



**WEST WHITELAND TOWNSHIP
BOARD OF SUPERVISORS
Agenda
Wednesday, October 25, 2023
6:30 p.m.**

[Etiquette for
hybrid meetings](#)

[Join Zoom Meeting](#)

Meeting ID: 848 4944 7386

Passcode: 871814

One tap mobile +16465588656

Meeting Packets can be found on Township website

Reminder to meeting participants: Please speak clearly into the microphone

Call To Order
Pledge of Allegiance

ANNOUNCEMENTS:

The Board of Supervisors met prior to tonight's meeting to discuss matters of personnel and litigation

Election Day is Tuesday, November 7th

The Township Building will be closed on Friday, November 10th in observation of Veterans' Day

On Saturday, November 11th, the Exton Main Street Shuffle 5K will kick off Veteran's Day at 9AM at Main Street. Donations will go directly to the Chester County Veterans Affairs Fund.

Immediately following the Shuffle, the Friends of the Parks Craft Fair begins at 10 AM and ends at 2 PM at the Township Building.

PUBLIC COMMENT: Comments from audience about items not on the agenda

HEARINGS:

1. Public Hearing: Petition of Willow Hill Development Group to Amend the Zoning Ordinance and Zoning Map (Weston Tract)

PLANS:

1. Collegium Charter School, phase 1, Land Development Plan (501-559 Clover Mill Rd.)

CONSENT AGENDA:

1. Approval of October 11, 2023 Minutes
2. Approval of October 17, 2023 Minutes
3. Resolution 2023-40 Disposition of Media

BUSINESS:

1. Award of Bids for Public Works Facility
2. Adoption of Act 537 Plan: Special Study
3. Approval of Road Closure for Exton Main Street Shuffle 5k



2024 Budget Discussion:

- a. ARPA Revenue Update
 - b. Capital Projects Plan (Public Service Fund)
 - c. Planning and Zoning; Historical Preservation
 - d. Code Administration
5. Approval of Township Payment Report for October 25, 2023
 6. September Financial Report
 7. Township Commission Updates from Board Liaisons
 8. Staff Updates

Adjournment

Next Meeting: November 8, 2023

Next Ordinance: 476

Next Resolution: 2023-40



MEMORANDUM

TO: Board of Supervisors
FROM: John R. Weller, AICP
Director of Planning and Zoning

SUBJECT: Petition of Willow Hill Development Group to amend the West Whiteland Township Zoning Ordinance and Zoning Map

Amending the R-1 Residential district regulations to add a "large tract residential cluster option"

Amending the Zoning Map to change the area south of King Rd. currently zoned O/L Office/Laboratory to R-1 Residential

DATE: October 20, 2023

Motion

To approve Ordinance No. 476 to amend the R-1 Residential district regulations in the West Whiteland Township Zoning Ordinance and to amend the Zoning Map to re-zone a portion of land in the Office/Laboratory zoning district to R-1 Residential.

Background

At the Planning Commission meeting of June 20, 2023, Mr. Tom Kessler of the Willow Hill Development Group ("Applicant") presented the latest in a series of sketch plans for the re-development of the Weston Solutions campus, a tract of about 54 acres along the south side of King Rd. at the southeastern corner of the Township. The plan (attached) proposed about 100 new dwelling units and featured the preservation of several significant historic buildings along with permanent open space. The plan was presented in support of a future application to amend the Township Zoning Ordinance ("Zoning") since the development shown would not be allowed by the current regulations.

Based upon the favorable reaction of the Planning Commission, the Applicant formally submitted a proposal to amend the Zoning Ordinance, pursuant to the provisions of §325-125.B of the Zoning. The proposal has two parts: an amendment to the text of the R-1 Residential district regulations and an amendment to the Zoning Map to change the designation of the Weston campus from O/L Office/Laboratory to R-1 Residential. The Commission and Staff had previously advised the Applicant that they would support a map amendment to re-zone the property to R-1, which would match the surrounding land; any amendment to allow the project more specifically would therefore need to be an option within the R-1 district. The Applicant's approach is therefore consistent with the direction of the Planning Commission and Staff and may be summarized as follows:

- The proposed text amendment will add a "large tract residential cluster option" to the R-1 district regulations. Only tracts of fifty acres or more would be eligible for this option. Other than the Applicant's site, it appears that the Whitford Country Club property may be

the only other readily available tract of this size in the R-1 district, although it would of course be possible for someone to acquire a number of adjacent properties to assemble a fifty-acre tract.

- The Applicant's proposed amendment to the Zoning Map included only their property. Amending the Zoning Map in this way would leave a handful of properties with a total area of about four acres in the O/L zoning district. Given that most of those lots are in residential use (which is not allowed in the O/L district), the Planning Commission and Staff agreed that any re-zoning for residential use should include those properties not owned by Weston. The County's review (attached) supports this as well. Staff therefore proceeded to contact those property owners as required by both the Pennsylvania Municipalities Planning Code ("MPC") and our own Zoning to advise them of the possible change.

The Planning Commission discussed the amendment informally with the Applicant on August 1, 2023 and officially (as part of the required review and adoption process) at their regular public meeting on September 19, 2023. Commission member Andy Wright expressed concern about the density of the proposed project, similar to the County's comments, but the other Commission members were satisfied that with the amendment as proposed. The discussion concluded with the Commission passing a motion recommending that the Board approve the amendment; only Mr. Wright was in opposition to the motion.

Chester County Planning Commission Review

Section 609(e) of the MPC requires that the County Planning Commission review proposed amendments to a municipal Zoning Ordinance. The Chester County Planning Commission has provided their comments to us in the attached correspondence dated September 1, 2023. We note that they have commented not only on the proposed text and map amendments, but also upon the Applicant's sketch plan. The review includes a variety of general administrative items as well as the following points that are more specific to the application:

- Comment #5 acknowledges that the Township Comprehensive Plan was amended in March 2022 to include this area in the LDR Low Density Residential area.
- Comment #6 states that the amendment is consistent with the County Comprehensive Plan.
- Comments #7 through #9 suggest revisions, including the provision of a maximum density, requiring a higher percentage of permanent open space, and establishing a lower limit on impervious cover. The Planning Commission discussed these issues with the Applicant and concluded that the text was acceptable as it stands.
- Comment #10 suggests modifying the "carriage home cluster" provision from our R-2 Residential district to accommodate alternative development types in the R-1 district. The Planning Commission considered this option but ultimately decided against it. Staff notes that those provisions would not allow single-family detached homes, which we consider compatible with the R-1 district.
- Comment #11 advises including additional O/L-zoned property in the re-zoning to R-1. The Planning Commission and Staff strongly agree, and the Applicant does not object. The attached amending ordinance will re-zone ALL of the O/L-zoned property south of King Rd. to R-1, consistent with this comment.

- Comments #14 through #22 provide comments on the sketch plan design. **PLEASE NOTE: approving this amendment to the Zoning Ordinance DOES NOT grant any level of approval to the Applicant’s sketch plan – or to any specific design. If approved, the amendment would only allow the Applicant to move forward with the regular review process.** The County comments may be considered further at such time that this Applicant (or another) submits a conditional use application for this site.

Staff Comment

Staff concurs with the Township Planning Commission and supports adoption of this Ordinance. While we are sensitive to concerns about the density, we consider the development allowed by this amendment to be far more compatible with the surrounding area (and the Township Comprehensive Plan) than development allowed by the current O/L district regulations. The impacts of the higher density are offset by the requirements for permanent open space and landscaped buffers around the perimeter of the tract.

A zoning amendment cannot be tied to a specific development or tract. As stated above, the sketch plan provided by the Applicant should be seen only as an example of what this amendment would allow on this particular tract. Even so, Staff believes it to be a good-faith effort on the part of the Applicant, showing that the amendment is especially well suited to this site given its significant site preparation costs and the proposed re-use of historic resources.

Section 325-125.B of the Zoning requires that proposals for a Zoning amendment submitted by a property owner include a fiscal impact analysis for the purpose of describing how the change could affect the community financially. It is strictly an informational item: fiscal impact cannot be the principal basis for either approving or denying an amendment. The Applicant provided an analysis prepared by David C. Babbitt & Associates, which used methods generally accepted as best practices, including those identified in “The New Practitioner’s Guide to Fiscal Impact Analysis,” which is generally understood to be the definitive text on this subject. The Township Finance Director reviewed the analysis document and discussed it with Mr. Babbitt; she advises that the analysis and its conclusions are sound. The analysis concludes that the Township can expect annual revenue of \$119,720 from this project, and the School District should realize \$208,879 annually. In the interest of brevity, we have not attached the analysis document, but Staff would be happy to provide it upon request.

As already noted, the proposed amendment to the Zoning Map includes property not controlled by the Applicant. Township Staff provided written notice to the other affected property owners and posted those properties as required by the MPC. We will be prepared to provide copies of the letters and photographs documenting the posting as exhibits during the hearing.

Attachments

1. Draft version of Ordinance No. 476 to amend §325-9 of the Zoning Ordinance and the Zoning Map, including Exhibit A, being a copy of the Zoning Map highlighting the area to be re-zoned.
2. Sketch Plan of Weston Tract prepared by Howell Engineering, dated June 20, 2023.
3. Chester County Planning Commission review dated September 1, 2023.

BOARD OF SUPERVISORS
WEST WHITELAND TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE No. 476

AN ORDINANCE AMENDING CHAPTER 325, "ZONING," OF THE WEST WHITELAND TOWNSHIP CODE OF ORDINANCES TO PROVIDE A "LARGE TRACT SINGLE-FAMILY CLUSTER OPTION" IN THE R-1 DISTRICT; TO CONFIRM THE ELIGIBILITY OF HISTORIC RESOURCES FOR ADAPTIVE RE-USE IN CONNECTION WITH A LARGE TRACT SINGLE-FAMILY CLUSTER OPTION DEVELOPMENT; AND AMENDING THE ZONING MAP TO INCLUDE ALL LANDS SOUTH OF KING ROAD AND EAST OF THE U.S. ROUTE 202 EXPRESSWAY IN THE R-1 RESIDENTIAL ZONING DISTRICT.

BE IT HEREBY ENACTED AND ORDAINED by the Board of Supervisors of West Whiteland Township, Chester County, Commonwealth of Pennsylvania as follows:

Section 1. Sub-section 325-9.B(3) of Chapter 325, "Zoning," of the West Whiteland Township Code of Ordinances is hereby amended as follows:

- (3) Single-family detached dwellings in a cluster or lot-averaging configuration:
 - (a) Clustering and lot averaging in accordance with §325-26.
 - (b) Large tract single-family cluster option in accordance with §325-9.C(10)(c).

Section 2. Sub-section 325-9.C(10) of Chapter 325, "Zoning," of the West Whiteland Township Code of Ordinances, is hereby amended by the addition of a new Sub-section (b) as follows:

- (b) For clustering and lot averaging permitted under §325-9.B(3)(a), the area and bulk regulations are provided in §325-26.

Section 3. Sub-section 325-9.C(10) of Chapter 325, "Zoning," of the West Whiteland Township Code of Ordinances, is hereby amended by the addition of a new Sub-section (c) as follows:

- (c) For the large tract single-family cluster option, there is no overall residential density limit; however, the following area, bulk, and design standards shall apply to all development using this option, compliance with said standards being deemed to limit density appropriately.

[1] Minimum gross tract area: 50 acres.

- [2] Minimum common open space: 30% of gross tract area.
 - [a] Lands within road rights-of-way and lands within residential lots for private ownership shall not be included in the calculation of open space.
 - [b] Open space areas shall be consistent with the standards set forth in §325-26.C(4) of this chapter and may be designed to preserve environmentally sensitive areas, such as wetlands, steep slopes and woodlands.
 - [c] This requirement shall not supersede the open space requirement of §281-47 of the Subdivision and Land Development Ordinance. Common open space area(s) meeting the standards of §281-47.E(2) of that Ordinance shall count toward that requirement; however, if the open space area to be provided does not satisfy the requirement of §281-47 of the Subdivision and Land Development Ordinance, the developer shall either provide additional open space or pay a fee lieu of such provision in accordance with the terms of the said section, even if the said open space area satisfies this §325-9.C(10)(c)[2].
- [3] There shall be a perimeter buffer not less than fifty (50) feet wide around the perimeter of the entire tract. Said buffer shall comply with the provisions of §281-35 of the Subdivision and Land Development Ordinance. The area of the perimeter shall not be included in the calculation of common open space unless it is seventy-five (75) feet wide (as per §325-26.C(4)(h) of this Chapter) or is contiguous to an area of permanent open space sufficient to make a total width of at least seventy-five (75) feet.
- [4] Maximum impervious coverage: 50% of net tract area.
- [5] If the tract features buildings shown on the Township Historic Resources Map, such buildings shall be eligible for the additional uses as provided for and in compliance with the terms of §325-86 of this Chapter.
- [6] Area and bulk regulations for individual residential lots.
 - [a] Minimum lot size: 7,800 sq.ft. of land meeting the definition of “developable acreage” in §325-8 of this Chapter.
 - [b] Minimum lot width at the building line: 60 feet.
 - [c] Minimum front yard: 30 feet.
 - [d] Minimum side yard: 10 feet.
 - [e] Minimum rear yard: 25 feet.

- [f] Maximum building coverage: 35%.
- [g] Maximum impervious coverage: 50%.
- [h] Maximum structure height: 40 feet.

Section 4. 325 Attachment 1 (entitled “West Whiteland Township Zoning Map”), which is adopted as part of Chapter 325, “Zoning,” of the West Whiteland Township Code of Ordinances, Sub-section 325-6.C, shall be amended as shown on the attached Exhibit “A” and which shall be incorporated as part of 325 Attachment 1, which shall designate all lands within the Township that are south of King Rd. and east of the U.S. Route 202 expressway as part of the R-1 Residential zoning district, such lands being the properties identified by the following Chester County UPI Numbers:

41-6-63.1, 41-6-75, 41-6-76, 41-6-77, 41-6-80, 41-6-81, 41-6-82, 41-6-83, 41-6-84, 41-6-87, 41-6-88.2, 41-6-88.2A, 41-6K-7.1, 41-6K-7.2, 41-6K-8, and 41-6K-79.

Section 5. The provisions of this Ordinance are severable, and if any section, sentence, clause, part, or provision thereof shall be held illegal, invalid, or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts, or provisions of this Ordinance.

Section 6. This Ordinance shall take effect and be in force five (5) days from the date of enactment.

ENACTED AND ORDAINED this _____ day of October, 2023.

**BOARD OF SUPERVISORS
WEST WHITELAND TOWNSHIP**

Brian Dunn
Chair

Rajesh Kumbhardare
Vice Chair

Theresa Santalucia
Member

ATTEST:

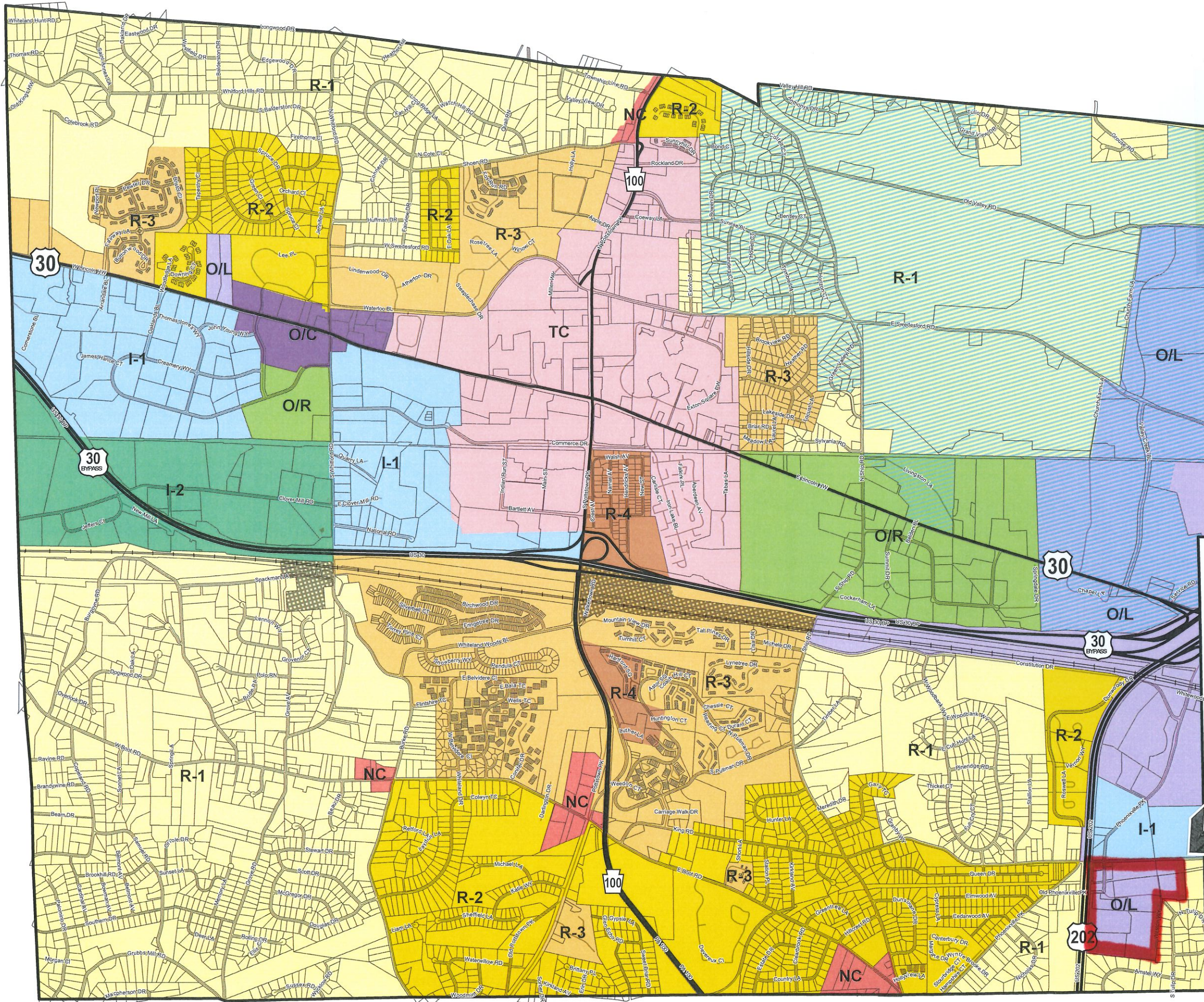
Pamela Gural-Bear, Township Manager

EXHIBIT "A"

DRAFT

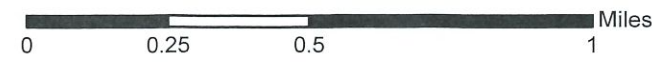
**West Whiteland Township
Municipal Zoning Map**
CHESTER COUNTY, PENNSYLVANIA

EXHIBIT A



- Zoning Districts**
- I-1 - Limited Industrial
 - I-2 - General Industrial
 - NC - Neighborhood Commercial
 - O/C - Office/Commercial
 - O/L - Office/Laboratory
 - O/R - Office/Residential
 - R-1 - Residential
 - R-2 - Residential
 - R-3 - Residential
 - R-4 - Residential
 - TC - Town Center Mixed Use
 - Unified Overlay
 - Rail Transit Overlay

**AREA TO BE RE-ZONED FROM
O/L TO R-1**





PENNSYLVANIA STATE HIGHWAY SR0202

THE WESTON PROPERTY
WILLOW HILL DEVELOPMENT GROUP, LLC.
KING ROAD AND WESTON WAY
WEST WHITELAND TWP. CHESTER COUNTY, PA

PREPARED BY:



Job No: 4552
Date: 2023-06-20
1250 Wrights Lane, West Chester, PA 19380
Ph: (610) 918-9002 Fax: (610) 918-9003
KnowHowell.com



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
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Brian N. O'Leary, AICP
Executive Director

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

September 1, 2023

John R. Weller, AICP, Director of Planning & Zoning
West Whiteland Township
101 Commerce Drive
Exton, PA 19341

Re: Zoning Ordinance Amendment - Large Tract Residential Cluster Option, R-1 Residential District;
and Zoning Map Amendment – R-1 Residential District
West Whiteland Township – ZA-08-23-17794 and ZM-08-23-17795

Dear Mr. Weller:

The Chester County Planning Commission has reviewed the proposed Zoning Ordinance and Zoning Map Amendments as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 609(e). The referral for review was received by this office on August 9, 2023. We offer the following comments to assist in your review of the proposed amendments.

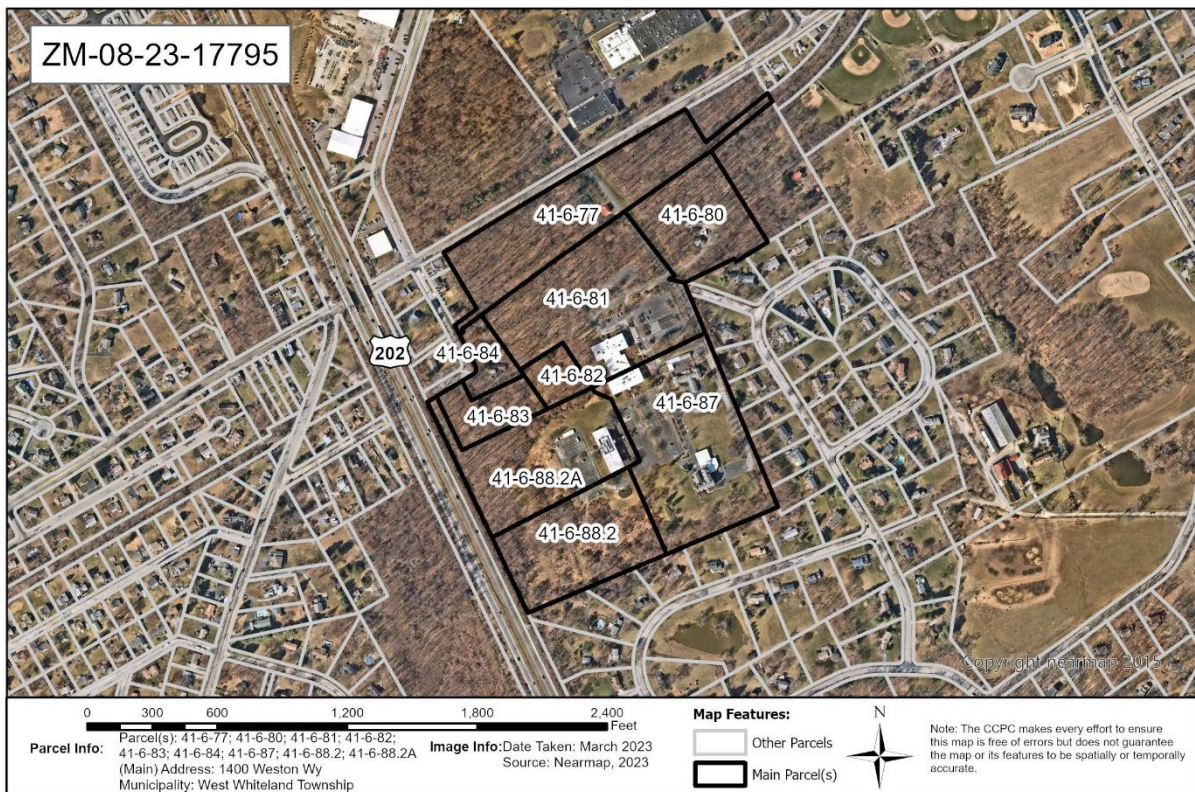
DESCRIPTION:

1. The Township has received a petition for the following amendments:
 - A. Add “Large tract residential cluster option” to the list of uses permitted in the R-1 Residential District;
 - B. Add subsection (b) to Section 325-9.C(1), pertaining to the applicable area and bulk regulations for clustering and lot averaging permitted in the R-1 District;
 - C. Add section 325-9.C(10)(c), area, bulk, and design standards for the large tract residential cluster option in the R-1 District. While the introductory language indicates that there is no overall residential density limit, the proposed standards include the following:
 - i. Minimum gross tract area: 50 acres;
 - ii. Minimum common open space: 30 percent of gross tract area;
 - iii. Perimeter buffer not less than twenty-five (25) feet wide around the perimeter of the entire tract;
 - iv. Perimeter setback – dwelling unit: 50 feet;
 - v. Maximum building coverage and maximum impervious coverage: 20 percent and 50 percent of net tract area, respectively; and
 - D. Change the zoning designation of the following parcels, generally situated on the south side of King Road, and the east side of Route 202, from O/L Office/Laboratory to R-1 Residential: UPI# 41-6-77, 41-6-80, 41-6-81, 41-6-82, 41-6-83, 41-4-84, 41-6-87, 41-6-88.2, and 41-6-88.2A.
2. It is our understanding that the purpose of this amendment petition is to allow for the construction of 31 single family residential and 72 townhouse units, along with the adaptive reuse of five historic buildings for an additional 19-23 residential units, on a 53.55 acre tract that is proposed to be rezoned from O/L Office/Laboratory to R-1 Residential. Our comments on the sketch plan provided as part of the amendment submission commence on page #4 of this review letter.

AREA EVALUATION:

The following land use planning policies and regulations are relevant to the site of the proposed zoning map amendment:

3. Land Use: The project site is the site of the Weston Solutions office campus. County Assessment Records indicate that these parcels consist of a mix of commercial office buildings, single family residential dwellings, and vacant parcels.
4. Adjacent Zoning: The adjoining land to the east and to the south is zoned R-1 Residential. The land on the west side of Route 202 is also zoned R-1 Residential. The land on the north side of King Road is zoned I-1 Limited Industrial. Seven existing parcels at the southeast corner of Route 202 and King Road will remain in the O/L Office/Laboratory district.
5. Municipal Comprehensive Plan: The Future Land Use map adopted by the Township on March 23, 2022 indicates that this area of the Township is located in a LDR Low Density Residential designation.



LANDSCAPES:

6. The area of the Township that is proposed to be rezoned R-1 Residential is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Landscape** is predominantly residential communities with locally-oriented commercial uses and facilities, accommodating growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing diversity and affordability. Additionally, roads, sidewalks and paths with convenient access to parks and community facilities

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Re: Zoning Ordinance Amendment - Large Tract Residential Cluster Option, R-1 Residential District; and Zoning Map Amendment – R-1 Residential District

West Whiteland Township – ZA-08-23-17794 and ZM-08-23-17795

should be provided. The proposed land use is appropriately located in a **Suburban Landscape** designation.

COMMENTS – ZONING ORDINANCE AMENDMENT:

7. We recommend that the Township provide a maximum density standard for this development option. We note that the amendment to the Township’s Comprehensive Plan adopted on March 23, 2022 states that residential development at a density of not more than two dwelling units per developable acre remains an appropriate density for the Township’s LDR Low Density Residential designation (page 10).
8. We recommend that the Township consider requiring a higher percentage of common open space than the 30 percent currently provided in the proposed ordinance (such as 45 to 50 percent). Higher open space requirements will allow for more usable open space and reduce disturbance to woodlands on the project site.
9. The Township should consider a lower maximum impervious coverage requirement than the 50 percent of net tract area currently provided in the proposed ordinance.
10. We suggest that the Township should also consider other approaches for residential development at this location (for example, a modified version of the carriage home cluster development option permitted in the Township’s R-2 Residential district, that allows single family detached dwellings in addition to twin and townhouse dwellings, at an appropriate density for the Low Density Residential Future Land Use designation). Additional information on cluster development standards is provided in the County Planning Commission’s Cluster Development planning eTool, which is available at:
<https://www.chescoplanning.org/MuniCorner/eTools/26-ClusterDev.cfm>.

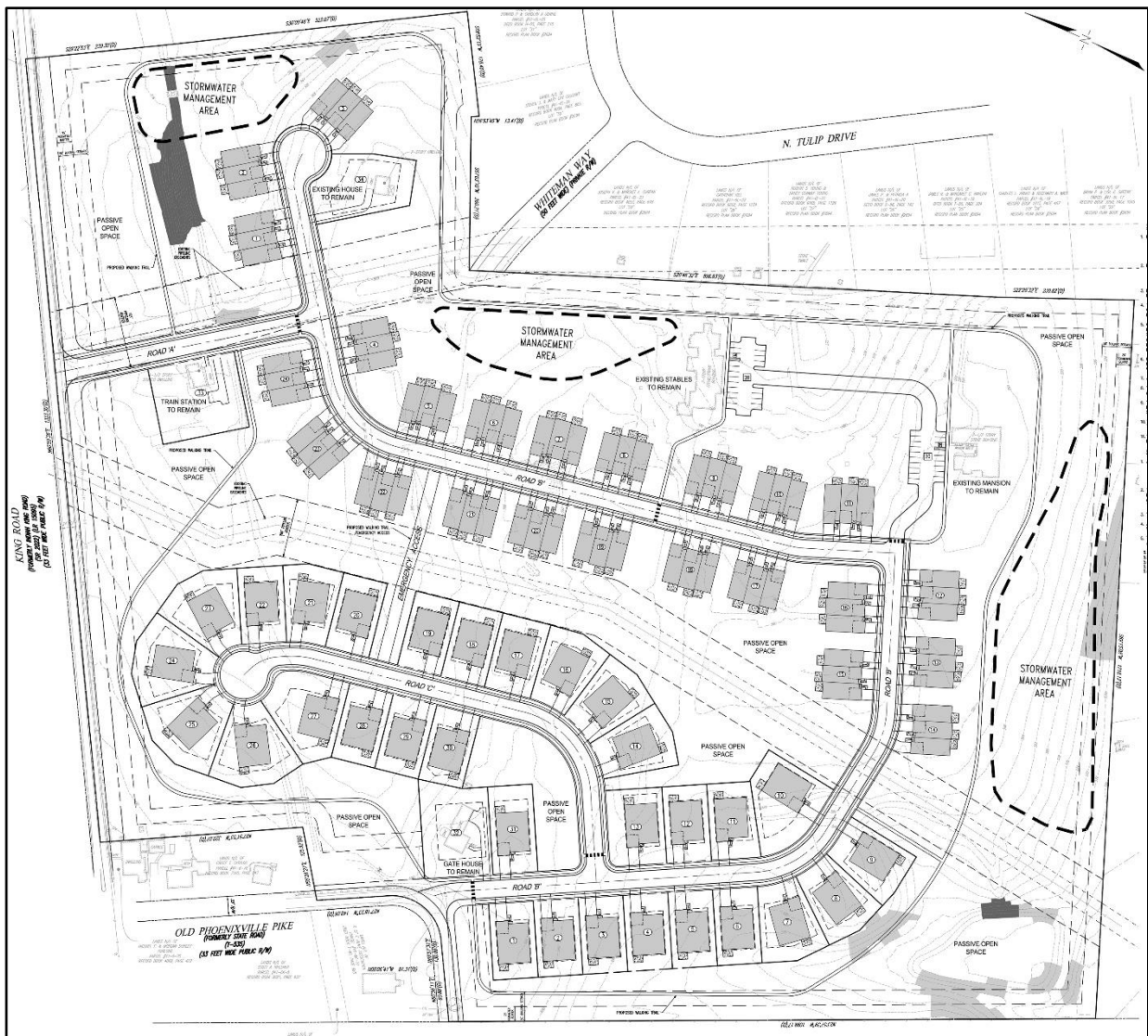
Additional information on conservation subdivisions, which provide fifty percent (50%) or more open space, is available at:
<http://www.chescoplanning.org/municorner/conservationsubdivision>.

COMMENTS – ZONING MAP AMENDMENT:

11. If the Township decides to adopt this zoning map amendment, then we recommend that the Township consider separately whether the remaining parcels should remain in the O/L Office/Laboratory District, or be changed to another zoning designation. County mapping records appear to indicate that the combined acreage of the parcels in the O/L District that are not proposed to be rezoned R-1 Residential is approximately 4.13 acres, and County Assessment records indicate that five of these parcels contain single family dwellings.
12. Prior to taking action on this amendment, the Township should ensure that they have met the posting and notification requirements for zoning map amendments as set forth in Section 609 of the PA Municipalities Planning Code (PA MPC).
13. While the Township’s Application to Amend the Zoning Ordinance form and the draft Ordinance header language both identify UPI# 41-6-84 as one of the nine parcels that is proposed to be rezoned R-1, Section 4 of the draft Ordinance identifies UPI# 41-6-86 instead. This should be clarified by the applicant. According to current County mapping records, UPI# 41-6-86 does not exist.

COMMENTS – SKETCH PLAN:

A Sketch Plan entitled “The Weston Property,” prepared by Howell Engineering, and dated November 8, 2022 and last revised June 6, 2023, was included with the zoning amendment submission. The applicant proposes the construction of 31 single family residential units and 72 townhouse units, along with the adaptive reuse of the existing historic buildings for 19 to 23 additional residential units, for an overall total of 122-126 residential units, in accordance with the proposed large tract residential cluster option provisions. The project site will be served by public water and public sewer. We offer the following comments to assist the applicant and the Township in its review of any future development activity on this site.



Sketch Plan: The Weston Property

14. The project site is located within the **Suburban Landscape** designation of [Landscapes3](#), the 2018 County Comprehensive Plan. While residential development is appropriate in a **Suburban Landscape** designation, careful consideration of the proposed development activity is required due to its physical and historic characteristics, particularly the transmission pipelines that traverse the site.

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Re: Zoning Ordinance Amendment - Large Tract Residential Cluster Option, R-1 Residential District;
and Zoning Map Amendment – R-1 Residential District
West Whiteland Township – ZA-08-23-17794 and ZM-08-23-17795

15. **Watersheds**, the water resources component of **Landscapes3**, indicates the proposed development is located within the Ridley Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduce stormwater runoff, protect vegetated riparian corridors, and protect/enhance water-based recreation, cultural, historic resources and public access. **Watersheds** can be accessed at www.chesco.org/water.
16. The sketch plan depicts the location of one transmission pipeline in the central portion of the site, along with two transmission pipelines in the eastern portion of the project site (existing easements and proposed buffer areas are provided are both pipeline corridors). The mapping application in the Chester County Pipeline Information Center website indicates that the transmission pipeline in the central portion of the tract is operated by Sunoco Pipeline L.P., while the two pipelines along the easternmost portion of the tract are operated by Transcontinental Gas Pipeline Company. The applicant should be aware that the actual location of the pipeline may not always be within the center of the easement or right-of-way. To minimize risks before and during construction, the project designer should contact the Pennsylvania One Call Center at 811 or <https://www.pa1call.org/>, consistent with the provisions of Section 4(2) of Act 287 (Underground Utility Protection Act), prior to finalizing the design. The PA One Call Center should also be contacted at least 3 business days, but not more than 10 days, prior to any excavation. More information about pipeline safety can be found at the Chester County Pipeline Information Center at: <http://www.chescoplanning.org/pic/introduction.cfm>.
17. General Note 5 indicates that five existing historical resources on the site are to be saved, and are intended to be rehabilitated and used as follows:
 - An existing house, an existing train station, and an existing gatehouse will be used as single family residences. We note that the Township's 2022 Historic Resources Listing indicates that the "train station" on the project site is the Woodland Station/Morstein Station, which was built in 1870, and is on the National Register of Historic Places;
 - An existing mansion, the Morstein Mansion, will be used as an approximately 8-10 unit apartment building; and
 - An existing stable will be used as an approximately 8-10 unit apartment building.

It is our understanding that than an earlier version of this sketch plan was reviewed by the Township Historical Commission on May 8, 2023. The applicant and Township should continue to work together the preserve the historic buildings and surrounding context on the project site. "Appreciate" Objective A of **Landscapes3**, the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at: www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm.

18. We endorse the installation of sidewalks. Sidewalks are an essential design element for new construction in the **Suburban Landscape**.
19. The sketch plan indicates that walking trails will be provided within the proposed open space areas. The Township should review the location and design of the proposed trail system. We recommend that all trail corridor location and design details be incorporated into the final plan, and we also recommend that all trails be constructed prior to the Township issuing any building occupancy permits for this development. We also recommend that the applicant and Township consider utilizing all-weather materials in the construction of this trail corridor, which will accommodate a wider variety of uses, and be handicapped-accessible.

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Re: Zoning Ordinance Amendment - Large Tract Residential Cluster Option, R-1 Residential District;
and Zoning Map Amendment – R-1 Residential District
West Whiteland Township – ZA-08-23-17794 and ZM-08-23-17795

20. 2023 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. The removal of trees should be limited to the minimum area needed for the dwelling(s) and support facilities. The limits of tree removal should be clearly shown on the plan and “limits of disturbance” should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
21. The Zoning Data Tabulation table indicates that 43.5 percent of the tract will be common open space. For clarity purposes, the applicant should identify if this proposed open space figure includes transmission pipeline easements and/or the stormwater management areas shown on the sketch plan. Additionally, we recommend that the common open space be located in central locations of the residential development, in order to provide access to light and fresh air, a sense of openness, and space for recreation, relaxation, and gathering. The open space should be usable for a variety of active and passive uses, in scale with the development, and accessible by all residents.
22. The sketch plan depicts the location of three stormwater management areas. We suggest that the applicant consider providing a series of stormwater management features throughout the development, rather than providing large facilities within the areas currently shown on the sketch plan.

RECOMMENDATION: The Township should consider the comments in this letter before acting on the proposed zoning ordinance and zoning map amendments.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Roy F. Weston, Inc.
Willow Hill Development Group, LLC



MEMORANDUM

TO: Board of Supervisors
FROM: John R. Weller, AICP
Director of Planning and Zoning
SUBJECT: Collegium Charter School Athletic Fields land development plan
DATE: October 20, 2023

APPLICANT: Collegium Charter School
435 Creamery Way
Exton, PA 19341

SITE ADDRESS: 501-559 Clover Mill Rd.
Exton, PA 19341

TAX PARCELS: 41-4-33 and 41-5-102

ZONING: I-2, General Industrial / IN, Institutional Overlay

DESCRIPTION: Construction of outdoor athletic fields, parking areas, and related facilities on a 37.3-acre tract.

EXPIRES: *November 3, 2023*

Recommended Motion

To approve the land development entitled "Collegium Charter School – Proposed Athletic Fields" as depicted on the 26-sheet plan set prepared by Chester Valley Engineers, Inc., dated May 23, 2023 and most recently revised August 22, 2023 (the "Plan") with the ten (10) waivers and conditions herebelow:

1. The Plan is approved as a Final Plan pursuant to §281-10.D of the West Whiteland Township Subdivision and Land Development Ordinance ("S/LDO").
2. Waiver of §270-20 of the Stormwater Management Ordinance such that stormwater infiltration need not be provided, pursuant to comment #2 of the Spotts, Stevens and McCoy ("SSM") review dated September 12, 2023.
3. Waiver of §281-31.A of the S/LDO such that no sidewalks need be provided, subject to the Applicant donating sum to the Township sidewalk fund equivalent to the construction cost of the sidewalk that could be required pursuant to this Section. The amount of such sum shall be determined in consultation with SSM and shall be paid prior to recording of the Plan.
4. Waiver of §281-35.E(3) of the S/LDO to allow a perimeter buffer less than twenty-five (25) feet wide around a stormwater management basin, pursuant to comment #4b of the Theurkauf Design & Planning ("Theurkauf") review dated August 30, 2023.

5. Payment of a fee traffic impact fee of \$48,817.00 pursuant to Township Ordinance No. 427 and comment #7 of the McMahon review dated September 12, 2023. Said fee shall be paid in full at or before such time that application is made for the first construction-related permit for this project.
6. If the Applicant cannot accommodate all required compensatory plantings, the Applicant shall make a contribution to the Township tree bank equivalent to the current market value of the trees that could be required, pursuant to the provisions of §281-34.G of the S/LDO.
7. All remaining consultant concerns shall be resolved to the satisfaction of the Township.
8. Execution and recording of the Township's Stormwater Facilities Maintenance Agreement and Landscaping Restrictive Covenant, pursuant to Township practice. If the Applicant makes no material revisions or additions to the standard form of the said documents, then the Board of Supervisors hereby authorizes the Township Manager to sign these forms on behalf of the Township.
9. Execution of a Developer Agreement and a Financial Security Agreement pursuant to Township practice. The amount of such security shall be based upon construction cost estimates for the site improvements, including landscaping, to be provided by the Applicant; such estimates shall be reviewed and deemed sufficient by SSM and Theurkauf. If the Applicant makes no material revisions or additions to the standard form of the said agreements, then the Board of Supervisors hereby authorizes the Township Manager to sign these forms on behalf of the Township.
10. Payment of all outstanding Township invoices within 45 days of the date of the final approval of the Plan.

Background

The subject tract comprises two lots along the north side of Clover Mill Rd. in the General Industrial (I-2) zoning district. The northern boundary is an unimproved section of the Chester Valley Trail, beyond which lies the Oaklands Corporate Center and Collegium's main campus. The larger western lot is mostly wooded and, apart from the ruins of a single building, entirely vacant. The eastern lot is the site of the historic Dr. George Coates Estate (Historic Resource No. 117), which was most recently used as a residence.

