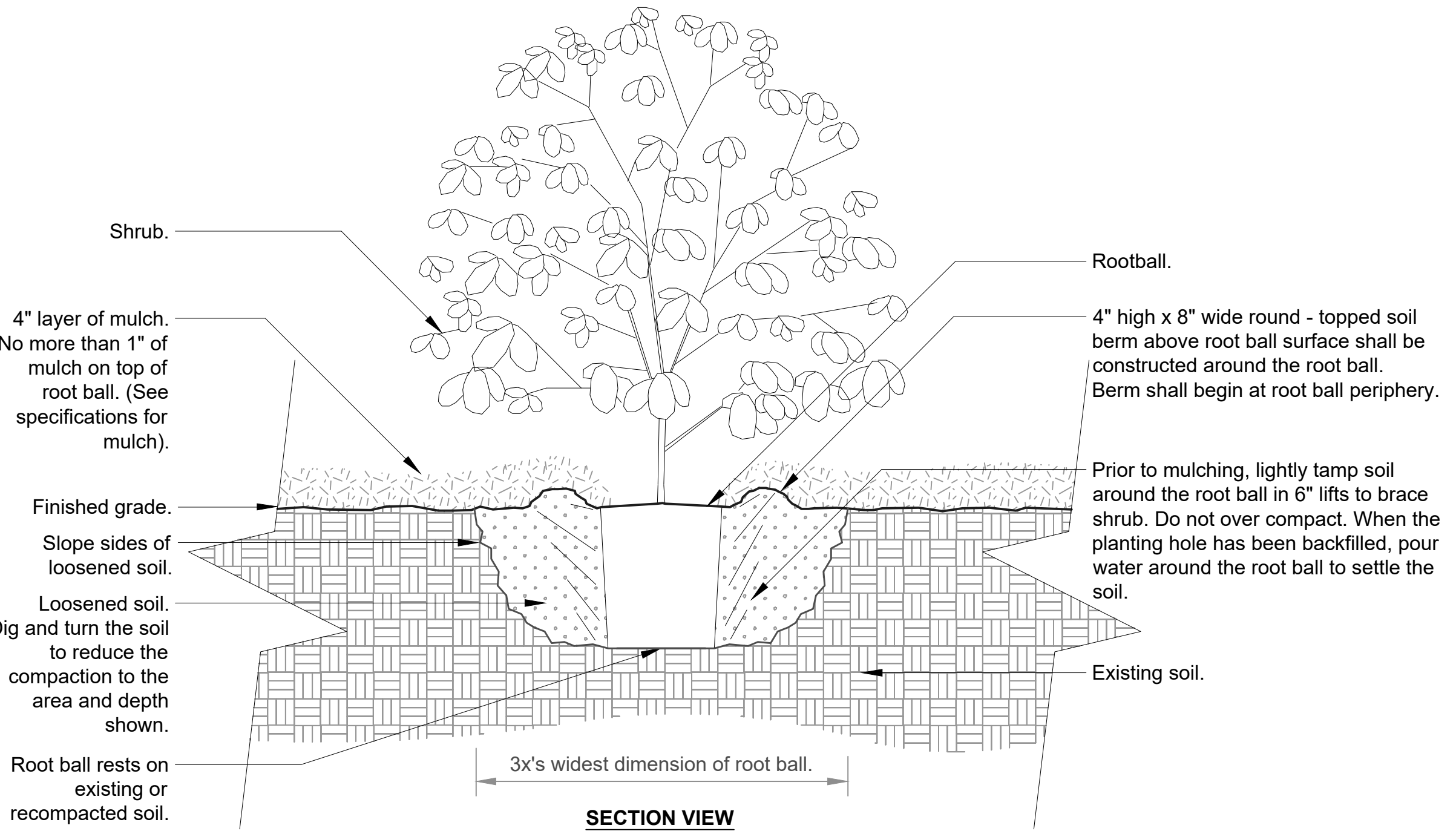
SCALE: 1 INCH = 20 FEET

SHEET NAME: LANDSCAPE PLAN	SHEET NO.: 1 of 2
PRELIMINARY / FINAL LAND DEVELOPMENT PLAN FOR Eagle Animal Hospital 211 Byers Road Upper Uwchlan Township	
PREPARED BY: THEURKAUF DESIGN & PLANNING, LLC 1350 ELBOW LANE CHESTER SPRINGS, PA 19425 P: 484-888-5574	DATE: MAY 13, 2024

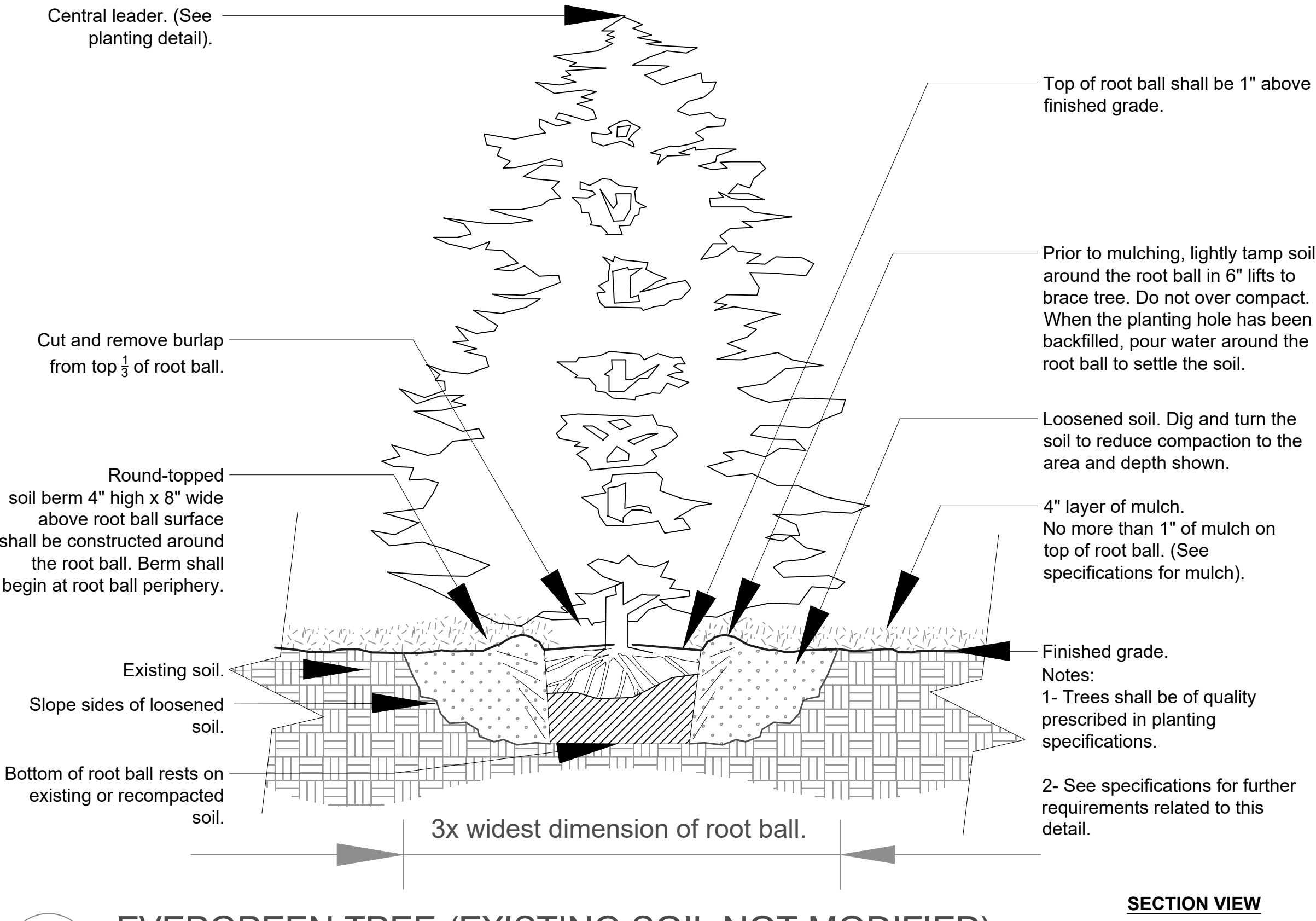




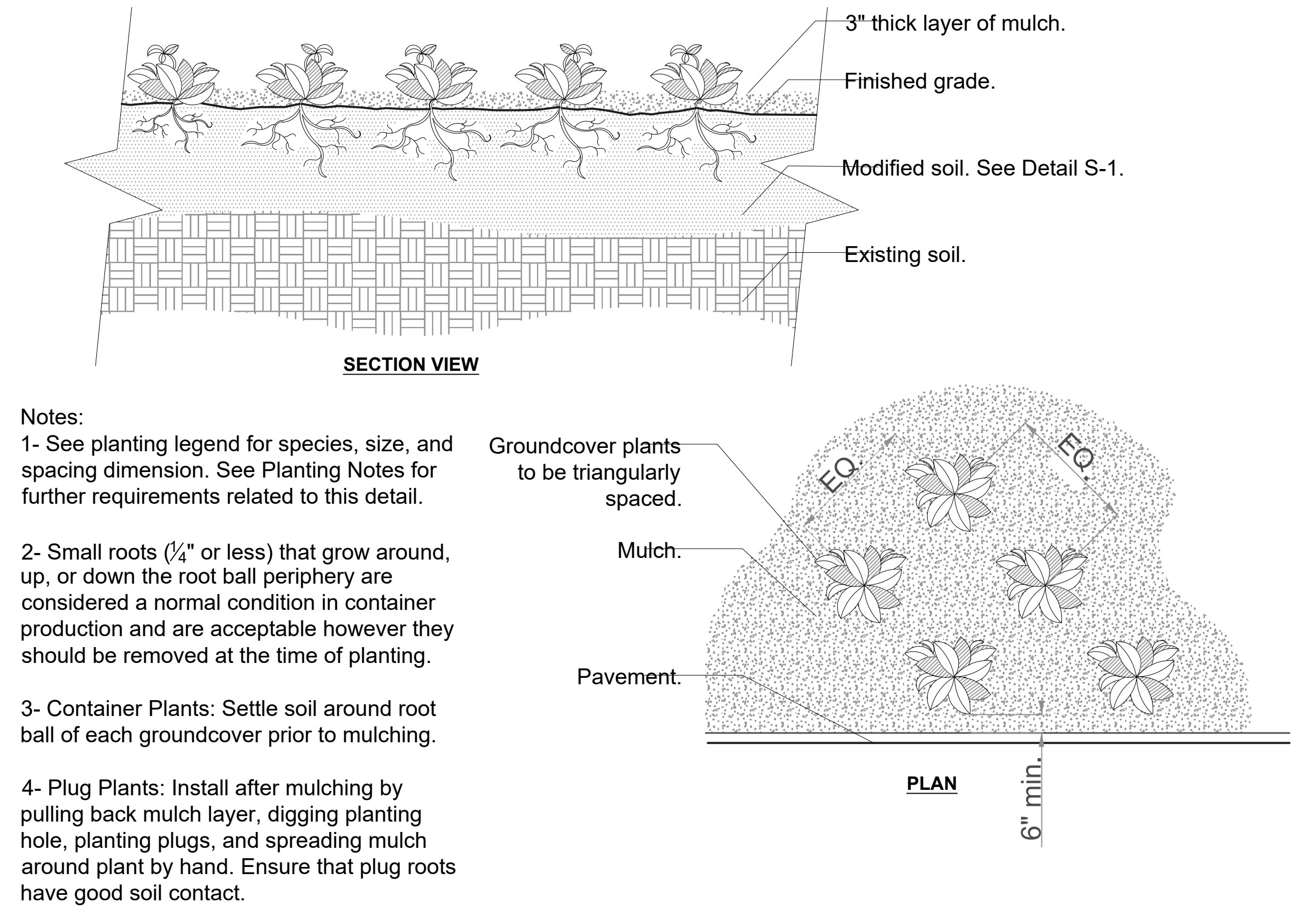
P-1 TREE w/ BERM (EXISTING SOIL NOT MODIFIED)
not to scale
URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE
L_tree planting_single berm_existing



P-3 SHRUB - UNMODIFIED SOIL
Not to scale
URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE
pdet_shrub_unmodified soil



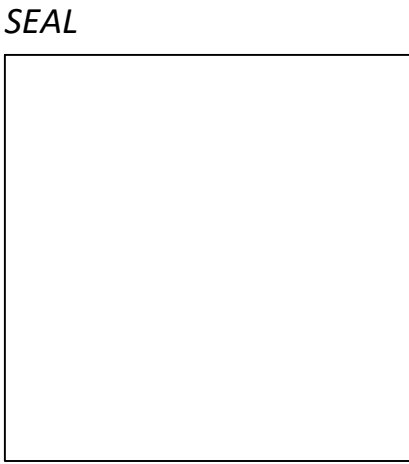
P-2 EVERGREEN TREE (EXISTING SOIL NOT MODIFIED)
SECTION VIEW



P-4 GROUNDCOVER
NOT TO SCALE
URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE
pdet_groundcover

- PLANTING NOTES**
- The Contractor is responsible for contacting PA ONE CALL and locating all underground utilities before any digging or plant removal occurs. Contractor shall be required to repair damage to any underground utilities damaged in the course of digging or plant removal.
 - Plant material quantities listed for the convenience of the Contractor. Actual numbers of symbols shall take precedence over quantities listed in cases of conflict.
 - All plant material subject to approval by the Landscape Architect prior to installation. Plant material shall be nursery grown locally, and shall be free of pests, disease, and defects such as injuries, disfigurement and sunscald. Any material that is found to be unacceptable shall be replaced by the Contractor with acceptable material.
 - The Contractor shall advise the Landscape Architect of any substitutions of plant material specified and such substitutions shall be subject to approval by the Landscape Architect prior to installation.
 - Plant material and installation shall be in accordance with the American Standard for Nursery Stock of the American Association of Nurserymen and with the general planting specifications as set forth by the Municipality.
 - All planting locations subject to field conditions. The Contractor shall notify the Landscape Architect if field conditions require relocation of plant materials.
 - Areas adjacent to curbs and walks shall be crowned a minimum of 6" higher than the top of curb or walk to allow for settling, although topsoil immediately adjacent to the walk or curb shall be sufficiently depressed to accommodate required mulch.
 - See Tree Planting Details for tree planting, staking, and wrapping directions. See Shrub and Groundcover Planting Details for shrub and herbaceous planting directions.
 - Trees shall be staked and wrapped immediately after planting. All staking and wrapping materials shall be removed after twelve (12) months.
 - Remove all twine and wire from tree and shrub planting balls. Remove all non-rot burlap from all plant material prior to planting. Untie all twine and/or burlap from the trunk of the plant material and drape down ball or remove prior to planting.
 - Prune dead or broken branches after planting only. Pruning shall follow American Association of Nurserymen standards.
 - Trees shall be placed a minimum of 30' from paved areas and walkways.
 - Trees and shrubs shall be planted even with or higher than the grade that the plants were grown at the nursery (roughly the top of the root ball).
 - Trees shall be planted at minimum 10' from underground utilities. Trees under overhead wires shall be sited according to PECCO's "Plant the Right Tree in the Right Place" guidelines to avoid tree-wire conflicts.
 - Lawn trees to be mulched with a minimum 2' wide mulched ring unless otherwise noted or required for tree protection. Mulch shall not touch tree trunks.
 - All shrub groupings shall be planted and mulched as a single bed.
 - Mulch to be shredded hardwood bark, aged a minimum of six months.
 - Plant material shall be installed the same day as it is delivered to the site as practical. Any plant material not planted the same day shall be protected from drying out by the Contractor until it is planted.
 - All plant material shall be thoroughly watered during installation. Contractor shall provide supplemental watering to all plant material in absence of natural rainfall.
 - Contractor shall provide all required topsoil, compost, mulch, fertilizers and other amendments unless otherwise directed by Owner.
 - Planting soil shall consist of excavated material, graded, free of roots, rocks larger than one inch, subsoil, debris, and weeds. Where additional soil is needed topsoil shall be imported, friable loam, free of subsoil, roots, grass, weeds, stone, and foreign matter; acidity range (pH) of 5.5 to 7.0; containing a minimum of 7 percent and a maximum of 25 percent organic matter.
 - Contractor shall grade all planting areas and berms as needed prior to planting. Planting beds to be fine raked again after the installation of plant material and prior to mulching the beds.
 - Upon completion of planting and mulching, remove all extraneous material and debris, broom sweep and wash the area clean.
 - Contractor shall guarantee all plant material for a period of 18 months from the date of installation. All plant material that does not survive the guarantee period shall be replaced by the Contractor. Dead plants shall be replaced not later than the next planting season.
 - Contractor shall notify the Owner upon completion of guarantee period and request a final inspection of plant material. At final inspection, Contractor shall remove any remaining tree stakes and prune as needed unless otherwise directed by Owner.
 - Contractor shall be responsible for the maintenance of plant material until such time as the project is accepted by the Owner. Maintenance shall include but is not limited to watering, weeding, mulching, pruning, and fertilizing necessary to establish plantings.

