

UPPER DUBLIN TOWNSHIP ORDINANCES

<u>No.</u>	<u>Date</u>	<u>Description</u>
15-1300	03/10/15	Ordinance to Adopt Parameters for Bond Refunding
15-1301	03/10/15	Amend Conditional Use and Zoning Hearing Board Fee Ordinance
15-1302	05/12/15	Amend Sewer Ordinance to Add Sewer Discharge Limits
15-1303	06/09/15	No Parking Ordinance on Bethlehem Pike at Argyle Avenue
15-1304	06/09/15	Ordinance to Update the Historic Resource Inventory
15-1305	07/14/15	Amendment to Firearms in Park
15-1306	07/14/15	Amendment to Fee Ordinance
15-1307	09/08/15	Zoning Map Amendment Ordinance INST to A Residential 1563 Temple Drive
15-1308	09/08/15	Zoning Map Amendment Ordinance OC to A Residential Dreshertown Road
15-1309	12/08/15	2016 Budget Ordinance and Appropriation
15-1310	12/08/15	Ordinance to Establish 2016 Real Estate Tax Millage
15-1311	12/08/15	Commissioners Compensation Ordinance
15-1312	12/08/15	Police Radio Purchase Ordinance
16-1313	02/09/16	Floodplain Ordinance
16-1314	02/09/16	Ordinance Establishing Meeting Dates for 2016
16-1315	03/08/16	Ordinance to Approve Delaware Valley Regional Finance Authority (DVRFA) Loan in the amount of \$4,000,000
16-1316	04/12/16	Zoning Amendment Ordinance for Impervious Coverage
16-1317	04/12/16	Ordinance to Vacate a Harrington Road
16-1318	04/12/16	Ordinance Amendment Hunting in Parks
16-1319	05/10/16	Zoning Text Amendment Ordinance for North Hills Manor

UPPER DUBLIN TOWNSHIP ORDINANCES

<u>No.</u>	<u>Date</u>	<u>Description</u>
16-1320	07/12/16	Ordinance to Amend the Permitted Hours for Construction (Nuisance)
16-1321	07/12/16	Ordinance to enter into an Intergovernmental Agreement for the Completion of the Alternative TMDL Plan for the Wissahickon Creek Watershed
16-1322	09/13/16	Ordinance to Create a General Municipal Authority
16-1323	09/13/16	Parameters Bond Ordinance
16-1324	09/13/16	Ordinance to Increase Tax Certification Fee
16-1325	09/13/16	Ordinance to Restrict Parking on Summit and Montgomery Avenues and Restrict Parking on Quarry Avenue
16-1326	12/06/16	Zoning Text Amendment Ordinance for Office Center District (OCD) for Mixed Use - Promenade
16-1327	12/13/16	2017 Budget Ordinance and Appropriation
16-1328	12/13/16	Ordinance to Establish 2017 Real Estate Tax Millage
17-1329	01/10/17	Ordinance Establishing Meeting Dates for 2017
17-1330	03/28/17	Zoning Text Amendment Ordinance for Office Center District (OCD) for Mixed Use-Promenade (repeals and replaces 16-1326)
17-1331	05/09/17	Ordinance to Approve the Intergovernmental Cooperation Agreement with the Upper Dublin Township Municipal Authority to Provide Services
17-1332	05/09/17	Ordinance for Bauman/Hanover Drive Sewers
17-1333	09/12/17	Non-discrimination and Human Relations Commission Ordinance
17-1334	10/10/17	Ordinance to Approve Intergovernmental Agreement for Recycling Grant Applications
17-1335	11/14/17	Ordinance to Authorize 520 Virginia Drive Borrowing
17-1336	12/12/17	2018 Budget Ordinance and Appropriation

UPPER DUBLIN TOWNSHIP ORDINANCES

<u>No.</u>	<u>Date</u>	<u>Description</u>
17-1337	12/12/17	Ordinance to Establish 2018 Real Estate Tax Millage
18-1338	01/09/18	Ordinance Authorizing the Incurrence of Lease Rental Debt
18-1339	02/13/18	Ordinance Establishing Meeting Dates for 2018
18-1340	02/13/18	Omnibus Fee Ordinance
18-1341	04/10/18	Zoning Map Amendment Ordinance for 122 Jackson Avenue from B Residential to NH Residential
18-1342	07/10/18	Amendment to the Human Relations Commission Ordinance
18-1343	07/10/18	Amendment to the Articles of Incorporation of the Municipal Authority to Revise the Service Area Map Ordinance
18-1344	10/09/18	Ordinance for Bauman Drive Sewer Assessment
18-1345	12/11/18	2019 Budget Ordinance and Appropriation
18-1346	12/11/18	Ordinance to Establish 2019 Real Estate Tax Millage
19-1347	01/08/19	Ordinance Revising Recommended Invasive Species List Chapter 212
19-1348	01/08/19	Ordinance Establishing Meeting Dates for 2019
19-1349	01/08/19	Ordinance Authorizing Installment Payments for Bauman Drive Sewer Connection Fees
19-1350	04/09/19	Ordinance to Amend Regulations for Public Swimming Pools
19-1351	05/14/19	Greater Fort Washington District Zoning Ordinance
19-1352	05/14/19	Ordinance to Amend the Township Zoning Map to rezone Properties Comprising a Portion of the Fort Washington Office Park from EC Employment District or M - Motel, Motor Inn, Motor Lodge District to GFW - Greater Fort Washington District
19-1353	08/13/19	Ordinance Authorizing Refinancing of General Obligation Notes
19-1354	08/13/19	Ordinance to Amend Height Restrictions in the Greater Fort Washington District

UPPER DUBLIN TOWNSHIP ORDINANCES

<u>No.</u>	<u>Date</u>	<u>Description</u>
19-1355	08/13/19	Ordinance to Amend Sign Regulations
19-1356	12/10/19	2020 Budget Ordinance and Appropriation
19-1357	12/10/19	Ordinance to establish 2020 Real Estate Tax Millage
20-1358	02/11/20	Ordinance Establishing Meeting Dates for 2020
20-1359	07/14/20	Ordinance Authorizing Refinancing of General Obligation notes
20-1360	08/11/20	Ordinance for Zoning Amendments for the GFW Greater Fort Washington District
20-1361	08/11/20	Ordinance for Zoning Text Amendments for Senior Assisted Living Residence in the Fort Washington Village District
20-1362	08/25/20	Ordinance to Amend the Noise Ordinance for Fireworks
20-1363	12/08/20	2021 Budget Ordinance and Appropriation
20-1364	12/08/20	Ordinance to Establish 2021 Real Estate Tax Millage
21-1365	01/12/21	Ordinance Establishing Meeting Dates for 2021
21-1366	03/09/21	Ordinance to amend parking regulations on Jill Road and School Lane for no parking on the west side from 8:30AM to 4PM on certain days
21-1367	03/23/21	Ordinance to amend Zoning Ordinance for Solar Energy Systems
21-1368	03/23/21	Ordinance to amend the Greater Fort Washington District Zoning Ordinance for Self Storage Facilities
21-1369	04/13/21	Ordinance to Authorize Issuance of Nonelectoral General Obligation Debt
21-1370	06/15/21	Ordinance to amend Chapter 110, Permit Fees
21-1371	07/13/21	Ordinance to remove the horizontal floodplain buffer area requirement from the zoning code
21-1372	12/14/21	2022 Budget Ordinance and Appropriation
21-1373	12/14/21	Ordinance to Establish 2022 Real Estate Tax Millage

UPPER DUBLIN TOWNSHIP ORDINANCES

<u>No.</u>	<u>Date</u>	<u>Description</u>
22-1374	02/08/22	Ordinance to Establish Stated Meeting Dates for 2022
22-1375	05/10/22	Ordinance for Text Amendments to MHD Mobile Home Development District.
22-1376	10/11/22	Ordinance to amend Zoning Map for Ambler Road.
22-1377	12/13/22	Ordinance to amend the Township Zoning Code, Chapter 255, to provide for a Riparian Buffer in all new development.
22-1378	11/09/22	Ordinance revising and restating Township Code, Chapter 99, The Upper Dublin Township Grading Ordinance.
22-1379	12/13/22	Ordinance for the Annual Budget of the Township of Upper Dublin for the Year 2023.
22-1380	12/13/22	Ordinance to establish 2023 Real Estate Tax Millage.
23-1381	01/10/23	Ordinance amending Zoning Code, Chapter 255, Sec. 255-40 – Truck Exclusions.
23-1382	01/10/23	Ordinance amending Zoning Code, Chapter 255, Sec. 255-40.1 – Recreational Vehicles.
23-1383	01/10/23	Ordinance Establishing Meeting Dates for 2023.
23-1384	02/14/23	Ordinance amending Zoning Code, Chapter 255, by amending Article III General Regulations, by adding a new Section 255-24.1 – Merger of Lots.
23-1385	04/11/23	Ordinance to Amend The Zoning Code Of Upper Dublin Township, Chapter 255, Article XXXV, Alternative Energy, By Requiring Roof Mounted Solar Panels To Be Designed And Installed In Conformance With The Uniform Construction Code.
23-1386	11/14/23	Ordinance for Volunteer Firefighter Tax Incentive
23-1387	12/12/23	Ordinance to adopt 2024 Budget and Appropriation
23-1388	12/12/23	Ordinance to Establish 2024 Real Estate Tax Millage
24-1389	3/12/24	Ordinance for Single Use Plastics

TOWNSHIP OF UPPER DUBLIN
(Montgomery County, Pennsylvania)

ORDINANCE NO. 15-1300

AUTHORIZING THE INCURRENCE OF ELECTORAL DEBT OF THE TOWNSHIP OF UPPER DUBLIN (THE "TOWNSHIP") BY THE ISSUANCE OF GENERAL OBLIGATION BONDS, SERIES OF 2015, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$4,000,000 FOR THE PURPOSE OF FINANCING A REFUNDING PROGRAM AND PAYING THE COSTS OF ISSUING THE BONDS; AUTHORIZING THE PREPARATION AND FILING OF A DEBT STATEMENT AND OTHER DOCUMENTATION; COVENANTING TO CREATE A SINKING FUND AND TO BUDGET, APPROPRIATE AND PAY DEBT SERVICE ON THE BONDS AND PLEDGING THE FULL FAITH, CREDIT AND TAXING POWER OF THE TOWNSHIP FOR THE BONDS; SETTING FORTH THE SUBSTANTIAL FORM OF THE BONDS; SETTING FORTH PARAMETERS FOR THE MAXIMUM PRINCIPAL MATURITY AMOUNTS AND DATES AND MAXIMUM INTEREST RATES AND OTHER DETAILS OF THE BONDS; AUTHORIZING THE EXECUTION OF A SUPPLEMENT TO THE CONTINUING DISCLOSURE AGREEMENT; FINDING THAT A PRIVATE NEGOTIATED SALE IS IN THE BEST FINANCIAL INTEREST OF THE TOWNSHIP; SETTING FORTH THE PARAMETERS FOR ACCEPTANCE OF A PROPOSAL FOR THE PURCHASE OF THE BONDS; APPOINTING A PAYING AGENT AND SINKING FUND DEPOSITORY; AND AUTHORIZING OTHER NECESSARY ACTION.

WHEREAS, the Township is granted the power by the Local Government Unit Debt Act of the Commonwealth of Pennsylvania, 53 Pa. Cons. Stat. §8001 *et seq.*, as amended (the "Act"), to incur indebtedness and to issue bonds for the purpose of refunding outstanding indebtedness; and

WHEREAS, the Township has heretofore issued its General Obligation Bonds, Series of 2010, presently outstanding in the remaining principal amount of \$2,390,000, such outstanding, remaining 2010 Bonds consisting entirely of electoral debt (the "2010 Electoral Bonds"); and

WHEREAS, the Township has determined to refund all of the remaining 2010 Electoral Bonds, all such refunded bonds previously issued as electoral debt (the "Refunded Bonds") in order to achieve debt service savings (the "Refunding Program"); and

WHEREAS, the Township wishes to authorize the Refunding Program as either an advance refunding or a current refunding to allow for greater flexibility in order to achieve the aforementioned debt service savings; and

WHEREAS, the Township proposes to issue its General Obligation Bonds, Series of 2015 in an aggregate principal amount not to exceed \$4,000,000 (the "Bonds") for the purposes of financing the Refunding Program and paying the costs and expenses of issuing the Bonds, and insuring the Bonds if deemed financially advantageous at the time of issuance of the Bonds; and

WHEREAS, the Township has retained Public Financial Management, Inc., as financial advisor in connection with the issuance of the Bonds (the "Financial Advisor"); and

WHEREAS, the Township has determined, with the assistance of its Financial Advisor, to establish certain parameters under which it will accept a proposal for the purchase of the Bonds; and

WHEREAS, upon the advice of its Financial Advisor, the Township has determined that it is in the best financial interest of the Township to sell the Bonds at a private negotiated sale, and has received a proposal for the purchase of the Bonds from RBC Capital Markets, LLC (the "Underwriter" or "Purchaser"), which is within and subject to the parameters for the terms of the Bonds (the "Bond Purchase Proposal" or "Proposal" or "Bond Purchase Agreement"); and

WHEREAS, the Township desires to authorize necessary action in connection with the authorization and issuance of the Bonds including the purchase of bond insurance to provide credit enhancement for the Bonds, if deemed financially advantageous at the time of issuance of the Bonds.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Township of Upper Dublin and IT IS HEREBY ORDAINED, as follows.

Section 1. Authorization of Refunding Program and Incurrence of Indebtedness; Statement of Purpose of Refunding Program. The Township hereby authorizes and shall undertake the Refunding Program, as described in the preambles to this Ordinance. The Township shall incur electoral indebtedness by virtue of the Election (as hereinafter defined) and pursuant to the Act in an aggregate principal amount not exceeding \$4,000,000 for the purpose of financing the costs of the Refunding Program and paying the costs and expenses of issuing and insuring (if deemed financially advantageous) the Bonds.

The Refunding Program is being undertaken by the Township for the purpose of reducing the debt service that would otherwise be payable on the Refunded Bonds in compliance with Section 8241(b)(1) of the Act, as shown in Schedule A attached hereto and made a part hereof, such savings amounts being estimates to produce the "Savings Condition" as hereinafter defined.

Proceeds of the Refunded Bonds were issued for the purpose of financing (i) an open space acquisition program consisting of acquiring conservation easements, development rights, recreation and historic lands and property development rights (the "Open Space Program," with a stated average estimated useful life of not less than fifty (50) years) and (ii) the costs of

issuance of the Refunded Bonds. The final maturity date of the Bonds (July 15, 2035) does not extend beyond the final maturity date of the Refunded Bonds (July 15, 2035) and does not extend beyond the estimated useful life of the Open Space Program.

It is hereby determined and stated that the Bonds are scheduled to mature in accordance with the limitations set forth in Section 8142 of the Act.

The Bonds are to be sold and delivered as hereinafter provided. The Township reserves the right not to issue the Bonds, or to issue the Bonds in an amount less than the maximum principal amount authorized hereunder, if the Board of Commissioners of the Township decides not to proceed or to proceed with a smaller version of the Refunding Program, and to cancel any unused authorization hereunder in accordance with Section 8202 of the Act. The Township also reserves the right to undertake the Refunding Program as either an advance refunding or a current refunding.

Section 2. Authorization of Issuance of Bonds. The Township shall issue, pursuant to the Act and this Ordinance, its General Obligation Bonds, Series of 2015 in an aggregate principal amount not exceeding \$4,000,000 to provide funds to (i) refund the Refunded Bonds, and (ii) pay the costs of issuing and insuring (if deemed financially advantageous) the Bonds.

Section 3. Establishment of Parameters for Bonds. The Township hereby establishes that the Bonds authorized hereunder shall be subject to the following parameters: (a) the Bonds shall not exceed FOUR MILLION DOLLARS (\$4,000,000) in aggregate principal amount; (b) the Bonds shall not mature later than July 15, 2035; (c) the purchase price for the Bonds (the principal amount of the Bonds, less underwriter's discount, less original issue discount, plus original issue premium) shall not be less than 95% nor more than 110% of the principal amount of the Bonds; (d) the Underwriter's discount on the Bonds shall not exceed Seven Dollars Fifty Cents (\$7.50) per \$1,000; (e) the maximum principal amounts of each maturity or mandatory sinking fund redemption on the Bonds shall not exceed those stated on **Schedule B** attached hereto and made a part hereof; (f) the interest rates on the Bonds shall not exceed six percent (6%) per annum (the "**Maximum Rate**") and the Bonds may have any number of interest rates and yields, provided, however, that no such interest rate shall exceed the Maximum Rate and further provided that, in accordance with Section 8144 of the Act, no yield for any stated maturity date in the last two-thirds of the period of the Bonds shall be less than that stated for the immediately preceding year which falls within the last two-thirds period; and (g) the net present value savings resulting from the Refunding Program ("**Savings Condition**") shall not be less than three percent (3 %) of the principal amount of the Refunded Bonds, net of closing costs.

The Township hereby acknowledges receipt of a Bond Purchase Proposal from the Underwriter pursuant to which the Township agrees to sell its Bonds to the Purchaser subject to the Purchaser satisfying the conditions and parameters set forth therein. A copy of the Bond Purchase Proposal shall be delivered to the Secretary of the Township and shall be affixed to and shall become part of this Ordinance.

If and when market conditions permit the Underwriter to sell the Bonds and meet the Savings Condition and other parameters, the Underwriter shall submit an Addendum to the Bond

Purchase Agreement (“**Addendum**”) to the Township setting forth the actual terms of the Bonds. The Township Manager, in consultation with its Financial Advisor and Bond Counsel, shall determine the actual terms of the Bonds, within the parameters set forth in the Bond Purchase Proposal and this Ordinance, including, without limitation, the Savings Condition, the aggregate principal amount, the interest rates, the annual maturity or sinking fund redemption amounts, the purchase price, the underwriter’s discount and any other appropriate terms and conditions applicable to the Bonds. Upon presentation by the Underwriter of the actual terms of the Bonds in satisfaction of the conditions and parameters set forth in the Bond Purchase Proposal and this Ordinance, the President or Vice President is hereby authorized and directed to execute an Addendum to the Bond Purchase Proposal in accordance therewith, and deliver a copy of the same to the Secretary of the Township.

Section 4. Type of Indebtedness. The indebtedness authorized by this Ordinance is electoral debt.

The electors of the Township, at an election held on November 4, 2008 (the “**Election**”), approved the incurrence of indebtedness for the Open Space Program in an amount not exceeding \$30,000,000. The Refunded Bonds financed the Open Space Program, so the indebtedness authorized and incurred pursuant to this Ordinance, such indebtedness is being issued to refund the Refunded Bonds, shall constitute electoral debt of the Township. (As of the date hereof, the Township has previously issued \$2,945,000 of debt under the Election).

Section 5. Execution of Debt Statement, Bonds and Other Documents. The President or Vice President of the Board of Commissioners of the Township, the Secretary or Treasurer of the Township (or any Assistant Secretary or acting Secretary or Treasurer appointed for such purpose), and their successors, or any one of them, are hereby authorized and directed to file the debt statement required by Section 8110 of the Act, to execute and deliver the Bonds in the name and on behalf of the Township and to take all other action required by the Act or this Ordinance in connection with the issuance of the Bonds. Said officers or any of them are further authorized to apply to the Department of Community and Economic Development for approval of the debt herein authorized and to file with such application a transcript of the proceedings including a certified copy of this Ordinance, the Debt Statement, a Borrowing Base Certificate signed by the appropriate officials of the Township or by the accountants of the Township responsible for auditing its financial affairs, and to take any and all such further action and to execute and deliver such other documents as may be necessary or proper to comply with all requirements of the Act or to carry out the intent and purpose of this Ordinance.

Section 6. Type of Bonds. The Bonds when issued will be general obligation bonds.

Section 7. Covenant to Pay Debt Service - Pledge of Taxing Power. The Township hereby covenants with the registered owners of the Bonds outstanding pursuant to this Ordinance as follows: that the Township will include in its budget for each fiscal year during the life of the Bonds, the amount of the debt service on the Bonds issued hereunder which will be payable in each such fiscal year so long as any of the Bonds shall remain outstanding; that the Township shall appropriate from its general revenues such amounts to the payment of such debt service; that the Township shall duly and punctually pay or cause to be paid the principal of every Bond and the interest thereon at the dates and places and in the manner stated in the Bonds

according to the true intent and meaning thereof; and for such budgeting, appropriation and payment the Township hereby pledges its full faith, credit and taxing power. The covenant contained in this Section 7 shall be specifically enforceable.

Section 8. Forms of Bonds. The Bonds shall be substantially in the following form with appropriate omissions, insertions and variations:

[FORM OF BOND]

UNITED STATES OF AMERICA
COMMONWEALTH OF PENNSYLVANIA

TOWNSHIP OF UPPER DUBLIN
(Montgomery County, Pennsylvania)
GENERAL OBLIGATION BOND,
SERIES OF 2015

No. R- _____ \$ _____

<u>INTEREST RATE</u>	<u>MATURITY DATE</u>	<u>DATED DATE</u>	<u>CUSIP</u>
%	July 15, 20__	_____	

REGISTERED OWNER: CEDE & CO.

PRINCIPAL SUM: _____ DOLLARS

The Township of Upper Dublin, Montgomery Pennsylvania (the "Township"), for value received, hereby promises to pay to the registered owner hereof on the maturity date set forth above the principal sum set forth above, and to pay interest thereon from _____, 20____ or the most recent Interest Payment Date to which interest has been paid or duly provided for, initially on _____, 20____, and semiannually thereafter on January 15 and July 15 of each year (each, an "Interest Payment Date"), at the annual rate specified above, calculated on the basis of a 360-day year of twelve 30-day months until the principal sum is paid or has been provided for. The principal of this Bond is payable upon presentation and surrender hereof at the corporate trust office of Manufacturers and Traders Trust Company (the "Paying Agent") in Harrisburg, Pennsylvania or Buffalo, New York. Interest on this Bond will be paid on each Interest Payment Date by check mailed to the person in whose name this Bond is registered on the registration books of the Township maintained by the Paying Agent, as registrar, at the address appearing thereon at the close of business on the fifteenth (15th) day (whether or not a day on which the Paying Agent is open for business) next preceding such Interest Payment Date (the "Regular Record Date"). Any such interest not so timely paid or duly provided for shall cease to be payable to the person who is the registered owner hereof as of the Regular Record Date, and shall be payable to the person who is the registered owner hereof at the close of business on a Special Record Date (the "Special Record Date") for the payment of such defaulted interest. Such Special Record Date shall be fixed by the Paying Agent whenever monies become available for the payment of the defaulted interest, and notice of the Special Record Date and of the payment date for such defaulted interest shall be given to registered owners of the Bonds not less than fifteen (15) days prior to the Special Record Date. The principal of and interest on this Bond are payable in lawful money of the United States of America.

This Bond is one of a duly authorized issue of General Obligation Bonds, Series of 2015, of the Township in the aggregate principal amount of \$_____ (the “Bonds”). The Bonds are issued in fully registered form in the denomination of \$5,000 or any integral multiple thereof, all of like date and tenor, except as to dates of maturity, rates of interest and provisions for redemption, and all issued in accordance with the Local Government Unit Debt Act of the Commonwealth of Pennsylvania (the “Commonwealth”), 53 Pa. Cons. Stat. § 8001 et seq., as amended (the “Act”), and pursuant to an Ordinance of the Board of Commissioners of the Township duly enacted on March 10, 2015 (the “Ordinance”). The Bonds are issued for the purpose of financing a refunding program and the costs of issuing the Bonds.

Under the laws of the Commonwealth, this Bond and the interest thereon shall at all times be free from taxation within the Commonwealth of Pennsylvania, but this exemption does not extend to gift, estate, succession or inheritance taxes or to any other taxes not levied or assessed directly on this Bond or the interest thereon. Profits, gains or income derived from the sale, exchange or other disposition of this Bond are subject to state and local taxation.

The Bonds maturing on or after July 15, ____ are subject to redemption prior to maturity, at the option of the Township, as a whole or from time to time in part, in any order of maturity or portion of a maturity as selected by the Township, on _____, ____ or any date thereafter, upon payment of a redemption price of 100% of principal amount plus interest accrued to the redemption date. If less than an entire year's maturity of Bonds are to be redeemed at any particular time, such Bonds so to be called for redemption shall be chosen by lot by the Paying Agent.

The Bonds stated to mature on July 15, ____ (the “Term Bonds”) are subject to mandatory redemption prior to their stated maturity by lot by the Township from monies to be deposited in the Sinking Fund established under the Ordinance at a redemption price of 100% of principal amount together with accrued interest to the date fixed for redemption. The Township hereby covenants that it will cause the Paying Agent to select by lot, to give notice of redemption and to redeem Term Bonds at said price from monies deposited in the Sinking Fund sufficient to effect such redemption (to the extent that Term Bonds shall not have been previously purchased from said monies by the Township as permitted under the Ordinance) on July 15 of the years, in the annual principal amounts and from the maturities set forth in the following schedule (or such lesser principal amount as shall at the time represent all Term Bonds of that maturity which shall then be outstanding):

Mandatory Redemption Schedule

Redemption Date (July 15)	Principal Amount to be Redeemed or Purchased	Maturity from Which Selected
--------------------------------------	---	---

For the purpose of selection of Bonds for redemption, any Bond of a denomination greater than \$5,000 shall be treated as representing such number of separate Bonds, each of the denomination of \$5,000, as is obtained by dividing the actual principal amount of such Bond by \$5,000. Any Bond which is to be redeemed only in part shall be surrendered at the corporate trust office of the Paying Agent, together with a duly executed instrument of transfer in form satisfactory to the Paying Agent, and the registered owner of such Bond shall receive, without service charge, a new Bond or Bonds, of any authorized denomination as requested by such registered owner in aggregate principal amount equal to and in exchange for the unredeemed portion of the principal of the Bond so surrendered.

On the date designated for redemption and upon deposit with the Paying Agent of funds sufficient for payment of the principal and accrued interest on the Bonds called for redemption, interest on the Bonds or portions thereof so called for redemption shall cease to accrue and the Bonds or portions thereof so called for redemption shall cease to be entitled to any benefit or security under the Ordinance, and registered owners of the Bonds so called for redemption shall have no rights with respect to the Bonds or portions thereof so called for redemption, except to receive payment of the principal of and accrued interest on the Bonds so called for redemption to the date fixed for redemption.

Notice of any redemption shall be given by first class mail, postage prepaid, mailed by the Paying Agent not less than twenty (20) days nor more than sixty (60) days before the redemption date to the registered owners of the Bonds at their addresses as they appear on the Bond register maintained by the Paying Agent. Such notice shall also be sent to the Depository Trust Company and the Municipal Securities Rulemaking Board's Electronic Municipal Market Access System site. Such notice shall be given in the name of the Township, shall identify the Bonds to be redeemed (and, in the case of a partial redemption of any Bonds, the respective principal amounts thereof to be redeemed), shall specify the redemption date and the redemption price, and shall state that on the redemption date the Bonds called for redemption will be payable at the corporate trust office of the Paying Agent and that from the date of redemption interest will cease to accrue. The Paying Agent shall use "CUSIP" numbers (if then generally in use) in notices of redemption as a convenience to Bond owners, provided that any such notice shall state that no representation is made as to the correctness of such numbers either as printed on the Bonds or as contained in any notice of redemption and that reliance may be placed only on the identification numbers prefixed "R-" printed on the Bonds. Failure to mail any notice of redemption, or any defect therein, or in the mailing thereof, with respect to any Bond shall not affect the validity of any proceeding for redemption of other Bonds so called for redemption.

With respect to any optional redemption of Bonds, if at the time of mailing such notice of redemption, the Township shall not have deposited with the Paying Agent monies sufficient to redeem all the Bonds called for redemption, such notice may state that it is conditional, that is, subject to the deposit of the redemption monies with the Paying Agent not later than the redemption date, and such notice shall be of no effect unless such monies are so deposited.

The Bonds are transferable by the registered owners thereof, subject to payment of any required tax, fee or other governmental charge, upon presentation and surrender thereof at the corporate trust office of the Paying Agent, together with a duly executed instrument of transfer in form satisfactory to the Paying Agent. The Paying Agent shall not be required: (i) to issue,

transfer or exchange any of the Bonds during a period beginning at the close of business on the fifth (5th) day next preceding the day of selection of Bonds to be redeemed and ending at the close of business on the day on which the applicable notice of redemption is given; or (ii) to transfer or exchange any Bond selected for redemption in whole or in part.

The Township and the Paying Agent may treat the person in whose name this Bond is registered on the Bond register maintained by the Paying Agent as the absolute owner of this Bond for all purposes and neither the Township nor the Paying Agent shall be affected by any notice to the contrary.

No recourse shall be had for the payment of the principal of or interest on this Bond, or for any claim based hereon, against any member of the Board of Commissioners, officer or employee, past, present or future, of the Township or of any successor body, as such, either directly or through the Township or any such successor body, under any constitutional provision, statute or rule of law, or by the enforcement of any assessment or by any legal or equitable proceeding or otherwise, and all such liability of such members, officers or employees is released as a condition of and as consideration for the execution and issuance of this Bond.

Whenever the due date for payment of interest on or principal of this Bond shall be a Saturday, Sunday, a legal holiday or a day on which banking institutions in the jurisdiction in which the corporate trust payment office of the Paying Agent is located are authorized or directed by law or executive order to close (a "Holiday"), then the payment of such interest or principal need not be made on such date, but may be made on the succeeding day which is not a Holiday, with the same force and effect as if made on the due date for payment of principal or interest.

It is hereby certified that the approval of the Department of Community and Economic Development of the Commonwealth of Pennsylvania for the Township to issue and deliver this Bond has been duly given pursuant to the Act; that all acts, conditions and things required by the laws of the Commonwealth of Pennsylvania to exist, to have happened or to have been performed, precedent to or in the issuance of this Bond or in the creation of the debt of which this Bond is evidence, exist, have happened and have been performed in regular and due form and manner as required by law; that this Bond, together with all other indebtedness of the Township, is within every debt and other limit prescribed by the Constitution and the statutes of the Commonwealth of Pennsylvania; that the Township has established a sinking fund for the Bonds and shall deposit therein amounts sufficient to pay the principal of and interest on the Bonds as the same shall become due and payable; and that for the prompt and full payment of all obligations of this Bond, the full faith, credit and taxing power of the Township are hereby irrevocably pledged.

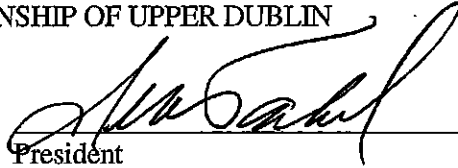
This Bond shall not be entitled to any benefit under the within mentioned Ordinance or be valid or become obligatory for any purpose until this Bond shall have been authenticated by the Paying Agent by execution of the certificate endorsed hereon.

IN WITNESS WHEREOF, the Township of Upper Dublin, Montgomery County, Pennsylvania, has caused this Bond to be signed in its name and on its behalf by the signature of the President of its Board of Commissioners and an impression of its corporate seal to be hereunto impressed and duly attested by the signature of the Secretary.

TOWNSHIP OF UPPER DUBLIN

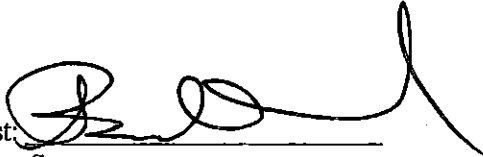
(SEAL)

By:



President

Attest:



Secretary

AUTHENTICATION CERTIFICATE

This Bond is one of the Township of Upper Dublin General Obligation Bonds, Series of 2015, described in the within mentioned Ordinance.

**MANUFACTURERS AND TRADERS TRUST
COMPANY, as Paying Agent**

Date of Authentication:

By: _____
Authorized Signer

STATEMENT OF INSURANCE

[APPROPRIATE LANGUAGE TO BE INSERTED HERE, IF BONDS ARE INSURED]

ASSIGNMENT AND TRANSFER

FOR VALUE RECEIVED, the undersigned hereby sells, assigns and transfers unto

PLEASE INSERT SOCIAL SECURITY OR EMPLOYER
IDENTIFICATION NUMBER OF ASSIGNEE

_____ the
within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints

_____ attorney to
transfer said Bond on the books of the within named Paying Agent, with full power of substitution in
the premises.

Dated:

Signature Guaranteed by:

NOTICE: Signature(s) must be
guaranteed by an eligible guarantor
institution, an institution which is a
participant in a Securities Transfer
Association recognized signature
guaranteed program.

NOTICE: The signature to this Assignment
must correspond with the name as it appears
upon the face of the within Bond in every
particular, without alteration or enlargement
or any change whatever.

(Authorized Signature)

[End of Form of Bond]

Section 9. Terms of Bonds. The Bonds when issued shall be general obligation bonds issued in fully registered form and shall be in the denomination of Five Thousand Dollars (\$5,000), or in any integral multiple thereof within the limitations provided herein. The Bonds shall be issued in the aggregate principal amount of not more than \$4,000,000, shall be dated as determined in accordance with the final terms of the Bonds (the "**Bond Issuance Date**"), shall bear interest from the Bond Issuance Date at the rates per annum in accordance with and within the parameters established pursuant hereto, all as set forth herein and in the Bond Purchase Proposal and Addendum, and shall mature on those dates contained therein, but in no event later than July 15, 2035.

The principal of the Bonds shall be payable in lawful money of the United States of America at the corporate trust office of Manufacturers and Traders Trust Company, in Harrisburg, Pennsylvania or Buffalo, New York, which is hereby appointed paying agent and registrar for the Bonds and the sinking fund depository. Interest on the Bonds shall be payable in the manner provided in the Forms of Bonds set forth above.

Section 10. Redemption of Bonds.

The Bonds shall be subject to redemption prior to maturity, at the option of the Township, as a whole or from time to time in part, in any order of maturity or portion of a maturity as selected by the Township, thereafter, upon payment of a redemption price of 100% of principal amount plus interest accrued to the redemption date, beginning on such date as shall be specified in the Addendum to the Bond Purchase Agreement, but not later than ten (10) years after the Bond Issuance Date. If less than an entire year's maturity of Bonds are to be redeemed at any particular time, such Bonds so to be called for redemption shall be chosen by lot by the Paying Agent.

The Bonds may be subject to mandatory redemption prior to their stated maturity by lot by the Township from monies to be deposited in the Sinking Fund established under the Ordinance at a redemption price of 100% of principal amount together with accrued interest to the date fixed for redemption (the "**Term Bonds**"). If Term Bonds are issued, the Township hereby covenants that it will cause the Paying Agent to select by lot, to give notice of redemption and to redeem Term Bonds at said price from monies deposited in the Sinking Fund sufficient to effect such redemption (to the extent that Term Bonds shall not have been previously purchased from said monies by the Township as permitted under the Ordinance) on such date or dates as shall be specified in the Addendum to the Bond Purchase Agreement. Any Term Bond that may be issued will be issued in an annual principal amount that does not exceed the annual maximum maturity amount for the stated mandatory sinking fund redemption date of such Term Bond, such maximum annual maturity amounts shown in **Schedule B**.

For the purpose of selection of Bonds for redemption, any Bond of a denomination greater than \$5,000 shall be treated as representing such number of separate Bonds, each of the denomination of \$5,000, as is obtained by dividing the actual principal amount of such Bond by \$5,000. Any Bond which is to be redeemed only in part shall be surrendered at the corporate trust office of the Paying Agent, together with a duly executed instrument of transfer in form satisfactory to the Paying Agent, and the registered owner of such Bond shall receive, without service charge, a new Bond or Bonds, of any authorized denomination as requested by such

registered owner in aggregate principal amount equal to and in exchange for the unredeemed portion of the principal of the Bond so surrendered.

On the date designated for redemption and upon deposit with the Paying Agent of funds sufficient for payment of the principal of and accrued interest on the Bonds called for redemption, interest on the Bonds or portions thereof so called for redemption shall cease to accrue and the Bonds or portions thereof so called for redemption shall cease to be entitled to any benefit or security hereunder, and registered owners of the Bonds so called for redemption shall have no rights with respect to the Bonds or portions thereof so called for redemption, except to receive payment of the principal of and accrued interest on the Bonds so called for redemption to the date fixed for redemption.

Notice of any redemption shall be given by first class mail, postage prepaid, mailed by the Paying Agent not less than twenty (20) days nor more than sixty (60) days before the redemption date to the registered owners of the Bonds at their addresses as they appear on the Bond register maintained by the Paying Agent. Such notice shall also be sent to the Depository Trust Company and the Municipal Securities Rulemaking Board's Electronic Municipal Market Access System site. Such notice shall be given in the name of the Township, shall identify the Bonds to be redeemed (and, in the case of a partial redemption of any Bonds, the respective principal amounts thereof to be redeemed), shall specify the redemption date and the redemption price, and shall state that on the redemption date the Bonds called for redemption will be payable at the corporate trust office of the Paying Agent and that from the date of redemption interest will cease to accrue. The Paying Agent shall use "CUSIP" numbers (if then generally in use) in notices of redemption as a convenience to Bond owners, provided that any such redemption notice shall state that no representation is made as to the correctness of such numbers either as printed on the Bonds or as contained in any notice of redemption and that reliance may be placed only on the identification numbers prefixed "R-" printed on the Bonds. Failure to mail any notice of redemption, or any defect therein, or in the mailing thereof, with respect to any Bond shall not affect the validity of any proceeding for redemption of other Bonds so called for redemption.

Section 11. Appointment of Securities Depository. The Depository Trust Company, New York, New York ("DTC"), shall act as securities depository for the Bonds on behalf of the firms which participate in the DTC book-entry system ("**DTC Participants**"). The ownership of one fully registered Bond for each maturity for each series of the Bonds, will be registered in the name of Cede & Co., as nominee for DTC. The Township shall cause the Bonds to be delivered to DTC or the Paying Agent, as custodian for DTC, on or before the Bond Issuance Date.

Pursuant to the book-entry only system, any person for whom a DTC Participant acquires an interest in the Bonds (the "**Beneficial Owner**") will not receive certificated Bonds and will not be the registered owner thereof. Ownership interest in the Bonds may be purchased by or through DTC Participants. Each DTC Participant will receive a credit balance in the records of DTC in the amount of such DTC Participant's interest in the Bonds, which will be confirmed in accordance with DTC's standard procedures. Receipt by the Beneficial Owners (through any DTC Participant) of timely payment of principal, premium, if any, and interest on the Bonds, is subject to DTC making such payment to DTC Participants and such DTC Participants making payment to Beneficial Owners. Neither the Township nor the Paying Agent will have any direct

responsibility or obligation to such DTC Participants or the persons for whom they act as nominees for any failure of DTC to act or make any payment with respect to the Bonds.

The Township is authorized to execute such documents as may be necessary or desirable in connection with DTC's services as securities depository.

DTC may determine to discontinue providing its services with respect to the Bonds or Bonds at any time by giving notice to the Township and discharging its responsibilities with respect thereto under applicable law. Under such circumstances, the Township officials then holding the offices set forth in Section 22 of this Ordinance are hereby authorized to designate a successor securities depository or to deliver certificates to the Beneficial Owners of the Bonds and Beneficial Owners of the Bonds.

The Township shall give notice or cause the Paying Agent to give notice, to DTC in accordance with the Blanket Letter of Representations for the redemption or other retirement of the Bonds. The Township will provide for the form of notice. Upon receipt of such notice, DTC will forward the notice to the DTC Participants for subsequent forwarding of such notice to the Beneficial Owners of the Bonds. The Township will pay the customary charges for such mailing.

Section 12. Sale of Bonds. The Bonds shall be sold at a private sale by negotiation as hereinafter set forth in Section 15. After due consideration, the Board of Commissioners hereby finds and determines, on the basis of the advice and recommendation of its Financial Advisor and all available information, that a private negotiated sale of the Bonds is in the best financial interest of the Township.

Section 13. Creation of and Deposits in Sinking Fund. The Township covenants that there shall be and there is hereby established and that it shall hereafter maintain a sinking fund designated as the "Sinking Fund - General Obligation Bonds, Series of 2015" (the "**Sinking Fund**") for the Bonds to be held by the Paying Agent (or such substitute or successor Paying Agent which shall hereafter be appointed in accordance with the provisions of the Act) in the name of the Township, but subject to withdrawal only by the Paying Agent.

The Township covenants and agrees to deposit in the Sinking Fund, not later than each principal or interest payment date, the debt service payable on the Bonds on such dates, or such greater or lesser amount as at the time shall be sufficient to pay principal of and interest on the Bonds becoming due on each such date.

Pending application to the purposes for which the Sinking Fund is established, the President or Vice President of the Board of Commissioners or the Secretary or the Treasurer or Assistant Secretary is hereby authorized and directed to cause the monies therein to be invested or deposited and insured or secured as permitted and required by Section 8224 of the Act. All income received on such deposits or investments of monies in the Sinking Fund during each applicable period shall be added to the Sinking Fund and shall be credited against the deposit next required to be made in the Sinking Fund.

The Paying Agent is hereby authorized and directed, without further action by the Township, to pay from the Sinking Fund the principal of and interest on the Bonds as the same

shall become due and payable in accordance with the terms hereof, and the Township hereby covenants that such monies, to the extent required, will be applied to such purposes.

All monies deposited in the Sinking Fund for the payment of the Bonds which have not been claimed by the registered owners thereof after two years from the date payment is due, except where such monies are held for the payment of outstanding checks, drafts or other instruments of the Paying Agent, shall be returned to the Township. Nothing contained herein shall relieve the Township of its liability to the registered owners of unrepresented Bonds.

Section 14. No Taxes Assumed. The Township shall not assume the payment of any tax or taxes in consideration of the purchase of the Bonds.

Section 15. Bond Purchase Proposal - Sale of Bonds. The Township hereby accepts the Bond Purchase Proposal of RBC Capital Markets, LLC (the “**Underwriter**”) dated March 10, 2015, and the Bonds are hereby awarded to the Underwriter subject to compliance with the provisions of Section 3 of this Ordinance and submission of the Addendum to the Bond Purchase Agreement satisfying the parameters set forth herein. A copy of said Bond Purchase Proposal shall be attached to this Ordinance and lodged with the official minutes of this meeting and is hereby incorporated herein by reference. The proper officers of this Township are hereby authorized and directed to endorse the acceptance of this Township on said bond purchase proposal and to deliver executed copies thereof to the Underwriter.

Section 16. Contract with Paying Agent. The proper officers of the Township are authorized to contract with Manufacturers and Traders Trust Company in connection with the performance of its duties as the Paying Agent and Sinking Fund Depository on usual and customary terms, including an agreement to observe and comply with the provisions of this Ordinance and of the Act.

Section 17. Redemption of Refunded Bonds - Deposit of Funds. Subject to acceptance and execution of the Addendum, the Township hereby calls for redemption on or after July 15, 2015, at a redemption price of par, the Refunded Bonds.

In the event of an advance refunding of the Refunded Bonds, the Township shall enter into a Pledge and Escrow Agreement (the “**Escrow Agreement**”) with Manufacturers and Traders Trust Company, as the escrow agent (the “**Escrow Agent**”), providing, among other things, for: (a) the certification to such Escrow Agent of the amounts required to pay the interest on the Refunded Bonds to the date of maturity or redemption and the principal of the outstanding Refunded Bonds on the date of maturity or redemption; (b) the deposit with said Escrow Agent of amounts which, together with the interest thereon, will meet such requirements; (c) if not funded solely with cash, the investment of the amounts deposited under the Escrow Agreement in accordance with the applicable regulations under Section 103 and 141 through 150 of the Internal Revenue Code; and (d) the irrevocable pledge of all amounts and investments held under the Escrow Agreement for the payment of the Refunded Bonds to be refunded to the date of maturity or redemption and the application of the cash or principal of and interest on the investments to such purposes. The Escrow Agreement shall be in form and substance as approved by the signing officers of the Township. The President or Vice President of the Board of Commissioners and the Secretary or Treasurer or Assistant Secretary are hereby authorized

and directed to execute said Escrow Agreement, to deliver the same to the Escrow Agent on behalf of the Township, and to give irrevocable instructions for the dissemination of an appropriate notice of redemption for the Refunded Bonds. The officers of the Township are hereby authorized and directed to execute all documents and to take such other action as may be necessary or advisable to effect the redemption and payment of the Refunded Bonds.

In the event of a current refunding of the Refunded Bonds, the Township may enter into a request for redemption certificate (the "**Redemption Request Certificate**") with Manufacturers and Traders Trust Company, as the escrow agent and the Paying Agent for the Refunded Bonds (the "**Refunded Bonds Paying Agent**"), providing, among other things, for: (a) the certification to such Refunded Bonds Paying Agent of the amounts required to pay the principal and interest on the Refunded Bonds to the date of redemption; (b) the deposit with said Refunded Bonds Paying Agent of amounts which, together with interest earnings thereon, if any, will meet such requirements; and (c) the irrevocable pledge of all amounts and investments held under the Redemption Request Certificate for the payment of the Refunded Bonds to the date of redemption and the application of such funds to such purposes. The Redemption Request Certificate shall be in form and substance as approved by the signing officers of the Township. The President or Vice President of the Board of Commissioners and Secretary or Treasurer are hereby authorized and directed to execute said Redemption Request Certificate and to deliver the same to the Refunded Bonds Paying Agent on behalf of the Township. The Township hereby gives and grants the Refunded Bonds Paying Agent full authority to do and perform all and every act and thing whatsoever requisite and necessary to effectuate the refunding of the Refunded Bonds as the Township might do on its own behalf, and hereby ratifies and confirms all that said Refunded Bonds Paying Agent shall do or cause to be done by virtue thereof.

The President and Vice President and Secretary or Treasurer (or any Acting Secretary or Treasurer appointed for such purpose), or any duly appointed successors, as the case may be, are hereby authorized to execute any agreements or documents deemed appropriate concerning the Refunding Program, including, but not limited to, the Federal Tax Certificate, the Redemption Request Certificate and the Escrow Agreement.

Section 18. Federal Tax Covenants. The Township hereby covenants not to take or omit to take any action so as to cause interest on the Bonds to be no longer excluded from gross income for the purposes of federal income taxation and to otherwise comply with the requirements of Sections 103 and 141 through 150 of the Internal Revenue Code of 1986, as amended (the "**Code**"), and all applicable regulations promulgated with respect thereto throughout the term of the Bonds. The Township further covenants that it will make no investments or other use of the proceeds of the Bonds which would cause the Bonds to be "arbitrage bonds" as defined in Section 148 of the Code. The Township further covenants to comply with the rebate requirements (including the prohibited payment provisions) contained in Section 148(f) of the Code and any regulations promulgated thereunder, to the extent applicable, and to pay any interest or penalty imposed by the United States for failure to comply with said rebate requirements, to the extent applicable.

The overall issue amount and other factors relating to the Bonds have not been finally determined at this time. Subject to market conditions at the time of the sale of the Bonds which will determine the overall principal amount of the Bonds and other factors, the Township may

represent and warrant, after due investigation and to the best of its knowledge, that (i) the Bonds are not "private activity bonds" within the meaning of Section 141 of the Code and (ii) the aggregate face amount of "qualified tax-exempt obligations" within the meaning of Section 265(b)(3)(B) of the Code (which includes qualified 501(c)(3) bonds but not any other private activity bonds) issued or to be issued by the Township (and all "subordinate" entities thereof) which are not "deemed designated", during the 2015 calendar year, including the Bonds, is not reasonably expected to exceed \$10,000,000. If the Township is able to make the preceding representation and warranty in accordance with the requirements of the Code, then the Township is hereby authorized to designate each of the Bonds as a "qualified tax-exempt obligation" within the meaning of Section 265(b)(3)(B) of the Code. The Township hereby authorizes the proper officers of the Township to execute a certificate to that effect at the time of the closing, if applicable.

Section 19. Execution and Authentication of Bonds. As provided in Section 5, the Bonds, when issued, shall be executed by the President or Vice President of the Board of Commissioners of the Township, and the seal of the Township affixed thereto and duly attested to by the Secretary (or any Assistant Secretary or acting Secretary or Treasurer appointed for such purpose) of the Township, and each such execution shall be by manual signature. If any officer whose signature appears on the Bonds shall cease to hold such office before the actual delivery date of the Bonds, such signature shall nevertheless be valid and sufficient for all purposes as if such person had remained in such office until the actual delivery date of the Bonds. The Bonds shall be authenticated by the manual signature of the Paying Agent.

Section 20. Application of Bond Proceeds. The purchase price for the Bonds and any accrued interest payable by the Underwriter, if any, shall be paid to the Paying Agent on behalf of the Township. Upon receipt of the purchase price for the Bonds by the Paying Agent, including interest thereon accrued to the Bond Issuance Date, if any, the Paying Agent shall deposit the same in a settlement account. From the settlement account, the Paying Agent shall: (i) pay, or establish reserves for payment of, the costs and expenses of the financing and the proper officers of the Township are authorized to direct the Paying Agent to pay the issuance costs on behalf of the Township as set forth in written directions to the Paying Agent; (ii) deposit the accrued interest, if any, on the Bonds in the Sinking Fund; and (iii) transfer to the Escrow Agent or Refunded Bonds Paying Agent the amount required to fund the escrow for the Refunded Bonds, as provided in Section 17 hereof.

Any reserves in the above-described settlement account shall be disbursed from time to time by the Paying Agent pursuant to written instructions from the President or Vice President of the Board of Commissioners and any balance ultimately remaining in any such reserve shall, upon written instructions of the President or Vice President of the Board of Commissioners, be deposited in the Sinking Fund.

Section 21. Covenant to Pledge Sufficient Funds. The Township hereby covenants and agrees that, concurrently with the issuance of and payment for the Bonds:

(a) The Township will have irrevocably pledged with the Escrow Agent amounts sufficient, together with interest, if any, to be earned thereon, to pay: (i) all interest on the Refunded Bonds to the date of maturity or redemption thereof; and (ii) the principal of the

Refunded Bonds on the date of maturity or redemption thereof, so that the Refunded Bonds will no longer be outstanding under the Act; and

(b) The Escrow Agent will have invested the monies required by the Escrow Agreement in accordance with the terms thereof.