Valley Ck. flows along the eastern and southern edges of the tract, and the associated FEMA-designated floodplain occupies much of the property. While most of the tract is level to gently sloping, there are some regulated steep slopes (15% and steeper) along the northern property line that were created during the construction of the abandoned rail line that is now the Chester Valley Trail. Due to environmental constraints, only 18.6% of the tract – 6.92 acres of the total area of 37.27 acres – meets our definition of "developable acreage."

The Applicant is Collegium Charter School and they propose to develop the tract with outdoor athletic fields and ancillary facilities for the exclusive use of the School. The existing house will be renovated to accommodate administrative offices and perhaps a Staff residence; a new parking lot will be added north of the building. By virtue of being in the I-2 zoning district, the tract is also eligible for development under the provisions of the Institutional overlay district (IN), pursuant to §325-45.A of the West Whiteland Township Zoning Ordinance ("Zoning").

The Zoning Officer has determined that the proposed uses are permitted at this location by right under §325-45.B(7) of the IN district regulations. While no new buildings are proposed, the grading necessary to create the athletic fields and the construction of the parking lot are defined as types of "land development,"¹ so the project requires land development review.

The Township Historical Commission reviewed this plan at their meeting on June 12, 2023 in regard to the historic resource on the site. At that time the Applicant stated that they intended to phase the project: Phase I will include all aspects of the project except for renovations to the single-family home, which will constitute Phase II. At the conclusion of the presentation, the Commission unanimously passed a motion recommending approval of Phase I. The Applicant will return to the Historical Commission for review of Phase II once they have made a final determination on how they intend to use the house.

The Township Planning Commission reviewed this plan on June 20 and September 19, 2023. At the conclusion of discussion at the second meeting, the Commission unanimously passed a motion recommending that the Board approve the plan, including several conditions, which are all included in the "Recommended Motion" above.

Tonight is the first presentation of this project to the Board.

Consultant Reviews

- **SSM review dated September 12, 2023** - SSM's comments may be summarized as follows:
 - Comments #1 through #6 describe requested waivers. SSM supports a waiver from the requirement to infiltrate stormwater, commonly granted where a project is in an area prone to sinkholes, as is the case here. Comment #1 supports a waiver to allow a wider driveway within a riparian buffer area, but cautions against allowing the "Proposed Crop Areas" in this area due to the potential impact on Valley Ck. Staff is of the opinion that the provision regarding street width (comment #4) applies only to new streets and is therefore not applicable here. The sidewalk issue (comment #5) is discussed below in our summary of the Theurkauf review.
 - Comments #7, #10, and #13 direct additional details regarding the sanitary sewerage connection and note the need for utility easements.
 - The stormwater management provisions are reviewed in comments #15 through #41. A number of these comments (#15, #20, #24, #25, #31) cite the need to document compliance with FEMA regulations; these will undoubtedly be impacted by the Applicant's intent to pursue a Letter of Map Revision, which will almost certainly change the extent of the flood hazard area. Comment #16 notes that the State Department of Environmental Protection must approve those aspects of the project that affect Valley Ck. The Applicant has advised that all these concerns can be resolved without significantly affecting the overall design of the project.
- **Theurkauf review dated August 30, 2023** – A number of the comments note earlier concerns that have been resolved. Of the remaining items, we note:

¹ §281-4.B of the S/LDO.

- Comment #2 reflects discussion from the June 20 Planning Commission meeting, at which time the Commission indicated that they would support a waiver from the sidewalk requirement if the Applicant provided a sidewalk connecting the Chester Valley Trail with the existing sidewalk along Clover Mill Rd. The Applicant was originally amenable to this, but later changed their mind, citing security concerns. As a result, the Commission included a condition in their recommendation that the Applicant provide a contribution to the Township sidewalk fund if they are unwilling to provide a sidewalk along the Clover Mill Rd. frontage.
- Comment #4b expresses support for a waiver from the minimum width requirement for the perimeter buffer around the stormwater basin.
- Comment #6 notes that the compensatory planting requirement has not been met. At the September 19 meeting with the Planning Commission, the Applicant stated that they would meet with Theurkauf to resolve the matter. If they cannot accommodate all the required trees, they will make a contribution to the Township's tree bank. This has been included in the Recommended Motion, above.
- The Applicant advised the Planning Commission that comments #7, #9, #10, and #11 were all will-comply items.
- **McMahon review dated September 12, 2023** – Comment #1 addresses the same street width issue raised in comment #4 of the SSM review; comment #2 concerns the proposed sidewalks and is consistent with the Theurkauf review. Comments #3 through #6 are relatively minor issues. Comment #7 states that this project will be subject to payment of a traffic impact fee of \$48,817.
- **Township Code Enforcement review dated September 12, 2023** – Additional details about the proposed sidewalks are needed; this is now a moot issue.
- **Engineering Department review dated September 13, 2023** – Mr. Tupper notes that the earlier concern regarding the adequacy of the existing bridge over Valley Ck. has been resolved, subject to the execution of improvements recommended by the engineer who inspected it.
- **Chester County Planning Commission review dated June 22, 2023** – Comment #1 advises that the plan is consistent with the County Comprehensive Plan, but there are concerns about the extensive environmental constraints on the property, more fully described in comments #7, #8, and #9. We note that our Historical Commission reviewed this plan on June 12, 2023, thereby addressing comment #6.

The remaining comments are largely administrative items; however, comment #13 advises that the larger western lot is restricted from many types of development by an Act 319 covenant, commonly known as "clean and green." While the Township is not responsible for enforcement of this covenant, the Applicant should explore this matter further and advise what impact it has – if any – upon this project.

Staff Comment

Staff supports this plan as an appropriate use of a highly constrained tract with the important added benefit of preserving and re-using a historic resource; we have no objection to Board action on the Recommended Motion tonight. As a final observation we note that this project,

being an institutional use, is not subject to the requirement to set aside permanent open space or pay a fee in lieu of such provision, pursuant to §281-47 of the S/LDO.

Please note that tonight is the last Board meeting before the expiration of the review period. If the Board chooses not to take action on this plan tonight, it will be necessary to secure an extension from the Applicant to avoid a deemed approval.

Attachments

1. SSM review dated September 12, 2023.
2. Theurkauf review dated August 30, 2023.
3. McMahon review dated September 12, 2023.
4. Township Code Enforcement review dated September 12, 2023.
5. Engineering Department review dated September 13, 2023.
6. Chester County Planning Commission review dated June 22, 2023.
7. Plan set prepared by Chester Valley Engineers, Inc., dated May 23, 2023, most recently revised August 22, 2023.

Plans\ABC\Collegium Charter\CM Rd fields\BOS memo - 231020



September 12, 2023

Mr. John R. Weller, AICP
Director of Planning and Zoning
West Whiteland Township
101 Commerce Drive
Exton, PA 19341

RE: Collegium Charter School
Proposed Athletic Fields
Revised Preliminary/Final Plan
SSM File 101008.0376

Dear Mr. Weller:

We have reviewed the above-referenced submission consisting of the following:

- Collegium Charter School Proposed Athletic Fields Plans (26 Sheets), prepared by Chester Valley Engineers, dated May 23, 2023, revised August 22, 2023;
- Post-Construction Stormwater Management Report for Collegium Charter School Proposed Athletic Fields prepared by Chester Valley Engineers, dated May 23, 2023, revised August 22, 2023;
- Waiver request letter, dated August 22, 2023;

Collegium Charter School is proposing to construct soccer fields, a baseball field and parking lot along with upgrading an existing driveway on their property located on the north side of Clover Mill Road and south of the railroad. The site involves parcels U.P.I. #41-4-38 and #41-5-102 and is zoned I-2 General Industrial and IN – Institutional Overlay districts.

Issues regarding landscaping and buffering, sanitary sewer and traffic will be addressed by Theurkauf Design and Planning, Carroll Engineering Corp. and McMahon Associates, Inc., respectively.

We have the following comments.

WAIVER REQUESTS

1. Section 270-15.T(5)(a) – Riparian Buffer Area. The Applicant is requesting a waiver of this section to permit widening of the access driveway to accommodate school bus traffic within Zone 1. We support this request for this particular encroachment. However, the plans now show areas identified as “Potential Crop Areas that encroach into Zone 2. We would not support a waiver of this encroachment as such a use could potentially release concentrations of fertilizer into the stream.
2. Section 270-20 – Infiltration requirements. The Applicant is requesting a waiver of this section to not infiltrate runoff due to the site being underlain by carbonate geology. The Applicant has



submitted the required geotechnical investigation report which supports the waiver request. We have no objection to the waiver request.

3. Section 270-21.D. - The minimum orifice size in the outlet structure to the BMP shall be three inches in diameter. In order to meet other stormwater requirements, the underground detention Bed #200 design proposes a 2” orifice and a 0.7” orifice on the Managed Release Concept (MRC) underdrain. The ordinance notes that an orifice size less than 3” is allowed if approved by the Township Engineer. The design engineer notes “Whereas the 2” orifice will be located within an enclosed structure and inlet filter inserts are proposed in the contributing inlets, it is less likely to clog. Therefore it is our recommendation that the smaller orifice be allowed and if the Township Engineer agrees, the waiver request is not required.” We concur and note that the waiver request is not warranted.
4. Section 281-25.B – Street width. The Applicant is requesting a waiver of this section to not widen Clover Mill Road. This request does not include any rationale as to why the waiver is requested. Therefore we cannot support the waiver request at this time.
5. Section 281-31 – Sidewalks. The Applicant is requesting a waiver of this section to not provide sidewalk along Clover Mill Road, since the Township’s Bicycle and Pedestrian Circulation Plan does not propose any sidewalk along the Applicant’s frontage. We do not have any objection to the request.
6. Section 281-35.F(4) – Naturalistic basins. The Applicant is requesting a waiver of this section. This request should be reviewed by Theurkauf Design and Planning.

COMPLIANCE WITH ZONING ORDINANCE

7. The proposed institutional use shall be served by a public sewer and water system, Section 325-45.C(4). A conceptual sanitary sewer system connection to the existing trunk line along Valley Creek is now shown. A profile shall be included and pipe size(s), type of material, length and slopes shall be shown. The plan does not, but shall show existing, and if applicable, proposed water service lines. In addition, the size and material for the existing sanitary trunk line shall be noted.
8. Institutional use(s) shall make provisions for control of solid waste disposal as more fully described in Section 325-45.E(3). A trash enclosure has been added to the plan; however, the requirements of this section shall also be noted on the plan.

COMPLIANCE WITH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

9. Prior to the Township endorsing the plan, the owner’s affidavit (Section 281-16.B(10)(a)) and surveyor’s certification (Section 281-8.D(1)) shall be completed.
10. Provisions for sewage disposal and water supply shall be shown, Section 281-16.D(5) and (6), respectively. A conceptual sanitary sewer system connection to the existing trunk line along Valley Creek is now shown. Additional information shall be provided as noted above.
11. The Township should indicate if sidewalks will be required, Section 281-16.D(11). The Applicant has submitted a written waiver request.



12. Copies of approvals, plans and permits required by other governmental regulatory agencies, including but not limited to PaDEP and the Chester County Conservation District shall be provided before the Township endorses the plan, Section 281-16.K(2).
13. All utilities, including but not limited to sanitary sewers; stormwater sewers; stormwater conveyance, drainage and infiltration swales, basins and areas; electric; gas; water; telephone; and cable shall be located in easements over private property. All such areas and easements shall be clearly depicted on and identified by notes on the plans. The deeds for private properties subject to utility easements shall contain a specific reservation for the easements, in form and substance satisfactory to the Township. The Township may require such deeds to be provided for review prior to or as a condition of Final Plan approval. The perpetual maintenance, repair, and replacement of all utilities not accepted for dedication by the Township or other entity acceptable to the Township shall be the responsibility of the property owner. An agreement memorializing the foregoing responsibility, in form and substance satisfactory to the Township, shall be submitted for review prior to or as a condition of Final plan approval and recorded in the Office of the Chester County Recorder of Deeds with the approved plan, Section 281-51.A. A blanket easement note has been provided on sheet 17. However, this note only addresses access for stormwater features/BMPs. Easements for all utilities shall be addressed.
14. Financial security shall be provided in accordance with Section 281-54. The Applicant has submitted an escrow tabulation. That tabulation is currently under review and our comments will be issued under separate cover.

COMPLIANCE WITH STORMWATER MANAGEMENT ORDINANCE

15. All regulated activities located within the FEMA floodplain and floodway shall comply with Chapter 325, Article XIII, Floodplain Conservation, Section 270-15.S. In particular, approval from FEMA for a Conditional Letter of Map Revision shall be obtained prior the Final Plan approval, Section 325-63.A.(2)(a) for the proposed encroachment and fill placement in the floodway.
16. Work within natural drainageways shall be subject to Chapter 105 permit approval by PADEP prior to (or as a condition) of Final Plan approval, Sections 270-16.B and 270-33.A. The proposed access drive construction at the approaches to the existing bridge crossing requires placement of fill within the regulated floodway. In addition, a General Permit GP-5 is required for the proposed sanitary sewer stream crossing.
17. The Applicant shall provide the Township with the “letter of adequacy” from the Chester County Conservation District for the E&S Plan prior to the Township endorsing the plan, Sections 270-17.A(1)(a) and 270-32.G.
18. The Applicant shall provide the Township with a copy of the required NPDES Permit prior to the Township endorsing the plan, Section 270-17.A(1)(b).
19. A geologic investigation (with infiltration testing) has been conducted and confirmed that infiltration is not feasible or recommended due to shallow bedrock, high groundwater elevations and high susceptibility to sinkhole formation. Therefore, the PADEP Managed Release Concept (MRC) design protocol is proposed for one of the stormwater BMPs. We note that the issuance of an NPDES permit for this project will satisfy Section 270-19 in this regard.



20. Roadway crossings or structures located within designated floodplain areas shall be able to convey runoff from a 100-yr design storm per FEMA requirements, Section 270-24.C. Design calculations shall be submitted showing the existing bridge complies with this requirement.
21. Storm sewers must be able to convey post-development runoff from a minimum 25-yr design storm without surcharging inlets, Section 270-25.C. The following comments on the design computations for the storm sewer connection to the existing Liberty Tool, Inc. detention basin outlet pipe, SW5 to SW1, shall be addressed:
 - a. Documentation for the 100-yr storm design flows used for the All-Fill, Inc. and Liberty Tool Co., Inc. detention basin outflows and for the direct runoff to the railroad trail culvert shall be provided. Drainage areas shall be delineated on the Post-Development Drainage Area Plan.
 - b. Based on the limited topographic information downslope of the All-Fill, Inc. detention basin outflow pipe, it is unclear if the basin outflow reaches the railroad culvert. The proposed storm sewer may need to be extended to the east of SW5 to collect the All-Fill basin outflow.
22. Adequate erosion protection shall be provided at the SW1 outfall, Section 270-25.D. Design calculations shall be provided.
23. Where a development site is traversed by a watercourse, riparian buffers shall be provided per Section 270-15.T, and the buffer must be defined and restricted by a restrictive covenant, Section 270-25.J. General Note 13 on the Site/Lot Consolidation Plan shall be revised to clarify that the restrictive covenant applies to the riparian buffer.
24. The proposed 100-yr floodplain boundary shall be delineated on the plans, Section 270-26.A. The plans only delineate an existing floodplain boundary.
25. All development activity within a special flood hazard area designated by FEMA shall comply with Article XIII of the Zoning Ordinance, the base flood elevations shall not be increased, either upstream or downstream, Section 270-26.C. Floodplain modeling computations shall be submitted showing there will be no increase in the base flood elevations as a result of the proposed fill placement in the floodway and floodplain.
26. Energy dissipaters and/or level spreaders shall be installed at points approved by the Township where pipes discharge from basins, Section 270-29.A(2). The following comments on the level spreader design computations shall be addressed:
 - a. It is unclear how the design flows for SWM #100 and SWM #300 were derived.
 - b. Per the manufacturer's specifications, the standard perforations for the dual-wall HDPE pipe are 5/16". The calculations assumed 1/2" diameter. If 1/2" perforations are specified, they will have to be special ordered or drilled in the field.
 - c. Documentation for the 18 perforations per linear foot of pipe shall be provided.
 - d. The Peak Elevation in SWM BMP shall be based on the routed maximum storage elevation in the BMP independent of the Valley Creek floodplain elevation.
 - e. The design head depth shall be measured to the top elevation of the level spreader stone, not the average centerline elevation of the perforations.



- f. Class 1 geotextile shall be placed near the surface of the level spreader to prevent sediment from entering the stone bed and completely filling the void spaces. The grate elevation of the level spreader drain basins shall be set approximately 2” above the top of the stone to prevent sediment from entering the drain.
- 27. All storm sewer utilities beneath a paved surface shall be bedded and backfilled with PennDOT 2A stone, Section 270-29.E(4). The Typical Pipe Trench Detail table shall be revised to note PennDOT 2A stone in the “Beneath Bituminous Pavement” cell under Backfill to Subgrade for Storm (Other).
- 28. The applicant’s and design engineer’s statements of Sections 270-32.A(3) & (4), respectively, shall be signed and dated prior to the Township endorsing the plan.
- 29. A stormwater operation and maintenance agreement shall be provided, Section 270-43. The agreement should list the O&M requirements on the Operations and Maintenance Notes drawing, or as a minimum refer to this drawing. However, it appears that the drain down time for the 7.47” storm noted in Underground Managed Release Detention Bed, General Maintenance Note 3.3 is incorrect, since it is shorter than the 3.25” storm.
- 30. The outflow from the detention basin located on the All-Fill Inc. tract to the east of the old railroad culvert shall be accounted for in the contributing flow to SWM #100, unless additional topographic information is provided to show that this basin outflow reaches the railroad culvert. The proposed storm sewer may need to be extended to the east of SW5 to collect the All-Fill basin outflow.
- 31. Based on the FEMA base flood elevations from the FEMA Flood Insurance Study profile for Valley Creek, the 10-yr through 100-yr flood elevations are higher than the Bio-Filtration Area #100 and #300 emergency spillway crest elevations. Consequently, once the flood elevation is high enough to flow into the basins, the computed detention volume will not be available.

The design calculations do not address the loss of storage volume or the tailwater effect of the flood elevations on the discharge capacity of the basin outlet pipe. In our opinion, aside from filling the entire western portion of the site several feet to raise the basin elevations (however, this will increase the bypass area), the only procedure to possibly show that the current basin locations provide the required rate control is as follows:

- a. Perform the basin routing computations with the tailwater elevation on the outlet pipes at 0.1’ to 0.2’ above the top of the level spreader.
- b. Calculate the basin design storm hydrographs for Valley Creek.
- c. Using flows from the Valley Creek hydrographs at the computed times of peak storage in the basins, perform HEC-RAS modeling through the site to determine the flood elevation when the peak basin discharges occur. If the basin peak discharges occur after the creek flood elevations would impact the operation of the basin, revise the outlet pipe tailwater elevation accordingly and re-evaluate.

We recommend that the design engineer meet with us to discuss this in further detail.



32. The extra dashed proposed contour line on the SWM #100 berm shall be erased, and the proposed 275 contour inside SWM #300 shall terminate at the existing 275 contour and the proposed contour in the access drive.
33. Since a detail is not provided for the watertight pipe penetrations of the impermeable liner in SWM #200 and the outlet structure liner penetrations in the bio-filtration areas, the SWM #100, #200 and #300 details shall reference Note 19 on the Grading and Utilities Plan, Sheet 6.
34. Drainage areas 1E(c) and 1E(d) shall be shown on the Pre-Development Drainage Area Plan, and the drainage area 1P(f) label shall be revised on the Post-Development Drainage Area Plan to reflect the current design.
35. It is unclear what parameters are included in the Device #4 weir used for the SWM #200 outlet structure. It appears that the device does not define the 12'W x 3"H x 6" breadth weir at 286.50 and the 60" x 6" breadth weir at 286.75. Additional weir parameters shall be provided.
36. It appears that the Top of Key Trench (Core) Elevation noted in the Bio-Filtration Area Berm Detail for SWM #300 should be 273.00 instead of 272.00.
37. The SWM #100 and #300 stage/discharge parameters shall also include the outflow through the underdrain. The plan specifies a required permeability range of 0.50 to 1.00 in/hr; therefore, the discharge rate shall be based on 1.00 in/hr. The dewatering time calculations are acceptable based on 0.50 in/hr.
38. The Top of Grate elevations for SW102 and SW302 in the Storm Drain Design worksheets do not match the elevations in the routing computations and shall be revised.
39. The following revisions shall be made to the Bio-Filtration Area detail:
 - a. The proposed planting medium (amended soil) shall be revised to conform to the PA Stormwater BMP Manual specification of 20%-30% organic leaf compost and 70%-80% native topsoil.
 - b. The discharge pipe size for SWM #100 is 18".
 - c. The inlet grate elevations for SWM #100 and SWM #300, and the outlet pipe invert for SWM #100 in the table do not match the current design.
40. The proposed trees and shrubs located in the SWM #100 and SWM #300 emergency spillways shall be moved out of the spillways into the downslope area approximately 10' -15'.
41. The 5 IV and 1 PS landscaping along the east side of SWM #300 shall be relocated to conform to the revised basin grading.

GENERAL COMMENTS

42. A construction easement may be required from the County of Chester for the proposed storm sewer construction, and possibly the retaining wall construction, within the easement along the northern property line. Information on the conditions of this easement shall be noted on the Site Plan. If an agreement is required from the County of Chester to construct these improvements, a copy of the executed easement agreement shall be submitted to the Township prior to Final Plan approval.



43. A typical Driveway Cross-Section shall note the centerline station limits for the cross-slope to the Right and to the Left, and the plan view shall note the cartway width transition stations at the existing bridge and the start of curb station near 7+37.
44. All proposed stop and handicap parking signs shall be labeled.
45. The attached standard Township plan notes shall be added to the plans.

If you have any questions please feel free to call me.

Sincerely,
Spotts, Stevens and McCoy

A handwritten signature in blue ink, appearing to read "Ken D. Morey", is written over a light blue horizontal line.

Ken D. Morey, P.E., CBLP
Senior Engineer
kent.morey@ssmgroup.com

Enclosure

cc: Mark Stabolepszy, P.E.



MEMORANDUM

TO: John Weller, AICP, West Whiteland Township Director of Planning and Zoning
Caroline O'Connor, CZO, West Whiteland Township Assistant Planner
Jeremy R. Maziarz, P.E., Chester Valley Engineers, Inc.
Brett H. MacKay, RLA, Chester Valley Engineers, Inc.

FROM: Edward A. Theurkauf, RLA, ASLA, APA
Kelsey Stanton Murphy, ASLA

DATE: August 30, 2023

SUBJECT: **REVIEW COMMENTS – COLLEGIUM CHARTER SCHOOL ATHLETIC FIELDS**
PRELIMINARY LAND DEVELOPMENT PLAN DATED 8-22-23

Please note our review comments pertaining to the following documents that we received on 8-24-23 and to a site visit on 5-30-23:

- Land Development Plan consisting of 26 sheets prepared by Chester Valley Engineers;
- Response Letter dated 8-22-23 prepared by Chester Valley Engineers; and
- Waiver Request Letter dated 8-22-23 prepared by Chester Valley Engineers.

Comments that have been addressed are so noted. **New comments are in bold.**

**REVIEW COMMENTS – COLLEGIUM CHARTER SCHOOL ATHLETIC FIELDS
PRELIMINARY LAND DEVELOPMENT PLAN DATED 8-22-23**

August 30, 2023

1. **Potential Impact to Historic Resources – The Historical Commission passed a motion of support for the proposal at their 6-12-23 meeting. We consider this issue resolved.**
2. **Pedestrian Accessibility – Section 281-31 of the subdivision and land development ordinance (SLDO) requires minimum 5-foot-wide sidewalks for all development. Section 325-37.A.7.a (ZO) requires developers to provide pedestrian access to existing or anticipated community facilities, including trails. Section 325-37.A.7.a.4 (ZO) requires walkways that connect the entrances of principal buildings to parking.**

Chester County's *Chester Valley Trail Extension to Downingtown Feasibility Study/Master Plan* (September 2017) proposes to extend the Chester Valley Trail (CVT) across the north boundary of the site. The Township's *Bicycle and Pedestrian Plan* (2019) indicates a multi-use trail east of the site extending from the CVT south to Clover Mill Road, and along Clover Mill Road east to Whitford Road.

- a. **Clover Mill Road Sidewalk – The applicant requests a waiver to not provide the Clover Mill Road sidewalk, citing the *Bicycle and Pedestrian Plan*. We would support this waiver, if a pedestrian connection were provided from the Chester Valley Trail to the existing sidewalk along Clover Mill Road per comment 2b.**
 - b. **Chester Valley Trail Access – The plan indicates a sidewalk connecting the CVT and proposed school facilities. However, no connection is proposed from the CVT to the existing sidewalk along Clover Mill Road. The plan shall be revised as follows:**
 - **Extend a sidewalk along the driveway to Clover Mill Road; and**
 - **Provide a crosswalk across Clover Mill Road to the existing sidewalk along the south side of Clover Mill Road. The Township should advise on crosswalk location and stop controls in light of truck traffic on Clover Mill Road and properties across the road.**
 - c. **Sidewalk from Parking to Building – The plan has been revised to propose a sidewalk from the proposed parking lot to the existing building. This issue is resolved.**
3. **Screen Buffer – Section 281-35.A (SLDO) requires 50-foot-wide vegetated screen buffers along the east and west property lines.**

Existing woodland to remain provides much of the required buffering. Buffer plantings are required in the open area between the proposed driveway expansion and adjacent property on the east side, as follows:

**REVIEW COMMENTS – COLLEGIUM CHARTER SCHOOL ATHLETIC FIELDS
PRELIMINARY LAND DEVELOPMENT PLAN DATED 8-22-23**

August 30, 2023

<u>Buffer/ Length</u>	<u>Plant Type</u>	<u>Required Qty.</u>	<u>Proposed Qty.</u>
East/ 166* LF	Shade Trees	3	6**
	Evergreen Trees	7	10
	Large Shrubs	17	14†

*Length of property line without woodland buffer
 **Requirement met by existing >30-inch Sycamore tree to remain.
 †Equivalent value of (11) large shrubs and (6) small shrubs

The surplus evergreen trees compensate for the shrub deficiency. This issue is resolved.

4. Perimeter Buffer – In accordance with section 281-35.E (SLDO), 25-foot-wide perimeter buffers are required along the north property line and around the stormwater basins. Per section 281-35.E.2 (SLDO), naturalistic basins are not required to have perimeter buffers.

Basin 100 has been redesigned as a naturalistic basin. Basin 300 has an under-width buffer.

Perimeter buffer plantings are required as follows:

<u>Buffer/Length</u>	<u>Plant Type</u>	<u>Required Qty.</u>	<u>Proposed Qty.</u>
North/1,085 LF*	Shade Trees	11	**
	Evergreen Trees	22	12
	Large Shrubs	54	**
Basin 300/450 LF	Shade Trees	5	6
	Evergreen Trees	9	11
	Large Shrubs	23	23

*Length of proposed disturbance
 **Requirement met by existing vegetation to remain in adjacent hedgerow

- a. North Buffer – The required buffer evergreen trees shall be provided. **The missing evergreen trees should be planted where hedgerow vegetation will be cleared for a storm pipe.**
- b. Basin 300 Buffer – The plan indicates a driveway within the required buffer. **It is not possible to provide a 25-foot-wide basin buffer given site constraints and the driveway layout.**

The plan indicates all required basin buffer plantings and a 100% native meadow seed mix within the basin. Proposed plantings will provide screening, water quality, habitat, and aesthetic benefits. Thus we would support a waiver from the basin buffer width requirement.

**REVIEW COMMENTS – COLLEGIUM CHARTER SCHOOL ATHLETIC FIELDS
PRELIMINARY LAND DEVELOPMENT PLAN DATED 8-22-23**

August 30, 2023

5. Site Element Screens – Section 281-35.G (SLDO) requires low shrub screens for parking lots and high screens for storage buildings without decorative façade treatments as follows:
 - a. Parking Lot Screen – **The plan has been revised to indicate the required low parking lot screen. This issue has been resolved.**
 - b. Maintenance Building Screen – **The plan has been revised to indicate a high screen for the maintenance building. This issue has been resolved.**

6. Tree Removal and Compensatory Planting – Section 281-34.G (SLDO) requires mitigation for mature, viable, non-invasive trees that are removed. Section 281-34.G.3 (SLDO) requires the plan to include a chart calculating tree removals and required compensatory trees.

The plan identifies mature trees in the area of disturbance and tree removal calculations. Non-viable Ash and a 48-inch Cherry tree in poor condition will not require compensatory plantings. However, proposed construction will require removal of the following additional trees indicated to remain:

- 36-inch Catalpa (labeled Cherry) with grading, bridge and driveway improvements proposed 4 feet from the trunk
- 12-inch Walnut with a sidewalk proposed less than 2 feet from the trunk
- 30-inch Walnut less than 3 feet away from the Basin 300 berm
- 12-inch tree and 15-inch Walnut south of the baseball field that are within proposed swales
- 19-inch Walnut tree not shown on the plan that is within the proposed topsoil stockpile area east of the parking lot

Thus, tree removals and required compensatory plantings are as follows:

<u>Tree Size (Inches DBH)</u>	<u>DBH to be Removed</u>	<u>Compensatory Inches Required</u>
12" up to 24"	746	186.5
24" up to 36"	426	142.0
36" and greater	256	<u>128.0</u>
	Total Compensatory Inches Required:	456.5
	Total 2-inch Caliper Compensatory Trees Required:	229

Proposed trees applied to the compensatory requirement are as follows:

<u>Description</u>	<u>Quantity</u>	<u>Compensatory Equivalent</u>
--------------------	-----------------	--------------------------------

**REVIEW COMMENTS – COLLEGIUM CHARTER SCHOOL ATHLETIC FIELDS
PRELIMINARY LAND DEVELOPMENT PLAN DATED 8-22-23**

August 30, 2023

Shade/Street Trees, 2 inch cal.	33	33
Evergreen Trees, 8 ft.	53	<u>74</u>
Total Equivalent 2-inch Compensatory Trees Proposed:		107

Additional compensatory trees are required. To the extent that required trees cannot be placed on site, section 281-34.G.6.a (SLDO) provides the following alternatives:

- Proposing trees on public land within the Township;
- Contributing the value of the uninstalled required trees to the Township’s fund for plantings on public lands; or
- Planting a lesser quantity of larger or more valuable trees of equivalent value to the compensatory planting requirement.

7. Tree Protection – Section 281-34.D.4 (SLDO) specifies mandatory tree conservation practices that shall be noted on the E&S plan. These include fencing installed outside trees’ critical root zone (CRZ), and approved practices for when disturbance of the CRZ is unavoidable. Per section 281-34.D.2 (SLDO), the critical root zone extends from the tree trunk a distance equal to 12 times the trunk diameter, or to the tree’s dripline, whichever distance is greater. The following shall be addressed:

- a. Trees Proposed to Remain Near Construction – **The plan shows numerous mature trees to remain with construction proposed within the critical root zone, including the following:**
- Specimen 48-inch Oak (labeled Sycamore on the plan) that would be impacted by driveway construction
 - (9) Walnuts adjacent to Basin 300, goat shed, and sidewalk
 - 26-inch Walnut (not shown on the plan) east of parking and adjacent to the proposed Chester Valley Trail sidewalk connection
 - 48-inch Walnut and 16-inch tree west of the sports fields and storm pipe

The applicant shall consult an arborist to specify measures on the plan to preserve the trees per section 281-34.D.4.b (SLDO). **In accordance with section 281-34.D.4.d (SLDO), mitigation is required for any mature trees not scheduled to be removed that decline or die from construction impacts.**

- b. Tree Protection Fencing – **The E&S Plan proposes fencing for trees located outside the limit of disturbance only. No fencing is indicated for trees proposed to remain within the area of construction. The plan shall be revised accordingly.**

**REVIEW COMMENTS – COLLEGIUM CHARTER SCHOOL ATHLETIC FIELDS
PRELIMINARY LAND DEVELOPMENT PLAN DATED 8-22-23**

August 30, 2023

c. **Tree Protection Fencing Detail – The TPF detail requires protective fencing to be installed at the dripline of trees to remain. It shall be revised to require fencing at the critical root zone (min. 1 foot per inch DBH from the trunk or dripline, whichever is greater).**

8. **Street Trees** – Section 281-36.D (SLDO) requires 1 street tree per 50 linear feet of right-of-way, as follows:

<u>Frontage/Length</u>	<u>Required Street Trees</u>	<u>Proposed Street Trees</u>
Clover Mill Road/ 190 LF*	4	4

*Length of road frontage without woodland

This issue has been resolved.

9. **Building Façade Landscaping** – Section 281-37.D (SLDO) requires plantings between buildings and parking areas as follows:

<u>Façade/Length</u>	<u>Plant Type</u>	<u>Required Qty.</u>	<u>Proposed Qty.</u>
Ex. Bldg./72 LF	Shade Trees	1	1
	Small Shrubs	7	0

The plan previously complied with building landscaping requirements, but has since been revised to remove shrubs proposed along the building façade. Our site visit determined that six shrubs shown as existing along the north façade are no longer present. Thus the plan shall be revised to indicate the required shrubs.

10. **Plant Cultural Requirements** – Section 281-33.C.4 (SLDO) requires plantings to be suitable for the site. **The plan proposes American Arborvitae, which is highly susceptible to deer browse. We recommend that it be replaced with ‘Green Giant’ Western Arborvitae or other deer-tolerant evergreen species.**

11. **Species Mix Requirements** – Section 281-33.D.7.a.2 (SLDO) states that when 50 or more evergreen trees are required, no more than 30% may be of one species. Section 281-33.D.7.b.2 (SLDO) states that when 100 or more shrubs are required, no more than 30% may be of one variety. The plan shall address the following:

- 20/53 (37.7%) of evergreen trees are White Pine
- 43/113 (38%) of shrubs are Inkberry

12. **Plan Errors** – The following shall be addressed:

**REVIEW COMMENTS – COLLEGIUM CHARTER SCHOOL ATHLETIC FIELDS
PRELIMINARY LAND DEVELOPMENT PLAN DATED 8-22-23**

August 30, 2023

- a. **Basin Vegetation – The Bio-Filtration Area Detail on PCSM Details Sheet 21 specifies a native meadow seed mix within basins 100 and 300. However, the Landscape Plan indicates lawn in both basins. The Landscape Plan and Details sheets shall be revised to indicate the native meadow mix in the basins consistent with the PCSM Detail.**
- b. **Planting Schedule – The planting schedule shall be revised to address the following discrepancies between proposed plant quantities and actual plan symbols:**
 - 15 Douglas Fir are proposed, but 17 are shown
 - 22 White Pine are proposed, but 20 are shown
 - 10 Fothergilla are proposed, but 16 are shown
 - 46 Inkberry are proposed, but 43 are shown
 - 18 Bayberry are proposed, but 14 are shown
13. **Landscape Architect Seal – This issue is resolved.**
14. **Cost Estimate – A landscape cost estimate will be required upon approval in accordance with section 281-33.C.6.i (SLDO).**
15. **Conclusion – The noted issues shall be resolved prior to preliminary approval.**

Please contact our office with any questions.



September 12, 2023

Mr. John R. Weller, AICP
Director of Planning & Zoning / Zoning Officer
West Whiteland Township
101 Commerce Drive
Exton, PA 19341

RE: Traffic Engineering Review
Collegium Charter School – Proposed Athletic Fields
West Whiteland Township, Chester County, PA
McMahon/Bowman Project No. 313547-01-001

Dear Mr. Weller:

McMahon, a Bowman Company, completed a traffic review of the proposed athletic field complex for Collegium Charter School located on the north side of Clover Mill Road between Whitford Road and the Exton Bypass (S.R. 0030). The proposed development will include three new athletic fields and associated parking facilities, with access provided via a single new driveway along Clover Mill Road. Our traffic review is based on the following document.

- *Preliminary Land Development Plans for Collegium Charter School – Proposed Athletic Fields* prepared by Chester Valley Engineers, Inc, revised August 22, 2023.
- *Trip Generation Summary – Collegium Charter School (Proposed Athletic Fields)*, prepared by Traffic Planning and Design, Inc., dated August 9, 2023.
- *Bridge Inspection Summary – Collegium Charter School (Proposed Athletic Fields)*, prepared by Traffic Planning and Design, Inc., dated August 10, 2023.

Based on our review of the above document, we offer the following comments for consideration.

1. SALDO Section 281-25.B – The applicant requests a waiver for no road widening of Clover Mill Road along the site frontage, but rather to allow the existing 10 to 13-foot westbound travel lane along the site frontage. Given the nature of the land use, we could support this waiver request; however, we will defer to the Township regarding this matter.
2. SALDO Section 281-31 – The applicant requests a waiver to not provide sidewalk along the Clover Mill Road site frontage. This may be appropriate, as the Township's *Bicycle and Pedestrian Plan* does not envision sidewalk along the Clover Mill Road site frontage. However, we note the Township's *Bicycle and Pedestrian Plan* does contemplate a multi-use trail connection between Whitford Road and the future Chester Valley Trail in the vicinity of the site, which would run along the north side of Clover Mill Road and ultimately turn north to connect with the Chester Valley Trail on the north side of the property. The latest plan submission proposes a five-foot wide

835 Springdale Drive, Suite 200, Exton, PA 19341
P: 610.594.9995

mcmahonassociates.com | bowman.com

sidewalk connection between the proposed parking lot and the future Chester Valley Trail. However, this connection does not fully accomplish the goal of connecting Clover Mill Road with the Chester Valley Trail, which should be reviewed by the Township. Furthermore, the Township may wish to consider expanding the width and material for the pedestrian connection within the site for a wider asphalt path.

3. SALDO Section 281-45.D – Please clearly label the proposed stop sign at the site access intersection with Clover Mill Road.
4. ZO Section 325-37.A(4) – The plans show 22-foot wide parking aisles within the proposed parking lot. We generally recommend wider parking aisles, such as 24 to 25 feet wide; however, this is not an explicit requirement of the ordinance, and we note the submitted turning templates show a bus and fire truck can navigate within the site.
5. ZO Section 325-39.H(6) – The site proposes 48 parking spaces. Based on the proposed parking tabulation on sheet 3, the applicant anticipates a maximum of 130 students/coaches/spectators on site at any one time during the spring season, and a maximum of 140 students/coaches/spectators on site at any one time during the fall season. In order to calculate the parking requirement for the site, the applicant used the parking supply requirement for “recreational use not specified” of one parking space per three individuals at estimated maximum capacity, including both spectators and participants, which would require 47 parking spaces. Since the site provides 48 parking spaces, the site provides enough parking spaces to meet this parking requirement.
6. The applicant’s engineer indicates that students will walk from the Collegium campus located in the Oaklands Corporate Center to the proposed athletic fields located south of the Oaklands Corporate Center. Since there are limited pedestrian facilities within Oaklands Corporate Center, we question how students will access the proposed athletic fields. The applicant should provide more information of the proposed walking route, and pedestrian improvements may be required to accommodate student walkers.
7. Chapter 295-12 – The subject development is located within the Township’s Act 209 Transportation Service Area, and as such, it is subject to the Township’s Transportation Impact Fee which is equal to \$1,449.00 per new weekday afternoon peak hour trip. According to the trip generation letter, two soccer fields will generate approximately 33 weekday afternoon peak hour trips, and the resultant Transportation Impact Fee for the site is **\$47,817**.

As part of future submissions, the applicant's engineer should compose a response letter that describes how each comment has been addressed and where any plan and/or report revisions are located. Additional comments may follow upon receipt of future submissions.

If there are any questions or if additional information is requested, please contact our office.

Sincerely,



Christopher J. Williams, P.E.
Vice President & Regional Manager – Mid-Atlantic

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MEMORANDUM

TO: John Weller

FROM: Todd Greenawalt, Codes Administrative & Enforcement Manager

SUBJECT: Collegium Charter Schools Athletic Fields Preliminary Plan review

DATE: September 12, 2023

I have reviewed the Collegium Charter Schools Athletic Fields Preliminary Plan dated May 23, 2023, revised August 22, 2023, and offer the following comments:

1. The plan shall clearly indicate the proposed widths of the sidewalk.
2. The plan shall clearly indicate where ADA ramps will be installed. A construction detail of all types of proposed ADA ramps shall be included on the plan.

Let me know if you have any questions

MEMORANDUM

DATE: September 13, 2023

TO: John Weller, AICP
Director of Planning and Zoning

FROM: Brannon Tupper, PE
Engineering and Construction Projects Manager

**SUBJECT: Collegium Charter Athletic Fields
Land Development Review**



I have reviewed the Land Development plans for the Proposed Athletic Fields – Collegium Charter School, with a plotted date of 8/22/23, and offer the following comments:

1. A bridge inspection report has been provided with this submission. The bridge was inspected by a Certified Bridge Inspector and Professional Engineer who determined it to be in overall very good condition. The Engineer is however recommending improvements including guiderail and signage for the bridge to be suitable for the proposed use. With incorporation of the Engineer’s recommended improvements, the applicant has adequately addressed the concerns regarding the existing bridge.
2. The applicant has requested waivers regarding improvements for widening and sidewalks along the frontage with Clover Mill Road. However, Clover Mill Road has many deficiencies including drainage and roadway surface in this area. I recommend further discussions regarding fee in lieu of or other possible agreements such as drainage improvements or resurfacing as mutually beneficial improvements.