REVISIONS	
DATE	NOTES



SHEET NAME:

LANDSCAPE DETAILS & PLANTING NOTES

SHEET NO.:

2 of 2

PRELIMINARY / FINAL LAND DEVELOPMENT PLAN FOR

Eagle Animal Hospital

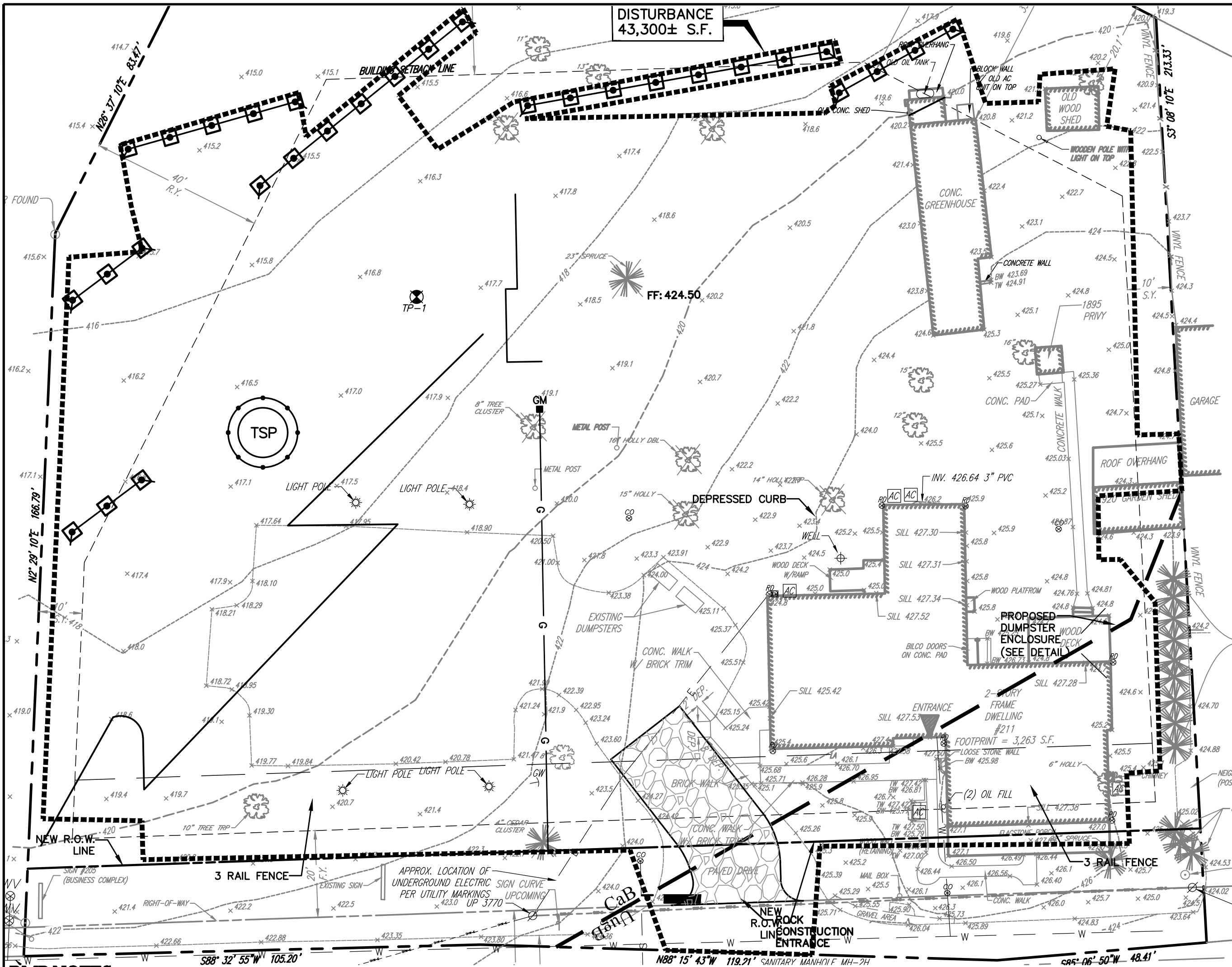
211 Byers Road
Upper Uwchlan Township

PREPARED BY:

THEURKAUF DESIGN & PLANNING, LLC

1350 ELBOW LANE
CHESTER SPRINGS, PA 19425
P: 484-888-5574

DATE: MAY 13, 2024



SITE INFORMATION
211 BYERS RD
TAX MAP: 32-4K-4
DB/PG: 7355/455

OWNER
9 COFFMAN ASSOCIATES, LP
211 BYERS RD
CHESTER SPRINGS, PA 19425

ROCK CONSTRUCTION NOTE:
1. CURRENT DRIVEWAY ENTRANCE WILL REMAIN PAVED. ROCK CONSTRUCTION ENTRANCE WILL NOT BE INSTALLED AT THE TIME OF CONSTRUCTION UNLESS DEEMED NECESSARY BY THE TOWNSHIP.

EROSION AND SEDIMENT CONTROL NARRATIVE - 102.4(b)(4)
THE PURPOSE OF THIS NARRATIVE AND THE EROSION CONTROL ASPECTS OF THE PLANS ARE TO PREVENT THE ACCELERATED EROSION OF EXPOSED SITE SOILS DURING CONSTRUCTION AND TO RETAIN ON SITE ALL SEDIMENT PRODUCED BY CONSTRUCTION ACTIVITIES. THIS WILL BE ACCOMPLISHED BY STRICT ADHERENCE TO THE FOLLOWING NOTES, SEQUENCE OF CONSTRUCTION, AND EROSION AND SEDIMENT CONTROL DETAILS SHOWN ON THE PLAN. THIS PLAN WILL FURTHER ACT TO PREVENT THE FOLLOWING:

- MINIMIZE EXTENT AND DURATION OF EARTH DISTURBANCE
- MAXIMIZE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION
- MINIMIZE SOIL COMPACTION
- UTILIZE OTHER MEASURES OR CONTROLS THAT PREVENT OR MINIMIZE GENERATION OF INCREASED STORMWATER RUNOFF

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES THREE (3) WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND TEN (10) WORKING DAYS FOR DESIGN STAGE. UTILITY INFORMATION IDENTIFIED THROUGH THE ONE-CALL PROCESS IS VALID FOR 90 DAYS FROM THE DATE OF THE CALL.

Pennsylvania One Call System, Inc.

800-242-1776

SERIAL# 20240890702

ONE-CALL DATE: 03/29/2024

FINAL EROSION CONTROLS

SCALE: 1" = 20'

CHAPTER 93 CLASSIFICATION:
THE SITE DRAINS TO UNIMPAIRED TRIBUTARY PICKERING CREEK. CHAPTER 93 CLASSIFICATION IS HQ-TSF, MF.

HIGH QUALITY-TROUT STOCKING WATERSHED NOTES:

- THE PROJECT IS LOCATED IN A HIGH QUALITY-TROUT STOCKING WATERSHED. THE SPECIAL PROTECTION WATERS IMPLEMENTATION HANDBOOK BEST MANAGEMENT PRACTICES APPLY TO ALL NEW NON-AGRICULTURAL ACTIVITIES/PROJECTS RESULTING IN AN EARTH DISTURBANCE ON HIGH QUALITY OR EXCEPTIONAL VALUE WATERSHEDS. IMPLEMENTATION OF THESE PRACTICES AND THE ADDITIONAL REQUIREMENTS FOR SPECIFIC ACTIVITIES LISTED IN THE HANDBOOK ARE SELECTED STORMWATER MANAGEMENT PRACTICES DESCRIBED IN SECTION TWO OF THE HANDBOOK CONSTITUTE APPROPRIATE, REASONABLE AND COST EFFECTIVE BEST MANAGEMENT PRACTICES FOR NON-POINT SOURCE CONTROL. PERSONS ENGAGED IN THESE LAND DISTURBANCE ACTIVITIES ARE EXPECTED TO COMPLY WITH BOTH THE GENERAL AND PROGRAM SPECIFIC REQUIREMENTS LISTED IN THIS APPENDIX.
- THE PROJECT IS IN HIGH QUALITY-TROUT STOCKING STREAM DESIGNATION. EXTREME CARE SHOULD BE EXERCISED IN ALL DISTURBANCE ACTIVITIES TO PREVENT DEGRADATION TO THE WATERS OF THE COMMONWEALTH.
- BECAUSE THIS PROJECT IS IN A SPECIFICALLY 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.

IN EACH STAGE.

1. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES, DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPEED SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.

11. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.

12. SEDIMENT MUST BE REMOVED FROM INLET WATER QUALITY INSERTS AFTER EACH RUNOFF EVENT.

13. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMP'S MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMP'S AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RESTABILIZATION, MUST BE PERFORMED IMMEDIATELY, IF EROSION AND SEDIMENT CONTROL BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.

14. SEDIMENT REMOVED FROM BMP'S SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.

15. THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTE IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.

16. NO TOPSOIL SHALL BE DISPOSED OF, BY SALE OR OTHERWISE, OFF THE SITE OF THE CONSTRUCTION.

GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

PROJECT WASTE NOTE - 102.4(b)(5)(iv)
THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIAL AND WASTED IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.

SEEDING SPECIFICATIONS

TEMPORARY MEASURES:

PREPARATIONS - APPLY 1 TON PER ACRE OF AGRICULTURAL GRADE LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDES) TO ESTABLISH A PH OF 6.5 TO 6.8

*SPECIES: Annual Ryegrass (50%) Winter Ryegrass (50%)

PURE LIVE SEED: 81 / 83

% APPLICATION RATE: 35 LB./ACRE

FERTILIZER TYPE: 10-10-10 (X-X-X)

FERTILIZER APPL. RATE: 500LB./ACRE

LIMING RATE: 1.0 T./ACRE

MULCH TYPE: Straw

MULCHING RATE: 3.0 T./ACRE

PERMANENT MEASURES:

PREPARATIONS - APPLY 4 TONS PER ACRE OF AGRICULTURAL GRADE LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDES) TO ESTABLISH A PH OF 6.5 TO 6.8

TOPSOIL PLACEMENT DEPTH: 6IN.

*SPECIES: Perennial Ryegrass (100%) Kentucky 31

Tall Fescue (60%) Redtop (30%)

% PURE LIVE SEED: 81 / 78 / 74%

% APPLICATION RATE: 10-20-20 (X-X-X)

FERTILIZER TYPE: 10-20-20 (X-X-X)

FERTILIZER APPL. RATE: 1000 LB./ACRE

LIMING RATE: 6.0 T./ACRE

MULCH TYPE: Straw

MULCHING RATE: 3.0 T./ACRE

ANCHOR MATERIAL: Jute Netting

ANCHORING METHOD: Pegs 4ft on center

SEEDING DATE RANGE: March 15th-May 15th

during germination periods, as weather permits

SOILS TABLE

(FROM UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE)

SOIL TYPE: CoB-Californ loam

DRAINAGE CLASS: Moderately Well Drained

SLOPE RANGE: 3-8

HYDROLOGIC GROUP: D

FRAGIPAN DEPTH: 20-30 inches

BEDROCK DEPTH: 72-99 inches

SEASONAL WATER TABLE: 6-36 inches

FLOODING POTENTIAL: None

PROFILE PERMEABILITY: Moderately low to moderately high

SOIL TYPE: Ha-Hatboro silt loam

DRAINAGE CLASS: Poorly Drained

SLOPE RANGE: 0-3

HYDROLOGIC GROUP: B/D

BEDROCK DEPTH: 60-99 inches

SEASONAL WATER TABLE: 0-8 inches

FLOODING POTENTIAL: Non-Frequent

PROFILE PERMEABILITY: Moderately high to high

SOIL TYPE: UuB-Urban land-Urthens, schist and gneiss complex

DRAINAGE CLASS: Moderately low to moderately high

SLOPE RANGE: 0-8

HYDROLOGIC GROUP: C

BEDROCK DEPTH: 20-70 inches

SEASONAL WATER TABLE: 60 inches

FLOODING POTENTIAL: None

PROFILE PERMEABILITY: Moderately low to moderately high

BMP NOTES

AS-BUILT PLAN:
AS-BUILT PLANS AND ALL EXPLANATION OF ANY DISCREPANCIES WITH THE CONSTRUCTIONS PLANS SHALL BE SUBMITTED TO THE MUNICIPALITY WITHIN THREE MONTHS OF THE COMPLETION OF CONSTRUCTION OF THE SWM BMP'S.

UTILITIES NOTES
1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN AND PROTECT ALL EXISTING UTILITIES (SANITARY, WATER, TELECOMMUNICATIONS, AND ELECTRIC, ETC) WITHIN THE WORK ZONE DURING CONSTRUCTION.

2. CONTRACTOR RESPONSIBLE TO MODIFY EXISTING RM/GRATE/COVERS/ETC. ELEVATIONS AS REQUIRED TO MEET PROVIDED FIELD CONDITIONS.

LEGEND

EXISTING	PROPOSED
	CONCRETE CURB
	CONC. SIDEWALK
	FENCELINE
	RIGHT OF WAY
	PROPERTY LINE
	IRON PIN
	MONUMENT
	SIGN
	SPOT GRADES
	CONTOURS
	SANITARY SEWER W/ M.H.
	STORM SEWER STRUCTURE NO.
	ROOF DRAIN PIPE
	SEWER LATERAL
	ELECTRIC LINE
	WATER LINE
	GAS LINE
	UTILITY POLE
	FIRE HYDRANT
	GAS VALVE
	WATER VALVE
	CLEAN-OUT
	WATER METER
	GAS METER
	ELECTRIC METER
	OVERHEAD WIRE
	PERCOLATION TEST LOCATION
	UTILITY TEST LOCATION
	12" SILT SOCK
	16" SILT SOCK
	LIMIT OF DISTURBANCE
	PROJECT AREA
	TREE PROTECTION FENCING
	CONSTRUCTION FENCING
	INLET PROTECTION
	TREE
	EVERGREEN TREE

PRELIMINARY EROSION CONTROLS

SCALE: 1" = 20'

RECEIVING SURFACE WATERS

THE PENNSYLVANIA TITLE 25, CHAPTER 93 CLASSIFICATION FOR THE RECEIVING WATERS OF THE COMMONWEALTH

UNPAVED TRIBUTARY (UNT) TO PICKERING CREEK IN THE PICKERING CREEK WATERSHED: A HIGH QUALITY-TROUT STOCKING FISHERY (HQ-TSF, MF) WATER COURSE

THERMAL IMPACTS NOTE - 102.4(b)(5)(iv)

PHASE BY ROUTING CONSTRUCTION RUNOFF THROUGH PERIMETER EROSION CONTROL MEASURES, I.E. COMPOST FILTER SOCKS WHICH ALLOW FURTHER COOLING BEFORE ENTERING SURFACE WATERS.

RECYCLING OR DISPOSAL OF MATERIALS - 102.4(b)(5)(iv)

ANY OFF-SITE WASTE AND BORROW AREA MUST HAVE AN E&S PLAN REVIEWED AND APPROVED BY THE COCD PRIOR TO BEING ACTIVATED.