Section 22. Officers Authorized to Act. For the purpose of expediting the closing and the issuance and delivery of the Bonds, or in the event that the President of the Board of Commissioners or the Secretary of the Township shall be absent or otherwise unavailable for the purpose of executing documents, or for the purpose of taking any other action which they or either of them may be authorized to take pursuant to this Ordinance, the Vice President of the Board of Commissioners or the Assistant Secretary or acting Secretary or Treasurer appointed for such purpose of the Township, respectively, are hereby authorized and directed to execute documents, or otherwise to act on behalf of the Township in their stead.

Section 23. Approval of Official Statement. For purpose of satisfying United States Securities and Exchange Commission Rule 15c2-12, the Township shall, in a certificate executed by the President or Vice President of the Board of Commissioners, approve and deem final the Preliminary Official Statement prepared for the Bonds at the time of issuance. A final Official Statement, substantially in the form of the Preliminary Official Statement and containing the terms of the Bonds, shall be prepared and delivered to the Underwriter within seven (7) business days from the date of the Addendum to the Bond Purchase Agreement, and the Township hereby approves the use thereof in connection with the public offering and sale of the Bonds.

Section 24. Continuing Disclosure. The Township hereby authorizes and directs the appropriate officers to execute and deliver a Continuing Disclosure Agreement in order to satisfy the requirements of Rule 15c2-12 (the "**Continuing Disclosure Agreement**"). Notwithstanding any other provision of this Ordinance, failure of the Township to comply with the Continuing Disclosure Agreement shall not be considered an event of default hereunder; however, the Paying Agent, any Participating Underwriter (as defined in the Continuing Disclosure Agreement), or any Bondholder may take such actions as may be necessary and appropriate, including seeking specific performance by court order, to cause the Township to comply with its obligations under this Section.

Section 25. Bond Insurance. If deemed financially advantageous to the Township in connection with the issuance of the Bonds, the officers of the Township are hereby authorized to purchase a policy of insurance guaranteeing the payment of the principal of and interest on the Bonds to pay the premium for such policy from the proceeds of the Bonds and to execute such documents as may be necessary to effect the issuance of such policy. If applicable, the Bonds issued under this Ordinance may include a statement of the terms of such insurance policy and the Authentication Certificate of the Paying Agent appearing on each Bond may include a statement confirming that the original or a copy of the insurance policy is on file with the Paying Agent.

Section 26. Further Action. The proper officers of the Township are hereby authorized and directed to take all such action, execute, deliver, file and/or record all such

documents, publish all notices, appoint such professionals and otherwise comply with the provisions of this Ordinance and the Act in the name and on behalf of the Township.

Section 27. Act Applicable to Bonds. This Ordinance is enacted pursuant to, and the Bonds issued hereunder shall be subject to, the provisions of the Act and all of the mandatory provisions thereof shall apply hereunder whether or not explicitly stated herein.

Section 28. Contract with Bondholders. This Ordinance constitutes a contract with the registered owners of the Bonds from time to time outstanding hereunder and shall be enforceable in accordance with the provisions of the laws of the Commonwealth of Pennsylvania.

Section 29. Severability. In case any one or more of the provisions contained in this Ordinance or in any Bond issued pursuant hereto shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision of this Ordinance or of said Bonds and this Ordinance or said Bonds shall be construed and enforced as if such invalid, illegal or unenforceable provisions had never been contained therein.

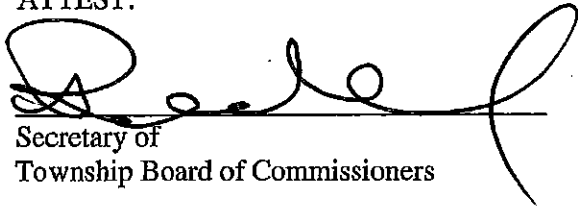
Section 30. Repealer. All ordinances and parts of ordinances heretofore enacted to the extent that the same are inconsistent herewith are hereby repealed.

Section 31. Effective Date. This Ordinance shall take effect on the earliest date permitted by the Act.

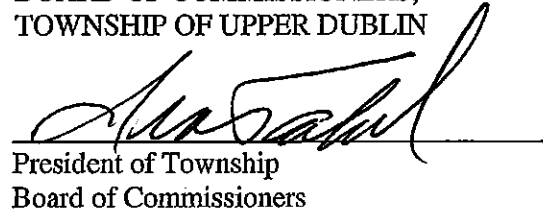
ORDAINED AND ENACTED this 10th day of March, 2015.

(TOWNSHIP SEAL)

ATTEST:


Secretary of
Township Board of Commissioners

BOARD OF COMMISSIONERS,
TOWNSHIP OF UPPER DUBLIN


President of Township
Board of Commissioners

**SCHEDULE A
TOWNSHIP OF UPPER DUBLIN
GENERAL OBLIGATION BONDS, SERIES OF 2015**

SCHEDULE OF DEBT SERVICE SAVINGS

1	2	3	4	5	6	7	8
<u>Date</u>	<u>Principal</u>	<u>Rate</u>	<u>Interest</u>	<u>Semi-Annual Debt Service</u>	<u>Annual Debt Service</u>	<u>Existing Debt Service</u>	<u>Savings</u>
7/15/2015			16,949.56	16,949.56	16,949.56	128,050.00	109,100.44
1/15/2016			34,280.00	34,280.00			
7/15/2016	75,000	0.890	34,280.00	108,280.00	143,560.00	169,700.00	26,140.00
1/15/2017			33,946.25	33,946.25			
7/15/2017	105,000	1.190	33,946.25	138,946.25	172,892.50	172,740.00	(152.50)
1/15/2018			33,321.50	33,321.50			
7/15/2018	105,000	1.540	33,321.50	138,321.50	171,043.00	170,402.50	(1,240.50)
1/15/2019			32,513.00	32,513.00			
7/15/2019	105,000	1.720	32,513.00	137,513.00	170,026.00	172,852.50	2,826.50
1/15/2020			31,610.00	31,610.00			
7/15/2020	105,000	1.910	31,610.00	136,610.00	168,220.00	170,017.50	1,797.50
1/15/2021			30,607.25	30,607.25			
7/15/2021	110,000	2.110	30,607.25	140,607.25	171,214.60	172,047.50	833.00
1/15/2022			29,446.75	29,446.75			
7/15/2022	115,000	2.350	29,446.75	144,446.75	173,893.50	173,817.50	(76.00)
1/15/2023			28,095.50	28,095.50			
7/15/2023	115,000	2.520	28,095.50	143,095.50	171,191.00	170,317.50	(873.50)
1/15/2024			26,646.50	26,646.50			
7/15/2024	120,000	2.680	26,646.50	146,646.50	173,293.00	171,717.50	(1,575.50)
1/15/2025			25,050.50	25,050.50			
7/15/2025	120,000	2.770	25,050.50	145,050.50	170,101.00	172,832.50	2,731.50
1/15/2026			23,388.50	23,388.50			
7/15/2026	125,000	2.880	23,388.50	148,388.50	171,777.00	173,652.50	1,875.50
1/15/2027			21,588.50	21,588.50			
7/15/2027	130,000	3.000	21,588.50	151,588.50	173,177.00	174,167.50	990.50
1/15/2028			19,638.50	19,638.50			
7/15/2028	130,000	3.110	19,638.50	149,638.50	169,277.00	169,367.50	90.50
1/15/2029			17,617.00	17,617.00			
7/15/2029	135,000	3.190	17,617.00	152,617.00	170,234.00	169,387.50	(846.50)
1/15/2030			15,463.75	15,463.75			
7/15/2030	145,000	3.250	15,463.75	160,463.75	175,927.50	174,200.00	(1,727.50)
1/15/2031			13,107.50	13,107.50			
7/15/2031	145,000	3.300	13,107.50	158,107.50	171,215.00	173,697.50	2,382.50
1/15/2032			10,715.00	10,715.00			
7/15/2032	150,000	3.340	10,715.00	160,715.00	171,430.00	172,367.50	937.50
1/15/2033			8,210.00	8,210.00			
7/15/2033	155,000	3.380	8,210.00	163,210.00	171,420.00	170,915.00	(605.00)
1/15/2034			5,590.50	5,590.50			
7/15/2034	160,000	3.420	5,590.50	165,590.50	171,181.00	169,240.00	(1,941.00)
1/15/2035			2,854.50	2,854.50			
7/15/2035	165,000	3.460	2,854.50	167,854.50	170,709.00	172,342.50	1,533.50
TOTALS	2,515,000		904,331.56	3,419,331.56	3,419,331.56	3,561,732.50	142,400.94

Savings as a % of Refunded Par 5.96%

Present Value Savings 140,384.68

Public Financial Management, Inc. 2/26/2015

**SCHEDULE B
TOWNSHIP OF UPPER DUBLIN
GENERAL OBLIGATION BONDS, SERIES OF 2015**

PARAMETERS BOND MATURITY SCHEDULE

1	2	3	4	5	6
<u>Date</u>	<u>Max Principal</u>	<u>Max Rate</u>	<u>Interest</u>	<u>Semi-Annual Debt Service</u>	<u>Annual Debt Service</u>
7/15/2015	200,000	6.000	59,333.33	259,333.33	259,333.33
1/15/2016			114,000.00	114,000.00	
7/15/2016	195,000	6.000	114,000.00	309,000.00	423,000.00
1/15/2017			108,150.00	108,150.00	
7/15/2017	205,000	6.000	108,150.00	313,150.00	421,300.00
1/15/2018			102,000.00	102,000.00	
7/15/2018	205,000	6.000	102,000.00	307,000.00	409,000.00
1/15/2019			96,850.00	96,850.00	
7/15/2019	185,000	6.000	96,850.00	280,850.00	376,700.00
1/15/2020			90,300.00	90,300.00	
7/15/2020	185,000	6.000	90,300.00	275,300.00	365,600.00
1/15/2021			84,750.00	84,750.00	
7/15/2021	185,000	6.000	84,750.00	269,750.00	354,500.00
1/15/2022			79,200.00	79,200.00	
7/15/2022	190,000	6.000	79,200.00	269,200.00	348,400.00
1/15/2023			73,500.00	73,500.00	
7/15/2023	165,000	6.000	73,500.00	238,500.00	312,000.00
1/15/2024			68,550.00	68,550.00	
7/15/2024	170,000	6.000	68,550.00	238,550.00	307,100.00
1/15/2025			63,450.00	63,450.00	
7/15/2025	175,000	6.000	63,450.00	238,450.00	301,900.00
1/15/2026			58,200.00	58,200.00	
7/15/2026	180,000	6.000	58,200.00	238,200.00	296,400.00
1/15/2027			52,800.00	52,800.00	
7/15/2027	180,000	6.000	52,800.00	232,800.00	285,600.00
1/15/2028			47,400.00	47,400.00	
7/15/2028	180,000	6.000	47,400.00	227,400.00	274,800.00
1/15/2029			42,000.00	42,000.00	
7/15/2029	185,000	6.000	42,000.00	227,000.00	269,000.00
1/15/2030			36,450.00	36,450.00	
7/15/2030	195,000	6.000	36,450.00	231,450.00	267,900.00
1/15/2031			30,600.00	30,600.00	
7/15/2031	195,000	6.000	30,600.00	225,600.00	256,200.00
1/15/2032			24,750.00	24,750.00	
7/15/2032	200,000	6.000	24,750.00	224,750.00	249,500.00
1/15/2033			18,750.00	18,750.00	
7/15/2033	205,000	6.000	18,750.00	223,750.00	242,500.00
1/15/2034			12,600.00	12,600.00	
7/15/2034	205,000	6.000	12,600.00	217,600.00	230,200.00
1/15/2035			6,450.00	6,450.00	
7/15/2035	215,000	6.000	6,450.00	221,450.00	227,900.00
TOTALS	4,000,000		2,478,833.33	6,478,833.33	6,478,833.33

Public Financial Management, Inc. 2/19/2015

CERTIFICATE OF SECRETARY

The undersigned, Secretary of the Township of Upper Dublin, DOES HEREBY CERTIFY that:

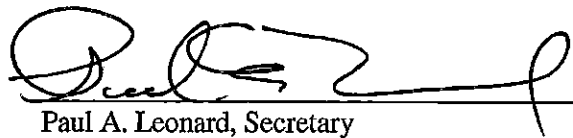
The foregoing Ordinance authorizing the issuance of General Obligation Bonds, Series of 2015 of the Township was duly moved and seconded and enacted by a majority vote of all the Board of Commissioners of said Township at a duly called and convened public meeting of said Board held on March 10, 2015; that public notice of said meeting was given as required by law; that the roll of the Board of Commissioners was called and such members voted or were absent as follows:

<u>Name</u>	<u>Vote</u>
Ira S. Tackel, President	yes
Ronald P. Feldman, Vice President	yes
Chester H. Derr, III	yes
Sharon L. Damsker	yes
John R. Minehart	yes
Stanley J. Ropski	yes
Rebecca A. Gushue	yes

and that said Ordinance is a true, complete and correct copy of said Ordinance, which has not been altered, amended, modified, suspended or repealed and is still in full force and effect as of the date of the delivery of this Certificate, and said Ordinance and the votes thereon have been duly recorded in the minutes.

WITNESS my hand and seal of the Township this 10th day of March, 2015.

(TOWNSHIP SEAL)


Paul A. Leonard, Secretary

ORDINANCE NO. 15-1301

AN ORDINANCE To Amend The Code Of The Township Of Upper Dublin, Chapter 110, Entitled Fees, To Revise the Current Fee Schedule And To Impose New Fees For the Continuance of Zoning Hearing Board or Board of Commissioners Hearings.

The Board of Commissioners of the Township of Upper Dublin does hereby enact and ordain:

Section 1. The Code of the Township of Upper Dublin, Chapter 110 thereof, entitled Fees, section 110-17, Zoning, shall be amended to provide as follows:

H. Continuance.

(1) A fee of \$100 shall be paid for any continuance of a hearing before the Zoning Hearing Board or the Board of Commissioners, or for the rescheduling of a hearing if requested by its applicant.

(2) If a hearing before the Zoning Hearing Board or the Board of Commissioners is continued, the applicant will be charged the actual cost for the stenographer, and the cost of advertising, for the second and all subsequent nights.

(3) If a hearing before the Zoning Hearing Board or the Board of Commissioners is postponed at the request of the applicant, the cost of re-advertising will be charged to the applicant.

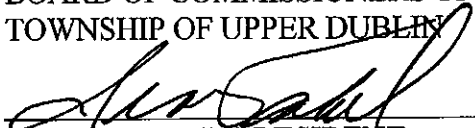
Section 2. Nothing in this Ordinance or in Chapter 110 of the Code of the Township of Upper Dublin, as hereby amended, shall be construed to affect any suit or proceeding in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 110 prior to the adoption of this amendment.

Section 3. 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. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

Section 4. This Ordinance shall take effect and be in force from and after its approval as required by law.

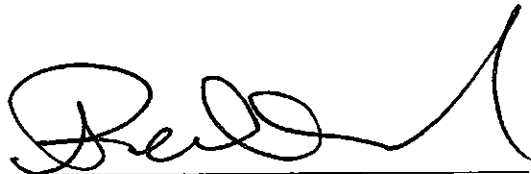
ENACTED AND ORDAINED this 10th day of March, 2015.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN



IRA S. TACKEL, PRESIDENT

ATTEST:



PAUL A. LEONARD, SECRETARY

AN ORDINANCE

NO. 15-1302

AN ORDINANCE to Amend The Code Of The Township Of Upper Dublin To Amend Chapter 192, Sewers, Dealing With The Regulation, Maintenance And Installation Of A Sanitary Sewer System In Upper Dublin Township, To Provide Discharge Limits Into The System.

The Board of Commissioners of the Township of Upper Dublin hereby ordains:

Section 1. The Code of the Township of Upper Dublin, Chapter 192, Sewers, § 92-15, Specific pollutant discharge limitations, shall be amended to provide as follows:

§ 192-15. Specific pollutant discharge limitations.

- A. No person shall discharge wastewater to the BCWSA Wastewater Treatment Plant containing in excess of the following, unless specifically authorized by the BCWSA through issuance of a valid wastewater discharge permit:

Pollutant	Maximum Instantaneous Concentration (mg/l)
BOD	300
TSS	300
Oil and grease	50
Phenols (T)	1.00
Cyanide (T)	0.50
Arsenic	0.10
Beryllium	2.00
Cadmium	0.50
Chromium (T)	2.00
Copper	2.00
Lead	0.20
Mercury	0.01
Nickel	1.00
Selenium	0.01
Silver	0.30
Zinc	2.00

- B. No person shall discharge wastewater to the Ambler Wastewater Treatment Plant containing in excess of the following, unless specifically authorized to do so by Ambler and the operator through issuance of a valid wastewater discharge permit.

Pollutant	Maximum Instantaneous Concentration (mg/l)
Arsenic	0.19
Aluminum	14.51
Cadmium	0.02
Chromium(T)	6.01
Chromium Hexavalent	0.42
Copper	1.28
Cyanide (T)	0.36
Lead	0.32
Mercury	0.0009
Molybdenum	Monitor Only
Nickel	2.16
Selenium	0.13
Silver	0.96
Zinc	1.55
Phenols	3.26
Total Phosphorous	52.64
Ammonia	No Limit
BOD	No Limit
TSS	No Limit
TDS	Monitor Only

- C. No person shall discharge wastewater to the UMHJSA Wastewater Treatment Plant containing in excess of the following, unless specifically authorized to do so by UMHJSA and the operator through issuance of a valid wastewater discharge permit.

Pollutant	Maximum Instantaneous Concentration (mg/l)
Arsenic	2.40
Aluminum	2,300
Cadmium	0.12
Chromium (T)	186.10
Chromium, Hexavalent	11.51
Copper	23.65
Cyanide (Free)	3.07
Cyanide (T)	3.07
Lead	3.36
Mercury	0.05

Nickel	24.31
Phenols	794.36
Selenium	1.94
Silver	4.93
Zinc	39.13

D. The above limits apply at the point where the wastewater is discharged to a POTW, which for purposes of these regulations includes all points within and throughout the sanitary sewer system. All concentrations for metallic substances are for total metal unless indicated otherwise. The Township or the operator may impose mass limitations in addition to, or in place of, the concentration-based limitations listed herein.

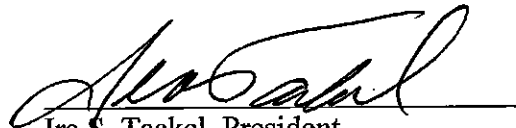
Section 2. Nothing in this Ordinance shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing prior to the adoption of this amendment.

Section 3. 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 this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

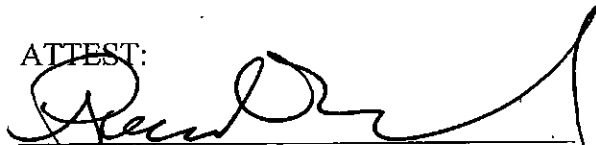
Section 4. This Ordinance shall take affect and be in force from and after its approval as required by law.

Enacted by the Board of Commissioners of Upper Dublin Township this 12th day of May, 2015.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN


Ira S. Tackel, President

ATTEST:


Paul A. Leonard, Secretary

AN ORDINANCE
NO. 15-1303

AN ORDINANCE To Amend The Code Of The Township Of Upper Dublin, Chapter 233, Vehicles And Traffic, Article VIII, "Schedules", §233-55, Schedule XIV: Parking Prohibited At All Times, By Establishing A "No Parking Any Time" Restriction On The East Side Of Bethlehem Pike From The Intersection of Loch Alsh Avenue to The Intersection of Argyle Avenue.

The Board of Commissioners of the Township of Upper Dublin does hereby enact and ordain:

Section 1. The Code of the Township of Upper Dublin, Chapter 233 thereof, entitled Vehicles and Traffic, Article VIII, "Schedules", Section 233-55, Schedule XIV: Parking Prohibited Certain Hours, shall be amended by rescinding the following restriction:

§ 233-54. Schedule XIII: Parking Prohibited at All Times.

In accordance with the provisions of §233-21, no person shall park a vehicle at any time upon any of the following described streets or parts thereof:

<u>Name of Street</u>	<u>Side</u>	<u>Location</u>
Bethlehem Pike	East	From the intersection of Bethlehem Pike and Loch Alsh Avenue, North for 320 Feet, to the intersection of Bethlehem Pike and Argyle Avenue.

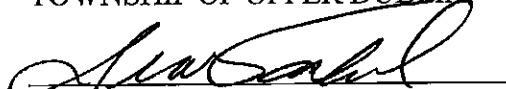
Section 4. Nothing in this Ordinance or in Chapter 233 of the Code of the Township of Upper Dublin, as hereby amended, shall be construed to affect any suit or proceeding in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 233 prior to the adoption of this amendment.

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. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

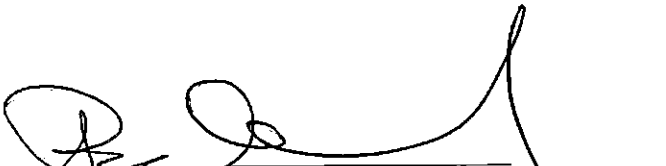
Section 6. This Ordinance shall take effect and be in force from and after its approval as required by law.

ENACTED AND ORDAINED this *9th* day of *June*, 2015.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN


IRA S. TACKEL, PRESIDENT

ATTEST:


PAUL A. LEONARD, SECRETARY

AN ORDINANCE

No. 15-1304

**AN ORDINANCE To Amend The Code Of The Township Of Upper Dublin,
Chapter A264-1, Entitled Historic Resource Inventory, To Add Additional
Properties.**

The Board of Commissioners of the Township of Upper Dublin hereby ordains as follows:

Section 1. The Code of the Township of Upper Dublin, Chapter A264, §A264-1, the Historic Resource Inventory, shall be amended by adding thereto in alphabetical and numerical order the following properties:

<u>House #</u>	<u>Street</u>	<u>Post Office</u>	<u>Class</u>
118	Apel Avenue	Oreland	C2
120	Apel Avenue	Oreland	C2
217	Elliger Avenue	Fort Washington	C2
615	Loch Alsh Avenue	Ambler	C2
627	Loch Alsh Avenue	Ambler	C2
101	Orlando Avenue	Oreland	C2
204	Orlando Avenue	Oreland	C2
206	Rech Avenue	Oreland	C2
1515	South Limekiln Pike	Glenside	C2
526	Willow Avenue	Ambler	C2
531	Willow Avenue	Ambler	C2


Section 2. Nothing in this Ordinance or in Chapter A264 of the Code of the Township of Upper Dublin, as hereby amended, shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter A264 prior to the adoption of this amendment.

Section 3. 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 this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

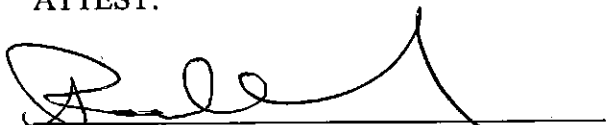
Section 4. This Ordinance shall take affect and be in force from and after its approval as required by law.

Approved by the Board this *9th* day of *June*, 2015.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN

BY: 
Ira S. Tackel, President

ATTEST:


Paul A. Leonard, Secretary/Township Manager

AN ORDINANCE

NO. 15-1305

AN ORDINANCE To Amend The Code Of The Township Of Upper Dublin, Chapter 168, Parks And Recreation, Section 168-2, Rules And Regulations, To Revise And Impose Regulations For The Use Of Devices In Township Parks Which Threaten Public Safety.

The Board of Commissioners of the Township of Upper Dublin hereby ordains:

Section 1. The Code of the Township of Upper Dublin, Chapter 168, Parks and Recreation, Section 168-2, Rules and regulations, subsection I, shall be amended to provide as follows:

§ 168-2. Rules and regulations.

The following rules and regulations are set forth for the use of the parklands in the Township of Upper Dublin:

* * * * *

- I. No device that expels a projectile may be used in a manner which threatens or tends to threaten the safety of any person. The promiscuous use of javelins, arrows, discuses or similar athletic equipment dangerous in character is prohibited unless used under the direct supervision of an authorized playground supervisor. No firecrackers, fireworks or rockets are permitted except with adequate supervision and with a special permit.

* * * * *

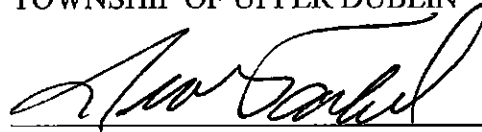
Section 2. Nothing in this Ordinance or in Chapter 168 of the Code of the Township of Upper Dublin, as hereby amended, shall be construed to effect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 168 prior to the adoption of this amendment.

Section 3. 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 this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

Section 4. This Ordinance shall take effect and be in force from and after its approval as required by law.

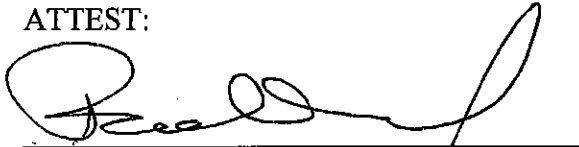
Approved by the Board this *14th* day of *July*, 2015.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN



Ira S. Tackel, President

ATTEST:



Paul A. Leonard, Secretary

ORDINANCE NO. 15-1306

AN ORDINANCE To Amend The Code Of The Township Of Upper Dublin, Chapter 110, Entitled Fees, To Revise the Current Fee Schedule To Impose New Fees For the Review and Inspection of Subdivisions and Land Developments by the Township's Professional Staff

The Board of Commissioners of the Township of Upper Dublin does hereby enact and ordain:

Section 1. The Code of the Township of Upper Dublin, Chapter 110 thereof, entitled Fees, Section 110-13, Subdivision and Land Development, shall be amended by the addition of the following subsection:

In accordance with Chapter 212, Subdivision and Land Development, the following fees shall be charged:

....

E. Professional Staff Review and Inspection Fees. Engineer and professional staff review and inspection fees for plan reviews and inspection services, as established by the Board of Commissioners by Resolution.

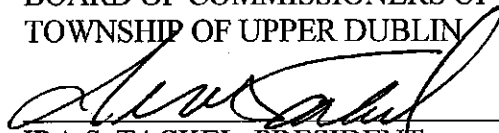
Section 3. Nothing in this Ordinance or in Chapter 110 of the Code of the Township of Upper Dublin, as hereby amended, shall be construed to affect any suit or proceeding in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 110 prior to the adoption of this amendment.

Section 4. 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. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

Section 5. This Ordinance shall take effect and be in force from and after its approval as required by law.

ENACTED AND ORDAINED this 14th day of July, 2015.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN


IRA S. TACKEL, PRESIDENT

ATTEST:


PAUL A. LEONARD, SECRETARY

AN ORDINANCE

NO. 15-1387

AN ORDINANCE Amending The Code Of The Township Of Upper Dublin, Chapter 255, Zoning, By Revising The Zoning Map To Rezone A Parcel Of Land From INST Institutional District To A Residential District, The Parcel Being Situated At 1563 Temple Road, Maple Glen, The Property Of St. Alphonsus Church.

The Board of Commissioners of the Township of Upper Dublin hereby ordains:

Section 1. The Code of the Township of Upper Dublin, Chapter 255, entitled Zoning, Section 255-9, Zoning Map, is hereby amended to rezone from INST Institutional District to A Residential District land identified as 1563 Temple Road, Maple Glen, and further identified as Montgomery County Tax Parcel No. 54-00-15340-00-5, the property of St. Alphonsus Church, described as follows:

All that certain tract or land situate in Upper Dublin Township, Montgomery County, the Commonwealth of Pennsylvania, as shown on a plan by Cornerstone Consulting Engineers and Architectural, Inc. titled "Subdivision Plan", dated 4/20/2015, last revised 6/10/15 and further described as follows, to wit:

COMMENCING at a point of intersection of the centerlines of Temple Road (50' legal width) and Kane Drive (50' legal width), thence along the centerline of said Temple Drive, North forty-one degrees fifty-one minutes forty-five seconds East (N41°-51'-45"E) a distance of three hundred seventy-nine and twenty-five one-hundredths feet (379.25') to a point of tangent curvature, thence on a curve to the right having a radius of four hundred feet (400.00') the arc distance of one hundred thirty-nine and thirty-six one-hundredths feet (139.36') to a point of tangency, thence North sixty-one degrees forty-nine minutes thirty seconds East (N61°-49'-30"E) a distance of one hundred and sixty-six one-hundredths feet (100.66') to a point, thence leaving said centerline of Temple Drive South twenty-eight degrees ten minutes thirty seconds East (S28°-10'-30"E) a distance of twenty-five feet (25.00') to a point of the Southeasterly legal right-of-way line of Temple Drive, the point of BEGINNING.

Thence, North sixty-one degrees forty-nine minutes thirty seconds East (N61°-49'-30"E) a distance of fifteen feet (15.00') to a point of tangent curvature on said right-of-way line;

Thence, continuing along said right-of-way line on a curve to the left having a radius of 425.00' the arc distance of five feet (5.00') to a point;

Thence, leaving said right-of-way line, South twenty-eight degrees ten minutes thirty seconds East (S28°-10'-30"E) a distance of one hundred forty-six and ninety-four one-hundredths feet (146.94') to a point;

Thence, South forty-one degrees fifty-one minutes forty-five seconds West (S41°-51'-45"W) a distance of one hundred fifty-six and one-hundredths feet (156.01') to a point;

Thence, North thirty-six degrees thirty-four minutes forty-five seconds West (N36°-34'-45"W) a distance of one hundred ninety-seven and twenty-six one-hundredths feet (197.26') to a non-tangent point on a curve on said right-of-way line of Temple Drive;

Thence, along said right-of-way line on a curve to the right having a radius of 375.00' the arc distance of fifty-five and ninety-five one hundredths feet (55.95'), to a point of tangency

degrees thirty-seven minutes twenty-four seconds East (N57°-37'-24"E) and a chord distance of fifty-four and ninety-five one-hundredths feet (54.95'), to a point of tangency; Thence, continuing along said right-of-way line North sixty-one degrees forty-nine minutes thirty seconds East (N61°-49'-30"E) a distance of one hundred and sixty-six one-hundredths feet (100.66') to the point and place of BEGINNING.

CONTAINING 28,156 SF or 0.6464 Acres..

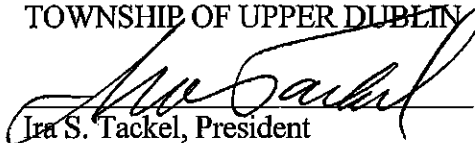
Section 2. Nothing in this Ordinance or in Chapter 255 of the Code of the Township of Upper Dublin, as hereby amended, shall be construed to affect any suit or proceeding in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 255 prior to the adoption of this amendment.

Section 3. 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. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

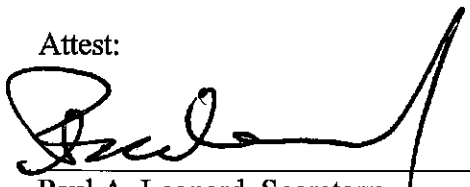
Section 4. This Ordinance shall take effect and be in force from and after its approval as required by law.

Ordained and enacted this 8th day of September, 2015.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN


Ira S. Tackel, President

Attest:


Paul A. Leonard, Secretary

AN ORDINANCE

NO. 15-1308

AN ORDINANCE Amending The Code Of The Township Of Upper Dublin, Chapter 255, Zoning, By Revising The Zoning Map To Rezone Two Parcels Of Land From OC Office Center District to A Residential District Being Parcel Nos. 54-00-05239-00-8 And 54-00-05245-00-2, Situated On Dreshertown Road At Welsh Road, Comprising Apx. 50.46 Acres, Property Of The Prudential Insurance Company Of America.

The Board of Commissioners of the Township of Upper Dublin hereby ordains:

Section 1. The Code of the Township of Upper Dublin, Chapter 255, entitled Zoning, Section 255-9, Zoning Map, is hereby amended to rezone from OC Office Center District to A Residential District two parcels of ground comprising together apx. 50.46 acres on Dreshertown Road at Welsh Road, identified as Montgomery County Tax Parcel Nos. 54-00-05239-00-8 and 54-00-05245-00-2, being the property of the Prudential Insurance Company of America, and more specifically described as follows:

Parcel 1

ALL THAT CERTAIN lot or piece of ground situate in Upper Dublin Township, Montgomery County, Pennsylvania as shown on a Plan prepared by Kimberli A. Holzworth dated 12/18/1996 and recorded in Plan Book L-5 page 364 and being described as follows:

BEGINNING at a point, said point being a common corner between Block 12, Lots 3 and 4 at its intersection with the southerly sideline of Dreshertown Road and running thence;

- 1) THENCE, along the southerly sideline of Dreshertown Road the following four (4) courses, South 36 degrees 45 minutes 47 seconds West a distance of 493.50 feet to a concrete monument to be set;
- 2) THENCE South 36 degrees 05 minutes 32 seconds West a distance of 107.16 feet to a concrete monument to be set;
- 3) THENCE on a curve to the left having a radius of 1150.00 feet, a length of 130.10 feet and whose chord bears South 32 degrees 51 minutes 05 seconds West a distance of 130.03 feet to a concrete monument to be set;
- 4) THENCE South 29 degrees 36 minutes 37 seconds West a distance of 353.02 feet to a point;
- 5) THENCE, along a common line between Block 12, Lots 4 and 5 as it follow the approximate centerline of prudential Road (private), South 53 degrees 14 minutes 13 seconds East a distance of 228.03 feet to a point;

THENCE, still along the same, on a curve to the left having a radius of 1000.00 feet, a length of 760.53 feet and whose chord bears South 75 degrees 01 minute 28 seconds East a distance of 742.33 feet to a point of compound curve;

- 7) THENCE, along a common line between Block 12, Lots 4 and 5 at first then Lot 2 as it follow the approximate centerline of Prudential Road (private), on a curve to the left having a radius of 650.00 feet, a length of 805.86 feet and whose chord bears North 47 degrees 40 minutes 16 seconds East a distance of 755.23 feet to a point of reverse curve;
- 8) THENCE, along a common line between Block 12, Lots 4 and 2 as it follow the approximate centerline of Prudential Road (private), on a curve to the right having a radius of 1200.00 feet, a length of 69.02 feet and whose chord bears North 13 degrees 48 minutes 07 seconds East a distance of 69.01 feet to a point;
- 9) THENCE, along a commonline between Block 12, Lots 4 and 3, North 53 degrees 14 minutes 13 seconds West a distance of 1087.41 feet to the point and place of beginning.

CONTAINING an area of 25.295 acres or 1,101,847 square feet, more or less.

BEING Lot No. 4 on said plan.

BEING Tax Parcel #54-00-05239-00-8.

Parcel 2

ALL THAT CERTAIN lot or piece of ground situate in Upper Dublin Township, Montgomery County, Pennsylvania as shown on a Plan prepared by Kimberli A. Holzworth dated 12/18/1996 and recorded in Plan Book L-5 page 364 and being described as follows:

BEGINNING at a point in the southerly right of way line of Dreshertown Road (variable width) said being northwesterly corner of Lot 5, Block 12, and running thence;

- 1) THENCE North 36 degrees 32 minutes 47 seconds East a distance of 269.50 feet to a point;
- 2) THENCE North 44 degrees 35 minutes 18 seconds East a distance of 96.59 feet to a point;
- 3) THENCE North 37 degrees 41 minutes 49 seconds East a distance of 251.81 feet to a point;
- 4) THENCE North 29 degrees 36 minutes 37 seconds East a distance of 32.93 feet to a point;

- 5) THENCE South 53 degrees 14 minutes 13 seconds East a distance of 228.03 feet to a point;
- 6) THENCE along a curve to the left, having a radius of 1,000.00 feet, a chord bearing of South 75 degrees 01 minute 28 seconds East and distance of 742.33 feet, an arc distance of 760.53 feet to a point of compound curvature;
- 7) THENCE along a curve to the left, having a radius of 650.00 feet, a chord bearing of North 62 degrees 12 minutes 08 seconds East and distance of 465.58 feet, an arc distance of 476.16 feet to a point of cusp;
- 8) THENCE South 29 degrees 16 minutes 23 seconds East a distance of 384.06 feet to a point of cusp;
- 9) THENCE along a curve to the left, having a radius of 432.00 feet, a chord bearing of South 44 degrees 15 minutes 09 seconds West and distance of 218.67 feet, an arc distance of 221.08 feet to a point of cusp;
- 10) THENCE South 69 degrees 57 minutes 26 seconds West a distance of 279.67 feet to a point;
- 11) THENCE South 37 degrees 12 minutes 48 seconds West a distance of 695.32 feet to a point;
- 12) THENCE North 52 degrees 58 minutes 12 seconds West a distance of 1,184.32 feet to a point;
- 13) THENCE South 36 degrees 39 minutes 48 seconds West a distance of 49.50 feet to a point;
- 14) THENCE North 52 degrees 58 minutes 12 seconds West a distance of 109.11 feet to the point or place of beginning.

CONTAINING an area of 25.170 acres or 1,096,440 square feet, more or less.

BEING Lot No. 5 on said plan.

BEING Tax Parcel #54-00-05245-00-2.

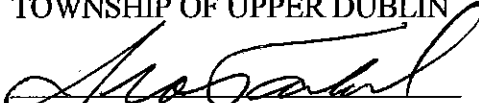
Section 2. Nothing in this Ordinance or in Chapter 255 of the Code of the Township of Upper Dublin, as hereby amended, shall be construed to affect any suit or proceeding in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 255 prior to the adoption of this amendment.

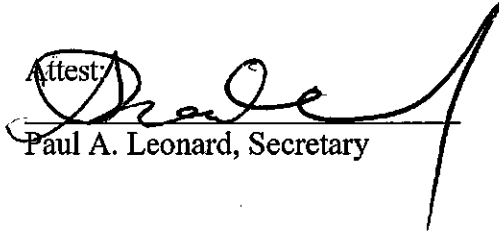
Section 3. The provisions of this Ordinance are severable, and if any section, sentence, clause, part, or provision thereof shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts, or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

Section 4. This Ordinance shall take effect and be in force from and after its approval as required by law.

Ordained and enacted this 8th day of September, 2015.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN


Ira S. Tackel, President


Attest:
Paul A. Leonard, Secretary

ORDINANCE NO. 15-1309

ANNUAL BUDGET OF THE TOWNSHIP OF UPPER DUBLIN FOR THE YEAR 2016

AN ORDINANCE OF UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA APPROPRIATING SPECIFIC SUMS ESTIMATED TO BE REQUIRED FOR THE SPECIFIC PURPOSES OF THE MUNICIPAL GOVERNMENT, HEREINAFTER SET FORTH, DURING 2016.

The Board of Commissioners of the Township of Upper Dublin does hereby ENACT AND ORDAIN as follows:

SECTION 1: That for the expenses for the fiscal year 2016 the following amounts are hereby appropriated from the revenues available for the current year for the specific purposes set forth below, which amounts are more fully itemized in the budget form.

SUMMARY OF ALL ESTIMATED RECEIPTS

Receipts from Current Tax Levy	21,207,500
Receipts from Taxes of Prior Years	83,000
Bond Proceeds	3,900,000
Other Revenues and Receipts	<u>4,769,356</u>
TOTAL ESTIMATED RECEIPTS	29,959,856

SUMMARY OF ALL APPROPRIATIONS

GENERAL GOVERNMENT	
Administration and Finance	2,106,085
Treasurer and Tax Collector	24,797
Municipal Buildings	441,504
Economic Development	<u>200,261</u>
TOTAL	2,772,646
PROTECTION TO PERSON AND PROPERTY	
Police	7,321,938
Fire	756,302
Emergency Services	<u>269,881</u>
TOTAL	8,348,121

LIBRARY	1,164,735
SANITATION	2,419,899
CODE ENFORCEMENT	780,063
PUBLIC WORKS	3,872,569
PARKS AND RECREATION	2,119,429
DEBT SERVICE	2,808,897
NON EXPENDABLE TRUSTS	5,800
CAPITAL PROJECTS	
General Capital	1,423,698
Stormwater Management Projects	430,000
Fire Capital	1,947,550
Open Space	83,200
Economic Development	<u>1,770,000</u>
TOTAL	5,654,448
COMMUNITY CONTRIBUTIONS	13,250
TOTAL APPROPRIATIONS	29,959,856

SECTION 2: An estimate of the specific items making up the amounts appropriated to the respective departments is on file in the office of the Township of Upper Dublin, Montgomery County, Pennsylvania.

SECTION 3: That an Ordinance, or part of an Ordinance, conflicting with this Ordinance be and the same is hereby repealed insofar as the same affects this Ordinance.

SECTION 4: Nothing in this Ordinance shall be construed to affect any suit or processing in any Court, any rights acquired or liability incurred, any permit issued, or any causes of action existing prior to the adoption of this amendment.

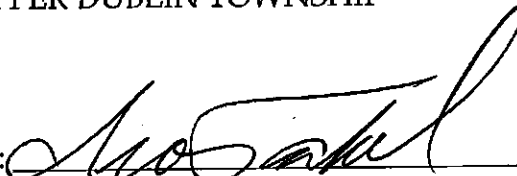
SECTION 5: The provisions of this Ordinance are severable, and if any section, sentence, clause, part or provision thereof shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of the Court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION 6: This Ordinance shall take effect and be in force from and after January 1, 2016.

ENACTED AND ORDAINED THIS 8th day of December 2015.

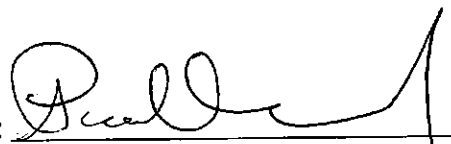
BOARD OF COMMISSIONERS
UPPER DUBLIN TOWNSHIP

BY:



Ira S. Tackel, President

ATTEST:



Paul A. Leonard, Secretary

ORDINANCE NO. 15-1310

AN ORDINANCE OF UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, FIXING THE TAX RATE FOR THE YEAR 2016 FOR GENERAL PURPOSES, THE TAX RATE FOR THE YEAR 2016 FOR DEBT SERVICE, THE TAX RATE FOR THE YEAR 2016 FOR FIRE PROTECTION, THE TAX RATE FOR THE YEAR 2016 FOR PARKS AND RECREATION, THE TAX RATE FOR THE YEAR 2016 FOR VOTER APPROVED OPEN SPACE DEBT, THE TAX RATE FOR THE YEAR 2016 FOR LIBRARY SERVICES, THE TAX RATE FOR THE YEAR 2016 FOR OFFICE PARK, ECONOMIC DEVELOPMENT AND ESTABLISHING DISCOUNTS AND PENALTIES THEREFOR.

The Board of Commissioners of the Township of Upper Dublin does hereby ENACT AND ORDAIN as follows:

SECTION 1: Tax Rate for General Purposes

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2016, as follows:

Tax rate for General Purposes, the sum of	2.762 mils
on each dollar of assessed valuation, or the sum of	27.620 cents
on each one hundred dollars of assessed valuation.	

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for General Purposes	2.762	27.620

SECTION 2: Tax Rate for Debt Service

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2016, as follows:

Tax rate for Debt Service, the sum of	0.908 mils
on each dollar of assessed valuation, or the sum of	9.080 cents
on each one hundred dollars of assessed valuation.	

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for Debt Service	.908	9.080

SECTION 3: Tax Rate for Fire Protection

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2016, as follows:

Tax rate for Fire Protection, the sum of	0.611 mils
on each dollar of assessed valuation, or the sum of	6.110 cents
on each one hundred dollars of assessed valuation.	

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for Fire Protection	.611	6.110

SECTION 4: Tax Rate for Parks and Recreation

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2016, as follows:

Tax rate for Parks and Recreation the sum of	0.713 mils
on each dollar of assessed valuation, or the sum of	7.130 cents
on each one hundred dollars of assessed valuation.	

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for Parks and Recreation	.713	7.130

SECTION 5: Tax Rate for Voter Approved Open Space Debt

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2016, as follows:

Tax rate for Voter Approved Open Space Debt, the sum of	0.092 mils
on each dollar of assessed valuation, or the sum of	0.920 cents
on each one hundred dollars of assessed valuation.	

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Voter Approved Open Space Debt	.092	0.920

SECTION 6: Tax Rate for Library Services

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2016, as follows:

Tax rate for Library Services, the sum of	0.479 mils
on each dollar of assessed valuation, or the sum of	4.790 cents
on each one hundred dollars of assessed valuation.	

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for Library Services	.479	4.790

SECTION 7: Tax Rate for Office Park, Economic Development

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2016, as follows:

Tax rate for Office Park Economic, Development, the sum of	0.096 mils
on each dollar of assessed valuation, or the sum of	0.960 cents
on each one hundred dollars of assessed valuation.	

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for Office Park, Economic Development	.096	0.960

SECTION 8: Discounts and Penalties

All taxpayers shall be entitled to a discount of two per centum (2%) from the amount of tax levied upon property, upon making payment of amount of such tax within sixty (60) days of the date of the tax notice. All taxpayers who shall fail to make payment of any such taxes charged against them within one hundred twenty (120) days of the date of the tax notice, shall be charged a penalty of ten per centum (10%) of the amount of the tax, which penalty shall be added to the taxes by the tax collector and collected as provided by law.

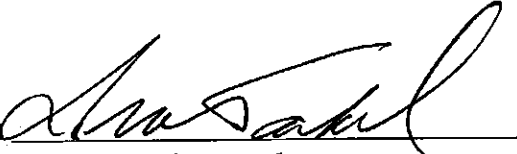
SECTION 9: Nothing in this Ordinance shall be construed to affect any suit or processing in any Court, any rights acquired or liability incurred, any permit issued, or any causes of action existing prior to the adoption of this amendment.

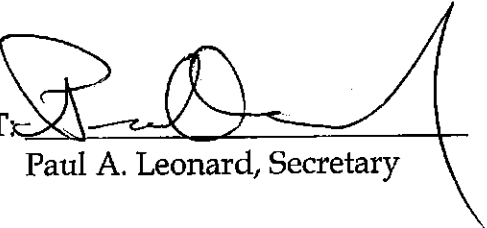
SECTION 10: The provisions of this Ordinance are severable, and if any section, sentence, clause, part or provision thereof shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of the Court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION 11: This Ordinance shall take effect and be in force from and after January 1, 2016.

ENACTED AND ORDAINED THIS 8th day of December 2015.

BOARD OF COMMISSIONERS
UPPER DUBLIN TOWNSHIP

BY: 
Ira S. Tackel, President

ATTEST: 
Paul A. Leonard, Secretary

AN ORDINANCE

NO. 15-1311

AN ORDINANCE of the Township of Upper Dublin to Establish the Compensation of Township Commissioners Whose Terms Commence on or after January 1, 2016

The Board of Commissioners of the Township of Upper Dublin does hereby ENACT AND ORDAIN as follows:

Section 1. Ordinance No. 705, enacted December 17, 1985, titled "AN ORDINANCE OF THE TOWNSHIP OF UPPER DUBLIN TO ESTABLISH THE COMPENSATION OF TOWNSHIP COMMISSIONERS WHOSE TERM COMMENCES JANUARY 1, 1986," which ordinance set the compensation of the Township Commissioners at Three Thousand, Three Hundred Dollars and No Cents (\$3,300.00) per year, is hereby amended, effective December 31, 2015.

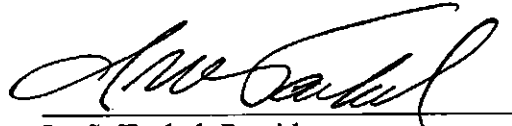
Section 2. Pursuant to Sections 603 and 703 of the First Class Township Code, 53 P.S. §§ 603, 703, the compensation of the Township Commissioners whose terms commence on or after January 1, 2016, shall be established at Four Thousand, Three Hundred, Seventy Five Dollars and No Cents (\$4,375.00) per year.

Section 3: Incumbent Township Commissioners shall continue to receive compensation in the amount of Three Thousand, Three Hundred Dollars and No Cents (\$3,300.00) per year until the expiration of their existing term.

Section 4. This Ordinance shall take effect and be in force from and after its approval as required by law.

Enacted by the Board of Commissioners of Upper Dublin Township this 8th day of December 2015.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN



Ira S. Tackel, President

ATTEST:



Paul A. Leonard, Secretary/Township Manager

ORDINANCE NO. 15-1312
OF THE BOARD OF COMMISSIONERS
OF THE TOWNSHIP OF UPPER DUBLIN,
MONTGOMERY COUNTY, PENNSYLVANIA

AN ORDINANCE THAT APPROVES CERTAIN CAPITAL PROJECTS; AUTHORIZES A BORROWING BY THE TOWNSHIP OF UPPER DUBLIN, MONTGOMERY COUNTY, PENNSYLVANIA (THE "TOWNSHIP") FROM THE COUNTY OF MONTGOMERY, PENNSYLVANIA (THE "COUNTY") AND THE ISSUANCE OF A PROMISSORY NOTE, 2015 SERIES (THE "2015 NOTE") IN THE MAXIMUM PRINCIPAL AMOUNT OF \$240,000; APPROVES THE SUBSTANTIAL FORM OF THE 2015 NOTE AND APPROVES THE EXECUTION OF THE 2015 NOTE AND DELIVERY OF THE 2015 NOTE TO THE COUNTY OF MONTGOMERY, PENNSYLVANIA (THE "COUNTY"); AUTHORIZES EXECUTION AND DELIVERY OF ALL OTHER NECESSARY DOCUMENTS; STATES THE AMORTIZATION SCHEDULE FOR THE 2015 NOTE; STATES THAT THE TOWNSHIP IS OBLIGATED TO MAKE PAYMENTS ON THE 2015 NOTE ONLY FROM FUNDS IF AND TO THE EXTENT APPROPRIATED FOR THE THEN CURRENT FISCAL YEAR OF THE TOWNSHIP; AUTHORIZES ANY PAYMENTS MADE ON THE 2015 NOTE TO BE MADE AS DIRECTED BY THE DELAWARE VALLEY REGIONAL FINANCE AUTHORITY WHICH HAS BEEN APPOINTED AS COLLECTION AGENT FOR THE COUNTY; AUTHORIZES ADVERTISEMENT OF ENACTMENT; AND REPEALS INCONSISTENT ORDINANCES.