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O’Leary, AICP
Executive Director

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

June 22, 2023

John R. Weller, AICP, Director of Planning & Zoning
West Whiteland Township
101 Commerce Drive
Exton, PA 19341

Re: Preliminary/Final Subdivision and Land Development - Collegium Charter School - Proposed Athletic Fields
West Whiteland Township – SD-05-23-17690 and LD-05-23-17691

Dear Mr. Weller:

A Preliminary/Final Subdivision and Land Development Plan entitled "Collegium Charter School - Proposed Athletic Fields", prepared by Chester Valley Engineers, and dated May 23, 2023, was received by this office on May 26, 2023. This plan is reviewed by the Chester County Planning Commission in accord with the provisions of Section 502 of the Pennsylvania Municipalities Planning Code. We offer the following comments on the proposed subdivision and land development for your consideration.

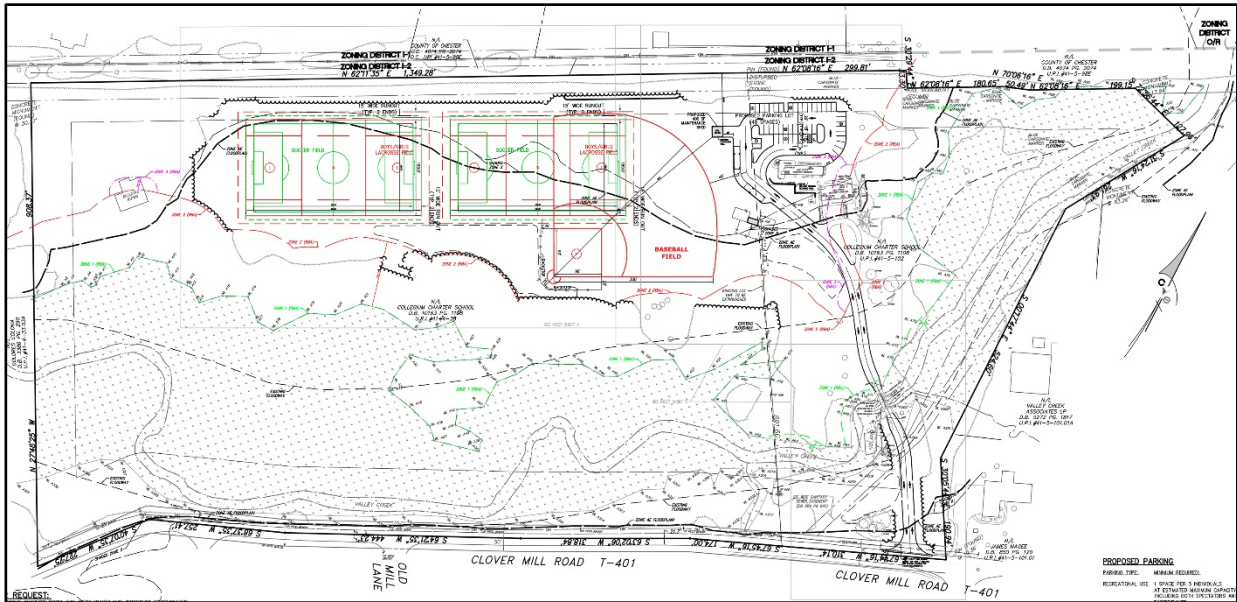
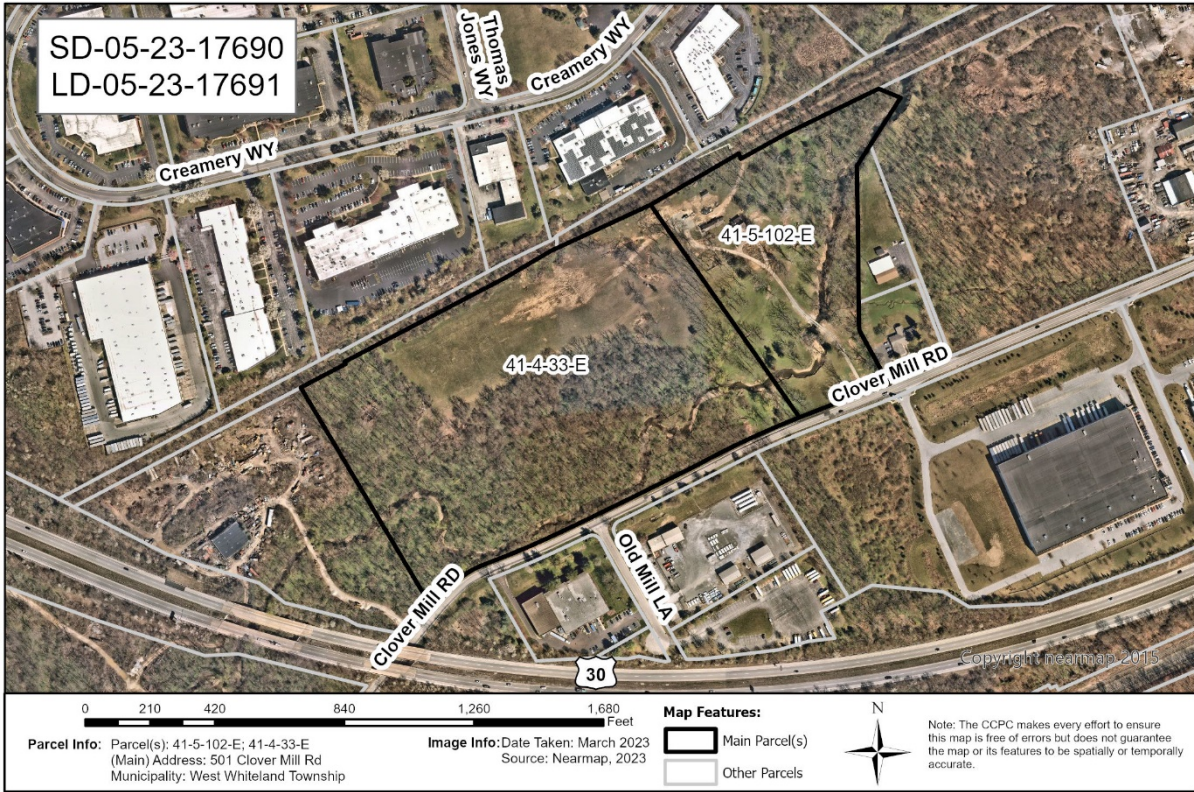
PROJECT SUMMARY:

Location:	the north side of Clover Mill Road, west of South Whitford Road
Site Acreage:	37.27
Lots/Units:	2 existing lots; 1 proposed lot
Non-Res. Square Footage:	0
Proposed Land Use:	Institutional (school athletic fields)
New Parking Spaces:	48
Municipal Land Use Plan Designation:	IBP Industrial & Business Park, and Naturally Constrained Land
UPI#:	41-4-33-E, 41-5-102-E

PROPOSAL:

The applicant proposes the consolidation of two existing lots totaling 37.27 acres into one lot, along with the construction of athletic fields, 48 parking spaces, and a maintenance shed. The existing buildings on the site will remain (this issue is further discussed in comment #6). No new sewage disposal or water supply is proposed as part of this plan submission. The project site is located in the I-2 General Industrial zoning district.

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



Site Plan Detail, Sheet 3: Collegium Charter School - Proposed Athletic Fields

Page: 3

Re: Preliminary/Final Subdivision and Land Development - Collegium Charter School - Proposed Athletic Fields

West Whiteland Township – SD-05-23-17690 and LD-05-23-17691

COUNTY POLICY:

LANDSCAPES:

1. The project site is located within the **Suburban Center Landscape** and **Natural Landscape** designations of [Landscapes3](#), the 2018 County Comprehensive Plan. The vision for the **Suburban Center Landscape** is regional economic, population and transportation centers with varying land uses, accommodating substantial future growth of medium to high intensity. Repurposing obsolete structures and sites and encouraging sustainable development will be critical as suburban centers grow, and transportation infrastructure and amenities will need to expand to create an integrated multimodal network. As an overlay of all other landscapes, the county's **Natural Landscapes** consist of a network of streams, wetlands, floodplains, and forests that are protected by regulations or should be subject to limited disturbance. Conservation practices should protect and restore these natural resources. While the proposed development is consistent with the objectives of the **Suburban Center Landscape**, careful consideration of the proposed development activity is required due to the environmental characteristics of the project site.

WATERSHEDS:

2. **Watersheds**, the water resources component of [Landscapes3](#), indicates the proposed development is located within the (West) Valley Creek subbasin of the Brandywine Creek watershed. **Watersheds'** highest priority land use objectives within this watershed are: reduce stormwater runoff, restore water quality of "impaired" streams, and protect vegetated riparian corridors. **Watersheds** can be accessed at www.chesco.org/water.

PRIMARY ISSUES:

Design Issues:

3. We endorse that the Landscape Plan (Sheet 21) includes landscaping in the proposed parking area. [Landscapes3](#) recommends that developments in the **Suburban Center Landscape** include extensive landscaping in parking areas (page 37).
4. The Township should verify that the design of the proposed outdoor lighting plan (Sheet 22) conforms to Township ordinance requirements. The illumination should be directed inward from the periphery of the site and be oriented to reduce glare and visual impact on the adjoining roadways and land uses.
5. The project site is located along the south side of Phase 4a of the Chester Valley Trail corridor, which will be developed at a future date. The applicant and Township may wish to consider the long-term feasibility of providing a connection to this portion of the trail. Additional information on trails planning is provided on the County Planning Commission's website at: <https://www.chescoplanning.org/transportation/TrailPlanning.cfm>.

Historic Preservation:

6. The 2022 Township Historic Resources Map and Sites Listing indicates that UPI# 41-5-102-E contains three designated historic resources (we note that a list of these historic resources is provided on Sheet 2). The Township should reserve granting final plan approval until the proposal has been reviewed by the Township's Historical Commission. "Appreciate" Objective A of [Landscapes3](#),

Page: 4

Re: Preliminary/Final Subdivision and Land Development - Collegium Charter School - Proposed Athletic Fields

West Whiteland Township – SD-05-23-17690 and LD-05-23-17691

the 2018 County Comprehensive Plan, is to preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character. Additional information on this issue is available online at:
www.chescoplanning.org/Landscapes3/1c-Appreciate.cfm.

Natural Features Protection:

7. The site contains land within the 100 year flood plain. We note that the County Planning Commission does not support development in the floodplain, and the Federal Emergency Management Agency and Pennsylvania Department of Environmental Protection regulate filling or development in the floodplain. Development within a floodplain can increase the magnitude and frequency of normally minor floods, and present health and safety problems. The applicant should contact both of these agencies to determine if future development activity will require a permit. The Township should request documentation of these contacts or permit(s) before approving the plan.
8. The plan and 2023 aerial photography indicate that a portion of the site is wooded. Mature trees and shrubs reduce the volume and impacts of stormwater runoff by intercepting precipitation, increasing evapotranspiration, and stabilizing soil through root growth. If development or earth disturbance is going to encroach upon existing woodlands, the removal of trees should be limited to the minimum area needed for this development. The limits of tree removal should be clearly shown on the plan and “limits of disturbance” should be delineated to protect all trees that are intended to remain. Orange construction fencing should be placed at the “limit of disturbance” to prevent unintended intrusion into woodland areas by construction equipment. This fencing should be placed at the drip line of any trees that are intended to remain to limit inadvertent impacts from construction equipment to root zones and long-term tree health. Additional native trees and shrubs should be incorporated into the landscaping plans to replace and mitigate the loss of removed trees.
9. The site contains delineated wetlands. Although it does not appear that any development activity will encroach into the delineated wetland area, the applicant should be aware that placement of fill in wetlands is regulated by the Corps of Engineers in accordance with Section 404 of the Clean Water Act (1977) and the Department of Environmental Protection under Chapter 105 Rules and Regulations for the Bureau of Dams and Waterway Management.
10. The site is underlain by carbonate geology in which the presence or potential may exist for formation and/or expansion of solution channels, sinkholes, and other karst features. The applicant should ensure an appropriate sinkhole prevention and mitigation plan is in place throughout construction to limit the risk of sinkhole formation. Mitigation measures could include the following:
 - a. Limiting surface water runoff into any areas shown to have an elevated risk of sinkhole formation;
 - b. Promptly backfilling any voids that are discovered;
 - c. Minimizing the extent of areas to be disturbed at any given time, and promptly stabilizing disturbed areas as soon as grading and construction activities are completed; and
 - d. Regularly inspecting the site to identify potential sinkholes early in their formation to limit risk to property and infrastructure.

Page: 5

Re: Preliminary/Final Subdivision and Land Development - Collegium Charter School - Proposed Athletic Fields

West Whiteland Township – SD-05-23-17690 and LD-05-23-17691

Stormwater Management:

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

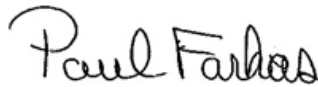
We note that the Waiver Request table on Sheet 3 indicates that the applicant is requesting two waivers from Chapter 270 – Stormwater Management of the Township Code. Waiver requests should only be granted following the determination that the proposed project either meets the purpose of these requirements or does not create the impacts that these provisions are intended to manage.

ADMINISTRATIVE ISSUES:

12. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.
13. According to County Tax Assessment records, UPI# 41-4-33-E appears to be subject to an Act 319 (Clean and Green) covenant. We advise the applicant to contact the Chester County Assessment Office (telephone #610-344-6105) to determine if this proposal could affect the applicant's tax status. Additional information on this topic is provided online at: www.chesco.org/256/Act-319---Clean-Green.
14. A minimum of four (4) copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds and the Assessment Office.

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

Sincerely,



Paul Farkas
Senior Review Planner

cc: Collegium Charter School
Chester Valley Engineers
Chester County Conservation District
Chester County Assessment Office
David Stauffer, Director, Chester County Department of Parks and Preservation
Robert J. Kagel, County Administrator, County of Chester

WEST WHITELAND TOWNSHIP

RESOLUTION NO. 2023-40

WHEREAS by virtue of Resolution 2009-09 adopted April 8, 2009, the Board of Supervisors of Whiteland Township declared its intent to follow the schedules and procedures for the disposition of records as set forth in the Municipal Records Manual approved on December 16, 2009, and,

WHEREAS in accordance with Act 428 of 1968, each individual act of disposition shall be approved by resolution of the governing body of the municipality;

NOW THEREFORE, BE IT RESOLVED that the Board of Supervisors of the Township of West Whiteland, Chester County, Pennsylvania, in accordance with the above-cited Municipal Records Manual, hereby authorizes reformatting of the following public records:

RECORDS TO BE DESTROYED:

<u>OFFICE</u>	<u>RECORD TITLE</u>	<u>DATE</u>	<u>MEDIA/File Size</u>
Planning	Historical Commission (Zoom)	September 11, 2023	364 MB of data
	Planning Commission (Zoom)	September 19, 2023	285 KB of data

ADOPTED this 25th day of **October, 2023**.

WEST WHITELAND TOWNSHIP
BOARD OF SUPERVISORS

Brian Dunn, Chair

ATTEST:

Pam Gural-Bear, Township Manager

Rajesh Kumbhardare, Vice-Chair

Theresa Santalucia, Supervisor



MEMORANDUM

DATE: October 20, 2023
TO: Board of Supervisors
FROM: Justin Smiley, AICP
Capital & Special Projects Manager
**SUBJECT: Act 537 Plan: Special Study
Adoption**

Motion

To adopt Resolution 2023-41 and adopting the “Act 537 Plan: Special Study for DARA Service Area” prepared by Carroll Engineering Corporation for West Whiteland Township.

Background

Act 537, enacted by the Pennsylvania Legislature in 1966 requires that every municipality in the Commonwealth to develop and maintain a current sewage facilities management plan (Title 25, Pa. Code, Chapter 71). The purpose of this Act 537 Special Study is to provide documentation requested by the Pennsylvania Department of Environmental Protection (PADEP) for the Downingtown Area Regional Authority (DARA), which provides wastewater treatment for the Borough of Downingtown and Caln, East Caln, Uwchlan, and West Whiteland Townships. The Authority proposes expanding its treatment plant by 1.0 million gallons per day (MGD) and has requested that the contributing Municipalities update their Act 537 Plan to determine future capacity requirements in DARA’s Plant. The capacity expansion of DARA’s Plant is part of a comprehensive renovation of the Plant.

This Act 537 Plan: Special Study was prepared by Carroll Engineering Corporation and Township Staff to identify future treatment capacity needs in the DARA drainage area. This study has been prepared in accordance with 25 PA Code, Chapter 71, “Administration of Sewage Facilities Planning Program.”

Examination of the projected wastewater flow indicates the need for additional wastewater treatment capacity for the DARA drainage area and the need for the Township to purchase additional treatment capacity from DARA. To properly meet existing wastewater needs and future growth in West Whiteland Township, this Act 537 Plan recommends the implementation of the following:

- Purchase an additional 0.10 MGD per day to a total capacity of 2.023 MGD for the DARA service area of West Whiteland Township.

The estimated cost for the 1.0 MGD expansion of DARA’s Plant is \$14 million. The cost for an additional 0.10 MGD of capacity for West Whiteland Township is \$1.4 million. Funding for the purchase of additional capacity from DARA is from a combination of grants, existing capital accounts, tapping fees and rates. The costs will be recaptured from the Authority’s rates and tapping fees.

Adoption Process

The Township followed the required adoption process for amending the Act 537 Plan in accordance with the requirements of Title 25, Chapter 71 of the Pennsylvania Code:

- The Board of Supervisors authorized the required 60-day public comment period for the draft Plan and scheduled hearing at the August 23, 2023, BOS meeting.
- Copies of the draft Plan were sent on August 24, 2023, to the County Planning Commission, County Health Department, and each of the seven townships that border West Whiteland to review.
- The Township's Planning Commission reviewed the draft Plan at their public meeting on September 20, 2023, and unanimously recommended the adoption of the proposed plan.
- We have received responses from Charlestown Township, East Bradford Township, County Health Department, and County Planning Commission, which expressed no concerns about any part of the Plan. We did not receive any comments from the other Townships (East Goshen, East Caln, East Whiteland, West Goshen and Uwchlan).
- If the Board wishes to adopt the draft Plan, Staff can then submit it to PADEP for review along with any comments and await final approval in December-January.

Staff Comments

Staff has reviewed the Special Study and has determined that it is consistent with the existing and future development and redevelopment the Township has planned for regarding sewage facilities and capacity.

We have received comments from East Bradford Township on September 8, 2023, regarding their existing neighborhoods with failing sewer systems and potential future connections to DARA's service area through the Township. As discussed above this draft Plan was requested by DARA for all contributing municipalities to update their Act 537 Plans to determine future sewer capacity needs. East Bradford is currently not a contributing municipality with DARA. The Township has analyzed the existing and future service area within the Township per DARA's request as part of this study and would be open to discuss potential connections with East Bradford Township, but not as part of this update.

The Township has followed the Act 537 mandated process for amending a Plan/Special Study and has not received any comments that indicate the need for any notable changes to the July 2023 version of the draft plan reviewed by the Township Planning Commission and other reviewing entities. The staff recommends approval.

Attachments

1. Adopting Resolution
2. Charlestown Township Review dated 8.31.2023
3. Chester County Health Department Review dated 10.21.2023
4. Chester County Planning Commission Review dated 10.16.2023
5. East Bradford Township Review dated 9.8.2023
6. Draft Act 537 Plan: Special Study July 2023

WEST WHITELAND TOWNSHIP

RESOLUTION NO. 2023- 41

WHEREAS, Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the “Pennsylvania Sewage Facilities Act,” as amended, and the Rules and Regulations of the Department of Environmental Protection (Department) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, requires the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters and/or environmental health hazards with sewage wastes, and to revise said plan whenever it is necessary to meet the sewage disposal needs of the municipality, and

WHEREAS, the Board of Supervisors of Whiteland Township has reviewed the Act 537 Sewage Facilities Plan Special Study (“the Plan”) for DARA Service Area dated July 2023 as prepared by Carroll Engineering Corporation, Warrington, PA, and

WHEREAS, the Downingtown Area Regional Authority (DARA) provides wastewater treatment in a portion of West Whiteland Township, and The alternative of choice to be implemented is for DARA to expand its treatment plant by 1.0 million gallons per day (MGD). The key implementation activities include DARA requesting that contributing municipalities, which includes West Whiteland Township update the Act 537 Plan to determine future capacity requirements in DARA’s improvement plan. “The Plan” provides analysis of current and future capacity for DARA’s treatment area within the Township proposed an additional 0.10 MGD per day in wastewater treatment capacity.

WHEREAS, West Whiteland Township finds that “the Plan” described above conforms to applicable zoning, subdivision, other municipal ordinances and plans and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the Township of West Whiteland, Chester County, Pennsylvania hereby adopt and submit to the Department of Environmental Protection for its approval as a revision to the “Official Plan” of the municipality, the above referenced Facility Plan. The municipality hereby assures the Department of the complete and timely implementation of the said plan as required by law. (Section 5, Pennsylvania Sewage Facilities Act as amended).

ADOPTED this 25TH DAY of OCTOBER, 2023.

WEST WHITELAND TOWNSHIP
BOARD OF SUPERVISORS

Brian Dunn, Chair

ATTEST:

Pam Gural-Bear, Manager

Rajesh Kumbhardare, Vice-Chair

Theresa Santalucia, Supervisor

August 31, 2023

2013-CH

Charlestown Township Board of Supervisors
11 General Warren Boulevard, Suite 1
Malvern, PA 19355

Re: **Review of West Whiteland Township Act 537 Plan Amendment – Special Study
Downingtown Area Regional Authority**

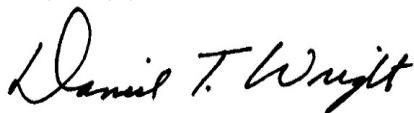
Dear Supervisors:

Pursuant to §71.31(b) & (c) of PADEP's Act 537 requirements, contiguous municipalities to a municipality that prepares a Sanitary Facilities Act 537 Special Study have sixty (60) days to review and provide comments regarding the study.

We have reviewed the above referenced study, prepared by Carroll Engineering Corporation, dated July 2023. Since sanitary sewer effluent from West Whiteland Township does not flow through Charlestown Township, and since sanitary sewer effluent from Charlestown Township does not flow to the proposed facilities, we take no exception to the study.

If you have any questions or comments, please feel free to contact me.

Very truly yours,



Daniel T. Wright, P.E.
Township Engineer / Zoning Officer
Charlestown Township

DTW:hbd

cc: Chris Heleniak, Township Manager
Mark Thompson, Township Solicitor



THE COUNTY OF CHESTER



COMMISSIONERS
Marian Moskowitz
Josh Maxwell
Michelle Kichline

JEANNE E. FRANKLIN, MPH, PMP
County Health Director

CHESTER COUNTY HEALTH DEPARTMENT
Water and Sewage Division
Chester County Government Services Center
601 Westtown Road, Suite 288
West Chester, PA 19380-0990
610-344-6526 FAX: 610-344-5934
www.chesco.org/health

October 21, 2023

Board of Supervisors
West Whiteland
101 Commerce Drive
Exton, PA 19380-0990

RE: Act 537 Plan Amendment – Special Study- Downingtown Area Regional Authority (DARA) Plant Expansion

Dear Board of Supervisors

The Chester County Health Department (CCHD) is in receipt of the above noted Act 537 Special Study Downingtown Area Regional Authority (DARA) Plant Expansion. This Special Study was prepared by Carroll Engineering Corporation., is dated July 2023, and was received by CCHD on August 24th 2023.

This Special Study was reviewed in accordance with Title 25, Environmental Protection, Chapter 71, Administration of Sewage Facilities Planning Program, Chapter 71 § 71.31.(b.). Based on the information presented and after review of the Special Study, CCHD has no comments for consideration.

Thank you for the opportunity to review this Special Study. Please contact me if you have any questions or concerns. I can be reached at 610-344-6684 or nkrebs@chesco.org.

Sincerely,

Nicholas Krebs
Environmental Health Supervisor
Chester County Health Department

CC: Carrie Conwell, Chester County Planning Commission
Carroll Engineering Corporation.
PA DEP – SE Regional Office
File



THE COUNTY OF CHESTER



COMMISSIONERS
Marian D. Moskowitz
Josh Maxwell
Michelle Kichline

Brian N. O'Leary, AICP
Executive Director

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

October 16, 2023

Justin Smiley
West Whiteland Township
101 Commerce Drive
Exton, PA 19341
jsmiley@westwhiteland.org

Re: Act 537 Sewage Facilities Plan Special Study for DARA Service Area
West Whiteland Township

Dear Mr. Smiley:

The Chester County Planning Commission (Planning Commission) has reviewed the Draft 537 Plan Update for West Whiteland Township, dated July 2023 as required by Section 71.31(b) of the Pennsylvania Sewage Facilities Act (Act 537). The Plan was prepared by Carroll Engineering Corporation and was received on August 30, 2023. The Special Study was prepared to identify future treatment capacity needs in the DARA drainage area, and to help facilitate the Downingtown Area Regional Authority's future application to expand the treatment plant by 1.0 million gallons per day and comprehensive renovation of the treatment plan. As proposed, the selected alternative of West Whiteland Township is to purchase an additional 100,000 gallons per day capacity, for a total of 2.023MGD for the DARA service area of the township.

The following comments are offered based on review of the document:

A. Consistency of the Act 537 Plan Update with the County Comprehensive Plan –
Landscapes3:

1. *Landscapes3* Map:

Landscapes3 designates the area of West Whiteland Township as being located within the Suburban Center and Suburban Landscapes. The Planning Commission finds the proposal to be consistent with the Map of *Landscapes3* (2018).

2. *Landscapes3* Plan:

As presented, the areas currently connected and proposed to connect to the public system, are located within a designated growth area, and are consistent with *Landscapes3* Connect Objective F, which states, "Coordinate water and sewage facilities planning with land use planning so that development is directed toward designated growth areas with adequate and well-maintained infrastructure."

B. Consistency of the Selected Alternative with *Landscapes3*:

The selected alternative for West Whiteland Township is to continue to utilize the existing systems as indicated by the Township as Pennsylvania American Water Company and Downingtown Area Regional Authority. The proposed alternative is consistent with *Landscapes3* Connect Goal, “Advance efficient, reliable, and innovative transportation, utility, and communications infrastructure systems that responsibly serve thriving and growing communities.” As proposed, this connection is consistent with *Landscapes3*.

C. Consistency with the County Water Resources Plan - *Watersheds*:

Watersheds, the water resources element of the County comprehensive plan, identifies Objective 7.2 of Goal 7, “concentrate planned utility service areas to support designated growth areas.” West Whiteland Township, according to the Landscapes Map, is located within the Suburban Center and Suburban Landscape and, as such, the proposed Special Study is consistent with the objectives of *Watersheds*.

D. General Comments:

1. The Planning Commission commends West Whiteland Township for working cooperatively with the Downingtown Area Regional Authority to plan for the buildout and redevelopment of the township, as well as the DARA regional wastewater needs.
2. Section 5.1 Consistency Evaluation. For clarity, please specify the dates of adopted plans being utilized for consistency.
3. According to the National Pipeline Mapping System (NMPS), portions of the Township are located within areas containing pipelines operated by TransCanada/Columbia Gas, Enbridge, Transco/Williams Gas Pipeline Company, TE Products, Laurel Pipeline/Buckeye Partners, and the Sunoco Pipeline/Energy Transfer. While the location of these corridors do not preclude development along the pipeline corridor itself, there may be special steps that can avoid negative impacts or interactions between the public and the pipeline. The Planning Commission recommends contacting the pipeline operator to coordinate any planned or future construction activities. Contact information for the operators can be found on the Chester County Pipeline Information Center website <http://www.landscapes2.org/pipeline/Operators.cfm>.

Thank you for the opportunity to offer comments on this Plan. We hope that these comments will be of assistance as you prepare for submission of this planning document to the PA DEP. Please forward a copy of the DEP-approved document, once adopted by the Township. If you have any questions, please contact me at 610-344-6285 or cconwell@chesco.org.

Sincerely,

A handwritten signature in black ink that reads "Carrie J. Conwell". The signature is written in a cursive, flowing style.

Carrie J. Conwell, AICP
Senior Environmental Planner

cc: Elizabeth Mahoney, PaDEP
Ryan Oxenford, Chester County Health Department
Carroll Engineering Corporation



EAST BRADFORD TOWNSHIP

CHESTER COUNTY, PENNSYLVANIA

Memo

To: Mandie Cantlin, Township Manager

From: Mark Lucas, P.E. *ML*

Date: September 8, 2023

Subject: **Review of West Whiteland Township Draft Act 537 Plan Special Study for DARA Service Area, Carroll Engineering Corporation, July 2023**

Per your request, I have reviewed the subject draft document provided by West Whiteland Township. I have the following comments:

1. Approximately 30 years ago, East Bradford and West Whiteland Townships were conducting serious negotiations to connect the “Windemere” development (Circa 1977, 42 lots along Copeland School Road, Nobb Hill Drive, Cambridge Court, Birnam Place and Southern Drive) to the public system in West Goshen Township, due to failing septic systems and poor percolation rates of the soils found within the development in general, resulting in limited areas for replacement of on lot disposal systems (OLDS). Those negotiations did not come to fruition and the development is still serviced by OLDS. While there is better technology today than there was when the negotiations were conducted, those technologies are generally much more expensive than conventional OLDS systems and usually require more area. If there was a rash of failed systems and the Township was forced to provide public sewers to service the development, I would expect the previous negotiations to be resurrected. As such, I would recommend that this development be considered as a potential future addition to the DARA service area in the plan update.
2. Similar to comment 1, the Deerfield Greene development (Circa 1977, 56 lots along Sunset Hollow Road, Greene Countrie Drive, Pineview Drive, Apricot Lane, Mimosa Tree Lane, and Apple Blossom Circle) was also being considered a potential connection to the West Whiteland public system, although there also was the possibility of connecting the development to West Goshen Township’s system via the Grubb’s Mill Pumping Station. Either scenario required the construction of a municipal pumping station in East Bradford to service the development and pump its sewage to either West Whiteland or West Goshen Township. I also would recommend that this development be considered as a potential future addition to the DARA service area, although there is less chance of this occurring than the Windemere development due to topographic constraints, and a better chance of connection to the West Goshen system.
3. We have received sketch plans for the Haas/Banta industrially zoned property (TMP 51-2-98.1) along Boot Road during my tenure showing a sewerage system proposed to be connected to the closest manhole in the West Whiteland system. While I have informed the owners that there was no planning for such a connection or intermunicipal agreement for conveyance and treatment, such a connection may be the only option to provide sewage disposal on the lot, due to the shallow bedrock located throughout most, if not the

entirety of the property. This property also should be considered a potential future addition to the DARA service area in the plan update.

I would be happy to provide further specific information on any one of these areas to whoever may request it.

Copy:

Board of Supervisors
Andrea Campisi

**ACT 537 SEWAGE FACILITIES PLAN
SPECIAL STUDY
FOR
DARA SERVICE AREA**

JULY 2023

PREPARED FOR:

WEST WHITELAND TOWNSHIP
101 Commerce Drive, Exton, PA 19341



PREPARED BY:

CARROLL ENGINEERING CORPORATION
949 Easton Road, Warrington, PA 18976

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WEST WHITELAND TOWNSHIP ACT 537 PLAN
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APPENDICES

- Appendix A** Resolution No. 2023 - _____ West Whiteland Township, Chester County, PA Adopting the Act 537 Plan
- Appendix B** Proof of Submission for Review, Review Comments, and Comment Responses
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FIGURES

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- Figure 2** Natural Features
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SECTION 1.0 – PLAN SUMMARY

The Downingtown Area Regional Authority (DARA) provides wastewater treatment for the Borough of Downingtown and Caln, East Caln, Uwchland, and West Whiteland Townships. The Authority proposes expanding its treatment plant by 1.0 million gallons per day (MGD) and has requested that the contributing Municipalities update their Act 537 Plan to determine future capacity requirements in DARA's Plant. The capacity expansion of DARA's Plant is part of a comprehensive renovation of the Plant.

This Act 537 Sewage Facilities Plan Study has been prepared for West Whiteland Township to identify future treatment capacity needs in the DARA drainage area. This report has been prepared in accordance with 25 PA Code, Chapter 71, "Administration of Sewage Facilities Planning Program."

Examination of the projected wastewater flow indicates the need for additional wastewater treatment capacity for the DARA drainage area and the need for the Township to purchase additional treatment capacity from DARA.

To properly meet existing wastewater needs and future growth in West Whiteland Township, this Act 537 Plan recommends the implementation of the following:

- Purchase an additional 0.10 MGD per day to a total capacity of 2.023 MGD for the DARA service area of West Whiteland Township.

The estimated cost for the 1.0 MGD expansion of DARA's Plant is \$14 million. The cost for an additional 0.10 MGD of capacity for West Whiteland Township is \$1.4 million. Funding for the purchase of additional capacity from DARA is from a combination of grants, existing capital accounts, tapping fees and rates. The costs will be recaptured from the Authority's rates and tapping fees.

A schedule for implementing these steps is provided in Section 5 of this report, and copies of the Adoption Resolution and supporting documentation have been attached as appendices to the report.

SECTION 2.0 – PLANNING AREA

West Whiteland Township is situated in central Chester County, Pennsylvania. The Township is bordered by East Whiteland on the east side, Uwchlan, and Charlestown Townships to the north, East Caln, and East Bradford Townships to the west, and West Goshen and East Goshen Townships to the south. The Township is accessible by U.S. Routes 30 and 202, and PA Route 100

2.1 Existing Sanitary Sewer Facilities

West Whiteland Township owns and operates public sanitary sewer facilities in the Township. Wastewater generated in the Township is conveyed outside the Township to either DARA or West Goshen Township for treatment. A majority of the Township is severed, with only 343 properties out of a total of 6,600 properties (5.7%) not currently connected to the sewer system. Ultimately, the entire Township will be connected to public sewers as the sewer system is expanded with new developments and the connection of adjacent unsewered properties.

Sewer facilities and drainage areas in the Township are shown in Figure No. 1 – General Features. Watershed boundaries are shown in Figure No. 2 – Natural Features.

2.1.1 Mill Valley, Chester Creek, and West Goshen Drainage Areas

The Mill Valley, Chester Creek, and West Goshen drainage areas are located along the borders of East Goshen and West Goshen Township and generally comprise the southern one-third of West Whiteland Township. Wastewater generated in the drainage areas is conveyed to the West Goshen Wastewater Treatment Plant for treatment.

The Mill Valley drainage area flows to East Goshen Township in the Ridley Creek Watershed. East Goshen Township conveys wastewater to West Goshen Township. The Chester Creek drainage area flows into West Goshen Township in the Chester Creek Watershed. Wastewater flows through the West Goshen sewer system to the West Goshen Plant. The West Goshen drainage area flows into West Goshen Township in the Broad Run. The Grubbs Mill Pump Station conveys wastewater to West Goshen's sewer system in the Chester Creek Watershed.

2.1.2 DARA Drainage Area

The DARA drainage area covers the northern two-thirds of West Whiteland Township. Wastewater generated in the drainage area is conveyed to DARA via the Clover Mill Pump Station (CMPS). A small portion of the DARA drainage area in the northeast corner of the Township flows into Caln Township and through the Caln sewer system to DARA. Wastewater from Uwchlan Township is “wheeled” through the West Whiteland sewer system and conveyed to DARA via CMPS.

The Clover Mill Pump Station is the only sewage pump station within the DARA service area boundary of West Whiteland. The collection and conveyance system for the DARA drainage area consists of approximately 77 miles of gravity collection sewers and interceptors. A 42” diameter interceptor conveys all wastewater from the DARA drainage area to CMPS. The CMPS pumps wastewater into another 42” diameter interceptor in Boot Road in East Caln Township, approximately 3,250’ east of Chestnut Street. Wastewater flows by gravity to the DARA Plant.

The flow from West Whiteland Township is metered at a 12-inch Parshall flume located in a metering vault along the entrance road to DARA. This meter measures West Whiteland flow combined with flow from Uwchlan and a portion of East Caln. DARA calculates the contributions of each Township.

The DARA Plant has a permitted capacity of 7.5 MGD, and West Whiteland Township owns 1.923 MGD or 25.6% of the Plant capacity. The average daily flow from West Whiteland Township to DARA was 1.455 MGD in 2022 and 1.41 MGD in 2021.

2.2 Existing Wastewater Planning

Existing wastewater services for the DARA service drainage area are shown in Figure No. 3, Sewer Facilities. The DARA drainage area has expanded since the sewer system was originally constructed in the mid-1970s. Sewage facilities planning in the DARA drainage area has been updated several times through a combination of new Act 537 Plans and planning modules. Major sewage facilities plan modifications include:

- An Act 537 Plan prepared in December 1981 that resulted in a reduction in wastewater flow at the DARA plant, additional wastewater treatment capacity to allow new development, the addition of on-site subsurface wastewater disposal systems and participation in 201 Facilities Plan to upgrade and expand the DARA water treatment facility.
- An Act 537 Plan prepared in September 1988 and revised in March 1989 called for the construction of a 3.0 MGD oxidation ditch for biological treatment of wastewater and aerobic digestion of waste sludge for land application by a contract hauler. These improvements provided expanded capacity for wastewater treatment for planned and proposed development.
- The DARA Sewage Facilities Act 537 Plan Update prepared in 1995 arranged for the reallocation of excess capacity at the DARA Plant to Uwchlan Township. The plan also called for DARA to monitor development in the five municipalities to encourage comprehensive sewer system repair and rehabilitation to reduce infiltration and inflow and to consider additional treatment capacity to meet long and short-term needs.
- An Act 537 Plan Revision for the Downingtown Area Regional Authority (DARA) Service Area prepared in February 1996 and revised in May 1997 resulted in Uwchlan Township obtaining additional capacity in the DARA Wastewater Treatment Facility.
- An amendment to the 1994 Act 537 Plan prepared in August 2000 identified a deficit of 0.375 MGD of capacity available to the West Whiteland Township at the DARA and West Goshen Plants. The plan proposed a lagoon treatment and spray irrigation facility at the Exton Park Site.
- An amendment to the 1994 Act 537 Plan in May 2005 reevaluated the spray irrigation alternative selected in the 2000 Act 537 plan. This addendum identifies additional capacity at DARA to meet a portion of the wastewater deficit for the Township.
- In July 2005, an update to the current Act 537 Plan called for the reallocation of the 0.3 MGD of capacity to each of the DARA members (West Whiteland, Uwchlan, Caln, and East Caln townships) of equal amounts of 0.075 MGD each.

- An Act 537 Plan Revision for CMPS prepared in December 2010 recommended increased pumping capacity and flow equalization at the Clover Mill Pumping Station to maximize flow conveyed to DARA and to manage wet weather peak flows. The Act 537 Plan was never adopted. The CMPS currently being rehabilitated.

- An Act 537 Plan Update for the DARA Service Area in June 2014 determined that an expansion of the DRWPCC would provide sufficient capacity to connect existing on-lot system users to the public sewer system and to meet the growing needs of the service area until 2044.

SECTION 3.0 - EXISTING AND PROJECTED WASTEWATER FLOW

Sewage facilities planning in West Whiteland Township is geared toward the expansion of the public sewer system throughout the Township. In the DARA drainage area, wastewater will be treated at the DARA Plant. The Township owns 1.923 MGD of capacity in the DARA Plant. Therefore, existing and projected wastewater flow data will be reviewed to determine if the Township requires additional capacity from DARA.

3.1 Existing Wastewater Flow

In 2021 and 2022, the average daily flow from West Whiteland Township to DARA was 1.41 MGD and 1.455 MGD, respectively, as reported in the Chapter 94 Reports for those years.

3.2 Projected Wastewater Flow

Wastewater flow projections were developed using existing Township project lists and an analysis of zoning and existing land uses. Additionally, meetings with Township staff were held to discuss areas that may potentially be redeveloped, such as the Exton Mall in the context of changing real estate economics and work change demographics associated with the Covid-19 pandemic.

Current zoning and actual land use in the Township are shown in Figure No. 4. Figure No. 5 shows projected development not included in existing Township project lists. A zoning analysis was prepared using Figures No. 4 & 5 to identify future EDUs and flow projections.

For the residential zoning analysis, lot areas for properties that are not developed or are underdeveloped were obtained from Chester County online sources and compared to minimum lot sizes requirements in the Township Zoning ordinance. For properties with areas greater than the minimum lot size and can be subdivided, the lot area is reduced by 25% to account for public improvements and environmental factors such as wetlands and riparian buffers. The net lot area is divided by the minimum lot size to determine the maximum number of lots or EDUs. If the calculated number of lots is within 85% of the next higher whole lot number, the number of lots is rounded up (5.9 lots is rounded up to 6 lots). Otherwise, the number of lots is rounded down.

The Township allocates 250 gallons per day (GPD) of wastewater per EDU to calculate projected flow.

3.2.1 Current Township Development Projections

Table No. 1 lists projected flows for residential and non-residential development projects currently in various stages of review or construction in the Township. The projected flow for all projects is 237,162 GPD.