NOTES FOR SEEPAGE BED CONSTRUCTION:

1. EXCAVATION SHALL BE PERFORMED WITH EQUIPMENT THAT WILL NOT COMPACT THE BOTTOM OF THE BED. EQUIPMENT SHALL NOT BE ALLOWED ON EXCAVATED AREAS OF THE SEEPAGE BEDS AT ANY TIME DURING CONSTRUCTION.
2. THE BOTTOM OF THE BED SHALL BE SCARIFIED IMMEDIATELY PRIOR TO THE PLACEMENT OF THE GEOTEXTILE FABRIC ON THE BOTTOM OF THE BED.
3. THE BED SHALL BE PROTECTED DURING CONSTRUCTION. SEDIMENT SHALL NOT BE ALLOWED TO BE WASHED BACK INTO THE BED BOTH DURING THE TIME WHEN THE BOTTOM OF THE BED IS OPEN AND ONCE THE STONE IS IN PLACE.
4. ONLY UNIFORMLY GRADED, CLEAN AGGREGATE, FREE OF FINES, SLATE, SHALE, CLAY, SILT, AND VEGETATIVE MATERIAL, WITH A WASH LOSS OF NO MORE THAN 0.5% AND MEETING SPECIFICATIONS FOR ASHTO NO. 3 STONE SHALL BE USED. THE POROSITY OF THE STONE MUST MEET THAT WHICH IS SPECIFIED ON THE PLAN. THE SUPPLIER OF THE STONE SHALL PROVIDE CERTIFICATION OF THE POROSITY OF THE STONE DELIVERED TO THE SITE. THE DESIGN ENGINEER SHALL VERIFY THAT THE POROSITY MEETS OR EXCEEDS THE REQUIREMENTS OF THE DESIGN AND SUBMIT SUCH VERIFICATION TO THE TOWNSHIP.
5. COMPACTION OF THE INFILTRATION BED SHALL NOT BE PERMITTED. EQUIPMENT AND TRAFFIC SHALL BE PROHIBITED FROM TRAVELING OVER THE PROPOSED LOCATION OF THE INFILTRATION TRENCH. TO AVOID COMPACTION OF THE SOIL, EXCAVATION OF THE BED SHALL BE COMPLETED FROM OUTSIDE THE BED TO AVOID COMPACTION OF THE BED FLOOR. NO ACCESSORY STRUCTURE SHALL BE PERMITTED OVER THE INFILTRATION BED.
6. LIGHT-TRACKED CONSTRUCTION EQUIPMENT SHALL ONLY BE ALLOWED ON THE TOP OF THE STONE AFTER IT HAS BEEN PLACED TO ITS FULL DEPTH AND TO ALLOW COMPLETION OF THE PLACEMENT OF THE STONE AND BACKFILL.
7. DRAINAGE FILTER FABRIC SHALL BE PLACED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS, INCLUDING PIPE PENETRATIONS, AND SHALL OVERLAP A MINIMUM OF EIGHTEEN (18) INCHES.
8. IF SEDIMENT DOES ENTER INTO THE SYSTEM, THE CONTRACTOR WILL NEED TO CLEAN OUT THE SEDIMENT TO THE TOWNSHIP'S SATISFACTION, WHICH MAY REQUIRE THE RECONSTRUCTION OF PORTIONS OF OR THE ENTIRE INFILTRATION BED.

SEQUENCE OF CONSTRUCTION

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED BY THE DESIGN ENGINEER. UNLESS SPECIFICALLY INDICATED OTHERWISE, EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.

AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES (INCLUDING CLEARING AND GRUBBING), THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LAND OWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER TO AN ONSITE PRE-CONSTRUCTION MEETING.

AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

ALL EXCESS MATERIALS AND WASTE GENERATED DURING THE CLEARING AND GRUBBING OF THIS SITE SHALL BE REMOVED FROM THIS SITE AND RECYCLED OR PROPERLY DISPOSED. WASTE CANNOT BE BURIED ON SITE. EROSION CONTROL FACILITIES (SILT FENCE, STONE BERM, ETC.) SHOULD BE REMOVED AND REUSED, IF AND WHEN POSSIBLE, OR REMOVED FOR OFFSITE DISPOSAL.

THE PROJECT SITE IS 1.40 ACRES (61,201 SF). THE AREA OF DISTURBANCE IS 0.99 ACRES (43,300 SF). AND THE PROJECT IS TO BE CONSTRUCTED IN ONE PHASE. THE CONTRACTOR IS ADVISED TO COME FAMILIAR WITH ALL EROSION CONTROL MEANS AND METHODS OUTLINED IN THE "EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL" PUBLISHED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (PADEP), MARCH 2000 EDITION. COPIES OF THE PLANS MUST BE AVAILABLE ON SITE THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL BE AWARE THAT NO SEDIMENT-LADEN RUNOFF SHALL BE ALLOWED TO FLOW TO THE PROPOSED UNDERGROUND INFILTRATION SYSTEM. ALL FLOW INTO THE INFILTRATION SYSTEM SHALL BE BLOCKED UNTIL ALL SITE AREAS ARE STABILIZED.

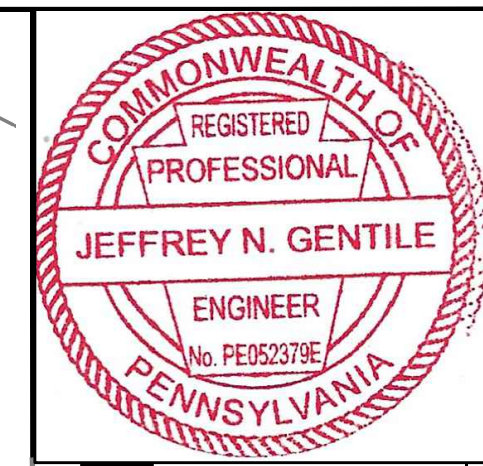
EROSION AND SEDIMENT CONTROL FACILITIES ARE TO CHECKED AND PROPERLY MAINTAINED WEEKLY AND AFTER EACH STORM EVENT. SUFFICIENT QUANTITIES OF SILT FENCING, CRUSHED STONE, STRAW BERM, SEEDING AND MULCHING SHOULD BE READILY AVAILABLE FOR REMEDIAL WORK IF REQUIRED.

IT IS REQUIRED THAT THE DESIGN PROFESSIONAL BE PRESENT DURING THE INSTALLATION OF ALL CRITICAL STAGES OF CONSTRUCTION.

ALL DISTURBED AREAS THAT CANNOT BE STABILIZED PER THE TEMPORARY STABILIZATION SPECIFICATIONS DUE TO ONGOING EARTHMOVING AND OTHER TRAFFIC SHALL RECEIVE AN APPLICATION OF WOOD CHIP MULCH (4 TO 6 TONS PER ACRE) OR A HAY OR STRAW MULCH (3 TONS PER ACRE). ALL OTHER DISTURBED AREAS REMAINING OPEN SHALL BE TEMPORARILY SEEDDED AND MULCHED.

EROSION CONTROL

1. STAKE OUT LIMIT OF DISTURBANCE AS INDICATED ON PLANS.
2. INSTALL PRELIMINARY ROCK CONSTRUCTION ENTRANCES AND SILT FENCE AS INDICATED ON THE PLANS.
3. PROCEED WITH REMOVAL OF EXISTING TREES//VEGETATION TO BE REMOVED (IF NOT COMPLETED PRIOR TO START OF CONSTRUCTION), CUTTING TREES DOWN TO STUMP AT GROUND LEVEL.
4. CLEAR AND GRUB SITE. STRIP TOPSOIL AND STOCKPILE WHERE INDICATED ON THE PLAN. IMMEDIATELY STABILIZE STOCKPILE AND PLACE SILT FENCE PER THE PLANS AND SPECIFICATIONS AND BEGIN ROUGH GRADING.
5. **CRITICAL STAGE** INSTALL STORMWATER MANAGEMENT BEDS ON LOTS OPENED FOR CONSTRUCTION AND IMMEDIATELY SEAL UNTIL SITE HAS BEEN STABILIZED UPGRADIENT FROM INLETS.
6. INSTALL UNDERGROUND UTILITY SERVICE LINES, INCLUDING ELECTRIC, COMMUNICATIONS (PHONE/FIBER), GAS, WATER, AND SANITARY LATERAL TO BUILDING ENVELOPES ON LOTS OPENED FOR CONSTRUCTION.
7. INSTALL ASPHALT BASE COURSE AS SOON AS POSSIBLE, WHICH MAY BE CONCURRENT WITH BUILDING CONSTRUCTION.
8. INSTALL BUILDING FOUNDATION, AND CONNECT UNDERGROUND UTILITY SERVICE LINES TO BUILDING. BEGIN BUILDING FOUNDATION AND PROCEED WITH BUILDING CONSTRUCTION. ROOF DRAINAGE FROM BUILDING TO THE ROOF DRAINS.
9. INSTALL SIDEWALK AS INDICATED ON THE PLANS. INSTALL WEARING COURSE ON PAVEMENT AREAS. FINISH GRADE ALL DISTURBED AREAS. SPREAD TOPSOIL ON THOSE AREAS THAT ARE TO BE LANDSCAPED AS THEY REACH FINAL GRADE AND STABILIZE IMMEDIATELY ACCORDING TO THE PERMANENT STABILIZATION SPECIFICATION AND INSTALL LANDSCAPING.



ARCHITECTS

140 N. PROVIDENCE ROAD
MEDIA, PENNSYLVANIA 19063
TEL: 610-566-7044
FAX: 610-566-3258

ARCHITECTURE

ENGINEERING

SITE PLANNING

INTERIOR DESIGN

EROSION AND SEDIMENTATION CONTROL

AND CONSERVATION PLAN FOR

EAGLE ANIMAL HOSPITAL

211 BYERS ROAD

UPPER UWCHLAN TOWNSHIP

CHESTER COUNTY, PA

REVISIONS	
NO.	DESCRIPTION
1	
2	
3	
4	

DATE :	07/31/2024
SCALE :	1"=20'
DRAWN BY:	SFF
CHECKED BY:	.
PROJ. NO. :	24050

SHEET NO.	C-5
SHEET 5 OF 11	

C-5

STORMWATER SEQUENCE OF CONSTRUCTION

1. STAKE OUT FOOTPRINT OF THE SEEPAGE BED. ENSURE THAT AREA DOWNGRADIENT OF SEEPAGE BED CONSTRUCTION IS PROTECTED BY EROSION CONTROL MEASURE (SILT FENCE) AS INDICATED ON APPROVED EROSION CONTROL PLAN. ALL TRIBUTARY INLETS, YARD DRAINS, ETC. CONNECTED TO SEEPAGE BED TO BE SEALED WATERTIGHT TO PREVENT INTRUSION OF SEDIMENT-LADEN RUNOFF INTO BED.
2. EXCAVATE AREA FOR SEEPAGE BED. NOTIFY MUNICIPAL/DESIGN ENGINEER IN ADVANCE TO ALLOW ENGINEER TO INSPECT THE PLACEMENT OF FABRIC AND STONE. INSTALLATION OF FABRIC AND STONE SHALL BE APPROVED BY THE MUNICIPAL ENGINEER SITE INSPECTOR. ALL SEDIMENT SHALL BE REMOVED AND OR FABRIC AND STONE REPLACED IF SEDIMENT ENTERS THE SEEPAGE BED.
3. INSTALL GEOTEXTILE FABRIC (CONFORMING TO SPECIFICATIONS ON DESIGN DETAILS) ON BOTTOM AND SIDES OF EXCAVATION AND PLACE INITIAL LAYER OF STONE ON BOTTOM OF BED.
4. INSTALL PERFORATED PIPE AND OTHER SEEPAGE BED ELEMENTS AND BACKFILL WITH STONE AS INDICATED ON DESIGN DETAILS. ONCE STONE REACHES TOP ELEVATION, WRAP GEOTEXTILE FABRIC.
5. PLACE BACKFILL ON TOP OF WRAPPED BED TO ACHIEVE FINAL GRADE OR PAVEMENT SUBGRADE.
6. ORANGE CONSTRUCTION FENCE AND EROSION CONTROL MEASURES SHALL BE REMOVED ONCE TRIBUTARY AREAS ARE STABILIZED. IMMEDIATELY STABILIZE ALL AREAS DISTURBED BY THIS OPERATION.
7. ONCE ALL TRIBUTARY AREAS ARE FULLY STABILIZED, REMOVE WATERTIGHT SEALS FROM ALL INLETS AND YARD DRAINS TRIBUTARY TO SEEPAGE BED. INSPECT THESE STRUCTURES AND IMMEDIATELY REMOVE ANY SEDIMENT AND/OR DEBRIS THAT MAY HAVE COLLECTED IN BOTTOM OF SUCH STRUCTURES, TO PREVENT MIGRATION OF SEDIMENT AND/OR DEBRIS INTO SEEPAGE BED PIPING.

NON-WOVEN GEOTEXTILE
GEOTEXTILE FABRIC TO LINE BOTTOM, SIDES, AND TOP OF INFILTRATION BED SHALL CONSIST OF NEEDED NON-WOVEN POLYPROPYLENE FIBERS AND MEET THE FOLLOWING PROPERTIES:

- a. GRAB TENSILE STRENGTH (ASTM-D4632) 120 LBS
- b. MULLEN BURST STRENGTH (ASTM-D3786) 225 PSI
- c. FLOW RATE (ASTM-D4491) 95 GAL/MIN/FT²
- d. UV RESISTANCE AFTER 500 HOURS (ASTM-D4355): 70%
- e. HEAT-SET OR HEAT-CALENDARED FABRICS ARE NOT PERMITTED

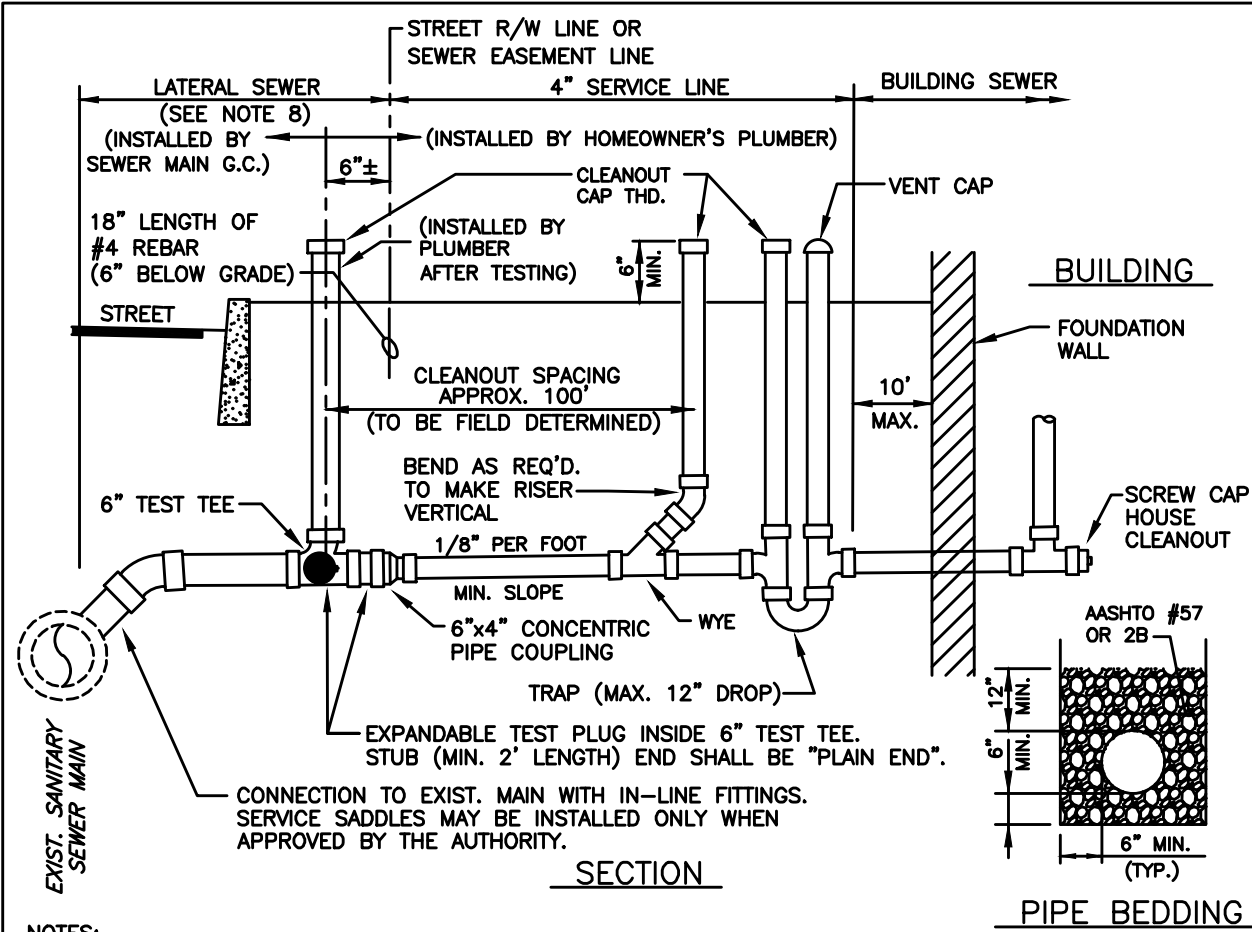
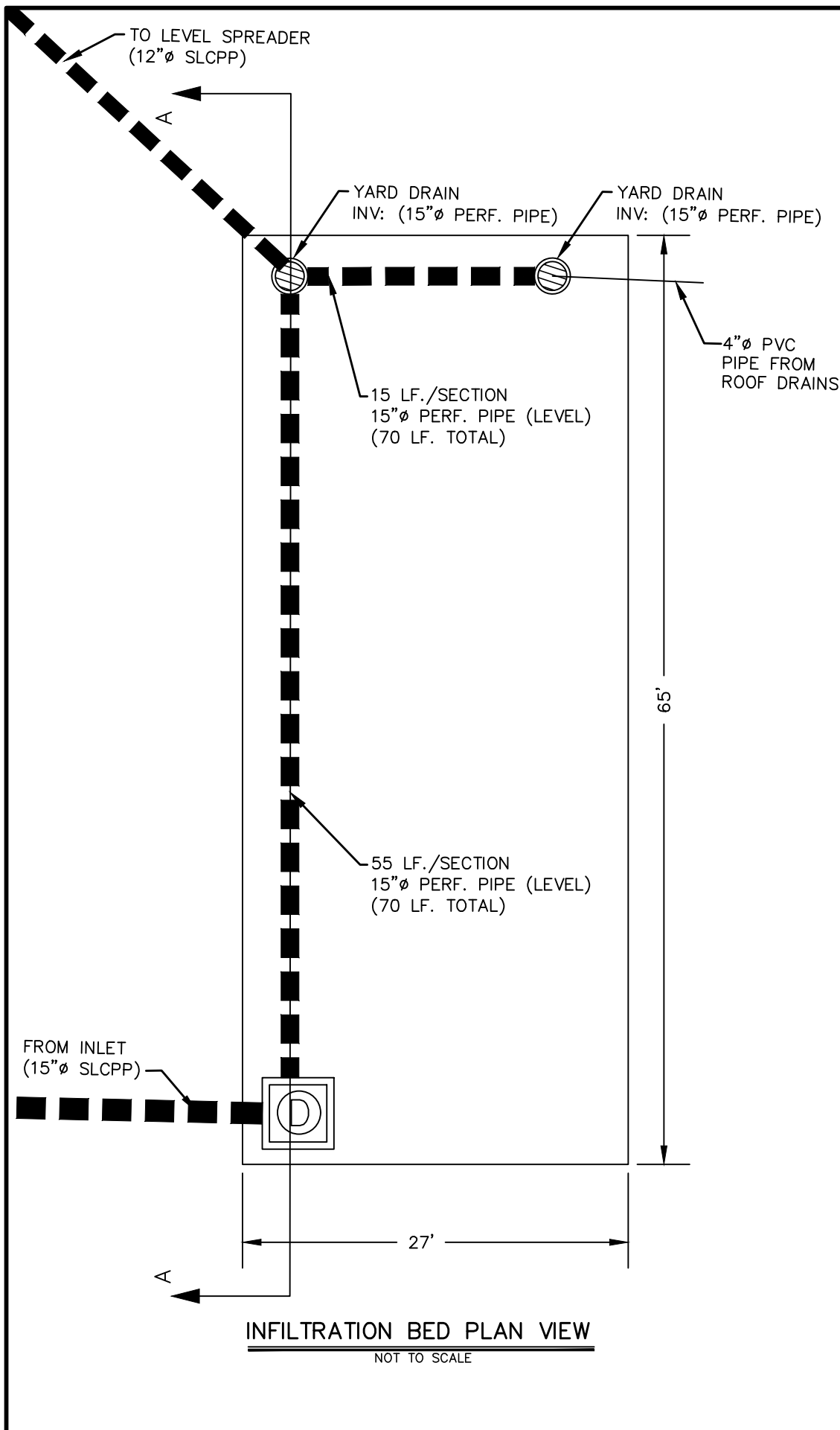
ACCEPTABLE TYPES INCLUDE: MIRAFI 140N, AMOCO 4547, GEOTEX 451