WHEREAS, Township of Upper Dublin, Montgomery County, Pennsylvania (the "Township") is a first class township and a local government unit of the Commonwealth of Pennsylvania (the "Commonwealth"); and

WHEREAS, the County of Montgomery, Pennsylvania (the "County") has entered into a Bulk Purchasing Agreement with Motorola Solutions, Inc. ("Motorola") with respect to emergency radio equipment and services; and

WHEREAS, the County has made available to municipalities within the County, the ability to purchase from Motorola emergency radio equipment at a discount, and has further agreed to provide an interest-free loan (the "Loan") from funds borrowed by the County from the Delaware Valley Regional Finance Authority ("DelVal") to any municipality that desires to

purchase such emergency radio equipment through the County arranged Bulk Purchasing Agreement; and

WHEREAS, the Township desires to receive the Loan from the County and issue a Promissory Note, Series 2015 (the "2015 Note") to the County to evidence its obligations under the Loan in order to: (i) purchase certain radio equipment and services for the Township police and emergency personnel; and (ii) pay of costs of issuance incurred by the Township in connection with the Bulk Purchasing Agreement and the 2015 Note (collectively, the "2015 Project"); and

WHEREAS, the payments due on the 2015 Note are subject to annual appropriation by the Township, will not constitute a debt or general obligation of the Township and will be a current expense solely payable from funds appropriated and lawfully available for such use during the then current fiscal year of the Township; and

WHEREAS, the 2015 Project will benefit the health and welfare of the residents of the Township; and

WHEREAS, the 2015 Project shall be for the benefit and use of the general public, and no private party shall have any special legal entitlement to the beneficial use of the 2015 Project, through a lease, management contract, or any other arrangement that would result in a private business use under the *Internal Revenue Code of 1986*, as amended; and

NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF UPPER DUBLIN, MONTGOMERY COUNTY, PENNSYLVANIA, AND IT IS HEREBY ORDAINED AND ENACTED BY THE AUTHORITY OF SAID BOARD OF COMMISSIONERS THAT:

SECTION 1. APPROVAL OF THE 2015 PROJECT AND AUTHORIZATION TO ISSUE THE 2015 NOTE

The Board of Commissioners (the "Board") hereby authorizes and approves the 2015 Project. The Board hereby authorizes and approves the Loan from the County in the maximum principal amount of \$240,000 as evidenced by the issuance of the 2015 Note.

SECTION 2. APPROVAL OF THE FORMS OF THE 2015 NOTE AND AUTHORIZATION TO EXECUTE AND DELIVER ALL NECESSARY DOCUMENTS

The substantial form of the 2015 Note attached hereto as Exhibit A is hereby approved. The President or Vice-President of the Board, and the Secretary (collectively, the "Authorized Officers") are hereby authorized and directed to execute and deliver the 2015 Note, in the substantial form attached hereto, but with such alterations, deletions and additions as the Authorized Officers may approve (such approval to be conclusively established by the execution of the 2015 Note by the Authorized Officers). The Authorized Officers also are hereby authorized and directed (i) to execute and deliver such other certificates, instruments, and agreements (including those required by DelVal or otherwise related to the 2015 Note) and (ii) to take all actions that may be necessary or beneficial to issue the 2015 Note.

SECTION 3. AMORTIZATION SCHEDULE

The indebtedness of the 2015 Note shall be a current expense subject to annual appropriation by the Township and payable solely from funds lawfully available for such use during the then current fiscal year of the Township and shall be evidenced by the 2015 Note in the maximum principal amount of TWO HUNDREAD AND FORTY THOUSAND DOLLARS (\$240,000). The 2015 Note shall not bear interest. The 2015 Note shall be subject to optional redemption by the Township as set forth in the 2015 Note. The amortization schedule of the principal payments under the 2015 Note (the "Loan Principal") are shown below:

**Promissory Note, 2015 Series
Principal Amortization Schedule**

January 25, 2016	\$48,000
January 25, 2017	\$48,000
January 25, 2018	\$48,000
January 25, 2019	\$48,000
January 25, 2020	\$48,000

SECTION 4. CURRENT EXPENSE

Payments due on the 2015 Notes are a current expense, subject to annual appropriation by the Township, payable solely from funds lawfully available to the Township for such purpose during the then current fiscal year of the Township. The obligations of the Township to pay the Loan Principal under the 2015 Note (and any other sums due thereunder) do not constitute a lien or charge upon the funds of the Township beyond the fiscal year for which the Township has

appropriated money to pay the Loan Principal (and any other sums due thereunder) and that the obligations of the Township under the 2015 Note do not constitute a debt or general obligation of the Township. Neither the full faith and credit nor the taxing power of the Township or of any other political subdivision of the Commonwealth has been or will be pledged to the payment of the Loan Principal (and any other sums due thereunder).

SECTION 5. ACH DEBIT AUTHORIZATION

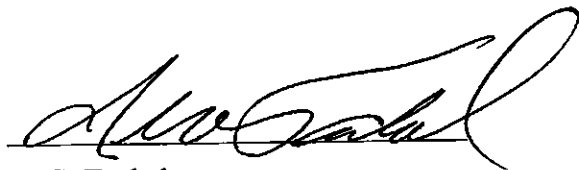
The Township hereby authorizes payments on the 2015 Note to be made by ACH Debit Authorization to Wells Fargo Bank, N.A., acting as co-Trustee for DelVal, the collection agent of the County with respect to the 2015 Note. The Authorized Officers are hereby authorized and directed to execute and deliver the ACH Debit Authorization form, the IRS Form W-9 and such other certificates, instruments, and agreements as may be required for purposes of making payments on the 2015 Note.

SECTION 6. CONFLICTING ORDINANCES

All Ordinances or parts of Ordinances not in accord with this Ordinance are hereby repealed insofar as they conflict herewith.

IN WITNESS WHEREOF, we, the undersigned Authorized Officers, have hereunto set our signatures and affixed hereto the Seal of the TOWNSHIP OF UPPER DUBLIN, Montgomery County, Pennsylvania.

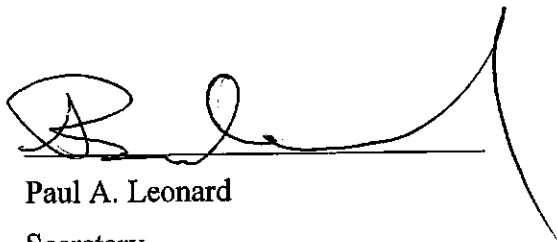
Dated: December 8, 2015



Ira S. Tackel
President – Board of Commissioners

[Seal]

ATTEST:



Paul A. Leonard
Secretary

EXHIBIT A

Form of 2015 Note

\$240,000.00

**TOWNSHIP OF UPPER DUBLIN,
MONTGOMERY COUNTY, PENNSYLVANIA
PROMISSORY NOTE, 2015 SERIES**

The **TOWNSHIP OF UPPER DUBLIN** (the "Borrower"), existing by and under the laws of the Commonwealth of Pennsylvania, for value received, hereby acknowledges itself indebted and promises to pay to the order of the **COUNTY OF MONTGOMERY, PENNSYLVANIA**, a county of the second class A, its successors and assigns (the "County"), in lawful money of the United States of America, the principal amount of **TWO HUNDRED AND FORTY THOUSAND DOLLARS (\$240,000.00)**, without interest, on the dates and in the amounts set forth on **Schedule A** attached hereto (the "Borrower Note").

This Borrower Note evidences the payment obligation of the Borrower to repay the loan (the "Loan") made by County to the Borrower on the date hereof for the purposes of: (i) purchasing certain radio equipment and services for the Borrower police, fire and emergency personnel; and (ii) paying of costs of issuance incurred by the County in making the Loan or by the Borrower in connection with this Borrower Note (collectively, the "2015 Project").

The Borrower hereby certifies that all of the proceeds of the Loan will be used solely for payment of the costs of the 2015 Project and not for any other purpose. The County shall have no obligation to provide any additional amounts to the Borrower, whether by loan or otherwise, for the costs of the 2015 Project if the proceeds of this Borrower Note are not sufficient to pay all the costs of the 2015 Project, and all such costs shall be paid by the Borrower. The Borrower shall not be entitled to any reimbursement, abatement, diminution or postponement of the repayments of the principal amount of this Borrower Note if the Borrower cannot fund all of the costs of the 2015 Project.

The amounts payable under this Borrower Note are payable in immediately available funds on or before the 25th day of January of each year, commencing January 25, 2016, at the corporate trust office of Wells Fargo Bank, N.A. (the "Trustee"), account number _____, or any other account, designated by the Delaware Valley Regional Finance Authority ("DelVal"), which the County has appointed as the collection agent for payments due to the County hereunder. The Borrower agrees to execute an authorization for Wells Fargo Bank, N.A. to use the Automated Clearing House (the "ACH") System, or any successor to the ACH System that may be used by financial institutions in the future, to collect amounts payable hereunder.

The amounts payable under this Borrower Note are payable without deduction for any tax or taxes now or hereafter levied, or assessed thereon under any present or future laws of the Commonwealth of Pennsylvania, all of which taxes the Borrower assumes and agrees to pay.

This Borrower Note is issued pursuant to an Ordinance of the Board of Commissioners of the Township of Upper Dublin duly enacted on December 8, 2015.

The Borrower represents that it is a first class township of the Commonwealth of Pennsylvania and has all requisite power and authority to own and operate its properties, to carry

on its activities as now conducted and as presently proposed to be conducted, to execute and deliver this Borrower Note and to carry out and consummate the 2015 Project. The execution and delivery of this Borrower Note and all other documents and instruments and the consummation of the 2015 Project and compliance by the Borrower with the provisions hereof, have been duly authorized, executed and delivered by the Borrower and constitute valid and binding obligations of the Borrower, enforceable against the Borrower in accordance with their respective terms.

The Borrower hereby certifies that all acts, conditions and things required by the laws of the Commonwealth of Pennsylvania to exist, to have happened or to have been performed, precedent to or in the issuance of this Borrower Note or in the creation of the obligation of which this Borrower Note is evidence, exist, have happened and have been performed in regular and due form and manner as required by law, and the Borrower is in compliance with all laws, ordinances, resolutions, governmental rules and regulations to which it is subject.

THE BORROWER AND THE COUNTY EACH ACKNOWLEDGE AND AGREE THAT PAYMENT OF THIS BORROWER NOTE IS SUBJECT TO ANNUAL APPROPRIATION OF FUNDS BY THE BORROWER FOR SUCH PURPOSE AND THAT THE BORROWER IS OBLIGATED TO MAKE PAYMENTS UNDER THIS BORROWER NOTE ONLY FROM FUNDS IF AND TO THE EXTENT APPROPRIATED FOR THE THEN CURRENT FISCAL YEAR OF THE BORROWER. THE OBLIGATION OF THE BORROWER TO MAKE PAYMENTS UNDER THIS BORROWER NOTE IS A CURRENT EXPENSE, PAYABLE SOLELY FROM FUNDS LAWFULLY AVAILABLE FOR SUCH USE DURING THE THEN CURRENT FISCAL YEAR OF THE BORROWER. THIS BORROWER NOTE AND THE OBLIGATIONS OF THE BORROWER HEREUNDER DO NOT CONSTITUTE A LIEN OR A CHARGE UPON THE FUNDS OF THE BORROWER BEYOND THE FISCAL PERIOD FOR WHICH THE BORROWER HAS APPROPRIATED MONEY TO MAKE SUCH PAYMENTS. THIS BORROWER NOTE AND THE OBLIGATIONS OF THE BORROWER HEREUNDER DO NOT AND WILL NOT CONSTITUTE A DEBT OR GENERAL OBLIGATION OF THE BORROWER.

This Borrower Note may be prepaid, in whole or in part, on the 25th day of each month (or if not a Business Day (hereinafter defined) the next date that is a Business Day) commencing January 25, 2018, upon not less than thirty (30) days prior written notice (the "Prepayment Notice") to the County and DeVal at the addresses provided by such parties. The Prepayment Notice shall specify (i) the amount to be prepaid; (ii) if a partial prepayment, the maturities or installments of the Loan to which such prepayment is to be applied, which shall be in inverse order of maturities or installments; and (iii) the date of the prepayment. No prepayment shall postpone the next installments of principal becoming due under this Borrower Note. The Borrower may withdraw a Prepayment Notice at any time at no penalty. Any partial prepayment shall not operate to abate or postpone repayments otherwise becoming due.

"Business Day" shall mean any day other than (a) a Saturday or Sunday, (b) a day on which commercial banks in New York, New York, or the city or cities in which the corporate

trust office of the Trustee is authorized by law or executive order to close or (c) a day on which the New York Stock Exchange is closed.

It shall constitute an "Event of Default" hereunder if the Borrower fails to make any payment due hereunder after such payment due hereunder has been appropriated for in its annual budget.

If an Event of Default shall have occurred and be continuing, the County may declare all amounts due under this Borrower Note due and payable and may pursue any and all remedies now or hereafter existing at law or in equity to collect all amounts then due and thereafter to become due under this Borrower Note.

No remedy conferred upon or reserved to the County is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Borrower Note, or now or hereafter existing at law or in equity. No delay or omission to exercise any right or power accruing upon any default shall impair that right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the County to exercise any remedy reserved to it herein, it shall not be necessary to give any notice, other than any notice required by law or for which express provision is made herein.

If an Event of Default should occur and the County should incur expenses, including attorneys' fees and expenses, in connection with the enforcement of this Borrower Note or the collection of sums due hereunder, the Borrower shall reimburse the County for the expenses so incurred, upon demand.

No failure by the County to insist upon the strict performance by the Borrower of any provision hereof shall constitute a waiver of their right to strict performance and no express waiver shall be deemed to apply to any other existing or subsequent right to remedy the failure by the Borrower to observe or comply with any provision hereof.

No covenant or agreement contained in this Borrower Note shall be deemed to be the covenant or agreement of any officer, agent or employee of the Borrower in his or her individual capacity, and no official executing this Borrower Note shall be liable personally on this Borrower Note or be subject to any personal liability or accountability by reason of the issuance of this Borrower Note.

This Borrower Note may not be amended, modified, terminated or assigned by the Borrower without, in each case, the written consent of the County.

This Borrower Note and all matters arising hereunder shall be governed by and construed in accordance with the laws of the Commonwealth of Pennsylvania.

[Signature Page Follows]

IN WITNESS WHEREOF, we, the undersigned authorized officials, have hereunto set our signatures and affixed hereto the Seal of the TOWNSHIP OF UPPER DUBLIN, Montgomery County, Pennsylvania.

Dated: December 8, 2015

Ira S. Tackel
President – Board of Commissioners

(Seal)

ATTEST:

Paul A. Leonard
Secretary

Schedule A

**Township of Upper Dublin
Promissory Note, 2015 Series
Principal Amortization Schedule**

January 25, 2016	\$48,000
January 25, 2017	\$48,000
January 25, 2018	\$48,000
January 25, 2019	\$48,000
January 25, 2020	\$48,000

AN ORDINANCE

NO. 16-1313

AN ORDINANCE To Amend The Code of the Township of Upper Dublin, by Deleting Chapter 122, Flood Damage Protection; and by Amending Chapter 255, Zoning, Article I, General Provisions, Section 255-7, Definitions, by Deleting Certain Definitions; and by Amending Chapter 255, Zoning, Article I, General Provisions, Section 255-7, Definitions, by Adding Certain Definitions; and by Amending Chapter 255, Zoning, Article XXII, Floodplain Conservation District, by Deleting Article XXII, Floodplain Conservation District, and Adding a New Article XXII, Floodplain Conservation District.

The Legislature of the Commonwealth of Pennsylvania has, by the passage of the Pennsylvania Flood Plain Management (Act 166 of 1978), 32 P.S. § 679.101 et seq., delegated the responsibility to local governmental units to adopt floodplain management regulations to promote public health, safety, and the general welfare of their residents. Therefore, the Board of Commissioners of Upper Dublin Township does hereby ordain as follows:

Section 1. The Code of the Township of Upper Dublin, Chapter 122, Flood Damage Protection, shall be deleted in its entirety, and the purpose, intent, and provisions with respect to flood damage protection shall be incorporated into Chapter 255, Zoning, of the Code of the Township of Upper Dublin as provided for in Section 4 of this Ordinance.

Section 2. The Code of the Township of Upper Dublin, Chapter 255, Zoning, Article I, General Provisions, Section 255-7, Definitions, shall be amended by the deletion of the following definitions:

BUILDING — Any structure having enclosing walls and roof, located on the land.

FLOODWAY — The designated area of a floodplain required to carry and discharge floodwaters of a given magnitude. For the purposes of this chapter, the floodway shall be capable of accommodating a one-hundred year flood, or alternatively stated, a flood with a magnitude that occurs once every one hundred years or that has a one percent (1%) risk of occurring.

MOBILE HOME — A transportable, single-family dwelling intended for permanent occupancy, office or place of assembly contained in one unit, or in two units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used with or

without a permanent foundation. Also including but not limited to park trailers, travel trailers, recreational and other similar vehicles which are parked or placed on a site for more than 180 consecutive days.

MOBILE HOME LOT — A parcel of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the erections thereon of a single mobile home, which is leased by the park owner to the occupants of the mobile home erected on the lot.

MOBILE HOME PARK — A parcel of land under single ownership which has been planned and improved for the placement of mobile homes for nontransient use, consisting of two or more mobile home lots. “Mobile home parks” shall include mobile home developments.

MOBILE HOMES — A transportable single-family dwelling intended for permanent occupancy, office or place of assembly contained in one unit or in two units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations and constructed so that it may be used without a permanent foundation.

TRAILER HOUSE — Any vehicle used for living or sleeping purposes.

TRAILER PARK — Any premises used as a parking space for more than one house trailer.

Section 3. The Code of the Township of Upper Dublin, Chapter 255, Zoning, Article I, General Provisions, Section 255-7, Definitions, shall be amended by the addition of the following definitions:

BASE FLOOD - The flood which has been selected to serve as the basis upon which the floodplain management provisions of this Chapter 255 have been prepared. For purposes of this Chapter 255, a flood which has a one percent chance of being equaled or exceeded in any given year. Also referred to as the one-hundred-year flood, as referenced in the current Upper Dublin Township Flood Insurance Study prepared by the Federal Insurance Administration, Federal Emergency Management Agency.

BASE FLOOD ELEVATION (BFE) - The water surface elevation resulting from a Base Flood (i.e. the one-hundred-year-flood elevation). Within the approximated floodplain as delineated in the Flood Insurance Study (FIS), or other areas subject to flooding outside of the Flood Insurance Study, the Base Flood Elevation shall be established as a point on the boundary of the Floodplain District closest to a subject property. When available, information from other federal, state and other acceptable sources shall be used to determine the one-hundred-year-flood elevation, as well as a floodway area, if possible. The elevation shown on the Flood Insurance Rate Map (FIRM) for Zones AE, AH, A 1-

30 that indicates the water surface elevation resulting from a flood that has a 1-percent or greater chance of being equaled or exceeded in any given year. The BFE is also shown on the FIS profile, and can be determined for Zone A Floodplains.

BASEMENT - Any area of a building having its floor below ground level on all sides.

BUILDING - A combination of materials to form a permanent structure having walls and a roof. All manufactured homes and trailers to be used for human habitation are buildings.

CONSTRUCTION - The construction, reconstruction, renovation, repair, extension, expansion, alteration or relocation of a building or structure, including the placement of manufactured homes.

DEVELOPMENT - Any man-made change to improved or unimproved real estate, including but not limited to construction, alteration, or repair of buildings or other structures; the placement of manufactured homes, streets, paving, and utilities; mining, dredging, filling, grading, excavation or drilling operations; and the storage of materials and equipment.

EXISTING MANUFACTURED HOME PARK OR SUBDIVISION - A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) if completed before the effective date of this Article.

EXISTING STRUCTURE OR EXISTING CONSTRUCTION - A structure, for which the "start of construction" commenced before the effective date of the FIRM.

EXPANSION TO AN EXISTING MANUFACTURED HOME PARK OR SUBDIVISION - The preparation of additional sites by the construction of facilities for servicing the lots on which manufactured homes are to be affixed, including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads.

FLOOD - A temporary, partial or complete inundation of normally dry land areas.

FLOOD INSURANCE RATE MAP (FIRM) - The official map on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

FLOOD INSURANCE STUDY (FIS) - The official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Insurance Rate Map, the Flood Boundary and Floodway Map, and the water surface elevation of the Base Flood.

FLOODPLAIN - A relatively flat or low land area which is subject to partial or complete inundation from an adjoining or nearby stream, river or watercourse; and/or any area subject to the unusual and rapid accumulation of surface waters from any source.

FLOODPROOFING - Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

FLOODWAY - The channel of a river or other watercourse and the adjacent land areas that must be preserved to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

FLOODWAY FRINGE - That part of the floodplain adjacent to and extending from the Floodway and subject to inundation by the 100-year flood.

FREEBOARD - A factor of safety usually expressed in feet above a flood level for purposes of floodplain management.

HIGHEST ADJACENT GRADE - The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

HORIZONTAL FLOODPLAIN BUFFER AREA – The area adjacent to the Floodplain Conservation District that is up to one (1) foot above the base flood elevation.

LOWEST FLOOR - The lowest floor of the lowest fully enclosed area (including basement of a building). An unfinished, flood resistant, partially enclosed area, used solely for parking of vehicles, building access, and incidental storage in an area other than a basement area is not considered the lowest floor of a building provided that such space is not designed and built so that the structure is in violation of the applicable non-elevation design requirements.

MANUFACTURED HOME (also referred to as **MOBILE HOME**) - A structure, transportable in one or more sections, which is built on a permanent chassis, and is designed for occupancy as a dwelling, office, school, or other place of assembly with or without a permanent foundation when attached to required utilities. The term includes park trailers, travel trailers, recreational and other similar vehicles which are placed on a site for more than 180 consecutive days.

MANUFACTURED HOME LOT - A parcel of land improved with the necessary utility connections and other appurtenances necessary for the placement thereon of a single manufactured home.

MANUFACTURED HOME PARK - A parcel of land under single ownership which has been planned and improved for the placement of manufactured homes for nontransient use, consisting of two or more manufactured home lots. Manufactured home parks shall include manufactured home subdivisions and developments.

MINOR REPAIR - The replacement of existing work with equivalent materials for the purpose of routine maintenance and upkeep, but not including the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the exit-way requirements. Minor repairs shall not include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, oil, waste, vent, or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

NEW CONSTRUCTION - Structures for which the start of construction commenced on or after the effective date of this Article, and includes any subsequent improvements thereto. Any construction started after January 3, 1979, and before the effective date of this Article is subject to the ordinances in effect at the time the permit or other approval was issued, provided the start of construction was commenced within 180 days of permit or other approval issuance.

NEW MANUFACTURED HOME PARK OR SUBDIVISION - A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be placed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is initiated after the effective date of this Article.

ONE-HUNDRED-YEAR FLOOD - A flood that has one (1) chance in one hundred (100) or a one-percent (1%) chance of being equaled or exceeded in any one (1) year. For the purposes of this chapter, Base Flood.

PERSON - An individual, partnership, public or private association or corporation, firm, trust, estate, municipality, governmental unit, public utility or any other legal entity whatsoever, which is recognized by law as the subject of rights and duties.

POST-FIRM STRUCTURE - A structure for which construction or substantial improvement occurred after January 3, 1979, the initial Flood Insurance Rate Map (FIRM) for Upper Dublin Township and, as such, would be required to be compliant with the regulations of the National Flood Insurance Program (NFIP).

PRE-FIRM STRUCTURE - A structure for which construction or substantial improvement occurred on or before January 3, 1979, the initial Flood Insurance Rate Map (FIRM) for Upper Dublin Township, and, as such would not be required to be compliant with the regulations of the National Flood Insurance Program (NFIP).

RECREATIONAL VEHICLE (also referred to as a TRAILER HOUSE) - a vehicle which is

- a. Built on a single chassis; and
- b. Designed to be self-propelled or permanently towable by a light-duty truck; and

- c. Not designed for use as a permanent dwelling but as temporary living quarters for recreation, camping, travel, or seasonal use.

RECREATIONAL VEHICLE PARK (also referred to as a TRAILER HOUSE PARK) - Any premises used as a parking space for more than one recreational vehicle.

REDEVELOPMENT AREA - A census tract or group of census tracts eligible for a revitalization program and identified in an adopted revitalization plan.

REGULATORY FLOOD ELEVATION - The regulatory flood elevation is the elevation to which development is regulated for purposes of elevation and/or dry floodproofing. It is equal to the base flood elevation or estimated flood height as determined using simplified methods plus a freeboard safety factor of two (2) feet .

REPETITIVE LOSS - Flood related damages sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, on average, equals or exceeds twenty-five (25%) percent of the market value of the structure before the damages occurred.

SPECIAL FLOOD HAZARD AREA (SFHA) - An area in the floodplain subject to a 1 percent or greater chance of flooding in any given year. It is shown on the Flood Insurance Rate Map (FIRM) as Zone A, AO, A1-A30, AE, A99, or AH.

SPECIAL FLOODPLAIN AREA – An area identified as Zone AE in the Flood Insurance Study, where one hundred (100) year flood elevations have been provided, but no floodway has been delineated.

START OF CONSTRUCTION - Includes substantial improvement and other proposed new development and means the date the permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days from the date of the permit and shall be completed within 12 months after the date of issuance of the permit unless a time extension is granted, in writing, by the Floodplain Administrator. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of a slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a lot. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

STRUCTURE - A walled and roofed building, including a gas or liquid storage tank that is principally above ground, as well as a manufactured home.

SUBDIVISION - The division or re-division of a lot, tract, or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs, or devisees, transfer of ownership or building or lot development, provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

SUBSTANTIAL DAMAGE - Damage from any cause sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed fifty (50%) percent or more of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT - Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds fifty (50%) percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage" (or repetitive loss) regardless of the actual repair work performed. The term does not, however include any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions.

UNIFORM CONSTRUCTION CODE (UCC) - The statewide building code adopted by The Pennsylvania General Assembly in 1999 applicable to new construction in all municipalities whether administered by the municipality, a third party or the Department of Labor and Industry, and applicable to residential and commercial buildings. Applicable to residential and commercial buildings, the UCC adopted the International Residential Code (IRC) and the International Building Code (IBC), by reference, as the construction standard applicable to Commonwealth floodplain construction.

VIOLATION – The failure of a structure or other development to be fully compliant with the Township's flood plain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in 44 CFR §60.3(b) (5), (c)(4) , (c)(10), (d)(3), (e)(2) , (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided.

Section 4. The Code of the Township of Upper Dublin, Chapter 255, Zoning, Article XXII, Floodplain Conservation District, shall be amended by the deletion of Article XXII in its entirety and its replacement by the addition of a new Article XXII, Floodplain Conservation District, to provide as follows:

ARTICLE XXII
Floodplain Conservation District

§ 255-160. Intent.

A. In addition to the purpose and statement of community development objectives found in Article I, § 255-2, of this Chapter, the specific intent of the Floodplain Conservation District shall be to:

1. Protect areas of the floodplain necessary to contain floodwaters.
2. Permit only those uses in the floodplain that are compatible with preserving natural conditions and stream flow.
3. Promote the general safety, health and welfare of the Township by regulating development in areas prone to flooding.
4. Encourage the utilization of appropriate construction practices in order to prevent or minimize flood damage in the future.
5. Minimize danger to public health and safety by protecting water supply and natural drainage.
6. Reduce financial burdens imposed on the Township, its governmental units, and its residents, by preventing excessive development in areas subject to flooding.
7. Comply with federal and state floodplain management requirements.

B. In light of the Township's certification as eligible for federal flood insurance, it is the intent of the Floodplain Conservation District to provide adequate protection for flood-prone properties within Upper Dublin Township. In advancing these principles and the general purpose of this Chapter, the following shall be the specific objectives of the Floodplain Conservation District:

1. Combine with present zoning requirements, certain restrictions made necessary for flood-prone areas to promote the general health, safety and welfare and safety of the Township.
2. Prevent the erection of structures in areas subject to flooding to minimize danger from flooding, unsanitary conditions, or other hazards.
3. Minimize danger to public health and safety by protecting the quality and quantity of surface and subsurface water supplies

adjacent to and underlying areas subject to flooding and to promote safe and sanitary drainage.

4. Permit only those uses which can be appropriately located in a floodplain area as herein defined and which will not impede the flow or storage of floodwaters or otherwise cause danger to life and property at, above or below their locations along the floodplain.
5. Protect adjacent landowners and those both upstream and downstream from damages resulting from development within a floodplain and the consequent obstruction or increase in flow of floodwaters.
6. Protect the entire Township from individual uses of land in a floodplain area which may have an effect upon subsequent expenditures for public works and disaster relief and adversely affect the economic well-being of the Township.
7. Protect those elements of the natural environment, including wildlife, vegetation and marine life, dependent upon watercourses and water areas.
8. Protect other municipalities within the same watershed from the impact of improper development and the consequent increased potential for flooding.
9. Provide areas for the deposition of flood-borne sediment.
10. Require that uses vulnerable to floods be developed so as to be protected from flood damage in accordance with the requirements of the Federal Flood Insurance Program.

§ 255-161. Overlay District.

- A. The Floodplain Conservation District (also referred to as "Floodplain District") as defined and described by this Chapter shall be deemed an overlay district where applicable on any zoning district now or hereafter delineated on the Township Zoning Map.
- B. Should the Floodplain Conservation District ("FCD") be declared inapplicable to any parcel of land by reason of action by the Township Zoning Officer, the Zoning Hearing Board, or any court of competent jurisdiction, the zoning applicable to such parcel shall be deemed to be the district in which the parcel is located, without consideration of the Floodplain Conservation District.
- C. Should the zoning of any parcel or any part thereof over which the Floodplain Conservation District is located be changed through any

legislative or administrative actions or judicial discretion, such change shall have no effect on the Floodplain Conservation District unless such change was made with respect to the Floodplain Conservation District.

- D. It shall be unlawful for any person, partnership, business or corporation to undertake, or cause to be undertaken, any construction or development anywhere within Upper Dublin Township unless the proposed work has been reviewed for compliance by the Floodplain Administrator.
- E. A compliance review shall not be required for minor repairs to existing buildings or structures.

§ 255-162. Establishment; boundaries.

- A. The Floodplain Conservation District is established as those areas of the Township subject to flooding as defined in the following enumerated subsections, with the most extensive of those areas described in the following subsections determining the outermost boundary of the Floodplain Conservation District:
 - 1. Floodplain Area. Those areas of the Township classified as Special Flood Hazard Areas (SFHAs) and subject to inundation by the waters of the one-hundred-year flood as identified in the Flood Insurance Study (FIS) and delineated on the accompanying Flood Insurance Rate Maps (FIRMs) for Upper Dublin Township and Montgomery County, Pennsylvania, dated March 2, 2016, prepared by the Federal Emergency Management Agency (FEMA), and all subsequent revisions thereto, including all digital data developed as part of the Flood Insurance Study (FIS). Said floodplain areas shall be comprised of subdistricts as follows:
 - a. Floodway (FW). That portion of the Floodplain Conservation District identified as "Floodway" in the AE Zone in the Flood Insurance Study prepared by FEMA. The Floodway Area shall be those areas identified as Floodway on the FIRM as well as those floodway areas which have been identified in other available studies or sources of information for those special floodplain areas where no floodway has been identified in the FIS. The floodway represents the channel of a watercourse and the adjacent land areas that must be preserved to discharge the base flood without cumulatively increasing the water surface elevation by more than one (1) foot at any point.
 - (i) Within any floodway area, no encroachments, including fill, new construction, substantial improvements, or other development shall be

permitted unless it has been demonstrated through hydrologic and hydraulic analysis performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.

- (ii) Within any floodway area, no new construction or development shall be allowed unless a permit is obtained from the Pennsylvania Department of Environmental Protection.
 - b. Floodway Fringe (FF). Those portions of land within the Floodplain Conservation District subject to inundation by the one-hundred-year flood, lying beyond the floodway in areas where detailed study data and profiles are available.
 - c. Approximated Floodplain (FA). Those portions of land within the Floodplain Conservation District subject to inundation by the one-hundred-year flood, where a detailed study has not been performed, but where a one-hundred-year floodplain boundary has been approximated. When available, information from other federal, state and other acceptable sources shall be used to determine the one-hundred-year-flood elevation, as well as a floodway area, if possible. When no other information is available, the one-hundred-year elevation shall be determined by using a point on the boundary of the identified floodplain area which is nearest the construction site in question.
2. The AE Area/District without floodway consists of those areas identified as an AE Zone on the FIRM included in the FIS prepared by FEMA and for which base flood elevations have been provided in the FIS but no floodway has been delineated.
- a. In the AE Area/District without floodway, no new construction, development, use or activity shall be permitted unless it can be demonstrated that the cumulative effect of all past and projected development will not increase the Base Flood Elevation (BFE) by more than one (1) foot.
 - b. No permit shall be granted for any construction, development, use, or activity within any AE Area/District without floodway unless it is demonstrated that the cumulative effect of the proposed development would not, together with all other existing and anticipated development, increase the BFE more than one (1) foot.

- c. No new construction or development shall be located within the area measured fifty (50) feet landward from the top-of-bank of any watercourse, unless the appropriate permits are obtained from the Pennsylvania Department of Environmental Protection.
3. The A Area/District shall be the areas identified as an A Zone on the FIRM included in the FIS prepared by FEMA and for which no one-percent (1 %) annual chance flood elevations have been provided. For these areas, elevation and floodway information from other Federal, State, or other acceptable source shall be used when available. Where other acceptable information is not available, the elevation shall be determined by using the elevation of a point on the boundary of the Floodplain Conservation District which is nearest the construction site.
4. The Shallow Flooding Area District shall be those areas identified as Zones AO and AH on the FIRM and in the FIS. These areas are subject to inundation by 1-percent-annual chance of shallow flooding where average depths are between one and three feet. In Zones AO and AH, drainage paths shall be established to guide floodwaters around and away from structures on slopes.
5. Areas containing soils with a frequency of flooding of one percent or greater per year, as determined by the Natural Resources Conservation Service, United States Department of Agriculture Web-Based Soil Survey (available online at <http://websoilsurvey.nrcs.usda.gov>), including the following soils:
 - a. Bowmansville-Knauers (Bo)
 - b. Buckingham Silt Loam (BwA)
 - c. Cordorus (Ch)
 - d. Hatboro (Ha)
 - e. Rowland (Rt)
 - f. Rowland (RwA)
 - g. Rowland (RwB)
 - h. Urban Land (UgB)
6. Areas containing hydric soils as determined by the following Hydric Soil Boundary Short Procedure. A landowner, upon executing an agreement with the Township Board of

Commissioners, may submit detailed soil profiles and a report to the Township Engineer for purposes of determining hydric soil classification and the boundary of the Floodplain Conservation District. If the Township Engineer and the landowner agree that the site specific information supplied by the landowner indicates an accurate classification of the soils, then the Township Board of Commissioners will accept the extent of hydric soil as the boundary of the Floodplain Conservation District if not in conflict with the Floodplain Area and the Community Identified Flood Hazard Areas.

7. Community Identified Flood Hazard Areas shall be those areas where Upper Dublin Township has identified local flood hazard or ponding areas, as delineated and adopted on a "Local Flood Hazard Map" using best available topographic data and locally derived information such as floods of record, historic high water marks, soils or approximate study methodologies.
 8. Areas not reflected above, but which may be subject to inundation. These areas shall be identified by field survey and by hydrologic and hydraulic calculation and shall be subject to the review and approval of the Township Engineer, who shall make the determination as to the outermost boundary. Hydrologic and hydraulic analyses shall be undertaken only by professional engineers or others of demonstrated qualifications, who shall certify that the technical methods used correctly reflect currently accepted technical concepts. Studies, analyses, computations, etc., shall be submitted in sufficient detail to allow a thorough technical review by the Township.
- B. The boundaries of the Floodplain Conservation District may be revised or modified by the Board of Commissioners from time to time upon recommendation by the Township Engineer after application and presentation of detailed engineering studies where studies or information provided by a qualified agency or person documents the need for such revision. However, prior to any such change, approval must be obtained from FEMA. Additionally, as soon as practicable, but not later than six (6) months after the date such information becomes available, the Township will notify FEMA of the changes by submitting technical or scientific data.
- C. The Flood Insurance Studies (FISs) used to establish the boundaries of the Floodplain Conservation District and the Flood Insurance Rate Maps (FIRMs) will be available in the Township Municipal Building for review and reference.

- D. Whenever there is a difference between any map setting forth the Floodplain Conservation District or a portion thereof and the data contained in the studies, the data contained in the studies shall determine the boundary of the Floodplain Conservation District.
- E. Uses and/or activity in the horizontal floodplain buffer area shall be in accordance with the regulations and requirements of this Article and the zoning districts in which that area exists. The horizontal flood buffer area may be part of any lot to meet lot area and yard requirements. Said buffer shall be noted on the plan as "Horizontal Floodplain Buffer Area."

§ 255-163. Boundary disputes.

- A. Should a dispute with respect to the boundaries of the Floodplain Conservation District arise, an initial determination of the boundaries shall be made by the Township Zoning Officer after review and comment on the boundary dispute by the Township Engineer.
- B. Any party aggrieved by a decision of the Township Zoning Officer as to the boundaries of the Floodplain Conservation District may appeal the decision to the Zoning Hearing Board as provided by this Chapter. The burden of proof in such an appeal shall be on the appellant.
- C. Insofar as various natural conditions, including the Floodplain Conservation District, may change, such changes may be determined by detailed on-site survey techniques and hydrologic and hydraulic studies. The Zoning Hearing Board shall determine whether a proposed use is within the Floodplain Conservation District upon appeal from a decision of the Township Zoning Officer. The Zoning Hearing Board may consider the findings of a detailed on-site survey and hydrologic and hydraulic studies presented by the landowner and/or applicant, and other evidence presented by the landowner and/or applicant and other parties recognized by the Zoning Hearing Board who may support or oppose the decision of the Township Zoning Officer.
- D. All changes to the boundaries of the Floodplain Conservation District are subject to the review and approval of the Federal Insurance Administrator.

§ 255-164. Permitted uses.

- A. The following uses shall be permitted in the Floodplain Conservation District provided disturbance to any existing woodlands and degradation of water quality are minimized to the greatest extent practicable:
 - 1. Agricultural uses conducted in compliance with methods prescribed in the latest version of the Department of Environmental Protection's Erosion and Sediment Pollution Control Manual.

2. Agricultural crossings by farm vehicles and livestock.
 3. Open space uses that are primarily passive in character, including wildlife sanctuary, woodland preserve, arboretum; and passive recreation use or parks, including hiking, bicycle or bridle trails, but excluding facilities subject to damage by flooding.
 4. Forestry, lumbering and reforestation in accordance with recognized natural resource conservation practices and subject to review by the Montgomery County Conservation District.
 5. Utility transmission lines, including public sewer and/or water lines and public utility transmission lines running along the corridor with review and comment by the Township Engineer, and approval by the Township Zoning Officer based on a determination of minimal to no disturbance to existing woodlands and minimal to no degradation of water quality.
 6. Sealed public water supply wells with review and comment by the Township Engineer, and approval by the Township Zoning Officer based on a determination of minimal to no disturbance to existing woodlands and minimal to no degradation of water quality.
 7. Maintenance, testing, repair, rehabilitation or replacement of existing, currently serviceable, water obstructions or encroachments, including bridges and culverts, subject to review by the Township Engineer and approval by the Pennsylvania Department of Environmental Protection.
 8. Front, side or rear yards and required lot area for any district, provided that such yards are not to be used for on-site sewage disposal systems or for nonwire fences or any other structure; however, no more than half of any required yard setback area on a lot may extend into the Floodplain Conservation District.
 9. Roadways serving as corridor crossings, and recreational trails.
- B. All permitted uses are subject to applicable floodproofing regulations.

§ 255-165. Prohibited uses.

- A. Any use or activity not specifically permitted herein shall be prohibited within the Floodplain Conservation District.
- B. The following uses and activities are specifically prohibited in the Floodplain Conservation District and no variance shall be granted because the uses and activities have been identified as being dangerous to human life or posing a special hazard in a floodplain:

1. Any new or substantially improved structure intended for the production or storage of any of the following dangerous materials or substances, or which will be used for any activity requiring the maintenance of more than 55 gallons or other comparable volume of any of the following dangerous materials or substances on the premises:
 - a. Acetone.
 - b. Ammonia.
 - c. Calcium carbide.
 - d. Benzene.
 - e. Carbon disulfide.
 - f. Celluloid.
 - g. Chlorine.
 - h. Hydrochloric acid.
 - i. Hydrocyanic acid.
 - j. Magnesium.
 - k. Nitric acid and oxides of nitrogen.
 - l. Petroleum products (gasoline, fuel oil, etc.).
 - m. Phosphorus.
 - n. Potassium.
 - o. Sodium.
 - p. Sulphur and sulphur products.
 - q. Pesticides (including insecticides, fungicides and rodenticides)
 - r. Radioactive substances, insofar as such substances are not otherwise regulated.
2. The construction, enlargement or expansion of any structure used or intended to be used for any of the following:
 - a. Hospital.

- b. Nursing home.
 - c. Jail or prison.
 - d. School.
3. The construction, enlargement or expansion of any sanitary landfill, dump, junkyard, or outdoor storage of vehicles and materials.
 4. The commencement of or any construction of a new manufactured home park or manufactured home subdivision, or a substantial improvement to an existing manufactured home park or manufactured home subdivision.
 5. On-site sewage disposal systems.
 6. Any construction, development, use or activity that has the potential to trap or catch debris and exacerbate flood events.
 7. Any construction, development, use or activity within any floodway that would cause any increase in the base flood elevation (BFE).
 8. Any construction, development, use or activity within any AE Area/District without floodway that would, together with all other existing and anticipated development, increase the base flood elevation (BFE) more than one (1) foot at any point.
- C. The following uses are specifically prohibited in the Floodplain Conservation District although a variance may be granted by the Zoning Hearing Board for any of these uses in accordance with the requirements and provisions of this Chapter and Pennsylvania law; and upon review and comment on the variance application by the Township Planning Commission and the Township Engineer.
1. Construction, enlargement or expansion of all freestanding structures and buildings, with the exception of flood retention dams, culverts and bridges as approved by the Pennsylvania Department of Environmental Protection.
 2. The alteration or relocation of the course of flow of any watercourse, with the exception of stream channel improvements approved by the Pennsylvania Department of Environmental Protection and the Township Board of Commissioners through conditional use approval. A variance may be granted by the Zoning Hearing Board to alter or relocate a watercourse after review and comment on the variance application by the Township Planning Commission and the Township Engineer, and the approval of the

alteration or relocation by the Pennsylvania Department of Environmental Protection and any other governmental agency with applicable jurisdiction. In addition, all adjacent municipalities shall be notified prior to the alteration or relocation of a watercourse. Copies of such notification shall be sent to the Federal Insurance Administration. The flood-carrying capacity within the altered or relocated portion shall be maintained.

3. Private water supply wells.
4. Placement of fill, including the deposit of topsoil and the grading thereof; excavation of soil and rock; grading or regrading of land; and the construction of retaining walls. A variance application for such use shall be accompanied by a plan indicating the fill or material proposed to be deposited and how such fill or other materials will be protected against erosion by the use of riprap, vegetation or bulkheads.
5. Encroachment upon any watercourse, with the exception of dams, bridges and culverts as approved by the Pennsylvania Department of Environmental Protection and the Board of Commissioners through conditional use approval.
6. Clearing of all existing vegetation, except where such clearing is necessary to prepare land for an approved use and where the effects of these actions are mitigated by the establishment of cover vegetation.
7. Application of fertilizers, pesticides, herbicides, and/or other chemicals in excess of prescribed industry standards.
8. Roads or driveways, except where permitted as corridor crossings and for access to single-family detached dwelling units.
9. More than half of any required yard setback area on an individual residential lot.
10. Motor or wheeled vehicle traffic in any area not designed to adequately accommodate the type and volume of traffic.
11. Parking lots.
12. Subsurface sewage disposal areas.
13. Sod farming.
14. Stormwater management facilities.

§ 255-166. Conditional uses.

- A. The following conditional uses in the Floodplain Conservation District may be approved by the Board of Commissioners upon application, review and comment by the Township Engineer, and hearing:
1. Game farm, fish hatchery or hunting and fishing preserve for the protection or propagation of wildlife, but permitting no buildings.
 2. Commercial recreation use, whether open to the public or restricted to private membership, such as parks, camps, picnic areas, golf courses, fishing, sport or boating clubs; but not to include buildings, but permitting piers, docks, floats or shelters usually found in developed outdoor recreation areas. .
 3. Storm sewers subject to the applicable floodproofing regulations.
 4. Outlet installations for sewage treatment plants and sewage pumping stations, with the approval of the appropriate sewer authorities.
 5. Dams, bridges and culverts as approved by the Pennsylvania Department of Environmental Protection.
 6. Stream channel improvements approved by the Pennsylvania Department of Environmental Protection.
 7. Driveways serving single-family detached dwelling units.
 8. Wind energy facilities and solar energy facilities when permitted by the underlying zoning district, and when situated outside of the Floodway, and subject to applicable floodproofing measures.
 9. Development of elevated and floodproofed structures on sites which have received final approval of a remedial action plan by the Pennsylvania Department of Environmental Protection pursuant to requirements of the Land Recycling and Remediation Standards Act (Act 2 of 1995), 35 P.S. § 6026.101 et seq. and, to the extent applicable, are in compliance with the Uniform Environmental Covenants Act (Act 68 of 2007), 27 P.S. § 6501, et seq.
- B. Other uses similar to the above.

§ 255-167. Application Zoning Permit, Conditional Use, or Variance.

- A. Zoning Permits.

1. In the Floodplain Conservation District, a zoning permit shall be required for any new or change of land use, including but not limited to construction or alteration of buildings and structures for which a building permit is required, subdivision and land development, streets and other paving, utilities, mining, dredging, filling, grading, excavating or drilling operations, and the storage of materials and equipment.
2. A zoning permit may be issued in the form of a building permit, use and occupancy permit, zoning certification, or other final approval as determined by the Zoning Officer.

B. Application for a zoning permit:

1. Application for a zoning permit shall be filed with the Zoning Officer, who shall make an initial determination with respect to the application and whether a variance or conditional use approval is required. If a variance or conditional use approval is required, then the Zoning Officer will provide the applicant with a determination of the zoning relief required and advise the applicant of the following requirements:
 - a. An application for a variance shall be forwarded to the Zoning Hearing Board, along with required studies or information and the findings of the Zoning Officer.
 - b. An application for a conditional use approval shall be forwarded to the Board of Commissioners, along with required studies or information and the findings of the Zoning Officer.
2. The Township Zoning Officer and Building Code Official shall review applications and may consult with the Township Engineer to determine if all other necessary governmental permits such as those required by state and federal laws have been obtained.

C. Content of application for a zoning permit.

1. Applications shall include five copies of all required information plus any other pertinent information as may be required by the Zoning Officer.
2. Applications shall be made on forms supplied by the Township and shall contain the following:
 - a. Name and address of applicant.

- b. Name and address of owner of land on which proposed construction is to occur.
 - c. Name and address of contractor.
 - d. Site location including address.
 - e. Listing of other permits or relief required.
 - f. Brief description of proposed work and estimated cost, including a breakout of flood-related cost and the market value of the building before flood damage occurred as applicable.
3. If any proposed construction or development is located entirely or partially within the Floodplain Conservation District, applicants shall provide all the necessary information in sufficient detail and clarity to enable the Zoning Officer to determine that:
- a. The proposed use is consistent with the need to minimize flood damage and conform with the requirements of this and all other applicable laws and regulations.
 - b. Utilities and facilities, such as sewer, gas, electrical and water systems are located and constructed to minimize or eliminate flood damage.
 - c. Adequate drainage is provided so as to reduce exposure to flood hazards.
 - d. Structures will be anchored to prevent floatation, collapse, or lateral movement.
 - e. Building materials are flood-resistant.
 - f. Appropriate practices to minimize flood damage have been used.
 - g. Electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities have been designed and/or located to prevent water entry or accumulation.
4. Applications shall include a plan of the entire site, clearly and legibly drawn at a scale of one (1) inch being equal to fifty (50) feet or less, showing the following:
- a. North arrow, scale, and date.

- b. Topographic contour lines based upon the North American Vertical Datum (NAVD) of 1988, showing existing and proposed contours at intervals of one (1) foot.
 - c. For all watercourses, the centerline and bottom of stream and top of bank elevations.
 - d. The location the finish floor elevation of all existing and proposed buildings, structures, and other improvements, including the location of any existing or proposed subdivision and development, and including all property and lot lines including dimensions, and the size and the site expressed in acres or square feet.
 - e. The location and elevation of all existing streets, drives, and other access ways, and the location of all existing streets, drives, other access ways, and parking areas, with information concerning widths, pavement types and construction, and elevations.
 - f. The location and elevation of any existing bodies of water or watercourses, buildings, structures and other public or private facilities, including railroad tracks and facilities, and any other natural and man-made features affecting, or affected by, the proposed activity or development.
 - g. The location and elevation of the Floodplain Conservation District boundaries, information and spot elevations concerning the base flood elevation, and information concerning the flow of water including direction and velocities.
 - h. The location and elevation of all proposed buildings, structures, utilities, and any other improvements.
 - i. Any other information which the Township considers necessary for adequate review of the application, including but not limited to site cross sections.
5. Applications shall include plans of all proposed buildings, structures and other improvements, drawn at a scale of one (1) inch being equal to fifty (50) feet or less showing the following:
- a. The proposed lowest floor elevation of any proposed building based upon North American Vertical Datum of 1988.
 - b. The elevation of the base flood.