3.2.2 Unsewered Residential Properties

The residential zoning analysis was applied to all residential properties using on-lot disposal systems. Table No. 2 lists all properties not connected to the sewer system, projected EDUs, and projected flow at 250 GPD per EDU. The projected flow for all unsewered residential properties is 110,500 GPD.

3.2.3 Undeveloped/Underdeveloped Residential Properties

The residential zoning analysis was applied to residential properties that are connected to the sewer system or have sewer service available but are currently vacant, which can be further developed by subdividing additional lots. Table No. 3 lists these properties, the total EDUs for the property, and the projected flow at 250 GPD per EDU. The projected flow for all undeveloped/underdeveloped residential properties is 23,000 GPD.

3.2.4 Non-Residential Properties

A different approach to calculating flow projections is required for non-residential properties because EDUs cannot be calculated based on dimensional requirements in the Zoning Ordinance. Seven properties in the Township are vacant, in various stages of land development (Valley Creek Corporate Center), or subject to redevelopment (Exton Mall). Flow projections for the properties were calculated using existing zoning requirements, existing building square footage, or flow estimates for redevelopment.

Analysis of wastewater flow projections based on existing flows for office uses in Act 537 planning indicates that flow per net property area is 960 GPD per acre. As with the residential zoning analysis, gross lot areas are reduced by 25%. The Valley Creek Corporate Center has a remaining non-residential property of 22.3 acres. After reducing the gross area, the net area is 16.725 acres. At 960 GPD per acre, the projected flow is 16,056 GPD.

Projected flows for non-residential properties are summarized in Table No. 4. The total project flow is 71,057 GPD.

Current Township development lists include the redevelopment of the Exton Mall. The projected additional flow for the Mall properties is included in Table No. 1.

Table No. 5 summarizes existing and projected flow and the Township's future required wastewater treatment capacity in the DARA Plant. The required treatment capacity is 1,896,293 GPD.

3.2.5 Additional Wastewater Capacity

A significant change in real estate economics and workplace demographics has shifted non-residential development usage and usage patterns in the past five to ten years. Traditional department store-anchored shopping malls are being converted to mixed-use residential/commercial/retail/institutional centers. Traditional five-day-per-week office commuting is changing to hybrid and fully remote working arrangements. The changes result in office space vacancies and changes from office to institutional uses such as health care and education.

Since the changes in use in office and commercially zoned areas are not fully known as the Act 537 Plan is being prepared, the Township is estimating that additional capacity at the DARA plant will be required to provide sufficient surplus capacity. As shown in Table No. 5, the required capacity at DARA is 1.896 MGD. The Township owns 1.923 MGD of capacity, leaving a surplus of 0.027 MGD (27,000 GDP). The Township is projecting additional future capacity requirements of 100,000 GPD to address expected changes in real estate economics, workplace demographics, and use changes in non-residential zoning districts. Therefore, West Whiteland's total future capacity needs at the DARA Plant are 1.996 MGD, a deficit of 0.073 MGD or 73,000 GPD.

SECTION 4.0 – WASTEWATER TREATMENT CAPACITY ALTERNATIVES

Identifying and evaluating alternatives is necessary to determine the most effective way to address West Whiteland Township's wastewater treatment capacity needs in the DARA Plant. West Whiteland owns 1.923 MGD of capacity in the DARA Plant. The future flow projections for the DARA drainage area are 1.996 MGD, a deficit of 0.073 MGD (73,000 GPD) of capacity.

Alternatives for addressing wastewater treatment capacity needs include purchasing additional capacity from DARA, transferring flow from the DARA drainage area to drainage areas served by the West Goshen Treatment Plant, and no Action.

4.1 Purchase Additional Capacity From DARA

Wastewater in the DARA drainage area is currently conveyed to and treated by DARA. Infrastructure, including interceptors and the Clover Mill Pump Station, has sufficient capacity to convey the projected flow to DARA. The Township requires 73,000 GPD of additional capacity. DARA is expanding the treatment plant by 1.0 MGD, so sufficient capacity is available for purchase by the Township. The Township should purchase an additional 0.10 MGD (100,000 GPD) of capacity.

The estimated cost for the 1.0 MGD expansion of the DARA plant is \$14 million. Therefore, the purchase of an additional 0.10 MGD of capacity is \$1 million.

4.2 Transfer Flow from the DARA Drainage Area to Drainage Areas Served By the West Goshen Plant

West Whiteland owns 820,000 GPD of capacity at the West Goshen Wastewater Treatment Plant. The Township's 5-year flow projection in the 2022 Chapter 94 Report is approximately 600,000 GPD. Based on the projected 5-year flow to the West Goshen Plant and the need for an additional 100,000 GPD of capacity at the DARA plant, there is sufficient capacity to transfer flow from the DARA drainage area. However, many properties in the West Goshen Drainage area are not connected to public sewers or can be developed. Therefore, the Township's available surplus treatment capacity at the West Goshen Plant will be less.

Transferring flow to the West Goshen Plant requires identifying existing developed neighborhoods in the DARA drainage area where flow could easily be transferred to the West Goshen Plant. A review of the existing development and the existing sewer system shown in Figure No. 1 shows that the best areas to transfer flow are along the Route 100 Corridor adjacent to the West Goshen Drainage Area. Transferring flow requires the construction of a pump station to convey flow from the DARA drainage area to the West Goshen drainage area.

The estimated project cost for a new pump station and force main to transfer flow from the DARA drainage to the West Goshen drainage area is \$1.4 million.

4.3 No Action

Under the “no action” alternative, West Whiteland Township would have sufficient treatment capacity at DARA for projected wastewater flows. However, sufficient capacity would not be available to address expected changes in real estate economics, workplace demographics, and use changes in non-residential zoning districts. Therefore, the “no action” alternative does not adequately address the Township’s projected treatment capacity needs in the DARA drainage area.

4.4 Comparison of Alternatives and Selected Alternative

The least costly alternative to address the Township's projected treatment capacity needs in the DARA drainage area is purchasing additional capacity. Transferring flow from the DARA drainage area to the West Goshen drainage area is a more expensive alternative, requires new wastewater infrastructure, and may not meet the Township capacity needs if unsewered properties in the West Goshen drainage are connected to the sewer system. The “no action” alternative does not adequately meet the Township’s project treatment capacity needs in the DARA drainage area.

The selected alternative is the purchase of an additional 100,000 GPD of capacity from DARA.

SECTION 5.0 – IMPLEMENTATION

The selected alternatives for addressing the future wastewater capacity needs in West Whiteland Township's DARA Drainage Area are to purchase 0.1 MGD of additional capacity from DARA.

5.1 Consistency Evaluation

Table No. 6 describes how the selected alternative is consistent with the following:

- Plans developed and approved under Sections 4 and 5 of the Clean Streams Law or Section 208 of the Clean Water Act
- Municipal wasteload management corrective action plans or annual reports
- Plans developed under Title II of the Clean Water Act or Titles II and VI of the Water Quality Act of 1987
- Comprehensive Plans developed under the Pennsylvania Municipalities Planning Code
- Anti-degradation requirements contained PA Code Tiled 25, Chapters 93, 95 and 102
- State Water Plans
- Pennsylvania Prime Agricultural Policy
- County Stormwater Management Plans
- Wetland Projection
- Protection of rare, endangered, or threatened plant and animal species
- Historical and archaeological resource protection
- Chester County Comprehensive Plan

5.2 Institutional Evaluation

The selected sewage disposal alternative is to purchase additional treatment capacity from DARA. The Board of Supervisors of West Whiteland Township, their Staff, and Consultants have the administrative and legal authority to implement sewage facilities planning in the Township. The identified sewage disposal alternative is already implemented in the Township. Therefore, the Township has the financial and staffing capabilities to implement the identified alternatives. Furthermore, since the Township is responsible for sewage facilities planning, they have the legal authority to:

- Implement planning recommendations
- System-wide operation and maintenance activities
- Set user fees and take purchasing actions
- Take enforcement actions against ordinance violators
- Negotiate agreements
- Raise capital for construction, and operation and maintenance of facilities.

No new municipal departments or authorities are needed since the identified sewage disposal alternative is currently implemented in the Township. The existing municipal staff will continue to handle the implementation of the identified alternative and future needs as they arise.

No new administrative or legal activities are required to ensure the implementation of the identified sewage disposal alternatives.

5.3 Implementation Schedule

- Planning Agency Review August – September 2023
- Public Notification of the Act 537 Plan Update August 2023
- West Whiteland Township adoption of the Act 537 Plan Update.....October 2023
- Act 537 Plan Update submitted to DEP for reviewOctober 2023
- DEP Approval of Act 537 Plan January 2024

5.4 Funding

The estimated cost of the selected alternatives is \$1.4 million, which constitutes the immediate capital needs. Costs associated with the selected alternative will be covered by existing Township sewer capital reserve funds, tapping fees, and rates. The Township will also pursue grant opportunities.

TABLES

Table No. 1
West Whiteland Township
Projected Flow for Significant Projects

Project Name	Projected Flow (GPD)
Residential Development	
Exton Mall Apartments: Phase II (Hanover Exton Square)	44,250
Exton Knoll	53,273
Weston	16,700
Keva Phase II	12,000
Ship Run Developers, LLC	15,865
Waterloo Reserve	21,500
Sunrise Blvd Senior Housing	9,250
Whitford Country Club	18,250
690 E. Lincoln Associates, LLC	11,356
Price House (Whitford Rd/ Clover Mill)	5,010
Church Farm School	2,000
Non-Residential Development	
Oaklands - Valtek	4,425
Laborers Training Center	4,175
Ball & Ball	3,340
Exton Mall Redevelopment ¹	2,606
Public Works Facility	2,000
Coeway Lane Properties	1,925
Waterloo Blvd Property	1,670
Colona's (589 & 615 Clover Mill Road)	1,670
Entenmann's/WAWA (Ship Rd/Business 30)	1,200
Krapf Office/Lot 2 CMBP	1,002
Presto (Felix)	835
4 Tabas Lane	775
Insomnia Cookies	750
King Industrial	501
Boy Scouts of America	500
Exton Park	334
Total Projected Flow	237,162

Notes: 1) Projected flow for redevelopment less existing water usage.

Table No. 2
West Whiteland Township
Existing Unsewered Residential Properties

Tax Parcel Number (UPI)	Zoning District	Minimum Lot Size (Square Feet)	Parcel Area (Square Feet)	Maximum Number of Lots	10 Year Service Area Projected EDUs	Flow (GPD)
41-5-195	R-1	43,560	589,691	10	7	1750
41-8-146	R-1	43,560	439,739	7	7	1750
41-8-54	R-1	43,560	439,956	7	7	1750
41-5-141	R-3	14,000	113,761	6	6	1500
41-6-18.1	I-1	87,120	537,422	4	4	1000
41-2-82	R-1	43,560	344,269	4	4	1000
41-8-121	R-1	43,560	175,524	3	3	750
41-2-88	R-1	43,560	131,185	2	3	750
41-8-185.8	R-2	22,000	129,619	4	3	750
41-5-121	R-1	43,560	247,929	4	3	750
41-8-69	R-1	43,560	372,435	6	3	750
41-8-85.2	R-1	43,560	139,204	2	3	750
41-5G-22	R-4	5,000	22,108	3	3	750
41-5-76	O/R	87,120	591,984	5	2	500
41-5-214	R-1	43,560	302,682	5	2	500
41-6-37.4	R-1	43,560	216,823	3	2	500
41-6-42.1	R-1	43,560	165,124	2	2	500
41-2-84.3	R-1	43,560	133,584	2	2	500
41-5-198	R-1	43,560	260,050	4	2	500
41-5-213	R-1	43,560	334,597	5	2	500
41-8-131	R-1	43,560	231,470	4	2	500
41-5-273.1	R-2	22,000	92,208	3	2	500
41-5-211	R-1	43,560	111,898	2	2	500
41-5-272	R-2	22,000	61,606	2	2	500
41-5-277	R-3	14,000	41,549	2	2	500
41-8-136	R-1	43,560	278,342	4	2	500
41-8-137	R-1	43,560	302,440	5	2	500
41-6-79	R-1	43,560	183,087	3	2	500
41-5-180.5	R-3	14,000	37,335	2	2	500
41-7-2.4A	R-1	43,560	147,041	2	2	500
41-7-5	R-1	43,560	109,050	2	2	500
41-8-72	R-1	43,560	134,959	2	2	500

Table No. 2
West Whiteland Township
Existing Unsewered Residential Properties

Tax Parcel Number (UPI)	Zoning District	Minimum Lot Size (Square Feet)	Parcel Area (Square Feet)	Maximum Number of Lots	10 Year Service Area Projected EDUs	Flow (GPD)
41-5-180.2	R-3	14,000	30,745	1	2	500
41-5-249.1	R-1	43,560	105,721	1	2	500
41-7-4.1	R-1	43,560	101,277	1	2	500
41-8-145	R-1	43,560	96,862	1	2	500
41-8-185.2	R-2	22,000	192,015	6	2	500
41-8-195	R-2	22,000	156,404	5	2	500
41-8-178	R-1	43,560	203,513	3	2	500
41-5R-8	R-2	22,000	89,809	3	2	500
41-8-177	R-1	43,560	150,766	2	2	500
41-4-33.3A	I-2	130,680	435,195	2	2	500
41-5-102	I-2	130,680	436,243	2	2	500
41-8-117.12	R-1	43,560	111,642	2	2	500
41-8-149	R-1	43,560	138,299	2	2	500
41-8-150.1	R-1	43,560	119,009	2	2	500
41-8-190	R-2	22,000	58,816	2	2	500
41-8-191	R-2	22,000	71,070	2	2	500
41-8-99	R-1	43,560	120,924	2	2	500
41-2-46.1	R-2	22,000	180,410	6	2	500
41-4-20.3	R-1	43,560	194,419	3	2	500
41-8-68	R-1	43,560	388,994	6	2	500
41-8-95.5	R-1	43,560	194,562	3	2	500
41-5-270.1	R-3	14,000	43,933	2	2	500
41-2-84.7	R-1	43,560	252,358	4	1	250
41-5-181	R-3	14,000	30,398	1	1	250
41-2-84.5	R-1	43,560	92,673	1	1	250
41-5-209	R-1	43,560	339,401	5	1	250
41-5-180.4	R-3	14,000	52,215	2	1	250
41-5-253.1	R-1	43,560	169,038	3	1	250
41-2-84.4	R-1	43,560	111,220	2	1	250
41-5-180.3	R-3	14,000	35,133	2	1	250
41-5-197	R-1	43,560	126,501	2	1	250
41-7-2.4	R-1	43,560	141,385	2	1	250

Table No. 2
West Whiteland Township
Existing Unsewered Residential Properties

Tax Parcel Number (UPI)	Zoning District	Minimum Lot Size (Square Feet)	Parcel Area (Square Feet)	Maximum Number of Lots	10 Year Service Area Projected EDUs	Flow (GPD)
41-8-134.4	R-1	43,560	108,357	2	1	250
41-2-30	R-1	43,560	108,785	2	1	250
41-4-20.5	R-1	43,560	105,369	1	1	250
41-5-253	R-1	43,560	97,588	1	1	250
41-8-71	R-1	43,560	102,594	1	1	250
41-5-195.2	R-1	43,560	95,322	1	1	250
41-5-214.1	R-1	43,560	93,855	1	1	250
41-8-107.4	R-1	43,560	83,075	1	1	250
41-8-180	R-1	43,560	147,881	2	1	250
41-8D-58	R-2	22,000	89,085	3	1	250
41-5-149	R-3	14,000	46,247	2	1	250
41-8-107	R-1	43,560	144,437	2	1	250
41-8-123.19	R-1	43,560	110,147	2	1	250
41-8-123.19A	R-1	43,560	130,036	2	1	250
41-8-183.1	R-2	22,000	53,191	1	1	250
41-8-184	R-2	22,000	50,403	1	1	250
41-8-187	R-2	22,000	53,872	1	1	250
41-2-5.1	R-1	43,560	73,024	1	1	250
41-2-6	R-1	43,560	69,244	1	1	250
41-2-81.1	R-1	43,560	67,813	1	1	250
41-3-1	R-1	43,560	60,082	1	1	250
41-3-2	R-1	43,560	70,465	1	1	250
41-3-6	R-1	43,560	78,716	1	1	250
41-3-7	R-1	43,560	67,621	1	1	250
41-4-14	R-1	43,560	64,186	1	1	250
41-4-16.1A	R-1	43,560	78,161	1	1	250
41-4-2.1	R-1	43,560	71,573	1	1	250
41-4-20.1	R-1	43,560	81,298	1	1	250
41-4-20.4	R-1	43,560	72,092	1	1	250
41-4-21.1	R-1	43,560	79,387	1	1	250
41-4-21.2	R-1	43,560	84,751	1	1	250
41-4D-38	R-1	43,560	70,201	1	1	250

Table No. 2
West Whiteland Township
Existing Unsewered Residential Properties

Tax Parcel Number (UPI)	Zoning District	Minimum Lot Size (Square Feet)	Parcel Area (Square Feet)	Maximum Number of Lots	10 Year Service Area Projected EDUs	Flow (GPD)
41-5-101.3	I-2	130,680	175,756	1	1	250
41-5-182	R-2	22,000	41,679	1	1	250
41-5-209.4	R-1	43,560	73,811	1	1	250
41-5-209.5	R-1	43,560	58,688	1	1	250
41-5-209.9	R-1	43,560	83,139	1	1	250
41-5-210	R-1	43,560	69,918	1	1	250
41-5-211.5	R-1	43,560	80,024	1	1	250
41-5-217	R-1	43,560	75,556	1	1	250
41-5-221	R-1	43,560	61,943	1	1	250
41-5-249.2	R-1	43,560	68,356	1	1	250
41-5-25	R-2	22,000	30,732	1	1	250
41-5-250	R-1	43,560	73,761	1	1	250
41-5-250.1	R-1	43,560	64,984	1	1	250
41-5-276	R-2	22,000	37,804	1	1	250
41-5-97.8	I-1	87,120	202,715	1	1	250
41-5M-5	R-2	22,000	30,166	1	1	250
41-6-21.1	R-1	43,560	70,550	1	1	250
41-6-32.1J	R-1	43,560	62,344	1	1	250
41-6-39	R-1	43,560	64,263	1	1	250
41-6J-42	R-2	22,000	37,020	1	1	250
41-6K-97	R-1	43,560	63,018	1	1	250
41-6N-1	R-2	22,000	33,586	1	1	250
41-6N-177	R-2	22,000	33,247	1	1	250
41-6N-179	R-2	22,000	42,895	1	1	250
41-6N-189	R-2	22,000	37,515	1	1	250
41-7-11	R-1	43,560	66,438	1	1	250
41-7-4.3	R-1	43,560	64,025	1	1	250
41-7-4.4	R-1	43,560	58,316	1	1	250
41-7-7	R-1	43,560	66,939	1	1	250
41-7-8	R-1	43,560	61,816	1	1	250
41-7-9	R-1	43,560	59,163	1	1	250
41-8-107.3	R-1	43,560	64,965	1	1	250

Table No. 2
West Whiteland Township
Existing Unsewered Residential Properties

Tax Parcel Number (UPI)	Zoning District	Minimum Lot Size (Square Feet)	Parcel Area (Square Feet)	Maximum Number of Lots	10 Year Service Area Projected EDUs	Flow (GPD)
41-8-108.8	R-1	43,560	60,369	1	1	250
41-8-108.9	R-1	43,560	77,518	1	1	250
41-8-110.5	R-1	43,560	62,344	1	1	250
41-8-117.8	R-1	43,560	66,404	1	1	250
41-8-130	R-1	43,560	65,977	1	1	250
41-8-133.1	R-1	43,560	60,154	1	1	250
41-8-134.2	R-1	43,560	87,312	1	1	250
41-8-134.3	R-1	43,560	69,243	1	1	250
41-8-135	R-1	43,560	74,924	1	1	250
41-8-135.1	R-1	43,560	63,862	1	1	250
41-8-139	R-1	43,560	75,689	1	1	250
41-8-140.1	R-1	43,560	82,126	1	1	250
41-8-147.1	R-1	43,560	76,726	1	1	250
41-8-148.1	R-1	43,560	64,425	1	1	250
41-8-160	R-1	43,560	69,373	1	1	250
41-8-166	R-1	43,560	87,485	1	1	250
41-8-185.3	R-2	22,000	43,536	1	1	250
41-8-185.4	R-2	22,000	40,535	1	1	250
41-8-185.5	R-2	22,000	42,168	1	1	250
41-8-185.6	R-2	22,000	40,482	1	1	250
41-8-187.2	R-2	22,000	41,098	1	1	250
41-8-189	R-2	22,000	47,152	1	1	250
41-8-190.1	R-2	22,000	39,259	1	1	250
41-8-192	R-2	22,000	38,880	1	1	250
41-8-194	R-2	22,000	43,575	1	1	250
41-8-56	R-1	43,560	61,818	1	1	250
41-8-59	R-1	43,560	73,937	1	1	250
41-8-60	R-1	43,560	61,235	1	1	250
41-8-61.1	R-1	43,560	80,559	1	1	250
41-8-61.2	R-1	43,560	58,577	1	1	250
41-8-73.2	R-1	43,560	62,823	1	1	250
41-8E-83	R-1	43,560	70,504	1	1	250

Table No. 2
West Whiteland Township
Existing Unsewered Residential Properties

Tax Parcel Number (UPI)	Zoning District	Minimum Lot Size (Square Feet)	Parcel Area (Square Feet)	Maximum Number of Lots	10 Year Service Area Projected EDUs	Flow (GPD)
41-8F-21.1	R-1	43,560	76,413	1	1	250
41-1-1.1H	R-1	43,560	31,427	1	1	250
41-1-1.1J	R-1	43,560	26,191	1	1	250
41-2-28	R-1	43,560	57,865	1	1	250
41-2-28.1	R-1	43,560	44,378	1	1	250
41-2-29	R-1	43,560	51,680	1	1	250
41-2-29.2	R-1	43,560	41,995	1	1	250
41-2-29.3	R-1	43,560	34,181	1	1	250
41-2-30.1	R-1	43,560	35,206	1	1	250
41-2-31	R-1	43,560	35,751	1	1	250
41-2-32	R-1	43,560	38,929	1	1	250
41-2-48	R-1	43,560	43,590	1	1	250
41-2-48.1	R-1	43,560	11,367	1	1	250
41-2-52	R-1	43,560	34,330	1	1	250
41-2-81	R-1	43,560	56,669	1	1	250
41-2-81.2	R-1	43,560	44,139	1	1	250
41-2-81.3	R-1	43,560	47,280	1	1	250
41-2-81.4	R-1	43,560	48,022	1	1	250
41-2-81.5	R-1	43,560	49,384	1	1	250
41-2-84.1	R-1	43,560	46,427	1	1	250
41-2-87	R-1	43,560	55,340	1	1	250
41-4-13.1	R-1	43,560	46,141	1	1	250
41-4-13.1A	R-1	43,560	40,910	1	1	250
41-4-14.1	R-1	43,560	35,309	1	1	250
41-4-15	R-1	43,560	39,075	1	1	250
41-4-15.1	R-1	43,560	57,237	1	1	250
41-4-15.2	R-1	43,560	41,971	1	1	250
41-4-20	R-1	43,560	47,694	1	1	250
41-5-100	I-2	130,680	144,938	1	1	250
41-5-101	I-2	130,680	114,828	1	1	250
41-5-111.1	R-1	43,560	38,799	1	1	250
41-5-111.2	R-1	43,560	40,482	1	1	250

Table No. 2
West Whiteland Township
Existing Unsewered Residential Properties

Tax Parcel Number (UPI)	Zoning District	Minimum Lot Size (Square Feet)	Parcel Area (Square Feet)	Maximum Number of Lots	10 Year Service Area Projected EDUs	Flow (GPD)
41-5-113.1	R-1	43,560	23,725	1	1	250
41-5-123	R-1	43,560	28,406	1	1	250
41-5-195.1	R-1	43,560	38,069	1	1	250
41-5-200	R-1	43,560	35,672	1	1	250
41-5-200.1	R-1	43,560	35,641	1	1	250
41-5-201	R-1	43,560	30,009	1	1	250
41-5-202	R-1	43,560	54,917	1	1	250
41-5-203	R-1	43,560	34,751	1	1	250
41-5-204	R-1	43,560	24,239	1	1	250
41-5-205	R-1	43,560	20,508	1	1	250
41-5-206	R-1	43,560	19,676	1	1	250
41-5-209.1	R-1	43,560	40,890	1	1	250
41-5-209.10	R-1	43,560	51,662	1	1	250
41-5-209.2	R-1	43,560	41,781	1	1	250
41-5-209.3	R-1	43,560	42,437	1	1	250
41-5-209.6	R-1	43,560	46,433	1	1	250
41-5-209.7	R-1	43,560	41,007	1	1	250
41-5-209.8	R-1	43,560	47,963	1	1	250
41-5-211.1	R-1	43,560	28,309	1	1	250
41-5-211.2	R-1	43,560	53,922	1	1	250
41-5-211.4	R-1	43,560	49,019	1	1	250
41-5-211.6	R-1	43,560	25,312	1	1	250
41-5-212	R-1	43,560	28,946	1	1	250
41-5-215	R-1	43,560	50,560	1	1	250
41-5-215.1	R-1	43,560	45,632	1	1	250
41-5-236.2	R-1	43,560	40,292	1	1	250
41-5-244	R-1	43,560	40,405	1	1	250
41-5-249	R-1	43,560	55,438	1	1	250
41-5-250.2	R-1	43,560	42,722	1	1	250
41-5-252.1	R-1	43,560	48,598	1	1	250
41-5-287	I-2	130,680	112,336	1	1	250
41-5-70.1	R-1	43,560	25,231	1	1	250

Table No. 2
West Whiteland Township
Existing Unsewered Residential Properties

Tax Parcel Number (UPI)	Zoning District	Minimum Lot Size (Square Feet)	Parcel Area (Square Feet)	Maximum Number of Lots	10 Year Service Area Projected EDUs	Flow (GPD)
41-5-72	R-1	43,560	36,259	1	1	250
41-5M-1	R-2	22,000	25,108	1	1	250
41-5M-2	R-2	22,000	21,494	1	1	250
41-5M-3	R-2	22,000	22,640	1	1	250
41-5M-4	R-2	22,000	26,817	1	1	250
41-5M-6	R-2	22,000	27,429	1	1	250
41-5R-14	R-2	22,000	23,421	1	1	250
41-5R-15	R-2	22,000	20,117	1	1	250
41-5R-16	R-2	22,000	20,032	1	1	250
41-5R-17	R-2	22,000	19,945	1	1	250
41-5R-18	R-2	22,000	19,941	1	1	250
41-5R-19	R-2	22,000	19,821	1	1	250
41-5R-20	R-2	22,000	19,563	1	1	250
41-6-20.1	R-1	43,560	31,067	1	1	250
41-6-23	R-1	43,560	13,026	1	1	250
41-6-30.1	R-1	43,560	23,379	1	1	250
41-6-32	R-1	43,560	39,607	1	1	250
41-6-32.1A	R-1	43,560	44,025	1	1	250
41-6-32.1B	R-1	43,560	50,603	1	1	250
41-6-32.1C	R-1	43,560	45,028	1	1	250
41-6-32.1D	R-1	43,560	44,827	1	1	250
41-6-32.1E	R-1	43,560	43,895	1	1	250
41-6-32.1F	R-1	43,560	42,920	1	1	250
41-6-32.1G	R-1	43,560	44,040	1	1	250
41-6-32.1H	R-1	43,560	51,141	1	1	250
41-6-32.1K	R-1	43,560	43,079	1	1	250
41-6-32.1L	R-1	43,560	46,472	1	1	250
41-6-32.1M	R-1	43,560	40,907	1	1	250
41-6-32.1N	R-1	43,560	43,012	1	1	250
41-6-32.1P	R-1	43,560	43,648	1	1	250
41-6-32.1Q	R-1	43,560	43,696	1	1	250
41-6-32.1R	R-1	43,560	44,610	1	1	250

Table No. 2
West Whiteland Township
Existing Unsewered Residential Properties

Tax Parcel Number (UPI)	Zoning District	Minimum Lot Size (Square Feet)	Parcel Area (Square Feet)	Maximum Number of Lots	10 Year Service Area Projected EDUs	Flow (GPD)
41-6-32.1S	R-1	43,560	43,922	1	1	250
41-6-32.1T	R-1	43,560	48,153	1	1	250
41-6-40	R-1	43,560	23,083	1	1	250
41-6-40.1	R-1	43,560	43,057	1	1	250
41-6-41	R-1	43,560	47,819	1	1	250
41-6-42.1A	R-1	43,560	40,223	1	1	250
41-6-42.2	R-1	43,560	39,559	1	1	250
41-6-42.3	R-1	43,560	21,471	1	1	250
41-6-42.4	R-1	43,560	48,961	1	1	250
41-6-42.5	R-1	43,560	47,835	1	1	250
41-6J-33	R-2	22,000	20,337	1	1	250
41-6K-100	R-1	43,560	16,792	1	1	250
41-6K-139.2	R-1	43,560	38,438	1	1	250
41-6K-2.1	R-2	22,000	13,970	1	1	250
41-6K-4	R-2	22,000	6,762	1	1	250
41-6K-7	R-1	43,560	45,940	1	1	250
41-6K-74	R-2	22,000	6,077	1	1	250
41-6K-96.2	R-1	43,560	56,234	1	1	250
41-6N-163	R-2	22,000	8,514	1	1	250
41-7-10	R-1	43,560	55,411	1	1	250
41-7-2	R-1	43,560	54,621	1	1	250
41-7-2.3	R-1	43,560	47,924	1	1	250
41-7-2.5	R-1	43,560	53,739	1	1	250
41-7-2.6	R-1	43,560	50,264	1	1	250
41-7-2.8	R-1	43,560	31,706	1	1	250
41-7-4.2	R-1	43,560	49,091	1	1	250
41-8-100	R-1	43,560	22,531	1	1	250
41-8-101	R-1	43,560	42,944	1	1	250
41-8-102	R-1	43,560	36,444	1	1	250
41-8-103	R-1	43,560	17,787	1	1	250
41-8-104	R-1	43,560	18,326	1	1	250
41-8-106.1A	R-1	43,560	43,579	1	1	250

Table No. 2
West Whiteland Township
Existing Unsewered Residential Properties

Tax Parcel Number (UPI)	Zoning District	Minimum Lot Size (Square Feet)	Parcel Area (Square Feet)	Maximum Number of Lots	10 Year Service Area Projected EDUs	Flow (GPD)
41-8-106.2	R-1	43,560	38,221	1	1	250
41-8-106.3	R-1	43,560	41,619	1	1	250
41-8-107.2	R-1	43,560	45,911	1	1	250
41-8-108.5	R-1	43,560	54,409	1	1	250
41-8-108.6	R-1	43,560	53,474	1	1	250
41-8-108.7	R-1	43,560	48,546	1	1	250
41-8-108.9A	R-1	43,560	43,602	1	1	250
41-8-110.4	R-1	43,560	55,591	1	1	250
41-8-113	R-1	43,560	6,401	1	1	250
41-8-116	R-1	43,560	30,841	1	1	250
41-8-117.1	R-1	43,560	44,583	1	1	250
41-8-117.4	R-1	43,560	45,441	1	1	250
41-8-120	R-1	43,560	51,736	1	1	250
41-8-122	R-1	43,560	49,399	1	1	250
41-8-123.16	R-1	43,560	43,034	1	1	250
41-8-130.3	R-1	43,560	45,640	1	1	250
41-8-130.4	R-1	43,560	41,880	1	1	250
41-8-132.1	R-1	43,560	38,370	1	1	250
41-8-132.17	R-1	43,560	34,847	1	1	250
41-8-133	R-1	43,560	43,711	1	1	250
41-8-134.1	R-1	43,560	44,574	1	1	250
41-8-135.2	R-1	43,560	55,892	1	1	250
41-8-138	R-1	43,560	19,037	1	1	250
41-8-140	R-1	43,560	50,635	1	1	250
41-8-140.2	R-1	43,560	33,220	1	1	250
41-8-143.3	R-1	43,560	14,081	1	1	250
41-8-145.1	R-1	43,560	51,211	1	1	250
41-8-158.5	R-1	43,560	18,143	1	1	250
41-8-158.6	R-1	43,560	35,710	1	1	250
41-8-158.7	R-1	43,560	42,552	1	1	250
41-8-158.8	R-1	43,560	21,816	1	1	250
41-8-166.1	R-1	43,560	49,285	1	1	250

Table No. 2
West Whiteland Township
Existing Unsewered Residential Properties

Tax Parcel Number (UPI)	Zoning District	Minimum Lot Size (Square Feet)	Parcel Area (Square Feet)	Maximum Number of Lots	10 Year Service Area Projected EDUs	Flow (GPD)
41-8-175.1	R-1	43,560	47,695	1	1	250
41-8-175.1A	R-1	43,560	45,134	1	1	250
41-8-175.1B	R-1	43,560	44,728	1	1	250
41-8-181.1B	R-1	43,560	43,805	1	1	250
41-8-19	R-1	43,560	49,563	1	1	250
41-8-20	R-1	43,560	25,873	1	1	250
41-8-21	R-1	43,560	24,630	1	1	250
41-8-27	R-1	43,560	49,951	1	1	250
41-8-29	R-1	43,560	30,993	1	1	250
41-8-53	R-1	43,560	30,313	1	1	250
41-8-54.1	R-1	43,560	47,968	1	1	250
41-8-58	R-1	43,560	54,826	1	1	250
41-8-6	R-1	43,560	24,961	1	1	250
41-8-61	R-1	43,560	52,735	1	1	250
41-8-65	R-1	43,560	37,970	1	1	250
41-8-66	R-1	43,560	32,296	1	1	250
41-8-67	R-1	43,560	24,563	1	1	250
41-8-70	R-1	43,560	36,818	1	1	250
41-8-73	R-1	43,560	39,493	1	1	250
41-8-73.1	R-1	43,560	18,513	1	1	250
41-8-74.1	R-1	43,560	28,736	1	1	250
41-8-74.2	R-1	43,560	22,464	1	1	250
41-8-9	R-1	43,560	21,793	1	1	250
41-8-95.1	R-1	43,560	41,048	1	1	250
41-8-95.2	R-1	43,560	41,905	1	1	250
41-8B-83	R-1	43,560	12,701	1	1	250
41-8D-33	R-2	22,000	22,831	1	1	250
41-8E-88	R-1	43,560	36,745	1	1	250
41-8E-89	R-1	43,560	45,178	1	1	250
41-8F-21.3	R-1	43,560	53,614	1	1	250
41-8F-21.4	R-1	43,560	29,476	1	1	250
41-8F-53	R-1	43,560	49,177	1	1	250

Table No. 2
West Whiteland Township
Existing Unsewered Residential Properties

Tax Parcel Number (UPI)	Zoning District	Minimum Lot Size (Square Feet)	Parcel Area (Square Feet)	Maximum Number of Lots	10 Year Service Area Projected EDUs	Flow (GPD)
41-8F-54	R-1	43,560	27,643	1	1	250
41-8F-71	R-1	43,560	31,971	1	1	250
41-8F-72	R-1	43,560	18,380	1	1	250
41-8F-76	R-1	43,560	27,532	1	1	250
41-8-95	R-1	43,560	234,726	4	1	250
41-6-27	R-1	43,560	90,400	1	1	250
Total					442	110,500

Table No. 3
West Whiteland Township
Undeveloped/Underdeveloped Residential Properties

Tax Parcel Number (UPI)	Zoning District	Minimum Lot Size (Square Feet)	Parcel Area (Square Feet)	Maximum Number of Lots	10 Year Service Area Projected EDUs	Flow (GPD)
41-2-2	R-1	43,560	143,245	2	2	500
41-2-282	R-1	43,560	181,583	3	1	250
41-2-35	R-3	14,000	66,298	3	3	750
41-2-46	R-1	43,560	104,544	1	1	250
41-2-46.3	R-2	22,000	182,078	6	1	250
41-2-83	R-1	43,560	134,174	2	2	500
41-4-2.8	R-1	43,560	120,167	2	1	250
41-4-27	R-3	14,000	264,371	14	14	3500
41-4-35.2	R-1	43,560	340,380	6	1	250
41-4-59	R-1	43,560	257,304	4	4	1000
41-4-6	R-1	43,560	94,802	1	1	250
41-4-9	R-1	43,560	116,243	2	1	250
41-4D-6	R-2	22,000	47,739	1	1	250
41-5-104.2	R-1	43,560	572,914	10	4	1000
41-5-157.1	R-3	14,000	72,556	4	2	500
41-5-199	R-1	43,560	136,625	2	2	500
41-5-207	R-1	43,560	170,838	3	1	250
41-5-246	R-1	43,560	182,275	3	1	250
41-5-7	R-3	14,000	41,566	2	1	250
41-5-91	R-1	43,560	220,792	3	1	250
41-5C-1	R-3	14,000	38,115	2	1	250
41-5G-107	R-1	43,560	6,250	0	1	250
41-5G-111	R-4	5,000	18,979	2	1	250
41-5G-19	R-4	5,000	11,473	1	1	250
41-5G-27	R-4	5,000	17,435	2	1	250
41-5G-32	R-4	5,000	12,788	2	2	500
41-5G-35	R-4	5,000	19,430	3	1	250
41-5G-36	R-4	5,000	12,385	2	1	250

Table No. 3
West Whiteland Township
Undeveloped/Underdeveloped Residential Properties

Tax Parcel Number (UPI)	Zoning District	Minimum Lot Size (Square Feet)	Parcel Area (Square Feet)	Maximum Number of Lots	10 Year Service Area Projected EDUs	Flow (GPD)
41-5G-37	R-4	5,000	12,408	2	1	250
41-5G-47	R-4	5,000	12,626	2	1	250
41-5G-73	R-4	5,000	16,373	2	1	250
41-5G-9.1	R-4	5,000	19,406	3	2	500
41-6-17	R-1	43,560	617,780	10	10	2500
41-6-63	R-2	22,000	82,267	2	1	250
41-6-88.1	R-1	43,560	715,550	12	11	2750
41-7-6	R-1	43,560	173,946	3	1	250
41-8-167	R-1	43,560	96,012	1	2	500
41-8-18.2	R-1	43,560	160,722	2	4	1000
41-8-182	R-2	22,000	106,549	3	1	250
41-8-57	R-1	43,560	258,648	4	1	250
41-8-57.1	R-1	43,560	112,312	2	2	500
Total					92	23,000

Table No. 4
West Whiteland Township
Non-Residential Property Flow Projections

Property	Lot Area¹ (Acres)	Net Lot Area² (Acres)	Projected Flow (GPD)³
Valley Creek Corporate Center Parcel "C"	22.30	16.73	16,056
Johnson & Matthey	15.70	11.78	11,304
Whiteland Holdings	24.90	18.68	17,928
645 Clover Mill Road	17.80	13.35	12,816
BT Exton	6.09	4.57	4,385
360 E. Clover Mill Road	11.90	8.93	8,568
Total Projected Flow			71,057

Notes:

- 1) Data from CHESCOViews.
- 2) Lot area reduced by 25%.
- 3) Based on 960 GPD per acre.

Table No. 5
West Whiteland Township
Summary of Projected Flow

Flow Category	Flow (GPD)
Existing DARA Flow (2022 Chapter 94 Report)	1,454,574
Significant Projects	237,162
Properties Using On-Lot Disposal Systems	110,500
Undeveloped/Underdeveloped Properties	23,000
Non-Residential Properties	71,057
Total Projected Flow	1,896,293

Table No. 6
West Whiteland Township
Summary of Projected Flow

Section	Policy	Consistent		Comments
		Yes	No	
72.21(a)(5)(i)(A)	Comprehensive Water Quality Management Plans	X		The selected alternatives meets the regional goals of COWAMP/208.
72.21(a)(5)(i)(B)	Municipal Wasteload Management	X		The selected alternatives meets the future capacity needs of the Township.
72.21(a)(5)(i)(C)	Clean Water Act Title II, Water Quality Act Titles II & IV	X		The selected alternatives are already implemented and are consistent with the policy.
72.21(a)(5)(i)(D)	Municipal Comprehensive Plans	X		The selected alternatives conform to the goals of the Township Comprehensive Plan.
72.21(a)(5)(i)(D)	Chester County Comprehensive Plan	X		The selected alternatives are consistent. Future projects will be addressed on a case-by-case basis.
72.21(a)(5)(i)(E)	Anti-degradation, Chapters 93, 95 & 102	X		The selected alternatives are already implemented and are consistent with the stream discharge requirements. Erosion and Sedimentation Pollution Control Approval will be handled on a case-by-case basis for future projects.
72.21(a)(5)(i)(F)	State Water Plan	X		The selected alternatives are already implemented and are consistent with the policy.
72.21(a)(5)(i)(G)	Prime Agricultural Lands	X		The DARA drainage area is almost completely developed. Evaluation of any remaining agricultural areas will be via individual planning modules prepared for future development projects.
72.21(a)(5)(i)(H)	Stormwater Management Plans	X		The selected alternatives include measures to comply with the stormwater management requirements in West Whiteland Township's Sub-division and Land Development Ordinance. Future projects will be reviewed on a case-by-case basis to receive Final Land Development Plan approval from West Whiteland Township.