MAINTENANCE NOTES:

1. THE OWNER AND/OR OPERATOR OF THE PROPERTY IS RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM.
2. STORMWATER FACILITIES SHALL BE INSPECTED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE COMMONWEALTH OF PENNSYLVANIA ON BEHALF OF THE APPLICANT OR RESPONSIBLE ENTITY (INCLUDING THE TOWNSHIP ENGINEER FOR DEDICATED FACILITIES) ON THE FOLLOWING BASIS:
 - (1) ANNUALLY FOR THE FIRST FIVE YEARS.
 - (2) ONCE EVERY THREE YEARS THEREAFTER.
 - (3) DURING OR IMMEDIATELY AFTER THE CESSATION OF A ONE-HUNDRED-YEAR OR GREATER STORM EVENT.
3. THE PROFESSIONAL ENGINEER CONDUCTING THE INSPECTION SHALL BE REQUIRED TO SUBMIT A WRITTEN REPORT TO THE TOWNSHIP WITHIN ONE MONTH FOLLOWING COMPLETION OF THE INSPECTION. THE REPORT WILL PRESENT DOCUMENTATION AND INCLUDE PICTURES REGARDING THE CONDITION OF THE FACILITY AND RECOMMEND NECESSARY REPAIRS, IF NEEDED. ANY NEEDED REPAIRS SHALL BE IMPLEMENTED BY THE OWNER WITHIN ONE MONTH OF THE REPORT ISSUANCE DATE.

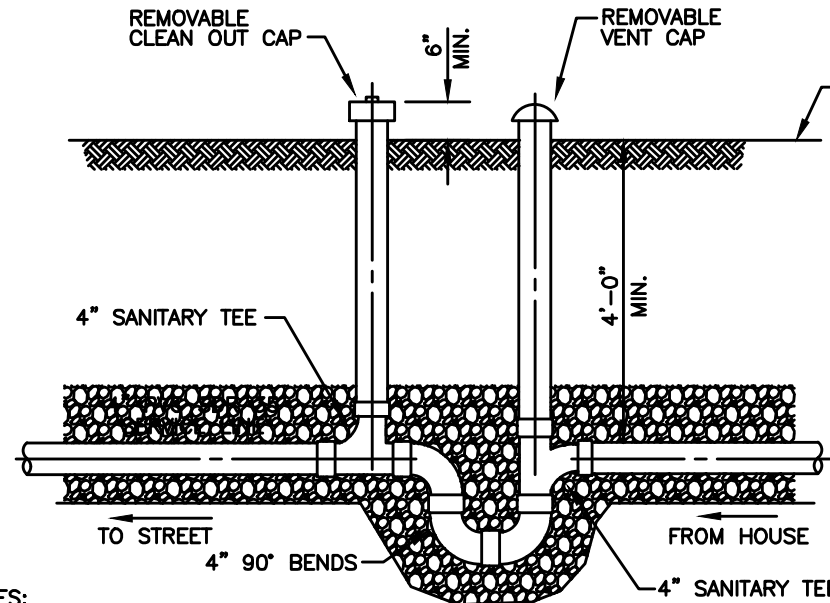
BMP NOTES

AS-BUILT PLANS
AS-BUILT PLANS AND ALL EXPLANATION OF ANY DISCREPANCIES WITH THE CONSTRUCTIONS PLANS SHALL BE SUBMITTED TO THE MUNICIPALITY WITHIN THREE MONTHS OF THE COMPLETION OF CONSTRUCTION OF THE SWM BMP'S.



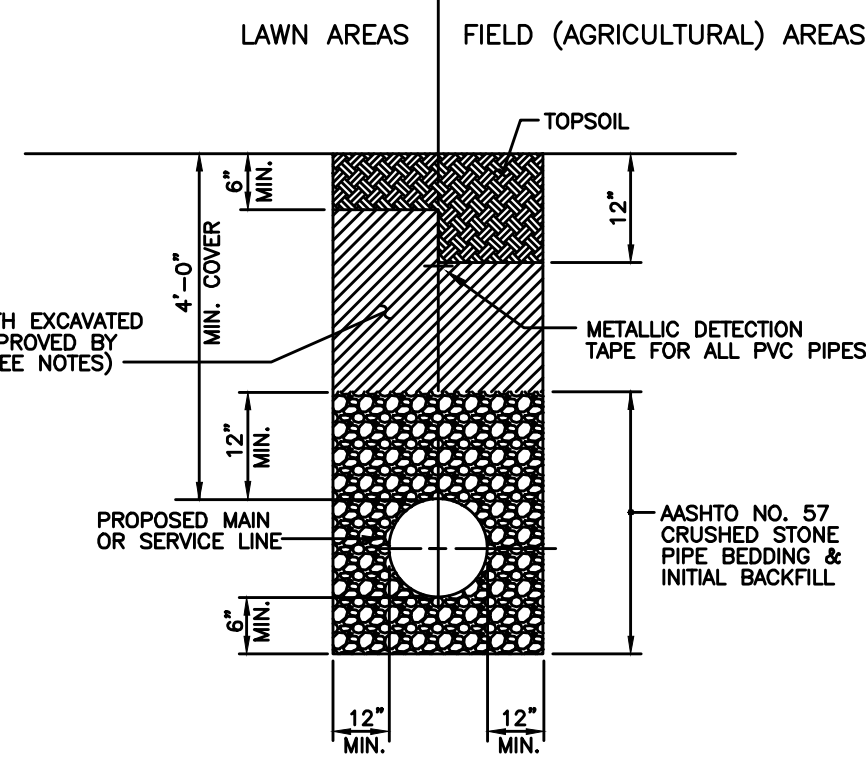
- NOTES:
1. PROVIDE 6" OF ASHTO NO. 57 STONE BELOW PIPE AND 12" ABOVE PIPE (TYPICAL ENTIRE LENGTH OF LATERAL AND SERVICE LINE)
 2. MINIMUM SLOPE = 1/8" PER FT.
 3. MINIMUM DEPTH OF COVER = 4 FT
 4. PIPE MATERIALS:
LATERAL SEWER - PVC SDR 35 OR DIP CLASS 52 WHEN INSTALLED IN FILL MATERIAL
SERVICE LINE - 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 SHALL BE INSTALLED IN DRIVEWAYS OR OTHER PAVED AREAS, UNLESS SPECIFICALLY APPROVED BY ULTIMA. 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.

6	4/21	Upper Uwchlan Township Municipal Authority STANDARD DETAIL - SEWER SYSTEM	ARRC Suite 200, 321 N. Furness St. Birdsboro, PA 19508 Tel 610.374.5285 Fax 610.374.5287
5	9/15		
4	10/14		
3	1/13		
2	6/05		
1	11/04	LATERAL & SERVICE LINE	DATE: APRIL 2021 DETAIL: 7000SD17
REVISION	DATE		



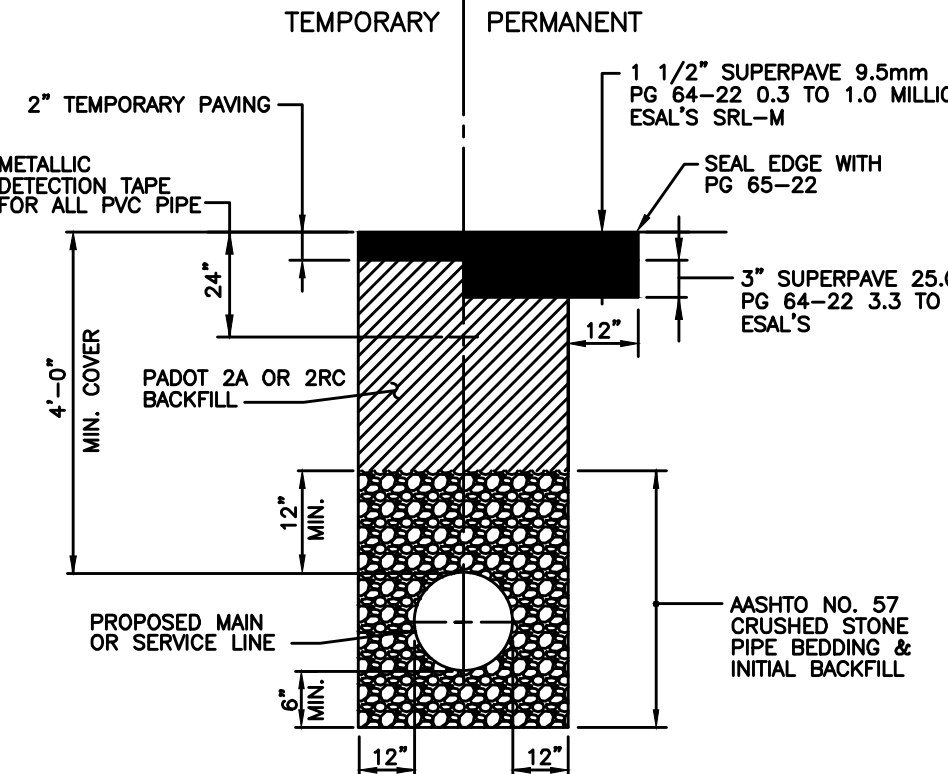
- NOTES:
1. FOR CLEANOUTS LOCATED IN YARDS, CAPS TO REMAIN ABOVE GRADE AT ALL TIMES DURING & AFTER INSTALLATION.
 2. CLEANOUTS LOCATED IN PAVED AREAS MUST BE PROVIDED WITH FRAME AND COVER SIMILAR TO CAPS SHOWN ON DETAIL 7000SD19.

4	4/21	Upper Uwchlan Township Municipal Authority STANDARD DETAIL - SEWER SYSTEM	ARRC Suite 200, 321 N. Furness St. Birdsboro, PA 19508 Tel 610.374.5285 Fax 610.374.5287
3	1/13		
2	6/05		
1	11/04		
REVISION	DATE		
4	4/21	SERVICE LINE CLEANOUT & VENT	DATE: APRIL 2021 DETAIL: 7000SD18
3	1/13		
2	6/05	TRENCH RESTORATION PARKING AREAS & DRIVEWAYS	DATE: APRIL 2021 DETAIL: 7000SD28
1	11/04		
REVISION	DATE		

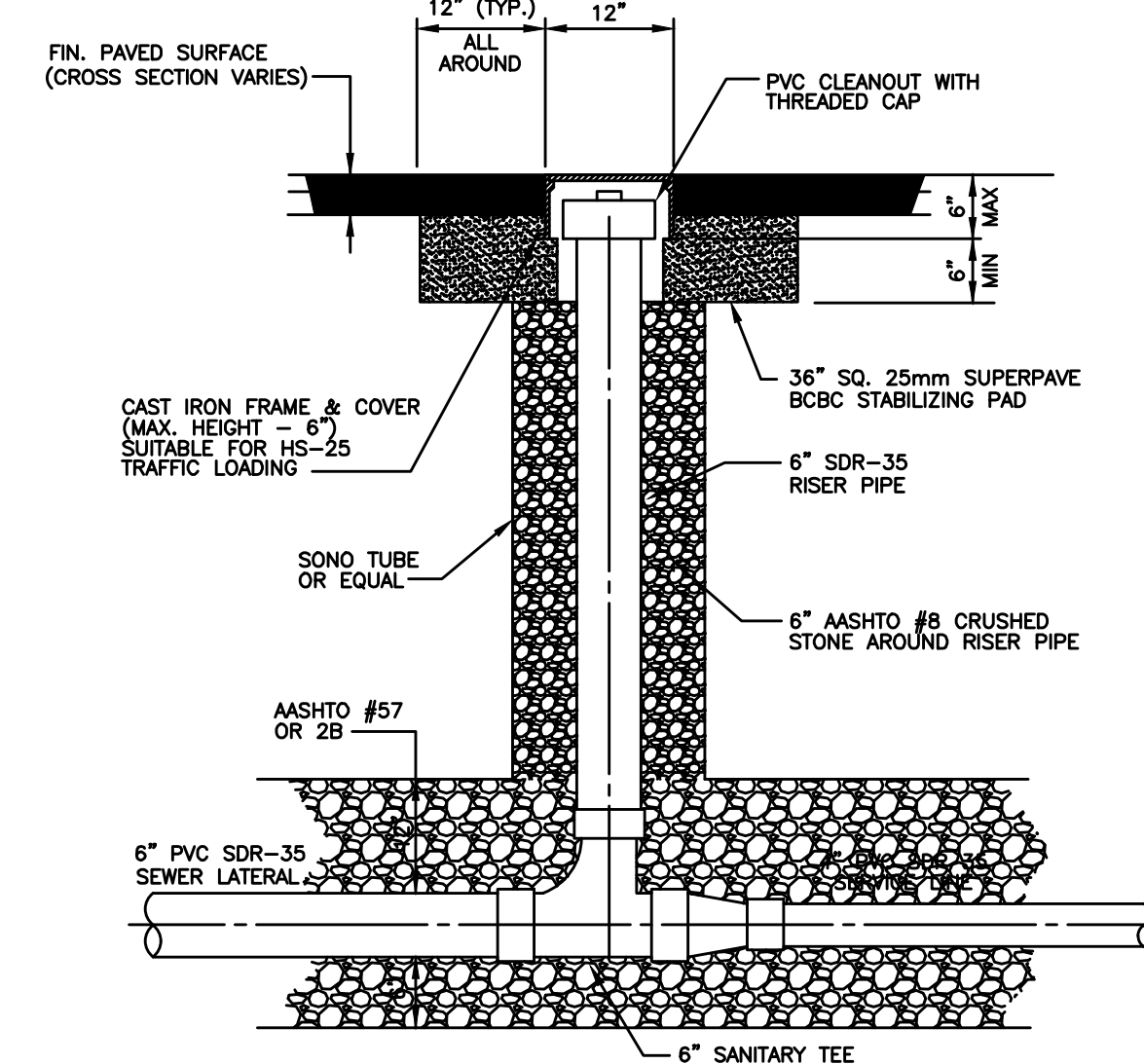


- NOTES:
1. BACKFILL TRENCHES WITH EXCAVATED MATERIAL CONTAINING NO STONES LARGER THAN FOUR (4) INCHES IN ANY DIMENSION.
 2. A MAXIMUM OF 20% OF BACKFILL CAN CONSIST OF STONES (NOTED ABOVE) IF EVENLY DISTRIBUTED THROUGHOUT BACKFILL.
 3. BACKFILL MATERIAL SHALL BE FREE OF ORGANIC MATERIAL, REFUSE, AND 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.