- c. Supplemental information as may be necessary under the Uniform Construction Code.
 - d. Sufficiently detailed architectural or engineering drawings, including floor plans, sections, and exterior building elevations, as appropriate.
 - e. For any proposed building, the elevation of the lowest floor (including basement) and, as required, the elevation of any other floor.
 - f. Complete information concerning flood depths, pressures, velocities, impact and uplift forces, and other factors associated with the base flood elevation.
 - g. Detailed information concerning any proposed floodproofing measures.
 - h. Cross section drawings for all proposed streets, drives, other access ways, and parking areas, showing all rights-of-way and pavement widths.
 - i. Profile drawings for all proposed streets, drives, and vehicular access ways including existing and proposed grades.
 - j. Plans and profiles of all proposed sanitary and storm sewer systems, water supply systems, and any other utilities and facilities.
6. Applications shall include the following additional data and documentation:
- a. When required by the Zoning Officer, information concerning flood depths, pressures, velocities, impact and uplift forces and other factors associated with a base flood elevation; and detailed information concerning any proposed floodproofing measures and corresponding elevations.
 - b. Documentation, certified by a registered professional engineer to show that the cumulative effect of any proposed development when combined with all other existing and anticipated development, will not increase the base flood elevation.
 - c. Documentation, certified by a registered professional engineer or architect, which states that the proposed construction or development has been adequately designed

to withstand the pressures, velocities, impact and uplift forces associated with the base flood elevation. Such statement shall include a description of the type and extent of flood proofing measures which have been incorporated into the design of the structure and/or the development.

- d. Detailed information needed to determine compliance with safeguards with respect to development which may endanger human life, including:
- (i) The amount, location and purpose of any dangerous materials or substances which are intended to be used, produced, stored or otherwise maintained on site.
 - (ii) A description of the safeguards incorporated into the design of the proposed structure to prevent leaks or spills of the dangerous materials or substances during a base flood.
 - (iii) A statement, certified by a registered professional engineer, which contains a complete and accurate description of the nature and extent of pollution that might possibly occur from the development during the course of a base flood elevation, including a statement concerning the effects such pollution may have on human life.
 - (iv) A statement certified by a registered professional engineer, which contains a complete and accurate description of the effects the proposed development will have on base flood elevation elevations and flows.
 - (v) A statement, certified by a registered professional engineer, which contains a complete and accurate description of the kinds and amounts of any loose buoyant materials or debris that may possibly exist or be located on the site below the base flood elevation and the effects such materials and debris may have on base flood elevation elevations and flows.
 - (vi) Where any excavation or grading is proposed, a plan to implement and maintain erosion and sedimentation control.

- (vii) An evacuation plan which fully explains the manner in which the site will be safely evacuated before or during the course of a base flood.
 - e. The appropriate component of the Pennsylvania Department of Environmental Protection's "Planning Module for Land Development."
 - f. Where any excavation or grading is proposed, a plan meeting the requirements of the Pennsylvania Department of Environmental Protection to implement and maintain erosion and sedimentation control.
 - 7. Applications shall be accompanied by the prescribed fee, payable to the Township.
- D. Conditional Use and Variances. In addition to the information required for a zoning permit application, an application for conditional use approval or a variance shall be accompanied by the following:
- 1. Detailed engineering studies indicating the effects on drainage and streams on all affected or adjacent properties as well as the subject property.
 - 2. An application for amending the boundaries of the Floodplain Conservation District if the boundaries will be affected by the proposed conditional use or variance.
 - 3. A FEMA Elevation Certificate with a determination of elevations of the existing grade, proposed finished grade, base flood elevation and lowest floor (including basement) certified by a registered professional engineer.

§ 255-168. Standards for conditional use or variance review and approval.

- A. The Board of Commissioners or Zoning Hearing Board, as the case may be, may request the review and recommendations of the Township Engineer, Upper Dublin Township Planning Commission, Montgomery County Planning Commission, and/or the Montgomery County Conservation District at least 30 days prior to the hearing on the application for conditional use or variance.
- B. The Board of Commissioners and Zoning Hearing Board shall exercise discretion in allowing only those uses which are substantially in accord with the stated intent of this Chapter and Article. An applicant shall demonstrate to the Board of Commissioners, in considering conditional uses, and the Zoning Hearing Board, in considering variance applications, the following:

1. The effect of the use shall not substantially alter the cross-section profile of the watercourse and floodplain at the location of the proposed use.
 2. Lands abutting the watercourse, both upstream and downstream, shall not be unreasonably adversely affected by the proposed use.
 3. The general welfare or public interest of Upper Dublin Township or other municipalities in the same watershed shall not be adversely affected.
 4. With respect to variance applications, the strict enforcement of this Article would create undue hardship by denying a reasonable use of an existing lot which is situated either wholly or partially in the Floodplain Conservation District.
- C. An affirmative decision shall not be issued by the Board of Commissioners or the Zoning Hearing Board for an application within the designated floodway unless the effect of such proposed activity on flood heights is fully offset by accompanying stream improvements.
- D. The Board of Commissioners or the Zoning Hearing Board shall notify the applicant, in writing, that the issuance of a decision to allow construction of a structure below the base flood elevation will result in increased premium rates for flood insurance, and such construction below the base flood elevation increases risk to life and property.
- E. The Township shall maintain a record of all decisions and notifications, including jurisdiction for their issuance and the Township shall report such decisions to the appropriate agencies.
- F. Elevation and floodproofing of structures.
1. Any new structures permitted by conditional use or by variance shall be constructed and placed on the land so as to offer the minimum obstruction to the flow of water and shall be designed to have a minimum effect upon the watercourse flow and base flood elevation. Such structures shall be elevated in accordance with the provisions contained in this Article, and Chapter 73, Building Construction, as amended.
 2. Any new structure permitted as a conditional use or by variance shall be floodproofed in accordance with the provisions contained in this Article, and Chapter 73, Building Construction, as amended.
 - a. All new structures shall be firmly anchored in accordance with accepted engineering practices to prevent flotation, collapse or lateral movement.

- b. All new structures shall be constructed so as to prevent the entrance of floodwaters into the water supply and waste treatment systems as well as other utility and facility systems. In addition, waste treatment systems shall be designed to minimize or eliminate discharges from the systems into the floodwaters.
3. Any additions to existing structures permitted as a conditional use or by variance shall be elevated to the greatest extent possible according to the provisions contained in this Article, and Chapter 73, Building Construction, as amended. However, any portion of the structure not so elevated shall be floodproofed in accordance with the provisions contained in this Article, and Chapter 73, Building Construction, as amended.
4. Any new structure permitted as a conditional use or by variance shall be provided with two means of access across the property to the structure, one of which shall serve as an alternate vehicle access outside of the Floodplain Conservation District.
5. For any new structure permitted as a conditional use or by variance shall have filed with the Township Fire Services Department and other appropriate disaster preparedness authorities an evacuation plan indicating alternate vehicular access to and escape routes from the structure.

§ 255-169. Variances.

- A. If compliance with the elevation or floodproofing requirements stated in this Chapter would result in an exceptional hardship for a prospective builder, developer or landowner, the Zoning Hearing Board may, upon request, grant relief from the strict application of the requirement. Relief issued shall conform to the following conditions:
 1. If granted, a variance shall involve only the least modification necessary to provide relief.
 2. In granting any variance, the Zoning Hearing Board shall attach reasonable conditions and safeguards necessary to protect the public health, safety, and welfare of the Township and to achieve the objectives of this Article.
 3. Whenever a variance is granted, the Zoning Hearing Board shall notify the applicant in writing that:
 - a. The variance may result in increased premium rates for flood insurance.

- b. The variance may increase risks to life and property.
4. In considering any request for a variance, the Zoning Hearing Board shall consider, at a minimum, the following:
- a. That there is good and sufficient cause for the variance, including:
 - (i) That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located.
 - (ii) That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.
 - (iii) That such unnecessary hardship has not been created by the appellant.
 - (iv) That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.
 - b. That failure to grant the variance would result in exceptional hardship to the applicant.
 - c. That the granting of the variance will:
 - (i) Neither result in an unacceptable or prohibited increase in flood heights, additional threats to public safety, or extraordinary public expense;
 - (ii) Nor create nuisances, cause fraud on, or victimize the public, or conflict with any other applicable state or local ordinances and regulations.

5. A complete record of all variance requests and related actions shall be maintained by the Township. In addition, a report of all variances granted shall be submitted as required by FEMA.
6. Any new residential structure or substantial improvement of a residential structure which cannot be elevated to two (2) feet above the base flood elevation shall be floodproofed as specified herein and in accordance with the requirements established for the W1-W2 classes by the Office of the Chief of Engineers, United States Army, publication No. EP 1165 2 314, June, 1972, as amended.
7. Any modification, alteration, reconstruction or improvement of any kind to an existing residential structure, to an extent or amount of less than fifty percent (50%) of its market value, which cannot be elevated or floodproofed to the base flood elevation shall be elevated to the maximum extent possible or floodproofed for the remaining height to the base flood elevation.
8. Any new nonresidential structure or substantial improvement of a nonresidential structure which cannot be elevated or floodproofed to at least two (2) feet above the base flood elevation shall be elevated to the maximum extent possible or floodproofed for the remaining height to at least two (2) feet above the base flood elevation.
9. Any modification, alteration, reconstruction or improvement of any kind to an existing nonresidential structure, to an extent or amount of less than fifty percent (50%) of its market value, which cannot be elevated or floodproofed to the base flood elevation shall be elevated to the maximum extent possible and floodproofed for the remaining height to the base flood elevation.
10. Alteration or Relocation of Watercourse
 - a. No encroachment, alteration, or improvement of any kind shall be made to any watercourse until all adjacent municipalities which may be affected by such action have been notified by the Township, and until all required permits or approvals have been first obtained from the Pennsylvania Department of Environmental Protection.
 - b. No encroachment, alteration, or improvement of any kind shall be made to any watercourse unless it can be shown that the activity will not reduce or impede the flood carrying capacity of the watercourse in any way.
 - c. FEMA, the Pennsylvania Department of Community and Economic Development, and the Pennsylvania Department

of Environmental Protection shall be notified prior to any alteration or relocation of any watercourse.

- B. Technical or scientific data shall be submitted to FEMA for a Letter of Map Revision (LOMR) within six (6) months of the completion of any new construction, development, or other activity resulting in changes in the BFE. A LOMR or Conditional Letter of Map Revision (CLOMR) is required for:
 - 1. Any development that causes a rise in the base flood elevations within the floodway; or
 - 2. Any development occurring in an area without a designated floodway, which will cause a rise of more than one foot in the base flood elevation; or
 - 3. Alteration or relocation of a stream, including but not limited to installing culverts and bridges.
- C. Any new construction, development, uses or activities allowed by variance within the Floodplain Conservation District shall be undertaken in strict compliance with the provisions contained in the Township Code and any other applicable codes, ordinances and regulations. In addition, when such development is proposed within the area measured fifty (50) feet landward from the top of bank of any watercourse, a permit shall be obtained from the Pennsylvania Department of Environmental Protection.

§ 255-170. Nonconforming Structures and Uses.

The provisions of this Article do not require any changes or improvements to be made to lawfully existing structures. However, when an improvement is made to any existing structure, the provisions of Section 255-171 of this Article, and the provisions of this Chapter with respect to nonconforming uses shall apply.

§ 255-171. Improvement and Reconstruction of Existing Structures.

The following provisions shall apply whenever any expansion, enlargement, or substantial improvement is made to an existing structure located within the Floodplain Conservation District, or an existing structure within the Floodplain Conservation District is reconstructed:

- A. Any modification, alteration, or improvement, of any kind to an existing structure, to an extent or amount of fifty (50) percent or more of its market value, shall constitute a substantial improvement and shall be undertaken only in full compliance with the provisions of this Article.
- B. No expansion, enlargement, substantial improvement, or reconstruction of an existing structure shall be allowed within any floodway area that would cause any increase in the elevation of the base flood elevation.

- C. No expansion, enlargement, substantial improvement, or reconstruction of an existing structure shall be allowed within any AE Area/District with floodway that would, together with all other existing and anticipated development, increase the BFE more than one (1) foot at any point.
- D. No expansion, enlargement, substantial improvement, or reconstruction of an existing structure shall be undertaken in the direction of the nearest watercourse on the property.
- E. No expansion, enlargement, substantial improvement, or reconstruction of an existing structure shall be permitted unless two means of access are provided across the property to the existing structure, and an evacuation plan indicating alternate vehicular access and escape routes is prepared and submitted to the Township Fire Services Department and other appropriate disaster preparedness authorities.
- F. Historic resources undergoing repair or rehabilitation that would constitute a substantial improvement as defined in this Article must comply with all requirements that do not preclude the structure's continued designation as an historic resource. Any variance from the requirements of this Article will be the minimum necessary to preserve the historic character and design of the historic resource.
- G. Any modification, alteration, reconstruction, or improvement of any kind that meets the definition of "repetitive loss" shall be undertaken only in full compliance with the provisions of this Article.

§ 255-171.1. Damaged existing structures.

Structures located within the Floodplain Conservation District may be rebuilt if destroyed by fire or other catastrophe, provided that the reconstruction shall be in compliance with the floodproofing or elevation requirements of this Article and, if located in the floodway, shall not result in an increase in the base flood elevation. If fill is used to raise the finished surface of the lowest floor two (2) feet above the base flood elevation, the fill shall be placed as specified by this Article.

§ 255-171.2. Special Requirements for Subdivisions and Developments.

All subdivision and development applications containing at least 50 lots or at least 5 acres, whichever is the lesser, in flood hazard areas where base flood elevation data are not available, shall be supported by hydrologic and hydraulic engineering analyses that determine base flood elevations and floodway information. The analyses shall be prepared by a licensed professional engineer in a format required by FEMA for a Conditional Letter of Map Revisions or Letter of Map Revision.

§ 255-171.3. Special Requirements for Manufactured Homes.

- A. Within the Floodplain Conservation District, manufactured homes shall be prohibited within the area measured fifty (50) feet landward from the top-of-bank of any watercourse or floodplain deliniation, whichever is the more restrictive.
- B. Where permitted within the Floodplain Conservation District, manufactured homes, and any improvements thereto, shall be:
 - 1. Placed on a permanent foundation.
 - 2. Elevated so that the lowest floor of the manufactured home is at least two (2) feet above the Base Flood Elevation.
 - 3. Anchored to resist flotation, collapse, or lateral movement.
- C. Installation of manufactured homes shall be done in accordance with the manufacturer's installation instructions as provided by the manufacturer.
- D. All manufactured homes and any improvements thereto shall be anchored to resist flotation, collapse or lateral movement by providing over-the-top and frame ties to ground anchors in accordance with the following:
 - 1. Over-the-top ties shall be provided at each of the four (4) corners of the manufactured home, with two (2) additional ties per side at intermediate locations for units fifty (50) feet or more in length, and one (1) additional tie per side for units less than fifty (50) feet in length.
 - 2. Frame ties shall be provided at each corner of the manufactured home, with five (5) additional ties per side at intermediate locations for units fifty (50) feet or more in length, and four (4) additional ties per side for units less than fifty (50) feet in length.
 - 3. All components of the anchoring system shall be capable of carrying a force of four thousand eight hundred (4,800) pounds and resisting a minimum wind velocity of ninety (90) miles per hour.
- E. All manufactured homes and any improvements thereto shall be elevated in accordance with the following requirements:
 - 1. The stands or lots shall be elevated on compacted fill or on pilings so that the lowest floor of the manufactured home will be at least two (2) feet above the base flood elevation.
 - 2. Adequate surface drainage shall be provided as required in Chapter 212, Subdivision and Land Development.

3. Adequate access for a hauler shall be provided.
 4. Where pilings are used for elevation, the lot shall be large enough to permit steps; piling foundations shall be placed in stable soil not more than ten (10) feet apart; reinforcement shall be provided for pilings that will extend for six (6) feet or more above the ground level.
- F. An evacuation plan indicating alternate vehicular access and escape routes shall be filed with the Township Fire Services Department and other appropriate disaster preparedness authorities for manufactured home subdivisions.
- G. Placement of a manufactured home on a lot shall require a building permit under Chapter 73, Building Construction.

§ 255-171.4. Special Requirements for Recreational Vehicles.

- A. Except for storage facilities for which a variance has been granted by the Zoning Hearing Board, recreational vehicles in the Floodplain Conservation District shall:
1. Be on the site for fewer than 180 consecutive days; and
 2. Be fully licensed and ready for highway use.

§ 255-171.5. Design and Construction Standards.

- A. Placement of Buildings and Structures.
1. All buildings and structures shall be designed, located, and constructed so as to offer the minimum obstruction to the flow of water and shall be designed to have a minimum effect upon the flow and height of flood water.
 2. All buildings and structures shall be firmly anchored in accordance with accepted engineering practices to prevent floatation, collapse, or lateral movement.
- B. Elevation and Floodproofing Requirements.
1. Residential Structures.
 - a. All new construction and substantial improvements of residential structures shall have the lowest floor (including basement) elevated to at least two (2) feet above the base flood elevation.

- b. Any modification, alteration, reconstruction or improvement of any kind to an existing residential structure to an extent or amount of less than fifty percent (50%) of its market value shall be elevated or floodproofed to the base flood elevation.
 - c. Existing residential structures located in a designated floodway shall not be expanded or enlarged unless the effect of the proposed expansion or enlargement on flood heights is fully offset by accompanying stream improvements.
2. Nonresidential Structures.
- a. All new construction and substantial improvements of nonresidential structures shall have the lowest floor (including basement) elevated or floodproofed to at least two (2) feet above the base flood elevation. The floodproofing measures shall ensure that the structure is watertight with walls substantially impermeable to the passage of water and has structural components with the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. All plans and specifications for such floodproofing shall be accompanied by a statement certified by a registered professional engineer or architect which states that the proposed design and methods of construction are in conformance with the above referenced standards.
 - b. Any modification, alteration, reconstruction or improvement of any kind to an existing nonresidential structure to an extent or amount of less than fifty percent (50%) of its market value shall be elevated or floodproofed to the base flood elevation.
 - c. Existing nonresidential structures located in a designated floodway shall not be expanded or enlarged unless the effect of the proposed expansion or enlargement on flood heights is fully offset by accompanying stream improvements.
3. Space below the lowest floor.
- a. Fully enclosed space below the lowest floor (including basement) is prohibited.
 - b. Partially enclosed space below the lowest floor (including basement) that will be used solely for the parking of a vehicle, building access or incidental storage in an area other than a basement shall be designed and constructed to allow for the automatic entry and exit of floodwaters for the

purpose of equalizing hydrostatic forces on exterior walls. The term "partially enclosed space" also includes crawl spaces. Designs for meeting this requirement must either be certified by a registered professional engineer or architect, or meet or exceed the following minimum criteria:

- (i) A minimum of two (2) openings having a net total area of not less than one (1) square inch for every square foot of enclosed space.
- (ii) The bottom of all openings shall be no higher than one (1) foot above grade.
- (iii) Openings may be equipped with screens, louvers or other coverings or devices, provided that they permit the automatic entry and exit of floodwaters.

4. Accessory structures.

a. Structures accessory to a principal building or use need not be elevated or floodproofed to remain dry, but shall comply, at a minimum, with the following requirements:

- (i) The structure shall not be designed or used for human habitation, but shall be limited to the parking of vehicles or the storage or support of tools, material or equipment related to the principal use or activity.
- (ii) Floor area shall not exceed one hundred (100) square feet.
- (iii) The structure will have a low damage potential.
- (iv) The structure will be located on the site so as to cause the least obstruction to the flow of floodwaters.
- (v) Power lines, wiring and outlets will be at least one and one-half feet above the one-hundred-year flood elevation.
- (vi) With the exception of alternative energy generation or conversion equipment, permanently affixed utility equipment and appliances, including but not limited to furnaces, heaters, washers and dryers are permitted only at elevations above the base flood elevation.

- (vii) Sanitary facilities are prohibited.
- (viii) The structure shall be adequately anchored to prevent flotation or movement and shall be designed to automatically provide for the entry and exit of floodwaters for the purpose of equalizing hydrostatic forces on the walls. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:
 - (1) A minimum of two (2) openings having a net total area of not less than one (1) square inch for every square foot of enclosed space.
 - (2) The bottom of all openings shall be no higher than one (1) foot above grade.
 - (3) Openings may be equipped with screens, louvers or other coverings or devices, provided that they permit the automatic entry and exit of floodwaters.

- C. Fill. If fill is used to raise the finished surface of the lowest floor two (2) feet above the base flood elevation, the fill shall be placed as follows:
- 1. Fill shall extend beyond a structure for a sufficient distance to provide acceptable access for the intended use of the structure.
 - 2. Fill shall extend laterally fifteen (15) feet beyond the building line from all points of a residential structure.
 - 3. Fill shall extend laterally fifteen (15) feet beyond the building line, at a minimum of twenty-five percent (25%) of the perimeter of a nonresidential structure.
 - 4. Fill material shall consist of soil or rock materials only.
 - 5. Fill material shall be compacted to provide the necessary stability and resistance to erosion, scouring or settling.
 - 6. Fill slopes shall be no steeper than one (1) vertical to two (2) horizontal, unless substantiating data justifying steeper slopes are submitted to and approved by the Township Engineer.
 - 7. Fill shall be used only to the extent to which it does not adversely affect adjacent properties.

- D. Drainage Facilities. Storm drainage facilities shall be designed to convey the flow of stormwater runoff in a safe and efficient manner. The system shall insure proper drainage along streets, and provide positive drainage away from buildings. The system shall also be designed to prevent the discharge of excess runoff onto adjacent properties.
- E. Utility, Electrical, and Mechanical Systems.
1. Water and Sanitary Sewer Facilities and Systems
 - a. All new or replacement water supply and sanitary sewer facilities and systems shall be located, designed and constructed to minimize or eliminate flood damages and the infiltration of flood waters.
 - b. Sanitary sewer facilities and systems shall be designed to prevent the discharge of untreated sewage into flood waters.
 - c. On-site sewer disposal systems are prohibited in a floodplain.
 2. Equipment. Water heaters, furnaces, air conditioning and ventilating units, and other electrical, mechanical or utility equipment or apparatus shall be located above the base flood elevation.
 3. Fuel Supply Systems. All gas and oil supply systems shall be designed to prevent the infiltration of flood waters into the system and discharges from the system into flood waters. Additional provisions shall be made for the drainage of these systems in the event that flood water infiltration occurs.
 4. All other utilities such as gas lines, electrical and telephone systems shall be located, elevated (where possible) and constructed to minimize the chance of impairment during a flood.
 5. All air ducts, large pipes, storage tanks, and other similar objects or components located below the flood elevation shall be securely anchored or affixed in accordance with accepted engineering practices to prevent floatation.
- F. Streets. The finished elevation of all new streets shall be no more than one (1) foot below the base flood elevation.
- G. Storage. No materials that are buoyant, flammable, explosive or in time of flooding could be injurious to human, animal or plant life shall be stored below the base flood elevation.

H. Electrical Components.

1. Electrical distribution panels shall be at least three (3) feet above the base flood elevation.
2. Separate electrical circuits shall serve lower levels and shall be dropped from above.
3. All electric water heaters, electric furnaces, electric air-conditioning and ventilating systems and other electrical equipment or apparatus shall be permitted only at elevations at least three (3) feet above the base flood elevation.

I. Floors, Walls and Ceilings.

1. Wood flooring used at or below the base flood elevation shall be installed to accommodate a lateral expansion of the flooring, perpendicular to the flooring grain without causing structural damage to the building.
2. Plywood used at or below the base flood elevation shall be of a "marine" or "water-resistant" variety.
3. Walls and ceilings at or below the base flood elevation shall be designed and constructed of materials that are "water-resistant" and will withstand inundation.
4. Windows, doors, and other components at or below the base flood elevation shall be made of metal or other "water-resistant" material.

J. Paints and Adhesives.

1. Paints and other finishes used at or below the base flood elevation shall be of "marine" or "water-resistant" quality.
2. Adhesives used at or below the Base Flood Elevation shall have a bonding strength that is unaffected by inundation (i.e. marine or water-resistant quality).
3. All wooden components (doors, trim, cabinets, etc.) shall be sealed with a marine or water-resistant quality or similar product.

K. Uniform Construction Code Coordination. The Standards and Specifications contained in the Uniform Construction Code as adopted in Pennsylvania shall apply to construction in the Floodplain Conservation District, to the extent that they are more restrictive and/or supplement the requirements of this Article.

§ 255-171.6. Additional permit requirements.

- A. In addition to the permit application requirements normally required under Chapter 73, Building Construction, the Township Building Code Official shall require the following specific information to be included as part of an application for a building permit in the Floodplain Conservation District:
1. For structures to be elevated:
 - a. A plan showing the size of the proposed structure and its relation to the lot where it is to be constructed.
 - b. A determination of elevations of the existing grade, proposed finished grade and lowest floors certified by a registered professional engineer.
 - c. Plans showing the method of elevating the proposed structure, including details of proposed fills, pile structures, retaining walls, foundations, erosion protection measures, etc. When required by the Building Code Official, these plans shall be prepared by a registered professional engineer or architect.
 - d. Plans showing the methods used to protect utilities (including sewer, water, telephone, electric, gas, etc.) from flooding to an elevation at least one and one-half feet above the base flood elevation at the building site.
 2. For structures to be floodproofed:
 - a. Plans showing details of all floodproofing measures, prepared by a registered professional engineer and showing the size of the proposed structure and its relation to the lot where it is to be constructed.
 - b. A determination of elevations of existing grades, proposed finished grades, lowest floors and floodproofing limits; certified by a registered professional engineer.
 - c. A certificate prepared by a registered professional engineer who prepared the plans that the structure in question, together with attendant utility and sanitary facilities, is designated so that:
 - (i) Below an elevation two (2) feet above the base flood elevation the structure is watertight with walls substantially impermeable to the passage of water.

- (ii) The structure will withstand the hydrostatic, hydrodynamic, buoyant, impact and other forces resulting from the flood depths, velocities, pressures and other factors associated with the base flood elevation.

§ 255-171.7. Designation of the Floodplain Administrator.

The Township Zoning Officer is hereby appointed to administer and enforce this Article and may be referred to as the Floodplain Administrator.

§ 255-171.8. Duties and Responsibilities of the Floodplain Administrator.

- A. To ensure that flood damage controls are being employed in all new construction and improvements within the Floodplain Conservation District, the Township Zoning Officer shall provide an applicant information concerning the location of the district boundaries relative to the proposed construction, improvements, or use and the water surface elevation of the one-hundred-year flood at the proposed site. The source of the information concerning the district boundary shall be the Flood Insurance Study for Upper Dublin Township as prepared by the Federal Emergency Management Agency, Federal Insurance Administration, and other sources as appropriate according to those cited in this Article regarding the Floodplain Conservation District for Upper Dublin Township. The source for the information concerning the base flood elevation shall be the Flood Insurance Study.
- B. The Floodplain Administrator shall issue a zoning permit only after it has been determined that the proposed work or use to be undertaken will be in conformance with the requirements of this Article and all other applicable laws, regulations, codes and ordinances.
- C. Prior to the issuance of any permit, the Floodplain Administrator shall review an application for a permit to determine if all other necessary government permits required by state and federal laws have been obtained. No permit shall be issued until this determination has been made.
- D. In the case of existing structures, prior to the issuance of any permit, the Floodplain Administrator shall review the history of repairs to the subject structure, so that any repetitive loss issues can be addressed before a permit is issued.
- E. During the construction period, the Floodplain Administrator or other authorized official shall inspect the premises to determine that the work is progressing in compliance with the information provided on the permit application and with all applicable laws and regulations. The Floodplain Administrator shall make as many inspections during and upon completion of the work as are necessary.

- F. In the discharge of his/her duties, the Floodplain Administrator shall have the authority to enter any building, structure, premises or development in the Floodplain Conservation District, upon presentation of proper credentials, at any reasonable hour to enforce the provisions of this Article.
- G. In the event the Floodplain Administrator discovers that the work or use does not comply with the permit application or any applicable laws and ordinances, or that there has been a false statement or misrepresentation by any applicant, the Floodplain Administrator shall revoke the applicable permits and report such fact to the Board of Commissioners for whatever action it considers necessary.
- H. The Floodplain Administrator shall maintain in perpetuity all records associated with the requirements of this Article including, but not limited to, finished construction elevation data, permitting, inspection and enforcement.
- I. The Floodplain Administration shall be responsible for submitting a biannual report to the Federal Emergency Management Agency concerning community participation in the National Flood Insurance Program.
- J. The responsibility, authority and means to implement the commitments of the Floodplain Administrator can be delegated, however the ultimate responsibility lies within the Township Zoning Officer.

§ 255-171.9. Review by County Conservation District.

A copy of all applications and plans for any proposed construction or development in any Floodplain Conservation District shall be submitted by the Floodplain Administrator to the Montgomery County Conservation District for review and comment prior to the issuance of a permit. The recommendations of the Conservation District shall be considered by the Floodplain Administrator for possible incorporation into the proposed plan of work or use.

§ 255-171.10. Review of Application by Others.

A copy of all plans and applications for any proposed construction or development in the Floodplain Conservation District to be considered for approval may be submitted by the Floodplain Administrator to any other appropriate agencies and/or individuals (e.g. planning commission, municipal engineer, etc.) for review and comment.

§ 255-171.11. Changes.

After the issuance of a permit by the Floodplain Administrator, no changes of any kind shall be made to the application, permit or any of the plans, specifications or other documents submitted with the application without the written consent or approval of the Floodplain Administrator.

Requests for any such change shall be in writing, and shall be submitted by the applicant to Floodplain Administrator for consideration.

§ 255-171.12. Placards.

In addition to a permit, the Floodplain Administrator shall issue a placard which shall be displayed on the premises during the time construction is in progress. This placard shall show the number of the permit, the date of its issuance, and the name and signature of the Floodplain Administrator.

§ 255-171.13. Start of Construction.

Work on proposed construction shall begin within 180 days after the date of permit issuance and shall be completed within twelve (12) months after the date of permit issuance or the permit shall expire unless a time extension is granted, in writing, by the Floodplain Administrator. Time extensions shall be granted only if a written request is submitted by the applicant, which sets forth sufficient and reasonable cause for the Floodplain Administrator to approve such a request.

§ 255-171.14. Enforcement.

- A. Notices. Whenever the Floodplain Administrator or other authorized municipal representative determines that there are reasonable grounds to believe that there has been a violation of any provisions of this Article, or of any regulations adopted pursuant thereto, the Floodplain Administrator shall give notice of such alleged violation as hereinafter provided.
 - 1. All notices shall be in writing.
 - 2. A notice shall include a statement of the reasons for its issuance.
 - 3. A notice shall allow a reasonable time not to exceed a period of thirty (30) days for the performance of any act required for compliance.
 - 4. A notice shall be served upon the property owner or his agent as the case may require; provided, however, that such notice or order shall be deemed to have been properly served upon such owner or agent when a copy thereof has been served with such notice by any other method authorized by the laws of this Commonwealth.
 - 5. A notice shall contain an outline of remedial action which, if taken, will effect compliance with the provisions of this Article.
- B. Penalties and Remedies.
 - 1. Any person who fails to comply with any or all of the requirements or provisions of this Article or who fails or refuses to comply with

any notice, order or directive of the Floodplain Administrator or any other authorized employee of Upper Dublin Township:

- a. shall be guilty of a misdemeanor and upon conviction shall pay a find to Upper Dublin Township of not less than Twenty-five Dollars (\$25.00) nor more than Six Hundred Dollars (\$600.00), plus costs of prosecution; and,
 - b. shall be subject to the penalties specified by Article XXVI of this Chapter.
2. In addition to the above penalties all other actions are hereby reserved including an action in equity for the proper enforcement of this Article.
 3. The imposition of a fine or penalty for any violation of, or noncompliance with, this Article shall not excuse the violation or noncompliance or permit it to continue and all such persons shall be required to correct or remedy such violations and noncompliance within a reasonable time.
 4. Any development initiated or any structure or building constructed, reconstructed, enlarged, altered, or relocated, in noncompliance with this Article may be declared by the Board of Commissioners to be a public nuisance and abatable as such.

§ 255-171.15. Appeals.

Any person aggrieved by any action or decision of the Floodplain Administrator concerning the administration of the provisions of this Article may appeal to the Zoning Hearing Board as provided by this Chapter for Zoning Hearing Board appeals.

§ 255-171.16. Abrogation and Greater Restrictions.

This Article supersedes any other conflicting provisions which may be in effect in the Floodplain Conservation District. However, any other ordinance provisions shall remain in full force and effect to the extent that those provisions are more restrictive. If there is any conflict between any of the provisions of this Article, the more restrictive shall apply.

§ 255-171.17. Warning and Disclaimer of Liability.

The degree of flood protection required by this Article is considered reasonable for regulatory purposes and is based on accepted engineering methods of study. Larger floods may occur or flood heights may be increased by man-made or natural causes, such as bridge openings restricted by debris and ice jams. In such instances, areas outside Floodplain Conservation District or land uses permitted within the district may be subject to flooding or flood damage. The granting of a zoning permit, conditional use, variance or other approval pursuant to this Article shall not constitute a representation, guarantee or warranty of any kind by Upper Dublin

Township, or by any officer or employee of the Township, of the practicability or safety of any structure, use or other plan proposed, and shall create no liability upon or cause of action against the Township, or against any officer or employee of the Township, for any damage that may result pursuant thereto; nor shall this Article create any liability on the part of Upper Dublin Township or any officer or employee of the Township for any flood damages that result from reliance on this Article or any administrative or quasi-judicial decision lawfully made hereunder.

Section 5. Nothing in this Ordinance or in Chapter 122 and Chapter 255 of the Code of the Township of Upper Dublin, as hereby amended, shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 122 and Chapter 255 prior to the adoption of this Ordinance.

Section 6. 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 this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

Section 7. This Ordinance shall take effect and be in force from and after its approval as required by law.


Enacted by the Board of Commissioners of Upper Dublin Township this 9th day of, February 2016.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN

By: 

Ira S. Tackel, President

ATTEST:


Paul A. Leonard, Secretary/Township Manager

ORDINANCE NO. 16-1314

**AN ORDINANCE Of Upper Dublin Township, Montgomery County,
Pennsylvania, Establishing The Dates Of The Regular Meetings Of The
Commissioners Of The Township Of Upper Dublin During The Year 2016.**

The Board of Commissioners of the Township of Upper Dublin does hereby ENACT and ORDAIN as follows:

SECTION 1. The regular stated monthly meetings of the Commissioners of the Township of Upper Dublin for the year 2016 shall be held on the second Tuesday of each month unless the same shall be a legal holiday or election day, in which case the meeting will be held on the next regular business day following, at 7:00 PM, local time, and, as needed, on the fourth Tuesday of the month, unless the same shall be a legal holiday or election day, in which case the meeting will be held on the next regular business day following, at 7:00 P.M. local time.

SECTION 2. The Economic Development and Finance Committee meetings of the Township of Upper Dublin for the year 2016 shall be held on the first Tuesday of February, April, June, August, October, December, unless the same shall be a legal holiday or election day, in which case the meeting will be held on the next regular business day following, at 6:30 PM, local time.

SECTION 3. The Public Safety, Works and Services Committee meetings of the Township of Upper Dublin for the year 2016 shall be held on the first Tuesday of February, April, June, August, October, December, unless the same shall be a legal holiday or election day, in which case the meeting will be held on the next regular business day following, immediately following the Economic Development and Finance Committee meeting at 6:30 PM., local time.

SECTION 4. The Planning Commission meetings of the Township of Upper Dublin for the year 2016 shall be held on the third Tuesday of each month at 7:00 PM, local time.

SECTION 5. The Planning, Parks and Library Committee meetings for the year 2016 shall be held on the fourth Tuesday of February, April, June, August, October, December, unless the same shall be a legal holiday or election day, in which case the meeting will be held on the next regular business day following, at 7:00 PM., local time.

SECTION 6. The public is welcome to attend all meetings, and participation by the public is welcome.

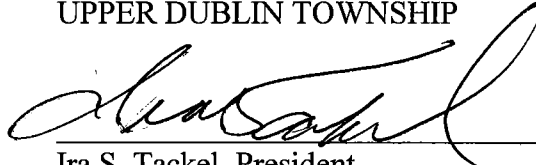
SECTION 7. Persons with disabilities who wish to attend any public meeting and require auxiliary aid, service or other accommodations to participate in the proceedings

may contact the Township Manager's Office to discuss how the Township may best accommodate an individual's needs.

SECTION 8. All meetings will be effective February 9, 2016 and held in the Upper Dublin Township Building, 801 Loch Alsh Avenue, Fort Washington, Pennsylvania, unless otherwise specifically directed.

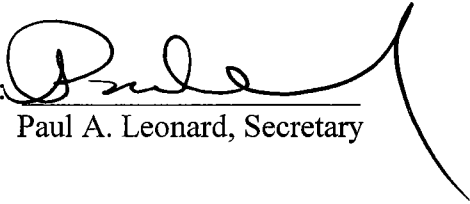
ENACTED AND ORDAINED this *9th* day of *February*, 2016.

BOARD OF COMMISSIONERS
UPPER DUBLIN TOWNSHIP



Ira S. Tackel, President

Attest:



Paul A. Leonard, Secretary

ORDINANCE NO. 16-1215
OF THE BOARD OF COMMISSIONERS
OF THE TOWNSHIP OF UPPER DUBLIN,
MONTGOMERY COUNTY, PENNSYLVANIA

AN ORDINANCE THAT AUTHORIZES THE INCURRENCE OF NONELECTORAL DEBT BY THE TOWNSHIP OF UPPER DUBLIN, MONTGOMERY COUNTY, PENNSYLVANIA (THE "TOWNSHIP") PURSUANT TO THE ISSUANCE OF THE GENERAL OBLIGATION NOTES, 2016 SERIES (THE "2016 NOTES") IN THE AGGREGATE PRINCIPAL AMOUNT OF \$4,000,000 AND APPROVES CERTAIN CAPITAL PROJECTS; APPROVES THE NEGOTIATED SALE OF THE 2016 NOTES TO THE DELAWARE VALLEY REGIONAL FINANCE AUTHORITY; APPROVES THE SUBSTANTIAL FORMS OF THE LOAN DOCUMENTS AND AUTHORIZES EXECUTION AND DELIVERY OF ALL NECESSARY DOCUMENTS; STATES THE AMORTIZATION SCHEDULE AND MAXIMUM ANNUAL DEBT SERVICE PAYMENTS; AUTHORIZES AND AWARDS A TRANSACTION UNDER A QUALIFIED INTEREST RATE MANAGEMENT AGREEMENT AND AUTHORIZES AND DIRECTS A FILING TO THE DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT; PLEDGES THE FULL FAITH, CREDIT, AND TAXING POWER OF THE TOWNSHIP FOR THE TIMELY REPAYMENT OF THE 2016 NOTES, INCLUDING THE PERIODIC PAYMENTS DUE UNDER THE QUALIFIED INTEREST RATE MANAGEMENT AGREEMENT; COVENANTS TO PAY ANY TERMINATION CHARGES; CREATES AND APPOINTS A SINKING FUND DEPOSITORY; AUTHORIZES THE APPLICATION FOR APPROVAL OF THE ISSUANCE OF THE 2016 NOTES TO THE DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT; AUTHORIZES ADVERTISEMENT OF ENACTMENT; AND REPEALS INCONSISTENT ORDINANCES.

WHEREAS, the Board of Commissioners of the Township wishers to undertake certain capital projects; and

WHEREAS, the issuance of nonelectoral debt, the General Obligation Notes, 2016 Series, is necessary to provide the funding to complete the projects; and

WHEREAS, certain capital projects (collectively, the “2016 Project”) consisting of (i) the renovation of and addition to the Burn Brae Station of the Fort Washington Fire Company located at 3315 Susquehanna Road, (ii) the replacement of three bridges in the Fort Washington Office Park, (iii) the construction of two trails, and (iv) the costs of issuance of the 2016 Notes, will benefit the health and welfare of the residents of the Township; and

WHEREAS, the Township has obtained preliminary cost estimates for the 2016 Project from persons qualified by experience; and

WHEREAS, the 2016 Project shall be for the benefit and use of the general public, and no private party shall have any special legal entitlement to the beneficial use of the 2016 Project, through a lease, management contract, or any other arrangement that would result in a private business use under the *Internal Revenue Code of 1986*, as amended; and

WHEREAS, the proposed increase of nonelectoral debt from the issuance of the 2016 Notes, together with the nonelectoral and lease rental debt presently outstanding, will not cause the constitutional or statutory debt limitations of the Township to be exceeded; and

WHEREAS, the Delaware Valley Regional Finance Authority (“DelVal”), a public authority within the meaning of the *Local Government Unit Debt Act*, 53 Pa. C.S.A. §8001, *et seq* (the “*Debt Act*”), has from time to time issued Local Government Revenue Bonds (the “DelVal Bonds”), to provide funds for loans to local government units and municipal authorities (the “Loan Program”); and

WHEREAS, from time to time, DelVal has entered into interest rate swap agreements related to the DelVal Bonds (collectively, the “DelVal Swap Agreement”) in order to provide a more cost effective Loan Program and to allow participants in the Loan Program to manage interest rate risk more efficiently; and

WHEREAS, Calhoun Baker Inc. (the “Financial Advisor”) is an “Independent Financial Advisor”, as such term is defined in the *Debt Act*, to DelVal, and the Financial Advisor has prepared an “Interest Rate Management Plan” (the “Plan”), as such term is defined in the *Debt Act*, and an Interest Rate Swap Management Policy (the “Swap Policy”) that have been adopted by the Board of DelVal; and

WHEREAS, DelVal established minimum rating criteria for any counterparty to the DelVal Swap Agreement of long term, senior, unsecured debt ratings in the “AA-” or “Aa3” category or higher, or ratings equal to or higher than any active counterparty, by a Nationally Recognized Statistical Rating Organization registered with the Securities and Exchange Commission, and the Board of Directors of DelVal found that the award of transactions under the DelVal Swap Agreement by negotiation in private sales were in the best financial interests of DelVal and the participants in the Loan Program, and the Financial Advisor concluded that the financial terms and conditions of the DelVal Swap Agreement were fair and reasonable as of the dates of award; and

WHEREAS, the Township wishes to utilize the DelVal Loan Program by issuing the 2016 Notes to DelVal; and

WHEREAS, under the terms of the Loan Agreement with DelVal, interest payments on the 2016 Notes (the “Loan Interest”) will equal the amounts allocable to the 2016 Notes for interest on the DelVal Bonds, periodic scheduled payments on the DelVal Swap Agreement, and other costs and liquidity requirements incurred by DelVal to administer the Loan Program; and

WHEREAS, under the terms of the Loan Agreement with DelVal, the principal amount outstanding of the 2016 Notes (the “Loan Principal”) will equal the notional amount of the DelVal Swap Agreement related to the 2016 Notes; and

WHEREAS, the Board of Commissioners intends to (i) designate the Loan Agreement and the allocable portion of the DelVal Swap Agreement as a Qualified Interest Rate Management Agreement related to the 2016 Notes, (ii) approve the Plan as the Interest Rate Management Plan required by the *Debt Act*, and (iii) adopt the Swap Policy.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF UPPER DUBLIN, MONTGOMERY COUNTY, PENNSYLVANIA, AND IT IS HEREBY ORDAINED AND ENACTED BY THE AUTHORITY OF SAID BOARD OF COMMISSIONERS THAT:

SECTION 1. APPROVAL OF THE 2016 PROJECT AND AUTHORIZATION TO ISSUE THE 2016 NOTES

Pursuant to §8142(a)(2) of the *Debt Act*, the weighted average useful life of the 2016 Project exceeds the twenty-year term of the 2016 Notes. The principal of the 2016 Notes shall be amortized to provide approximately level or declining annual debt service, pursuant to §8142(b)(1) of the *Debt Act*. The amortization of the principal amounts of the 2016 Notes shall begin within two years of the date of issue in accordance with §8142(c) of the *Debt Act*.

The Board of Commissioners (the "Board") hereby authorizes and approves the 2016 Project. The Board hereby authorizes and directs the incurrence of nonelectoral, general obligation debt in the aggregate principal amount of \$4,000,000 by the issuance of the 2016 Notes.

SECTION 2. APPROVAL OF THE LOAN COMMITMENT

The Board, after due deliberation and investigation, hereby determines that a private sale by negotiation of the 2016 Notes to DelVal is in the best financial interests of the Township. The Board hereby accepts the Loan Commitment from DelVal, attached hereto, to purchase the 2016 Notes at an aggregate price of \$4,000,000 from the proceeds of the DelVal Bonds. The Township shall be responsible for paying DelVal's costs of origination in an amount not to exceed \$20,000, as directed by DelVal's Program Administrator upon the issuance of the 2016 Notes. The 2016 Notes shall be purchased by DelVal on or about April 25, 2016, or in such installments and/or at such other times as the President or Vice-President of the Board and DelVal's Program Administrator shall determine.

SECTION 3. APPROVAL OF THE FORMS OF THE LOAN DOCUMENTS AND AUTHORIZATION TO EXECUTE AND DELIVER ALL NECESSARY DOCUMENTS

The substantial forms of the Loan Agreement, 2016 Notes, and Participant Tax Compliance Agreement (collectively, the "Loan Documents") attached to the Loan Commitment are hereby approved. The President or Vice-President of the Board, and the Secretary (collectively, the "Authorized Officers") are hereby authorized and directed to execute and deliver the Loan Documents, in the substantial forms attached to the Loan Commitment, but with such alterations, deletions and additions as the Authorized Officers may approve (such approval to be conclusively established by the execution of the Loan Documents by the Authorized

Officers). The Authorized Officers also are hereby authorized and directed (i) to execute and deliver such other certificates, instruments, and agreements (including those required by any institution issuing a financial guaranty insurance policy, municipal bond insurance policy, letter of credit, or similar instrument related to the DeVal Bonds or the 2016 Notes) and (ii) to take all actions that may be necessary or beneficial to issue the 2016 Notes.

SECTION 4. AMORTIZATION SCHEDULE AND MAXIMUM ANNUAL DEBT SERVICE PAYMENTS

The indebtedness of the 2016 Notes shall be nonelectoral debt and a general obligation of the Township and shall be evidenced by Promissory Notes in the aggregate par amount of FOUR MILLION DOLLARS (\$4,000,000). The 2016 Notes shall bear interest (the "Loan Rate") at the rate specified in the Loan Agreement and the 2016 Notes, the substantial forms of which are attached to the Loan Commitment. The 2016 Notes shall be subject to optional redemption by the Township as set forth in the 2016 Notes and the Loan Agreement. The amortization schedule of the Loan Principal and the maximum Loan Interest payments under the 2016 Notes, based upon the maximum Loan Rate of 15%, are shown below:

**General Obligation Notes, 2016 Series
Principal Amortization Schedule and
Maximum Annual Debt Service Payments**

<u>Bond Year</u> <u>Ending</u>	<u>Principal (1)</u>	<u>Maximum</u> <u>Interest</u> <u>Rate</u>	<u>Maximum</u> <u>Interest</u> <u>Payment (2)</u>	<u>Maximum</u> <u>Annual</u> <u>Debt Service</u>
25-Apr-17	\$ 163,000.00	15%	\$ 600,000.00	\$ 763,000.00
25-Apr-18	167,000.00	15%	575,550.00	742,550.00
25-Apr-19	170,000.00	15%	550,500.00	720,500.00
25-Apr-20	174,000.00	15%	525,000.00	699,000.00
25-Apr-21	177,000.00	15%	498,900.00	675,900.00
25-Apr-22	181,000.00	15%	472,350.00	653,350.00
25-Apr-23	185,000.00	15%	445,200.00	630,200.00
25-Apr-24	189,000.00	15%	417,450.00	606,450.00
25-Apr-25	193,000.00	15%	389,100.00	582,100.00
25-Apr-26	197,000.00	15%	360,150.00	557,150.00
25-Apr-27	201,000.00	15%	330,600.00	531,600.00
25-Apr-28	205,000.00	15%	300,450.00	505,450.00
25-Apr-29	209,000.00	15%	269,700.00	478,700.00
25-Apr-30	213,000.00	15%	238,350.00	451,350.00
25-Apr-31	218,000.00	15%	206,400.00	424,400.00
25-Apr-32	222,000.00	15%	173,700.00	395,700.00
25-Apr-33	227,000.00	15%	140,400.00	367,400.00
25-Apr-34	232,000.00	15%	106,350.00	338,350.00
25-Apr-35	236,000.00	15%	71,550.00	307,550.00
25-Apr-36	241,000.00	15%	36,150.00	277,150.00
Total	<u>\$4,000,000.00</u>		<u>\$6,707,850.00</u>	<u>\$10,707,850.00</u>

- (1) Principal is payable annually, commencing on: 25-Apr-17
Principal is amortized to provide level or declining annual debt service.
- (2) Interest is payable monthly on the 25th, commencing: 25-May-16
Interest is calculated for the period beginning on: 25-Apr-16

SECTION 5. AUTHORIZATION AND AWARD OF A QUALIFIED INTEREST RATE MANAGEMENT AGREEMENT

The Township is incurring indebtedness under the *Debt Act* that will be issued to DelVal, a public authority, and the Township, by execution of the Loan Agreement, will become obligated for a notional amount of the DelVal Swap Agreement equal to the outstanding principal amount of the 2016 Notes. The Board hereby accepts and adopts the Plan as the Interest Rate Management Plan fulfilling the requirements of §8281(b)(2) of the *Debt Act*. The Board hereby adopts the Swap Policy, accepts and ratifies the minimum criteria used by DelVal to select the counterparties of the DelVal Swap Agreement, and accepts and ratifies the award of the DelVal Swap Agreement in a private sale by negotiation. The Board hereby authorizes and awards the Loan Agreement and the portion of the DelVal Swap Agreement allocable to the

2016 Notes as the Qualified Interest Rate Management Agreement with respect to the 2016 Notes, pursuant to §8281(a)(2) of the *Debt Act*. The Board hereby authorizes and directs the filing, to the Department of Community and Economic Development (“DCED”) within fifteen days of enactment, of a certified copy of this Ordinance and the following documents, in accordance with §8284(a)(1) of the *Debt Act*:

- 1) Form of the Loan Agreement, the Qualified Interest Rate Management Agreement pursuant to §8281(b)(1) of the *Debt Act*, and the form of the confirmation related to the 2016 Notes,
- 2) The Interest Rate Management Plan pursuant to §8281(b)(2) of the *Debt Act*, and
- 3) The finding of the Financial Advisor that the financial terms and conditions of the DelVal Swap Agreement were fair and reasonable as of the date of the award by DelVal, pursuant to §8281(e)(5) of the *Debt Act*.