Table No. 6
West Whiteland Township
Summary of Projected Flow

Section	Policy	Consistent		Comments
		Yes	No	
72.21(a)(5)(i)(I)	Wetland Projection	X		The selected alternatives comply with wetland protection requirements in West Whiteland Township's Sub-division and Land Development Ordinance. Future projects will be reviewed on a case-by-case basis to receive Final Land Development Plan approval from West Whiteland Township.
72.21(a)(5)(i)(J)	PNDI	X		The selected alternatives are already implemented. Future projects will be addressed on a case-by-case basis for PNDI reviews.
72.21(a)(5)(i)(K)	Historical & Museums, Cooperation by Public Officials	X		The selected alternatives are consistent. Future projects will be addressed on a case-by-case basis.

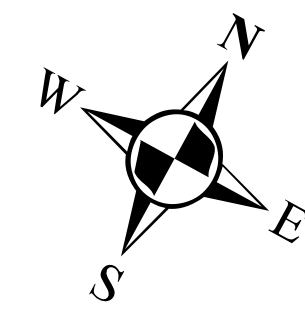
APPENDICES

FIGURES

**DOWNINGTOWN AREA REGIONAL AUTHORITY
SERVICE AREA
SPECIAL STUDY
GENERAL FEATURES**

WEST WHITELAND TOWNSHIP, PENNSYLVANIA

**Carroll Engineering
Corporation**



Phone: (215)-343-5700 | Website: www.carrolleengineering.com
Project Numbers: 208902 | May 31, 2023

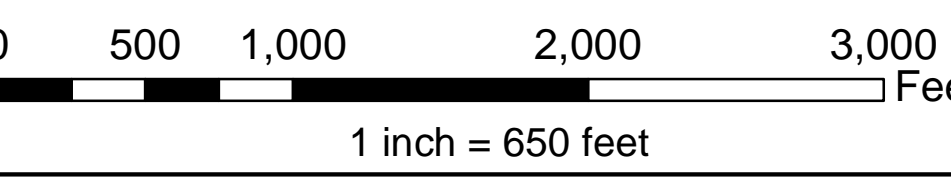
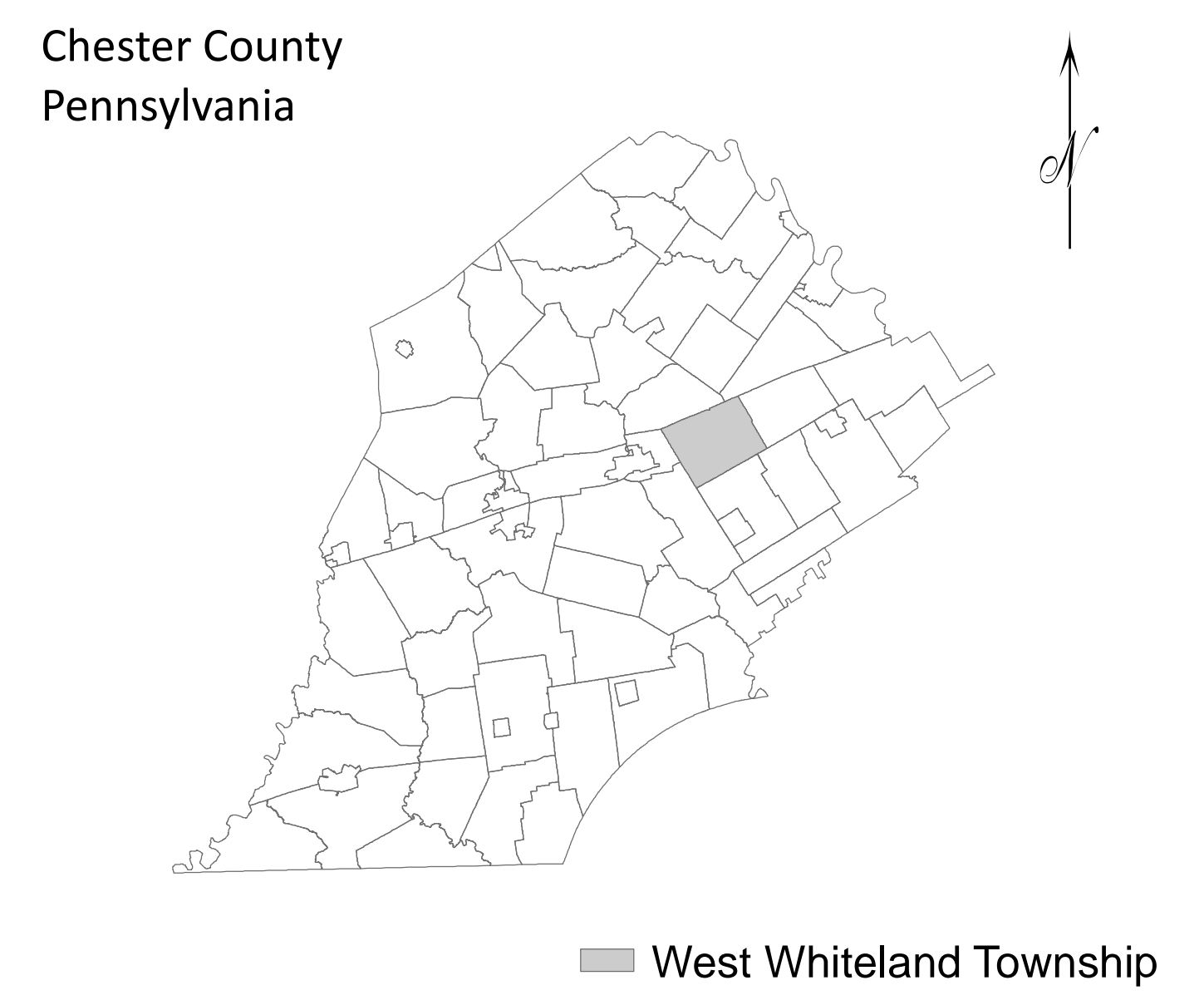
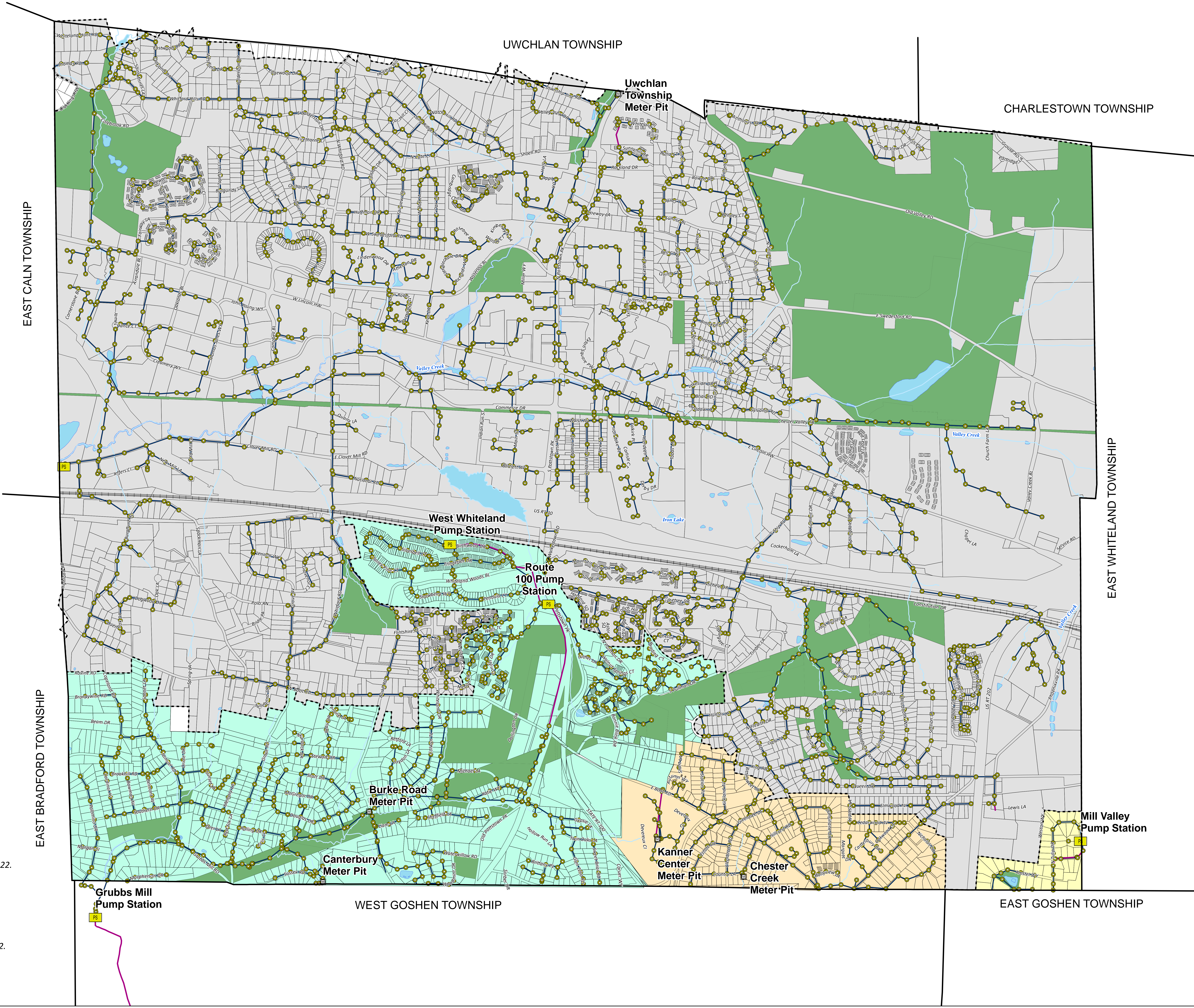


FIGURE 1

Legend	
	Township Boundary
	DARA Service Area Boundary
	Township Pump Station
	Meter Pit
	Manhole
	Sanitary Force Main
	Sanitary Main
	Streams
	Lakes & Ponds
	Railroad (SEPTA & Amtrak)
	Parks
	Parcels
	DARA Drainage Area
	Mill Valley to East Goshen Drainage Area
	Chester Creek to West Goshen Drainage Area
	Grubbs Mill to West Goshen Drainage Area



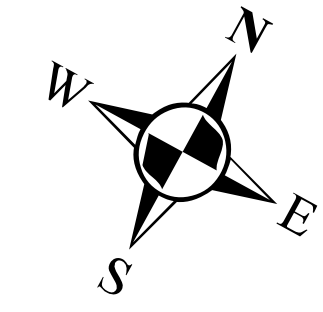
- Sources**
- Municipal Boundary Dataset: Chester County GIS, 2022.
 - DARA Service Area Boundary Dataset: West Whiteland Township, 2022.
 - Parcel Dataset: Chester County GIS, July 11, 2022
 - Pump Station Dataset: West Whiteland Township, 2022.
 - Sewer Main Datasets: West Whiteland Township, 2022.
 - Manhole Dataset: West Whiteland Township, 2022.
 - School Dataset: PASDA, 2013.
 - Place of Worship Dataset: Chester County GIS, 2022.
 - Parks Dataset: Chester County GIS & West Whiteland Township, 2022.
 - Drainage Area Dataset: West Whiteland Township, 2022.
 - Hydric Datasets: Chester County GIS, 2022.
 - Railroad Datasets: Chester County GIS, 2022.
 - Road Dataset: Chester County GIS, 2022.



**DOWNTOWN AREA REGIONAL AUTHORITY
SERVICE AREA
SPECIAL STUDY
NATURAL FEATURES**

WEST WHITELAND TOWNSHIP, PENNSYLVANIA

Carroll Engineering Corporation



Phone: (215)-343-5700 | Website: www.carrolleengineering.com

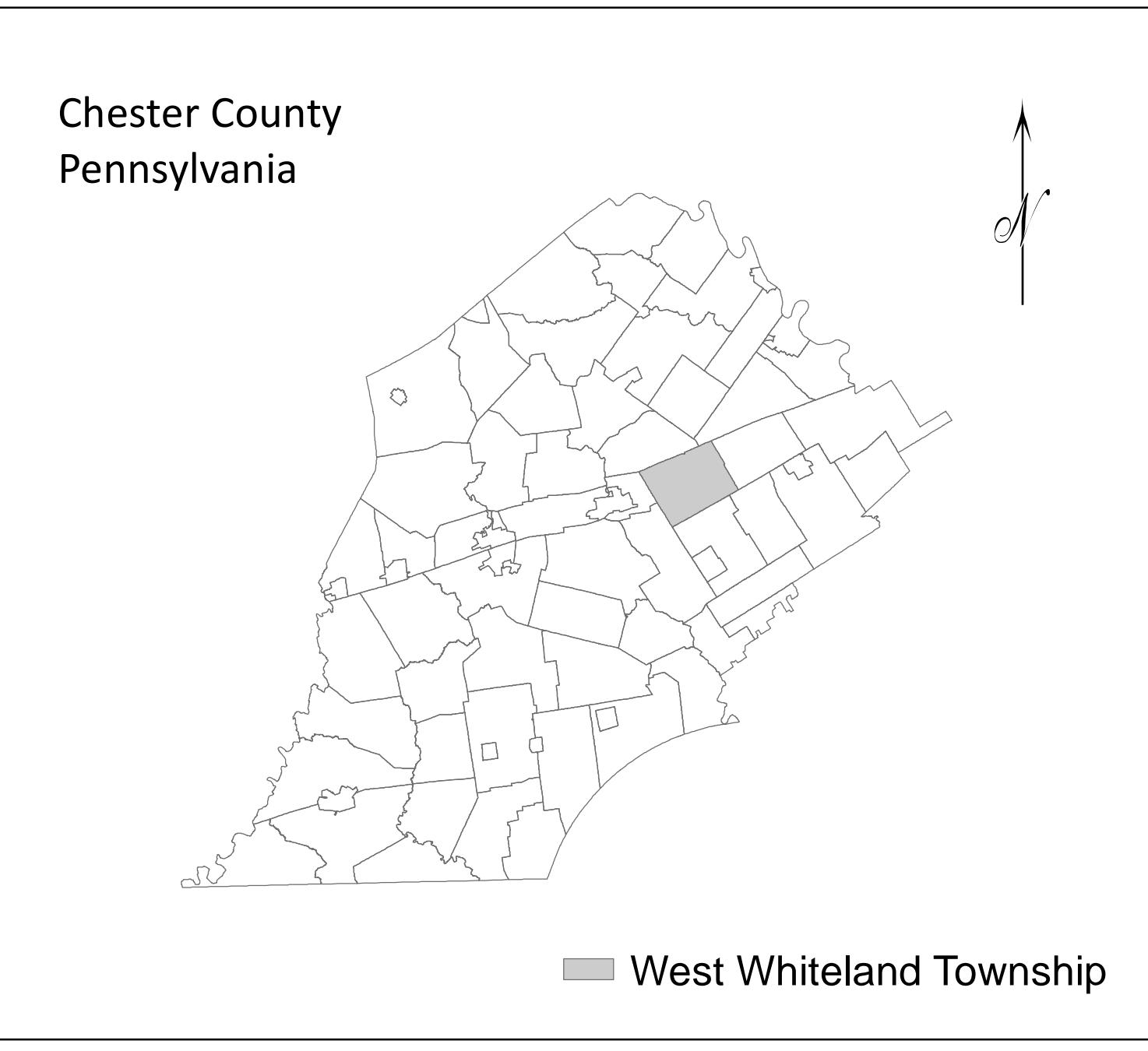
Project Numbers: 208902 | May 30, 2023

0 500 1,000 2,000 3,000 Feet
1 inch = 650 feet

FIGURE 2

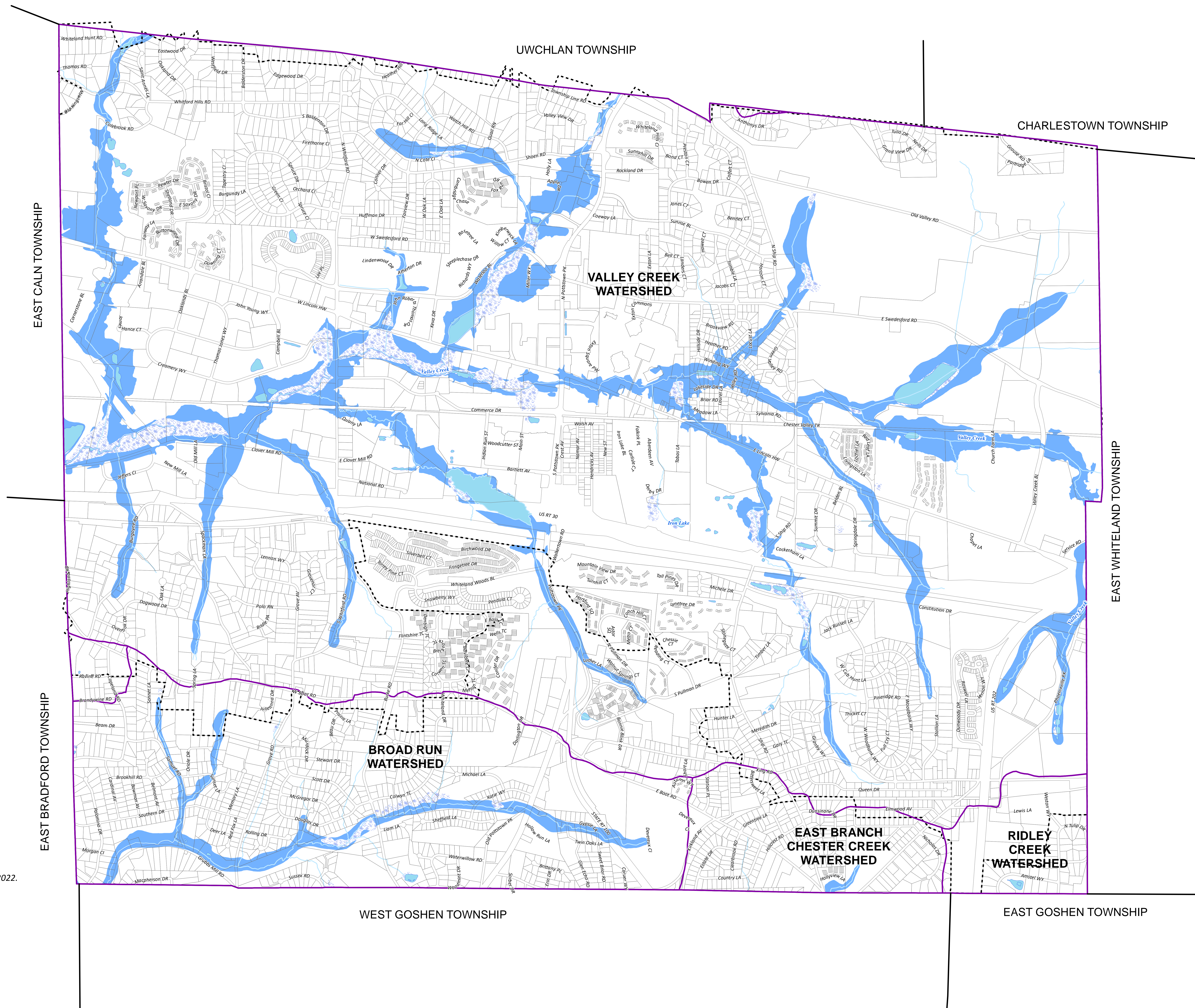
Legend

- Watershed Delineation
- DARA Service Area Boundary
- Parcels
- Streams
- Lakes & Ponds
- Wetlands
- Floodplains



Sources

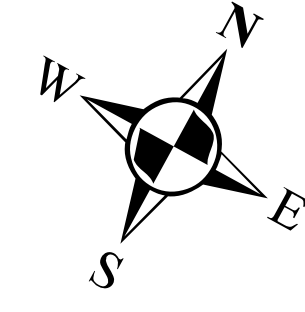
Municipal Boundary Dataset: Chester County GIS, 2022.
 DARA Service Area Boundary Dataset: West Whiteland Township, 2022.
 Parcel Dataset: Chester County GIS, July 11, 2022
 Hydric Datasets: Chester County GIS, 2022.
 Road Dataset: Chester County GIS, 2022.
 Floodplain Dataset: FEMA, 2022.



**DOWNTOWN AREA REGIONAL AUTHORITY
SERVICE AREA
SPECIAL STUDY
SEWER FACILITIES**

WEST WHITELAND TOWNSHIP, PENNSYLVANIA

**Carroll Engineering
Corporation**



Phone: (215)-343-5700 | Website: www.carrolleengineering.com
Project Numbers: 208902 | May 31, 2023

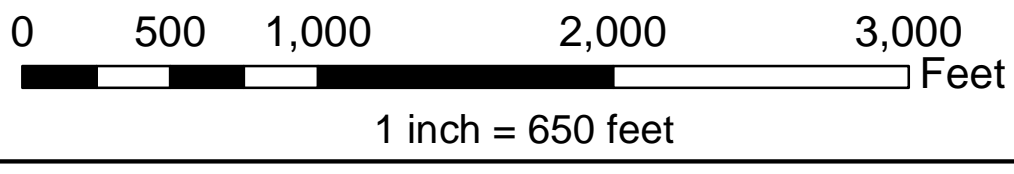
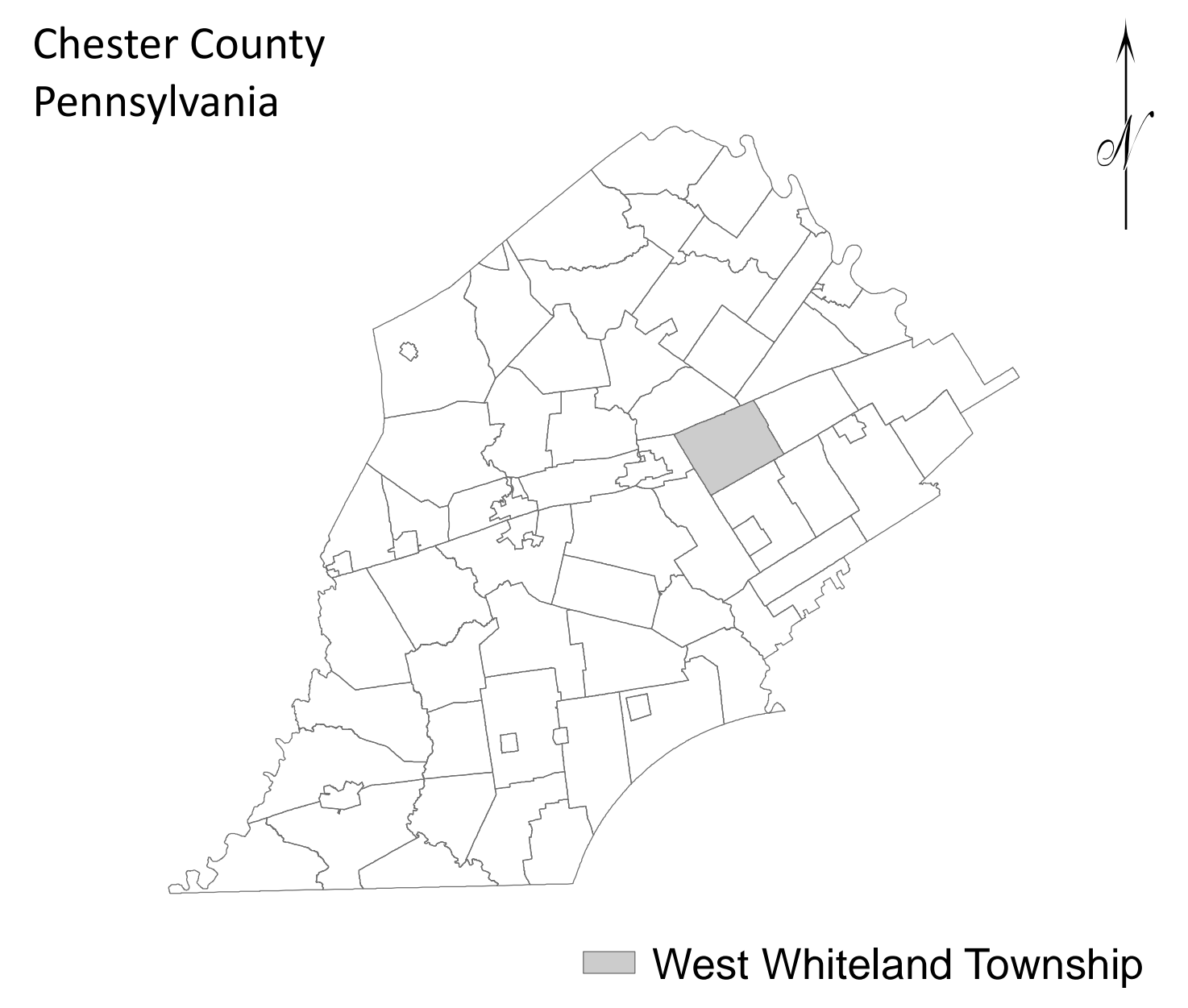


FIGURE 3

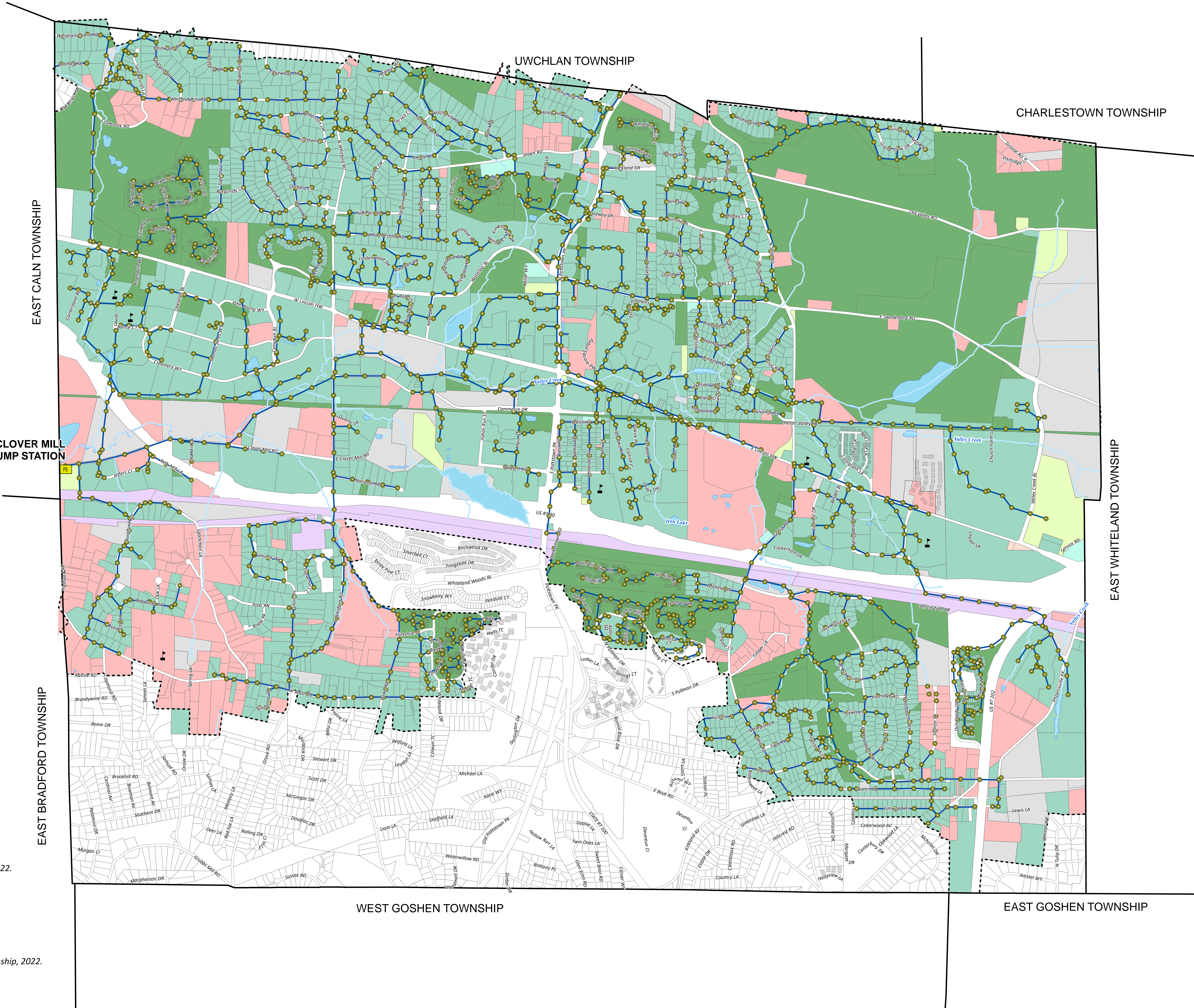
Legend

- | | | | |
|--|---|--|-------------------------|
| | Township Boundary | | Parks, Open Space & HOA |
| | Township PS | | Vacant |
| | Manhole | | Restricted Land |
| | Sanitary Main | | Land Not Developing |
| | DARA Service Area Boundary | | Transportation |
| | Streams | | Institutional |
| | School | | Utilities |
| | Lakes & Ponds | | Publicly-Owned Parcel |
| | Sewered Parcels | | Parcels |
| | Sewered Parcel in Adjacent Municipality | | Unsewered Parcels |



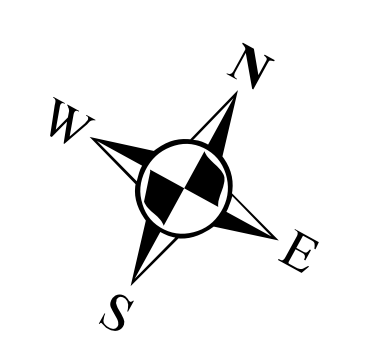
Sources

- Municipal Boundary Dataset: Chester County GIS, 2022.
- DARA Service Area Boundary Dataset: West Whiteland Township, 2022.
- Parcel Dataset: Chester County GIS, July 11, 2022
- Sewer Main Datasets: West Whiteland Township, 2022.
- Manhole Dataset: West Whiteland Township, 2022.
- School Dataset: PASDA, 2013.
- Hydric Datasets: Chester County GIS, 2022.
- Road Dataset: Chester County GIS, 2022.
- Vacant Parcel Dataset: Carroll Engineering, 2022.
- Sewered Areas Dataset: Carroll Engineering & West Whiteland Township, 2022.
- Parks & Open Space Dataset: Chester County GIS, 2022.
- Restricted Land Dataset: Carroll Engineering, 2022.



**DOWNTOWN AREA REGIONAL AUTHORITY
SERVICE AREA
SPECIAL STUDY
ZONING & LAND USE**
WEST WHITELAND TOWNSHIP, PENNSYLVANIA

Carroll Engineering Corporation



Phone: (215)-343-5700 | Website: www.carrolleengineering.com
Project Numbers: 208902 | May 31, 2023

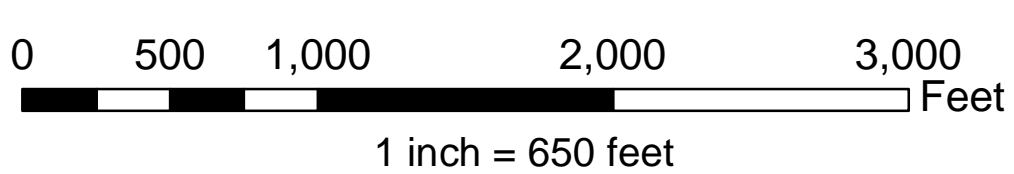
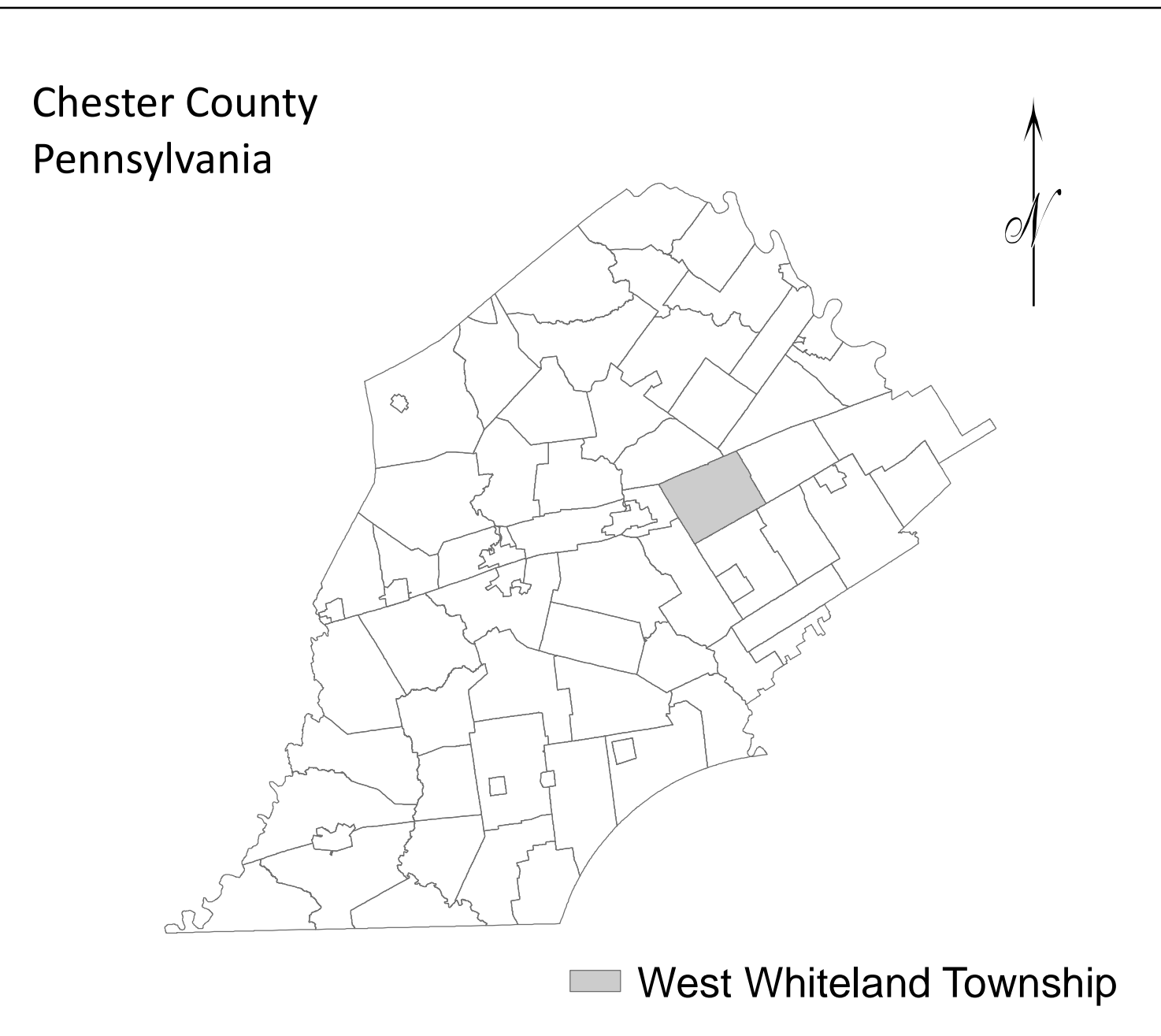


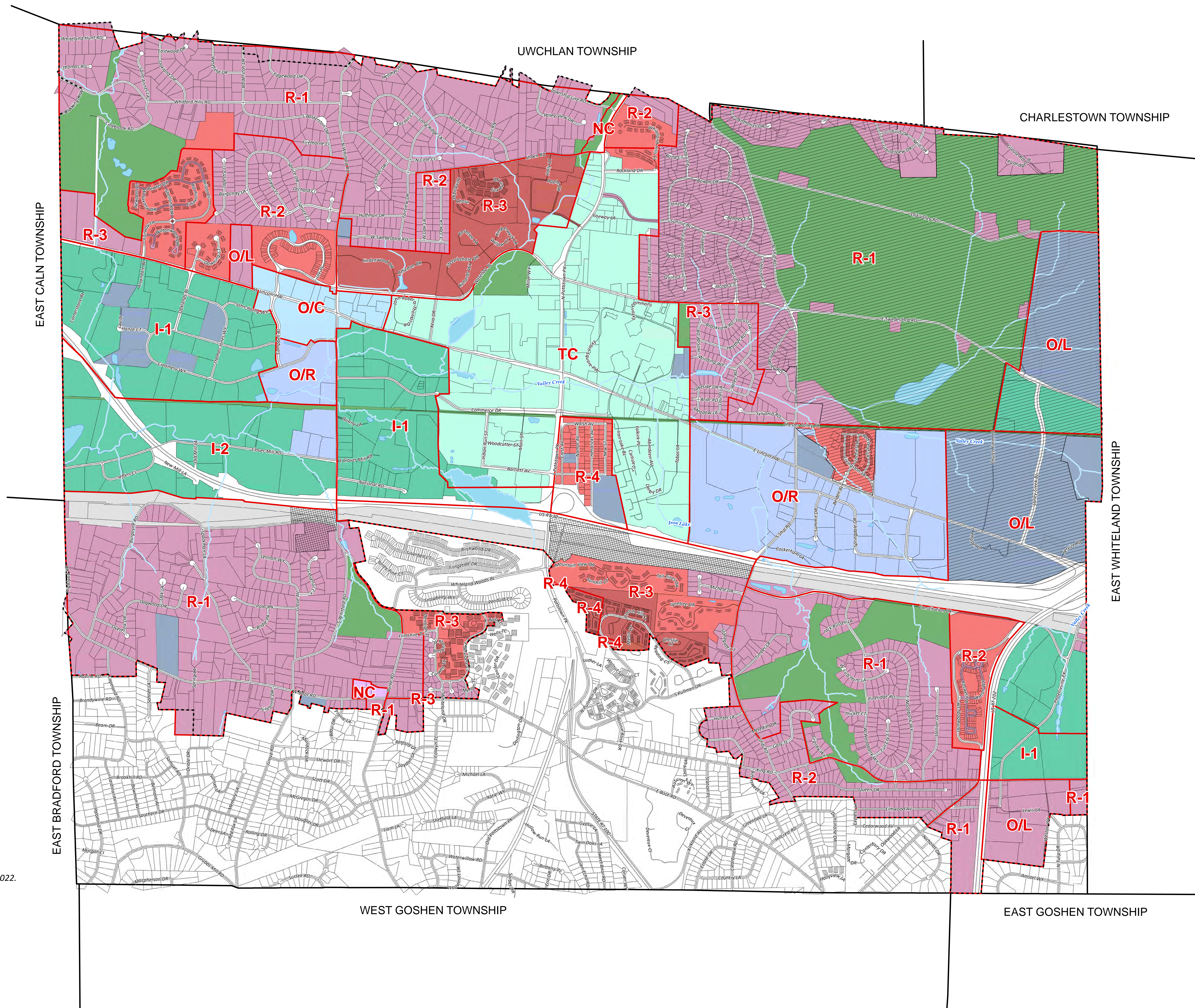
FIGURE 4

Legend	
	DARA Service Area Boundary
	Zoning Boundaries
	Rail Transit Overlay District
	Unified Development Area
	Township Boundary
	Streams
	Lakes & Ponds
	Roads
	High Density Residential
	Medium Density Residential
	Low Density Residential
	Office Residential
	Office Commercial Retail
	Neighborhood Commercial
	Town Center Mixed Use
	Industrial & Business Park
	Institutional
	Transportation
	Open Space & Recreation

Zoning Codes	
I-1	Limited Industrial District
I-2	General Industrial District
IN	Institutional District
NC	Neighborhood Commercial District
O/L	Office/Laboratory District
O/R	Office/Residential District
O/C	Office/Commercial District
R-1	Low Density Residential District
R-2	Moderate Density Residential District
R-3	Moderate to Higher Density Residential District
R-4	Manufactured Home Park Residential District
TC	Town Center Mixed Use



Sources
Municipal Boundary Dataset: Chester County GIS, 2022.
DARA Service Area Boundary Dataset: West Whiteland Township, 2022.
Parcel Dataset: Chester County GIS, July 11, 2022
Hydric Datasets: Chester County GIS, 2022.
Zoning Dataset: West Whiteland Township, 2022.
Future Land Use Dataset: West Whiteland Township, 2022.
Road Dataset: Chester County GIS, 2022.