4	4/21	Upper Uwchlan Township Municipal Authority STANDARD DETAIL - SEWER SYSTEM	ARRC Suite 200, 321 N. Furness St. Birdsboro, PA 19508 Tel 610.374.5285 Fax 610.374.5287
3	1/13		
2	6/05		
1	11/04		
REVISION	DATE		
4	4/21	TRENCH RESTORATION LAWN/FIELD AREAS	DATE: APRIL 2021 DETAIL: 7000SD29
3	1/13		
2	6/05	TRENCH RESTORATION PARKING AREAS & DRIVEWAYS	DATE: APRIL 2021 DETAIL: 7000SD28
1	11/04		
REVISION	DATE		

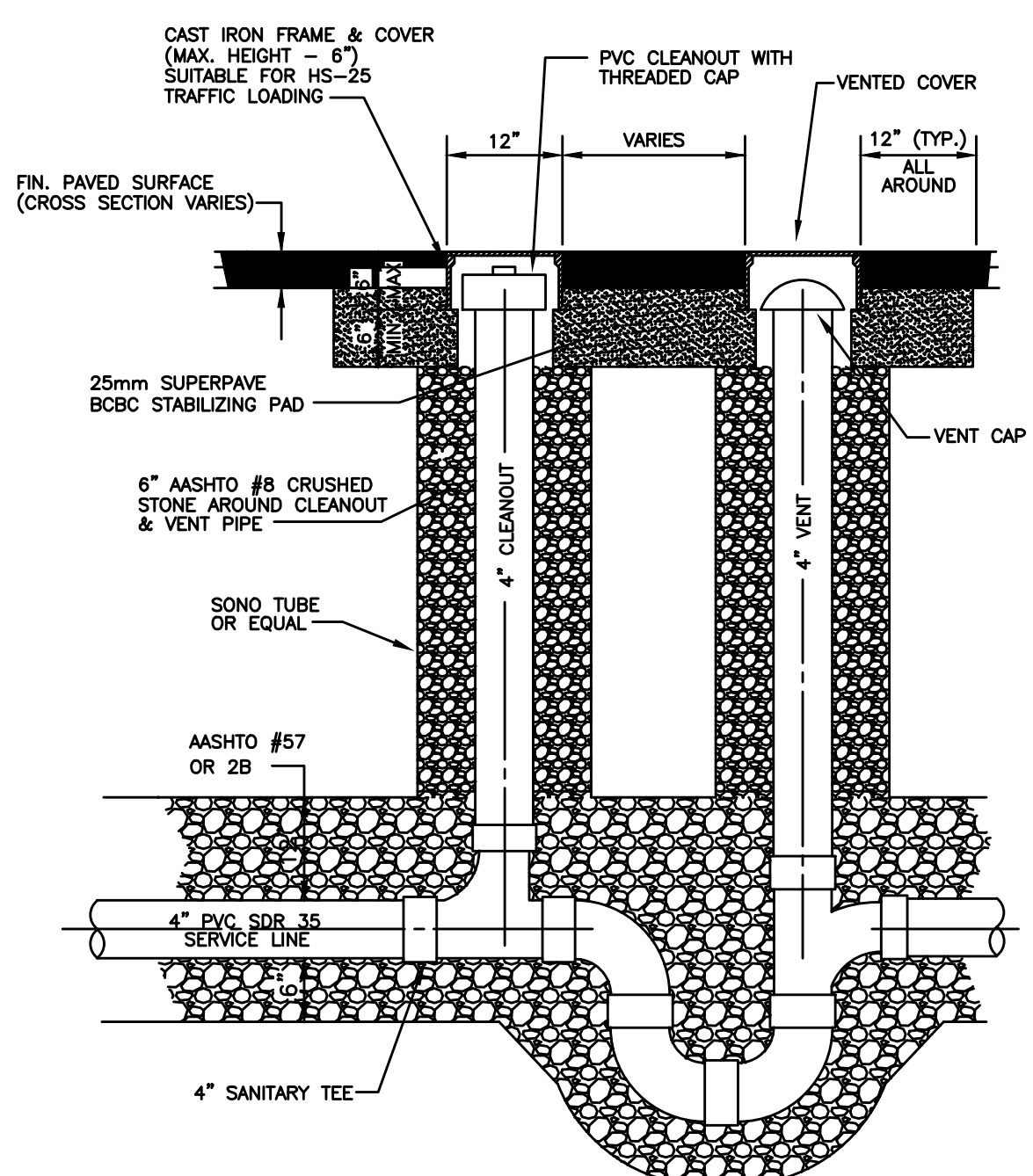


4	4/21	Upper Uwchlan Township Municipal Authority STANDARD DETAIL - SEWER SYSTEM	ARRC Suite 200, 321 N. Furness St. Birdsboro, PA 19508 Tel 610.374.5285 Fax 610.374.5287
3	1/13		
2	6/05		
1	11/04		
REVISION	DATE		
4	4/21	TRENCH RESTORATION PARKING AREAS & DRIVEWAYS	DATE: APRIL 2021 DETAIL: 7000SD28
3	1/13		
2	6/05	TRENCH RESTORATION PARKING AREAS & DRIVEWAYS	DATE: APRIL 2021 DETAIL: 7000SD28
1	11/04		
REVISION	DATE		

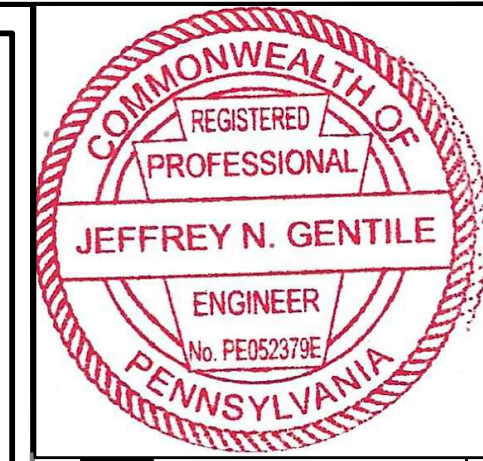
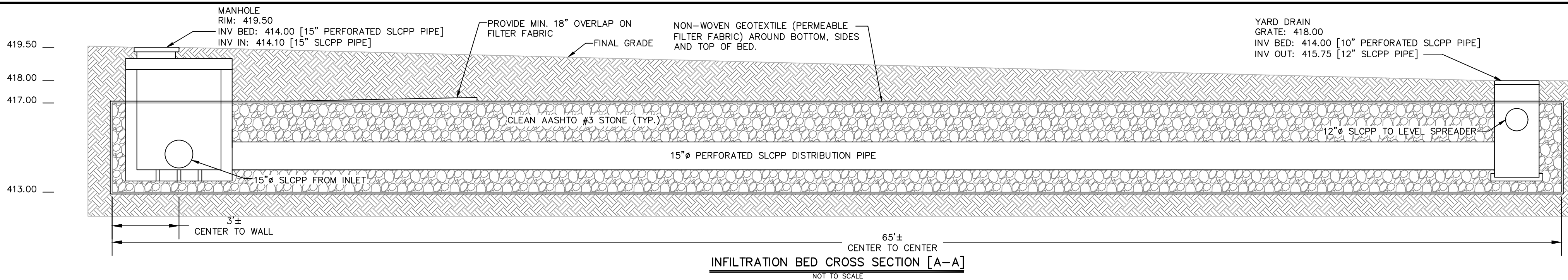


- NOTE:
1. FOR SEWER LATERALS INSTALLED IN FILL MATERIAL, USE CLASS 52 DUCTILE IRON PIPE.

3	4/21	Upper Uwchlan Township Municipal Authority STANDARD DETAIL - SEWER SYSTEM	ARRC Suite 200, 321 N. Furness St. Birdsboro, PA 19508 Tel 610.374.5285 Fax 610.374.5287
2	1/13		
1	6/05		
REVISION	DATE		
3	4/21	CLEANOUT/TEST TEE IN PAVED AREAS	DATE: APRIL 2021 DETAIL: 7000SD20
2	1/13		
1	6/05	CLEANOUT/TEST TEE IN PAVED AREAS	DATE: APRIL 2021 DETAIL: 7000SD20
REVISION	DATE		



3	4/21	Upper Uwchlan Township Municipal Authority STANDARD DETAIL - SEWER SYSTEM	ARRC Suite 200, 321 N. Furness St. Birdsboro, PA 19508 Tel 610.374.5285 Fax 610.374.5287
2	1/13		
1	6/05		
REVISION	DATE		
3	4/21	SERVICE LINE CLEANOUT & VENT IN PAVED AREAS	DATE: APRIL 2021 DETAIL: 7000SD19
2	1/13		
1	6/05	SERVICE LINE CLEANOUT & VENT IN PAVED AREAS	DATE: APRIL 2021 DETAIL: 7000SD19
REVISION	DATE		



ARCHITECTS

140 N. PROVIDENCE ROAD
MEDIA, PENNSYLVANIA 19063
TEL: 610-566-7044
FAX: 610-566-3258

STORMWATER AND SEWER DETAILS

FOR

EAGLE ANIMAL HOSPITAL

211 BYERS ROAD

UPPER UWCHLAN TOWNSHIP CHESTER COUNTY, PA

REVISIONS	NO.	DESCRIPTION	DATE
DATE: 07/31/2024	1	SCALE: AS NOTED	
SCALE: AS NOTED	2	DRAWN BY: SFP	
CHECKED BY:	3		
PROJ. NO.: 24050	4		
SHEET NO. C-7	7		
OF 11			

1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN AND SET OF APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE CONSTRUCTION PLAN PRIOR TO THE IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
2. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL NOTIFY ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL ENGINEER AND THE LOCAL GOVERNMENT OF THE STAGES OF IMPLEMENTATION OF THE PCSM PLAN, TO AN ON-SITE PRECONSTRUCTION MEETING.
3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE DESIGN ENGINEER.
5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
6. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT OCCUR PRIOR TO ANY STAGE OF THE PROJECT UNTIL THE E&S BMPs SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
7. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
8. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAP(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
9. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO REDUCE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE DESIGN ENGINEER.
10. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 2601. ET. SEQ., 271.1, AND 2871.1 ET. SEQ.. NO BUILDING MATERIALS OR WASTES OR UNUSED BULK MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
11. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT TO THE SITE IN A DEAN FILL FORM FP-001 MAY BE RETURNED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL TO BE ANALYTICAL TESTING.
12. THE DEFINITIONS FOR THE FOLLOWING TERMS ARE LISTED AND ARE TAKEN FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION PERMIT SUMMARY SHEET ON PAGE 6.

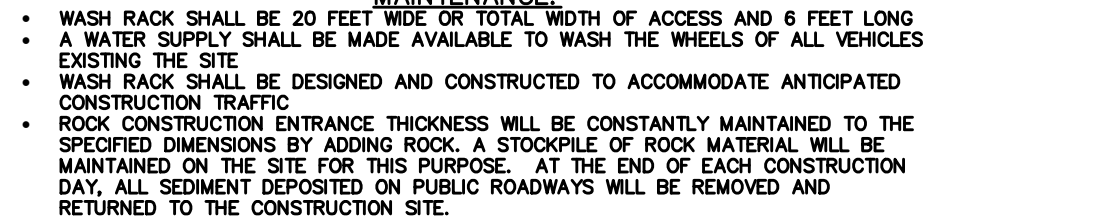
CLEAN FILL: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK, OR CONCRETE FROM CONSTRUCTION AND INFRASTRUCTURE ACTIVITIES. IT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS SPECIFICALLY AUTHORIZED. (THIS TERM DOES NOT INCLUDE MILLED ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE).
- ENVIRONMENTAL DUE DILIGENCE: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANDBOX MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SEARCHES, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS.
11. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, UNDER UNDISTURBED VEGETATED AREAS.
12. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPs AFTER EACH RAINFALL EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RETENING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
13. A LOG SHOWING DATES THAT E&S BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED AT THE PROJECT SITE AND BE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
14. SEDIMENT TRACKS INTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEP INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
15. ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
16. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES — 6 TO 10 INCHES ON COMPACTED SOILS — PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
17. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO STABILIZE BUNDING SHALL BE PLACED IN COMPACTED LAYERS NOT BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
18. ALL EARTH FILL SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
19. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOO, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
20. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
21. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
22. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
23. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE, OUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS SHALL BE VEGETATED OR SEEDING. CONSULT WITH S&S FOR THE BEST PRACTICE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.

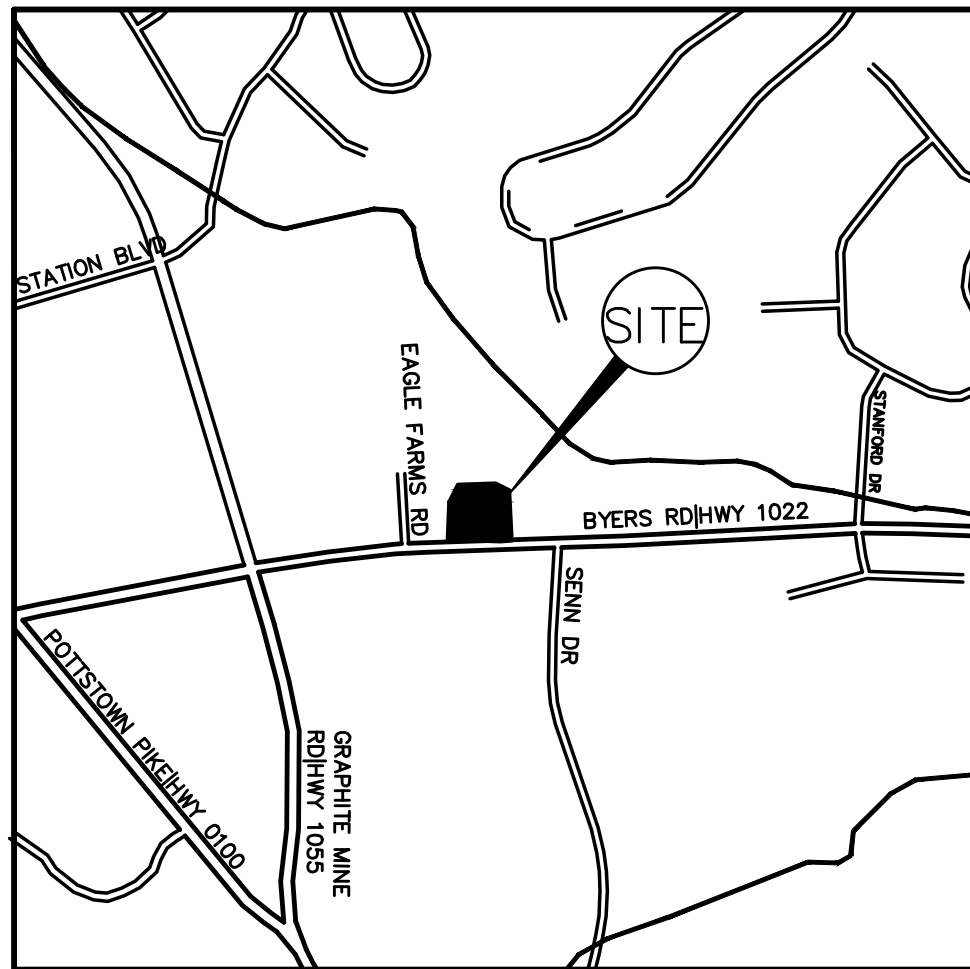
- o VEGETATION — MAINTAINING A VIGOROUS VEGETATIVE COVER SPREADER IS CRITICAL FOR MAXIMIZING POLLUTANT REMEDIATION. IF VEGETATIVE COVER IS NOT FULLY ESTABLISHED, IT MAY NEED TO BE REPLACED WITH AN ALTERNATIVE SUCH AS TO CONTRACTUALLY REQUIRE THE CONTRACTOR TO REPAIR OR INVASIVE GROWTH SHOULD BE REMOVED. CONTRACTORS ARE RECOMMENDED FOR AT LEAST THE FIRST GROWING SEASON PERMANENTLY ESTABLISHED. ONCE THE VEGETATION IS FULLY ESTABLISHED, DENSITY SHOULD BE PERFORMED AT LEAST ONCE DURING THE GROWING AND NON-GROWING SEASON. VEGETATIVE COVER SHOULD BE REPLACED IF DAMAGE GREATER THAN 50% IS OBSERVED.