SECTION 6. PLEDGE OF THE FULL FAITH, CREDIT, AND TAXING POWER

The Township hereby covenants to:

- 1) Include all payments of Loan Interest and Loan Principal payable under the Loan Agreement and the 2016 Notes in the budget of the fiscal year in which such amounts are due and payable,
- 2) Appropriate such amounts from its taxes and other general revenues, and
- 3) Pay, or cause to be paid, punctually and duly, such amounts that are due and payable under the 2016 Notes and the Loan Agreement on the dates, at the places, and in the manner stated in the 2016 Notes and the Loan Agreement.

For such budgeting, appropriation, and payment, the Township irrevocably pledges its full faith, credit, and taxing power. As provided by the *Debt Act*, this covenant shall be specifically enforceable.

SECTION 7. OBLIGATIONS OF THE TOWNSHIP RELATED TO THE QUALIFIED INTEREST RATE MANAGEMENT AGREEMENT

The Township’s obligations related to the Qualified Interest Rate Management Agreement are set forth in the Loan Agreement. In accordance with §8281 of the *Debt Act*:

- 1) The Township pledges its full faith, credit, and taxing power to make any periodic scheduled payments due and payable under the DelVal Swap Agreement related to the 2016 Notes and Loan Agreement (the "Periodic Payments"). The Township covenants to (a) include all Periodic Payments in the budget of the fiscal year in which such amounts are due and payable, (b) appropriate such amounts from its taxes and other general revenues, and (c) pay, or cause to be paid, punctually and duly, such amounts that are due and payable on the dates, at the places, and in the manner stated in the 2016 Notes and the Loan Agreement. As provided by the *Debt Act*, this covenant shall be specifically enforceable.
- 2) The notional amount of the DelVal Swap Agreement related to the 2016 Notes is equal to the outstanding principal amount of the 2016 Notes, initially \$4,000,000.
- 3) The Township's obligations under the DelVal Swap Agreement end when the Township repays or prepays the amounts outstanding under the 2016 Notes and the Loan Agreement. The scheduled term of the Township's obligations related to the DelVal Swap Agreement ends on April 25, 2036.
- 4) The Township pledges to budget, appropriate, and pay any termination payment due and payable under the DelVal Swap Agreement related to the 2016 Notes and Loan Agreement (the "Termination Charge"). The Township covenants to (a) include any Termination Charge in the budget of the fiscal year in which such amounts are due and payable, (b) appropriate such amounts from its taxes and other general revenues, and (c) pay, or cause to be paid, punctually and duly, such amounts that are due and payable on the dates, at the places, and in the manner stated in the 2016 Notes and the Loan Agreement. The Township's obligations to make Periodic Payments are senior to any obligation for a Termination Charge.
- 5) The maximum annual Periodic Payments, not including any Termination Charge, shall not exceed the maximum annual debt service payments authorized for the 2016 Notes. The maximum Loan Rate under the Loan Agreement and the maximum floating rate payable under the DelVal Swap Agreement is 15%.

SECTION 8. SINKING FUND DEPOSITORY

The Board hereby finds and acknowledges that under the terms of the Loan Agreement, Wells Fargo Bank, N.A. (the "Bank"), or its successors or assigns, shall serve and is hereby appointed as the Paying Agent and Sinking Fund Depository, shall maintain separate accounts, subaccounts and subfunds for payments of Loan Principal and Loan Interest to be made by the Township until such 2016 Notes are paid in full. These accounts, subaccounts, and subfunds shall, collectively, constitute the "Sinking Fund" required by the *Debt Act* for the 2016 Notes. The Board hereby authorizes, empowers, and directs the Authorized Officers to contract with the Bank, by the execution of the Loan Agreement, to serve as Paying Agent and Sinking Fund Depository for the 2016 Notes.

SECTION 9. AUTHORIZATION TO SUBMIT STATEMENTS TO THE DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT

The Board hereby authorizes and directs the Authorized Officers to prepare and submit an application for approval of the incurrence of the nonelectoral debt evidenced by the 2016 Notes to DCED, including the proceedings that authorize issuance, the debt statement, and any other documents required by the *Debt Act* or DCED.

SECTION 10. LEGAL ADVERTISEMENTS

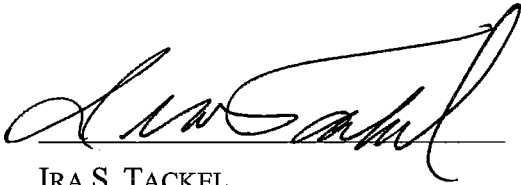
The Board hereby ratifies and directs the advertisement of a summary of this Ordinance as finally enacted, as required by the *Debt Act*, in *The Intelligencer*, a newspaper of general circulation in the Township, within fifteen (15) days following the date of final enactment.

SECTION 11. CONFLICTING ORDINANCES

All Ordinances or parts of Ordinances not in accord with this Ordinance are hereby repealed insofar as they conflict herewith.

IN WITNESS WHEREOF, we, the undersigned Authorized Officers, have hereunto set our signatures and affixed hereto the Seal of the TOWNSHIP OF UPPER DUBLIN, Montgomery County, Pennsylvania.

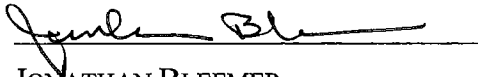
Dated: March 8, 2016

A handwritten signature in black ink, appearing to read 'Ira S. Tackel', written over a horizontal line.

IRA S. TACKEL
President, Board of Commissioners

[Seal]

ATTEST:

A handwritten signature in black ink, appearing to read 'Jonathan Bleemer', written over a horizontal line.

JONATHAN BLEEMER
Assistant Township Manager

AN ORDINANCE

NO. 16-1316

AN ORDINANCE To Amend The Code Of The Township Of Upper Dublin, Chapter 255, Zoning, Article I, General Provisions, Section 255-7 Definitions, By Amending the Definition of "Impervious Surface," and By Adding Thereto Definitions for the Words "Detention Basin" and "Retention Basin," and Article VII, Residential Districts, Section 255-39.1. Decks, By Providing That Decks Not Exceeding 200 Square Feet and Constructed Above A Pervious Area Not Be Considered As Impervious Surface, and By Deleting Article III, General Regulations, Section 255-24.1. Stormwater Management Structures; and, To Amend The Code Of The Township Of Upper Dublin, Chapter 212, Subdivision and Land Development, Article II, Terminology, Section 212-5 Definitions, By Amending the Definition of "Impervious Surface," and By Amending Article IV, Design Standards, Section 212-24. Drainage, To Provide Additional Requirements For Aboveground Stormwater Management Structures; and, To Amend The Code Of The Township Of Upper Dublin, Chapter 206, Stormwater Management, Article II Definitions, Section 206-22, Terms Defined, By Amending the Definition of "Impervious Surface."

The Board of Commissioners of the Township of Upper Dublin hereby ordains:

Section 1. The Code of the Township of Upper Dublin, Chapter 255, entitled Zoning, Article I, General Provisions, Section 255-7. Definitions, shall be amended by revising the definition of Impervious Surface to read as follows:

IMPERVIOUS SURFACE -- Any material placed on or above the earth, or any material change in the natural surface of the earth, which substantially reduces or prevents the natural infiltration of water. Examples include but are not limited to structures, including eaves, roofs, and roof overhangs; roads; parking areas (whether hard surfaced or not); driveways; sidewalks; walkways; patios; sports courts; pools; and, the horizontal surface area of aboveground stormwater management structures, including retention and detention basins. Stormwater basins designed and constructed to allow for infiltration shall not be considered as impervious surface. Patios designed and constructed with pervious materials shall not be considered as impervious surface.

Section 2. The Code of the Township of Upper Dublin, Chapter 255, entitled Zoning, Article I, General Provisions, Section 255-7. Definitions, shall be amended by adding thereto in alphabetical order the following definitions:

DETENTION BASIN: A stormwater management structure with a controlled release rate which is essentially dry while not receiving stormwater.

RETENTION BASIN: A stormwater management structure with a controlled release rate and which maintains a constant water level while not receiving stormwater.

Section 3. The Code of the Township of Upper Dublin, Chapter 255, entitled Zoning, Article VII, Residential Districts, Section 255-39.1. Decks, be amended to provide as follows:

§ 255-39.1. Decks.

Decks and patios may extend into the required rear and side yard setbacks of a single-family dwelling, single-family patio dwelling, twin dwelling, attached patio dwelling, townhouse structure, duplex dwelling, twin duplex dwelling and multiplex dwelling, provided that they are not enclosed either on the sides, by a roof or underneath the deck. The deck perimeter shall not exceed 20 feet to the rear or 10 feet to the side, and in no case shall it be closer than 10 feet to a property line. Decks and patios adjacent to interior party walls are not limited by side yard setbacks. Decks not exceeding 200 square feet are not considered as impervious surface, provided they are constructed above a pervious area, with spaces between each plank to allow rainwater to pass through.

Section 4. The Code of the Township of Upper Dublin, Chapter 255, entitled Zoning, Article III, General Regulations, shall be amended by deleting Section 255-24.1. Stormwater management structures, in its entirety.

Section 5. The Code of the Township of Upper Dublin, Chapter 212, entitled Subdivision and Land Development, Article II, Terminology, Section 212-5 Definitions, shall be amended by revising the definition of Impervious Surface to read as follows:

IMPERVIOUS SURFACE -- Any material placed on or above the earth, or any material change in the natural surface of the earth, which substantially reduces or prevents the natural infiltration of water. Examples include but are not limited to structures, including eaves, roofs, and roof overhangs; roads; parking areas (whether hard surfaced or not); driveways; sidewalks; walkways; patios; sports courts; pools; and, the horizontal surface area of aboveground stormwater management structures, including retention and detention basins. Stormwater basins designed and constructed to allow for infiltration shall not be considered as impervious surface. Patios designed and constructed with pervious materials shall not be considered as impervious surface.

Section 6. The Code of the Township of Upper Dublin, Chapter 212, entitled Subdivision and Land Development, Article IV, Design Standards, Section 212-24. Drainage, shall be amended by the addition of subsections C.(12) and C.(13) as follows:

Section 212-24. Drainage

C. Design

- (12) No aboveground stormwater management structure, as defined by Chapter 206, shall be located within 20 feet of any front, side or rear property line, with the exception of stormwater discharge or conveyance swales.
- (13) No aboveground stormwater management structure, as defined by Chapter 206, shall be located within 20 feet of any existing or proposed building or structure.

Section 7. The Code of the Township of Upper Dublin, Chapter 206, entitled Stormwater Management, Article II, Definitions, Section 206-22. Terms defined, shall be amended by revising the definition of Impervious Surface to read as follows:

IMPERVIOUS SURFACE -- Any material placed on or above the earth, or any material change in the natural surface of the earth, which substantially reduces or prevents the natural infiltration of water. Examples include but are not limited to structures, including eaves, roofs, and roof overhangs; roads; parking areas (whether hard surfaced or not); driveways; sidewalks; walkways; patios; sports courts; pools; and, the horizontal surface area of aboveground stormwater management structures, including retention and detention basins. Stormwater basins designed and constructed to allow for infiltration shall not be considered as impervious surface. Patios designed and constructed with pervious materials shall not be considered as impervious surface.

Section 8. Nothing in this Ordinance or in Chapters 206, 212 or 255 of the Code of the Township of Upper Dublin, as hereby amended, shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapters 206, 212 or 255 prior to the adoption of this amendment.

Section 9. 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 this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

Section 10. This Ordinance shall take affect and be in force from and after its approval as required by law.

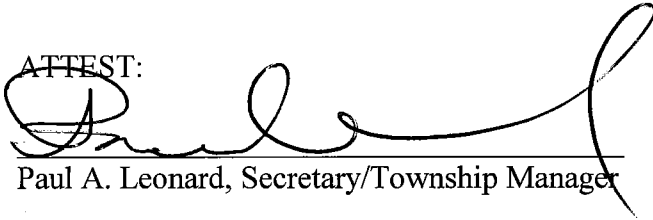
Enacted by the Board of Commissioners of the Township of Upper Dublin this 12th day of April, 2016.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN



Ronald P. Feldman, Vice President

ATTEST:



Paul A. Leonard, Secretary/Township Manager

AN ORDINANCE

NO. 16-1317

AN ORDINANCE To Vacate And Abandon Harrington Road as A Public Road, From The Tract Of Land Formerly Owned By Zieger and Sons, Inc. To Its Intersection with Devonshire Road, A Distance of Approximately 209 Feet; Said Vacation In Accordance With The First Class Township Code, 53 P.S. §§ 57005-57011 and 57045

WHEREAS, the Commissioners of Upper Dublin Township have examined Harrington Road, which abuts the property owners of Zheng Xuan and Li Yingzhe and Louis R. Pichini and Mari Pichini and, after due investigation, have determined that public use and public convenience warrant the vacation of Harrington Road; and,

WHEREAS, the First Class Township Code, 53 P.S. § 57045, authorizes the Township to enter into agreements with affected property owners without the formality of a view; and,

WHEREAS, the Township and Louis R. Pichini and Mari Pichini have entered into an agreement providing for the vacation of Harrington Road and, upon approval of the road vacation by the Montgomery County Court of Common Pleas, making certain improvements to the Louis R. Pichini and Mari Pichini property including curbing, sidewalk and a median grass strip; and,

WHEREAS, the Township and Zheng Xuan and Li Yingzhe have entered into an agreement providing for the vacation of Harrington Road and, upon approval of the road vacation by the Montgomery County Court of Common Pleas, making certain improvements to the Zheng Xuan and Li Yingzhe property including curbing, sidewalk and a median grass strip; and,

WHEREAS, pursuant to the provisions of the First Class Township Code, 53 P.S. § 57007, written notice was given to all property owners affected by the vacation, said notice advising the property owners of the time and place of the scheduled hearing regarding the proposed vacation of Harrington Road; and,

WHEREAS, notice of this proposed ordinance was published in a newspaper of general circulation in Upper Dublin Township; and,

WHEREAS, a public hearing on the proposed vacation of Harrington Road was held on April 12, 2016; and,

WHEREAS, the vacation of Harrington Road is permitted and authorized pursuant to the provisions of the First Class Township Code. 53 P.S. §§ 57005 and 57045.

NOW, THEREFORE, the Board of Commissioners of the Township of Upper Dublin, having determined following a public hearing that it is necessary for the public convenience, general benefit and welfare that the public street known as Harrington Road be vacated, does hereby enact and ordain:

Section 1. That Harrington Road, as shown on the Construction Plan dated June 16, 2015, last revised July 16, 2015, sheet 2 of 2, attached hereto as Exhibit "A," incorporated by reference and made a part hereof, and as described in the legal description titled "Description of Harrington Road Right-of-Way, Dawesfield Phase 1, Upper Dublin Township, Montgomery County, Pa," attached hereto as Exhibit "B," incorporated by reference and made a part hereof, consisting of a total area of approximately 0.2591 acres of land, is hereby vacated and abandoned for public use according to the General Road Laws of the Commonwealth of Pennsylvania, ownership thereof to revert to the owners of the adjacent property, known as the lands of Louis R. Pichini and Mari Pichini, Montgomery County Tax Parcel Number 54-00-04706-10-9, and of Zheng Xuan and Li Yingzhe, Montgomery County Tax Parcel Number 54-00-04706-08-2. Said roadway shall be deleted from the Township Plan of Streets upon the filing of a report of these proceedings with the Montgomery County Court of Common Pleas.

Section 2. Within ten (10) days after passage of this Ordinance, notice thereof shall be given by handbills posted in conspicuous places along Harrington Road in the vicinity of the area hereby vacated, which notice shall state the fact of the passage or approval of this Ordinance and the date thereof.

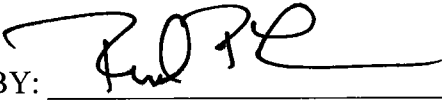
Section 3. Nothing in this Ordinance shall be construed to affect any suit or proceeding in any court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing prior to the adoption of this amendment. Further, nothing in this Ordinance shall affect the right of the Township to continue to maintain in the bed of the road its existing stormwater pipe and inlets, or the right of the Township to install additional utility pipes or conduit, or the right of any public utility to continue to maintain its plant and equipment in said right of way.

Section 4. 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. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid, or unconstitutional section, sentence, clause, part or provision had not been included herein.

Section 5. This Ordinance shall take effect and be in force from and after its approval as required by law.

Approved by the Board this 12th day of April, 2016.

BOARD OF COMMISSIONERS
TOWNSHIP OF UPPER DUBLIN

BY: 
Ronald P. Feldman, Vice President

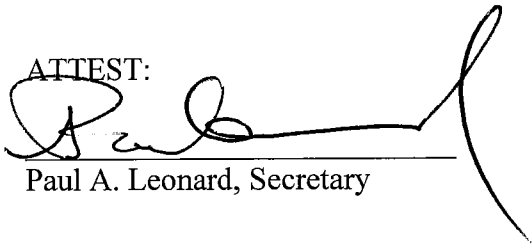
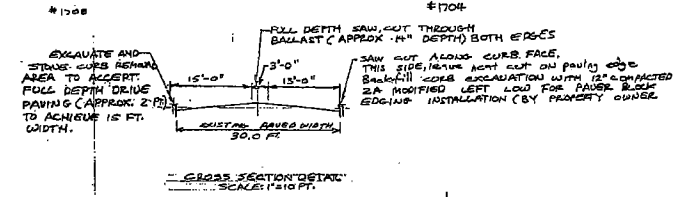
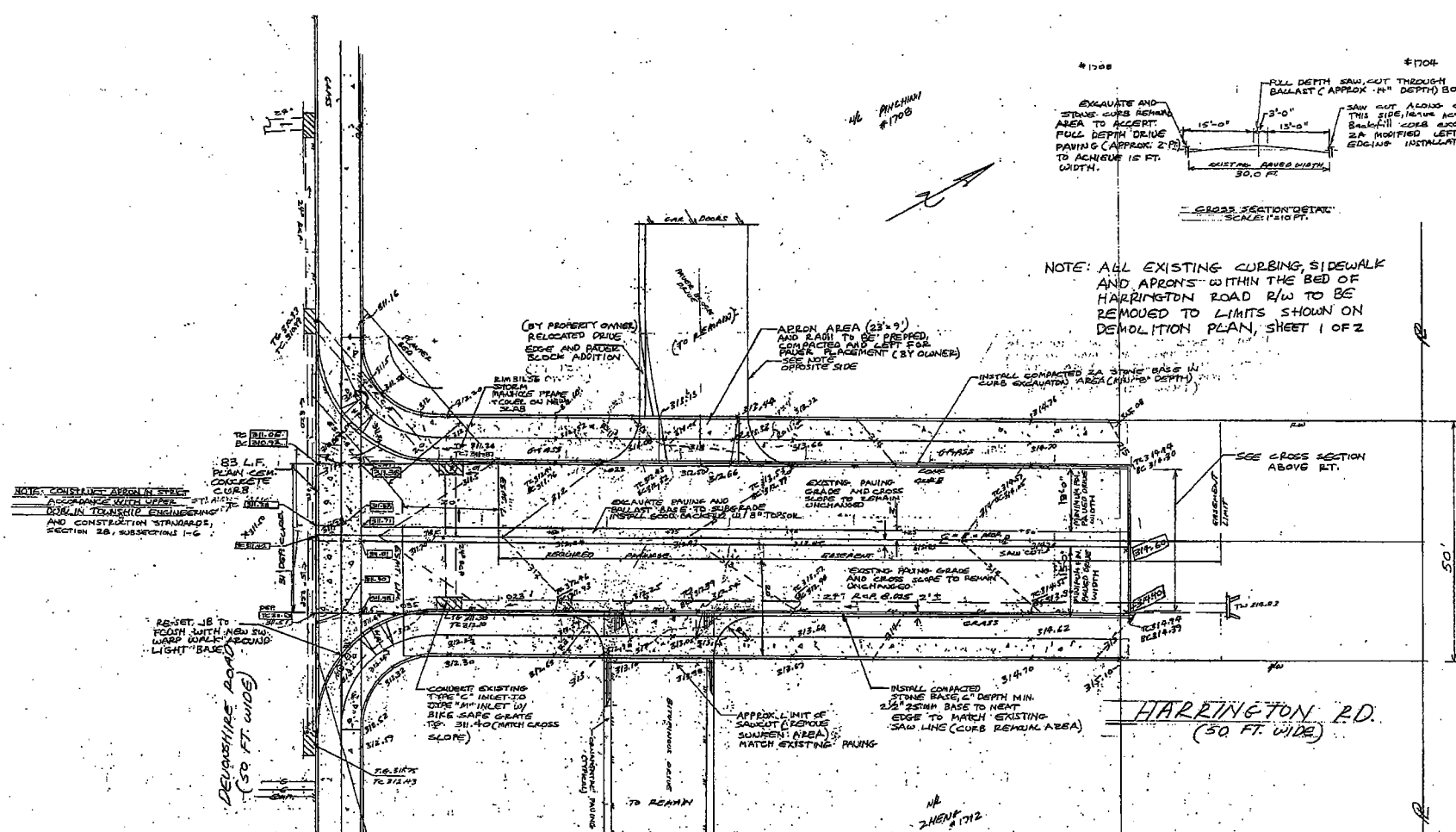
ATTEST:

Paul A. Leonard, Secretary

Exhibit "A"

Construction Plan



NOTE: ALL EXISTING CURBING, SIDEWALK AND APRONS WITHIN THE BED OF HARRINGTON ROAD R/W TO BE REMOVED TO LIMITS SHOWN ON DEMOLITION PLAN, SHEET 1 OF 2

NOTES: CONSULT ARCHITECT FOR ACCORDANCE WITH UPPER PLAN CONCRETE CURBS. DRAIN TO SENSITIVE ENGINEERING AND CONSTRUCTION STRADA, SECTION 28, SUBSECTION 1-6.

RE-SET 18" TO FOOT WITH NEW SW. WARD WALK SECOND LIGHT BALK

EXISTING FLOOD LINE AS SHOWN NORTH SIDE HARRINGTON RD. TO BE MATCHED AND MAINTAINED

19" MM CTY. BOTH DRIVES, 1/2" OVERLAY 43 TONS LEVELLING APPROX 15 TONS

QUANTITIES

#	DESC.	UNIT	TOTAL	COM.
1)	P. CON. CONC. CURB/BLK	L.F.	83	IN ACCEP. W/OOT. TO MATCH EXIST. EXC. HARRINGTON RD.
2)	4" SIDEWALK	S.E.	202	MATCH EXISTING AND W/ARED ABOVE/SLAB COMPLANT W/ REIN. (C. DRIVES)
3)	6" SIDEWALK	S.E.	125	W/ REIN. 2" RISE
4)	6" APRON	S.E.	149	TP. UNREIN. SIDEWALK
5)	INCLING 1/2" DEPTH	S.Y.	504	REMOVE EXIST. W/OOT. SURF. FROM EXIST. ROADBED. EXIST. DEPTH TO BE OVERLAD. @ GRADU' AS REQ'D
6)	DRIVE WIDENING CURB BACKFILL	S.F.	(REVE)	1708 - 225 S.F. ± STONE ONLY 1742 - 325 S.F. ± STONE + PAVING
7)	DRIVER STRIP	S.Y.	29	6" MIN. TOPSOIL W/ CLEAN BASE FILL 130' BACK
8)	A) STORM MH. B) TYPE "M" INLET	EA.	1	REMOVE "C" HOOD. INSTALL SLAB (MIN. 6" THK). ADJUST MH. RIM TO PLAN GRADE (LAISE 0.30'). REMOVE "C" HOOD. REINSTALL TYPE "M" HOOD W/ BING. SAFE. GRATE TO EXISTING PLAN GRADE. ADJUSTMENT BY CONCRETE SLABS OR OTHER ACCEPTABLE METHOD, 100% B.C.P.C.
9)	FULL DEPTH DRIVE PAVING	S.E.	310	2" MM ON 4" CONC. ON 12" ONLY
10)	STONE CURB BACKFILL	S.F.	114	8" STONE BASE APPROX. 1/2" DEPTH 2A 1708 ONLY

PACC DESIGN SERIAL # 2015 0901071
CONSTRUCTION PLAN
 SCALE: 1/4" = 1'-0"
 REVISED DATE: 6/16/15, REV. 7/16/15
 SHEET 2 OF 2

Exhibit "B"

Legal Description Of
Harrington Road Right-of-Way
Dawesfield Phase 1
Upper Dublin Township, Montgomery County, PA

**DESCRIPTION OF
HARRINGTON ROAD RIGHT-OF-WAY
DAWESFIELD PHASE 1
UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PA**

ALL that certain tract of land situate in the Township of Upper Dublin, County of Montgomery, Commonwealth of Pennsylvania, said land being Harrington Road right-of-way, Dawesfield Phase 1, bounded and described according to a plan prepared by Alon Engineering Associates, Inc., Warminster Atrium, 610 Louis Drive, Warminster, PA 18974, plan titled, "Phase 1 - Subdivision Plan - Dawesfield," dated 3/22/88 and last revised 3/30/89.

BEGINNING at a point on line of lands now or late of Zieger and Sons, Inc., said point being a common corner of the northwesterly right-of-way line of the terminal portion of Harrington Road and located South 47 degrees 45 minutes 00 seconds East, a distance of 122.10 feet along lands of said Zieger and Sons, Inc. from a point, a common corner of Lot 4 and Lot 5:

1. Thence leaving the northwesterly right-of-way line of Harrington Road, crossing the terminal portion of said Harrington Road and along lands of said Zieger and Sons, Inc., South 47 degrees 45 minutes 00 seconds East, a distance of 50.00 feet to a point on the southeasterly right-of-way line of Harrington Road;

2. Thence leaving lands of said Zieger and Sons, Inc. and along the southeasterly right-of-way line of said Harrington Road, South 42 degrees 12 minutes 30 seconds West, a distance of 208.80 feet to a point of curvature;

3. Thence leaving the southeasterly right-of-way line of Harrington Road, along the arc of a curve to the left in a southwesterly to southeasterly direction, having a radius of 15.00 feet, an arc distance of 23.56 feet to a point on the northeasterly right-of-way line of Devonshire Road (50.00 feet wide);

4. Thence along said northeasterly right-of-way line of Devonshire Road, North 47 degrees 47 minutes 30 seconds West, a distance of 80.00 feet to a point;

5. Thence leaving the northeasterly right-of-way line of said Devonshire Road, along the arc of a curve to the left in a southeasterly to northeasterly direction, having a radius of 15.00 feet, an arc distance of 23.56 feet to a point on the northwesterly right-of-way line of Harrington Road;

6. Thence along said northwesterly right-of-way line of Harrington Road, North 42 degrees 12 minutes 30 seconds East, a distance of 208.83 feet to the first mentioned point and place of **BEGINNING**.

Containing 0.2591 acres of land, more or less.

AN ORDINANCE

NO. 16-1318

AN ORDINANCE To Amend The Code Of The Township Of Upper Dublin, Chapter 129, Hunting And Firearms, To Permit Hunting In Township Parks By Persons Authorized By The Township For The Purpose Of Animal Control.

The Board of Commissioners of the Township of Upper Dublin hereby ordains:

Section 1. The Code of Upper Dublin Township, Chapter 129, entitled Hunting and Firearms, § 129-2, Prohibited acts, shall be amended to provide as follows:

§ 129-2. Prohibited acts.

From and after the passage of this chapter, it shall be unlawful for any person to hunt for, catch, take, wound or kill game of any kind through the use of a gun, pistol, rifle, revolver or bow and arrow within the Township of Upper Dublin unless permitted by the Pennsylvania Game Commission, or unless permitted by the Township on Township property for the purpose of animal control.

Section 2. Nothing in this Ordinance or in Chapter 129 of the Code of the Township of Upper Dublin, as hereby amended, shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 129 prior to the adoption of this amendment.

Section 3. 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 this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

Section 4. This Ordinance shall take affect and be in force from and after its approval as required by law.

Approved by the Board this 12th day of April, 2016.

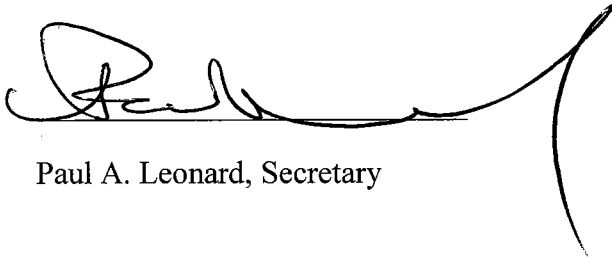
BOARD OF COMMISSIONERS

TOWNSHIP OF UPPER DUBLIN

BY: 

Ronald P. Feldman, Vice President

ATTEST:



Paul A. Leonard, Secretary

AN ORDINANCE
NO. 16-1319

**AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF
UPPER DUBLIN, CHAPTER 255, ZONING, BY THE ADDITION OF
A MULTI-FAMILY OPTION AND REGULATIONS IN THE NH
RESIDENTIAL DISTRICT**

WHEREAS, the First Class Township Code, 53 P.S. §55101, *et seq.*, authorizes the Board of Commissioners of Upper Dublin Township to make and adopt ordinances that are consistent with the constitution and laws of the Commonwealth when necessary for the proper management, care, and control of the Township and the maintenance of peace, good government, health, and welfare of the Township and its citizens;

WHEREAS, section 609 of the Pennsylvania Municipalities Planning Code, 53 P.S. §10609, and section 255-200 of the Upper Dublin Township Zoning Ordinance of 1956 empower Upper Dublin Township to enact and amend the Upper Dublin Township Zoning Ordinance of 1956;

WHEREAS, section 255-4.1 of the Township zoning ordinance announces the Township objective to provide a diversity of residential housing;

WHEREAS, the Township deems it in the best interest and general welfare of the citizens and residents of the Township to amend its zoning ordinance to provide for a greater variety of medium density housing in the NH Residential District per the 2010 Upper Dublin Comprehensive Plan;

WHEREAS, the Township has met the procedural requirements of section 609 of the Pennsylvania Municipalities Planning Code, 53 P.S. §10609, for the adoption of the proposed ordinance, including holding a public hearing; and

WHEREAS, the Township, after due consideration of the proposed ordinance at a duly advertised public hearing has determined that the health, safety, and general welfare of the residents of Upper Dublin Township will be served by the amendment of the Zoning Ordinance to provide for a Multi-family Option within the NH Residential District.

The Board of Commissioners of the Township of Upper Dublin Township hereby ordains:

Section 1. The Code of Upper Dublin Township, Chapter 255, *Zoning*, Article VII *Residential Districts*, § 255-39.C *Permitted uses* in NH Residential Districts is amended by adding subsection (4):

- (4) Multi-family Option, in compliance with the requirements of §255-45.1.D.

Section 2. The Code of Upper Dublin Township, Chapter 255, *Zoning, Article VII Residential Districts, §255-45.1 NH Residential District* is hereby amended by adding the following subsection D immediately after §255-45.1.C:

D. Lot, yard, bulk, and general requirements -- Multi-family Option

1. General Requirements.

- a. A Multi-family Option shall be permitted on a minimum tract area of 3 acres. Tract area may include adjacent lots separated by a public or private street.
- b. A Multi-family Option shall consist of a mixture of at least 2 of the following: twin dwellings, duplex dwellings, and townhouse dwellings.

2. Lot, yard and bulk requirements.

Regulation	Minimum Requirement
Tract area	3 acres
Tract width	No minimum required
Front yard setback	5 feet*
Side yard setback	8 feet*
Rear yard setback	10 feet*
Principal Building height (maximum)	35 feet
Building Coverage (maximum)	40%
Tract Impervious Coverage (maximum)	60%

* In the case of a tract abutting streets on three sides, there shall be three front yards (abutting the streets) and one side yard.

3. Density.

The maximum density shall be 18 units/acre. Density shall be calculated based on the total tract area.

4. Parking.

- a. A minimum of 1.5 parking spaces per unit shall be provided.
- b. The parking requirement may be met through a combination of driveways, garages, parking lots, and on-street parking within the development.

5. Administrative and Maintenance Office.

- a. An Administrative and Maintenance Office building shall be permitted as an accessory use.
- b. Only one Administrative and Maintenance Office building shall be permitted per Multi-family Option use.
- c. An Administrative and Maintenance Office building shall meet the setback and building height requirements set forth in §255-45.1.D(2). The maximum building footprint of an Administrative and Maintenance Office shall be 3000 square feet.

6. Design requirements.

- a. General Standards.
 - (i) All buildings shall be served by public water and sewer service.
 - (ii) All utility lines shall be placed underground, to the extent permitted by the utility supplier, from the edge of the right-of-way to the place of service.

b. Building design. The following provisions apply to additions to existing buildings and to new construction.

(i) The walls and fenestration of the buildings shall be architecturally compatible with the style, materials, colors, and details of the building.

(ii) The mass of a building or buildings shall be mitigated in a variety of ways, including the use of projecting and recessed elements such as porches, windows, and roof dormers, to reduce their apparent overall bulk and volume, to enhance visual quality, and to contribute to human-scaled development. Breaks in the facades and rooflines shall occur no less frequently than every 100 feet.

c. Roof design.

(i) The roof shall be designed with either overhanging eaves, bargeboards, or cornices on all sides; or other architectural elements appropriate to the neighborhood.

(ii) Roof material shall include fiberglass architectural shingles that resemble slate or wood, natural slate, shakes, shingle (either wood or asphalt composition), and metal formed to resemble "standing seams."

(iii) Flat roofs shall be prohibited from the main massing of one-story buildings.

(iv) Flat roofs may be used on buildings of two or more stories. In these instances, all visibly exposed walls shall have parapet walls or

articulated cornices that project horizontally from the vertical building wall plane.

d. Pedestrian accessibility standards.

- (i) All buildings must be placed to encourage continuous uninterrupted pedestrian accessways that link doorways.
- (ii) Sidewalks with a minimum width of 5 feet shall be constructed along all street frontages and across major access driveways.
- (iii) Pedestrian crosswalks across public streets shall be designed with curb bump-outs to facilitate non-vehicular movement.
- (iv) Crosswalks across public streets and major access driveways shall utilize material, color, or texture differentiated from the cartway, as well as signage and other pavement markings to alert drivers to pedestrians.

e. Streetscape improvements.

- (i) All new developments and renovations shall incorporate streetscape improvements, including sidewalks.
- (ii) Site lighting (which excludes street lighting) shall be installed along all pedestrian facilities, including sidewalks, internal walkways, stairways, etc. Site lighting shall be designed to shield the source of illumination and to prevent glare on adjacent residential properties. The illumination level of site lighting shall be no more than 0.3 footcandles measured either vertically or horizontally at a height of 5 feet above grade from adjacent residential properties.

Section 4. Nothing in this Ordinance or in Chapter 255, *Zoning*, as hereby amended, shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under Chapter 255, *Zoning* prior to the adoption of this amendment.

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. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

Section 6. The provisions as set forth herein shall supersede any conflicting provision of this Chapter 255, *Zoning*.

Section 7. This Ordinance shall take effect and be in force from and after its approval as required by law.

Enacted by the Board of Commissioners of Upper Dublin Township this
10th day of May, 2016.

BOARD OF COMMISSIONERS OF
THE TOWNSHIP OF UPPER DUBLIN


Ira. S. Tackel, President

ATTEST:


Paul A. Leonard, Secretary/Township Manager

AN ORDINANCE

NO. 16-1320

AN ORDINANCE To Amend The Code Of The Township Of Upper Dublin, Chapter 158, Nuisances, To Revise the Hours of Construction in the Township to 7:00 A.M. to 9:00 P.M. Monday through Friday, and from 8:00 A.M. to 9:00 P.M. on Saturday, Sunday and Legal Holidays, Except in Certain Emergency Situations.

The Board of Commissioners of the Township of Upper Dublin hereby ordains:

Section 1. The Code of Upper Dublin Township, Chapter 158, Nuisances, § 158-12 C. (3) Construction, shall be amended and restated as follows:

§ 158-12.

C. Specific acts prohibited. Without in any way limiting the provisions of Subsection A or B above, the following acts, and the causes thereof, are declared to be noise disturbances and therefore in violation of this chapter.

(3) Construction. Operating or permitting the operation of any tool, machinery, appliance or equipment used in construction, drilling, earthmoving, excavation or demolition work which emits noise beyond the premises upon which the tool, machinery, appliance or equipment is being operated or used from Sunday evening until Friday morning between the hours of 9:00 p.m. and 7:00 a.m. and from Friday evening until Sunday morning, and on all legal holidays, between the hours of 9:00 p.m. and 8:00 a.m., except for emergency work. Ambient outdoor temperatures exceeding 90 degrees for three consecutive days during the months of June, July, August and September shall constitute "emergency work," permitting construction activities to begin at 7 a.m. and continue to 10 p.m. This subsection shall not apply to the use of domestic power tools subject to Subsection C.(4) hereof.

Section 3. Nothing in this Ordinance or in Chapter 158 of the Code of the Township of Upper Dublin, as hereby amended, shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 158 prior to the adoption of this amendment.

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 this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

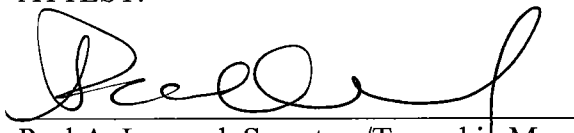
Section 6. This Ordinance shall take affect and be in force from and after its approval as required by law.

Enacted by the Board of Commissioners of Upper Dublin Township this *12th* day of *July*, 2016.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN


Ira S. Tackel, President

ATTEST:


Paul A. Leonard, Secretary/Township Manager

ORDINANCE NO. 16-1321
Upper Dublin Township
Montgomery County, PA

**An Ordinance of the Township of Upper Dublin, Montgomery County,
Pennsylvania to enter into an Intergovernmental Agreement for the completion
of the Alternative TMDL Plan for the Wissahickon Creek Watershed**

Section 1. Statement of Purpose and Intent.

The Pennsylvania Intergovernmental Cooperation Act, 53 Pa. C.S.A. §§ 2301 et seq., authorizes a municipality to enter into an intergovernmental cooperation agreement upon the passage of an ordinance by its governing body. Upper Dublin Township desires to enter into the intergovernmental cooperation agreement titled "Intergovernmental Agreement for the Development of a Plan for an Alternate TMDL for the Wissahickon Creek Watershed" (hereinafter "Agreement").

Section 2. Conditions of Agreement.

The Agreement is made by and among each of the Wissahickon Creek Watershed Municipalities and Wastewater Treatment Plants executing the Agreement for the preparation of the Wissahickon Watershed Alternative TMDL Plan (Plan), collectively, the "Parties", each Party shall individually be referred to as a "Party" and shall collectively be referred to as the "Parties". The list of the Parties is as follows, and shall be updated by Addendum as necessary.

Municipalities

Abington Township	Philadelphia County
Ambler Borough	Springfield Township
Cheltenham Township	Upper Dublin Township
Horsham Township	Upper Gwynedd Township
Lansdale Borough	Upper Moreland Township
Lower Gwynedd Township	Whitemarsh Township
Montgomery Township	Whitpain Township
North Wales Borough	Worcester Township

Wastewater Treatment Plants:

Abington Township Wastewater Treatment Plant
Ambler Borough Wastewater Treatment Plant
Upper Gwynedd Township Wastewater Treatment Plant
Upper Dublin Township Wastewater Treatment Plant (Bucks County Water & Sewer Authority)

Section 3. Term of the Agreement

The term of the Agreement shall be two years. The Agreement may be extended by those Parties desiring to participate for an additional term or terms, by resolution.

Section 4. Purpose and Objectives of the Agreement

The Agreement is the document by which the Parties signify their commitment to participate in

the preparation of the Plan. The goal of the Plan is to achieve water quality standards in water bodies throughout the Wissahickon Creek watershed. Further, the Agreement establishes the role and duties of the Parties, the Consultant, the Legal Services Representation, and the Expert Panel Services, and the scope of the Plan, as defined in the Agreement and further outlined in Attachment A of the Agreement.

Section 5. Manner and Extent of Financing the Agreement

A fee not to exceed \$6,250 per year (or \$12,500 for the term of the Agreement) shall be provided by each Party. This fee is to cover the costs of Legal Services and Expert Panel Services.

Section 6. Organizational Structure

The Plan shall be prepared by the Consultant, with guidance and input provided through a Stakeholder Group and a Management Committee, whose roles are defined in the Agreement.

Section 7. Real or Personal Property

The Agreement does not empower any of the Parties, the Consultant, Legal Services Representation, or Expert Panel Services to acquire, manage, license or dispose of any real or personal property related to or in conjunction with the preparation of the Plan.

Section 8. Contracts

The Parties entering into the Agreement shall be empowered to contract with the Consultant, Legal Services Representation, and Expert Panel Services for services pertaining to the preparation of the Plan and securing approval of the Plan from the US Environmental Protection Agency and the Pennsylvania Department of Environmental Protection.

Section 9. Authorization.

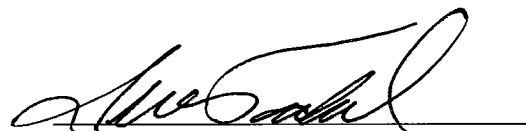
Upper Dublin Township hereby approves and adopts the Agreement, a copy of which is attached hereto and incorporated herein by reference as Exhibit "A" and directs the appropriate Township official to execute the Agreement on its behalf.

Section 10. Effective Date

The Effective Date of this Ordinance shall be the 12th day of July 2016.

Enacted by the Board of Commissioners of Upper Dublin Township, Montgomery County Pennsylvania this 12th day of July, 2016.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN


Ira S. Tackel, President

ATTEST:



Paul A. Leonard, Secretary/Township Manager

Exhibit "A"

Intergovernmental Agreement
for Development of a Plan for an Alternative TMDL
for the Wissahickon Creek Watershed

**Intergovernmental Agreement
for Development of a Plan for an Alternative TMDL
for the Wissahickon Creek Watershed.**

Section 1 Intergovernmental Agreement.

THIS AGREEMENT is made by and among each of the Wissahickon Creek Watershed Municipalities and Wastewater Treatment Plants executing this Intergovernmental Agreement (Agreement) for the preparation of the Wissahickon Watershed Alternative TMDL Plan (Plan), each Party shall individually be referred to as a "Party" and shall collectively be referred to as the "Parties". The list of Parties is as follows, and shall be updated by Addendum as necessary. This Agreement is authorized by Chapter 23, Subchapter A (relating to intergovernmental cooperation) of the General Local Government Code, 53 Pa. C.S. §2301 et seq.

Municipalities

Abington Township	Philadelphia County
Ambler Borough	Springfield Township
Cheltenham Township	Upper Dublin Township
Horsham Township	Upper Gwynedd Township
Lansdale Borough	Upper Moreland Township
Lower Gwynedd Township	Whitemarsh Township
Montgomery Township	Whitpain Township
North Wales Borough	Worcester Township

Wastewater Treatment Plants:

Abington Township Wastewater Treatment Plant
Ambler Borough Wastewater Treatment Plant
Upper Gwynedd Township Wastewater Treatment Plant
Upper Dublin Township Wastewater Treatment Plant (Bucks County Water & Sewer Authority)

Section 2 Definitions.

Consultant: The team formed by the Pennsylvania Environmental Council (PEC), comprised of members of PEC, the Wissahickon Valley Watershed Association, the Environmental Finance Center, the Center for Sustainable Communities, and the Montgomery County Planning Commission

Legal Services: Legal representation selected by the Management Committee to represent its interests and concerns pertaining to the preparation and adoption of the Alternative TMDL in interaction with the PADEP and/or the US EPA.

Expert Panel Services: A panel of technical experts, whose number and individuals will be selected by the Management Committee, whose purpose is to review the engineering and scientific work portions of the Alternative TMDL Plan, and to independently verify the results of that work.

Section 3 Guiding Principles.

- a. The Parties have a mutual interest in restoring the impaired waters of the Wissahickon Creek Watershed and recognize that the issues associated with the TMDL developed by the EPA are too large for any one municipality to effectively address, and therefore commit to work together in a mutually cooperative and respectful manner to develop an Alternative TMDL Plan.
- b. To evaluate the data obtained to develop a scientifically defensible strategy that is acceptable to the Parties, PADEP, and USEPA, and which identifies specific areas within the watershed that have characteristics that may be contributing to the reduced water quality.
- c. Said strategy will include developing a list of potential projects and or policies to reduce the existing deleterious characteristics and practices, including remediating degraded physical conditions in the watershed, replacing existing structures, implementing new practices and constructing facilities to enhance the impaired surface waters in the Wissahickon Creek Watershed as effectively and efficiently as possible.
- d. The Parties agree that projects will be assessed and prioritized based on the anticipated ability to provide results that can be measured to monitor the progress of water quality improvements. The effectiveness of a project, or projects, would be evaluated and a determination made on the type(s) of subsequent work projects to pursue during the implementation phase, which is a separate phase from this plan development phase.

Section 4 Goals and Objectives: The scope of study

The goal of the Alternative TMDL is to achieve water quality standards in water bodies throughout the Wissahickon Creek watershed.

Objectives: The objectives of the Alternative TMDL are delineated in Attachment "A", "Milestones".

Section 5 Administration and Organization.

Effective Date.

The Effective Date of this Agreement shall be the date all Parties adopt an Ordinance, in the case of municipalities, or a Resolution, in the case of municipal authorities, authorizing the Agreement, and execute the Agreement.

Term

- a. The term of this Agreement (Term) shall be two (2) years, beginning on the Effective Date. All Parties approving this Agreement must participate for the entire time period.

- b. This Agreement may be extended by those Parties desiring to participate for an additional year, by resolution.

Party Representation

- a. Participation in preparation of the Plan shall be through either the Stakeholder Group or the Management Committee. Members of the Management Committee are entitled to be part of the Stakeholder Group.
- b) A Stakeholder Group shall be convened, consisting of one or more representatives of each Party, the Wissahickon Valley Watershed Association, Friends of the Wissahickon, PADEP, EPA, and Montgomery County. Other stakeholders may be invited to attend the Stakeholder Group meeting as appropriate.
- c) The Stakeholder group shall review and comment on various materials, sections of the Plan, and the complete Plan in draft and final. The Stakeholder group shall have no voting privileges, but is intended to provide input on the Plan.
- d) Management Committee: Each Party shall designate a primary voting representative and an alternate to serve as the representative on the Management Committee regarding all matters related to the Plan preparation. The name of and contact information for the representative and alternate shall be provided to the Consultant in writing, as well as any subsequent changes.
 - 1) The Management Committee shall consist of one (1) representative from each Party. The twenty (20) voting representatives (primary voting representatives) will form the Management Committee. The alternate shall be entitled to fully participate in all Stakeholder and Committee meetings, but may vote only when the designated representative is unavailable.
 - 2) The members of the Management Committee shall be appointed by their governing board, shall serve at the discretion of their board for an indefinite term, and shall regularly report to their governing body and provide drafts of materials prepared for review and comment by their governing body.
 - 3) Where a Management Committee member vacates his or her position, the Party shall appoint a new representative, in a timely manner, such that the Management Committee does not have a vacancy for any forthcoming meeting.
- e) Officers - Members of the Management Committee shall elect officers, to include 2 Co-Chairs, a Secretary and a Treasurer. Those Officers shall perform the duties necessary to implement this Agreement and as generally envisioned by Robert's Rules of Order, latest edition. An Officer shall serve for the duration of the Term, unless he or she resigns as an officer, as agreed to by the Management Committee. The Management Committee shall appoint a replacement for any officer who is unable to complete the term.
 - 1) Treasurer - shall collect, maintain and disburse funds in a timely fashion for legitimate expenses related to Legal Services and Expert Panel Services, as approved by the Management Committee.
- f) Administration: Officers of the Management Committee will administer the activities of the Management Committee. The following are tasks that shall be undertaken and the responsibility of administration. The Management Committee may choose to delegate some or all of these activities to the Consultant:

- 1) Preparation and circulation of minutes to all Parties from all Management Committee meetings.
- 2) Hold all Management Committee meetings.
- 3) Review and comment on all draft Alternative Plan documents and revisions prepared by the Consultant, and submit the Plan as approved by the Management Committee to PADEP and EPA.
- 4) Review and Submit progress reports prepared by the Consultant to PADEP and EPA in a timely manner.
- 5) Calculate and invoice fees for each Party.
- 6) Retain all records, as that term is defined by the Pennsylvania Right-to-Know Law, for the time period required by applicable law but not less than six (6) years.

Meetings.

- a) The Management Committee shall organize and schedule routine meetings of the Management Committee as needed, but at least quarterly.
- b) The purpose of the meetings shall be to conduct the following activities as necessary:
 - 1) Review and comment on, and when necessary vote on draft and final sections of the Plan.
 - 2) Presentation and approval of Progress Reports.
 - 3) Presentation and approval of the Financial Report.
 - 4) Presentation of report(s) to PADEP, EPA and other agencies.
 - 5) Presentation and vote on other Party business pertaining to the Plan process.
 - 6) Oversight and coordination of all aspects of the Legal Services and Expert Panel Services.
- c) Except as otherwise provided herein, all voting shall be completed by voice vote and decisions shall be based on a simple majority vote of Management Committee Parties in attendance.
- d) Each Party in attendance shall be entitled to one (1) vote on all matters addressed at a meeting and for which a vote is taken.
- e) Quorum. A quorum (more than 50% of Management Committee members as represented by a voting representative) is necessary for the Management Committee to take official action.
- f) The Management Committee shall comply with all laws applicable to the Parties, including, but not limited to, the Public Official and Employees Ethics Act, the Sunshine Act, and any and all other applicable laws. All actions of the Management Committee shall be approved by a majority of its voting members. Management Committee members shall be entitled to attend meetings of the Management Committee, which shall occur no less than four (4) times per year or more frequently as needed, following advance written notice to all members of the Management Committee by regular mail, facsimile or email.