DOWNINGTOWN AREA REGIONAL AUTHORITY
SERVICE AREA
SPECIAL STUDY
PROJECTED DEVELOPMENT
WEST WHITELAND TOWNSHIP, PENNSYLVANIA

Carroll Engineering
Corporation

Phone: (215)-343-5700 | Website: www.carrolleengineering.com
Project Numbers: 208902 | July 25, 2023

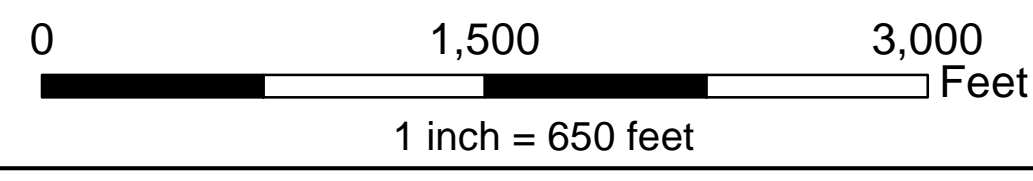
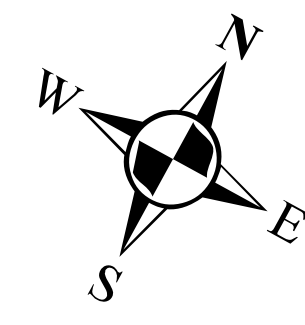
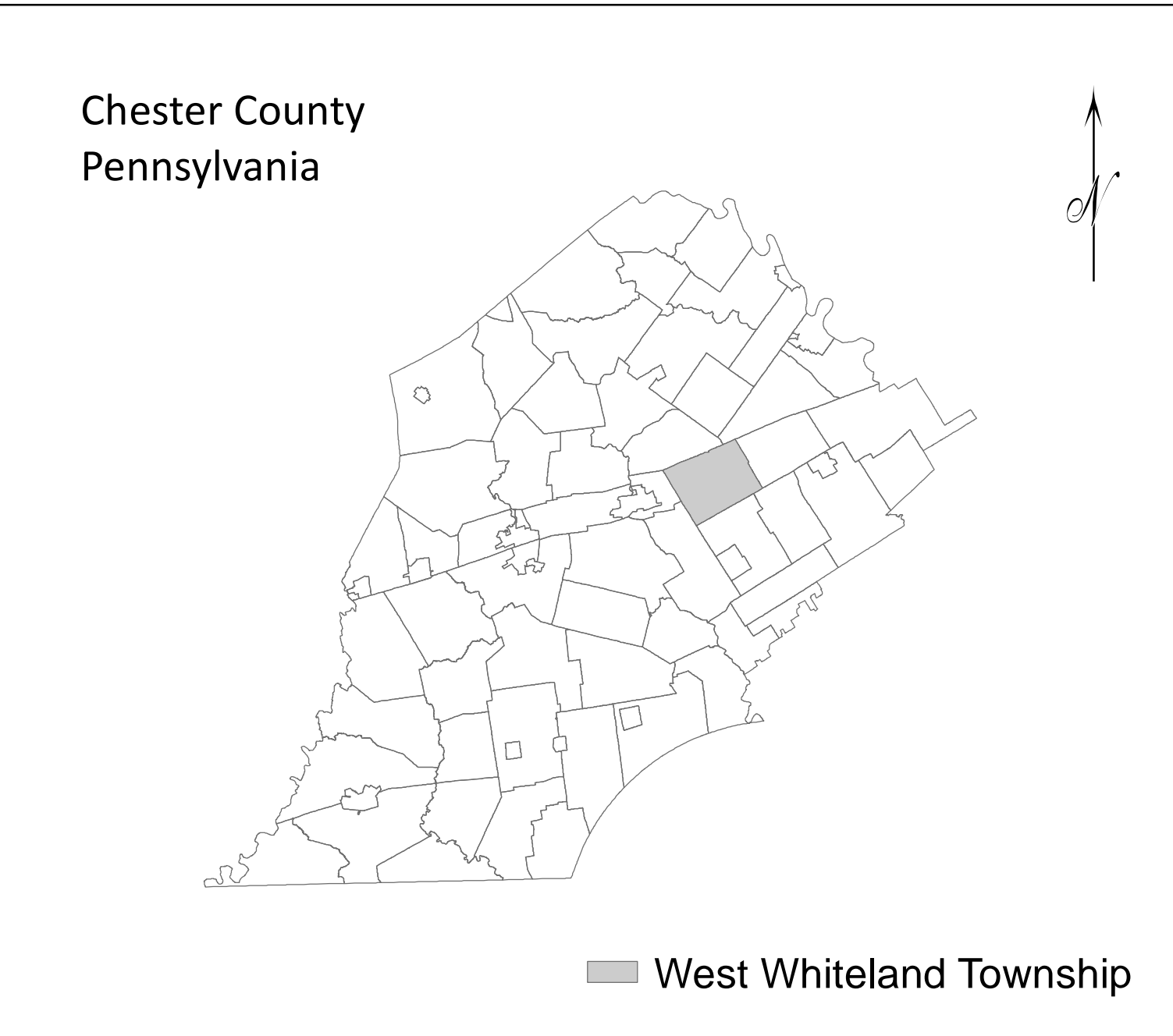
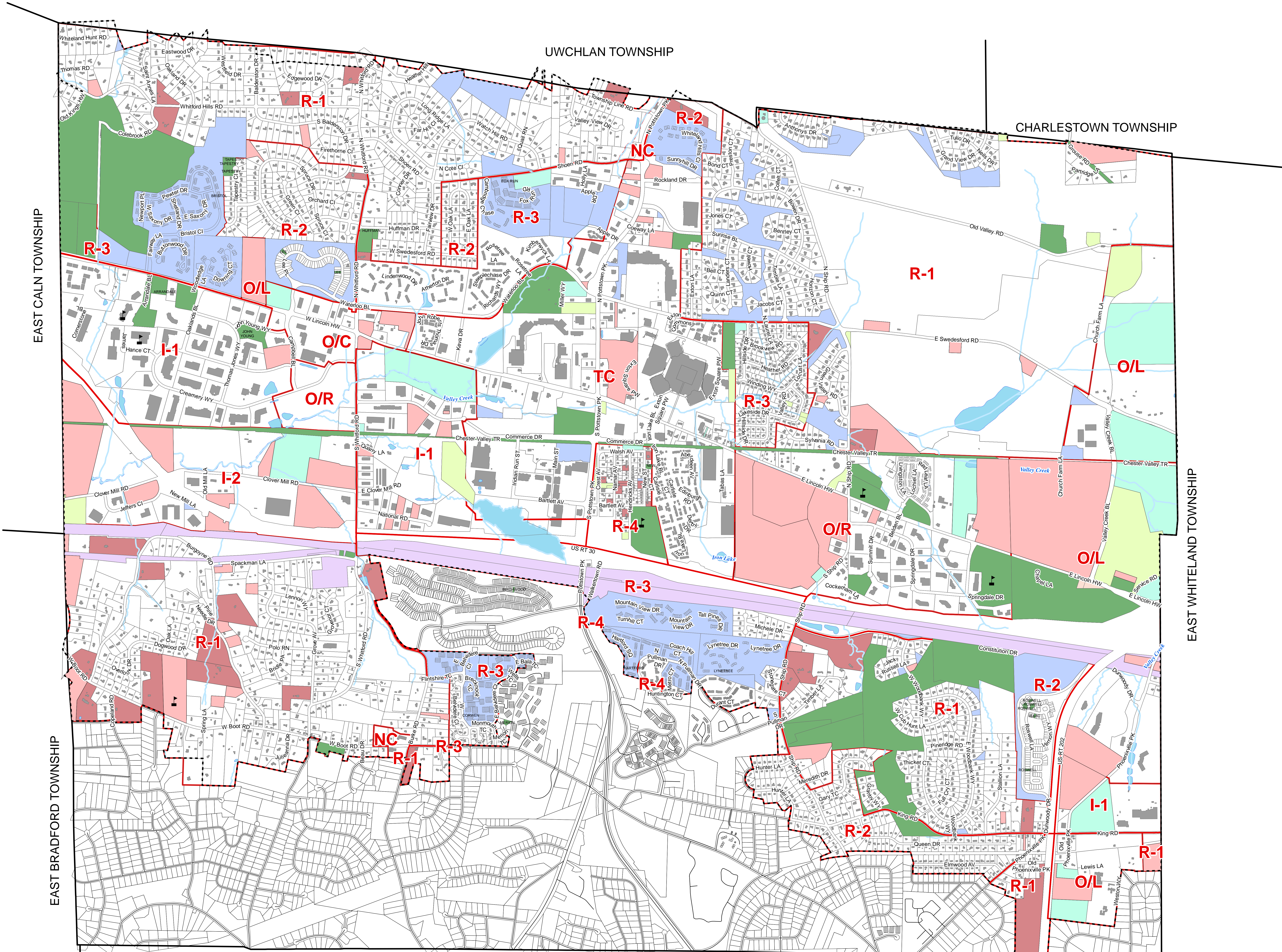


FIGURE 5

- Legend**
- School
 - Unserved Parcels
 - Parcels
 - Restricted Land
 - HOA
 - Institutional
 - Publicly-Owned Parcel
 - Transportation
 - Utilities
 - Parks & Open Space
 - Township Boundary
 - DARA Service Area Boundary
 - Streams
 - Lakes & Ponds
 - Zoning Boundaries
 - Building Footprint
 - Non-Residential Parcels to be developed
 - Residential Parcels to be developed
 - Parks



- Sources**
- Municipal Boundary Dataset: Chester County GIS, 2022.
 - DARA Service Area Boundary Dataset: West Whiteland Township, 2022.
 - Parcel Dataset: Chester County GIS, July 11, 2022
 - Hydric Datasets: Chester County GIS, 2022.
 - Zoning Dataset: West Whiteland Township, 2022.
 - Building Footprint Dataset: West Whiteland Township, 2022.
 - Road Dataset: Chester County GIS, 2022.
 - Projected Development Dataset: CEC, 2002.

MEMORANDUM

DATE: October 19, 2023

TO: Board of Supervisors
Pam Gural-Bear, Township Manager

FROM: Edward J. Culp Jr., Interim Director of Public Works

SUBJECT: Authorization for Temporary Closure of Commerce Drive



MOTION:

To authorize the temporary closing of Commerce Drive, both directions, between Main St and Whitford Road on Saturday, November 11, 2023 from 6:30 AM to 11 AM.

BACKGROUND:

Scoogie Events is requesting the closure of Commerce Drive to conduct a 5K run/walk. They are partnering with the Township and The Friends of The Parks (WWTFOTP). The event is the first partnership with the Township and Main Street at Exton. It includes the run, and the WWTFOTP's Craft Fair.

The road closure will allow them to safely utilize the road for part of the run. The Fire Police and Police will be providing help with the road closure. They will be providing all necessary equipment and staff to have this event. They have provided all the proper permits and insurance certificates required by the Township. Proper safety procedures will be followed.

PROJECTS LISTING - DESCRIPTIONS	LEAD	FUNDING	TWP. FUNDS	COST EST.	TWP. COST W/ GRANT	STATUS	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
PARKS PROJECTS																
Exton Park: Signage (Parks Signage Plan)	Township	Township/ County/ State	01	\$35,000	\$14,700	In Progress	X									
Exton Park : Fitness Court	Township	Township/ Federal	ARPA	\$150,000												
Exton Park: Reassessment	Township	Township	n/a	In-kind	\$0											
Exton Park: Phase I - Swedesford Recreation Area	Township	Township/State/ County	65	\$2,100,000	\$1,350,000	In Progress	X	X								
Exton Park: Phase II - Existing Multi-use Fields (Church Farm Ln)	Township	Township/State/ County	65	\$2,500,000	\$1,635,000	In Progress	X	X	X							
Exton Park : Phase III- Swedesford Recreation Area - Courts	Township	Township/State/ County	65	\$800,000	\$550,000			X								
All Parks: Signage (Implementation of Signage Plan/Fabrication)	Township	Township/State/ County	01	information coming			X	X								
Exton Park: Riparian Buffer	Township	Township	01	\$600,000							X	X	X			
TOWNSHIP TOTAL				\$6,185,000	\$3,535,000	2024 TWP. TOTAL										

SUSTAINABILITY PROJECTS																
Update Ordinances with Sustainability Standards: Plastic, Solar, EV, etc.	Township	Township	na	In-kind	\$0	In-Progress	X	X								
Township Building EV Charger	Township	Township	01	\$20,000	\$14,000	Completed	X									
Boot Road Park Solar & EV Station*	Township	Township/Federal/State	01	\$83,000	\$58,000			X								
Township Building EV Stations (3 Stations 6 Plugs)*	Township	Township/Private	01	\$100,000	\$0 pending on solar			X	X	X						
Public Works Facility Solar*	Township	Township/Federal	01	\$1,340,000	\$915,000			X	X							
Township Building Solar	Township	Township/Federal/State	01	\$392,000	\$209,000				X	X	X					
Community Gardens	Township	Township	na	na												
Heat Island Solutions	Township/ Owner	Township	na	na												
Meadow Conversions	Township	Township	na	na												
TOWNSHIP TOTAL				\$1,935,000	\$973,000	2024 TWP. TOTAL										

STORMWATER PROJECTS																
St. Annes La./Cole Brook Rd./Whitford Hills Rd. Drainage	Township	Township	01	\$60,000	\$60,000	In-Progress	X									
Pollutant Reduction Plan (PRP) Update	Township	Township	01	information coming					X	X						
PRP: Boot Rd/Greentree Ln - Bioswale/rain garden	Township	Township	01	\$223,000	\$38,060	Completed	X									
Stormwater Projects to be named*	Township	Township	01	\$500,000	\$500,000			X	X	X	X	X	X	X	X	X
Sweet Briar Drainage	Township	Township	01	na			X									
TOWNSHIP TOTAL				\$783,000	\$500,000	2024 TWP. TOTAL										

SEWER INFRASTRUCTURE PROJECTS																
Clover Mill Pump Station Rehab*	Township	Township	03	\$5,476,000	\$4,512,055	In Progress	X	X	X							
Grubbs Mill Pump Station Rehab Design*	Township	Township	03	\$170,000	\$85,000			X								
Grubbs Mill Pump Station Rehab Construction*	Township	Township	03	\$1,650,000	\$825,000			X	X	X						
Mill Valley Pump Station*	Township	Township	03	\$100,000	\$50,000			X		X	X					
CIPP: Apple Dr. / West Oak Ln. / W. Swedesford Rd. / Grubbs Mill Rd.	Township	Township	03	\$270,186	Information coming		X									
CIPP: Saint Annes Ln. / Oakland Dr. / Whitford Hills Rd.	Township	Township	03	\$217,911	\$217,911			X								
CIPP: Golf Course	Township	Township	03	\$325,688					X							
CIPP: Estate Ave. / Station Pl. / Glen Echo Rd. / Gary Ter. / Grubbs Mill Rd.	Township	Township	03	\$190,698						X						
CIPP: Elmwood Ave. / Cedarwood Ave. / Cypress Ln. / Oakwood Ln. / Boot Rd. / Ship Rd.	Township	Township	03	\$240,030							X					
CIPP: Colwyn Ter. / Stallion La. / Kirkland Ave.	Township	Township	03	na								X				
Boot Road Bridge Amtrak	Township/ State	na	na	\$690,000	\$0	In-Progress	X	X	X	X						
Boot and Quarry Rds. Force Main	Township	Township	03	\$110,000	\$0	In-Progress	X	X								
TOWNSHIP TOTAL				\$9,440,513	\$5,689,966	2024 TWP. TOTAL										

Projects with * have cost saving attached or grant opprotunties with 0% match

TOWNSHIP GRAND TOTAL	\$54,092,513	\$22,820,566	2024 GRAND TOTAL
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PLANNING AND ZONING

The Planning & Zoning Department is responsible for administering and enforcing our development regulations, including supervision of the land development review and approval process; interpreting the Zoning Ordinance and preparing official Notices of Violation; and providing staff and professional support for the Historical Commission, the Planning Commission, and the Zoning Hearing Board.

Staffing: 2 FT

Boards and Commissions: Historical Commission (7 volunteers – 2 positions currently vacant)
 Planning Commission (7 volunteers – 1 position currently vacant)
 Zoning Hearing Board (4 volunteers – 3 members, 1 alternate)

2024 TOWNSHIP GOALS & SUPPORTING DEPARTMENT ACTIONS

Strengthening community resilience and connections while fostering a sense of place around Exton Crossroads

With the addition of a third certified planner to Township Staff (see “2023 Accomplishments,” below), Staff intends to begin a complete update to our Comprehensive Plan in 2024. We have discussed this project extensively in the past, noting that our preferred strategy is not the conventional 18- to 24-month process typically associated with such an effort, but an element-by-element approach whereby we can limit the use of professional consultants to their specific areas of expertise. The Board may recall that we effectively began this back in 2019 when the Bicycle and Pedestrian Plan was adopted as an amendment to the Comprehensive Plan and again in 2022 with the updated future land use element, which we titled the “Growth Management Plan.”

- *Proactive public outreach to better inform and engage with the community.*
- *Continue using “Development by Design” to guide (re)development generally to existing commercial corridors with related transportation, open space, and historic preservation improvements.*

Continue promoting the “Development by Design” brand on the Township website to keep residents and other interested parties informed about developments that are under construction or under review, planning initiatives, and policies affecting housing, economic development, and historic and natural features preservation.

- *Transportation planning and projects to manage congested corridors and to expand bike, pedestrian, and transit connections.*

Update the transportation element of the Township Comprehensive Plan, as described above.

Continue implementation of the 2019 Bicycle & Pedestrian Plan through co-operative efforts with developers and other agencies, focusing on the Town Center area.

Continue coordination with DVRPC, PennDOT, SEPTA, and government officials to implement the Pottstown Pike Congestion Mitigation Study (construction of additional northbound lane).

- *Historic preservation to deepen community identity*

PLANNING AND ZONING

Complete amendment of Article XVI of the Zoning Ordinance to assure compatibility with the update to the “History of West Whiteland” completed in 2022; this is included in the omnibus amendment to the Zoning Ordinance described elsewhere in this summary.

Continue to promote the adaptive re-use of historic structures through the Zoning Ordinance and other regulations as may be appropriate.

Complete the Historic timeline project within the Township Building.

Continue to recognize individuals and agencies who are preserving, maintaining, and adaptively re-using historic structures.

- *Work towards the goal of 100% renewable energy by 2050.*

Work with Sustainability Coordinator to develop regulations and ordinance language supporting renewable energy and reducing reliance on fossil fuels.

Include a sustainability perspective in the update of the Township Comprehensive Plan, emphasizing that sustainability is not an isolated issue, but a perspective that affects all aspects of our plans and regulations.

- *Zoning to guide vibrant mixed-use, bike/ped-friendly redevelopment around Exton Crossroads while preserving the family-friendly character of existing surrounding neighborhoods.*

Complete and adopt omnibus amendment to the Zoning Ordinance, which includes updating the Historic Preservation article and provisions for solar energy systems, a new section for electric vehicle infrastructure, and revisions to most of the other Articles.

Preserve and promote working relationships with the principal landowners and stakeholders in the Crossroads area to facilitate the creation of regulations that promote our vision while remaining supportive of the stakeholders’ interests.

Delivering reliable administrative services

- *Skilled staff with resources, training, and support to meet high standards.*

Take advantage of professional development opportunities, including support for continuing education required of professional staff to maintain credentials.

2023 ACCOMPLISHMENTS

1. 2023 was another year of change for the department, with Assistant Planner Caroline O’Connor leaving the Township in August to join Willistown Township. The position was filled in October by Patrick Gorman, AICP, an experienced planner who came to us from Lower Merion Township in Montgomery County.
2. Worked with Capital and Special Projects Manager Justin Smiley in transitioning various Planning projects to implementation stage. The most significant of these were the Ship Road Couplet construction and wayfinding for the Town Center area.
3. Made significant progress in drafting an omnibus amendment to the Zoning Ordinance described above in the section listing goals for 2024.
4. Restarted active dialogue with PREIT regarding the future of the Exton Square shopping center site, following an interim during which PREIT was attempting to sell the property.
5. Participated in Township Business Forum at the Township Building in cooperation with the Chester County Economic Development Council on March 29.

PLANNING AND ZONING

6. Justin Smiley and John Weller maintained their planning skills and AICP¹ certification by attending various training opportunities, both virtually and in person. These included the following:
 - In October 2022, Justin and John gave a presentation about suburban centers at the annual conference of the Pennsylvania chapter of the American Planning Association (APA) in Lancaster; we repeated this presentation at the PSATS conference in Hershey on April 23, 2023, and John later gave a modified version at the CCATO conference in Malvern on July 26.
 - John attended APA’s national conference in Philadelphia from April 1 through 4.
 - John participated in on-line training by FEMA in floodplain administration on January 18, February 17, and July 19.
7. Provided administrative support to the Historical Commission, Planning Commission, and Zoning Hearing Board.
8. Administered the review and approval process for subdivisions, land development plans, and conditional use applications. Final land development approval was granted for several significant projects, including an expansion of the Keva Flats community, the new Wawa convenience store at the corner of Lincoln Hwy. and Whitford Rd., a new Bank of America branch at the corner of Pottstown Pk. and Commerce Dr., and the Township’s own Public Works Facility along Valley Creek Blvd.

¹ American Institute of Certified Planners.

Account Number	Account Title	2022 Prior year Actual	2023 Current year Budget	2023 Current year Actual	2023 Current year Projected budget	2024 Future year Budget	% Budget Change FY/CY	Budget Notes
01-General Fund								
PLANNING & ZONING								
01-4140-3002	PENSION CONTRIBUTION	12,572.00	22,756.00	22,756.00	22,756.00	8,395.00	-63.1%	
01-4140-3003	WORKERS' COMPENSATION	180.36	260.00	279.56	260.00	250.00	-3.8%	
01-4140-3110	SALARIES	326,404.43	361,531.00	328,722.56	396,000.00	210,000.00	-41.9%	2024B (2) FT Positions
01-4140-3125	ZONING HEARING BOARD SAL	230.00	210.00	.00	210.00	300.00	42.9%	Each of the 3 members of the Zoning Hearing Board receives \$10 per hearing, paid as a lump sum at the end of the year. ~2024
01-4140-3153	LONG TERM DISABILITY	1,178.16	875.00	452.41	875.00	584.00	-33.3%	
01-4140-3156	HEALTH INSURANCE	57,455.38	57,100.00	53,482.30	57,100.00	50,000.00	-12.4%	Line item includes total healthcare premium costs plus township contribution to employee HSA
01-4140-3158	LIFE INSURANCE	1,436.95	1,282.00	871.87	973.00	915.00	-28.6%	Term life insurance for 4 full -time positions at 1.5 times their salary or a max amount of \$100K; Premium rate 1/1/21-1/1/24 = \$.36/\$1K of insurance.
01-4140-3183	OVERTIME	2,841.72	115.00	113.78	150.00	500.00	334.8%	
01-4140-3245	SUPPLIES	.00	2,000.00	1,903.20	1,903.00	3,000.00	50.0%	In addition to miscellaneous office supplies not covered elsewhere, includes meeting expenses, artefact preservation (for Historical Commission), and plaques/awards (specifically including the Historical Commission's annual awards).
01-4140-3314	SOLICITORS	23,591.96	30,000.00	20,380.86	30,000.00	40,000.00	33.3%	Zoning Hearing Board solicitor & Township Solicitor for ordinance amendments and development issues. ~2024 Includes fees for Zoning Hearing Board solicitor as well as Township Solicitor fees that are not reimbursable by an applicant (ZHB solicitor fees may not be passed on to applicants). Reduction from 2023 budget anticipated due to fewer ZHB meetings and

Account Number	Account Title	2022 Prior year Actual	2023 Current year Budget	2023 Current year Actual	2023 Current year Projected budget	2024 Future year Budget	% Budget Change FY/CY	Budget Notes
								fewer ordinance amendments.
01-4140-3316	COURT REPORTER	8,645.00	4,000.00	2,303.75	4,000.00	7,500.00	87.5%	Fee for court reporter required for Zoning Hearing Board as well as for appearances related to hearings before the Board of Supervisors (conditional use applications, amendments to Township ordinances, etc.).
01-4140-3340	COMMUNICATIONS	13,743.26	7,500.00	3,651.83	7,500.00	10,000.00	33.3%	Advertising, mailing, and other public outreach, including "timeline" display for ground floor hallway in Municipal building.
01-4140-3351	PROPERTY INSURANCE	1,187.94	2,716.00	2,740.19	2,740.00	3,200.00	17.8%	Includes allocated cost of Property, Auto & Inland Marine.
01-4140-3352	LIABILITY INSURANCE	3,868.76	1,978.00	1,429.31	1,429.00	1,400.00	-29.2%	
01-4140-3361	UTILITIES	435.67	1,355.00	326.04	355.00	400.00	-70.5%	Telephone
01-4140-3420	DUES	2,469.00	3,500.00	2,988.00	3,500.00	3,500.00		Dues for Director and Asst Township Planner for membership in the American Planning Assn (APA) and the American Institute of Certified Planners (AICP), also APA dues for the Planning Commission members. Includes Township membership in the Transportation Management Ass'n of Chester County (TMACC) and membership for the Township Historical Commission in the Chester County Historical Society and Chester County Historical Preservation Network.
01-4140-3422	TRAINING/SEMINAR/SCHOOLS	2,156.50	4,500.00	4,280.60	4,500.00	4,000.00	-11.1%	Covers cost for the Director and Assistant to attend the annual conference of the Pennsylvania chapter of the American Planning Association. Also covers any fees for attendance at more local workshops and training sessions as well as for books, relevant reference materials, and subscriptions to on-line resources as may be needed.
01-4140-3450	CONTRACTED SERVICES	36,884.97	39,500.00	16,126.14	39,500.00	135,000.00	241.8%	General Code, non-reimbursable historical consultant reviews, consultant help with development issues as needed. ~2024 Includes associated fees to assist staff

Account Number	Account Title	2022 Prior year Actual	2023 Current year Budget	2023 Current year Actual	2023 Current year Projected budget	2024 Future year Budget	% Budget Change FY/CY	Budget Notes
								with the update to the Township Comprehensive Plan. \$10,000 allocated for the Historical timeline.
01-4140-3531	TRANSFER TO TECHNOLOGY F	11,119.00	41,788.00	38,885.97	38,885.00	16,316.00	-61.0%	Transfer for shared costs of Township-wide technology expenses, net of use of Fund 70 reserves. See Technology Plan for details.
01-4140-3708	IT MAINTENANCE	6,301.37	4,000.00	.00	.00	.00	-100.0%	Department-specific technology costs are budgeted in a separate line item (under 3708) to accurately reflect the cost of the department's technology costs. Shared costs (such as the Twp's IT consultant) will continue to be allocated across the departments under 3531 above. See Technology Plan for details
Total PLANNING & ZONING:		512,702.43	586,966.00	501,694.37	612,636.00	495,260.00	-15.6%	
01-General Fund Revenue Total:		.00	.00	.00	.00	.00		
01-General Fund Expenditure Total:		512,702.43	586,966.00	501,694.37	612,636.00	495,260.00	-15.6%	
Net Total 01-General Fund:		512,702.43-	586,966.00-	501,694.37-	612,636.00-	495,260.00-	-15.6%	
Net Grand Totals:		512,702.43-	586,966.00-	501,694.37-	612,636.00-	495,260.00-	-15.6%	

CODES / PERMITS / INSPECTIONS

The Codes Administration (Permits and Inspections) Department is responsible for the administration of the Township's building construction regulations, including zoning reviews, and use and occupancy permits; rental inspections; fire prevention inspections of commercial and residential rental properties; emergency management coordination; and enforcement of other non-police codes.

Staffing: 4 FT Budgeted; Currently 3 FT plus Codes Consultant

Boards: WCACOG Joint Building Code Appeals Board (5 members, 1 alternate – 1 rep from WWT)

2024 TOWNSHIP GOALS & SUPPORTING DEPARTMENT ACTIONS

Maintaining state of readiness for public safety

- *Consistently enforced codes to ensure buildings are constructed safely and maintained properly*

Continue to foster a Rental Inspection Program, focusing on multi-dwelling units and independently owned rentals with inspections outlined on a cycled schedule. (Staff time)

Develop and implement a Fire and Life Safety Inspection Program, focusing on businesses for fire, safety, and ADA compliance inspections. This will include building a training and education service that will be offered to all businesses and promoted through a mailer and digital outlets.

Continue use of third-party building inspectors and code enforcement due to the high volume of construction, indirectly offset by permit revenue. Third-party electrical plan reviews and inspections also expected to remain high and are directly offset 100% by fees for electrical permits.

For larger construction projects with infrastructure to be dedicated to the Township, and as needed to supplement staff due to the high volume of construction, continue to utilize the Township's 3rd party civil engineering firm (SSM) for site inspections. (Reimbursable cost by applicants, no expenses incurred by the Township)

Continue to enforce the recently adopted International Property Maintenance Code (IPMC), a model that regulates the minimum maintenance requirements for existing buildings, along with its amendments. The IPMC is a maintenance document intended to establish minimum maintenance standards for basic equipment, light, ventilation, heating, sanitation, and fire safety. Responsibility is fixed among owners, operators, and occupants for code compliance. The IPMC provides for the regulation and safe use of existing structures in the interest of the social and economic welfare of the community.

Complete the permit software transition from Traisr to ESRI which will include all permitting moving to an online submission process. The document storage of all plans, permits, inspections and communication will be housed in SharePoint. The online payment system and ESRI will be directly linked with our new financial system, MUNIS, via a webhook.

CODES / PERMITS / INSPECTIONS

- *Coordinated emergency planning and training*

Complete the NIMS training program for staff and elected officials culminating in a tabletop exercise. (Staff time from multiple departments, with Codes staff coordinating the effort; no direct costs in the budget.)

Delivering reliable administrative services

- *Skilled staff, with resources, training and encouragement to meet high standards*

Continue to develop the Codes team. Plan for and complete training for required continued education units to maintain PA Dept of Labor and Industry certifications for building inspectors and obtain additional L&I certifications for inspectors to enhance department capacities.

Train administrative staff to conduct zoning reviews and inspections to improve efficiency. (Staff time, no direct costs in the budget.)

- *Efficient processes to meet the needs of constituents and co-workers*

Complete the permitting GIS and database software set-up to increase efficiency; provide further service features to allow for additional electronic permit submissions, online payments, improved reporting and electronic document storage. (Consultant Costs - \$60,000 (ARPA funds) begun in 2023 and to be completed in 2024)

2023 CODES ACCOMPLISHMENTS

1. Continued to conduct evaluations of all department processes to streamline related activities, including developing individual permit instruction checklists, updating permit applications, to simplify the software transition from Traisr to ESRI GIS.
2. Established a multi-department process for weekly or bi-weekly review of permit applications, resolution of current enforcement issues, and discussion of future construction projects.
3. Identified the need to loop in the HOA of new developments in order to ensure all punch list items are addressed by the developer.
4. Implemented a Rental Inspection Program to ensure the safety of non-owner-occupied dwellings more efficiently and effectively. (Staff time and administrative costs for the ordinance amendment included in the Admin Department's contracted services.)
5. Adopted the International Property Maintenance Code Ordinance, a model that regulates the minimum maintenance requirements for existing buildings, along with its amendments. The IPMC is a maintenance document intended to establish minimum maintenance standards for basic equipment, light, ventilation, heating, sanitation, and fire safety. Responsibility is fixed among owners, operators, and occupants for code compliance. The IPMC provides for the regulation and safe use of existing structures in the interest of the social and economic welfare of the community.

Account Number	Account Title	2022 Prior year Actual	2023 Current year Budget	2023 Current year Actual	2023 Current year Projected budget	2024 Future year Budget	% Budget Change FY/CY	Budget Notes
01-General Fund								
CODE ADMINISTRATION								
01-4130-3002	PENSION CONTRIBUTION	11,091.00	18,657.00	18,657.00	18,657.00	9,606.00	-48.5%	
01-4130-3003	WORKERS' COMPENSATION	5,848.84	2,590.00	2,839.70	2,840.00	7,100.00	174.1%	Worker's Compensation Insurance, including for Fire Marshal.
01-4130-3110	SALARIES	239,722.60	341,105.00	185,868.18	243,000.00	345,000.00	1.1%	(4) FT Staff
01-4130-3153	LONG TERM DISABILITY	1,287.21	1,166.00	602.84	1,166.00	1,200.00	2.9%	
01-4130-3156	HEALTH INSURANCE	70,259.89	83,400.00	68,588.86	79,100.00	80,000.00	-4.1%	Line item includes total healthcare premium costs plus township contribution to employee HSA
01-4130-3158	LIFE INSURANCE	1,571.08	1,609.00	1,094.26	1,609.00	1,730.00	7.5%	Term life insurance for 4 full-time employees at 1.5 times their salary or a max amount of \$100,000. Premium Rate 1/1/21-1/1/24 = \$.36/\$1K of insurance.
01-4130-3183	OVERTIME	2,050.97	4,000.00	915.24	1,500.00	1,500.00	-62.5%	
01-4130-3201	ELECTRICAL INSPECT-3RD PAR	101,739.00	120,000.00	115,752.50	121,364.00	150,000.00	25.0%	3rd party electrical inspector for inspection and plan review, offset by revenue
01-4130-3231	GASOLINE	755.00	2,000.00	355.28	500.00	1,000.00	-50.0%	
01-4130-3245	GENERAL SUPPLIES	7,435.30	3,500.00	385.91	500.00	3,500.00		Reference code books, NFPA online, equipment, apparel, tools, printing, UCC online.
01-4130-3340	COMMUNICATIONS	125.34	145.00	4.70	150.00	145.00		
01-4130-3351	PROPERTY INSURANCE	2,660.99	4,536.00	4,576.13	4,576.00	5,400.00	19.0%	Includes allocated cost of Property, Auto and Inland Marine.
01-4130-3352	LIABILITY INSURANCE	3,169.58	3,245.00	2,344.25	2,344.00	2,400.00	-26.0%	
01-4130-3361	UTILITIES	1,341.47	3,260.00	764.31	3,260.00	3,260.00		

Account Number	Account Title	2022 Prior year Actual	2023 Current year Budget	2023 Current year Actual	2023 Current year Projected budget	2024 Future year Budget	% Budget Change FY/CY	Budget Notes
01-4130-3366	HYDRANT EXPENSES	143,043.88	130,000.00	103,677.40	130,000.00	140,000.00	7.7%	Cost of Aqua service for all hydrants within the Township
01-4130-3385	EDUCATION-TRAINING FEE	4,038.50	6,100.00	877.50	1,200.00	1,200.00	-80.3%	Pass through fee paid to Department of Labor & Industrial (\$4.50 per construction permit issued).
01-4130-3420	DUES	165.00	200.00	.00	200.00	200.00		ICC & PENNBOC, other professional organization.
01-4130-3422	TRAINING/SEMINAR/SCHOOLS	384.00	2,000.00	1,775.03	2,500.00	2,500.00	25.0%	Certification renewal and exams, continuing education classes, training for new staff.
01-4130-3450	CONTRACTED SERVICES	115,622.58	125,000.00	222,148.52	365,000.00	125,000.00		3rd-party building inspectors for building permits to supplement staff due to turnover and large volume of development.
01-4130-3490	FLEET ALLOCATION	3,074.00	3,282.00	.00	3,282.00	3,630.00	10.6%	Allocation of Fleet expenses to each Department. No direct expenses should be booked in this line item. Actuals will equal the budgeted amount exactly. Allocation % is based on insured vehicle value. Codes = 2%.
01-4130-3531	TRANSFER TO TECHNOLOGY F	14,825.00	41,788.00	38,885.97	38,886.00	16,316.00	-61.0%	Transfer for shared costs of Township-wide technology expenses, net of use of Fund 70 reserves. See Technology Plan for details.
01-4130-3552	TRANSFER TO EQUIPMENT RE	8,133.00	8,400.00	8,400.00	8,400.00	34,000.00	304.8%	4% of the cost of Fund 50 purchases of 2021-2030.
01-4130-3708	IT MAINTENANCE	13,695.00	14,200.00	6,487.50	14,200.00	14,000.00	-1.4%	Department-specific technology costs are budgeted in a separate line item (under 3708) to accurately reflect the cost of the department's technology costs. Shared costs (such as the Twp's IT consultant) will continue to be allocated across the departments under 3531 above. See Technology Plan for details
01-4130-3807	Bank Fees	.00	7,000.00	4,575.96	8,600.00	10,000.00	42.9%	Added Actual in 2023 to account for Credit Card fees

Account Number	Account Title	2022 Prior year Actual	2023 Current year Budget	2023 Current year Actual	2023 Current year Projected budget	2024 Future year Budget	% Budget Change FY/CY	Budget Notes
	Total CODE ADMINISTRATION:	752,039.23	927,183.00	789,577.04	1,052,834.00	958,687.00	3.4%	
	01-General Fund Revenue Total:	.00	.00	.00	.00	.00		
	01-General Fund Expenditure Total:	752,039.23	927,183.00	789,577.04	1,052,834.00	958,687.00	3.4%	
	Net Total 01-General Fund:	752,039.23-	927,183.00-	789,577.04-	1,052,834.00-	958,687.00-	3.4%	
	Net Grand Totals:	752,039.23-	927,183.00-	789,577.04-	1,052,834.00-	958,687.00-	3.4%	



DATE 10/25/2023

CHECK # 66919 TO 66973

CHECK PAYMENTS

GENERAL FUND	\$	101,983.99
SEWER FUND	\$	4,630.06
SEWER CONSTRUCTION FUND	\$	12,300.05
LIQUID FUELS FUND	\$	563,163.22
POST RETIREMENT MEDICAL FUND	\$	800.40
PUBLIC SERVICE FUND	\$	34,051.30
TECHNOLOGY FUND	\$	51,550.45
WCRERT	\$	575.00
SUBTOTAL	\$	769,054.47

CHECK # 122 TO 124

ACH

GENERAL FUND	\$	19,243.92
SEWER FUND	\$	786.34
SUBTOTAL	\$	20,030.26

DATE 10/19/2023

PAYROLL

GENERAL FUND	\$	256,394.18
SEWER FUND	\$	16,470.55
TECHNOLOGY FUND	\$	234.03
SUBTOTAL	\$	273,098.76
TOTAL	\$	1,062,183.49

APPROVED BY THE BOARD OF SUPERVISORS

DATE

BRIAN DUNN

RAJESH KUMBHARDARE

THERESA SANTALUCIA

Payment Report for October 25, 2023

West Whiteland Township

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21st Century Media - Philly Cluster											
10/23	10/25/2023	66919	4589	21st Century Media - Philly Cluste		2514370 368	1	2514370 Legal Notice BOS	01-4010-3450	402.60	402.60
10/23	10/25/2023	66919	4589	21st Century Media - Philly Cluste		2514370 368	2	2514368 Legal Notice WWT	01-4010-3450	340.44	340.44
10/23	10/25/2023	66919	4589	21st Century Media - Philly Cluste		2514370 368	3	2514367 Legal Notice WWT	01-4010-3450	299.00	299.00
10/23	10/25/2023	66919	4589	21st Century Media - Philly Cluste		2514370 368	4	2511179 Legal Notice WWT	01-4010-3450	340.44	340.44
10/23	10/25/2023	66919	4589	21st Century Media - Philly Cluste		2522336	1	DLN - Notice	01-4010-3450	94.39	94.39
10/23	10/25/2023	66919	4589	21st Century Media - Philly Cluste		2523304	1	DLN - Notice	01-4010-3450	236.84	236.84
Total 21st Century Media - Philly Cluster:											1,713.71
A-1 MULCH											
10/23	10/25/2023	66920	1621	A-1 MULCH		O-162598	1	Sun/Shade Seed Mix	01-4300-3245	173.00	173.00
10/23	10/25/2023	66920	1621	A-1 MULCH		O-162598	2	STRAW BALE	01-4300-3245	45.00	45.00
Total A-1 MULCH:											218.00
ALLAN A MYERS											
10/23	10/25/2023	66921	2169	ALLAN A MYERS	303	APP #2	1	2023 Overlay - Change Order	35-4390-3679	109,170.40	109,170.40
10/23	10/25/2023	66921	2169	ALLAN A MYERS	303	APP #2	2	Emergency Work	35-4380-4380	5,087.22	5,087.22
10/23	10/25/2023	66972	2169	ALLAN A MYERS		APP #1	1	2023 Overlay Project	35-4390-3679	448,905.60	448,905.60
Total ALLAN A MYERS:											563,163.22
AMERICAN ALUMINUM ACCESORIES INC											
10/23	10/25/2023	66922	2131	AMERICAN ALUMINUM ACCES		110754	1	KEY CODE	01-4100-3374	52.00	52.00
Total AMERICAN ALUMINUM ACCESORIES INC:											52.00
ARRO Consulting, Inc.											
10/23	10/25/2023	66923	5960	ARRO Consulting, Inc.		86123	1	2023 Code Services	01-4130-3450	12,340.79	12,340.79
Total ARRO Consulting, Inc.:											12,340.79
BAIRD & RUDOLPH TIRE COMPANY INC											
10/23	10/25/2023	66924	219	BAIRD & RUDOLPH TIRE COMP		255091	1	Fleet Supplies	01-4300-3246	323.45	323.45
Total BAIRD & RUDOLPH TIRE COMPANY INC:											323.45