ENDING AREA SHALL BE CLEANED AND CLEARED OF DEBRIS. INLET FILTER MAT
ZES OF GRATE TO EDGE OF MAT WITH STRAIGHT EDGE FLUSH TO CURB FACE.
MAGNETIC ADHESION TO GRATE SURFACE.
REPLACEMENT OF PLUGS SHALL BE DONE AT LOW FLOW FOR RAPID DEWEATERING. AFTER
ROUGHLY CLEANED OR REPLACED, THE EMERGENCY OVERTFLOW PLUGS SHALL
REMOVAL OF ONE PLUG WILL ALLOW FOR EXPECTED DEWEATERING AT ALL TIMES.
AS SUCH RUSHES SHALL BE KEPT TO A MINIMUM. PLUGS SHALL BE
BEING REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET OR
TRAFFIC, REPLACEMENT IS REQUIRED.
REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER ALL PLUGS ARE
ALL USED MATS ACCORDING TO THE PLAN NOTES.
RATED TO BE DROWNED OVER 100 TIMES. IF NOT DROWNED OVER, PRODUCTS WILL
COMPANY.CM 888.578.0777) TO FIND DISTRIBUTOR NEAR YOU.

VEGETATION - MAINTAINING A VIGOROUS VEGETATIVE COVER ON THE AREAS ABOVE AND AROUND THE SPREADER IS CRITICAL FOR MAXIMIZING POLLUTANT REMOVAL EFFICIENCY AND EROSION CONTROL. IF THE VEGETATION IS DAMAGED OR REMOVED, IT SHOULD BE REPLACED AS SOON AS POSSIBLE. IF IT MAY NEED TO BE REPLACED WITH AN ALTERNATIVE SPECIES, (IT IS STANDARD PRACTICE TO CONTRACTUALLY REQUIRE THE CONTRACTOR TO REPLACE DEAD VEGETATION.) UNWANTED SPECIES SUCH AS GROWING TREES AND SHRUBS SHOULD BE REMOVED. PLANTINGS SHOULD BE RECOMMENDED FOR AT LEAST THE FIRST GROWING SEASON, OR UNTIL THE VEGETATION IS PERMANENTLY ESTABLISHED. ONCE THE VEGETATION IS ESTABLISHED, INSPECTIONS OF HEALTH, DIVERSITY, AND DENSITY SHOULD BE PERFORMED AT LEAST TWICE PER YEAR, DURING BOTH THE WINTERING AND GROWING SEASONS. VEGETATION THAT IS DAMAGED SHOULD BE SUSTAINED AT 85% AND REPLACED IF DAMAGE GREATER THAN 50% IS OBSERVED.





LOCATION MAP
1" = 1,000'

NOTES

- THIS PLAN IS BASED ON A PLAN BY HOWELLKLINE SURVEYING, ENTITLED TOPOGRAPHIC AND PHYSICAL IMPROVEMENTS SURVEY, DATED MAY 19, 2022.
- ELEVATIONS REFER TO CONTOURS FROM FIELD SURVEY BASED ON GPS SYSTEM. NORTH AMERICAN DATUM OF 1988.
- BOUNDARY FROM A PLAN BY HOWELLKLINE SURVEYING LLC, ENTITLED TOPOGRAPHIC AND PHYSICAL IMPROVEMENTS SURVEY, DATED MAY 19, 2022.
- PROPERTY IS IDENTIFIED IN THE HISTORIC ORDINANCE AS HRP NO. 057, KEY NO. 065814, CLASS 1.
- ADJOINER INFORMATION TAKEN FROM CURRENT TAX RECORDS.
- UTILITY INFORMATION FROM OBSERVED SURFACE EVIDENCE. ALL UTILITY LOCATIONS AND DEPTHS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE 'X' OF THE FLOOD INSURANCE RATE MAP, MAP NO. 42029C0095G, COMMUNITY PANEL No. 95 OF 380, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2017.
- SOIL DELINEATION LINES TAKEN FROM USDA NATIONAL COOPERATIVE SOIL SURVEY THROUGH THE NATURAL RESOURCES CONSERVATION SERVICE CUSTOM SOIL RESOURCE REPORT FOR THIS PROJECT DATED JANUARY 14TH, 2022.
- SITE IS CURRENTLY SERVICED BY PRIVATE SEWER AND PUBLIC WATER.
- ALL LANDSCAPING SHOWN ON THE PLANS SHALL BE MAINTAINED AND KEPT CLEAN OF ALL DEBRIS, RUBBISH, WEEDS, AND TALL GRASS.
- A BLANKET EASEMENT IS GRANTED TO UPPER UWCHLAN TOWNSHIP TO ALLOW FOR THE INSPECTION OF THE STORMWATER FACILITY. IN THE EVENT THE HOMEOWNER/PROPERTY OWNER FAILS TO PROPERLY MAINTAIN THOSE FACILITIES, AFTER NOTICE TO THE OWNER OF ITS INTENT TO DO SO (WHICH NOTICE SHALL NOT BE REQUIRED IN ANY EMERGENCY), THE TOWNSHIP MAY (BUT IS NOT OBLIGATED TO) ENTER ONTO THE PROPERTY TO INSPECT AND PERFORM ANY SUCH MAINTENANCE. IN SUCH EVENT, THE TOWNSHIP MAY CHARGE THE COSTS THEREOF, WHETHER DIRECT OR INDIRECT, INCLUDING LABOR, EQUIPMENT, MATERIALS, SUPPLIES AND ANY FEES, TO THE OWNER, AND MAY PLACE A LIEN ON THE PROPERTY TO RECOVER ANY CHARGED COSTS THAT REMAIN UNREIMBURSED AND ANY COSTS OF COLLECTION, FEE AND INTEREST.
- THERE WAS NO OBSERVED EVIDENCE OF GAS SERVICE ON THE SURVEYED PREMISES.
- ALL BUILDING MATERIALS AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ. AND 287.1 ET SEQ. NO BUILDING MATERIAL SHALL BE BURIED, DUMPED OR DISCHARGED FROM THE SITE.
- AN AS-BUILT SURVEY OF ALL STORMWATER BMP'S AND AN EXPLANATION OF ANY DISCREPANCIES WITH THE OPERATION AND MAINTENANCE PLAN SHALL BE PROVIDED TO UPPER UWCHLAN TOWNSHIP.
- ALL SANITARY SEWERS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE UPPER UWCHLAN TOWNSHIP MUNICIPAL AUTHORITY SPECIFICATIONS.
- THE AUTHORITY ENGINEER MUST BE NOTIFIED 48 HOURS PRIOR TO THE BEGINNING OF SANITARY SEWER CONSTRUCTION.
- A SEWER LATERAL AS-BUILT PLAN MUST BE SUBMITTED TO THE AUTHORITY ENGINEER.

POST-CONSTRUCTION RESPONSIBILITIES:

- THE LANDOWNER ACKNOWLEDGES THAT, PER THE PROVISIONS OF THE MUNICIPALITY'S STORMWATER MANAGEMENT ORDINANCE, IT IS UNLAWFUL TO MODIFY, REMOVE, FILL, LANDSCAPE, ALTER OR IMPAIR THE EFFECTIVENESS OF, OR PLACE ANY STRUCTURE, OTHER VEGETATION, YARD WASTE, BRUSH CUTTINGS, OR OTHER WASTE OR DEBRIS INTO ANY PERMANENT STORMWATER MANAGEMENT BMP OR CONVEYANCE DESCRIBED IN THIS O&M PLAN OR TO ALLOW THE BMP OR CONVEYANCE TO EXIST IN A CONDITION WHICH DOES NOT CONFORM TO THIS O&M PLAN, WITHOUT WRITTEN APPROVAL FROM THE MUNICIPALITY.
- NO BMP OR MAN-MADE CONVEYANCE MAY BE USED BY THE OWNER OR OTHERS FOR ANY PURPOSE OTHER THAN ITS INTENDED STORMWATER CONTROL FUNCTION, OR IF APPROVED BY THE MUNICIPALITY, A STATEMENT OF SPECIFIC ALLOWABLE USES OF THE BMP.
- THE LANDOWNER SHALL REMEDY DEFICIENCIES FOUND DURING THEIR INSPECTIONS WITHIN 6 MONTHS. SOME DEFICIENCIES MAY HAVE A SHORTER TIME FRAME.
- THE PERSON RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF A BMP OR CONVEYANCE SHALL MAKE RECORDS OF THE INSTALLATION AND OF ALL MAINTENANCE AND REPAIRS, AND SHALL RETAIN THE RECORDS FOR AT LEAST 10 YEARS. THESE RECORDS SHALL BE SUBMITTED TO THE MUNICIPALITY, IF REQUESTED.
- UPON FINAL INSPECTION, THE MUNICIPALITY SHALL INFORM THE PERSON RESPONSIBLE FOR THE OPERATION AND MAINTENANCE WHETHER THE SUBMISSION OF PERIODIC (ANNUAL OR OTHER FREQUENCY) INSPECTION AND MAINTENANCE REPORTS WILL BE REQUIRED.
- THE OWNER OF EACH BMP AND CONVEYANCE SHALL KEEP ON FILE WITH THE MUNICIPALITY THE NAME, ADDRESS, AND TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR MAINTENANCE ACTIVITIES AND IMPLEMENTATION OF THE O&M PLAN. IN THE EVENT OF A CHANGE, NEW INFORMATION SHALL BE SUBMITTED BY THE BMP OR CONVEYANCE OWNER TO THE MUNICIPALITY WITHIN 30 DAYS OF THE CHANGE.

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES
THREE (3) WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND TEN (10)
WORKING DAYS FOR DESIGN STAGE.
UTILITY INFORMATION IDENTIFIED THROUGH
THE ONE-CALL PROCESS IS VALID FOR
90 DAYS FROM THE DATE OF THE CALL.
Pennsylvania One Call System, Inc.

800-242-1776

SERIAL # 20240890702
ONE-CALL DATE: 03/29/2024

PA ONE CALL INFORMATION

COMPANY: AQUA PENNSYLVANIA INC
ADDRESS: 782 W LANCASTER AVE
BRYN MAWR, PA 19010
CONTACT: THOMAS WADDY
EMAIL: TBWADDY@AQUAAMERICA.COM

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

COMPANY: PECO AN EXELON COMPANY C/O USIC
ADDRESS: 450 S HENDERSON ROAD SUITE B
KING OF PRUSSIA, PA. 19406
CONTACT: NIKKIA SIMPKINS
EMAIL: NIKKIASIMPKINS@USICLLC.COM

COMPANY: UPPER UWCHLAN TOWNSHIP UPPER
UWCHLAN MUNICIPAL AUTHORITY
ADDRESS: 140 POTTSTOWN PIKE
CHESTER SPRINGS, PA. 19425
CONTACT: MICHAEL HECKMAN
EMAIL: MHECKMAN@UPPERUWCHLAN-PA.GOV

COMPANY: VERIZON BUSINESS FORMERLY MCI
ADDRESS: 7000 WESTON PKWY
CARY, NC. 27513
CONTACT: VICTOR S. WOOD
EMAIL: victor.s.wood@verizon.com

CHAPTER 93 CLASSIFICATION:

THE SITE DRAINS TO UNNAMED TRIBUTARY
PICKERING CREEK. CHAPTER 93 CLASSIFICATION
IS HO-TSF. MF.

SOILS TABLE

(FROM UNITED STATES DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE)

SOIL TYPE: CoB-Califon loam
DRAINAGE CLASS: Moderately Well Drained
SLOPE RANGE: 3-8
HYDROLOGIC GROUP: D
TRAGRAPN DEPTH: 20-30 inches
BEDROCK DEPTH: 72-99 inches
SEASONAL WATER TABLE: 6-36 inches
FLOODING POTENTIAL: None
PROFILE PERMEABILITY: Moderately low to moderately high

SOIL TYPE: Ho-Hatboro silt loam
DRAINAGE CLASS: Poorly Drained
SLOPE RANGE: 0-3
HYDROLOGIC GROUP: B/D
BEDROCK DEPTH: 60-69 inches
SEASONAL WATER TABLE: 0-6 inches
FLOODING POTENTIAL: Non-Frequent
PROFILE PERMEABILITY: Moderately high to high

SOIL TYPE: UuBg-Urban land-Udorthents, schist and gneiss
complex
DRAINAGE CLASS: Moderately low to moderately high
SLOPE RANGE: 0-8
HYDROLOGIC GROUP: C
BEDROCK DEPTH: 20-70 inches
SEASONAL WATER TABLE: 60 inches
FLOODING POTENTIAL: None
PROFILE PERMEABILITY: Moderately low to moderately high

RECEIVING SURFACE WATERS

***THE PENNSYLVANIA TITLE 25, CHAPTER 93 CLASSIFICATION FOR THE RECEIVING WATERS OF THE COMMONWEALTH**
UNNAMED TRIBUTARY (UNT) TO PICKERING CREEK IN THE PICKERING CREEK WATERSHED: A HIGH QUALITY-TROUT STOCKING
FISHING (HO-SIT) WATER COURSE.

LONG-TERM OPERATION AND MAINTENANCE:

THE PCSM PLAN, INSPECTION REPORTS, AND MONITORING RECORDS SHALL BE AVAILABLE FOR REVIEW AND INSPECTION BY
THE DEPARTMENT OR CONSERVATION DISTRICT.

ALTERATION OF BMP'S:

NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, ALTER, OR IMPAIR THE EFFECTIVENESS OF ANY STORMWATER BMP'S,
CONVEYANCES, FACILITIES, AREAS OR STRUCTURES UNLESS THE ACTIVITY IS PART OF AN APPROVED MAINTENANCE
PROGRAM, WITHOUT THE WRITTEN APPROVAL OF THE MUNICIPALITY.

NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING, ADDITIONAL VEGETATION, YARD WASTE, BRUSH CUTTINGS,
OR OTHER WASTE OR DEBRIS INTO A BMP OR CONVEYANCE, OR WITHIN A STORMWATER EASEMENT, THAT WOULD LIMIT OR
ALTER THE FUNCTIONING OF THE STORMWATER BMP OR CONVEYANCE, WITHOUT THE WRITTEN APPROVAL OF THE
MUNICIPALITY.

BMP PROTECTION NOTE: - 102.8(f)(7)

SITE CONTRACTOR SHALL PROVIDE PROTECTION FOR INFILTRATION BMP'S UNTIL DRAINAGE AREA IS COMPLETELY STABILIZED.
DRAINAGE AREAS IN BMP'S MUST BE 70% STABILIZED BEFORE RUNOFF CAN ENTER THE BMP.

MAINTENANCE NOTES STORMWATER MANAGEMENT:

- THE OWNER AND/OR OPERATOR OF THE PROPERTY IS RESPONSIBLE FOR THE MAINTENANCE
OF THE STORMWATER MANAGEMENT SYSTEM.
- STORMWATER FACILITIES SHALL BE INSPECTED BY A REGISTERED PROFESSIONAL ENGINEER
LICENSED IN THE COMMONWEALTH OF PENNSYLVANIA ON BEHALF OF THE APPLICANT OR
RESPONSIBLE ENTITY (INCLUDING THE TOWNSHIP ENGINEER FOR DEDICATED FACILITIES) ON
THE FOLLOWING BASIS:

- ANNUALLY FOR THE FIRST FIVE YEARS.
- ONCE EVERY THREE YEARS THEREAFTER.
- DURING OR IMMEDIATELY AFTER THE CESSATION OF A ONE-HUNDRED-YEAR OR
GREATER STORM EVENT.