Financing

- a) A monetary contribution shall be provided by each Party, to cover the costs of Legal Services and Expert Panel Services. The total cost for these services is not to exceed \$250,000 in total.

- 1) Contribution Formula. The contribution from each Party shall be \$6,250 per Party per year for the Term. Depending on the costs incurred for Legal Representation and the Expert Panel Service, these costs may be less, but in any event they shall not exceed a total of \$12,500 per Party for the duration of the Term.
- 2) Invoicing and Payment. Parties shall be invoiced no later than June 30 of each calendar year, and the Parties' respective payments shall be due on or before July 31 of each year.
- 3) Organization Account. A separate Management bank account shall be established by the Management Committee for the deposit of each Party's Annual Contributions and the funds therein shall be used solely for reimbursement for eligible costs and expenses pertaining to Legal Services and Expert Panel Services. Administration of these funds to pay for proper expenses under this Agreement shall be the responsibility of the Management Committee.
- 4) Remaining Funds. Any funds remaining at the conclusion of the Term, shall be returned to the Parties, divided equally among the Parties that have paid their Annual Contribution. Such funds shall be disbursed to the Parties remaining at the completion of the Term no more than thirty (30) days after the date of Term completion.

Section 6 Applicable Law

The Parties agree and affirm that Pennsylvania law applies to this Agreement and all matters covered by and addressed by this Agreement. It is acknowledged and agreed that the sole and exclusive jurisdiction and venue for any dispute relating to any matter covered by this Agreement, and/or regarding any dispute over the enforcement or Interpretation of this Agreement, shall rest with the Montgomery County Court of Common Pleas. The Parties hereby submit to the exclusive jurisdiction of that Court.

Section 7 Integration

This Agreement contains the entire agreement between the Parties. There are no understandings or agreements, verbal or otherwise, in relation hereto, except those expressly and specifically set forth herein. The Parties have not relied upon any statement, projection, disclosure, report, information or any other representation or warranty except for those as may be specifically and expressly set forth in this Agreement.

Section 8 No Oral Modification

This Agreement may not be modified except in writing executed by all Parties. This Agreement shall be amended only in writing, by duly authorized representatives of all Parties, and such revision(s) must be approved by official action of each Party jurisdiction, and as required by any applicable law of the Commonwealth.

Section 9 Severability

No determination by any court, governmental body, arbitration, or other judicial body, that any provision of this Agreement or any amendment that may be created hereto, is invalid or unenforceable in any instance shall affect the validity or enforceability of any other provision of the Agreement or applicable amendment. Each provision shall be valid and enforceable to the fullest extent permitted by applicable law, and shall be construed where and whenever possible as being consistent with applicable law.

Section 10 Representation by Counsel

This Agreement has been negotiated by the Parties through their respective legal counsel and embodies terms that were arrived at through mutual negotiation and joint effort, and the Parties shall be considered to have contributed equally to the preparation of this Agreement. The Parties warrant and represent that the terms and conditions of this Agreement have been discussed and negotiated between them, and their respective counsel, and are voluntarily and knowingly accepted for the purpose of making a full and final compromise between the Parties, as referenced herein. The Parties further acknowledge that they understand the facts and their respective legal rights and obligations pursuant to this Agreement.

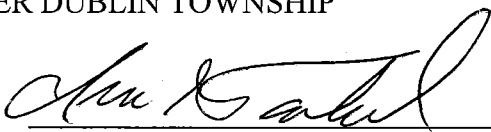
Section 11 Counterparts

This Agreement may be executed in counterparts, each of which will be an original, and all of which taken together shall constitute one and the same instrument.

Section 12 Execution by Facsimile or Electronic Scanning

Delivery of an executed counterpart of this Agreement by facsimile, or by electronically scanning and e-mailing an executed counterpart signature page, while not specifically required, will be acknowledged by the Parties as being equally as effective as delivery of a manually executed counterpart of this Agreement. The use of a signature page received by facsimile, or through an electronic scan and e-mail, shall not affect the validity, enforceability, or binding effect of this Agreement.

UPPER DUBLIN TOWNSHIP

By: 

Ira S. Tackel, President,
Board of Commissioners

ATTEST:



Paul A. Leonard, Secretary / Township Manager

Attachment "A"
Alternative TMDL Milestones and Activities

Project Result:

An Alternative Nutrient TMDL Plan (Plan) supported by the Permittees and approved by PADEP and USEPA, with associated MS4/TMDL permit issuance to follow. The Plan will demonstrate benefits of a successful multi-municipal approach to coordinating required stormwater and phosphorous discharges to achieve regulatory reductions into the Wissahickon Creek.

Milestone 1

Montgomery County Planning Commission (MCPC) designated to convene the 'Wissahickon Alternative TMDL Stakeholder Collaborative' (aka 'Collaborative') consisting of a core group of the (16) watershed municipalities and (4) WWTPs (the 20 Permittees) that is recognized by the US EPA and includes external stakeholders such as WVWA and FOW.

Activities:

- Led by MCPC, organizational structure finalized and implemented for the Collaborative.
- Coordination procedures with regulatory agencies approved and implemented.
- MCPC conducts regular monthly Collaborative meetings for the duration of the project.

MILESTONE 2

EFC works with each Collaborative member to develop a long term comprehensive financial strategy for implementing approved Alternative Nutrient TMDL plan projects/programs.

Activities:

- Initial individual Collaborative member engagement and baseline economic assessments completed
- Agreement with EPA executed for implementation expenditures.

MILESTONE 3

PEC coordinates the Technical Team to develop an Alternative Nutrient TMDL, using strategic guidance from WVWA, with plan approval by PA DEP and US EPA.

Activities:

- PEC forms a Technical Team consisting of CSC, EFC, MCPC, and legal counsel to be selected by the Permittees, with input from the Technical Team.

MILESTONE 4

Within 3 years of the signing of the IGA or sooner, Technical Team recommends an Alternative Nutrient TMDL science-based strategy for the Wissahickon watershed, submitted to PA DEP and US EPA for review and approval.

Activities:

- Key results of recent and ongoing studies and modeling efforts for the Wissahickon Creek watershed are compiled to fully describe the problems causing the water quality impairments
- Strategies and projects for Permittees to address water quality impairments and improve water quality are identified, evaluated, and prioritized for the watershed
- Temple CSC implements a preliminary adaptive watershed monitoring program during the planning process (month 6) with a long-term plan developed and adopted by the Collaborative to assess water quality improvements going forward

MILESTONE 5

Within 3 years of the signing of the IGA or sooner, EFC and Collaborative develop a long term comprehensive financial strategy for implementing approved Alternative Nutrient TMDL plan projects/programs.

Activities:

- In coordination with Temple CSC work, costs of plan projects/programs and associated timelines identified
- Equitable funding strategy approved by Collaborative members reflective of the capacities of individual municipalities, multi-municipal authorities and potential for other public and private funding sources.

MILESTONE 6

By the beginning of the third year from the signing of the IGA or sooner, strategies developed and deployed to ensure education and outreach is completed to build support for the Alternative TMDL plan.

Activities:

- Lead by WVWA, residents of the Wissahickon are kept informed of project progress, educated and encouraged to understand why Wissahickon water quality needs to be improved and how a TMDL Alternative may be a beneficial solution.
- Expand on existing DRWI programs including workshops, restoration site visits, and municipal technical assistance as necessary to accomplish the above activities.

MILESTONE 7

By the first quarter of the third year from the signing of the IGA or sooner, approved Alternative Nutrient TMDL Plan process documented with benefits/lesson learned compiled and, led by PEC, information dissemination actively underway in the DRWI, Delaware Watershed and Pennsylvania.

Activities:

- TMDL Alternative Plan Draft Report compiled and presented to public and regulators for review with multi-municipal TMDL Alternative Plan Report finalized thereafter.
- PEC devises and initiates a process for documentation and dissemination of a successful Alternative TMDL process; recruits and contracts with a professional to document alternative TMDL process.

- PEC defines multi-municipal benefits and develops strategies to promote multi-municipal Alternative TMDL process elsewhere in the DRWI clusters, across the Delaware basin and throughout Pennsylvania. Robust dissemination implemented as evidenced by a minimum of five (5) professional presentations, and three (3) articles published via print or electronic platforms.

UPPER DUBLIN TOWNSHIP
ORDINANCE NO.: 16-1322

AN ORDINANCE SIGNIFYING THE INTENTION AND DESIRE OF THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF UPPER DUBLIN, MONTGOMERY COUNTY, PENNSYLVANIA, TO ORGANIZE A MUNICIPAL AUTHORITY UNDER THE PROVISIONS OF THE MUNICIPALITY AUTHORITIES ACT, 53 PA.C.S.A SECTION 5601 ET SEQ., AS AMENDED AND SUPPLEMENTED, TO BE KNOWN AS THE, "UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY;" SETTING FORTH THE FORM OF THE ARTICLES OF INCORPORATION; APPOINTING THE FIRST MEMBERS OF THE BOARD OF THE AUTHORITY; DESIGNATING THE PURPOSES FOR SAID AUTHORITY; AUTHORIZING THE EXECUTION AND FILING OF THE ARTICLES OF INCORPORATION; AND AUTHORIZING THE TAKING OF ALL SUCH ACTION THAT MAY BE NECESSARY OR APPROPRIATE TO ORGANIZE SAID AUTHORITY; AND PROVIDING THAT THE BOARD OF COMMISSIONERS RETAINS THE RIGHT TO APPROVE ANY PLAN OF THE AUTHORITY.

WHEREAS, in preparation for the passage of this Ordinance, a public hearing was held by the Upper Dublin Township Board of Commissioners, on the 13th day of September, 2016, pursuant to notice duly advertised as required by the Municipal Authorities Act of 1945, as amended and supplemented; and

WHEREAS, the previously-existing Upper Dublin Township Authority was terminated by the approval by the Upper Dublin Township Board of Commissioners by Resolution No. 1595, dated September 10, 1996, and by the filing of Articles of Dissolution in the Offices of the Commonwealth of Pennsylvania, Department of State on September 30, 1996.

NOW THEREFORE, IT IS HEREBY ORDAINED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF UPPER DUBLIN, MONTGOMERY COUNTY, PENNSYLVANIA, THAT:

Section 1. The Board of Commissioners of this Township hereby signifies its intention to organize a Municipal Authority (the "Authority") under the provisions of the Municipal Authorities Act of 1945, as amended and supplemented (the "Act").

Section 2. The name of the proposed Authority is the Upper Dublin Township Municipal Authority.

Section 3. Pursuant to said intention, the articles of incorporation of the Authority are hereby approved and adopted in the following form:

ARTICLES OF INCORPORATION

TO THE SECRETARY OF THE COMMONWEALTH OF PENNSYLVANIA:

In compliance with the Municipal Authorities Act of 1945, as amended and supplemented, 53 PA C.S.A. 5601 et seq., the Township of Upper Dublin, Montgomery County, Pennsylvania (the "Township"), pursuant to an Ordinance duly enacted by the Board of Commissioners of said Township, authorizing and directing the formation of the Authority under said Act, does hereby certify:

- (A) The name of the Authority shall be the "Upper Dublin Township Municipal Authority."
- (B) The Authority is formed under the Municipal Authorities Act of 1945, as amended and supplemented, 53 PA. C.S.A. Section 5601 et seq.

UPPER DUBLIN TOWNSHIP
ORDINANCE NO.: 16-1322

(C) No other Authority has been organized and is in existence under the Municipal Authorities Act 1945 as amended or supplemented or under the former Act of June 28, 1935 (P.L.463 No.191, or any other Act, in and for the said Township of Upper Dublin.

(D) The name of the incorporating municipality is Upper Dublin Township, Montgomery County, Pennsylvania and the names and addresses of the Board of Commissioners of the Township of Upper Dublin are as follows:

	Names & Position	Ward	Address
1.	Ira S. Tackel President	4	801 Loch Alsh Avenue, Fort Washington, PA 19034
2.	Ronald P. Feldman Vice President	6	801 Loch Alsh Avenue, Fort Washington, PA 19034
3.	Liz Ferry	1	801 Loch Alsh Avenue, Fort Washington, PA 19034
4.	Sharon L. Damsker	2	801 Loch Alsh Avenue, Fort Washington, PA 19034
5.	Gary Scarpello	3	801 Loch Alsh Avenue, Fort Washington, PA 19034
6.	Rebecca A. Gushue	5	801 Loch Alsh Avenue, Fort Washington, PA 19034
7.	Robert H. McGuckin	7	801 Loch Alsh Avenue, Fort Washington, PA 19034

(E) The names, addresses and terms of office of the first members of the Board of the Upper Dublin Township Municipal Authority are as follows:

	<u>Name</u>	<u>Address</u>	<u>Term of Office</u>
1.	Gregory Diehl	1215 Meetinghouse Road Maple Glen, PA 19002	One year from the first Monday in January 2017
2.	Michael Markman BET Investments	200 Witmer Road Horsham, PA 19044	Two years from the first Monday in January 2017
3.	Robert Danaher	114 Timothy Drive Maple Glen, PA 19002	Three years from the first Monday in January 2017
4.	Robert Pesavento	642 Meadowbrook Avenue Ambler, PA 19002	Four years from the first Monday in January 2017
5.	Ronald Feldman	801 Loch Alsh Avenue Fort Washington, PA 19034	Five years from the first Monday in January 2017

The terms of office of the first members of the Board of the Authority shall commence on the date of appointment and shall be computed from the first Monday of January 2017.

(F) The term of the existence of the Authority is 50 years and for such further period or as may be provided in the Articles of Amendment approved under section 5605(e) relating to amendment of articles. Notwithstanding said term of existence, the Township has the right to dissolve the Authority at any time so long as it assumes the debt obligation(s) of the Authority and ownership and operational responsibility of its properties and projects.

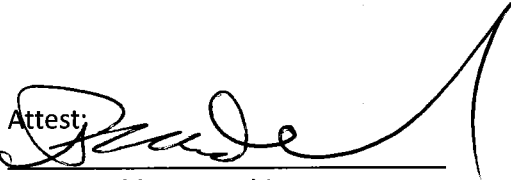
UPPER DUBLIN TOWNSHIP
ORDINANCE NO.: 16-1322

- (G) The designated service areas of the Authority are as more fully set forth in the attached Exhibit "A" designating the areas encompassed by the Authority.

IN WITNESS THEREOF, the Board of Commissioners of the Township of Upper Dublin, Montgomery County, Pennsylvania, has caused these Articles of Incorporation to be duly executed on behalf of said Township, by its duly authorized officers and with its seal to be duly affixed and attested this 13th day of September 2016.

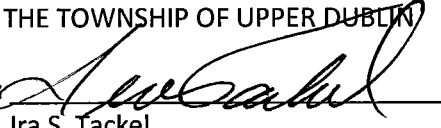
(SEAL)

Attest:


Upper Dublin Township Secretary

THE TOWNSHIP OF UPPER DUBLIN

BY:


Ira S. Tackel

President, Board of Commissioners

Section 3. The first members of the Board of said Authority, named in the aforesaid Articles of Incorporation, are hereby specifically appointed members of said Board for the term set after their respective names, commencing on the date of appointment and computed from the first Monday in January 2017.

Section 4. The President of the Board of Commissioners of Upper Dublin Township is hereby authorized and directed to execute said Articles of Incorporation on behalf of the Authority, and the Secretary of the Township of Upper Dublin is hereby authorized and directed to affix thereto and attest the seal of the Township of Upper Dublin. Said officers are further authorized and directed to cause a notice of intention to file said Articles of Incorporation to be published as required by law, and to file said Articles of Incorporation, together with a certified copy of this Ordinance and required proofs of publication, with the Secretary of the Commonwealth of Pennsylvania and to take all such action as they may deem necessary or appropriate to organize said Authority.

Section 5. The purposes and projects of said Authority are as follows:

Purpose

Obtaining and financing working capital, acquiring, holding, constructing, improving maintaining and operating, owning or leasing, either in the capacity of lessor or lessee, projects within the defined boundary of the Authority, of the following kind and character:

- A. Transportation for all defined modes, marketing, transit service and safety improvement utilizing all resources necessary to construct and maintain roadway improvements, bridges, traffic regulation devices, bicycle/pedestrian trails and amenities including but not limited to landscaping/trees, special signage, street/area lighting, etc.

UPPER DUBLIN TOWNSHIP
ORDINANCE NO.: 16-1322

- B. Storm water and flood control planning, management and implementation.
- C. General economic development and marketing for the Fort Washington Office Center Park.

Specific Projects Authorized

- A. Roadway improvements and maintenance for all modes of transportation located within the District, as defined in Exhibit "A."
- B. Storm water management and flood control projects within and/or providing services to the District as defined in Exhibit "A."
- C. New and/or improved access between the District and the Pennsylvania Turnpike.
- D. Bicycle/pedestrian facilities.
- E. Signage and lighting for the District.

Upper Dublin shall retain the right which exists under the Municipality Authorities Act to approve any plan of the Authority for the foregoing purpose and projects.

Section 6. Upper Dublin Township will provide for all management, administrative, insurance, accounting, auditing, operations and maintenance requirements and services through contracted services arrangements with the Authority, subject to the following:

- 1. The Township Manager shall be the Authority's appointed Executive Director.
- 2. The Township's Finance Director shall be the Authority's appointed Finance Director.
- 3. Upper Dublin Township staff will calculate and collect any fees.
- 4. Upper Dublin Township will operate and maintain any facilities or programs retained by the Authority or contract out for same.
- 5. The Township shall audit the Authority on an annual basis.
- 6. The Authority's fiscal year shall be defined to be consistent with that of the Township.

Section 7. Amendments to the Authority's By Laws shall require the approval of the Board of Commissioners of Upper Dublin Township.

Section 8. The Authority will meet with the Upper Dublin Township Board of Commissioners on a semi-annual basis to review all plans, services and to provide updates on the status and progress of all Authority projects. The Authority will provide a written report to the Board of Commissioners in advance of the semi-annual meetings.


Section 9. All ordinances and parts of ordinances inconsistent herewith are hereby rescinded.

UPPER DUBLIN TOWNSHIP
ORDINANCE NO.: 16-1322

DULY PRESENTED AND ENACTED at a meeting of the Board of Commissioners of the Township of Upper Dublin on September 13, 2016.

(SEAL)

Attest:


Upper Dublin Township Secretary

THE TOWNSHIP OF UPPER DUBLIN

BY:

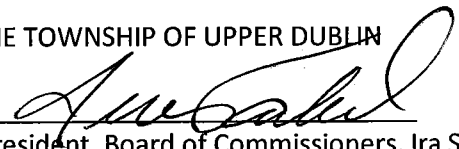

President, Board of Commissioners, Ira S. Tackel

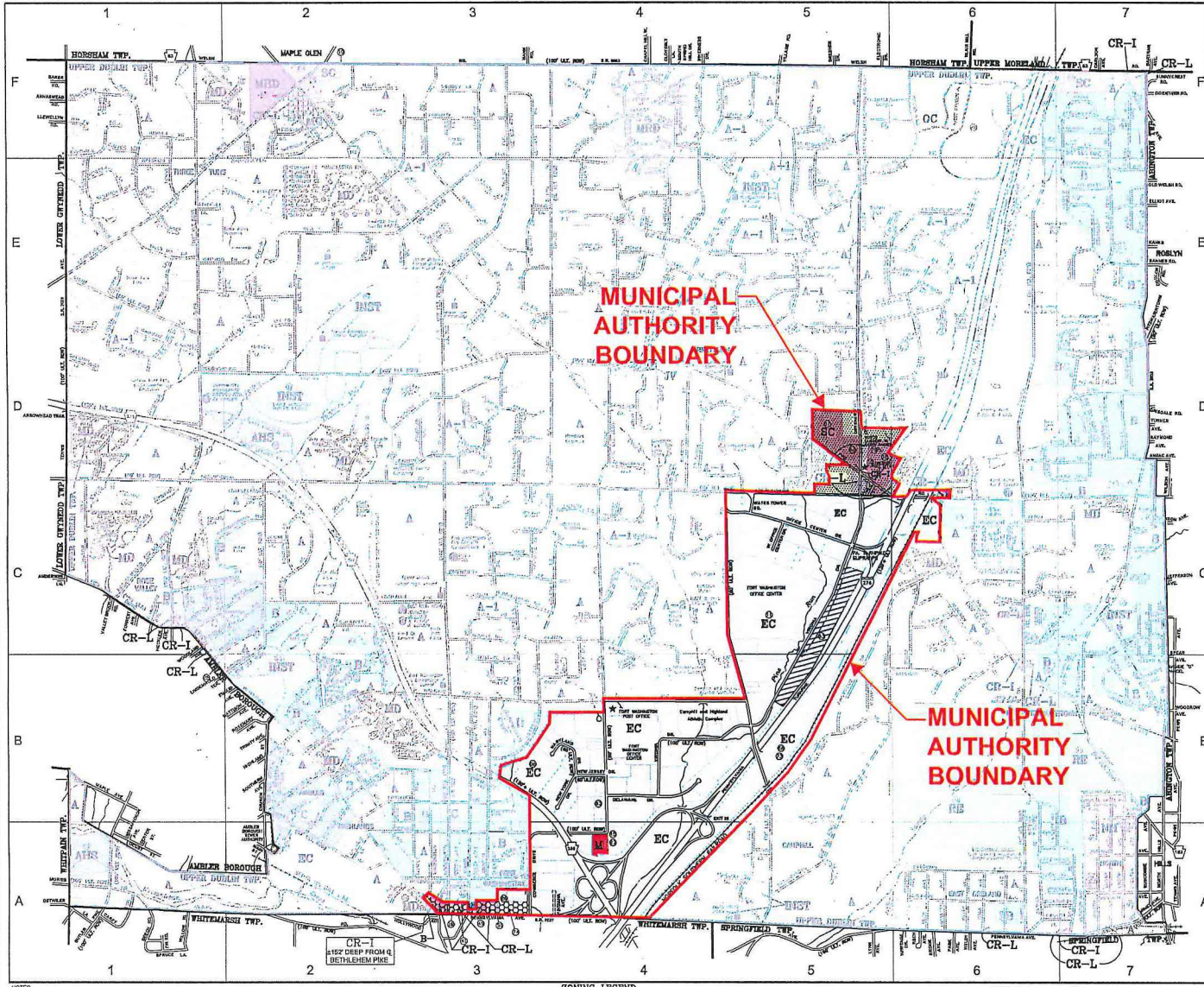
EXHIBIT "A"

UPPER DUBLIN TOWNSHIP

ZONING MAP

MONTGOMERY COUNTY, PENNSYLVANIA

STREET INDEX



STREET INDEX table listing streets under columns A through J, with corresponding grid coordinates.

NOTES: 1. 'Open Streets' that do not open have not been shown for the purpose of clarity. Refer to Individual Montgomery County Board of Assessments for block points. 2. Base map from the Montgomery County Planning Commission's 1993 aerial photograph for maps, township atlas and field survey conducted by the Montgomery County Planning Commission. All attempts were made to maintain relative accuracy; however, this map should not be used for engineering purposes. 3. * Indicates a portion or whole street may be phased. Refer to Township Ordinance. 4. Property line delineations are graphic representations of existing lot lines and surveys. Zoning district boundaries shall be determined in accordance with the Upper Dublin Township Code, Chapter 253, Section 704.A and the Upper Dublin Township Code Enforcement Ordinance. 5. This map, when adopted, supersedes the prior Zoning Map, Ord. No. 807, amended March 14, 1985.

ZONING LEGEND table with columns for Zoning District, Description, and Commercial, Retail, Class I.

COMMERCIAL, RETAIL, CLASS I table listing zoning districts and their descriptions.

OVERLAY DISTRICTS table listing various overlay districts like B-SERVICES OVERLAY ZONING DISTRICT, etc.

ROADS table listing PUBLIC ROAD, OTHER ROAD, and U.S. INTERSTATE.

UTILITIES table listing PENNSYLVANIA ROUTE, SCHOOL, COLLEGE OR UNIVERSITY, FIRE STATION, TOWNSHIP BUILDING, POLICE STATION, and AIRCRAFT STATION.

UPPER DUBLIN TOWNSHIP MONTGOMERY COUNTY AUTHORITY BOUNDARY MAP June, 2016 Boles Smyth logo

TOWNSHIP OF UPPER DUBLIN
(Montgomery County, Pennsylvania)

ORDINANCE NO. 16-1323

AUTHORIZING THE INCURRENCE OF ELECTORAL AND NONELECTORAL DEBT OF THE TOWNSHIP OF UPPER DUBLIN (THE “TOWNSHIP”) BY THE ISSUANCE OF GENERAL OBLIGATION BONDS, SERIES OF 2016, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$12,000,000 FOR THE PURPOSE OF FINANCING A CERTAIN CAPITAL PROJECT, A REFUNDING PROGRAM AND PAYING THE COSTS OF ISSUING THE BONDS; FINDING THAT A PRIVATE NEGOTIATED SALE IS IN THE BEST FINANCIAL INTEREST OF THE TOWNSHIP; ACCEPTING A PROPOSAL FOR THE PURCHASE OF THE BONDS; AUTHORIZING THE PREPARATION AND FILING OF A DEBT STATEMENT AND OTHER DOCUMENTATION; COVENANTING TO CREATE A SINKING FUND AND TO BUDGET, APPROPRIATE AND PAY DEBT SERVICE ON THE BONDS AND PLEDGING THE FULL FAITH, CREDIT AND TAXING POWER OF THE TOWNSHIP FOR THE BONDS; SETTING FORTH THE SUBSTANTIAL FORM OF THE BOND; SETTING FORTH PARAMETERS FOR THE MAXIMUM PRINCIPAL MATURITY AMOUNTS AND DATES AND MAXIMUM INTEREST RATES AND OTHER DETAILS OF THE BONDS; AUTHORIZING THE EXECUTION OF A CONTINUING DISCLOSURE AGREEMENT OR SUPPLEMENT TO AN EXISTING CONTINUING DISCLOSURE AGREEMENT; APPOINTING A PAYING AGENT AND SINKING FUND DEPOSITORY; AND AUTHORIZING OTHER NECESSARY ACTION.

WHEREAS, the Township is granted the power by the Local Government Unit Debt Act of the Commonwealth of Pennsylvania, 53 Pa. Cons. Stat. §8001 *et seq.*, as amended (the “Act”), to incur indebtedness and to issue Bonds for the purposes of funding capital improvement projects and refunding outstanding indebtedness; and

WHEREAS, the Township has determined to finance a capital project relating to street lighting improvements within the Township (the “Project”); and

WHEREAS, the Township has heretofore issued its General Obligation Bonds, Series of 2011, presently outstanding in the principal amount of \$3,825,000 (the “2011 Bonds”); and

WHEREAS, the Township has also heretofore issued its General Obligation Bonds, Series A of 2013, presently outstanding in the principal amount of \$5,995,000 (the “2013A Bonds”); and

WHEREAS, the Township has determined to currently refund all or a portion of the 2011 Bonds and to advance refund all or a portion of the 2013A Bonds (collectively, the “**Refunded Bonds**” or the “**Refunding Program**”) as described in a preliminary refunding report (the “**Refunding Report**”) prepared for the Township by Public Financial Management, Inc. (the “**Financial Advisor**”), as the Township’s independent municipal advisor, at such time as the present value of debt service savings to the Township resulting from refunding the Refunded Bonds meets or exceeds the minimum saving of three percent (3%) of the refunded principal net of the costs and expenses of issuing the Bonds (the “**Required Savings**”) with such savings being taken in the manner set forth in Schedule A attached hereto and made a part hereof; and

WHEREAS, the Township proposes to issue its General Obligation Bonds, Series of 2016 in an aggregate principal amount not to exceed \$12,000,000 (the “**Bonds**”) for the purpose of financing the costs of the Project, the Refunding Program and paying the costs and expenses of issuing the Bonds, and insuring the Bonds if deemed financially advantageous at the time of issuance of the Bonds; and

WHEREAS, the Township has considered the possible manners of selling the Bonds, provided for in the Act, at public sale or private sale, by negotiation or upon invitation; and

WHEREAS, the Township has determined that the Bonds shall be offered at private sale by negotiation at a net purchase price of not less than 98.80% nor more than 130% of the aggregate principal amount of the Bonds issued (including underwriting discount and original issue discount and/or premium), plus accrued interest, if any (the “**Purchase Price**”); and

WHEREAS, a “Proposal for the Purchase of Bonds,” dated September 13, 2016 (the “**Proposal**”), has been received by the Township from the Financial Advisor, containing the financial parameters for, and conditions to, the underwriting and issuance of the Bonds (the “**Debt Parameters**”), which will be supplemented by an addendum to the Proposal (the “**Addendum**”) containing the final terms and identifying the purchaser/underwriter of the Bonds (the “**Purchaser**”), consistent with the Debt Parameters; and

WHEREAS, (i) a portion of the indebtedness incurred pursuant to this Ordinance in the aggregate principal amount not to exceed \$140,000 shall constitute electoral debt of the Township; and (ii) a portion of the indebtedness incurred pursuant to this Ordinance in the aggregate principal amount not to exceed \$11,860,000 shall constitute nonelectoral debt of the Township; and

WHEREAS, the Township desires to accept the Proposal, award the sale of the Bonds, authorize the issuance of electoral and nonelectoral debt, and take appropriate action and to authorize proper things, all in connection with the Project and the Refunding Program, and all in accordance with the Act.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Township of Upper Dublin and IT IS HEREBY ORDAINED, as follows:

Section 1. Authorization of Project and Refunding Program and Incurrence of Indebtedness; Statement of Estimated Useful Life and Estimated Cost of the Project; and Statement of Purpose of Refunding Program. The Township hereby authorizes and shall undertake the Project and the Refunding Program, both as described in the preambles to this Ordinance. The Township shall incur indebtedness pursuant to the Act in an aggregate principal amount not exceeding \$12,000,000 for the purpose of: (i) financing costs of the Project; (ii) financing the costs of the Refunding Program; and (iii) paying the costs and expenses of issuing and insuring (if deemed financially advantageous) the Bonds.

It is hereby determined and declared that the estimated useful life of the Project is in excess of twenty (20) years, (ii) that the estimated cost of the Project to be financed in part with the proceeds of the Bonds is not less than \$1,000,000, and (iii) that the Township has obtained realistic estimates of the costs of the Project through bid prices or professional cost estimates from persons qualified by experience to provide such estimates.

The Refunding Program is being undertaken by the Township for the purpose of reducing the debt service that would otherwise be payable on the Refunded Bonds in compliance with Section 8241(b)(1) of the Act, as shown in **Schedule A** attached hereto and made a part hereof, such projected savings being estimates to meet the Required Savings.

The proceeds from the portion of the 2011 Bonds which represent electoral debt were used to finance: (i) the purchase of a parcel of property to expand existing passive recreation lands and the Township's trail system, (ii) the construction of a segment of a trail system, and (iii) a portion of the costs of issuing the 2011 Bonds. The proceeds from the portion of the 2011 Bonds which represent nonelectoral debt were used to finance the current refunding of all of the Township's outstanding General Obligation Bonds, Series of 2002 and General Obligation Bonds, Series of 2005 and to pay a portion of the costs of issuing the 2011 Bonds.

The 2002 Bonds were issued to finance (i) a portion of the costs of the Township's capital improvement program, which included capital projects consisting of the acquisition of open space land; a storm water management program; and the completion of construction of renovations, additions and improvements to the Township's Administration Building; (ii) the current refunding of the Township's General Obligation Bonds, Series of 1995 (the "**1995 Bonds**") and the advance refunding of the Township's General Obligation Bonds, Series of 1997 (the "**1997 Bonds**"); and (iii) the payment of the costs of issuance of the 2002 Bonds. The estimated useful lives of the projects financed by the 2002 Bonds were not less than forty (40) years for the open space land and the storm water management program and not less than twenty (20) years for the renovations and improvements to the Township Building.

The 2005 Bonds were issued to finance the advance refunding of a portion of the 2002 Bonds and the costs and expenses of issuing the 2005 Bonds.

The latest maturity of the Bonds which relates to the refunding of the 2011 Bonds (March 1, 2021) does not extend beyond the useful lives of the projects originally funded with proceeds of the 2002 Bonds. Furthermore, the useful lives of the original projects financed by the 1995 Bonds and the 1997 Bonds and refinanced by the issuance of the 2002 Bonds are in excess of the terms of the Bonds which relate to the refunding of the 2011 Bonds (March 1, 2021). The latest maturity of the

Bonds which relates to the refunding of the 2011 Bonds (March 1, 2021) does not extend beyond the latest maturity of the 2011 Bonds (July 15, 2021). In summary, this new financing's latest maturity is not being extended, it is identical to the 2011 Bonds being refunded and therefore, if the final maturity of the 2011 Bonds did not exceed the useful lives of the projects originally funded, the new Bonds debt service does not exceed the useful lives of the projects originally funded.

The 2013A Bonds were issued to finance upgrades to the Township's storm water system and a traffic signal and to pay the costs and expenses related to the issuance of the 2013A Bonds. The estimated average useful life of the Project funded with proceeds of the 2013A Bonds is in excess of thirty (30) years (2043). The latest maturity of the Bonds which relates to the refunding of the 2013A Bonds (March 1, 2033) does not extend beyond the estimated average useful life of the Project funded with proceeds of the 2013A Bonds (2043)

It is hereby determined and stated that the Bonds allocable to the Project are scheduled to mature in accordance with the limitations set forth in Section 8142(a)(2) of the Act, taking into account the estimated useful life of the Project.

The Township hereby reserves the right to abandon the Project or any one or more of the individual components of the Project. The Township hereby further reserves the right to undertake the individual components of the Project in such order and at such time or times as it shall determine and to allocate the proceeds of the Bonds and other monies available to the costs of the Project in such amounts and order of priority as it shall determine; but the proceeds of the Bonds allocable to the Project shall be used solely to pay the "costs," as defined in the Act, of the Project or, upon appropriate amendment to this Ordinance, to pay the costs of other capital projects for which the Township is authorized to incur indebtedness. The Township hereby further reserves the right to modify the scope of the Project by deleting, adding or modifying components.

Section 2. Sale of Bonds. The Board of Commissioners finds that it is in the best financial interests of the Township to sell the Bonds at private sale by negotiation with the Financial Advisor.

Section 3. Authorization of Issuance of Bonds. The Township shall issue, pursuant to the Act and this Ordinance, its General Obligation Bonds, Series of 2016 in an aggregate principal amount not exceeding \$12,000,000 to provide funds to: (i) finance the costs of the Project; (ii) finance the costs of the Refunding Program; and (iii) pay the costs and expenses of issuing and insuring (if deemed financially advantageous) the Bonds.

Section 4. Establishment of Debt Parameters for the Bonds; Authorization of Acceptance of Proposal; and Award of Bonds. The Township hereby establishes that the Bonds authorized hereunder shall be subject to the following parameters: (a) the Bonds shall not exceed TWELVE MILLION DOLLARS (\$12,000,000) in aggregate principal; (b) the Bonds shall not mature later than March 1, 2036; (c) the purchase price for the Bonds (the principal amount of the Bonds, less underwriter's discount, less original issue discount, plus original issue premium) shall not be less than 98.80% nor more than 130% of the principal amount of the Bonds; (d) the maximum principal amounts of each maturity or mandatory sinking fund redemption on the Bonds shall not exceed those stated on **Schedule B** attached hereto and made

a part hereof; (e) the interest rates on the Bonds shall not exceed five and fifty hundredths percent (5.50%) per annum (the “**Maximum Rate**”); (f) no yield for any stated maturity date in the last two-thirds of the period of the Bonds shall be less than that stated for the immediately preceding year which falls within the last two-thirds period; (g) the net present value savings meet the Required Savings; and (h) the Bonds shall be subject to optional redemption prior to maturity not later than ten (10) years after the Bond Issuance Date (as hereinafter defined).

The Township hereby authorizes the acceptance of the assignable Proposal from the Financial Advisor presented at this meeting. A copy of the Proposal shall be shall be executed by the President or Vice President of the Board of Commissioners and delivered to the Secretary of the Township and shall be affixed to and shall become part of this Ordinance.

The Bonds shall be awarded to the Purchaser in accordance with terms and conditions of the Proposal, including the Purchase Price. The Township’s Business Manager is hereby authorized to approve the timing and final terms and conditions of the Bonds, and the Addendum to be presented by the Financial Advisor, within the Debt Parameters, at such time as required Savings have been achieved. The Addendum so approved shall be executed and delivered by the President or Vice President of the Board of Commissioners and included as a part of the Proposal accepted by this Ordinance.

Section 5. Type of Indebtedness; Limitation on Indebtedness. . The indebtedness authorized by this Ordinance in the principal amount not to exceed \$140,000 is electoral debt and the balance of the indebtedness authorized by this Ordinance in the principal amount of not to exceed \$11,860,000 is nonelectoral debt. For purposes of determining the outstanding electoral and nonelectoral debt of the Township during the life of the Bonds, the Bonds are divided between the electoral and nonelectoral debt as shown in **Schedule C** attached hereto and made a part hereof. The electoral indebtedness incurred pursuant to this Ordinance in the principal amount not to exceed \$140,000 is structured as a mirror image of the remaining outstanding \$140,000 principal amount of the “electoral debt” portion of the 2011 Bonds maturing July 15, 2017 through and including July 15, 2021 (see Exhibit B (page B-1) of the Ordinance relating to GOB-17971 dated November 3, 2011) and are being refunded in connection with the Refunding Program. It is declared that the debt incurred hereby, together with any other indebtedness of the Township, is not in excess of any limitation imposed by the Act upon the incurrence of debt by the Township.

Section 6. Execution of Debt Statement, Bonds and Other Documents. The President or Vice President of the Board of Commissioners of the Township, the Secretary or Treasurer of the Township (or any Assistant Secretary or acting Secretary or Treasurer appointed for such purpose), and their successors, or any one of them, are hereby authorized and directed to file the debt statement required by Section 8110 of the Act, to execute and deliver the Bonds in the name and on behalf of the Township and to take all other action required by the Act or this Ordinance in connection with the issuance of the Bonds. Said officers or any of them are further authorized to apply to the Department of Community and Economic Development for approval of the debt herein authorized and to file with such application a transcript of the proceedings including a certified copy of this Ordinance, the Debt Statement, a Borrowing Base Certificate signed by the appropriate officials of the Township or by the accountants of the Township

responsible for auditing its financial affairs, and to take any and all such further action and to execute and deliver such other documents as may be necessary or proper to comply with all requirements of the Act or to carry out the intent and purpose of this Ordinance. The proper officers of the Township are hereby specifically authorized to make all necessary submissions to the Pennsylvania Department of Education in order to obtain the maximum state reimbursement in connection with the Project being financed.

Section 7. Type of Bonds. The Bonds when issued will be general obligation bonds.

Section 8. Covenant to Pay Debt Service - Pledge of Taxing Power. The Township hereby covenants with the registered owners of the Bonds outstanding pursuant to this Ordinance as follows: that the Township will include in its budget for each fiscal year during the life of the Bonds, the amount of the debt service on the Bonds issued hereunder which will be payable in each such fiscal year so long as any of the Bonds shall remain outstanding; that the Township shall appropriate from its general revenues such amounts to the payment of such debt service; that the Township shall duly and punctually pay or cause to be paid the principal of every Bond and the interest thereon at the dates and places and in the manner stated in the Bonds according to the true intent and meaning thereof; and for such budgeting, appropriation and payment the Township hereby pledges its full faith, credit and taxing power. The covenant contained in this Section 8 shall be specifically enforceable.

Section 9. Forms of Bonds. The Bonds shall be substantially in the following form with appropriate omissions, insertions and variations:

[FORM OF BOND]

UNITED STATES OF AMERICA
COMMONWEALTH OF PENNSYLVANIA

TOWNSHIP OF UPPER DUBLIN
(Montgomery County, Pennsylvania)

GENERAL OBLIGATION BOND,
SERIES OF 2016

No. R- _____ \$ _____

<u>INTEREST RATE</u>	<u>MATURITY DATE</u>	<u>DATED DATE</u>	<u>CUSIP</u>
%	March 1, 20__	_____	

REGISTERED OWNER: CEDE & CO.

PRINCIPAL SUM: _____ DOLLARS

The Township of Upper Dublin, Pennsylvania (the "Township"), for value received, hereby promises to pay to the registered owner hereof on the maturity date set forth above the principal sum set forth above, and to pay interest thereon from _____, 20__ or the most recent Interest Payment Date to which interest has been paid or duly provided for, initially on _____, 201__, and semiannually thereafter on March 1 and September 1 of each year (each, an "Interest Payment Date"), at the annual rate specified above, calculated on the basis of a 360-day year of twelve 30-day months until the principal sum is paid or has been provided for. The principal of this Bond is payable upon presentation and surrender hereof at the corporate trust office of Manufacturers and Traders Trust Company (the "Paying Agent") in Harrisburg, Pennsylvania or Buffalo, New York. Interest on this Bond will be paid on each Interest Payment Date by check mailed to the person in whose name this Bond is registered on the registration books of the Township maintained by the Paying Agent, as registrar, at the address appearing thereon at the close of business on the fifteenth (15th) day (whether or not a day on which the Paying Agent is open for business) next preceding such Interest Payment Date (the "Regular Record Date"). Any such interest not so timely paid or duly provided for shall cease to be payable to the person who is the registered owner hereof as of the Regular Record Date, and shall be payable to the person who is the registered owner hereof at the close of business on a Special Record Date (the "Special Record Date") for the payment of such defaulted interest. Such Special Record Date shall be fixed by the Paying Agent whenever monies become available for the payment of the defaulted interest, and notice of the Special Record Date and of the payment date for such defaulted interest shall be given to registered owners of the Bonds not less than fifteen (15) days prior to the Special Record Date. The principal of and interest on this Bond are payable in lawful money of the United States of America.

This Bond is one of a duly authorized issue of General Obligation Bonds, Series of 2016, of the Township in the aggregate principal amount of \$_____ (the “**Bonds**”). The Bonds are issued in fully registered form in the denomination of \$5,000 or any integral multiple thereof, all of like date and tenor, except as to dates of maturity, rates of interest and provisions for redemption, and all issued in accordance with the Local Government Unit Debt Act of the Commonwealth of Pennsylvania (the “**Commonwealth**”), 53 Pa. Cons. Stat. § 8001 *et seq.*, as amended (the “**Act**”), and pursuant to an Ordinance of the Board of Commissioners of the Township duly enacted on September 13, 2016 (the “**Ordinance**”). The Bonds are issued for the purpose of financing a [capital project] refunding program and the costs of issuing the Bonds.

Under the laws of the Commonwealth, this Bond and the interest thereon shall at all times be free from taxation within the Commonwealth of Pennsylvania, but this exemption does not extend to gift, estate, succession or inheritance taxes or to any other taxes not levied or assessed directly on this Bond or the interest thereon. Profits, gains or income derived from the sale, exchange or other disposition of this Bond are subject to state and local taxation.

The Bonds maturing on or after March 1, _____ are subject to redemption prior to maturity, at the option of the Township, as a whole or from time to time in part, in any order of maturity or portion of a maturity as selected by the Township, on _____, _____ or any date thereafter, upon payment of a redemption price of 100% of principal amount plus interest accrued to the redemption date. If less than an entire year’s maturity of Bonds are to be redeemed at any particular time, such Bonds so to be called for redemption shall be chosen by lot by the Paying Agent.

The Bonds stated to mature on March 1, _____ (the “**Term Bonds**”) are subject to mandatory redemption prior to their stated maturity by lot by the Township from monies to be deposited in the Sinking Fund established under the Ordinance at a redemption price of 100% of principal amount together with accrued interest to the date fixed for redemption. The Township hereby covenants that it will cause the Paying Agent to select by lot, to give notice of redemption and to redeem Term Bonds at said price from monies deposited in the Sinking Fund sufficient to effect such redemption (to the extent that Term Bonds shall not have been previously purchased from said monies by the Township as permitted under the Ordinance) on March 1 of the years, in the annual principal amounts and from the maturities set forth in the following schedule (or such lesser principal amount as shall at the time represent all Term Bonds of that maturity which shall then be outstanding):

Mandatory Redemption Schedule

<u>Redemption Date</u> <u>(March 1)</u>	<u>Principal Amount to be</u> <u>Redeemed or Purchased</u>	<u>Maturity from</u> <u>Which Selected</u>
--	---	---

For the purpose of selection of Bonds for redemption, any Bond of a denomination greater than \$5,000 shall be treated as representing such number of separate Bonds, each of the denomination of \$5,000, as is obtained by dividing the actual principal amount of such Bond by \$5,000. Any Bond which is to be redeemed only in part shall be surrendered at the corporate trust office of the Paying Agent, together with a duly executed instrument of transfer in form satisfactory to the Paying Agent, and the registered owner of such Bond shall receive, without service charge, a new Bond or Bonds, of any authorized denomination as requested by such registered owner in aggregate principal amount equal to and in exchange for the unredeemed portion of the principal of the Bond so surrendered.

On the date designated for redemption and upon deposit with the Paying Agent of funds sufficient for payment of the principal and accrued interest on the Bonds called for redemption, interest on the Bonds or portions thereof so called for redemption shall cease to accrue and the Bonds or portions thereof so called for redemption shall cease to be entitled to any benefit or security under the Ordinance, and registered owners of the Bonds so called for redemption shall have no rights with respect to the Bonds or portions thereof so called for redemption, except to receive payment of the principal of and accrued interest on the Bonds so called for redemption to the date fixed for redemption.

Notice of any redemption shall be given by first class mail, postage prepaid, mailed by the Paying Agent not less than twenty (20) days nor more than sixty (60) days before the redemption date to the registered owners of the Bonds at their addresses as they appear on the Bond register maintained by the Paying Agent. Such notice shall also be sent to the Depository Trust Company and the Municipal Securities Rulemaking Board's Electronic Municipal Market Access System site. Such notice shall be given in the name of the Township, shall identify the Bonds to be redeemed (and, in the case of a partial redemption of any Bonds, the respective principal amounts thereof to be redeemed), shall specify the redemption date and the redemption price, and shall state that on the redemption date the Bonds called for redemption will be payable at the corporate trust office of the Paying Agent and that from the date of redemption interest will cease to accrue. The Paying Agent shall use "CUSIP" numbers (if then generally in use) in notices of redemption as a convenience to Bond owners, provided that any such notice shall state that no representation is made as to the correctness of such numbers either as printed on the Bonds or as contained in any notice of redemption and that reliance may be placed only on the identification numbers prefixed "R-" printed on the Bonds. Failure to mail any notice of redemption, or any defect therein, or in the mailing thereof, with respect to any Bond shall not affect the validity of any proceeding for redemption of other Bonds so called for redemption.

With respect to any optional redemption of Bonds, if at the time of mailing such notice of redemption, the Township shall not have deposited with the Paying Agent monies sufficient to redeem all the Bonds called for redemption, such notice may state that it is conditional, that is, subject to the deposit of the redemption monies with the Paying Agent not later than the redemption date, and such notice shall be of no effect unless such monies are so deposited.

The Bonds are transferable by the registered owners thereof, subject to payment of any required tax, fee or other governmental charge, upon presentation and surrender thereof at the corporate trust office of the Paying Agent, together with a duly executed instrument of transfer in form satisfactory to the Paying Agent. The Paying Agent shall not be required: (i) to issue,

transfer or exchange any of the Bonds during a period beginning at the close of business on the fifth (5th) day next preceding the day of selection of Bonds to be redeemed and ending at the close of business on the day on which the applicable notice of redemption is given; or (ii) to transfer or exchange any Bond selected for redemption in whole or in part.

The Township and the Paying Agent may treat the person in whose name this Bond is registered on the Bond register maintained by the Paying Agent as the absolute owner of this Bond for all purposes and neither the Township nor the Paying Agent shall be affected by any notice to the contrary.

No recourse shall be had for the payment of the principal of or interest on this Bond, or for any claim based hereon, against any member of the Board of Commissioners, officer or employee, past, present or future, of the Township or of any successor body, as such, either directly or through the Township or any such successor body, under any constitutional provision, statute or rule of law, or by the enforcement of any assessment or by any legal or equitable proceeding or otherwise, and all such liability of such members, officers or employees is released as a condition of and as consideration for the execution and issuance of this Bond.

Whenever the due date for payment of interest on or principal of this Bond shall be a Saturday, Sunday, a legal holiday or a day on which banking institutions in the jurisdiction in which the corporate trust payment office of the Paying Agent is located are authorized or directed by law or executive order to close (a "Holiday"), then the payment of such interest or principal need not be made on such date, but may be made on the succeeding day which is not a Holiday, with the same force and effect as if made on the due date for payment of principal or interest.

It is hereby certified that the approval of the Department of Community and Economic Development of the Commonwealth of Pennsylvania for the Township to issue and deliver this Bond has been duly given pursuant to the Act; that all acts, conditions and things required by the laws of the Commonwealth of Pennsylvania to exist, to have happened or to have been performed, precedent to or in the issuance of this Bond or in the creation of the debt of which this Bond is evidence, exist, have happened and have been performed in regular and due form and manner as required by law; that this Bond, together with all other indebtedness of the Township, is within every debt and other limit prescribed by the Constitution and the statutes of the Commonwealth of Pennsylvania; that the Township has established a sinking fund for the Bonds and shall deposit therein amounts sufficient to pay the principal of and interest on the Bonds as the same shall become due and payable; and that for the prompt and full payment of all obligations of this Bond, the full faith, credit and taxing power of the Township are hereby irrevocably pledged.

This Bond shall not be entitled to any benefit under the within mentioned Ordinance or be valid or become obligatory for any purpose until this Bond shall have been authenticated by the Paying Agent by execution of the certificate endorsed hereon.