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BEST PLUMBING SPECIALTIES											
10/23	10/25/2023	66925	6021	BEST PLUMBING SPECIALTIES		6205398	1	UNIT CONTRACT 2022-23 PLUMBING SUPPLIES	01-4300-3668	58.49	58.49
10/23	10/25/2023	66925	6021	BEST PLUMBING SPECIALTIES	279	6206177	1	Drainage/roadway project. Schoen Road.	01-4300-3668	7,296.56	7,296.56
Total BEST PLUMBING SPECIALTIES:											7,355.05
Bowman Consulting Group, Ltd											
10/23	10/25/2023	66926	2339	Bowman Consulting Group, Ltd		398766	1	Collegium Charter School Athletic Fields	01-4140-1451	1,162.50	1,162.50
10/23	10/25/2023	66926	2339	Bowman Consulting Group, Ltd		398853	1	GENERAL TRAFFIC ENGINEERING SERVICES	01-4300-3313	1,246.25	1,246.25
Total Bowman Consulting Group, Ltd:											2,408.75
Brandywine Valley SPCA											
10/23	10/25/2023	66927	238	Brandywine Valley SPCA		AWS72056	1	SPCA	01-4100-3450	864.62	864.62
Total Brandywine Valley SPCA:											864.62
BUCKMAN'S INC.											
10/23	10/25/2023	66928	4010	BUCKMAN'S INC.		833114	1	HYPOCHLORITE SOLUTION GALLON	02-4290-3245	805.60	805.60
Total BUCKMAN'S INC.:											805.60
CAMPBELL DURRANT PC											
10/23	10/25/2023	66929	5014	CAMPBELL DURRANT PC		78221	1	SPECIAL LABOR COUNSEL/ GENERAL LABOR MATTERS	01-4010-3314	552.50	552.50
Total CAMPBELL DURRANT PC:											552.50
CARROLL ENGINEERING CORPORATION											
10/23	10/25/2023	66930	5280	CARROLL ENGINEERING CORP		237115-2371	1	General Services	02-4290-3313	400.00	400.00
10/23	10/25/2023	66930	5280	CARROLL ENGINEERING CORP		237115-2371	2	CMPS	03-4350-3313	11,081.55	11,081.55
10/23	10/25/2023	66930	5280	CARROLL ENGINEERING CORP		237115-2371	3	Collegium Athletic Fields	02-4290-3313	320.00	320.00
10/23	10/25/2023	66930	5280	CARROLL ENGINEERING CORP		237115-2371	4	VILLAS OF WEST WHITELAND	02-4290-3313	80.00	80.00
10/23	10/25/2023	66930	5280	CARROLL ENGINEERING CORP		237115-2371	5	GMPS	03-4350-3313	170.50	170.50
10/23	10/25/2023	66930	5280	CARROLL ENGINEERING CORP		237115-2371	6	CLOVER MILL FM VALVE REPLACEMENT	03-4350-3313	1,048.00	1,048.00

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Total CARROLL ENGINEERING CORPORATION:											13,100.05
CHOICE MARKETING INC											
10/23	10/25/2023	66931	1282	CHOICE MARKETING INC		20231342	1	TRADING CARDS	01-4100-3196	495.87	495.87
Total CHOICE MARKETING INC:											495.87
CIVIC PLUS											
10/23	10/25/2023	66932	4828	CIVIC PLUS		278117	1	Annual Fees	70-6800-3708	2,500.00	2,500.00
Total CIVIC PLUS:											2,500.00
COMMONWEALTH HERITAGE GROUP											
10/23	10/25/2023	66933	4836	COMMONWEALTH HERITAGE G		906423	1	2023 Preservation Services	01-4140-3450	375.00	375.00
10/23	10/25/2023	66933	4836	COMMONWEALTH HERITAGE G		906523	1	2023 Preservation Services	01-4140-3450	2,000.00	2,000.00
10/23	10/25/2023	66933	4836	COMMONWEALTH HERITAGE G		906623	1	2023 Preservation Services	01-4140-3450	1,718.75	1,718.75
10/23	10/25/2023	66933	4836	COMMONWEALTH HERITAGE G		906723	1	2023 Preservation Services	01-4140-3450	1,843.75	1,843.75
10/23	10/25/2023	66933	4836	COMMONWEALTH HERITAGE G		906823	1	2023 Preservation Services	01-4140-3450	1,250.00	1,250.00
10/23	10/25/2023	66933	4836	COMMONWEALTH HERITAGE G		906923	1	2023 Preservation Services	01-4140-3450	3,125.00	3,125.00
10/23	10/25/2023	66933	4836	COMMONWEALTH HERITAGE G		907023	1	2023 Preservation Services	01-4140-3450	1,906.25	1,906.25
Total COMMONWEALTH HERITAGE GROUP:											12,218.75
Commonwealth of PA											
10/23	10/25/2023	66934	638	Commonwealth of PA		WWT1247 7	1	Waste Tire Transporter Authorization Application	01-4300-3420	50.00	50.00
Total Commonwealth of PA:											50.00
CONCENTRA											
10/23	10/25/2023	66935	5345	CONCENTRA		16847249	1	Bundled Fee & Breath Alcohol Test	01-4100-3450	325.00	325.00
Total CONCENTRA:											325.00
CONTROLEX SERVICE CORPORATION											
10/23	10/25/2023	66936	1143	CONTROLEX SERVICE CORPO		23-097	1	Meter Calibration	02-4290-3450	700.00	700.00

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Total CONTROLEX SERVICE CORPORATION:											700.00
FRED BEANS FORD OF EXTON											
10/23	10/25/2023	66937	38	FRED BEANS FORD OF EXTON		18817N	1	Fleet Supplies	01-4300-3246	369.81	369.81
10/23	10/25/2023	66937	38	FRED BEANS FORD OF EXTON		18825N	1	Fleet Supplies	01-4300-3246	22.99	22.99
Total FRED BEANS FORD OF EXTON:											392.80
GOLDEN EQUIPMENT											
10/23	10/25/2023	66938	2391	GOLDEN EQUIPMENT		2350799	1	PCA Pathfinder Reel	01-4300-3245	592.88	592.88
Total GOLDEN EQUIPMENT:											592.88
Gregory E Ribick											
10/23	10/25/2023	66939	6013	Gregory E Ribick	302	161	1	Backflow repairs for building	01-4092-3450	2,574.52	2,574.52
Total Gregory E Ribick:											2,574.52
HA WEIGAND INC											
10/23	10/25/2023	66940	47	HA WEIGAND INC		122523	1	Supplies	01-4300-3245	160.00	160.00
10/23	10/25/2023	66940	47	HA WEIGAND INC		122590	1	Street Signs	01-4300-3245	560.50	560.50
Total HA WEIGAND INC:											720.50
Heather Barbera											
10/23	10/25/2023	66941	6030	Heather Barbera		9817	1	Refund - Permit 2917	01-3670-9202	30.00	30.00
Total Heather Barbera:											30.00
Highway Materials Inc.											
10/23	10/25/2023	66942	147	Highway Materials Inc.		350094	1	Costars 2023 3964	01-4300-3680	484.00	484.00
10/23	10/25/2023	66942	147	Highway Materials Inc.		350237	1	Costars 2023 3964	01-4300-3680	543.98	543.98
Total Highway Materials Inc.:											1,027.98
INCARCERATE INC.											
10/23	10/25/2023	66943	4747	INCARCERATE INC.		20231005	1	Constable Fees	01-4100-3450	194.54	194.54

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Total INCARCERATE INC.:											194.54
INDEPENDENCE BLUE CROSS											
10/23	10/25/2023	66944	2271	INDEPENDENCE BLUE CROSS		23101133340	1	Retiree Medical	40-4500-3156	800.40	800.40
Total INDEPENDENCE BLUE CROSS:											800.40
JADE I. REESE											
10/23	10/25/2023	66945	5397	JADE I. REESE		202309	1	ZHB - Roy & Therese	01-4140-3316	62.50	62.50
10/23	10/25/2023	66945	5397	JADE I. REESE		202309	2	ZHB - Brian & Kristin Dunlap	01-4140-3316	100.00	100.00
10/23	10/25/2023	66945	5397	JADE I. REESE		202309	3	ZHB - Kevin Flickinger	01-4140-3316	100.00	100.00
10/23	10/25/2023	66945	5397	JADE I. REESE		202309	4	Appearance Fee	01-4140-3316	140.00	140.00
Total JADE I. REESE:											402.50
JASON MADORMO											
10/23	10/25/2023	66946	1147	JASON MADORMO		202310	1	LUNCH REIMBURSEMET	01-4100-3422	30.95	30.95
Total JASON MADORMO:											30.95
KILKENNY LAW LLC											
10/23	10/25/2023	66947	5898	KILKENNY LAW LLC		202309	1	12985 GENERAL	01-4010-3314	3,535.00	3,535.00
10/23	10/25/2023	66947	5898	KILKENNY LAW LLC		202309	2	12986 Litigation	01-4010-3314	507.50	507.50
10/23	10/25/2023	66947	5898	KILKENNY LAW LLC		202309	3	12987 ZHB MATTERS	01-4140-3314	682.50	682.50
10/23	10/25/2023	66947	5898	KILKENNY LAW LLC		202309	4	12988 PW Garage	01-4010-3314	402.50	402.50
10/23	10/25/2023	66947	5898	KILKENNY LAW LLC		202309	5	12989 Development	01-4140-1451	280.00	280.00
10/23	10/25/2023	66947	5898	KILKENNY LAW LLC		202309	6	12990 LOCHIEL FARM LAND DEVELOPMENT	01-4140-1451	140.00	140.00
10/23	10/25/2023	66947	5898	KILKENNY LAW LLC		202309	7	12991 - 390 W. LINCOLN HWY	01-4140-1451	87.50	87.50
Total KILKENNY LAW LLC:											5,635.00
LEE BENSON											
10/23	10/25/2023	66948	5651	LEE BENSON		Q3 2023	1	CELL PHONE REIMBURSEMENT (Chief Benson Q3-2023)	01-4100-3361	150.00	150.00
Total LEE BENSON:											150.00

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MATTHEW DECEDER											
10/23	10/25/2023	66949	323	MATTHEW DECEDER		202309	1	MEAL REIMBURSEMENT	01-4100-3422	122.76	122.76
10/23	10/25/2023	66949	323	MATTHEW DECEDER		202309	2	SHIPPING REIMBURSEMENT	01-4100-3245	35.79	35.79
Total MATTHEW DECEDER:											158.55
MCDONALD UNIFORMS											
10/23	10/25/2023	66950	5499	MCDONALD UNIFORMS		223008-01	1	Uniforms	01-4100-3238	186.48	186.48
Total MCDONALD UNIFORMS:											186.48
Meriplex Solution LLC											
10/23	10/25/2023	66951	4816	Meriplex Solution LLC	280	2906960	1	NB WS P16s G2 I7 32G 1T 11P	70-6800-3708	9,413.75	9,413.75
10/23	10/25/2023	66951	4816	Meriplex Solution LLC	280	2906960	2	TOPSELLER THINKSTATION P358- Tower	70-6800-3708	10,514.10	10,514.10
10/23	10/25/2023	66951	4816	Meriplex Solution LLC	280	2906960	3	27IN 1920X1080 2X2W INTEGRATED SPKR FHD w/ WEBCAM	70-6800-3708	1,374.00	1,374.00
10/23	10/25/2023	66951	4816	Meriplex Solution LLC	280	2906960	4	27IN HT ADJUST IPS MONITOR 1080P VGA HDMI DP SPEAKER	70-6800-3708	834.00	834.00
10/23	10/25/2023	66951	4816	Meriplex Solution LLC	280	2906960	5	Lenovo W/L KEYBOARD/MOUSE US ENG 103P	70-6800-3708	551.88	551.88
10/23	10/25/2023	66951	4816	Meriplex Solution LLC	280	2906960	6	THINKPAD X1 CARBON G11 I7-1355U 3.7G 16GB 512GB SSD 14IN TCH W11P	70-6800-3708	1,725.25	1,725.25
10/23	10/25/2023	66951	4816	Meriplex Solution LLC	280	2906960	7	Lenovo TThinkPad Universal USB -C Dock - for Notebook - 135 W	70-6800-3708	1,434.00	1,434.00
10/23	10/25/2023	66951	4816	Meriplex Solution LLC		295488	1	Subscriptions	70-6800-3708	11,496.11	11,496.11
10/23	10/25/2023	66951	4816	Meriplex Solution LLC		299059	1	Subscriptions	70-6800-3708	11,707.36	11,707.36
Total Meriplex Solution LLC:											49,050.45
MICHAEL J BUCHMANN											
10/23	10/25/2023	66952	2460	MICHAEL J BUCHMANN		202309	1	Computer Monitor	01-4100-3374	258.00	258.00
Total MICHAEL J BUCHMANN:											258.00
MOTOROLA SOLUTIONS, INC.											
10/23	10/25/2023	66953	971	MOTOROLA SOLUTIONS, INC.		1411036571	1	Cloud Fee	01-4100-3708	354.57	354.57
10/23	10/25/2023	66953	971	MOTOROLA SOLUTIONS, INC.		8281740895	1	Chargers	01-4100-3374	350.00	350.00

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Total MOTOROLA SOLUTIONS, INC.:											704.57
OFFICE BASICS INC											
10/23	10/25/2023	66954	451	OFFICE BASICS INC		I-2380836	1	Facial Tissue	01-4092-3245	142.56	142.56
Total OFFICE BASICS INC:											142.56
PA LEAGUE OF CITIES & MUNICIPALITIES											
10/23	10/25/2023	66955	349	PA LEAGUE OF CITIES & MUNIC		0558	1	PW Employment Ad	01-4010-3450	240.00	240.00
Total PA LEAGUE OF CITIES & MUNICIPALITIES:											240.00
PECO ENERGY											
10/23	10/25/2023	66956	3793	PECO ENERGY		1857133077	1	BOOT RD ELECTRIC	01-4520-3361	51.10	51.10
Total PECO ENERGY:											51.10
PECO ENERGY COMPANY											
10/23	10/25/2023	66957	31	PECO ENERGY COMPANY		9919400400	1	Roads Electric	01-4300-3361	609.76	609.76
10/23	10/25/2023	66957	31	PECO ENERGY COMPANY		9919400400	2	Parks Electric	01-4520-3361	286.87	286.87
10/23	10/25/2023	66957	31	PECO ENERGY COMPANY		9919400400	3	Sewer Electric	02-4290-3361	2,045.74	2,045.74
Total PECO ENERGY COMPANY:											2,942.37
PENDERGAST SAFETY EQUIPMENT CO											
10/23	10/25/2023	66958	3453	PENDERGAST SAFETY EQUIPM		317783	1	GLOVES	01-4300-3245	163.64	163.64
Total PENDERGAST SAFETY EQUIPMENT CO:											163.64
PETROLEUM TRADERS CORPORATION											
10/23	10/25/2023	66959	3596	PETROLEUM TRADERS CORPO		1927284	1	Diesel	02-4290-3232	278.72	278.72
10/23	10/25/2023	66959	3596	PETROLEUM TRADERS CORPO		1927284	2	Diesel	01-4520-3232	880.18	880.18
10/23	10/25/2023	66959	3596	PETROLEUM TRADERS CORPO		1927284	3	Diesel	01-4300-3232	308.07	308.07
Total PETROLEUM TRADERS CORPORATION:											1,466.97
Site Preparations LLC											
10/23	10/25/2023	66960	6025	Site Preparations LLC	294	1010080374	1	Greentree Lane - Bio-Retention Basin	65-5650-3450	9,994.25	9,994.25

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Total Site Preparations LLC:											9,994.25
SPOTTS STEVENS & MCCOY INC											
10/23	10/25/2023	66961	41	SPOTTS STEVENS & MCCOY IN		0276678-027	1	Plan Review - Carriage Home Cluster Development	01-4140-1451	489.00	489.00
10/23	10/25/2023	66961	41	SPOTTS STEVENS & MCCOY IN		0276678-027	2	PLAN REVIEW - GLAN LOCH II	01-4140-1451	1,386.80	1,386.80
10/23	10/25/2023	66961	41	SPOTTS STEVENS & MCCOY IN		0276678-027	3	PLAN REVIEW - LOCHIEL PROPERTY	01-4140-1451	743.50	743.50
10/23	10/25/2023	66961	41	SPOTTS STEVENS & MCCOY IN		0276678-027	4	PLAN REVIEW - WHITELAND TECHNOLOGY CENTER	01-4140-1451	1,343.00	1,343.00
10/23	10/25/2023	66961	41	SPOTTS STEVENS & MCCOY IN		0276678-027	5	Plan Review - EXTON KNOLL	01-4140-1451	132.50	132.50
10/23	10/25/2023	66961	41	SPOTTS STEVENS & MCCOY IN		0276678-027	6	SUMMERHILL - EXTON KNOLL PHASE B - CONSTRUCTION	01-4140-1451	3,047.50	3,047.50
10/23	10/25/2023	66961	41	SPOTTS STEVENS & MCCOY IN		0276678-027	7	The Reserve and Ashbridge	01-4140-1451	318.00	318.00
10/23	10/25/2023	66961	41	SPOTTS STEVENS & MCCOY IN		0276678-027	8	Ship Run 500 East Lincoln	01-4140-1451	6,997.50	6,997.50
10/23	10/25/2023	66961	41	SPOTTS STEVENS & MCCOY IN		0276678-027	9	Wawa 690 East Lincoln	01-4140-1451	3,282.00	3,282.00
10/23	10/25/2023	66961	41	SPOTTS STEVENS & MCCOY IN		0276678-027	10	BOA LD	01-4140-1451	466.50	466.50
10/23	10/25/2023	66961	41	SPOTTS STEVENS & MCCOY IN		0276786,027	1	WHITFORD PROPERTIES	01-4140-1451	346.50	346.50
10/23	10/25/2023	66961	41	SPOTTS STEVENS & MCCOY IN		0276786,027	2	KEVA FLATS ADDITION	01-4140-1451	4,726.00	4,726.00
10/23	10/25/2023	66961	41	SPOTTS STEVENS & MCCOY IN		0276786,027	3	BUSH PROPERTY	01-4140-1451	1,540.00	1,540.00
10/23	10/25/2023	66961	41	SPOTTS STEVENS & MCCOY IN		0276786,027	4	COLLEGIUM CHARTER FIELDS	01-4140-1451	5,159.00	5,159.00
10/23	10/25/2023	66961	41	SPOTTS STEVENS & MCCOY IN		0276786,027	5	VALLEY CREEK HOMES	01-4140-1451	1,232.00	1,232.00
10/23	10/25/2023	66961	41	SPOTTS STEVENS & MCCOY IN		0276786,027	6	EXTON EXPRESS	01-4140-1451	308.00	308.00
10/23	10/25/2023	66961	41	SPOTTS STEVENS & MCCOY IN		0276786,027	7	VILLAS AT WEST WHITELAND	01-4140-1451	1,155.00	1,155.00
10/23	10/25/2023	66961	41	SPOTTS STEVENS & MCCOY IN		0276790-027	1	ROAD PONDING - ST ANNES LN - WHITFORD HILLS RD	65-5650-3313	1,777.00	1,777.00
10/23	10/25/2023	66961	41	SPOTTS STEVENS & MCCOY IN		0276790-027	2	PRP - BOOT RD BMP	65-5650-3755	6,341.40	6,341.40
10/23	10/25/2023	66961	41	SPOTTS STEVENS & MCCOY IN		0276790-027	3	MISC ASSIGNMENTS	01-4300-3450	831.00	831.00
Total SPOTTS STEVENS & MCCOY INC:											41,622.20
SR SERVICES INC											
10/23	10/25/2023	66962	3859	SR SERVICES INC	292	SR100523	1	MILLER PARK EMERGENCY REPAIR - INSTALL TWO NEW 2 HP GRINDER PUMPS	01-4520-3450	10,676.00	10,676.00
Total SR SERVICES INC:											10,676.00
THOMAS EVANS											
10/23	10/25/2023	66963	1262	THOMAS EVANS		202310	1	REIMBURSEMENT - Training Meals	01-4100-3422	16.92	16.92

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Total THOMAS EVANS:											16.92
TOWNE CENTER CLEANERS											
10/23	10/25/2023	66964	811	TOWNE CENTER CLEANERS		202309	1	Dry cleaning	01-4100-3191	856.96	856.96
Total TOWNE CENTER CLEANERS:											856.96
TRAFFIC PLANNING & DESIGN											
10/23	10/25/2023	66965	259	TRAFFIC PLANNING & DESIGN	277	L00727 INV	1	Agreement L00727 - Ship Road MTF Construction and Inspection - Invoice 3	65-5650-3450	15,938.65	15,938.65
Total TRAFFIC PLANNING & DESIGN:											15,938.65
TREASURER OF CHESTER COUNTY											
10/23	10/25/2023	66966	912	TREASURER OF CHESTER CO		23-0441	1	RANGE TRAINING	01-4100-3422	630.00	630.00
Total TREASURER OF CHESTER COUNTY:											630.00
TRUGREEN PROCESSING CENTER											
10/23	10/25/2023	66967	4338	TRUGREEN PROCESSING CEN		184024688	1	Lawn Services - Boot Rd Park	01-4520-3450	85.00	85.00
Total TRUGREEN PROCESSING CENTER:											85.00
TUSTIN WATER SOLUTIONS											
10/23	10/25/2023	66968	5457	TUSTIN WATER SOLUTIONS		930014181	1	WATER TREATMENT MAINTENANCE	01-4092-3450	820.00	820.00
Total TUSTIN WATER SOLUTIONS:											820.00
VE RALPH & SON INC											
10/23	10/25/2023	66969	2498	VE RALPH & SON INC		283371	1	Supplies	01-4100-3213	558.00	558.00
Total VE RALPH & SON INC:											558.00
WESTERN PEST SERVICES											
10/23	10/25/2023	66970	5070	WESTERN PEST SERVICES		8626156	1	Pest Control	01-4092-3450	81.37	81.37
Total WESTERN PEST SERVICES:											81.37

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WHITE GLOVE OF EXTON											
10/23	10/25/2023	66971	70	WHITE GLOVE OF EXTON		WWP923	1	CAR WASHES	01-4100-3453	96.00	96.00
Total WHITE GLOVE OF EXTON:										96.00	96.00
Witmer Public Safety Group, Inc											
10/23	10/25/2023	66973	4579	Witmer Public Safety Group, Inc		INV337762	1	Training Primers - WCRERT	96-4100-3213	575.00	575.00
Total Witmer Public Safety Group, Inc:										575.00	575.00
Total Calculated:										769,054.47	769,054.47
Grand Totals:										769,054.47	769,054.47

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Amazon Capital Services, Inc.											
10/23	10/20/2023	122	5926	Amazon Capital Services, Inc.		11MV-F4QR-	1	Hay Hook	02-4290-3245	47.97	47.97
10/23	10/20/2023	122	5926	Amazon Capital Services, Inc.		11MV-F4QR-	2	Electricians Meter Kit	02-4290-3245	300.36	300.36
10/23	10/20/2023	122	5926	Amazon Capital Services, Inc.		11MV-F4QR-	3	Boundary Marker Flags	01-4520-3245	14.99	14.99
10/23	10/20/2023	122	5926	Amazon Capital Services, Inc.		11MV-F4QR-	4	Self-Sharpening Chisel Set	02-4290-3245	6.98	6.98
10/23	10/20/2023	122	5926	Amazon Capital Services, Inc.		11MV-F4QR-	5	Lawn Flag Markers	02-4290-3245	38.78	38.78
10/23	10/20/2023	122	5926	Amazon Capital Services, Inc.		11MV-F4QR-	6	Lawn Flag Markers	01-4520-3245	14.99	14.99
10/23	10/20/2023	122	5926	Amazon Capital Services, Inc.		11MV-F4QR-	8	Flashlight	02-4290-3245	69.62	69.62
10/23	10/20/2023	122	5926	Amazon Capital Services, Inc.		16TT-166V-6	2	STAPLES	01-4010-3210	16.26	16.26
10/23	10/20/2023	122	5926	Amazon Capital Services, Inc.		16TT-166V-6	3	Batteries	01-4010-3210	31.96	31.96
10/23	10/20/2023	122	5926	Amazon Capital Services, Inc.		16TT-166V-6	4	File Folder	01-4010-3210	26.45	26.45
10/23	10/20/2023	122	5926	Amazon Capital Services, Inc.		16TT-166V-6	5	Post-It	01-4010-3210	49.50	49.50
10/23	10/20/2023	122	5926	Amazon Capital Services, Inc.		16TT-166V-6	6	Adapter	01-4300-3708	23.49	23.49
10/23	10/20/2023	122	5926	Amazon Capital Services, Inc.		16TT-166V-6	7	Power Adapter	01-4010-3210	12.98	12.98
10/23	10/20/2023	122	5926	Amazon Capital Services, Inc.		1LDM-1JQX-	1	First Aid Safety Sign for Emergency Kit	01-4100-3213	20.28	20.28
10/23	10/20/2023	122	5926	Amazon Capital Services, Inc.		1LDM-1JQX-	2	PANTS	01-4100-3216	104.00	104.00
10/23	10/20/2023	122	5926	Amazon Capital Services, Inc.		1LDM-1JQX-	3	PISTOL MAG HOLSTER	01-4100-3216	49.45	49.45
10/23	10/20/2023	122	5926	Amazon Capital Services, Inc.		1LDM-1JQX-	4	PANTS	01-4100-3216	64.99	64.99
10/23	10/20/2023	122	5926	Amazon Capital Services, Inc.		1LDM-1JQX-	5	UTILITY POLO SHIRT	01-4100-3216	34.99	34.99
10/23	10/20/2023	122	5926	Amazon Capital Services, Inc.		1LDM-1JQX-	6	SLING	01-4100-3213	54.95	54.95
Total Amazon Capital Services, Inc.:											982.99
AQUA PA											
10/23	10/20/2023	123	21	AQUA PA		1487531041	1	TWP BLDG	01-4092-3361	494.12	494.12
10/23	10/20/2023	123	21	AQUA PA		3001380300	1	Grubbs Mill	02-4290-3361	245.26	245.26
10/23	10/20/2023	123	21	AQUA PA		3100300310	1	Hydrants	01-4130-3366	4,675.17	4,675.17
10/23	10/20/2023	123	21	AQUA PA		3100980706	1	Hydrants	01-4130-3366	6,841.72	6,841.72
10/23	10/20/2023	123	21	AQUA PA		3108800310	1	BARN	01-4520-3361	87.96	87.96
10/23	10/20/2023	123	21	AQUA PA		3109640310	1	Miller Way	01-4520-3361	233.88	233.88
10/23	10/20/2023	123	21	AQUA PA		3109641482	1	BOOT RD	01-4520-3361	168.85	168.85
10/23	10/20/2023	123	21	AQUA PA		3109641485	1	EXTON PARK	01-4520-3361	330.88	330.88
10/23	10/20/2023	123	21	AQUA PA		3109650310	1	GARAGE	01-4300-3361	892.69	892.69
10/23	10/20/2023	123	21	AQUA PA		5310140378	1	BIRCHWOOD	02-4290-3361	24.53	24.53
10/23	10/20/2023	123	21	AQUA PA		5402960389	1	BOOT RD	01-4520-3361	107.86	107.86
Total AQUA PA:											14,102.92

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WEX BANK											
10/23	10/20/2023	124	4406	WEX BANK		91615022	8	Rebates	01-4100-3231	1,633.55-	1,633.55-
10/23	10/20/2023	124	4406	WEX BANK		91615022	9	Rebates	01-4130-3231	32.16-	32.16-
10/23	10/20/2023	124	4406	WEX BANK		91615022	10	Rebates	01-4110-3231	262.02-	262.02-
10/23	10/20/2023	124	4406	WEX BANK		91615022	11	Rebates	02-4290-3231	21.17-	21.17-
10/23	10/20/2023	124	4406	WEX BANK		91615022	12	Rebates	01-4520-3231	87.10-	87.10-
10/23	10/20/2023	124	4406	WEX BANK		91615022	13	Rebates	01-4300-3231	3.32-	3.32-
10/23	10/20/2023	124	4406	WEX BANK		91615022	14	Rebates	01-4300-3231	11.45-	11.45-
10/23	10/20/2023	124	4406	WEX BANK		92313435	1	GAS CARD - Sewer	02-4290-3231	74.01	74.01
10/23	10/20/2023	124	4406	WEX BANK		92313435	2	GAS CARD - Codes	01-4130-3231	30.10	30.10
10/23	10/20/2023	124	4406	WEX BANK		92313435	3	GAS CARD - PD	01-4100-3231	5,701.19	5,701.19
10/23	10/20/2023	124	4406	WEX BANK		92313435	4	GAS CARD - Fire Dept	01-4110-3231	882.58	882.58
10/23	10/20/2023	124	4406	WEX BANK		92313435	5	GAS CARD - ROADS	01-4300-3231	44.34	44.34
10/23	10/20/2023	124	4406	WEX BANK		92313435	6	GAS CARD - Parks	01-4520-3231	262.90	262.90
Total WEX BANK:											4,944.35
Total Calculated:											20,030.26
Grand Totals:											20,030.26

West Whiteland Township
Treasurer's Report
As of End of September 2023



Fund Name	Number	Balance as of 09/30/2023	Difference from End of August 2023 Report	Notes
General Fund	01	\$11,869,921	(\$1,336,559)	Operating and reserves. As of June 2021, includes American Rescue Plan Act funding.
Sewer Fund	02	\$6,769,616	\$3,357	Operating and reserves.
Sewer Construction Fund	03	\$7,818,289	\$68,915	Capital and reserves
Transportation Improvement Fund	04	\$2,669,386	\$10,515	Some funds come from Act 209 contributions from developers. All funds are committed for the purpose of sidewalks and traffic-related improvements.
Open Space Fund	07	\$1,468,920	\$7,410	Funds from from developers in lieu of keeping open space in a project.
Sinking Fund	08	\$1,380	(\$373,475)	For bond payments. Any larger balance is typically short term.
Non-Uniformed Pension Plan	09	\$8,693,193	(\$356,961)	Restricted.
Township Fund	10	\$48,277	\$58	Pass through fund. Used to pay bills
Solid Waste Fund	12	\$313,144	(\$20,571)	Operating and some reserves
Escrow-Insurance Fund	15	\$45,026	\$0	CVS escrow
Historic Resources Project Fund	16	\$18,524	(\$70)	Most of funds are from donations to be used for the purposes related to historical preservation.
Liquid Fuels Fund	35	\$1,815,809	(\$1,815)	Revenue from state gas tax and only for road maintenance and items related to road maintenance.
OPEB Trust/Post Employment Fund	40	\$3,134,916	(\$132,728)	Restricted.
Equipment Replacement Fund	50	\$753,269	\$85,193	Capital
WWFC Equipment Replacement Fund	55	\$1,670,716	\$69,555	Capital
Police Pension Plan	60	\$19,163,190	(\$775,319)	Restricted.
Public Service Fund	65	\$11,484,254	(\$360,980)	Capital, includes \$6.09M in 2020 bond proceeds
Technology Fund	70	\$708,790	\$375,387	Operating
Crime Prevention Fund	95	\$14,246	(\$54)	Funded by donations to the Police Dept.
WCRERT Fund	96	\$56,914	(\$2,044)	WWT is the custodian, the account balance belongs to the WCRERT.
	Total	\$78,517,779	(\$2,740,188)	Total change of all funds for the month
	Total without pensions, OPEB, WCRERT	\$47,469,566	(\$1,473,136)	Total change of all funds w/o Pensions, OPEB, and WCRERT for the month

Account Number	Account Title	2020 Prior year 3 Actual	2021 Prior year 2 Actual	2022 Prior year Actual	2023 Current year Actual	2023 Current year Budget	2023 % of Budget
01-General Fund							
REAL ESTATE TAXES							
01-3000-7001	REAL ESTATE TAX LIENS	17,121.51	38,731.24	15,181.54	33,800.23-	23,000.00	-147.0%
01-3000-7101	REAL ESTATE TAXES-CURREN	1,150,059.29	1,249,503.43	1,278,914.64	1,278,346.74	1,323,880.00	96.6%
01-3000-8586	PAYMENT LIEU OF TAXES	8,119.30	8,119.30	8,265.24	8,123.09	8,265.00	98.3%
Total REAL ESTATE TAXES:		1,175,300.10	1,296,353.97	1,302,361.42	1,252,669.60	1,355,145.00	92.4%
ACT 511 TAXES							
01-3100-7300	REAL ESTATE TRANSFER TAX	489,610.19	1,293,587.82	1,662,790.27	794,199.26	1,196,000.00	66.4%
01-3100-7400	EARNED INCOME TAX-CURREN	4,844,248.93	5,393,294.04	5,718,330.86	5,951,893.65	7,700,315.00	77.3%
01-3100-7450	LOCAL SERVICES TAX	645,426.36	628,774.30	653,832.11	660,499.35	877,000.00	75.3%
Total ACT 511 TAXES:		5,979,285.48	7,315,656.16	8,034,953.24	7,406,592.26	9,773,315.00	75.8%
LICENSES & PERMITS							
01-3210-7610	TRANSIENT RETAILERS	75.00	75.00	.00	1,994.17-	100.00	-1994.2%
01-3210-7820	STREET OPENING PERMITS	14,825.00	21,460.00	13,360.00	11,490.00	22,000.00	52.2%
01-3210-8112	ALARM PERMIT	.00	.00	2,029.98	2,435.00	2,000.00	121.8%
01-3210-8590	CABLE TV FRANCHISE FEE	306,962.25	295,633.64	300,109.60	325,887.47	400,000.00	81.5%
01-3210-9409	PA TRAINING FEE	1,665.50	.00	.00	.00	.00	.00
01-3210-9410	BUILDING PERMITS	494,454.12	685,069.51	1,176,257.53	466,669.57	450,000.00	103.7%
01-3210-9435	FIRE/RENTAL SAFETY INSPECT	1,515.00	985.00	2,830.00	27,605.00	17,500.00	157.7%
Total LICENSES & PERMITS:		819,496.87	1,003,223.15	1,494,587.11	832,092.87	891,600.00	93.3%
INTEREST							
01-3410-8510	INTEREST FROM INVESTMENT	122,133.22	24,418.65	38,505.53	372,952.48	500,000.00	74.6%
Total INTEREST:		122,133.22	24,418.65	38,505.53	372,952.48	500,000.00	74.6%
VIOLATIONS							
01-3520-8110	VEHICLE CODE VIOLATION	38,580.33	35,671.06	34,981.17	42,087.17	54,000.00	77.9%
01-3520-8112	FALSE ALARM	1,225.00	25.00	.00	.00	.00	.00
01-3520-8120	VIOLATIONS OF ORD.STATUES	34,109.03	43,715.36	41,743.79	43,978.67	50,000.00	88.0%
Total VIOLATIONS:		73,914.36	79,411.42	76,724.96	86,065.84	104,000.00	82.8%

Account Number	Account Title	2020 Prior year 3 Actual	2021 Prior year 2 Actual	2022 Prior year Actual	2023 Current year Actual	2023 Current year Budget	2023 % of Budget
INTERGOVERNMENTAL REVENUE							
01-3540-8350	FEDERAL/STATE/COUNTY GRA	1,648.21	1,049,816.64	40,559.50	183,532.07	651,000.00	28.2%
01-3540-8530	PUBLIC UTILITY REALTY TAX	.00	.00	.00	10,311.03	9,000.00	114.6%
01-3540-8542	FIRE RELIEF - ACT 205	167,108.01	149,941.91	188,689.89	201,886.30	149,000.00	135.5%
01-3540-8550	LIQUOR LICENSE FEES	5,400.00	.00	3,600.00	3,420.82	7,200.00	47.5%
01-3540-8575	ACT 205 PENSION	388,982.82	407,769.02	404,075.24	495,370.50	404,075.00	122.6%
Total INTERGOVERNMENTAL REVENUE:		563,139.04	1,607,527.57	636,924.63	894,520.72	1,220,275.00	73.3%
CHARGES FOR SERVICES							
01-3610-9300	LAND DEVELOPMENT	8,225.00	5,842.05	8,950.00	9,175.00	8,000.00	114.7%
01-3610-9340	ZONING HEARING BOARD	5,950.00	8,950.00	6,075.00	6,256.25	10,700.00	58.5%
01-3610-9360	Do Not Use	.00	105.00	.00	.00	.00	.00
01-3610-9455	PLANNER FEE	9,521.25	9,275.00	7,825.00	11,675.00	15,000.00	77.8%
Total CHARGES FOR SERVICES:		23,696.25	24,172.05	22,850.00	27,106.25	33,700.00	80.4%
MISCELLANEOUS							
01-3620-7910	TRANSFER	119,700.00	100,000.00	100,000.00	100,000.00	100,000.00	100.0%
01-3620-9002	DUE FROM OTHER FUNDS	.00	30,269.43	.00	.00	.00	.00
01-3620-9149	INSURANCE CLAIM PROCEEDS	25,704.53	5,705.00	.00	.00	.00	.00
01-3620-9150	INSURANCE COMPANY REFUN	1,613.95	20,026.00	46,191.90	90,111.70	27,500.00	327.7%
01-3620-9155	REIMBURSABLE OVERTIME	4,560.00	3,824.83	60,440.32	30,560.85	15,000.00	203.7%
01-3620-9360	POLICE ACCIDENT REPORTS	4,005.00	4,838.00	9,045.95	7,305.00	8,500.00	85.9%
01-3620-9460	MISCELLANEOUS REVENUE	28,082.91	57,753.94	84,411.31	19,910.13	10,000.00	199.1%
01-3620-9471	EXTON PARK FARM LEASE	5,650.00	5,650.00	.00	.00	.00	.00
Total MISCELLANEOUS:		189,316.39	228,067.20	300,089.48	247,887.68	161,000.00	154.0%
GENERAL GOVERNMENT							
01-3670-9202	RENTAL FEES	10,620.00	19,776.50	41,359.00	64,736.00	68,000.00	95.2%
Total GENERAL GOVERNMENT:		10,620.00	19,776.50	41,359.00	64,736.00	68,000.00	95.2%

Account Number	Account Title	2020 Prior year 3 Actual	2021 Prior year 2 Actual	2022 Prior year Actual	2023 Current year Actual	2023 Current year Budget	2023 % of Budget
LEGISLATIVE/EXECUTIVE							
01-4010-3002	PENSION CONTRIBUTION	.00	.00	.00	.00	14,238.00	.00
01-4010-3003	WORKERS' COMPENSATION	619.71	1,216.90	862.57	555.11	600.00	92.5%
01-4010-3110	SALARIES	199,663.88	197,133.12	193,634.00	254,353.62	440,000.00	57.8%
01-4010-3111	SUPERVISORS SALARIES	9,754.59	9,281.25	9,281.25	9,279.81	13,322.00	69.7%
01-4010-3119	INCENTIVE	3,560.46	12,107.47	1,759.47	6,905.27	10,000.00	69.1%
01-4010-3153	LONG TERM DISABILITY	403.01	525.01	833.53	515.55	997.00	51.7%
01-4010-3156	HEALTH INSURANCE	46,868.53	53,896.11	90,122.63	114,002.76	139,500.00	81.7%
01-4010-3158	LIFE INSURANCE	599.07	549.42	1,132.75	982.16	1,435.00	68.4%
01-4010-3183	OVERTIME	309.24	135.16	1,296.15	220.16	1,500.00	14.7%
01-4010-3210	OFFICE SUPPLIES	874.96	310.39	4,783.36	1,944.48	8,000.00	24.3%
01-4010-3245	SUPPLIES	350.63	37.99	110.58	410.04	500.00	82.0%
01-4010-3314	SOLICITORS	53,561.96	104,258.06	76,945.06	76,767.72	100,000.00	76.8%
01-4010-3340	COMMUNICATIONS	9,275.25	22,097.58	14,614.18	17,645.47	45,000.00	39.2%
01-4010-3341	ADVERTISING	.00	.00	1,668.49	.00	.00	.00
01-4010-3351	PROPERTY INSURANCE	2,352.41	1,982.54	1,900.69	4,322.15	4,284.00	100.9%
01-4010-3352	LIABILITY INSURANCE	8,948.57	8,605.48	8,825.32	2,457.74	3,121.00	78.7%
01-4010-3361	UTILITIES	409.29	517.32	627.67	533.35	2,115.00	25.2%
01-4010-3380	EXPENSE-UNEMPLOYMENT	744.80	.00	.00	.00	12,000.00	.00
01-4010-3420	DUES	5,337.59	5,239.39	5,451.89	3,656.81	5,800.00	63.0%
01-4010-3422	TRAINING/SEMINAR/SCHOOLS	1,236.00	8,420.00	9,902.15	26,692.75	25,000.00	106.8%
01-4010-3424	MEETING EXPENSES	1,383.09	600.51	1,753.31	1,863.43	2,500.00	74.5%
01-4010-3450	CONTRACTED SERVICES	32,258.19	21,405.08	60,200.92	15,458.08	45,000.00	34.4%
01-4010-3531	TRANSFER TO TECHNOLOGY F	6,000.00	6,435.50	6,861.50	49,129.00	49,129.00	100.0%
01-4010-3548	DONATION-CHESTER COUNTY	9,500.00	9,500.00	19,000.00	.00	19,000.00	.00
01-4010-3555	TRANSFER TO PUBLIC SERVIC	.00	.00	.00	.00	160,000.00	.00
01-4010-3708	IT MAINTENANCE	.00	3,400.00	.00	5,600.00	5,600.00	100.0%
Total LEGISLATIVE/EXECUTIVE:		394,011.23	467,654.28	511,567.47	593,295.46	1,108,641.00	53.5%