- THE PROFESSIONAL ENGINEER CONDUCTING THE INSPECTION SHALL BE REQUIRED TO SUBMIT
A WRITTEN REPORT TO THE TOWNSHIP WITHIN ONE MONTH FOLLOWING COMPLETION OF THE
INSPECTION. THE REPORT WILL PRESENT DOCUMENTATION AND INCLUDE PICTURES
REGARDING THE CONDITION OF THE FACILITY AND RECOMMEND NECESSARY REPAIRS, IF
NEEDED. ANY NEEDED REPAIRS SHALL BE IMPLEMENTED BY THE OWNER WITHIN ONE MONTH
OF THE REPORT ISSUANCE DATE.

ALTERATION OF BMP'S:

- NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, ALTER, OR IMPAIR THE
EFFECTIVENESS OF ANY STORMWATER BMP'S, CONVEYANCES, FACILITIES, AREAS OR
STRUCTURES UNLESS THE ACTIVITY IS PART OF AN APPROVED MAINTENANCE PROGRAM,
WITHOUT THE WRITTEN APPROVAL OF THE MUNICIPALITY.
- NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING, ADDITIONAL VEGETATION,
YARD WASTE, BRUSH CUTTINGS, OR OTHER WASTE OR DEBRIS INTO A BMP OR
CONVEYANCE, OR WITHIN A STORMWATER EASEMENT, THAT WOULD LIMIT OR ALTER THE
FUNCTIONING OF THE STORMWATER BMP OR CONVEYANCE, WITHOUT THE WRITTEN
APPROVAL OF THE MUNICIPALITY.

ACKNOWLEDGEMENT OF RESPONSIBILITY

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE SUBSCRIBER,
PERSONALLY APPEARED _____

_____ KNOWN TO ME OR SATISFACTORILY PROVEN TO BE
THE PERSON(S) OR ORGANIZATION WHO, DULY SWORN ACCORDING TO LAW,
DEPOSE AND SAY THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON
THIS PLAN, AND THAT THEY ACKNOWLEDGE THAT STORMWATER BMP'S ARE
PERMANENT FEATURES THAT CAN BE ALTERED AND REMOVED ONLY AFTER
APPROVAL BY THE DEP, THE CHESTER COUNTY CONSERVATION DISTRICT AND THE
TOWNSHIP

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

PRINT

SIGNATURE OF OWNER

NOTARY PUBLIC

COUNTY: _____

MY COMMISSION EXPIRES: _____

PROJECT WASTE NOTE - 102.4(b)(5)(v)

THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIAL AND
WASTED IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA.
CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY
BURY, DUMP, OR DISCHARGE ANY BUILDING MATERIAL OR WASTES AT THE SITE.

HIGH QUALITY-TROUT STOCKING WATERSHED NOTES:

- THE PROJECT IS LOCATED IN A HIGH QUALITY-TROUT STOCKING WATERSHED. THE SPECIAL
PROTECTION WATERS IMPLEMENTATION HANDBOOK BEST MANAGEMENT PRACTICES APPLY TO ALL
NEW NON-AGRICULTURAL ACTIVITIES/PROJECTS RESULTING IN AN EARTH DISTURBANCE ON HIGH
QUALITY OR EXCEPTIONAL VALUE WATERSHEDS. IMPLEMENTATION OF THESE PRACTICES AND THE
ADDITIONAL REQUIREMENTS FOR SPECIFIC ACTIVITIES LISTED IN THE HANDBOOK PLUS SELECTED
STORMWATER MANAGEMENT PRACTICES DESCRIBED IN SECTION TWO OF THE HANDBOOK CONSTITUTE
APPROPRIATE, REASONABLE AND COST EFFECTIVE BEST MANAGEMENT PRACTICES FOR NON-POINT
SOURCE CONTROL. PERSONS ENGAGED IN THESE LAND DISTURBANCE ACTIVITIES ARE EXPECTED TO
COMPLY WITH BOTH THE GENERAL AND PROGRAM SPECIFIC REQUIREMENTS LISTED IN THIS APPENDIX.
- THE PROJECT IS IN HIGH QUALITY-TROUT STOCKING STREAM DESIGNATION. EXTREME CARE SHOULD
BE EXERCISED IN ALL DISTURBANCE ACTIVITIES TO PREVENT DEGRADATION TO THE WATERS OF THE
COMMONWEALTH.
- BECAUSE THIS PROJECT IS IN A SPECIFICALLY 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.

THERMAL IMPACTS NOTE - 102.4(b)(5)(vi)

THERMAL IMPACTS ARE BEING MITIGATED DURING CONSTRUCTION PHASE BY ROUTING
CONSTRUCTION RUNOFF THROUGH PERIMETER EROSION CONTROL MEASURES, IE. COMPOST
FILTER SOCKS WHICH ALLOWS FURTHER COOLING BEFORE ENTERING SURFACE WATERS.

THERMAL IMPACTS NOTE - 102.8(f)

THE STORMWATER MANAGEMENT SYSTEMS HAVE BEEN DESIGNED TO MAXIMIZE
INFILTRATION BEST MANAGEMENT PRACTICE (BMP) TECHNOLOGIES AND MINIMIZE POINT
SOURCE DISCHARGES. THIS PLAN WILL FURTHER ACT TO PERFORM/PROVIDE THE
FOLLOWING:

- PRESERVE THE INTEGRITY OF STREAM CHANNELS AND MAINTAIN AND PROTECT THE
PHYSICAL, BIOLOGICAL AND CHEMICAL QUALITIES OF THE RECEIVING STREAM
- PREVENT AN INCREASE IN THE RATE OF STORMWATER RUNOFF
- MINIMIZE ANY INCREASE IN STORMWATER RUNOFF VOLUME
- MINIMIZE IMPEVIOUS AREAS
- MAXIMIZE THE PROTECTION OF EXISTING DRAINAGE FEATURES AND EXISTING VEGETATION
- MINIMIZE LAND CLEARING AND GRADING
- MINIMIZE SOIL COMPACTION
- UTILIZE OTHER STRUCTURAL OR NONSTRUCTURAL BMP'S THAT PREVENT OR MINIMIZE
CHANGES IN STORMWATER RUNOFF

UNDERGROUND INFILTRATION BEDS

MAINTENANCE TO INCLUDE REMOVING SEDIMENT
AND DEBRIS AFTER STORM EVENTS WITH
GREATER THAN 3 INCHES OF RAINFALL IN A
24 HOUR PERIOD, INSPECTING AND CLEANING
CATCH BASINS AT LEAST THREE TIMES A
YEAR, AND CLEANING PIPE INVERTS IN BED
WHEN SEDIMENT REACHES 1 INCH DEPTH.

LANDS N/A OF
BYERS ROAD PROPERTIES, LP
UPI #: 32-44-4.1
RECORD BOOK #: 9120, PAGE 2076

OWNER
9 COTTAM ASSOCIATES, LP
211 BYERS RD
CHESTER SPRINGS, PA 19425

SITE INFORMATION
211 BYERS RD
TAX MAP: 32-4K-4
DB/PG: 7355/455

CATCH BASIN INSERT MAINTENANCE NOTES:**RECOMMENDED FREQUENCY OF SERVICE:**

DRAINAGE PROTECTION SYSTEMS (DPS) RECOMMENDS THAT INSTALLED CATCH BASIN INSERT FILTERS BE
SERVICED ON A RECURRING BASIS. ULTIMATELY, THE FREQUENCY DEPENDS ON THE AMOUNT OF RUNOFF,
POLLUTANT LOADING AND INTERFERENCE FROM DEBRIS (LEAVES, VEGETATION, CANS, PAPER, ETC.). HOWEVER,
IT IS RECOMMENDED THAT EACH INSTALLATION BE SERVICED A MINIMUM OF THREE TIMES PER YEAR, WITH A
CHANGE OF FILTER MEDIUM ONCE PER YEAR. DPS TECHNICIANS ARE AVAILABLE TO DO AN ON-SITE
EVALUATION, UPON REQUEST.

RECOMMENDED TIMING OF SERVICE:

DPS OUTLINES FOR THE TIMING OF SERVICE ARE AS FOLLOWS:
1. FOR AREAS WITH WINTER SNOW AND SUMMER RAIN: PRIOR TO AND JUST AFTER THE SNOW SEASON AND
DURING THE SUMMER RAIN SEASON.

SERVICE PROCEDURES:

- THE CATCH BASIN GRATE SHALL BE REMOVED AND SET TO ONE SIDE. THE CATCH BASIN SHALL BE
VISUALLY INSPECTED FOR DEFECTS AND POSSIBLE ILLEGAL DUMPING. IF ILLEGAL DUMPING HAS OCCURRED,
THE PROPER AUTHORITIES AND PROPERTY OWNER REPRESENTATIVE SHALL BE NOTIFIED AS SOON AS
PRACTICABLE.
- USING AN INDUSTRIAL VACUUM, THE COLLECTED MATERIALS SHALL BE REMOVED FROM THE LINER. (NOTE:
DPS USES A TRUCK-MOUNTED VACUUM FOR SERVICING CATCH BASIN INSERTS.)
- WHEN ALL OF THE COLLECTED MATERIALS HAVE BEEN REMOVED, THE FILTER MEDIUM POUCHES SHALL BE
REMOVED BY UNSNAPPING THE TETHER FROM THE D-RING AND SET TO ONE SIDE. THE FILTER LINER,
GASKETS, STAINLESS STEEL FRAME AND MOUNTING BRACKETS, ETC. SHALL BE INSPECTED FOR CONTINUED
SERVICEABILITY. MINOR DAMAGE OR DEFECTS FOUND SHALL BE CORRECTED ON-THE-SPOT AND A
NOTATION MADE ON THE MAINTENANCE RECORD. MORE EXTENSIVE DEFICIENCIES THAT AFFECT THE
EFFICIENCY OF THE FILTER (TORN LINER, ETC.), IF APPROVED BY THE CUSTOMER REPRESENTATIVE, WILL BE
RECORDED AND AN INVOICE SUBMITTED TO THE REPRESENTATIVE ALONG WITH THE MAINTENANCE RECORD.
- THE FILTER MEDIUM POUCHES SHALL BE INSPECTED FOR DEFECTS AND CONTINUED SERVICEABILITY AND
REPLACED AS NECESSARY AND THE POUCH TETHERS RE-ATTACHED TO THE LINER'S D-RING. SEE BELOW.
- THE GRATE SHALL BE REPLACED.

REPLACEMENT AND DISPOSAL OF EXPOSED FILTER MEDIUM AND COLLECTED DEBRIS

THE FREQUENCY OF FILTER MEDIUM POUCH EXCHANGE WILL BE IN ACCORDANCE WITH THE EXISTING
DPS-CUSTOMER MAINTENANCE CONTRACT. DPS RECOMMENDS THAT THE MEDIUM BE CHANGED AT LEAST ONCE
PER YEAR. DURING THE APPROPRIATE SERVICE, OR IF SO DETERMINED BY THE SERVICE TECHNICIAN DURING A
FIXTURE THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL OF A
REVISED PLAN BY THE TOWNSHIP.

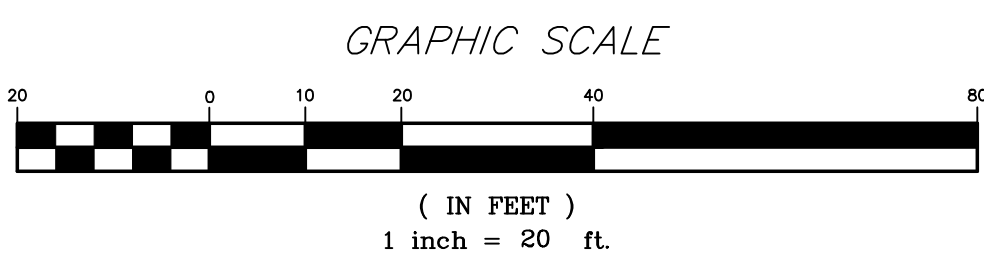
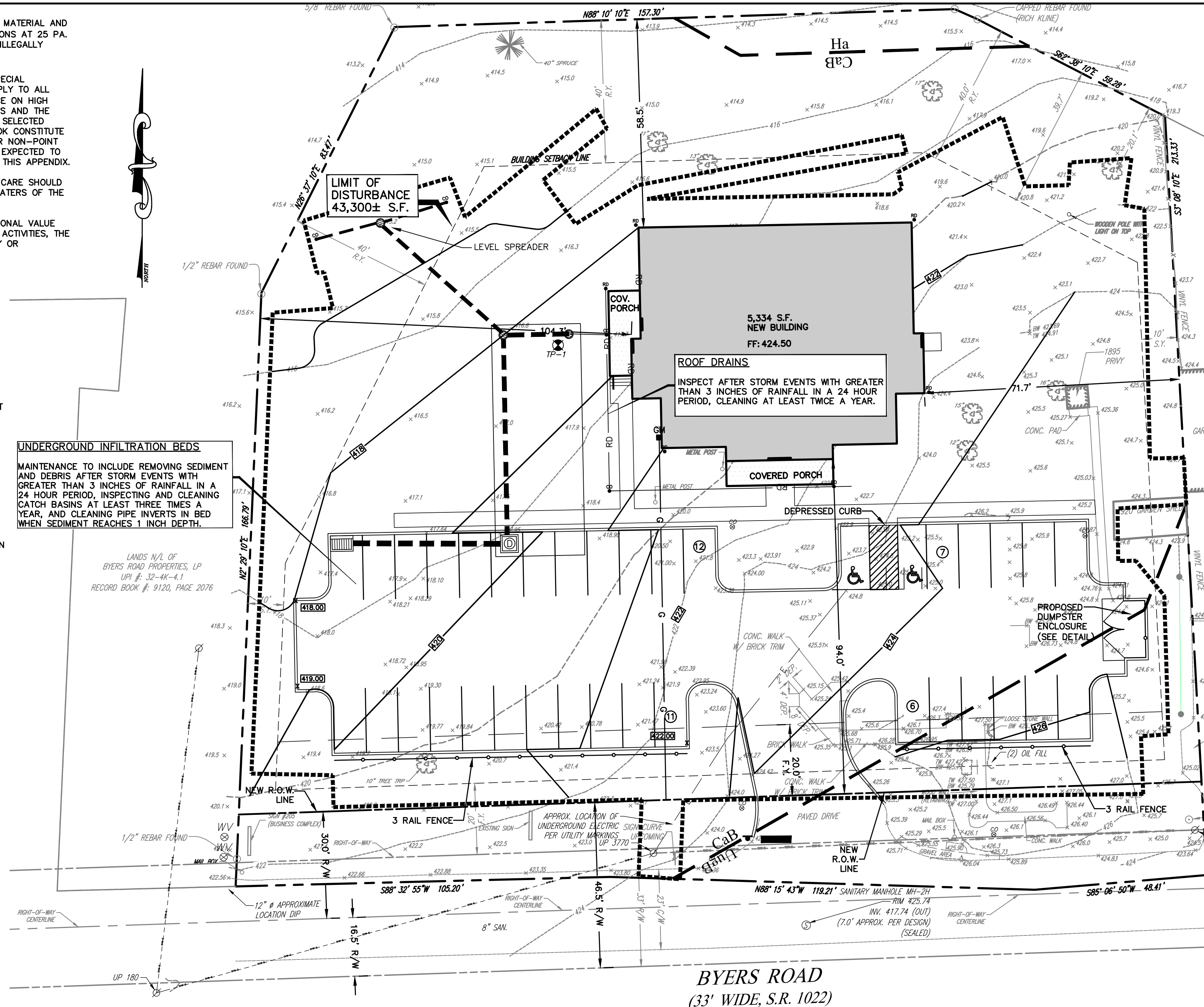
DPS ALSO HAS THE CAPABILITY OF SERVICING ALL MANNER OF CATCH BASIN INSERTS AND CATCH BASINS
WITHOUT INSERTS, UNDERGROUND OIL/WATER SEPARATORS, STORMWATER INTERCEPTORS AND OTHER SUCH
DEVICES. ALL DPS PERSONNEL ARE HIGHLY QUALIFIED TECHNICIANS AND ARE CONFINED SPACE TRAINED AND
CERTIFIED. CALL US AT (888) 950-8826 FOR FURTHER INFORMATION AND ASSISTANCE.