IN WITNESS WHEREOF, the Township of Upper Dublin, Montgomery County, Pennsylvania, has caused this Bond to be signed in its name and on its behalf by the signature of the President of its Board of Commissioners and an impression of its corporate seal to be hereunto impressed and duly attested by the signature of the Secretary.

TOWNSHIP OF UPPER DUBLIN

(SEAL)

By: _____

President

Attest: _____

Secretary

AUTHENTICATION CERTIFICATE

This Bond is one of the Township of Upper Dublin General Obligation Bonds, Series of 2016, described in the within mentioned Ordinance.

MANUFACTURERS AND TRADERS TRUST
COMPANY, as Paying Agent

Date of Authentication:

By: _____
Authorized Signer

STATEMENT OF INSURANCE

[APPROPRIATE LANGUAGE TO BE INSERTED HERE, IF BONDS ARE INSURED]

ASSIGNMENT AND TRANSFER

FOR VALUE RECEIVED, the undersigned hereby sells, assigns and transfers unto

PLEASE INSERT SOCIAL SECURITY OR EMPLOYER
IDENTIFICATION NUMBER OF ASSIGNEE

_____ the
within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints

_____ attorney to
transfer said Bond on the books of the within named Paying Agent, with full power of substitution in
the premises.

Dated:

Signature Guaranteed by:

NOTICE: Signature(s) must be
guaranteed by an eligible guarantor
institution, an institution which is a
participant in a Securities Transfer
Association recognized signature
guaranteed program.

NOTICE: The signature to this Assignment
must correspond with the name as it appears
upon the face of the within Bond in every
particular, without alteration or enlargement
or any change whatever.

(Authorized Signature)

[End of Form of Bond]

Section 10. Terms of Bonds. The Bonds when issued shall be general obligation bonds issued in fully registered form and shall be in the denomination of Five Thousand Dollars (\$5,000), or in any integral multiple thereof within the limitations provided herein. The Bonds shall be issued in the aggregate principal amount of not more than \$12,000,000, shall be dated as determined in accordance with the final terms of the Bonds (the "**Bond Issuance Date**"), shall bear interest from the Bond Issuance Date at the rates per annum in accordance with and within the parameters established pursuant hereto, all as set forth herein and in the Bond Purchase Proposal and Addendum, and shall mature on those dates contained therein, but in no event later than March 1, 2036.

The principal of the Bonds shall be payable in lawful money of the United States of America at the corporate trust office of Manufacturers and Traders Trust Company, in Harrisburg, Pennsylvania or Buffalo, New York, which is hereby appointed paying agent and registrar for the Bonds and the sinking fund depository. Interest on the Bonds shall be payable in the manner provided in the Forms of Bonds set forth above.

The Bonds are being amortized so that the debt service on all outstanding debt of the Township following the issuance of the Bonds (at the maximum rate of 5.50%) will be brought more nearly into an overall level annual debt service plan as shown on the total debt service schedule attached hereto as **Schedule D** and made a part hereof.

Section 11. Redemption of Bonds.

The Bonds shall be subject to redemption prior to maturity, at the option of the Township, as a whole or from time to time in part, in any order of maturity or portion of a maturity as selected by the Township, thereafter, upon payment of a redemption price of 100% of principal amount plus interest accrued to the redemption date, beginning on such date as shall be specified in the Addendum to the Bond Purchase Agreement, but not later than ten (10) years after the Bond Issuance Date. If less than an entire year's maturity of Bonds are to be redeemed at any particular time, such Bonds so to be called for redemption shall be chosen by lot by the Paying Agent.

The Bonds may be subject to mandatory redemption prior to their stated maturity by lot by the Township from monies to be deposited in the Sinking Fund established under the Ordinance at a redemption price of 100% of principal amount together with accrued interest to the date fixed for redemption (the "**Term Bonds**"). If Term Bonds are issued, the Township hereby covenants that it will cause the Paying Agent to select by lot, to give notice of redemption and to redeem Term Bonds at said price from monies deposited in the Sinking Fund sufficient to effect such redemption (to the extent that Term Bonds shall not have been previously purchased from said monies by the Township as permitted under the Ordinance) on such date or dates as shall be specified in the Addendum to the Bond Purchase Agreement. Any Term Bond that may be issued will be issued in an annual principal amount that does not exceed the annual maximum maturity amount for the stated mandatory sinking fund redemption date of such Term Bond, such maximum annual maturity amounts shown in **Schedule B**.

For the purpose of selection of Bonds for redemption, any Bond of a denomination greater than \$5,000 shall be treated as representing such number of separate Bonds, each of the denomination of \$5,000, as is obtained by dividing the actual principal amount of such Bond by \$5,000. Any Bond which is to be redeemed only in part shall be surrendered at the corporate trust office of the Paying Agent, together with a duly executed instrument of transfer in form satisfactory to the Paying Agent, and the registered owner of such Bond shall receive, without service charge, a new Bond or Bonds, of any authorized denomination as requested by such registered owner in aggregate principal amount equal to and in exchange for the unredeemed portion of the principal of the Bond so surrendered.

On the date designated for redemption and upon deposit with the Paying Agent of funds sufficient for payment of the principal of and accrued interest on the Bonds called for redemption, interest on the Bonds or portions thereof so called for redemption shall cease to accrue and the Bonds or portions thereof so called for redemption shall cease to be entitled to any benefit or security hereunder, and registered owners of the Bonds so called for redemption shall have no rights with respect to the Bonds or portions thereof so called for redemption, except to receive payment of the principal of and accrued interest on the Bonds so called for redemption to the date fixed for redemption.

Notice of any redemption shall be given by first class mail, postage prepaid, mailed by the Paying Agent not less than twenty (20) days nor more than sixty (60) days before the redemption date to the registered owners of the Bonds at their addresses as they appear on the Bond register maintained by the Paying Agent. Such notice shall also be sent to the Depository Trust Company and the Municipal Securities Rulemaking Board's Electronic Municipal Market Access System site. Such notice shall be given in the name of the Township, shall identify the Bonds to be redeemed (and, in the case of a partial redemption of any Bonds, the respective principal amounts thereof to be redeemed), shall specify the redemption date and the redemption price, and shall state that on the redemption date the Bonds called for redemption will be payable at the corporate trust office of the Paying Agent and that from the date of redemption interest will cease to accrue. The Paying Agent shall use "CUSIP" numbers (if then generally in use) in notices of redemption as a convenience to Bond owners, provided that any such redemption notice shall state that no representation is made as to the correctness of such numbers either as printed on the Bonds or as contained in any notice of redemption and that reliance may be placed only on the identification numbers prefixed "R-" printed on the Bonds. Failure to mail any notice of redemption, or any defect therein, or in the mailing thereof, with respect to any Bond shall not affect the validity of any proceeding for redemption of other Bonds so called for redemption.

Section 12. Appointment of Securities Depository. The Depository Trust Company, New York, New York ("DTC"), shall act as securities depository for the Bonds on behalf of the firms which participate in the DTC book-entry system ("**DTC Participants**"). The ownership of one fully registered Bond for each maturity for each series of the Bonds, will be registered in the name of Cede & Co., as nominee for DTC. The Township shall cause the Bonds to be delivered to DTC or the Paying Agent, as custodian for DTC, on or before the Bond Issuance Date.

Pursuant to the book-entry only system, any person for whom a DTC Participant acquires an interest in the Bonds (the "**Beneficial Owner**") will not receive certificated Bonds and will

not be the registered owner thereof. Ownership interest in the Bonds may be purchased by or through DTC Participants. Each DTC Participant will receive a credit balance in the records of DTC in the amount of such DTC Participant's interest in the Bonds or Bonds, which will be confirmed in accordance with DTC's standard procedures. Receipt by the Beneficial Owners (through any DTC Participant) of timely payment of principal, premium, if any, and interest on the Bonds, is subject to DTC making such payment to DTC Participants and such DTC Participants making payment to Beneficial Owners. Neither the Township nor the Paying Agent will have any direct responsibility or obligation to such DTC Participants or the persons for whom they act as nominees for any failure of DTC to act or make any payment with respect to the Bonds.

The Township is authorized to execute such documents as may be necessary or desirable in connection with DTC's services as securities depository.

DTC may determine to discontinue providing its services with respect to the Bonds or Bonds at any time by giving notice to the Township and discharging its responsibilities with respect thereto under applicable law. Under such circumstances, the Township officials then holding the offices set forth in Section 21 of this Ordinance are hereby authorized to designate a successor securities depository or to deliver certificates to the Beneficial Owners of the Bonds and Beneficial Owners of the Bonds.

The Township shall give notice or cause the Paying Agent to give notice, to DTC in accordance with the Blanket Letter of Representations for the redemption or other retirement of the Bonds. The Township will provide for the form of notice. Upon receipt of such notice, DTC will forward the notice to the DTC Participants for subsequent forwarding of such notice to the Beneficial Owners of the Bonds. The Township will pay the customary charges for such mailing.

Section 13. Creation of and Deposits in Sinking Fund. The Township covenants that there shall be and there is hereby established and that it shall hereafter maintain a sinking fund designated as the "Sinking Fund - General Obligation Bonds, Series of 2016" (the "**2016 Bonds Sinking Fund**") for the Bonds to be held by the Paying Agent (or such substitute or successor Paying Agent which shall hereafter be appointed in accordance with the provisions of the Act) in the name of the Township, but subject to withdrawal only by the Paying Agent.

The Township covenants and agrees to deposit in the Sinking Fund, not later than each principal or interest payment date, the debt service payable on the Bonds on such dates, or such greater or lesser amount as at the time shall be sufficient to pay principal of and interest on the Bonds becoming due on each such date.

Pending application to the purposes for which the Sinking Fund is established, the President or Vice President of the Board of Commissioners or the Secretary or the Treasurer or Assistant Secretary is hereby authorized and directed to cause the monies therein to be invested or deposited and insured or secured as permitted and required by Section 8224 of the Act. All income received on such deposits or investments of monies in the Sinking Fund during each applicable period shall be added to the Sinking Fund and shall be credited against the deposit next required to be made in the Sinking Fund.

The Paying Agent is hereby authorized and directed, without further action by the Township, to pay from the Sinking Fund the principal of and interest on the Bonds as the same shall become due and payable in accordance with the terms hereof, and the Township hereby covenants that such monies, to the extent required, will be applied to such purposes.

All monies deposited in the Sinking Fund for the payment of the Bonds which have not been claimed by the registered owners thereof after two years from the date payment is due, except where such monies are held for the payment of outstanding checks, drafts or other instruments of the Paying Agent, shall be returned to the Township. Nothing contained herein shall relieve the Township of its liability to the registered owners of unrepresented Bonds.

Section 14. No Taxes Assumed. The Township shall not assume the payment of any tax or taxes in consideration of the purchase of the Bonds.

Section 15. Contract with Paying Agent. The proper officers of the Township are authorized to contract with Manufacturers and Traders Trust Company in connection with the performance of its duties as the Paying Agent and Sinking Fund Depository on usual and customary terms, including an agreement to observe and comply with the provisions of this Ordinance and of the Act.

Section 16. Redemption of Refunded Bonds - Deposit of Funds. Subject to acceptance and execution of the Addendum as described in Section 4 hereof, (i) the Township hereby calls for redemption on January 15, 2017, at a redemption price of par, the 2011 Bonds being called for redemption; and (ii) the Township hereby calls for redemption on July 15, 2018, at a redemption price of par, the 2013A Bonds being called for redemption. The Township shall enter into a Pledge and Escrow Agreement (the "**Escrow Agreement**") with Manufacturers and Traders Trust Company, as the escrow agent (the "**Escrow Agent**"), providing, among other things, for: (a) the certification to such Escrow Agent of the amounts required to pay the interest on the Refunded Bonds to the date of maturity or redemption and the principal of the outstanding Refunded Bonds on the date of maturity or redemption; (b) the deposit with said Escrow Agent of amounts which, together with the interest thereon, will meet such requirements; (c) if not funded solely with cash, the investment of the amounts deposited under the Escrow Agreement in accordance with the applicable regulations under Section 103 and 141 through 150 of the Internal Revenue Code; and (d) the irrevocable pledge of all amounts and investments held under the Escrow Agreement for the payment of the Refunded Bonds to be refunded to the date of maturity or redemption and the application of the cash or principal of and interest on the investments to such purposes. The Escrow Agreement shall be in form and substance as approved by the signing officers of the Township. The President or Vice President of the Board of Commissioners and the Secretary or Treasurer or Assistant Secretary are hereby authorized and directed to execute said Escrow Agreement, to deliver the same to the Escrow Agent on behalf of the Township, and to give irrevocable instructions for the dissemination of an appropriate notice of redemption for the Refunded Bonds. The officers of the Township are hereby authorized and directed to execute all documents and to take such other action as may be necessary or advisable to effect the redemption and payment of the Refunded Bonds.

Section 17. Federal Tax Covenants. The Township hereby covenants not to take or omit to take any action so as to cause interest on the Bonds to be no longer excluded from gross

income for the purposes of federal income taxation and to otherwise comply with the requirements of Sections 103 and 141 through 150 of the Internal Revenue Code of 1986, as amended (the “Code”), and all applicable regulations promulgated with respect thereto throughout the term of the Bonds. The Township further covenants that it will make no investments or other use of the proceeds of the Bonds which would cause the Bonds to be “arbitrage bonds” as defined in Section 148 of the Code. The Township further covenants to comply with the rebate requirements (including the prohibited payment provisions) contained in Section 148(f) of the Code and any regulations promulgated thereunder, to the extent applicable, and to pay any interest or penalty imposed by the United States for failure to comply with said rebate requirements, to the extent applicable.

The overall issue amount and other factors relating to the Bonds have not been finally determined at this time. Subject to market conditions at the time of the sale of the Bonds which will determine the overall principal amount of the Bonds and other factors, the Township may represent and warrant, after due investigation and to the best of its knowledge, that (i) the Bonds are not “private activity bonds” within the meaning of Section 141 of the Code and (ii) the aggregate face amount of “qualified tax-exempt obligations” within the meaning of Section 265(b)(3)(B) of the Code (which includes qualified 501(c)(3) bonds but not any other private activity bonds) issued or to be issued by the Township (and all “subordinate” entities thereof) which are not “deemed designated”, during the 2016 calendar year, including the Bonds, is not reasonably expected to exceed \$10,000,000. If the Township is able to make the preceding representation and warranty in accordance with the requirements of the Code, then the Township is hereby authorized to designate each of the Bonds as a “qualified tax-exempt obligation” within the meaning of Section 265(b)(3)(B) of the Code. The Township hereby authorizes the proper officers of the Township to execute a certificate to that effect at the time of the closing, if applicable.

Based on its knowledge of the Project, and based on the Township determining to undertake the Project, the Township reasonably expects that (a) the Township will enter into binding obligations to spend at least 5% of the Bonds allocated to the Project on the Project within six (6) months of the Bond Issuance Date, (b) the Township will proceed with due diligence to complete the Project, and (c) at least 85% of the proceeds of the Bonds allocated to the Project will be expended on the Project within three (3) years of the date of issuance of the Bonds.

Section 18. Execution and Authentication of Bonds. As provided in Section 6, the Bonds, when issued, shall be executed by the President or Vice President of the Board of Commissioners of the Township, and the seal of the Township affixed thereto and duly attested to by the Secretary (or any Assistant Secretary or acting Secretary or Treasurer appointed for such purpose) of the Township, and each such execution shall be by manual signature. If any officer whose signature appears on the Bonds shall cease to hold such office before the actual delivery date of the Bonds, such signature shall nevertheless be valid and sufficient for all purposes as if such person had remained in such office until the actual delivery date of the Bonds. The Bonds shall be authenticated by the manual signature of the Paying Agent.

Section 19. Application of Bond Proceeds. The purchase price for the Bonds and any accrued interest payable by the Underwriter, if any, shall be paid to the Paying Agent on

behalf of the Township. Upon receipt of the purchase price for the Bonds by the Paying Agent, including interest thereon accrued to the Bond Issuance Date, if any, the Paying Agent shall deposit the same in a settlement account. From the settlement account, the Paying Agent shall: (i) pay, or establish reserves for payment of, the costs and expenses of the financing and the proper officers of the Township are authorized to direct the Paying Agent to pay the issuance costs on behalf of the Township as set forth in written directions to the Paying Agent; (ii) deposit the accrued interest, if any, on the Bonds in the Sinking Fund; and (iii) transfer to the Escrow Agent the amount required to fund the escrow for the Refunded Bonds, as provided in Section 16 hereof. If at the time of the award of the Bonds, the Township determines to proceed with the funding the Project using Bond proceeds, the balance of the proceeds shall be deposited in an appropriate Township account(s) pending disbursement to pay the costs of the Project as set forth in instructions from the Township to the Paying Agent.

If at the time of the award of the Bonds, the Township determines to proceed with the funding of the Project using Bond proceeds, the Township hereby approves the establishment of a "Series of 2016 Bonds Construction Fund." The balance of the proceeds shall be deposited in the Series of 2016 Bonds Construction Fund pending disbursement to pay the costs of the Project. The monies in the Series of 2016 Bonds Construction Fund will be invested in accordance with Section 8224 of the Act.

Any reserves in the above-described settlement account shall be disbursed from time to time by the Paying Agent pursuant to written instructions from the President or Vice President of the Board of Commissioners and any balance ultimately remaining in any such reserve shall, upon written instructions of the President or Vice President of the Board of Commissioners, be deposited in the Sinking Fund.

Section 20. Covenant to Pledge Sufficient Funds. The Township hereby covenants and agrees that, concurrently with the issuance of and payment for the Bonds:

(a) The Township will have irrevocably pledged with the Escrow Agent or with the Paying Agent for the Refunded Bonds, amounts sufficient, to pay: (i) all interest on the Refunded Bonds to the date of maturity or redemption thereof; and (ii) the principal of the Refunded Bonds on the date of maturity or redemption thereof so that the Refunded Bonds will no longer be outstanding under the Act; and

(b) The Escrow Agent will have invested the monies required by the Escrow Agreement in accordance with the terms thereof.

Section 21. Officers Authorized to Act. For the purpose of expediting the closing and the issuance and delivery of the Bonds, or in the event that the President of the Board of Commissioners or the Secretary of the Township shall be absent or otherwise unavailable for the purpose of executing documents, or for the purpose of taking any other action which they or either of them may be authorized to take pursuant to this Ordinance, the Vice President of the Board of Commissioners or the Assistant Secretary or acting Secretary or Treasurer appointed for such purpose of the Township, respectively, are hereby authorized and directed to execute documents, or otherwise to act on behalf of the Township in their stead.

Section 22. Approval of Official Statement. For purpose of satisfying United States Securities and Exchange Commission Rule 15c2-12, the Township shall, in a certificate executed by the President or Vice President of the Board of Commissioners, approve and deem final the Preliminary Official Statement prepared for the Bonds at the time of issuance. A final Official Statement, substantially in the form of the Preliminary Official Statement and containing the terms of the Bonds, shall be prepared and delivered to the Underwriter within seven (7) business days from the date of the Addendum, and the Township hereby approves the use thereof in connection with the public offering and sale of the Bonds.

Section 23. Continuing Disclosure. The Township hereby authorizes and directs the appropriate officers to execute and deliver a Continuing Disclosure Agreement or supplement to an existing Continuing Disclosure Agreement in order to satisfy the requirements of Rule 15c2-12 (the "**Continuing Disclosure Agreement**"). Notwithstanding any other provision of this Ordinance, failure of the Township to comply with the Continuing Disclosure Agreement shall not be considered an event of default hereunder; however, the Paying Agent, any Participating Underwriter (as defined in the Continuing Disclosure Agreement), or any Bondholder may take such actions as may be necessary and appropriate, including seeking specific performance by court order, to cause the Township to comply with its obligations under this Section.

Section 24. Bond Insurance. If deemed financially advantageous to the Township in connection with the issuance of the Bonds, the officers of the Township are hereby authorized to purchase a policy of insurance guaranteeing the payment of the principal of and interest on the Bonds to pay the premium for such policy from the proceeds of the Bonds and to execute such documents as may be necessary to effect the issuance of such policy. If applicable, the Bonds issued under this Ordinance may include a statement of the terms of such insurance policy and the Authentication Certificate of the Paying Agent appearing on the Bond may include a statement confirming that the original or a copy of the insurance policy is on file with the Paying Agent.

Section 25. Authorization of Written Post-Issuance Compliance Policy. If the Township has not already done so, it is hereby authorized to establish written post-issuance compliance policy in order to ensure continuing compliance with various federal income tax rules relating to tax-exempt bonds and notes and the use and investment of the proceeds of such bonds/notes.

Section 26. Further Action. The proper officers of the Township are hereby authorized and directed to take all such action, execute, deliver, file and/or record all such documents, publish all notices, appoint such professionals and otherwise comply with the provisions of this Ordinance and the Act in the name and on behalf of the Township. The proper officers of the Township are hereby authorized and directed to enact written post-issuance compliance procedures in order to meet the requirements of the Code.

Section 27. Act Applicable to Bonds. This Ordinance is enacted pursuant to, and the Bonds issued hereunder shall be subject to, the provisions of the Act and all of the mandatory provisions thereof shall apply hereunder whether or not explicitly stated herein.

Section 28. Contract with Bondholders. This Ordinance constitutes a contract with the registered owners of the Bonds from time to time outstanding hereunder and shall be enforceable in accordance with the provisions of the laws of the Commonwealth of Pennsylvania.

Section 29. Severability. In case any one or more of the provisions contained in this Ordinance or in any Bond issued pursuant hereto shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision of this Ordinance or of said Bonds and this Ordinance or said Bonds shall be construed and enforced as if such invalid, illegal or unenforceable provisions had never been contained therein.


Section 30. Repealer. All resolutions and parts of resolutions heretofore enacted to the extent that the same are inconsistent herewith are hereby repealed.

Section 31. Effective Date. This Ordinance shall take effect on the earliest date permitted by the Act.

ORDAINED AND ENACTED this 13th day of September, 2016.

(TOWNSHIP SEAL)

ATTEST:



Secretary of
Township Board of Commissioners

BOARD OF COMMISSIONERS
TOWNSHIP OF UPPER DUBLIN



President of Township
Board of Commissioners

SCHEDULE A

GENERAL OBLIGATION BONDS, SERIES OF 2016

SCHEDULE OF DEBT SERVICE SAVINGS

<u>Date</u>	<u>Principal</u>	<u>Rate</u>	<u>Interest</u>	<u>Semi-Annual Debt Service</u>	<u>Fiscal Year Debt Service</u>	<u>Existing Debt Service</u>	<u>Savings</u>
3/1/2017	360,000	1.370	62,119.87	422,119.87			
9/1/2017			87,708.00	87,708.00	509,827.87	728,883.75	219,055.88
3/1/2018	550,000	1.460	87,708.00	637,708.00			
9/1/2018			83,693.00	83,693.00	721,401.00	724,763.75	3,362.75
3/1/2019	990,000	1.530	83,693.00	1,073,693.00			
9/1/2019			76,119.50	76,119.50	1,149,812.50	1,154,336.25	4,523.75
3/1/2020	1,015,000	1.600	76,119.50	1,091,119.50			
9/1/2020			67,999.50	67,999.50	1,159,119.00	1,161,673.75	2,554.75
3/1/2021	1,280,000	1.690	67,999.50	1,347,999.50			
9/1/2021			57,183.50	57,183.50	1,405,183.00	1,410,411.25	5,228.25
3/1/2022	355,000	1.860	57,183.50	412,183.50			
9/1/2022			53,882.00	53,882.00	466,065.50	467,481.25	1,415.75
3/1/2023	360,000	1.980	53,882.00	413,882.00			
9/1/2023			50,318.00	50,318.00	464,200.00	465,441.25	1,241.25
3/1/2024	370,000	2.080	50,318.00	420,318.00			
9/1/2024			46,470.00	46,470.00	466,788.00	467,722.50	934.50
3/1/2025	370,000	2.170	46,470.00	416,470.00			
9/1/2025			42,455.50	42,455.50	458,925.50	464,180.00	5,254.50
3/1/2026	380,000	2.260	42,455.50	422,455.50			
9/1/2026			38,161.50	38,161.50	460,617.00	465,000.00	4,383.00
3/1/2027	390,000	2.350	38,161.50	428,161.50			
9/1/2027			33,579.00	33,579.00	461,740.50	465,025.00	3,284.50
3/1/2028	400,000	2.440	33,579.00	433,579.00			
9/1/2028			28,699.00	28,699.00	462,278.00	464,225.00	1,947.00
3/1/2029	410,000	2.520	28,699.00	438,699.00			
9/1/2029			23,533.00	23,533.00	462,232.00	466,275.00	4,043.00
3/1/2030	425,000	2.590	23,533.00	448,533.00			
9/1/2030			18,029.25	18,029.25	466,562.25	467,800.00	1,237.75
3/1/2031	435,000	2.640	18,029.25	453,029.25			
9/1/2031			12,287.25	12,287.25	465,316.50	466,800.00	1,483.50
3/1/2032	445,000	2.690	12,287.25	457,287.25			
9/1/2032			6,302.00	6,302.00	463,589.25	465,200.00	1,610.75
3/1/2033	460,000	2.740	6,302.00	466,302.00			
9/1/2033					466,302.00	468,000.00	1,698.00
TOTALS	8,995,000		1,514,959.87	10,509,959.87	10,509,959.87	10,773,218.75	263,258.88

SCHEDULE B

GENERAL OBLIGATION BONDS, SERIES OF 2016

PARAMETERS BOND MATURITY SCHEDULE

<u>Date</u>	<u>Maximum Principal</u>	<u>Maximum Rate [1]</u>	<u>Interest</u>	<u>Semi-Annual Debt Service</u>	<u>Fiscal Year Debt Service</u>
3/1/2017	660,000	5.500	227,333.33	877,333.33	
9/1/2017			312,125.00	312,125.00	1,189,458.33
3/1/2018	800,000	5.500	312,125.00	1,112,125.00	
9/1/2018			290,125.00	290,125.00	1,402,250.00
3/1/2019	1,200,000	5.500	290,125.00	1,490,125.00	
9/1/2019			257,125.00	257,125.00	1,747,250.00
3/1/2020	1,200,000	5.500	257,125.00	1,457,125.00	
9/1/2020			224,125.00	224,125.00	1,681,250.00
3/1/2021	1,450,000	5.500	224,125.00	1,674,125.00	
9/1/2021			184,250.00	184,250.00	1,858,375.00
3/1/2022	500,000	5.500	184,250.00	684,250.00	
9/1/2022			170,500.00	170,500.00	854,750.00
3/1/2023	500,000	5.500	170,500.00	670,500.00	
9/1/2023			156,750.00	156,750.00	827,250.00
3/1/2024	500,000	5.500	156,750.00	656,750.00	
9/1/2024			143,000.00	143,000.00	799,750.00
3/1/2025	500,000	5.500	143,000.00	643,000.00	
9/1/2025			129,250.00	129,250.00	772,250.00
3/1/2026	500,000	5.500	129,250.00	629,250.00	
9/1/2026			115,500.00	115,500.00	744,750.00
3/1/2027	525,000	5.500	115,500.00	640,500.00	
9/1/2027			101,062.50	101,062.50	741,562.50
3/1/2028	525,000	5.500	101,062.50	626,062.50	
9/1/2028			86,625.00	86,625.00	712,687.50
3/1/2029	525,000	5.500	86,625.00	611,625.00	
9/1/2029			72,187.50	72,187.50	683,812.50
3/1/2030	550,000	5.500	72,187.50	622,187.50	
9/1/2030			57,062.50	57,062.50	679,250.00
3/1/2031	550,000	5.500	57,062.50	607,062.50	
9/1/2031			41,937.50	41,937.50	649,000.00
3/1/2032	575,000	5.500	41,937.50	616,937.50	
9/1/2032			26,125.00	26,125.00	643,062.50
3/1/2033	575,000	5.500	26,125.00	601,125.00	
9/1/2033			10,312.50	10,312.50	611,437.50
3/1/2034	125,000	5.500	10,312.50	135,312.50	
9/1/2034			6,875.00	6,875.00	142,187.50
3/1/2035	125,000	5.500	6,875.00	131,875.00	
9/1/2035			3,437.50	3,437.50	135,312.50
3/1/2036	125,000	5.500	3,437.50	128,437.50	
9/1/2036					128,437.50
TOTALS	12,000,000		5,004,083.33	17,004,083.33	17,004,083.33

[1] Assumes a maximum Interest rate of 5.500%

SCHEDULE C

GENERAL OBLIGATION BONDS, SERIES OF 2016

BREAKDOWN BETWEEN ELECTORAL/NONELECTORAL DEBT

<u>Date</u>	<u>Electoral Portion Principal</u>	<u>Non-Electoral Portion Principal</u>	<u>Maximum Combined Principal</u>	<u>Maximum Rate [1]</u>	<u>Interest</u>	<u>Semi-Annual Debt Service</u>	<u>Fiscal Year Debt Service</u>
3/1/2017	25,000	625,000	650,000	5.500	227,333.33	877,333.33	
9/1/2017					312,125.00	312,125.00	1,189,458.33
3/1/2018	25,000	775,000	800,000	5.500	312,125.00	1,112,125.00	
9/1/2018					290,125.00	290,125.00	1,402,250.00
3/1/2019	30,000	1,170,000	1,200,000	5.500	290,125.00	1,490,125.00	
9/1/2019					257,125.00	257,125.00	1,747,250.00
3/1/2020	30,000	1,170,000	1,200,000	5.500	257,125.00	1,457,125.00	
9/1/2020					224,125.00	224,125.00	1,681,250.00
3/1/2021	30,000	1,420,000	1,450,000	5.500	224,125.00	1,674,125.00	
9/1/2021					184,250.00	184,250.00	1,858,375.00
3/1/2022		500,000	500,000	5.500	184,250.00	684,250.00	
9/1/2022					170,500.00	170,500.00	854,750.00
3/1/2023		500,000	500,000	5.500	170,500.00	670,500.00	
9/1/2023					156,750.00	156,750.00	827,250.00
3/1/2024		500,000	500,000	5.500	156,750.00	656,750.00	
9/1/2024					143,000.00	143,000.00	799,750.00
3/1/2025		500,000	500,000	5.500	143,000.00	643,000.00	
9/1/2025					129,250.00	129,250.00	772,250.00
3/1/2026		500,000	500,000	5.500	129,250.00	629,250.00	
9/1/2026					115,500.00	115,500.00	744,750.00
3/1/2027		525,000	525,000	5.500	115,500.00	640,500.00	
9/1/2027					101,062.50	101,062.50	741,562.50
3/1/2028		525,000	525,000	5.500	101,062.50	626,062.50	
9/1/2028					86,625.00	86,625.00	712,687.50
3/1/2029		525,000	525,000	5.500	86,625.00	611,625.00	
9/1/2029					72,187.50	72,187.50	683,812.50
3/1/2030		550,000	550,000	5.500	72,187.50	622,187.50	
9/1/2030					57,062.50	57,062.50	679,250.00
3/1/2031		550,000	550,000	5.500	57,062.50	607,062.50	
9/1/2031					41,937.50	41,937.50	649,000.00
3/1/2032		575,000	575,000	5.500	41,937.50	616,937.50	
9/1/2032					26,125.00	26,125.00	643,062.50
3/1/2033		575,000	575,000	5.500	26,125.00	601,125.00	
9/1/2033					10,312.50	10,312.50	611,437.50
3/1/2034		125,000	125,000	5.500	10,312.50	135,312.50	
9/1/2034					6,875.00	6,875.00	142,187.50
3/1/2035		125,000	125,000	5.500	6,875.00	131,875.00	
9/1/2035					3,437.50	3,437.50	135,312.50
3/1/2036		125,000	125,000	5.500	3,437.50	128,437.50	
9/1/2036							128,437.50
TOTALS	140,000	11,860,000	12,000,000		5,004,083.33	17,004,083.33	17,004,083.33

SCHEDULE D

GENERAL OBLIGATION BONDS, SERIES OF 2016

WRAP AROUND DEBT SERVICE SCHEDULE

Fiscal Year Ended	NONELECTORAL						ELECTORAL		PARAMETERS	Total Debt Service
	G.O. Notes Series of 1998 (Del Val) ^[1]	G.O. Notes Series of 2008 (Del Val) ^[2]	G.O. Bonds Series of 2011	G.O. Bonds Series A of 2013	G.O. Bonds Series of 2014	G.O. Note Series of 2016 (Del Val) ^[3]	G.O. Bonds Series of 2011	G.O. Bonds Series of 2015	G.O. Bonds Series of 2016 ^[4]	
12/31/2016	421,960	682,627	551,325	465,466	516,335	61,650	29,178	129,835		2,858,366
12/31/2017	421,399	681,498		315,075	580,935	242,688		174,478	1,189,458	3,605,531
12/31/2018	422,019	681,675		315,650	582,125	243,278		168,378	1,402,250	3,815,373
12/31/2019		681,115		311,900	586,775	242,798		172,065	1,747,250	3,741,904
12/31/2020		679,820		312,400	587,475	243,243		169,865	1,681,250	3,674,053
12/31/2021		679,748		66,300	590,075	242,621		172,665	1,858,375	3,609,784
12/31/2022		678,858			592,475	242,922		170,365	854,750	2,539,370
12/31/2023		678,130			589,675	243,141		167,950	827,250	2,506,146
12/31/2024		677,524			585,788	243,278		170,075	799,750	2,476,414
12/31/2025		676,997			591,288	243,332		172,075	772,250	2,455,942
12/31/2026		676,510			590,913	243,904		173,950	744,750	2,429,427
12/31/2027		676,022			589,650	243,194		170,375	741,563	2,420,803
12/31/2028		674,511			587,688	243,002		166,800	712,688	2,384,688
12/31/2029					589,338	242,728		168,225	683,813	1,684,103
12/31/2030					589,388	242,371		174,175	679,250	1,685,184
12/31/2031					588,950	242,917		169,825	649,000	1,650,692
12/31/2032					588,025	242,375		170,475	643,063	1,643,938
12/31/2033					589,088	242,736		170,600	611,438	1,613,861
12/31/2034					589,400	242,994		170,563	142,188	1,145,144
12/31/2035					587,600	242,165		170,363	135,313	1,135,440
12/31/2036						242,238			128,438	370,676
12/31/2037										
12/31/2038										
12/31/2039										
12/31/2040										
Totals	1,265,378	8,825,035	551,325	1,786,781	11,692,983	4,918,975	29,178	3,373,100	17,004,083	49,446,838

CERTIFICATE OF SECRETARY

The undersigned, Secretary of the Township of Upper Dublin DOES HEREBY CERTIFY that:

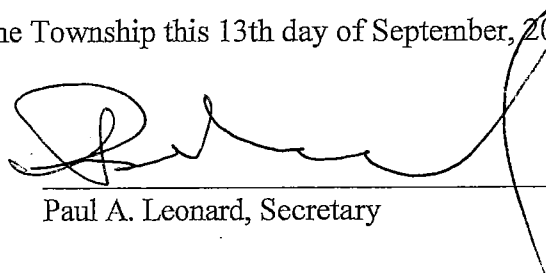
The foregoing Ordinance authorizing the issuance of General Obligation Bonds, Series of 2016 of the Township was duly moved and seconded and to enacted by a majority vote of all the Board of Commissioners of said Township at a duly called and convened public meeting of said Board held on September 13, 2016; that public notice of said meeting was given as required by law; that the roll of the Board of Commissioners was called and such members voted or were absent as follows:

<u>Name</u>	<u>Vote</u>
Ira S. Tackel, President	yes
Ronald P. Feldman, Vice President	yes
Gary Scarpello	yes
Sharon L. Damsker	yes
Liz Ferry	yes
Robert H. McGuckin	yes
Rebecca A. Gushue	yes

and that said Ordinance is a true, complete and correct copy of said Ordinance, which has not been altered, amended, modified, suspended or repealed and is still in full force and effect as of the date of the delivery of this Certificate, and said Ordinance and the votes thereon have been duly recorded in the minutes.

WITNESS my hand and seal of the Township this 13th day of September, 2016.

(TOWNSHIP SEAL)



Paul A. Leonard, Secretary

ORDINANCE NO. 16-1324

AN ORDINANCE To Amend The Code Of The Township Of Upper Dublin, Chapter 110, Entitled Fees, To Revise The Current Fee Schedule To Increase The Fee To Prepare A Real Estate Tax Certification, and To Impose A New Fee For Providing a Duplicate Tax Bill

The Board of Commissioners of the Township of Upper Dublin does hereby enact and ordain:

Section 1. The Code of the Township of Upper Dublin, Chapter 110 thereof, entitled Fees, Section 110-15, Realty tax certification fee, shall be amended by increasing the fee to prepare and provide a real estate tax certification, and by adding a new fee to provide a duplicate tax bill:

In accordance with Chapter 224, Taxation, the fee for preparing and providing by mail a real estate tax certification for any single tax parcel within the Township shall be \$35.00, and the fee for providing by mail a duplicate tax bill shall be \$5.00.

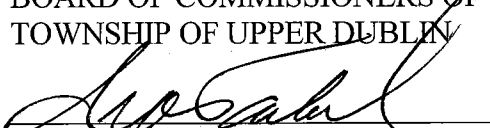
Section 2. Nothing in this Ordinance or in Chapter 110 of the Code of the Township of Upper Dublin, as hereby amended, shall be construed to affect any suit or proceeding in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 110 prior to the adoption of this amendment.

Section 3. 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. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

Section 4. This Ordinance shall take effect and be in force from and after its approval as required by law.

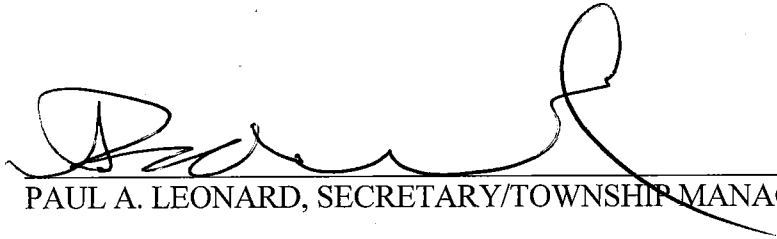
ENACTED AND ORDAINED this 13th day of September, 2016.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN



IRA S. TACKEL, PRESIDENT

ATTEST:



PAUL A. LEONARD, SECRETARY/TOWNSHIP MANAGER

AN ORDINANCE
NO. 16-1325

AN ORDINANCE To Amend The Code Of The Township Of Upper Dublin, Chapter 233, Vehicles And Traffic, Article VIII, "Schedules," §233-54 , Schedule XIII: Parking Prohibited At All Times, By Deleting The Prohibition On Both Sides Of Summit Avenue Near Montgomery Avenue; §233-54, Schedule XIII: Parking Prohibited At All Times, By Amending And Restating The Prohibitions On The East Side of Summit Avenue From Pennsylvania Avenue To Walnut Lane And On The West Side Of Summit Avenue From Pennsylvania Avenue To Montgomery Avenue; §233-54, Schedule XIII: Parking Prohibited At All Times, By Establishing A Parking Restriction On Both Sides of Quarry Avenue Near North Hills Avenue; §233-56, Schedule XV: Time Limit Parking, By Deleting The Restriction On The West Side of Summit Avenue near Pennsylvania Avenue and Montgomery Avenue; And, §233-56, Schedule XV: Time Limit Parking, By Establishing A Parking Restriction On Both Sides Of Montgomery Avenue From Ft. Washington Avenue To Madison Avenue

The Board of Commissioners of the Township of Upper Dublin hereby enacts and ordains:

Section 1. The Code of the Township of Upper Dublin, Chapter 233 thereof, entitled Vehicles and Traffic, Article VIII, "Schedules," §233-54, Schedule XIII: Parking Prohibited At All Times, shall be amended by rescinding the following restrictions:

§ 233-54. Schedule XIII: Parking Prohibited At All Times.

<u>Name of Street</u>	<u>Side of Street</u>	<u>Location</u>
Summit Avenue	Both	From a point 452 feet north of the north side of Montgomery Avenue to a point 652 feet north

Section 2: The Code of the Township of Upper Dublin, Chapter 233 thereof, entitled Vehicles and Traffic, Article VIII, "Schedules," §233-54, Schedule XIII: Parking Prohibited At All Times, shall be amended and restated as follows:

§ 233-54. Schedule XIII: Parking Prohibited At All Times.

<u>Name of Street</u>	<u>Side of Street</u>	<u>Location</u>
Summit Avenue	East	From Pennsylvania Avenue to Walnut Lane
Summit Avenue	West	From Pennsylvania Avenue to Montgomery Avenue

Section 3: The Code of the Township of Upper Dublin, Chapter 233 thereof, entitled Vehicles and Traffic, Article VIII, "Schedules," §233-54, Schedule XIII: Parking Prohibited At All Times, shall be amended by adding thereto in alphabetical order the following restriction:

§ 233-54. Schedule XIII: Parking Prohibited At All Times.

<u>Name of Street</u>	<u>Side of Street</u>	<u>Location</u>
Quarry Avenue	Both	From North Hills Avenue to a point 160 feet east.

Section 4. The Code of the Township of Upper Dublin, Chapter 233 thereof, entitled Vehicles and Traffic, Article VIII, "Schedules," §233-256, Schedule XV: Time Limit Parking, shall be amended by rescinding the following restriction:

§ 233-56. Schedule XV: Time Limit Parking.

<u>Name of Street</u>	<u>Side</u>	<u>Time Limit; Hours/Days</u>	<u>Location</u>
Summit Avenue	West	2 hours; 7 a.m. to 3 p.m. Monday through Saturday	From 500 feet north of Pennsylvania Avenue to the south side of Montgomery Avenue

Section 5. The Code of the Township of Upper Dublin, Chapter 233 thereof, entitled Vehicles and Traffic, Article VIII, "Schedules," §233-56, Schedule XV: Time Limit Parking, shall be amended by adding thereto in alphabetical order the following restriction:

§ 233-56. Schedule XV: Time Limit Parking.

<u>Name of Street</u>	<u>Side</u>	<u>Time Limit; Hours/Days</u>	<u>Location</u>
Montgomery Avenue	Both	2 hours; 9 a.m. to 12 p.m./ Monday through Friday	From Ft. Washington Avenue to Madison Avenue

Section 6. Nothing in this Ordinance or in Chapter 233 of the Code of the Township of Upper Dublin, as hereby amended, shall be construed to affect any suit or proceeding in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 233 prior to the adoption of this amendment.

Section 7. 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. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

Section 8. This Ordinance shall take effect and be in force from and after its approval as required by law.

ENACTED AND ORDAINED this 13th day of September, 2016.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN



IRA S. TACKEL, PRESIDENT

ATTEST:



PAUL A. LEONARD, SECRETARY/TOWNSHIP MANAGER

**UPPER DUBLIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 16-1326

**AN ORDINANCE AMENDING CHAPTER 255 (ZONING) OF THE
UPPER DUBLIN TOWNSHIP CODE OF ORDINANCES TO ALLOW
A MIXED USE DEVELOPMENT AS A CONDITIONAL USE IN THE OC OFFICE
CENTER DISTRICT AND ADDING SIGNAGE STANDARDS FOR MIXED USE
DEVELOPMENTS IN THE OC OFFICE CENTER DISTRICT**

WHEREAS, the Code of Upper Dublin Township, Chapter 255, Zoning Article XXVII, Section 255-200 of the Upper Dublin Township Zoning Ordinance and Section 609 of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10609, authorize the Board of Commissioners of Upper Dublin Township to enact amendments to the Upper Dublin Township Zoning Ordinance:

WHEREAS, the Board of Commissioners has determined that it is in the best interests of the municipality to adopt this ordinance amending the Upper Dublin Township Zoning Ordinance;

WHEREAS, the Board of Commissioners has determined that this Ordinance is generally consistent with the Upper Dublin Township Comprehensive Plan;

WHEREAS, a public hearing was held, following notice, for the purpose of considering this amendment to the Upper Dublin Township Zoning Ordinance; and;

WHEREAS, the Board of Commissioners after the public hearing held pursuant to public notice, and after receipt of recommendations from the Upper Dublin Township Planning Commission and the Montgomery County Planning Commission, deems it appropriate and proper that the Zoning Ordinance be amended to allow a Mixed Use Development as a conditional use in the OC Office Center District, subject to certain conditions and requirements, and that such amendment is in accordance with the spirit and the intent of the Upper Dublin Township Zoning Ordinance and Comprehensive Plan.

NOW, THEREFORE, the Board of Commissioners of the Township of Upper Dublin Township hereby ordains:

SECTION 1. The Code of Upper Dublin Township, Chapter 255, Zoning, Article IX, OC Office Center District, § 255-60, Use Regulations, shall be amended to allow a Mixed Use Development, consisting of a mix of nonresidential and residential uses, as a conditional use in the OC Office Center District, by the addition of Subsection D, as follows:

Section 255-60. Use Regulations

D. Mixed Use Development. A Mixed Use Development, as defined in § 255-7, when approved by the Board of Commissioners as a conditional use, subject to the requirements and criteria of § 255.61.1.

SECTION 2. The Code of Upper Dublin Township, Chapter 255, Zoning, Article IX, OC Office Center District, shall be amended by adding a new Section § 255-61.1, setting forth the development requirements for Mixed Use Developments in the OC Office Center District, as follows:

§255-61.1. Use and Development Requirements for Mixed Use Developments.

A Mixed Use Development shall comply with the following requirements and criteria:

A. The development shall consist of a harmonious selection of uses and groupings of buildings, service and parking areas, circulation and green areas, planned and designed as an integrated unit, in such a manner as to constitute a safe, efficient and convenient center and encourage the use of green building technologies and sustainable design features.

B. Permitted Uses. Any of the following uses may be permitted when included in a Mixed Use Development:

- (1) Retail and commercial establishments to include the following:
 - (a) Retail sale of household merchandise, food and beverage products, and personal effects, such as dry goods, variety and general merchandise, clothing, prepared and packaged food, grocery items, deli products, flowers, beverages, pharmaceuticals and medical supplies, household supplies and furnishings, jewelry, optical goods, musical items, and antiques.
 - (b) Personal care, to include barber shop, hairdresser, clothes cleaning, tailoring, nail care and spa.
 - (c) Personal fitness center.
 - (d) Child and/or adult daycare facility.
 - (e) Restaurant, coffeehouse, tea room, café, confectionary or similar establishment serving food or beverage, provided that the establishment shall not be open for business between the hours of 1:00 a.m. and 6:00 a.m. daily and on weekends.
 - (f) Bank or financial institution.
 - (g) Business, medical or professional office.

- (2) Residential uses:
 - (a) Apartment Buildings.
 - (b) Townhouse Dwellings.
- (3) Accessory uses:
 - (a) Parking garage.
 - (b) Clubhouse, pool or other amenity uses, as an accessory use to a permitted residential use.
 - (c) Drive-thru service, as an accessory use to a coffeehouse/tea room, bank or financial institution, provided the drive-thru is internal to the site with no direct access onto a public street or highway and, provided further, that that no more than two (2) drive-thru facilities shall be permitted within a Mixed Use Development.
 - (d) Outdoor seating and/or dining areas, limited to at grade or ground floor, provided that no outdoor seating or dining shall occur after 11:00 p.m., daily and on weekends.

C. Development Requirements. The general plan for a Mixed Use Development shall comply with the following requirements and criteria:

- (1) Lot area. The minimum gross lot area shall be twenty (20) acres.
- (2) Road frontages. The site shall have frontage on and road access to at least two (2) public roads.
- (3) Mix requirements. Every Mixed Use Development shall provide a mix of office, commercial and residential uses and no one use may utilize more than eighty percent (80%) of the gross building floor area. Accessory parking, including any parking garage, shall not be included as a separate use and its square footage shall not be counted in the calculation of the mix requirements. Apartment leasing area and multi-family common space may be included as residential space in calculating the mix requirements.
- (4) Site Plan. A site plan shall be required and shall include a unified architectural theme, preliminary stormwater management design and conceptual landscaping.
- (5) Neighborhood Open Space. A minimum of ten percent (10%) of the net developable area of the lot shall be developed as Neighborhood Open Space. Neighborhood Open Space shall consist of parks, plazas, gardens, water features and other similarly improved common areas and amenities

provided for the benefit of the residents, tenants and/or customers of the Mixed Use Development, and the general public. Trail and sidewalk connections also shall be provided to connect Neighborhood Open Spaces. A public access easement shall be granted in favor of the Township to provide public access to the trails and to certain portions of the Neighborhood Open Space within a Mixed Use Development that are appropriate for public access.

- (6) **Stormwater Facilities.** Naturalized stormwater facilities may occupy up to twenty-five percent (25%) of the Neighborhood Open Space if such facilities are designed and landscaped using Best Management Practices (BMPs), as published from time to time by the Pennsylvania Department of Environmental Protection and incorporated into the landscaped area. There shall be no limit on the area of underground stormwater facilities.
- (7) **Buffers.** There shall be a buffer area along the property line of a residential zoned district of at least fifty (50) feet, which buffer area shall include planting and landscaping. There shall be a buffer area of at least twenty-five (25) feet where parking is located along a street frontage, which buffer area may include a low wall, fencing and/or landscaping.
- (8) **Permitted Density.** A Mixed Use Development may contain up to fifteen (15) dwelling units per gross acre of the lot area. To encourage the use of green building technology and sustainable design features, increases in the base density are permitted in accordance with the following table. These increases are cumulative and can be combined up to a maximum density of twenty (20) dwelling units per gross acre of the lot area.

Bonus Feature	Bonus Feature Standard	Density Bonus
Neighborhood Open Space	Preserve additional land as Neighborhood Open Space in excess of the required 10%.	For each additional 5% of net developable area preserved, permitted density may be increased by 0.5 dwelling units per gross acre.
Structured parking	A minimum of 35% of the total required number of parking spaces is provided in structured parking.	2.0 dwelling unit per gross acre
Green Roof	The green roof shall cover at least 70% of the net roof area (the total gross area minus areas covered by mechanical equipment) of a building with a footprint of at least 20,000 square feet. Green roofs shall be designed and installed under the direction of a professional with demonstrated expertise in green roof design and construction. Vegetation must be maintained for the life of the building.	2.0 dwelling unit per gross acre for the first building with a qualifying green roof and another 0.5 dwelling unit per acre for each additional building with a qualifying green roof.