Account Number	Account Title	2020 Prior year 3 Actual	2021 Prior year 2 Actual	2022 Prior year Actual	2023 Current year Actual	2023 Current year Budget	2023 % of Budget
FINANCE							
01-4050-3002	PENSION CONTRIBUTION	.00	.00	.00	.00	11,782.00	.00
01-4050-3003	WORKER'S COMPENSATION	204.33	208.35	128.61	170.39	200.00	85.2%
01-4050-3110	SALARIES	179,919.69	178,467.13	165,312.88	163,643.66	234,585.00	69.8%
01-4050-3153	LONG TERM DISABILITY	624.87	646.69	597.90	385.70	746.00	51.7%
01-4050-3156	HEALTH INSURANCE	29,583.68	39,374.51	41,193.41	51,333.81	62,700.00	81.9%
01-4050-3158	LIFE INSURANCE	895.16	676.71	762.80	682.13	1,003.00	68.0%
01-4050-3183	OVERTIME	567.33	1,355.14	976.54	1,780.57	1,500.00	118.7%
01-4050-3210	OFFICE SUPPLIES	586.88	867.09	.00	.00	.00	.00
01-4050-3219	PRIOR YEAR TAX REFUNDS	.00	22,530.48	1,463.47	50.25	5,000.00	1.0%
01-4050-3311	AUDITING SERVICES	15,500.00	15,500.00	13,750.00	26,667.80	33,670.00	79.2%
01-4050-3340	COMMUNICATIONS	720.09	608.15	59.14	52.21	500.00	10.4%
01-4050-3351	PROPERTY INSURANCE	5,268.09	1,348.13	1,330.49	2,861.83	2,837.00	100.9%
01-4050-3352	LIABILITY INSURANCE	5,974.15	5,775.09	4,609.17	4,903.27	6,219.00	78.8%
01-4050-3361	UTILITIES	464.76	387.02	460.03	377.65	1,437.00	26.3%
01-4050-3420	DUES	538.74	360.00	531.00	190.00	700.00	27.1%
01-4050-3422	TRAINING/SEMINAR/SCHOOLS	3,258.40	1,590.15	508.00	1,414.64	500.00	282.9%
01-4050-3424	MEETING EXPENSES	140.55	378.25	415.00	242.50	640.00	37.9%
01-4050-3450	CONTRACTED SERVICES	84,306.90	95,042.84	101,452.83	110,585.84	150,000.00	73.7%
01-4050-3531	TRANSFER TO TECHNOLOGY F	15,000.00	8,587.00	8,648.00	48,739.00	48,739.00	100.0%
01-4050-3708	IT MAINTENANCE	.00	18,955.89	41,060.00	40,700.00	36,200.00	112.4%
01-4050-3807	INVESTMENT & BANK EXPENS	10,345.16	10,284.25	14,511.61	12,510.97	30,000.00	41.7%
Total FINANCE:		353,898.78	402,942.87	397,770.88	467,292.22	628,958.00	74.3%

Account Number	Account Title	2020 Prior year 3 Actual	2021 Prior year 2 Actual	2022 Prior year Actual	2023 Current year Actual	2023 Current year Budget	2023 % of Budget
MUNICIPAL BLDG							
01-4092-3245	SUPPLIES	7,177.68	6,273.38	5,571.28	9,114.17	14,000.00	65.1%
01-4092-3361	UTILITIES	42,165.12	46,133.19	62,827.25	50,994.66	95,500.00	53.4%
01-4092-3364	SEWER FEES	4,864.00	1,833.75	7,176.68	1,807.50	14,000.00	12.9%
01-4092-3365	SOLID WASTE	2,047.41	2,138.41	3,783.78	2,785.36	3,000.00	92.8%
01-4092-3384	EQUIPMENT RENTAL	.00	.00	.00	.00	300.00	.00
01-4092-3422	TRAINING/SEMINAR/SCHOOLS	160.12	500.00	.00	507.92	1,000.00	50.8%
01-4092-3450	CONTRACTED SERVICES	62,453.46	57,638.63	40,981.99	52,894.22	75,000.00	70.5%
01-4092-3451	CONTRACTED SERVICES-HVA	27,291.44	16,843.40	20,639.74	2,675.00	25,000.00	10.7%
Total MUNICIPAL BLDG:		146,159.23	131,360.76	140,980.72	120,778.83	227,800.00	53.0%

Account Number	Account Title	2020 Prior year 3 Actual	2021 Prior year 2 Actual	2022 Prior year Actual	2023 Current year Actual	2023 Current year Budget	2023 % of Budget
POLICE DEPARTMENT							
01-4100-3002	PENSION CONTRIBUTION	.00	.00	.00	.00	510,959.00	.00
01-4100-3003	WORKERS' COMPENSATION	105,270.08	100,991.81	71,905.56	94,845.30	115,000.00	82.5%
01-4100-3110	SALARIES	2,729,536.30	2,661,725.23	2,888,580.97	3,117,255.56	4,320,231.00	72.2%
01-4100-3153	LONG TERM DISABILITY	6,433.65	8,505.20	7,998.68	5,184.90	10,028.00	51.7%
01-4100-3156	HEALTH INSURANCE	461,890.97	449,303.35	542,231.48	649,830.51	947,100.00	68.6%
01-4100-3158	LIFE INSURANCE	9,054.88	8,646.71	9,775.61	9,019.32	13,262.00	68.0%
01-4100-3183	OVERTIME	131,481.21	103,629.56	141,881.12	111,309.81	175,000.00	63.6%
01-4100-3185	REIMBURSABLE OVERTIME	4,125.19	3,824.83	53,016.32	26,844.82	10,000.00	268.4%
01-4100-3191	UNIFORM MAINTENANCE	5,550.70	5,266.95	8,278.15	8,352.02	13,000.00	64.2%
01-4100-3192	PHYSICAL EXAMINATIONS	75.00	.00	1,292.50	664.00	1,500.00	44.3%
01-4100-3196	NEW HIRE EXPENSES	6,631.70	.00	11,359.40	6,171.67	17,000.00	36.3%
01-4100-3210	OFFICE SUPPLIES	2,503.53	1,566.21	35.42	.00	.00	.00
01-4100-3213	EQUIPMENT	23,096.81	30,280.22	32,894.16	40,064.20	48,600.00	82.4%
01-4100-3216	WEST CHESTER AREA ERT	8,533.74	8,463.21	8,794.46	11,200.20	15,000.00	74.7%
01-4100-3231	GASOLINE	18,892.09	30,323.96	52,420.92	42,095.27	86,000.00	48.9%
01-4100-3238	UNIFORMS	6,009.35	5,422.60	10,029.53	7,622.35	17,400.00	43.8%
01-4100-3242	OTHER OPERATING SUPPLIES	1,247.96	945.74	.00	.00	.00	.00
01-4100-3245	SUPPLIES	21,154.98	18,669.42	9,977.94	3,983.20	11,470.00	34.7%
01-4100-3314	SOLICITORS	28,098.50	50,013.95	.00	.00	10,000.00	.00
01-4100-3340	COMMUNICATIONS	615.80	527.62	181.31	20.88	200.00	10.4%
01-4100-3351	PROPERTY INSURANCE	28,652.15	25,411.77	25,659.51	35,651.41	35,338.00	100.9%
01-4100-3352	LIABILITY INSURANCE	40,802.58	38,124.36	40,358.82	70,588.65	55,421.00	127.4%
01-4100-3361	UTILITIES	9,517.92	9,513.04	9,948.30	6,789.42	14,300.00	47.5%
01-4100-3374	EQUIPMENT REPAIRS	4,989.56	2,035.43	2,435.03	4,061.44	7,000.00	58.0%
01-4100-3420	DUES	1,460.00	850.00	2,465.00	1,301.89	3,500.00	37.2%
01-4100-3422	TRAINING/SEMINAR/SCHOOLS	6,227.24	11,650.89	14,781.22	20,306.77	34,900.00	58.2%
01-4100-3450	CONTRACTED SERVICES	17,471.09	19,480.72	44,543.16	42,012.31	58,300.00	72.1%
01-4100-3453	EQUIPMENT MAINTENANCE	438.00	990.00	1,155.00	694.00	1,900.00	36.5%
01-4100-3490	FLEET ALLOCATION	49,000.00	.00	.00	.00	49,230.00	.00
01-4100-3531	TRANSFER TO TECHNOLOGY F	67,700.00	52,215.00	53,741.00	303,266.00	303,266.00	100.0%
01-4100-3532	OPEB CONTRIBUTION	122,500.00	.00	.00	.00	.00	.00
01-4100-3552	TRANSFER TO EQUIPMENT RE	65,650.00	62,247.00	62,247.00	130,200.00	130,200.00	100.0%
01-4100-3708	IT MAINTENANCE	.00	49,632.36	28,806.91	88,022.27	105,450.00	83.5%
Total POLICE DEPARTMENT:		3,984,610.98	3,760,257.14	4,136,794.48	4,837,358.17	7,120,555.00	67.9%

Account Number	Account Title	2020 Prior year 3 Actual	2021 Prior year 2 Actual	2022 Prior year Actual	2023 Current year Actual	2023 Current year Budget	2023 % of Budget
FIRE DEPARTMENT							
01-4110-3003	WORKERS' COMPENSATION	24,175.00	24,096.00	19,450.91	.00	26,000.00	.00
01-4110-3149	VOLUNTEER FIRE	1,935.44	1,183.24	1,184.15	322.95	2,000.00	16.1%
01-4110-3231	GASOLINE	.00	.00	.00	416.02-	.00	.00
01-4110-3351	PROPERTY INSURANCE	9,902.79	7,850.85	12,538.79	12,183.65	12,076.00	100.9%
01-4110-3352	LIABILITY INSURANCE	8,643.99	7,802.66	7,737.51	4,963.73	6,871.00	72.2%
01-4110-3361	UTILITIES	208.50	177.76	380.11	294.69	520.00	56.7%
01-4110-3501	TWP CONTRIBUTION TO FIRE	122,000.00	122,000.00	179,500.00	140,000.00	140,000.00	100.0%
01-4110-3541	DONATION-UWCHLAN AMBULA	19,000.00	19,000.00	44,000.00	.00	90,000.00	.00
01-4110-3543	DONATION-GOOD FELLOWSHI	9,000.00	9,000.00	18,000.00	.00	20,000.00	.00
01-4110-3550	TRANSFER TO WWFC EQUIP R	85,000.00	80,000.00	75,000.00	150,000.00	150,000.00	100.0%
01-4110-3905	FIRE RELIEF - ACT 205	.00	.00	.00	201,886.30	149,000.00	135.5%
Total FIRE DEPARTMENT:		279,865.72	271,110.51	357,791.47	509,235.30	596,467.00	85.4%

Account Number	Account Title	2020 Prior year 3 Actual	2021 Prior year 2 Actual	2022 Prior year Actual	2023 Current year Actual	2023 Current year Budget	2023 % of Budget
CODE ADMINISTRATION							
01-4130-3002	PENSION CONTRIBUTION	.00	.00	.00	.00	18,657.00	.00
01-4130-3003	WORKERS' COMPENSATION	6,061.80	6,394.28	3,287.33	2,192.33	2,590.00	84.6%
01-4130-3110	SALARIES	151,827.08	172,395.95	205,977.37	166,078.19	341,105.00	48.7%
01-4130-3153	LONG TERM DISABILITY	788.51	974.60	945.69	602.84	1,166.00	51.7%
01-4130-3156	HEALTH INSURANCE	51,452.01	53,311.36	50,592.00	62,660.68	83,400.00	75.1%
01-4130-3158	LIFE INSURANCE	1,101.73	1,023.12	1,214.55	1,094.26	1,609.00	68.0%
01-4130-3183	OVERTIME	445.05	1,045.38	1,937.74	915.24	4,000.00	22.9%
01-4130-3201	ELECTRICAL INSPECT-3RD PAR	57,406.20	78,967.30	63,588.00	100,222.50	120,000.00	83.5%
01-4130-3210	OFFICE SUPPLIES	644.48	718.59	.00	.00	.00	.00
01-4130-3231	GASOLINE	382.23	156.31	675.87	355.28	2,000.00	17.8%
01-4130-3245	GENERAL SUPPLIES	44.85	3,050.08	7,435.30	385.91	3,500.00	11.0%
01-4130-3314	SOLICITORS	2,297.75	.00	.00	.00	.00	.00
01-4130-3340	COMMUNICATIONS	363.35	215.71	108.56	4.70	145.00	3.2%
01-4130-3351	PROPERTY INSURANCE	3,213.57	2,696.25	2,660.99	4,576.13	4,536.00	100.9%
01-4130-3352	LIABILITY INSURANCE	3,442.96	3,185.95	3,169.58	2,344.25	3,245.00	72.2%
01-4130-3361	UTILITIES	896.82	588.34	1,774.98	733.35	3,260.00	22.5%
01-4130-3366	HYDRANT EXPENSES	79,848.42	83,607.32	96,429.97	103,677.40	130,000.00	79.8%
01-4130-3385	EDUCATION-TRAINING FEE	1,066.50	3,028.50	848.00	877.50	6,100.00	14.4%
01-4130-3420	DUES	85.00	145.00	85.00	.00	200.00	.00
01-4130-3422	TRAINING/SEMINAR/SCHOOLS	95.00	602.42	384.00	1,775.03	2,000.00	88.8%
01-4130-3450	CONTRACTED SERVICES	12,186.00	103,464.72	40,355.33	204,092.84	365,000.00	55.9%
01-4130-3490	FLEET ALLOCATION	2,000.00	.00	.00	.00	3,282.00	.00
01-4130-3531	TRANSFER TO TECHNOLOGY F	8,500.00	7,202.00	7,412.50	41,788.00	41,788.00	100.0%
01-4130-3552	TRANSFER TO EQUIPMENT RE	3,600.00	4,066.50	4,066.50	8,400.00	8,400.00	100.0%
01-4130-3708	IT MAINTENANCE	.00	11,682.50	8,445.00	6,487.50	14,200.00	45.7%
01-4130-3807	Bank Fees	.00	.00	.00	4,575.96	7,000.00	65.4%
Total CODE ADMINISTRATION:		387,749.31	538,522.18	501,394.26	713,839.89	1,167,183.00	61.2%

Account Number	Account Title	2020 Prior year 3 Actual	2021 Prior year 2 Actual	2022 Prior year Actual	2023 Current year Actual	2023 Current year Budget	2023 % of Budget
PLANNING & ZONING							
01-4140-3002	PENSION CONTRIBUTION	.00	.00	.00	.00	22,756.00	.00
01-4140-3003	WORKERS' COMPENSATION	136.23	143.69	109.78	215.83	260.00	83.0%
01-4140-3110	SALARIES	145,698.96	141,638.18	226,632.11	298,382.00	361,531.00	82.5%
01-4140-3125	ZONING HEARING BOARD SAL	.00	.00	.00	.00	210.00	.00
01-4140-3153	LONG TERM DISABILITY	440.04	513.81	865.56	452.41	875.00	51.7%
01-4140-3156	HEALTH INSURANCE	25,594.87	29,381.20	44,585.66	49,423.56	57,100.00	86.6%
01-4140-3158	LIFE INSURANCE	654.15	598.82	1,110.85	871.87	1,282.00	68.0%
01-4140-3183	OVERTIME	69.53	1,889.77	2,841.72	113.78	115.00	98.9%
01-4140-3210	OFFICE SUPPLIES	395.83	376.91	.00	.00	.00	.00
01-4140-3245	SUPPLIES	44.85	960.00	.00	1,903.20	2,000.00	95.2%
01-4140-3314	SOLICITORS	28,914.84	64,197.16	17,220.06	20,380.86	30,000.00	67.9%
01-4140-3316	COURT REPORTER	2,141.50	8,140.00	6,110.00	2,303.75	4,000.00	57.6%
01-4140-3340	COMMUNICATIONS	5,723.24	6,163.05	11,232.04	3,651.83	7,500.00	48.7%
01-4140-3341	ADVERTISING	.00	.00	526.92	.00	.00	.00
01-4140-3351	PROPERTY INSURANCE	1,381.93	1,189.52	1,187.94	2,740.19	2,716.00	100.9%
01-4140-3352	LIABILITY INSURANCE	4,175.49	3,872.69	3,868.76	1,429.31	1,978.00	72.3%
01-4140-3361	UTILITIES	240.14	232.92	335.27	311.36	1,355.00	23.0%
01-4140-3420	DUES	2,525.30	2,430.00	2,441.00	2,988.00	3,500.00	85.4%
01-4140-3422	TRAINING/SEMINAR/SCHOOLS	297.00	75.00	848.00	4,210.60	4,500.00	93.6%
01-4140-3450	CONTRACTED SERVICES	17,976.28	46,772.54	32,834.64	16,126.14	39,500.00	40.8%
01-4140-3531	TRANSFER TO TECHNOLOGY F	4,500.00	4,524.50	5,559.50	41,788.00	41,788.00	100.0%
01-4140-3708	IT MAINTENANCE	.00	.00	6,301.37	.00	4,000.00	.00
Total PLANNING & ZONING:		240,910.18	313,099.76	364,611.18	447,292.69	586,966.00	76.2%

Account Number	Account Title	2020 Prior year 3 Actual	2021 Prior year 2 Actual	2022 Prior year Actual	2023 Current year Actual	2023 Current year Budget	2023 % of Budget
HIGHWAYS							
01-4300-3002	PENSION CONTRIBUTION	.00	.00	.00	.00	43,975.00	.00
01-4300-3003	WORKERS' COMPENSATION	17,572.41	18,679.92	8,252.57	11,825.01	14,000.00	84.5%
01-4300-3110	SALARIES	349,229.54	352,137.84	486,311.74	436,212.70	564,000.00	77.3%
01-4300-3153	LONG TERM DISABILITY	1,506.45	1,683.33	1,843.40	1,244.04	2,406.00	51.7%
01-4300-3156	HEALTH INSURANCE	51,522.14	74,400.12	92,313.55	107,563.95	127,500.00	84.4%
01-4300-3158	LIFE INSURANCE	2,065.75	1,879.72	2,221.71	2,167.45	3,187.00	68.0%
01-4300-3183	OVERTIME	6,043.17	24,183.27	29,878.00	9,183.73	25,000.00	36.7%
01-4300-3191	UNIFORM MAINTENANCE	1,579.91	1,770.27	1,365.58	1,782.99	3,000.00	59.4%
01-4300-3192	PHYSICAL EXAMINATIONS	790.00	1,069.00	397.00	.00	1,000.00	.00
01-4300-3210	OFFICE SUPPLIES	499.25	147.46	.00	.00	.00	.00
01-4300-3231	GASOLINE	495.61	1,220.78	2,167.63	661.83	4,290.00	15.4%
01-4300-3232	DIESEL	8,671.81	15,271.01	13,246.83	15,391.98	28,300.00	54.4%
01-4300-3245	GENERAL SUPPLIES	13,890.48	20,914.96	41,784.85	30,163.44	45,000.00	67.0%
01-4300-3246	FLEET MAINTENANCE SUPPLIE	9,918.84	26,300.13	28,263.60	20,159.14	35,000.00	57.6%
01-4300-3306	MS4s	29,013.60	6,305.50	7,433.75	950.00	5,000.00	19.0%
01-4300-3313	ENGINEERING	866.25	25,860.97	10,725.01	41,207.42	41,000.00	100.5%
01-4300-3340	COMMUNICATIONS	581.83	835.71	418.78	285.02	500.00	57.0%
01-4300-3351	PROPERTY INSURANCE	16,746.02	17,395.00	18,056.69	15,173.27	15,040.00	100.9%
01-4300-3352	LIABILITY INSURANCE	12,086.94	10,909.09	10,907.09	6,496.62	8,992.00	72.2%
01-4300-3361	UTILITIES	15,126.58	17,086.84	17,186.78	16,589.79	35,300.00	47.0%
01-4300-3365	SOLID WASTE	1,665.07	2,210.71	3,437.76	2,627.44	4,500.00	58.4%
01-4300-3384	EQUIPMENT RENTAL	1,558.00	12,085.07	8,438.55	4,830.69	15,000.00	32.2%
01-4300-3410	WHITFORD VILLAGE ISLAND	.00	450.00	450.00	450.00	450.00	100.0%
01-4300-3420	DUES	483.00	.00	482.00	298.50	900.00	33.2%
01-4300-3422	TRAINING/SEMINAR/SCHOOLS	862.00	1,130.00	4,672.73	9,284.84	9,000.00	103.2%
01-4300-3450	CONTRACTED SERVICES	1,027.50	828.46	3,366.18	8,233.76	20,000.00	41.2%
01-4300-3455	CONTRACTED VEHICLE MAINT	7,955.84	12,305.85	11,276.88	13,263.46	15,000.00	88.4%
01-4300-3456	TRAFFIC SIGNALS	.00	.00	.00	77,699.18	.00	.00
01-4300-3490	FLEET ALLOCATION	86,000.00	.00	.00	.00	85,332.00	.00
01-4300-3491	FLEET REIMBURSEMENT	164,000.00-	.00	.00	.00	164,400.00-	.00
01-4300-3531	TRANSFER TO TECHNOLOGY F	17,000.00	15,702.50	16,072.50	99,055.00	99,055.00	100.0%
01-4300-3552	TRANSFER TO EQUIPMENT RE	54,500.00	18,966.00	18,966.00	39,900.00	39,900.00	100.0%
01-4300-3668	DRAINAGE	6,466.29	3,948.80	14,222.92	1,564.00	15,000.00	10.4%
01-4300-3680	ROAD&BRIDGE RESURFACING	17,113.51	498,703.70	57,246.65	4,130.90	50,000.00	8.3%
01-4300-3708	IT MAINTENANCE	.00	448.00	5,054.44	.00	.00	.00
Total HIGHWAYS:		568,837.79	1,184,830.01	916,461.17	978,396.15	1,192,227.00	82.1%

Account Number	Account Title	2020 Prior year 3 Actual	2021 Prior year 2 Actual	2022 Prior year Actual	2023 Current year Actual	2023 Current year Budget	2023 % of Budget
PARKS & RECREATION							
01-4520-3002	PENSION CONTRIBUTION	.00	.00	.00	.00	9,791.00	.00
01-4520-3003	WORKERS' COMPENSATION	5,108.25	5,029.21	2,901.91	4,839.05	5,700.00	84.9%
01-4520-3110	SALARIES	73,498.05	83,959.48	97,236.31	148,223.96	189,266.00	78.3%
01-4520-3153	LONG TERM DISABILITY	410.35	487.30	464.82	435.33	842.00	51.7%
01-4520-3156	HEALTH INSURANCE	25,594.87	31,143.27	24,536.35	32,611.44	34,500.00	94.5%
01-4520-3158	LIFE INSURANCE	495.78	738.46	481.38	714.77	1,051.00	68.0%
01-4520-3183	OVERTIME	2,907.11	2,001.04	8,635.55	7,641.17	10,000.00	76.4%
01-4520-3191	UNIFORM MAINTENANCE	341.80	512.06	523.98	777.46	1,500.00	51.8%
01-4520-3210	OFFICE SUPPLIES	217.62	22.07	.00	.00	.00	.00
01-4520-3231	GASOLINE	249.55	848.16	1,838.41	1,101.28	2,340.00	47.1%
01-4520-3232	DIESEL	2,895.70	2,909.33	3,660.55	5,717.30	8,940.00	64.0%
01-4520-3245	GENERAL SUPPLIES	15,777.63	20,826.65	20,145.28	29,031.37	40,000.00	72.6%
01-4520-3340	COMMUNICATIONS	242.82	315.01	165.89	180.19	400.00	45.0%
01-4520-3351	PROPERTY INSURANCE	5,178.54	7,704.82	7,602.82	2,591.48	2,569.00	100.9%
01-4520-3352	LIABILITY INSURANCE	4,981.28	4,554.15	4,567.93	1,266.18	1,753.00	72.2%
01-4520-3361	UTILITIES	8,846.11	11,608.78	19,726.99	16,049.84	22,600.00	71.0%
01-4520-3365	SOLID WASTE	1,491.45	1,074.38	1,783.16	1,554.16	1,500.00	103.6%
01-4520-3384	EQUIPMENT RENTAL	80.00	.00	.00	.00	500.00	.00
01-4520-3420	DUES	155.00	130.00	257.00	120.00	400.00	30.0%
01-4520-3422	TRAINING/SEMINAR/SCHOOLS	53.50	.00	2,245.00	590.00	2,000.00	29.5%
01-4520-3450	CONTRACTED SERVICES	45,795.20	63,816.64	55,227.95	86,538.00	110,000.00	78.7%
01-4520-3490	FLEET ALLOCATION	10,000.00	.00	.00	.00	9,846.00	.00
01-4520-3531	TRANSFER TO TECHNOLOGY F	4,500.00	5,401.50	5,559.50	31,321.00	31,321.00	100.0%
01-4520-3552	TRANSFER TO EQUIPMENT RE	16,250.00	14,720.50	14,720.50	31,500.00	31,500.00	100.0%
01-4520-3702	TRANSFER/CAPITAL IMPROVE	50,000.00	.00	.00	.00	.00	.00
01-4520-3708	IT MAINTENANCE	.00	.00	5,054.42	.00	.00	.00
01-4520-3758	RECREATION PROGRAMS	.00	10,000.00	23,454.75	24,405.46	50,000.00	48.8%
Total PARKS & RECREATION:		275,070.61	267,802.81	300,790.45	427,209.44	568,319.00	75.2%

Account Number	Account Title	2020 Prior year 3 Actual	2021 Prior year 2 Actual	2022 Prior year Actual	2023 Current year Actual	2023 Current year Budget	2023 % of Budget
DEBT SERVICE							
01-4810-3534	TRANSFER/DEBT	1,427,949.50	1,248,505.00	1,222,805.00	1,225,180.00	1,225,180.00	100.0%
Total DEBT SERVICE:		1,427,949.50	1,248,505.00	1,222,805.00	1,225,180.00	1,225,180.00	100.0%
01-General Fund Revenue Total:		8,956,901.71	11,598,606.67	11,948,355.37	11,184,623.70	14,107,035.00	79.3%
01-General Fund Expenditure Total:		8,059,063.33	8,586,085.32	8,850,967.08	10,319,878.15	14,422,296.00	71.6%
Net Total 01-General Fund:		897,838.38	3,012,521.35	3,097,388.29	864,745.55	315,261.00-	-274.3%

Account Number	Account Title	2020 Prior year 3 Actual	2021 Prior year 2 Actual	2022 Prior year Actual	2023 Current year Actual	2023 Current year Budget	2023 % of Budget
02-Sewer Fund							
INTEREST							
02-3410-8510	INTEREST FROM INVESTMENT	15,671.75	2,675.52	18,300.19	111,490.30	30,000.00	371.6%
Total INTEREST:		15,671.75	2,675.52	18,300.19	111,490.30	30,000.00	371.6%
SERVICE FEE REVENUE							
02-3640-9520	SEWER FEES	2,660,296.77	3,067,863.24	2,128,641.80	2,204,181.70	3,350,000.00	65.8%
02-3640-9521	SEWER LATE FEES	8,179.76	24,868.41	28,670.46	85,514.18	40,000.00	213.8%
02-3640-9525	INDUSTRIAL WASTE SURCHAR	427.72	29,642.00	3,000.00	3,180.51	3,000.00	106.0%
02-3640-9527	SEWER CERTIFICATIONS	8,205.00	18,985.00	10,320.00	9,085.00	10,000.00	90.9%
02-3640-9530	CLOVER MILL PAYMENT	137,179.64	137,357.38	89,900.00	97,726.13	150,000.00	65.2%
Total SERVICE FEE REVENUE:		2,814,288.89	3,278,716.03	2,260,532.26	2,399,687.52	3,553,000.00	67.5%
CONTRIBUTIONS							
02-3800-7910	TRANSFER	390,000.00	225,000.00	395,000.00	.00	1,310,000.00	.00
02-3800-9460	MISCELLANEOUS REVENUE	.00	831.14	1,417.39	2,354.96	500.00	471.0%
Total CONTRIBUTIONS:		390,000.00	225,831.14	396,417.39	2,354.96	1,310,500.00	0.2%

Account Number	Account Title	2020 Prior year 3 Actual	2021 Prior year 2 Actual	2022 Prior year Actual	2023 Current year Actual	2023 Current year Budget	2023 % of Budget
SANITARY SEWER SYSTEM							
02-4290-3002	PENSION CONTRIBUTION	.00	.00	.00	.00	44,608.00	.00
02-4290-3003	WORKERS' COMPENSATION	12,804.69	16,740.09	7,637.49	14,187.73	16,800.00	84.5%
02-4290-3110	SALARIES	616,394.30	553,096.48	464,292.49	380,823.63	829,000.00	45.9%
02-4290-3153	LONG TERM DISABILITY	2,031.95	2,480.61	2,236.12	1,154.02	2,232.00	51.7%
02-4290-3156	HEALTH INSURANCE	93,205.21	95,892.01	97,385.76	140,909.58	178,500.00	78.9%
02-4290-3158	LIFE INSURANCE	2,754.34	2,349.65	2,851.22	2,440.84	3,589.00	68.0%
02-4290-3183	OVERTIME	7,471.29	7,169.56	8,618.50	1,191.18	8,000.00	14.9%
02-4290-3191	UNIFORM MAINTENANCE	974.12	665.90	912.56	1,417.82	3,000.00	47.3%
02-4290-3192	PHYSICAL EXAMINATIONS	.00	.00	149.00	.00	250.00	.00
02-4290-3210	OFFICE SUPPLIES	473.08	159.51	.00	.00	.00	.00
02-4290-3231	GASOLINE	34.58	411.84	652.42	599.67	1,950.00	30.8%
02-4290-3232	DIESEL	4,232.89	3,215.59	6,540.13	5,571.32	9,882.00	56.4%
02-4290-3245	GENERAL SUPPLIES	34,830.64	29,769.59	35,012.79	22,103.91	53,000.00	41.7%
02-4290-3311	AUDITING SERVICES	6,000.00	6,000.00	2,000.00	2,000.00	2,000.00	100.0%
02-4290-3313	ENGINEERING	2,987.30	3,687.50	77.50	16,888.41	20,000.00	84.4%
02-4290-3314	SOLICITORS	.00	8,760.28	.00	10,565.61	12,000.00	88.0%
02-4290-3324	PA ONE CALL	6,000.00	2,716.03	1,638.43	1,104.31	5,000.00	22.1%
02-4290-3340	COMMUNICATIONS	7,964.89	7,815.47	8,591.30	9,339.80	13,000.00	71.8%
02-4290-3351	PROPERTY INSURANCE	23,602.80	24,395.13	24,233.98	19,069.89	18,902.00	100.9%
02-4290-3352	LIABILITY INSURANCE	13,552.03	12,289.52	12,258.82	9,846.25	13,629.00	72.2%
02-4290-3361	UTILITIES	82,923.84	75,931.19	80,785.46	47,166.17	104,300.00	45.2%
02-4290-3365	SOLID WASTE	840.78	878.14	1,080.14	1,239.99	1,500.00	82.7%
02-4290-3374	EQUIPMENT REPAIRS	72,568.07	12,585.72	65,830.97	28,843.80	75,000.00	38.5%
02-4290-3384	EQUIPMENT RENTAL	192.50	144.50	.00	.00	6,500.00	.00
02-4290-3420	DUES	368.50	75.00	492.50	60.00	500.00	12.0%
02-4290-3422	TRAINING/SEMINAR/SCHOOLS	270.50	2,213.00	1,730.00	3,062.27	4,000.00	76.6%
02-4290-3439	INDUSTRIAL WASTE DISCHARG	.00	4,642.00	3,000.00	3,000.00	3,000.00	100.0%
02-4290-3450	CONTRACTED SERVICES	30,665.06	23,314.70	46,365.15	29,198.83	45,000.00	64.9%
02-4290-3458	CONTRACTED TREATMENT - D	894,679.00	935,702.00	710,209.00	967,673.00	967,673.00	100.0%
02-4290-3460	CONTRACTED TREATMENT-W.	704,326.09	452,312.85	474,693.75	657,026.33	1,910,000.00	34.4%
02-4290-3490	FLEET ALLOCATION	17,000.00	.00	.00	.00	16,710.00	.00
02-4290-3531	TRANSFER TO TECHNOLOGY F	24,500.00	34,358.00	9,265.50	52,255.00	52,255.00	100.0%
02-4290-3533	TRANSFER	5,000.00	5,000.00	314,500.00	5,000.00	5,000.00	100.0%
02-4290-3534	TRANSFER/DEBT	95,000.00	95,000.00	95,000.00	95,000.00	95,000.00	100.0%
02-4290-3552	TRANSFER TO S.C. FOR EQUIP	15,000.00	15,000.00	15,000.00	30,000.00	30,000.00	100.0%
02-4290-3610	I & I REPAIR COST	6,386.50	11,043.19	7,917.00	.00	45,000.00	.00
02-4290-3612	ROOT CONTROL	11,519.19	11,632.44	13,228.52	.00	15,000.00	.00
02-4290-3620	BARKWAY EGPS (MILL VALLEY)	.00	19,614.12	.00	15,418.90	.00	.00

Account Number	Account Title	2020 Prior year 3 Actual	2021 Prior year 2 Actual	2022 Prior year Actual	2023 Current year Actual	2023 Current year Budget	2023 % of Budget
02-4290-3708	IT MAINTENANCE	.00	20,012.59	23,391.64	22,827.70	36,842.00	62.0%
02-4290-3807	INVESTMENT & BANK EXPENS	15,497.78	16,938.64	11,120.15	12,647.08	16,000.00	79.0%
	Total SANITARY SEWER SYSTEM:	2,812,051.92	2,514,012.84	2,548,698.29	2,609,633.04	4,664,622.00	55.9%
	02-Sewer Fund Revenue Total:	3,219,960.64	3,507,222.69	2,675,249.84	2,513,532.78	4,893,500.00	51.4%
	02-Sewer Fund Expenditure Total:	2,812,051.92	2,514,012.84	2,548,698.29	2,609,633.04	4,664,622.00	55.9%
	Net Total 02-Sewer Fund:	407,908.72	993,209.85	126,551.55	96,100.26-	228,878.00	-42.0%

Account Number	Account Title	2020 Prior year 3 Actual	2021 Prior year 2 Actual	2022 Prior year Actual	2023 Current year Actual	2023 Current year Budget	2023 % of Budget
12-Solid Waste Fund							
INTEREST							
12-3410-8510	INTEREST	1,408.12	194.74	580.13	5,026.28	1,000.00	502.6%
	Total INTEREST:	1,408.12	194.74	580.13	5,026.28	1,000.00	502.6%
INTERGOVERNMENTAL REVENUE							
12-3540-8539	SECTION 904 OF ACT 101	3,927.53	95,251.96	88,198.63	91,539.85	90,000.00	101.7%
	Total INTERGOVERNMENTAL REVENUE:	3,927.53	95,251.96	88,198.63	91,539.85	90,000.00	101.7%
SERVICE FEE REVENUE							
12-3640-9375	TRASH BAGS	419,377.50	438,333.50	437,280.00	469,435.00	650,000.00	72.2%
12-3640-9377	HAULING-LICENSE	500.00	.00	.00	.00	.00	.00
12-3640-9460	MISCELLANEOUS REVENUE	.00	7,703.85	6,535.99	.00	9,000.00	.00
12-3640-9467	RECYCLE BINS	540.00	.00	.00	.00	.00	.00
12-3640-9481	SERVICE FEES	215,920.25	310,700.35	274,838.85	277,586.35	430,000.00	64.6%
12-3640-9482	SOLID WASTE LATE FEES	543.10	3,072.77	2,562.41	8,770.63	5,000.00	175.4%
12-3640-9527	SOLID WASTE CERTIFICATION	.00	.00	2,640.00	.00	3,000.00	.00
	Total SERVICE FEE REVENUE:	636,880.85	759,810.47	723,857.25	755,791.98	1,097,000.00	68.9%

Account Number	Account Title	2020 Prior year 3 Actual	2021 Prior year 2 Actual	2022 Prior year Actual	2023 Current year Actual	2023 Current year Budget	2023 % of Budget
PWD SOLID WASTE DIVISION							
12-4310-3002	PENSION CONTRIBUTION	.00	.00	.00	.00	1,500.00	.00
12-4310-3110	SALARIES	23,381.58	5,023.42	.00	.00	38,500.00	.00
12-4310-3153	LONG TERM DISABILITY	89.07	.00	10.85	77.56	150.00	51.7%
12-4310-3156	HEALTH INSURANCE	.00	.00	.00	6,291.89	9,600.00	65.5%
12-4310-3158	LIFE INSURANCE	137.72	.00	.00	113.41	190.00	59.7%
12-4310-3183	OVERTIME	61.64	.00	.00	.00	.00	.00
12-4310-3210	OFFICE SUPPLIES	455.28	77.26	.00	.00	.00	.00
12-4310-3245	GENERAL SUPPLIES	14,925.00	51,562.50	.00	.00	47,000.00	.00
12-4310-3314	SOLICITORS	.00	331.74	.00	425.50	500.00	85.1%
12-4310-3340	COMMUNICATIONS	1,041.89	2,438.31	1,910.09	293.23	1,000.00	29.3%
12-4310-3365	SOLID WASTE	201,000.00	252,053.54	156,198.58	202,713.68	260,000.00	78.0%
12-4310-3420	DUES	150.00	.00	.00	.00	.00	.00
12-4310-3450	CONTRACTED SERVICES	587,267.24	772,900.05	580,269.10	569,891.98	775,000.00	73.5%
12-4310-3531	TRANSFER TO TECHNOLOGY F	1,000.00	.00	.00	.00	.00	.00
12-4310-3708	IT MAINTENANCE	.00	2,069.00	860.00	2,000.00	2,860.00	69.9%
12-4310-3807	INVESTMENT & BANKING EXPE	454.85	280.85	1,135.22	909.38	2,000.00	45.5%
Total PWD SOLID WASTE DIVISION:		829,964.27	1,086,736.67	740,383.84	782,716.63	1,138,300.00	68.8%
12-Solid Waste Fund Revenue Total:		642,216.50	855,257.17	812,636.01	852,358.11	1,188,000.00	71.7%
12-Solid Waste Fund Expenditure Total:		829,964.27	1,086,736.67	740,383.84	782,716.63	1,138,300.00	68.8%
Net Total 12-Solid Waste Fund:		187,747.77-	231,479.50-	72,252.17	69,641.48	49,700.00	140.1%

Account Number	Account Title	2020 Prior year 3 Actual	2021 Prior year 2 Actual	2022 Prior year Actual	2023 Current year Actual	2023 Current year Budget	2023 % of Budget
70-Technology Fund							
INTEREST							
70-3410-7910	TRANSFER	152,500.00	134,426.00	113,120.00	667,341.00	667,340.00	100.0%
70-3410-8510	INTEREST FROM INVESTMENT	1,022.20	187.03	566.13	3,327.79	800.00	416.0%
70-3410-8514	UNREALIZED GAIN/LOSS	22.19	5.83-	194.15-	224.17	.00	.00
70-3410-8515	GAIN/LOSS ON SALE	.00	.00	21.24-	.00	.00	.00
Total INTEREST:		153,544.39	134,607.20	113,470.74	670,892.96	668,140.00	100.4%
MISCELLANEOUS							
70-3620-9460	MISCELLANEOUS REVENUE	.00	11,545.44	.00	.00	.00	.00
Total MISCELLANEOUS:		.00	11,545.44	.00	.00	.00	.00

Account Number	Account Title	2020 Prior year 3 Actual	2021 Prior year 2 Actual	2022 Prior year Actual	2023 Current year Actual	2023 Current year Budget	2023 % of Budget
OPERATING EXPENDITURE							
70-6800-3450	CONTRACTED SERVICES	75,620.62	.00	.00	15,109.00	.00	.00
70-6800-3707	COMPUTER HARDWARE	10,958.88	.00	.00	.00	.00	.00
70-6800-3708	COMPUTER MAINTENANCE	87,774.14	247,033.50	118,601.41	187,702.63	582,440.00	32.2%
70-6800-3709	COMPUTER SOFTWARE	23,400.84	.00	.00	.00	.00	.00
70-6800-3747	OFFICE EQUIPMENT	17,738.10	.00	.00	.00	.00	.00
70-6800-3807	INVESTMENT EXPENSES	65.58	57.24	133.22	195.18	200.00	97.6%
Total OPERATING EXPENDITURE:		215,558.16	247,090.74	118,734.63	203,006.81	582,640.00	34.8%
70-Technology Fund Revenue Total:		153,544.39	146,152.64	113,470.74	670,892.96	668,140.00	100.4%
70-Technology Fund Expenditure Total:		215,558.16	247,090.74	118,734.63	203,006.81	582,640.00	34.8%
Net Total 70-Technology Fund:		62,013.77-	100,938.10-	5,263.89-	467,886.15	85,500.00	547.2%
Net Grand Totals:		1,055,985.56	3,673,313.60	3,290,928.12	1,306,172.92	48,817.00	2675.7%