PCSM REPORTING AND RECORDKEEPING

THE PCSM PLAN, INSPECTION REPORTS AND
MONITORING SHALL BE AVAILABLE FOR REVIEW AND
INSPECTION BY THE MUNICIPALITY.

CONSTRUCTION OVERSIGHT REQUIREMENTS

THE PERMITTEE SHALL PROVIDE PROFESSIONAL ENGINEERING OVERSIGHT FOR ANY CONSTRUCTION SEQUENCE
DESIGNATED AS A CRITICAL PHASE* IN ORDER TO ENSURE PROPER INSTALLATION. A LICENSED PROFESSIONAL
ENGINEER KNOWLEDGEABLE IN THE DESIGN & CONSTRUCTION OF STORMWATER BMP'S, PREFERABLY THE DESIGN
ENGINEER, SHALL CONDUCT THE OVERSIGHT.

**LEGEND**

EXISTING	PROPOSED
CONCRETE CURB	CONCRETE CURB
CONC. SIDEWALK	CONC. SIDEWALK
FENCELINE	FENCELINE
RIGHT OF WAY	RIGHT OF WAY
PROPERTY LINE	PROPERTY LINE
IRON PIN	IRON PIN
MONUMENT	MONUMENT
SPOT GRADES	SPOT GRADES
CONTOURS	CONTOURS
SIGN	SIGN
SANITARY SEWER W/ M.H.	SANITARY SEWER W/ M.H.
SANITARY SEWER STRUCTURE NO.	SANITARY SEWER STRUCTURE NO.
ROOFDRAIN PIPE	ROOFDRAIN PIPE
ELECTRIC LINE	ELECTRIC LINE
WATER LINE	WATER LINE
GAS LINE	GAS LINE
UTILITY POLE	UTILITY POLE
FIRE HYDRANT	FIRE HYDRANT
GAS VALVE	GAS VALVE
WATER VALVE	WATER VALVE
CLEAN-OUT	CLEAN-OUT
WATER METER	WATER METER
GAS METER	GAS METER
ELECTRIC METER	ELECTRIC METER
OVERHEAD WIRE	OVERHEAD WIRE
LIMIT OF DISTURBANCE	LIMIT OF DISTURBANCE
PROJECT AREA	PROJECT AREA

(SIGN) (PRINT) (DATE)

ENGINEER'S CERTIFICATION

I, _____, ON THIS DATE _____, CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND
CRITERIA OF THE UPPER UWCHLAN STORMWATER MANAGEMENT ORDINANCE.

SIGNATURE OF ENGINEER

DATE

STORMWATER MANAGEMENT AGREEMENT

I ACKNOWLEDGE THE STORMWATER MANAGEMENT SYSTEM TO BE A PERMANENT
FIXTURE THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL OF A
REVISED PLAN BY THE TOWNSHIP.

SIGNATURE

DATE



ARCHITECTS

ARCHITECTURE

ENGINEERING

SITE PLANNING

INTERIOR DESIGN

140 N. PROVIDENCE ROAD
MEDIA, PENNSYLVANIA 19063

TEL: 610-566-7044

FAX: 610-566-3258

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

FOR

EAGLE ANIMAL HOSPITAL

211 BYERS ROAD

UPPER UWCHLAN TOWNSHIP

CHESTER COUNTY, PA

REVISIONS

DATE

DESCRIPTION

NO.

1

2

3

4

DATE: 07/31/2024

SCALE: 1"=20'

DRAWN BY: SFP

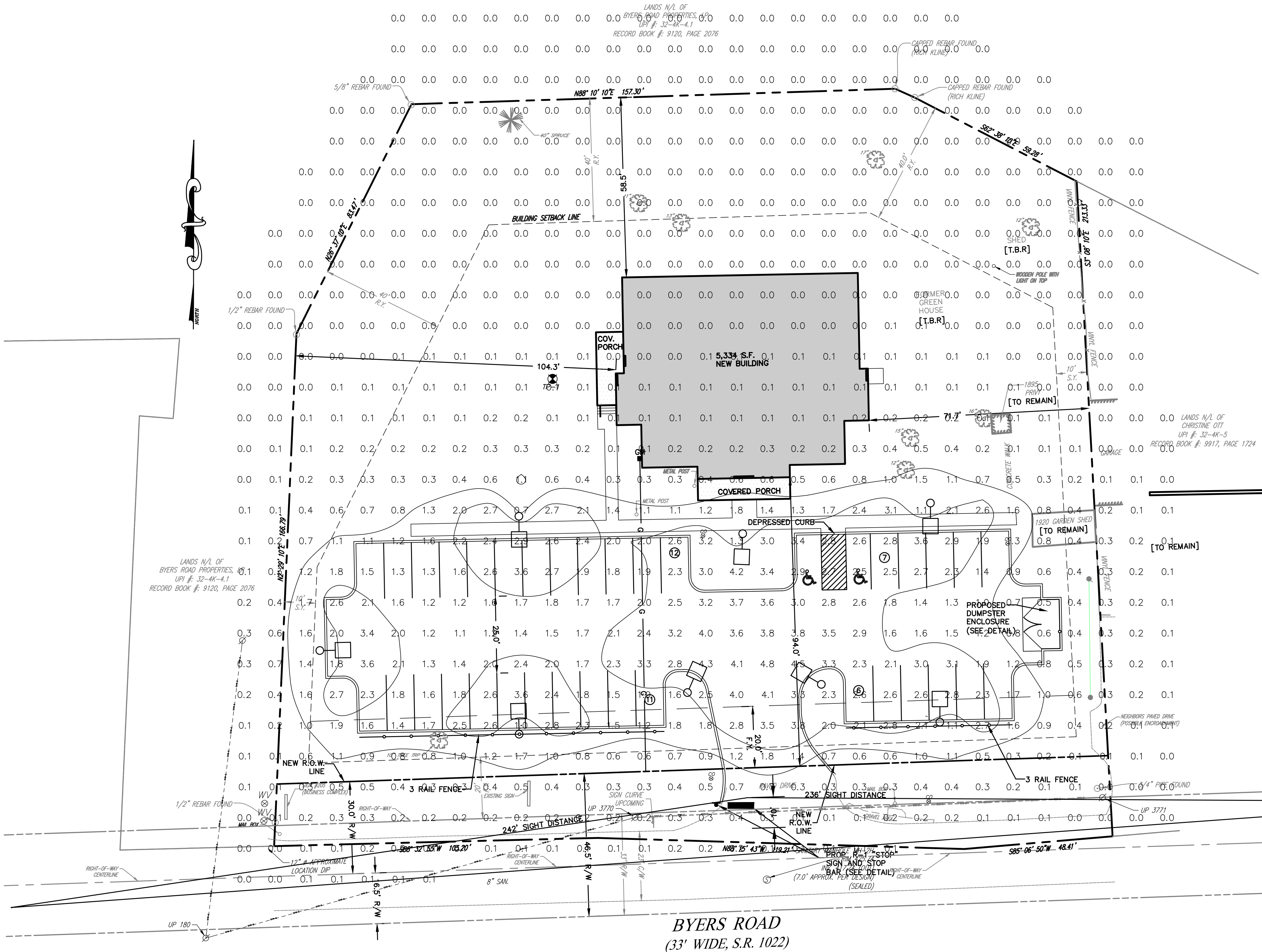
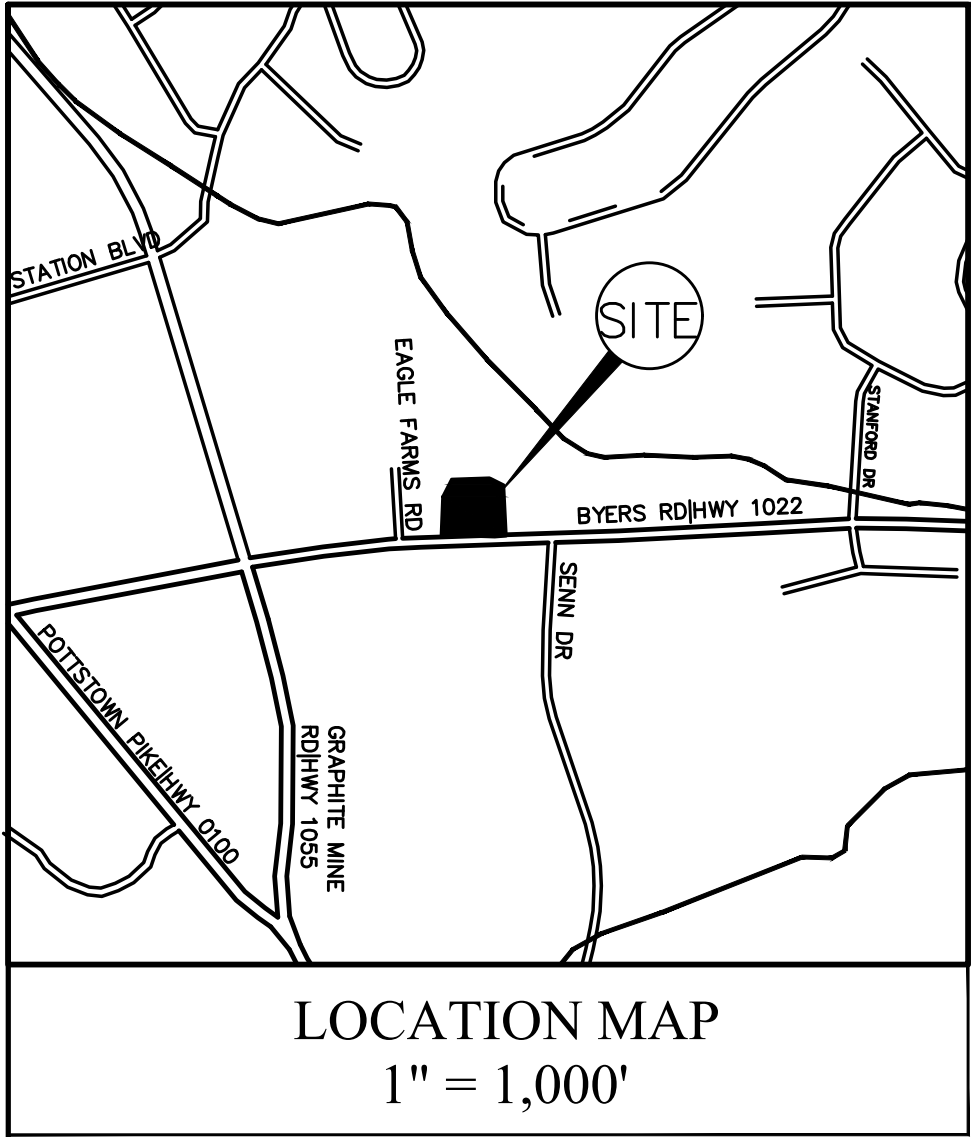
CHECKED BY:

PROJ. NO.: 24050

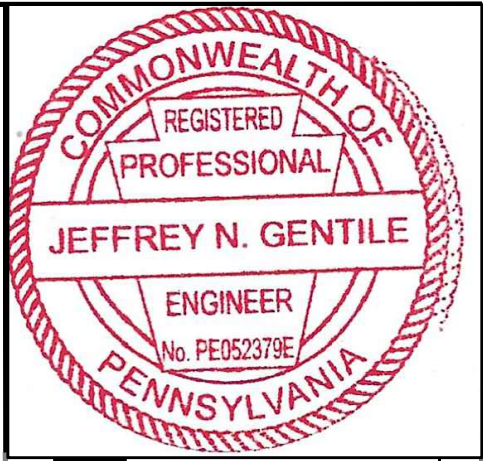
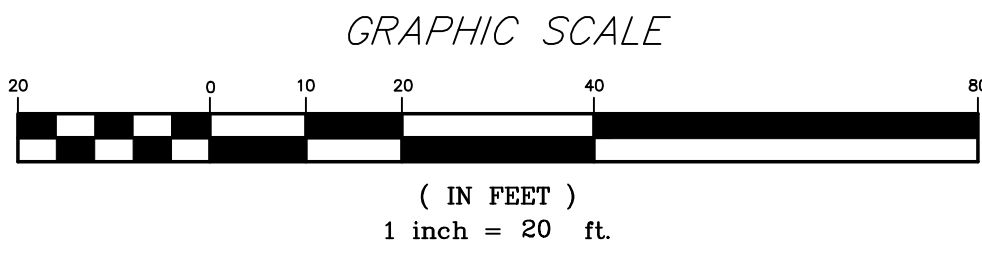
SHEET NO.

C-10

OF 11



LUMINAIRE SCHEDULE				
CALLOUT	SYMBOL	DESCRIPTION	MOUNTING	QUANTITY
T3-TL		UTLD-PA1-100-827-U-T3-TL-BL	POLE - 16 FT.	8



ARCHITECTS

140 N. PROVIDENCE ROAD
MEDIA, PENNSYLVANIA 19063
TEL: 610-566-7044
FAX: 610-566-3258

ARCHITECTURE
ENGINEERING
SITE PLANNING
INTERIOR DESIGN

LIGHTING PLAN

FOR
EAGLE ANIMAL HOSPITAL

211 BYERS ROAD
UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PA

DATE :	REVISIONS		DATE	
	NO.	DESCRIPTION		
07/31/2024	1			
SCALE: 1"=20'	2			
DRAWN BY: SFP	3			
CHECKED BY:	4			
PROJ. NO.: 24050				
SHEET NO. C-11				OF 11



UPPER UWCHLAN TOWNSHIP

MEMORANDUM

ADMINISTRATION

TO: Board of Supervisors

FROM: Jill Bukata
Township Treasurer

RE: 2025 Pension Plan MMO

DATE: September 16, 2023

The Township has received the figures for the 2025 Minimum Municipal Obligation (MMO) from Thomas J. Anderson & Associates for all three township pension plans – the two defined benefit plans (Uniform and Non-Uniform) and the Non-Uniform Defined Contribution Plan.

2025 Township Minimum Municipal Obligation

	Uniform MMO	Non-Uniform MMO (DB)	Non-Uniform MMO (DC)
2025 MMO	\$418,855	\$100,641	\$54,000
2024 MMO	\$393,158	\$97,629	\$50,000
Increase (Decrease)	\$25,697	\$3,013	\$ 4,000

I respectfully recommend that the Board approve the 2025 MMO's for the three plans as follows:

Uniform Plan	\$418,855
Non-Uniform (DB)	\$100,641
Non-Uniform (DC)	\$ 54,000



UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA
ORDINANCE _____

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



UPPER UWCHLAN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE _____

**AN ORDINANCE OF THE TOWNSHIP OF UPPER UWCHLAN,
CHESTER COUNTY, PENNSYLVANIA, AMENDING
CHAPTER 148 OF THE UPPER UWCHLAN TOWNSHIP CODE
TITLED "SOLID WASTE AND RECYCLING"; SECTION 148-11
TITLED, "PENALTIES FOR LATE FEES; LIENS FOR
DELINQUENT ACCOUNTS" TO AMEND THE PENALTY FOR
DELINQUENT ACCOUNTS.**

NOW THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of Upper Uwchlan Township that Chapter 148 of the Upper Uwchlan Township Code, titled "Solid Waste and Recycling", shall be amended as follows:

SECTION 1. Section 148-11.A, titled, "Penalties for late fees; liens for delinquent accounts" shall be amended to read as follows:

§148-11.A. All collection service charges billed and unpaid on their respective due dates shall incur a penalty until paid. The amount of the penalty shall be determined by the Board in a Resolution adopted from time to time. All fees not paid by September 30 of each year shall be deemed to be delinquent. The Township may proceed to collect such delinquent fees, together with penalties, 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, and costs accrued thereon shall be filed and collected in accordance with law. In addition to the penalties, 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.

SECTION 2. 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 3. 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 4. 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



UPPER UWCHLAN TOWNSHIP

Chester County, Pennsylvania

RESOLUTION # _____

WHEREAS Upper Uwchlan Township has entered into a Contract with A.J. Blosenski, dated April 9, 2024 to collect household solid waste, including recycling, and yard waste; and

WHEREAS, the annual cost is established by the Contract, which has increased since previous Contracts;

NOW, THEREFORE, BE IT RESOLVED, that the annual household solid waste collection fee shall be established at \$425.00, effective January 2025.

Resolved and Adopted this 16th day of September , 2024.

**UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS**

Jennifer F. Baxter, Chairperson

Andrew P. Durkin, Vice Chairperson

Sandra M. D'Amico, Member

ATTEST:

Gwen A. Jonik,
Township Secretary