	The green roof shall conform to the best available technology standards, such as those published by LEED.	
Alternative transportation	<p>Qualifying features:</p> <p>a) Provide electric plug-in charging stations for electric/hybrid vehicles for 1% of total required parking.</p> <p>b) Provide bike racks throughout development.</p> <p>c) Implement a bike-share program within the development.</p> <p>d) Provide a public transit stop.</p>	For each qualifying feature, density may be increased by 1.0 dwelling units per gross acre.
Alternative energy sources	Install a solar, geothermal or other renewable energy power-generation facility that is designed to provide at least 10% of the expected annual energy use for the building. The facility shall be designed and installed under the direction of a professional with demonstrated expertise in the design and construction of such facilities.	1.0 dwelling unit per gross acre

D. Area and Bulk Requirements.

- (1) Building coverage. The maximum building coverage shall not exceed forty percent (40%) of the net developable area of the lot.
- (2) Impervious coverage. The maximum impervious coverage shall not exceed seventy percent (70%) of the developable acreage of the lot.
- (3) Building Height. The maximum building height of any residential or mixed use building or structure within a Mixed Use Development shall be sixty-five (65) feet, in accordance with the requirements under § 255-61.F. except that the maximum height for portions of a building comprised of ground floor retail, without residential above, shall be thirty-five (35) feet.
- (4) Building setbacks. No building may be located closer than:
 - (a) Seventy (70) feet to any public highway or ultimate public right-of-way, or to any toll or controlled public highway right-of-way.
 - (b) Fifty (50) feet to any other property line or the center line of any existing private road.

- (5) Parking setbacks. No parking area may be located closer than twenty-five (25) feet to any public highway or ultimate public right-of-way, or to any toll or controlled public highway right-of-way, or any other property line.
- (6) Parking requirements.
 - (a) Nonresidential uses: 4 spaces per 1,000 square feet of gross building floor area.
 - (b) Residential uses: 2.0 spaces per dwelling unit, provided that the applicant may place in reserve up to twenty-five percent (25%) of the required parking, subject to the approval of the Board of Commissioners.

E. Design Standards. The intent of these standards is to ensure development contributes to a high-quality, mixed-use environment without limiting design flexibility and innovation. The applicant shall submit plans, elevations, renderings, reports, documents and samples as necessary in the form of proposed design guidelines to demonstrate compliance with the following standards:

- (1) Building Design.
 - (a) Coherent Architectural Theme. Mixed Use Developments shall have a common and coherent architectural theme throughout the development.
 - (b) Primary Façade. Any building façade with a customer or visitor entrance shall be treated as a primary façade. At least fifty percent (50%) of the length of the ground floor of primary façades shall consist of windows, glass doors, or other transparent or semi-transparent building surfaces. Mirrored glass is prohibited. Walls or portions of walls where windows are not provided shall have architectural treatments and details, such as a change in building material or color, lighting fixtures, decorative tiles, hanging planters, awnings and/or similar features.
 - (c) Secondary façade. All other building façades shall be treated as a secondary façade. Secondary façades must have architectural treatments and building materials that are complimentary to the primary façade.
 - (d) Building entrances. All building entrances on primary facades shall be accentuated. Permitted entrance accents include: recessed, protruding, canopy, portico, overhang and/or similar feature.
 - (e) Parapets, etc. Buildings shall be designed with parapets, mansards, or other architectural treatment along all roof edges to conceal large vents, HVAC and other rooftop equipment and structures.

- (f) Building breaks.
- [1] Buildings must have at least a three (3) foot break in depth, for the full height of the building, every 150 feet of continuous primary façade.
 - [2] For buildings greater than four (4) stories tall, the façade of the building shall step back a minimum of three (3) feet above the first floor of the building.
- (g) Balconies. Balconies or Juliette style balconies shall be provided for every residential unit.
- (2) Signage. The applicant for a Mixed Use Development shall submit a sign plan meeting the requirements of § 255-152.2.H.
- (3) Landscape and Streetscape Standards.
- a) Sidewalks or multi-use trails shall be provided along all street frontages. Sidewalks along public and private street frontages shall be a minimum of six (6) feet wide. Trails shall be a minimum of ten (10) feet wide.
 - b) A landscape plan prepared by a licensed landscape architect is required for all Mixed Use Developments. Landscaped areas include green areas, streetscapes, the interior and perimeter of surface parking areas, greenways, verges, stormwater basins, and natural areas.
 - c) Within 100 feet of a residential zoning district the landscape plan shall include plantings, decorative fencing or a wall to shield headlights and soften the view of cars from the street and from adjacent residential areas.
- (4) Standards for Neighborhood Open Space.
- (a) The minimum width of any land area to be counted as Neighborhood Open Space shall be fifteen (15) feet.
 - (b) Neighborhood Open Space shall be landscaped and/or hardscaped with a mix of trees, shrubs, groundcover decorative paving or walls in accordance with the overall landscape plan prepared for the development by a registered landscape architect.
 - (c) Neighborhood Open Space shall be provided with benches, trash containers and/or lighting fixtures.

- (5) Public Transit. Transit facilities and shelters shall be provided in mutually agreeable location(s) and in accordance with the design standards established by the Southeastern Pennsylvania Transit Authority (SEPTA).

SECTION 3. The Code of the Township of Upper Dublin, Chapter 255, Zoning, Article XXI, Signs, shall be amended by the addition of a new subsection H to § 255-155.2 to provide for signage related to a Mixed Use Development, as follows:

§ 255-155.2. OC Office Center District.

H. In conjunction with a Mixed Use Development any combination of the following types of signs shall be permitted:

- (1) Freestanding Signs. One freestanding sign shall be permitted for every four hundred and fifty feet (450') of property frontage along Welsh Road. Such freestanding signs shall be of a complimentary architectural style to the buildings of the Mixed Use Development, shall not exceed twenty-five feet (25') in height, nor contain more than two hundred square feet (200 sq. ft.) of sign area per side (maximum two (2) sides).
- (2) Monument Signs. One monument sign shall be permitted for every five hundred feet (500') of property frontage along Dreshertown Road. Such monument signs shall be of a complimentary architectural style to the buildings of the Mixed Use Development, shall not exceed six feet (6') in height, nor contain more than one hundred twenty square feet (120 sq.ft.) of sign area per side (maximum two (2) sides).
- (3) Wall Signs.
 - (a) Individual retail or commercial establishments within a Mixed Use Development shall be permitted signs on each exterior wall facing a public street or a private street or driveway. Such signs shall not exceed ten percent (10%) of the façade on which the signs are located or two hundred square feet (200 sq. ft.), whichever is less.
 - (b) Residential identification signage shall be permitted on each exterior wall facing a public street or private street or driveway. Such identification signage shall not exceed two hundred square feet (200 sq.ft.) per façade.
- (4) Directional Signs. Directional signs within the Mixed Use Development shall be permitted, either freestanding or building mounted. Such signs may contain the names of specific tenants as well as other public information to direct both pedestrians and motorists through the site to the location of various uses including but not limited to general tenant parking areas, residential parking structures, parks, exits and entrances to the development. Signs shall be sized appropriately to be visible to pedestrians, motorist or both depending on location, but in no event shall

any one sign be larger than thirty-two square feet (32 sq.ft.) in area. The total number of directional signs and their location shall be determined by the Board of Commissioners.

- (5) Project Identification Signs. Project identification signs containing the project name or other identifying feature, but no other tenant advertising shall be permitted within the development which also may be visible outside the development. Such signage shall be of a complimentary style to the development and shall be no larger than two hundred square feet (200 sq.ft.) in area. The total number of project identification signs and their location shall be determined by the Board of Commissioners.

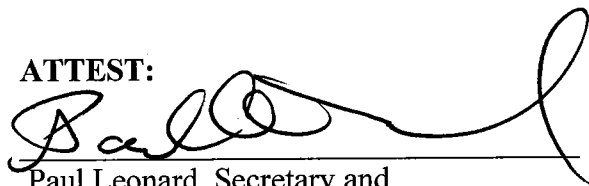
SECTION 4. To the extent that the provisions of this Ordinance are inconsistent or conflict with any other provision of Chapter 255, the Upper Dublin Township Zoning Ordinance, the specific regulations contained in § 255-61.1 shall control and take precedence over such other regulations.

SECTION 5. The provisions of this Ordinance are severable, and if any sentence, clause, section or part of the ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, or invalidity shall not affect or impair any of the remaining provisions, sentences, or parts of this ordinance. It is hereby declared to be the express intent of the Board of Commissioners that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or parts thereof had not been included herein.

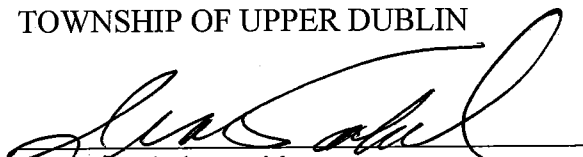
SECTION 6. All Resolutions, Ordinances or parts of Ordinances conflicting or inconsistent herewith are hereby repealed.

SECTION 7. This Ordinance shall take effect and be in force from and after its approval as required by law. ENACTED by the Board of Commissioners of Upper Dublin Township, this 6th day of December, 2016.

ATTEST:


Paul Leonard, Secretary and
Township Manager

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN


Ira S. Tackel, President

ORDINANCE NO. 16-1327

ANNUAL BUDGET OF THE TOWNSHIP OF UPPER DUBLIN FOR THE YEAR 2017

AN ORDINANCE OF UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA APPROPRIATING SPECIFIC SUMS ESTIMATED TO BE REQUIRED FOR THE SPECIFIC PURPOSES OF THE MUNICIPAL GOVERNMENT, HEREINAFTER SET FORTH, DURING 2017.

The Board of Commissioners of the Township of Upper Dublin does hereby ENACT AND ORDAIN as follows:

SECTION 1: That for the expenses for the fiscal year 2017 the following amounts are hereby appropriated from the revenues available for the current year for the specific purposes set forth below, which amounts are more fully itemized in the budget form.

SUMMARY OF ALL ESTIMATED RECEIPTS

Receipts from Current Tax Levy	12,618,983
Receipts from Taxes of Prior Years	65,000
Local Enabling Taxes	9,250,000
Other Revenues and Receipts	<u>11,326,783</u>
TOTAL ESTIMATED RECEIPTS	33,260,766

SUMMARY OF ALL APPROPRIATIONS

GENERAL GOVERNMENT

Administration and Finance	2,166,893
Treasurer and Tax Collector	24,875
Municipal Buildings	409,736
Economic Development	<u>246,170</u>
TOTAL	2,847,674

PROTECTION TO PERSON AND PROPERTY

Police	7,465,486
Fire	771,071
Emergency Services	<u>280,712</u>
TOTAL	8,517,269

LIBRARY	1,196,784
SANITATION	2,393,091
CODE ENFORCEMENT	863,660
PUBLIC WORKS	3,893,104
PARKS AND RECREATION	2,190,459
DEBT SERVICE	2,642,533
NON EXPENDABLE TRUSTS	1,300
CAPITAL PROJECTS	
General Capital	2,577,487
Stormwater Management Projects	297,500
Fire Capital	-
Open Space	140,300
Economic Development	5,686,355
	<hr/>
TOTAL	8,701,642
COMMUNITY CONTRIBUTIONS	13,250
TOTAL APPROPRIATIONS	33,260,766

SECTION 2: An estimate of the specific items making up the amounts appropriated to the respective departments is on file in the office of the Township of Upper Dublin, Montgomery County, Pennsylvania.

SECTION 3: That an Ordinance, or part of an Ordinance, conflicting with this Ordinance be and the same is hereby repealed insofar as the same affects this Ordinance.

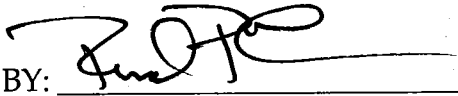
SECTION 4: Nothing in this Ordinance shall be construed to affect any suit or processing in any Court, any rights acquired or liability incurred, any permit issued, or any causes of action existing prior to the adoption of this amendment.

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. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

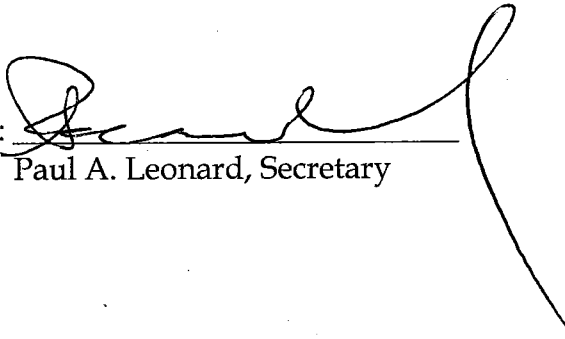
SECTION 6: This Ordinance shall take effect and be in force from and after January 1, 2017.

ENACTED AND ORDAINED THIS 13th day of December 2016.

BOARD OF COMMISSIONERS
UPPER DUBLIN TOWNSHIP

BY: 

Ronald P. Feldman, Vice President

ATTEST: 

Paul A. Leonard, Secretary

ORDINANCE NO. 16-1328

AN ORDINANCE OF UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, FIXING THE TAX RATE FOR THE YEAR 2017 FOR GENERAL PURPOSES, THE TAX RATE FOR THE YEAR 2017 FOR DEBT SERVICE, THE TAX RATE FOR THE YEAR 2017 FOR FIRE PROTECTION, THE TAX RATE FOR THE YEAR 2017 FOR PARKS AND RECREATION, THE TAX RATE FOR THE YEAR 2017 FOR VOTER APPROVED OPEN SPACE DEBT, THE TAX RATE FOR THE YEAR 2017 FOR LIBRARY SERVICES, THE TAX RATE FOR THE YEAR 2017 FOR OFFICE PARK, ECONOMIC DEVELOPMENT AND ESTABLISHING DISCOUNTS AND PENALTIES THEREFOR.

The Board of Commissioners of the Township of Upper Dublin does hereby ENACT AND ORDAIN as follows:

SECTION 1: Tax Rate for General Purposes

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2017, as follows:

Tax rate for General Purposes, the sum of	2.716 mils
on each dollar of assessed valuation, or the sum of	27.160 cents
on each one hundred dollars of assessed valuation.	

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for General Purposes	2.716	27.160

SECTION 2: Tax Rate for Debt Service

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2017, as follows:

Tax rate for Debt Service, the sum of	0.947 mils
on each dollar of assessed valuation, or the sum of	9.470 cents
on each one hundred dollars of assessed valuation.	

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for Debt Service	.947	9.470

SECTION 3: Tax Rate for Fire Protection

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2017, as follows:

Tax rate for Fire Protection, the sum of 0.611 mils
on each dollar of assessed valuation, or the sum of 6.110 cents
on each one hundred dollars of assessed valuation.

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for Fire Protection	.611	6.110

SECTION 4: Tax Rate for Parks and Recreation

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2017, as follows:

Tax rate for Parks and Recreation the sum of 0.732 mils
on each dollar of assessed valuation, or the sum of 7.320 cents
on each one hundred dollars of assessed valuation.

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for Parks and Recreation	.732	7.320

SECTION 5: Tax Rate for Voter Approved Open Space Debt

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2017, as follows:

Tax rate for Voter Approved Open Space Debt, the sum of 0.08 mils
on each dollar of assessed valuation, or the sum of 0.800 cents
on each one hundred dollars of assessed valuation.

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Voter Approved Open Space Debt	.08	0.800

SECTION 6: Tax Rate for Library Services

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2017, as follows:

Tax rate for Library Services, the sum of 0.479 mils
on each dollar of assessed valuation, or the sum of 4.790 cents
on each one hundred dollars of assessed valuation.

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for Library Services	.479	4.790

SECTION 7: Tax Rate for Office Park, Economic Development

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2017, as follows:

Tax rate for Office Park Economic, Development, the sum of	0.096 mils
on each dollar of assessed valuation, or the sum of	0.960 cents
on each one hundred dollars of assessed valuation.	

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for Office Park, Economic Development	.096	0.960

SECTION 8: Discounts and Penalties

All taxpayers shall be entitled to a discount of two per centum (2%) from the amount of tax levied upon property, upon making payment of amount of such tax within sixty (60) days of the date of the tax notice. All taxpayers who shall fail to make payment of any such taxes charged against them within one hundred twenty (120) days of the date of the tax notice, shall be charged a penalty of ten per centum (10%) of the amount of the tax, which penalty shall be added to the taxes by the tax collector and collected as provided by law.

SECTION 9: Nothing in this Ordinance shall be construed to affect any suit or processing in any Court, any rights acquired or liability incurred, any permit issued, or any causes of action existing prior to the adoption of this amendment.

SECTION 10: 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. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

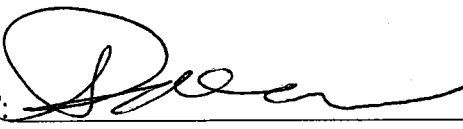
SECTION 11: This Ordinance shall take effect and be in force from and after January 1, 2017.

ENACTED AND ORDAINED THIS 13th day of December 2016.

BOARD OF COMMISSIONERS
UPPER DUBLIN TOWNSHIP

BY: 

Ronald P. Feldman, Vice President

ATTEST: 

Paul A. Leonard, Secretary

ORDINANCE NO. 17-1329

AN ORDINANCE Of Upper Dublin Township, Montgomery County, Pennsylvania, Establishing The Dates Of The Regular Meetings Of The Commissioners Of The Township Of Upper Dublin During The Year 2017.

The Board of Commissioners of the Township of Upper Dublin does hereby ENACT and ORDAIN as follows:

SECTION 1. The regular stated monthly meetings of the Commissioners of the Township of Upper Dublin for the year 2017 shall be held on the second Tuesday of each month unless the same shall be a legal holiday or election day, in which case the meeting will be held on the next regular business day following, at 7:00 PM, local time, and, as needed, on the fourth Tuesday of the month, unless the same shall be a legal holiday or Election Day, in which case the meeting will be held on the next regular business day following, at 7:00 P.M. local time.

SECTION 2. The Economic Development and Finance Committee meetings of the Township of Upper Dublin for the year 2017 shall be held on the first Tuesday of February, April, June, August, October, December, unless the same shall be a legal holiday or Election Day, in which case the meeting will be held on the next regular business day following, at 6:30 PM, local time.

SECTION 3. The Public Safety, Works and Services Committee meetings of the Township of Upper Dublin for the year 2017 shall be held on the first Tuesday of February, April, June, August, October, December, unless the same shall be a legal holiday or Election Day, in which case the meeting will be held on the next regular business day following, immediately following the Economic Development and Finance Committee meeting at 6:30 PM., local time.

SECTION 4. The Planning, Parks and Library Committee meetings for the year 2017 shall be held on the fourth Tuesday of February, April, June, August, October, December, unless the same shall be a legal holiday or Election Day, in which case the meeting will be held on the next regular business day following, at 7:00 PM., local time.

SECTION 5. The public is welcome to attend all meetings, and participation by the public is welcome.

SECTION 6. Persons with disabilities who wish to attend any public meeting and require auxiliary aid, service or other accommodations to participate in the proceedings may contact the Township Manager's Office to discuss how the Township may best accommodate an individual's needs.

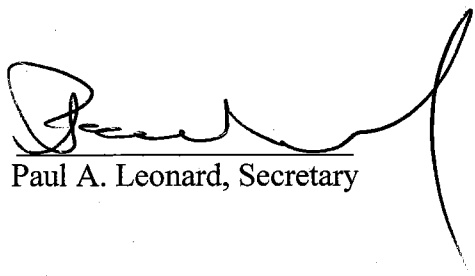
SECTION 7. All meetings will be effective January 10, 2017 and held in the Upper Dublin Township Building, 801 Loch Alsh Avenue, Fort Washington, Pennsylvania, unless otherwise specifically directed.

ENACTED AND ORDAINED this 10th day of January, 2017.

BOARD OF COMMISSIONERS
UPPER DUBLIN TOWNSHIP


Ira S. Tackel, President

Attest:


Paul A. Leonard, Secretary

**UPPER DUBLIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 17-1330

**AN ORDINANCE AMENDING CHAPTER 255 (ZONING) OF THE
UPPER DUBLIN TOWNSHIP CODE OF ORDINANCES TO ALLOW
A MIXED USE DEVELOPMENT AS A CONDITIONAL USE IN THE OC OFFICE
CENTER DISTRICT AND ADDING SIGNAGE STANDARDS FOR MIXED USE
DEVELOPMENTS IN THE OC OFFICE CENTER DISTRICT**

WHEREAS, the Code of Upper Dublin Township, Chapter 255, Zoning Article XXVII, Section 255-200 of the Upper Dublin Township Zoning Ordinance and Section 609 of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10609, authorize the Board of Commissioners of Upper Dublin Township to enact amendments to the Upper Dublin Township Zoning Ordinance;

WHEREAS, the Board of Commissioners has determined that it is in the best interests of the municipality to adopt this ordinance amending the Upper Dublin Township Zoning Ordinance;

WHEREAS, the Board of Commissioners has determined that this Ordinance is generally consistent with the Upper Dublin Township Comprehensive Plan;

WHEREAS, a public hearing was held, following notice, for the purpose of considering this amendment to the Upper Dublin Township Zoning Ordinance; and;

WHEREAS, the Board of Commissioners after the public hearing held pursuant to public notice, and after receipt of recommendations from the Upper Dublin Township Planning Commission and the Montgomery County Planning Commission, deems it appropriate and proper that the Zoning Ordinance be amended to allow a Mixed Use Development as a conditional use in the OC Office Center District, subject to certain conditions and requirements, and that such amendment is in accordance with the spirit and the intent of the Upper Dublin Township Zoning Ordinance and Comprehensive Plan.

NOW, THEREFORE, the Board of Commissioners of the Township of Upper Dublin Township hereby ordains:

SECTION 1. The Code of Upper Dublin Township, Chapter 255, Zoning, Article IX, OC Office Center District, § 255-60, Use Regulations, shall be amended to allow a Mixed Use Development, consisting of a mix of nonresidential and residential uses, as a conditional use in the OC Office Center District, by the addition of Subsection D, as follows:

Section 255-60. Use Regulations

D. Mixed Use Development. A Mixed Use Development, as defined in § 255-7, when approved by the Board of Commissioners as a conditional use, subject to the requirements and criteria of § 255.61.1.

SECTION 2. The Code of Upper Dublin Township, Chapter 255, Zoning, Article IX, OC Office Center District, shall be amended by adding a new Section § 255-61.1, setting forth the development requirements for Mixed Use Developments in the OC Office Center District, as follows:

§255-61.1. Use and Development Requirements for Mixed Use Developments.

A Mixed Use Development shall comply with the following requirements and criteria:

A. The development shall consist of a harmonious selection of uses and groupings of buildings, service and parking areas, circulation and green areas, planned and designed as an integrated unit, in such a manner as to constitute a safe, efficient and convenient center and encourage the use of green building technologies and sustainable design features.

B. Permitted Uses. Any of the following uses may be permitted when included in a Mixed Use Development:

(1) Retail and commercial establishments to include the following:

- (a) Retail sale of household merchandise, food and beverage products, and personal effects, such as dry goods, variety and general merchandise, clothing, prepared and packaged food, grocery items, deli products, flowers, beverages, pharmaceuticals and medical supplies, household supplies and furnishings, jewelry, optical goods, musical items, and antiques.
- (b) Personal care, to include barber shop, hairdresser, clothes cleaning, tailoring, nail care and spa.
- (c) Personal fitness center.
- (d) Child and/or adult daycare facility.
- (e) Restaurant, coffeehouse, tea room, café, confectionary or similar establishment serving food or beverage, provided that the establishment shall not be open for business between the hours of 1:00 a.m. and 6:00 a.m. daily and on weekends.
- (f) Bank or financial institution.
- (g) Business, medical or professional office.

- (2) Residential uses:
 - (a) Apartment Buildings.
 - (b) Townhouse Dwellings.
- (3) Accessory uses:
 - (a) Parking garage.
 - (b) Clubhouse, pool or other amenity uses, as an accessory use to a permitted residential use.
 - (c) Drive-thru service, as an accessory use to a coffeehouse/tea room, bank or financial institution, provided the drive-thru is internal to the site with no direct access onto a public street or highway and, provided further, that no more than two (2) drive-thru facilities shall be permitted within a Mixed Use Development.
 - (d) Outdoor seating and/or dining areas, limited to at grade or ground floor, provided that no outdoor seating or dining shall occur after 11:00 p.m., daily and on weekends.

C. Development Requirements. The general plan for a Mixed Use Development shall comply with the following requirements and criteria:

- (1) Lot area. The minimum gross lot area shall be twenty (20) acres.
- (2) Road frontages. The site shall have frontage on and road access to at least two (2) public roads.
- (3) Mix requirements. Every Mixed Use Development shall provide a mix of office, commercial and residential uses and no one use may utilize more than eighty percent (80%) of the gross building floor area. Accessory parking, including any parking garage, shall not be included as a separate use and its square footage shall not be counted in the calculation of the mix requirements. Apartment leasing area and multi-family common space may be included as residential space in calculating the mix requirements.
- (4) Site Plan. A site plan shall be required and shall include a unified architectural theme, preliminary stormwater management design and conceptual landscaping.
- (5) Neighborhood Open Space. A minimum of ten percent (10%) of the net developable area of the lot shall be developed as Neighborhood Open Space. Neighborhood Open Space shall consist of parks, plazas, gardens, water features and other similarly improved common areas and amenities

provided for the benefit of the residents, tenants and/or customers of the Mixed Use Development, and the general public. Trail and sidewalk connections also shall be provided to connect Neighborhood Open Spaces. A public access easement shall be granted in favor of the Township to provide public access to the trails and to certain portions of the Neighborhood Open Space within a Mixed Use Development that are appropriate for public access.

- (6) **Stormwater Facilities.** Naturalized stormwater facilities may occupy up to twenty-five percent (25%) of the Neighborhood Open Space if such facilities are designed and landscaped using Best Management Practices (BMPs), as published from time to time by the Pennsylvania Department of Environmental Protection and incorporated into the landscaped area. There shall be no limit on the area of underground stormwater facilities.
- (7) **Buffers.** There shall be a buffer area along the property line of a residential zoned district of at least fifty (50) feet, which buffer area shall include planting and landscaping. There shall be a buffer area of at least twenty-five (25) feet where parking is located along a street frontage, which buffer area may include a low wall, fencing and/or landscaping.
- (8) **Permitted Density.** A Mixed Use Development may contain up to fifteen (15) dwelling units per gross acre of the lot area. To encourage the use of green building technology and sustainable design features, increases in the base density are permitted in accordance with the following table. These increases are cumulative and can be combined up to a maximum density of twenty (20) dwelling units per gross acre of the lot area.

Bonus Feature	Bonus Feature Standard	Density Bonus
Neighborhood Open Space	Preserve additional land as Neighborhood Open Space in excess of the required 10%.	For each additional 5% of net developable area preserved, permitted density may be increased by 0.5 dwelling units per gross acre.
Structured parking	A minimum of 35% of the total required number of parking spaces is provided in structured parking.	2.0 dwelling unit per gross acre
Green Roof	The green roof shall cover at least 70% of the net roof area (the total gross area minus areas covered by mechanical equipment) of a building with a footprint of at least 20,000 square feet. Green roofs shall be designed and installed under the direction of a professional with demonstrated expertise in green roof design and construction. Vegetation must be maintained for the life of the building.	2.0 dwelling unit per gross acre for the first building with a qualifying green roof and another 0.5 dwelling unit per acre for each additional building with a qualifying green roof.

	The green roof shall conform to the best available technology standards, such as those published by LEED.	
Alternative transportation	<p>Qualifying features:</p> <p>a) Provide electric plug-in charging stations for electric/hybrid vehicles for 1% of total required parking.</p> <p>b) Provide bike racks throughout development.</p> <p>c) Implement a bike-share program within the development.</p> <p>d) Provide a public transit stop.</p>	For each qualifying feature, density may be increased by 1.0 dwelling units per gross acre.
Alternative energy sources	Install a solar, geothermal or other renewable energy power-generation facility that is designed to provide at least 10% of the expected annual energy use for the building. The facility shall be designed and installed under the direction of a professional with demonstrated expertise in the design and construction of such facilities.	1.0 dwelling unit per gross acre

D. Area and Bulk Requirements.

- (1) Building coverage. The maximum building coverage shall not exceed forty percent (40%) of the net developable area of the lot.
- (2) Impervious coverage. The maximum impervious coverage shall not exceed seventy percent (70%) of the developable acreage of the lot.
- (3) Building Height. The maximum building height of any residential or mixed use building or structure within a Mixed Use Development shall be sixty-five (65) feet, in accordance with the requirements under § 255-61.F. except that the maximum height for portions of a building comprised of ground floor retail, without residential above, shall be thirty-five (35) feet.
- (4) Building setbacks. No building may be located closer than:
 - (a) Seventy (70) feet to any public highway or ultimate public right-of-way, or to any toll or controlled public highway right-of-way.
 - (b) Fifty (50) feet to any other property line or the center line of any existing private road.

- (5) Parking setbacks. No parking area may be located closer than twenty-five (25) feet to any public highway or ultimate public right-of-way, or to any toll or controlled public highway right-of-way, or any other property line.
- (6) Parking requirements.
 - (a) Nonresidential uses: 4 spaces per 1,000 square feet of gross building floor area.
 - (b) Residential uses: 2.0 spaces per dwelling unit, provided that the applicant may place in reserve up to twenty-five percent (25%) of the required parking, subject to the approval of the Board of Commissioners.

E. Design Standards. The intent of these standards is to ensure development contributes to a high-quality, mixed-use environment without limiting design flexibility and innovation. The applicant shall submit plans, elevations, renderings, reports, documents and samples as necessary in the form of proposed design guidelines to demonstrate compliance with the following standards:

- (1) Building Design.
 - (a) Coherent Architectural Theme. Mixed Use Developments shall have a common and coherent architectural theme throughout the development.
 - (b) Primary Façade. Any building façade with a customer or visitor entrance shall be treated as a primary façade. At least fifty percent (50%) of the length of the ground floor of primary façades shall consist of windows, glass doors, or other transparent or semi-transparent building surfaces. Mirrored glass is prohibited. Walls or portions of walls where windows are not provided shall have architectural treatments and details, such as a change in building material or color, lighting fixtures, decorative tiles, hanging planters, awnings and/or similar features.
 - (c) Secondary façade. All other building façades shall be treated as a secondary façade. Secondary façades must have architectural treatments and building materials that are complimentary to the primary façade.
 - (d) Building entrances. All building entrances on primary facades shall be accentuated. Permitted entrance accents include: recessed, protruding, canopy, portico, overhang and/or similar feature.
 - (e) Parapets, etc. Buildings shall be designed with parapets, mansards, or other architectural treatment along all roof edges to conceal large vents, HVAC and other rooftop equipment and structures.

(f) Building breaks.

[1] Buildings must have at least a three (3) foot break in depth, for the full height of the building, every 150 feet of continuous primary façade.

[2] For buildings greater than four (4) stories tall, the façade of the building shall step back a minimum of three (3) feet above the first floor of the building.

(g) Balconies. Balconies or Juliette style balconies shall be provided for every residential unit.

(2) Signage. The applicant for a Mixed Use Development shall submit a sign plan meeting the requirements of § 255-152.2.H.

(3) Landscape and Streetscape Standards.

a) Sidewalks or multi-use trails shall be provided along all street frontages. Sidewalks along public and private street frontages shall be a minimum of six (6) feet wide. Trails shall be a minimum of ten (10) feet wide.

b) A landscape plan prepared by a licensed landscape architect is required for all Mixed Use Developments. Landscaped areas include green areas, streetscapes, the interior and perimeter of surface parking areas, greenways, verges, stormwater basins, and natural areas.

c) Within 100 feet of a residential zoning district the landscape plan shall include plantings, decorative fencing or a wall to shield headlights and soften the view of cars from the street and from adjacent residential areas.

(4) Standards for Neighborhood Open Space.

(a) The minimum width of any land area to be counted as Neighborhood Open Space shall be fifteen (15) feet.

(b) Neighborhood Open Space shall be landscaped and/or hardscaped with a mix of trees, shrubs, groundcover decorative paving or walls in accordance with the overall landscape plan prepared for the development by a registered landscape architect.

(c) Neighborhood Open Space shall be provided with benches, trash containers and/or lighting fixtures.

- (5) Public Transit. Transit facilities and shelters shall be provided in mutually agreeable location(s) and in accordance with the design standards established by the Southeastern Pennsylvania Transit Authority (SEPTA).

SECTION 3. The Code of the Township of Upper Dublin, Chapter 255, Zoning, Article XXI, Signs, shall be amended by the addition of a new subsection H to § 255-155.2 to provide for signage related to a Mixed Use Development, as follows:

§ 255-155.2. OC Office Center District.

H. In conjunction with a Mixed Use Development any combination of the following types of signs shall be permitted:

- (1) Freestanding Signs. One freestanding sign shall be permitted for every four hundred and fifty feet (450') of property frontage along Welsh Road. Such freestanding signs shall be of a complimentary architectural style to the buildings of the Mixed Use Development, shall not exceed twenty-five feet (25') in height, nor contain more than two hundred square feet (200 sq. ft.) of sign area per side (maximum two (2) sides).
- (2) Monument Signs. One monument sign shall be permitted for every five hundred feet (500') of property frontage along Dreshertown Road. Such monument signs shall be of a complimentary architectural style to the buildings of the Mixed Use Development, shall not exceed six feet (6') in height, nor contain more than one hundred twenty square feet (120 sq.ft.) of sign area per side (maximum two (2) sides).
- (3) Wall Signs.
 - (a) Individual retail or commercial establishments within a Mixed Use Development shall be permitted signs on each exterior wall facing a public street or a private street or driveway. Such signs shall not exceed ten percent (10%) of the façade on which the signs are located or two hundred square feet (200 sq. ft.), whichever is less.
 - (b) Residential identification signage shall be permitted on each exterior wall facing a public street or private street or driveway. Such identification signage shall not exceed two hundred square feet (200 sq.ft.) per façade.
- (4) Directional Signs. Directional signs within the Mixed Use Development shall be permitted, either freestanding or building mounted. Such signs may contain the names of specific tenants as well as other public information to direct both pedestrians and motorists through the site to the location of various uses including but not limited to general tenant parking areas, residential parking structures, parks, exits and entrances to the development. Signs shall be sized appropriately to be visible to pedestrians, motorist or both depending on location, but in no event shall

any one sign be larger than thirty-two square feet (32 sq.ft.) in area. The total number of directional signs and their location shall be determined by the Board of Commissioners.

- (5) Project Identification Signs. Project identification signs containing the project name or other identifying feature, but no other tenant advertising shall be permitted within the development which also may be visible outside the development. Such signage shall be of a complimentary style to the development and shall be no larger than two hundred square feet (200 sq.ft.) in area. The total number of project identification signs and their location shall be determined by the Board of Commissioners.

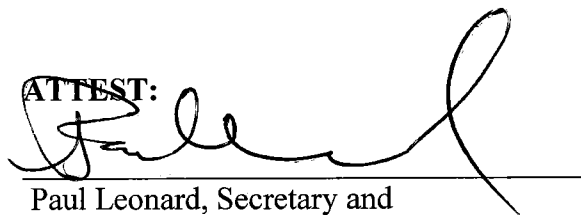
SECTION 4. To the extent that the provisions of this Ordinance are inconsistent or conflict with any other provision of Chapter 255, the Upper Dublin Township Zoning Ordinance, the specific regulations contained in § 255-61.1 shall control and take precedence over such other regulations.

SECTION 5. The provisions of this Ordinance are severable, and if any sentence, clause, section or part of the ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, or invalidity shall not affect or impair any of the remaining provisions, sentences, or parts of this ordinance. It is hereby declared to be the express intent of the Board of Commissioners that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or parts thereof had not been included herein.

SECTION 6. This Ordinance repeals and replaces Ordinance 16-1326.

SECTION 7. This Ordinance shall take effect and be in force from and after its approval as required by law. ENACTED by the Board of Commissioners of Upper Dublin Township, this 28th day of March, 2017.

ATTEST:


 Paul Leonard, Secretary and
 Township Manager

BOARD OF COMMISSIONERS OF THE
 TOWNSHIP OF UPPER DUBLIN


 Ira S. Tackel, President

ORDINANCE NO. 17-1331
Upper Dublin Township
Montgomery County, PA

**An Ordinance Of The Township Of Upper Dublin, Montgomery County, Pennsylvania
To Enter Into An Intergovernmental Agreement With The
Upper Dublin Township Municipal Authority For The Provision Of Services.**

Section 1. Statement of Purpose and Intent

The Pennsylvania Intergovernmental Cooperation Act, 53 Pa. C.S.A. §§ 2301 et seq., authorizes a municipality to enter into an intergovernmental cooperation agreement upon the passage of an ordinance by its governing body. Upper Dublin Township ("Township") desires to enter into an intergovernmental cooperation agreement with the Upper Dublin Township Municipal Authority ("Municipal Authority"). The parties desire to enter into this Agreement, titled "Intergovernmental Cooperation Agreement, Upper Dublin Township, Upper Dublin Township Municipal Authority" (hereinafter "Agreement"), in order to set forth the relationship between the Township and the Municipal Authority, and to achieve cost savings in the projects and operations of the Municipality Authority.

Section 2. Conditions of Agreement.

The purpose of the Municipal Authority is to obtain and finance working capital, acquire, hold, construct, improve, maintain and operate, own or lease, either in the capacity of lessor or lessee, projects within the service area of the Municipal Authority.

The specific projects contemplated in the Agreement include roadway improvements and maintenance for all modes of transportation; stormwater management and flood control projects; new and/or improved access between the service area and the Pennsylvania Turnpike; bicycle/pedestrian facilities; and, signage and lighting.

All projects will be in the service area of the Municipal Authority. The Township reserves the right in the Agreement to approve any plan of the Municipal Authority for the projects contemplated by the Agreement.

The Township will provide all relevant and related management, administrative, insurance, accounting, auditing, operations and maintenance requirements of the Municipal Authority in regard to projects implemented by the Municipal Authority.

The Township Manager shall serve as the Authority's appointed Executive Director, and be reimbursed by the Authority for work undertaken specifically for the Municipal Authority, on an hourly basis, at his regular hourly Township rate, up to a maximum of one hundred (100) hours per year.

The Township's Finance Director shall serve as the Municipal Authority's appointed Finance Director, and be reimbursed by the Municipal Authority for work undertaken specifically for the

Municipal Authority, on an hourly basis, at his regular hourly Township rate, up to a maximum of one hundred (100) hours per year.

The Township may pass through appropriate costs for actual services utilized by the Authority, including but not limited to general liability insurance, public officials liability insurance, postage, copying, general communication, audit, advertising and similar fees.

The Authority shall be the lead agency for purposes of the preparation of bid documents, administration of the bid process, and the opening distribution of all bid results for projects undertaken by the Authority.

Section 3. Term of the Agreement

The term of the Agreement shall be for the life of the Municipal Authority, unless the Agreement is modified by the parties in writing.

Section 4. Authorization

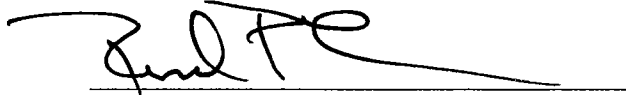
Upper Dublin Township hereby approves and adopts the Agreement, a copy of which is attached hereto and incorporated herein by reference as Exhibit "A", and directs the appropriate Township official to execute the Agreement on its behalf.

Section 5. Effective Date

The effective date of this Ordinance shall be the 9th day of May, 2017.

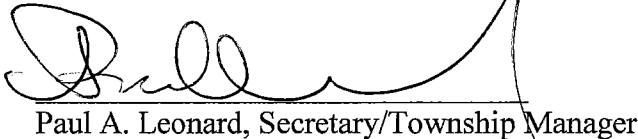
Enacted by the Board of Commissioners of Upper Dublin Township, Montgomery County, Pennsylvania this 9th day of May, 2017.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN



Ronald P. Feldman, Vice President

ATTEST:



Paul A. Leonard, Secretary/Township Manager

Exhibit "A"
Agreement

INTERGOVERNMENTAL COOPERATION AGREEMENT

**UPPER DUBLIN TOWNSHIP
UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY**

THIS AGREEMENT is made this _____ day of _____, 2017 by and between **UPPER DUBLIN TOWNSHIP** (“Township”), a Township of the First Class organized under the laws of the Commonwealth of Pennsylvania, having its principal offices at 801 Loch Alsh Avenue, Fort Washington, PA; and the **UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY** (“Authority”), organized pursuant to the Pennsylvania Municipal Authorities Act of 1945, as amended, having its principal offices at 801 Loch Alsh Avenue, Fort Washington, PA (hereinafter “the Parties”),

WITNESSETH:

WHEREAS, the Pennsylvania Intergovernmental Cooperation Act, 53 Pa. C.S.A. § 2301, *et. seq.*, authorizes municipalities to enter into common agreements in order to cooperate in performing governmental powers, duties and functions and in carrying into effect provisions of law relating to said subjects which are common to such political subdivisions; and

WHEREAS, The Authority was established under, and is governed by, the Pennsylvania Municipality Authorities Act of 1945 (“MAA”), 53 Pa.C.S § 5601 *et seq.*, as amended; and.

WHEREAS, Articles of Incorporation were filed by the Township with the Secretary of the Commonwealth, which purpose was to organize the Authority under Section 5603 of the MAA and prescribe the rights, powers and duties of the Authority; and

WHEREAS, the Parties hereto have determined that they have a mutual desire to ensure that the Authority is able to effectuate the powers granted to it under the aforementioned Articles of Incorporation; and

WHEREAS, the Parties desire to enter into this Agreement, in order to set forth the working relationship between the parties subsequent to the endorsement of the aforementioned Articles of Incorporation by the Secretary of the Commonwealth, and to achieve economies of scale and cost effectiveness regarding the operation of the Authority

NOW THEREFORE, in accordance with the authority granted under the laws of the Commonwealth of Pennsylvania, including but not limited to, 53 Pa.C.S.A. § 2301, *et. seq.*, the Parties hereto do covenant and agree as follows:

1. The purpose of the Authority is to obtain and finance working capital, acquire, **hold, construct, improve, maintain and operate, own or lease, either in the capacity of lessor or lessee**, projects within the service area of the Authority, of the following kind and character:
 - (a) Transportation for all defined modes, marketing, transit service and safety improvement utilizing all resources necessary to construct and maintain roadway improvements, bridges, traffic regulation devices, bicycle/pedestrian trails and amenities including but not limited to landscaping/trees, special signage, and street/area lighting.
 - (b) Storm water and flood control planning, management and implementation.
 - (c) General economic development and marketing for the Fort Washington Office Park.
2. The service area of the Authority shall be the area of the Township identified on the map attached hereto as Exhibit A.
3. The specific projects to be implemented by the Authority include:
 - (a) Roadway improvements and maintenance for all modes of transportation located within the service area.

- (b) Stormwater management and flood control projects within the service area and/or providing services to the service area.
- (c) New and/or improved access between the service area and the Pennsylvania Turnpike.
- (d) Bicycle/pedestrian facilities within the service area.
- (e) Signage and lighting for the service area.

4. Notwithstanding the above, the Township shall be afforded any right which may exist under the Authority's Articles of Incorporation, to approve any plan of the Authority for the projects listed in Paragraph 3 of this Agreement.

5. Unless provided for elsewhere in this Agreement, for projects to be implemented by the Authority, the Township will provide all relevant and related management, administrative, insurance, accounting, auditing, operations and maintenance requirements. Specifically, the Township may, by mutual agreement, operate and maintain any facilities and/or programs retained by the Authority, or contract out for the operation and maintenance of such facilities and/or programs.

6. To effectuate the preceding paragraph, certain Township employees are hereby designated to assist the Authority in the implementation of Authority projects.

7. The Township Manager shall be the Authority's appointed Executive Director, who shall be reimbursed on an hourly basis by the Authority for all work undertaken specifically for the Authority at his/her regular hourly Township rate, at 100 hours per year.

(a) The Authority's appointed Executive Director shall appoint a Right-to-Know Officer who will be solely responsible for responding to all Right-to-Know Law requests directed to the Authority.

(b) The Authority's appointed Executive Director will ensure that the Authority has a separate, dedicated phone extension for inquiries specifically relating to the Authority.

8. The Township's Finance Director shall be the Authority's appointed Finance Director, who shall be reimbursed on an hourly basis by the Authority for all work undertaken specifically for the Authority at his/her regular hourly rate, at 100 hours per year.

(a) The Authority's appointed Finance Director will oversee the Township staff for all Authority financial operations, including its calculation and collection of any fees due to the Authority.

9. Notwithstanding anything to the contrary in this Agreement, the direct and indirect costs to operate the Authority, including, but not limited to, audit, advertising fees, recording of minutes, procurement of office supplies and responding to Right-to-Know law requests directed to the Authority, shall be the responsibility of the Authority.

10. Notwithstanding anything to the contrary in this Agreement, the Authority shall be the lead agency for purposes of the preparation of bid documents, administration of the bid process, and the opening and distribution of the bid results.

11. Notwithstanding anything to the contrary in this Agreement, the Authority by itself shall have the power to purchase and maintain insurance on behalf of any person who is or was a member of the Board, officer, employee or agent of the Authority or is or was serving, at the request of the Authority, as a member of the Board, officer, employee, agent, trustee or fiduciary of another corporation, authority, partnership, joint venture, trust, pension plan, employee benefit plan or other enterprise of any nature whatsoever against any liability asserted against him or her and incurred by him or her in any such capacity, or arising out of his or her status as such, whether or not the Authority would have the power to indemnify him or her against such liability.

12. The Parties jointly agree and represent to each other that they will comply with all applicable local, state and federal regulations with regard to this Agreement.

13. This Agreement constitutes the entire agreement between the parties and supersedes all prior written or verbal agreements, representations, promises and understandings between the parties. Any amendments to this Agreement must be in writing and signed by all parties.

14. This Agreement may be simultaneously executed in several counterparts, each of which, when so executed and delivered, shall constitute an original, fully enforceable counterpart for all purposes.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto, intending to be legally bound, have caused this Agreement to be executed the day and year first written above.

UPPER DUBLIN TOWNSHIP

By: _____

Attest: _____

UPPER DUBLIN TOWNSHIP
MUNICIPAL AUTHORITY

By: _____

Attest: _____

ORDINANCE NO. 17-1332

AN ORDINANCE Providing For The Design, Laying Out, Construction And Installation Of A Public Sanitary Sewer Collection Line Beginning At An Existing Junction Manhole In The Bed Of Lexington Drive; Extending 210 Feet Through The Lands Of Richard And Lee Landau To The Rear Property Line; Extending 165 Feet Through The Lands Of Joan E. Hanson, To A Manhole In The Cul-De-Sac Of Hanover Place; Extending In A Northwesterly Direction For The Entire Length Of Hanover Place To A Manhole In The Intersection Of Bauman Drive; Extending In A Northerly Direction For 260 Feet To The Bauman Drive Cul-De-Sac and For 296 Feet In A Northwesterly Direction To The Project Limit.

WHEREAS, in accordance with Article XXIV of the First Class Township Code of the Commonwealth of Pennsylvania, Upper Dublin Township has the authority to establish and construct sewers and drainage systems for the disposal of sanitary wastewater sewerage; and

WHEREAS, it is deemed to be in the best interest of the residents of the Township and the health and welfare of the community to construct an extension to the sanitary sewage collection system serving the Township along certain portions of Bauman Road and Hanover Place to provide public sewer to Tax Parcel Nos. 54-00-07732-00-8, 54-00-07747-00-2, 54-00-07735-00-5, 54-00-07738-00-2, 54-00-07744-00-5, 54-00-07741-00-8, 54-00-01780-00-2, 54-00-01783-00-8, 54-00-01771-00-2, 54-00-01786-00-5, 54-00-07729-00-2, 00-01774-00-8, 01789-00-2, and 54-0001777-00-5 (the "Project"); and,

WHEREAS, the Bucks County Water and Sewer Authority ("BCWSA") has prepared plans and specifications for the extension of the sewer lines, titled, "Bauman Drive Sanitary Sewer Project" and dated March 8, 2013, last revised October 16, 2013; and

WHEREAS, BCWSA has provided the Township a not to exceed price for the public portion of the Project in the amount of Four Hundred, Sixty Nine Thousand Dollars and No Cents (\$469,000.00), and estimates Seven Thousand, One Hundred Dollars and No Cents (\$7,100.00) for the private construction costs associated with the Project; and

WHEREAS, the Township Board of Commissioners has determined that the cost of the Project shall be assessed against the properties in accordance with Article XXIV of the First Class Township Code of the Commonwealth of Pennsylvania; and

WHEREAS, in accordance with Article XIX of the First Class Township Code of the Commonwealth of Pennsylvania, Upper Dublin Township has the authority to condemn private property for the construction and installation of sanitary wastewater sewer facilities.

NOW, THEREFORE, the Board of Commissioners of Upper Dublin Township, Montgomery County, Pennsylvania, does hereby ENACT AND ORDAIN that:

SECTION I. SANITARY WASTEWATER SEWER FACILITIES

(a) A public sanitary sewer collection line shall be constructed beginning at an existing junction manhole in the bed of Lexington Drive; extending 210 feet through the lands of Richard and Lee Landau to the rear property line; extending 165 feet through the lands of Joan E. Hanson, to a manhole in the cul-de-sac of Hanover Place; extending in a northwesterly direction for the entire length of Hanover Place to a manhole in the intersection of Bauman Drive; extending in a northerly direction for 260 feet to the Bauman Drive cul-de-sac and for 296 Feet in a northwesterly direction to the Project limit.

(b) The Township hereby approves and authorizes the construction of the sewer extension to provide public sewer to Tax Parcel Nos. 54-00-07732-00-8, 54-00-07747-00-2, 54-00-07735-00-5, 54-00-07738-00-2, 54-00-07744-00-5, 54-00-07741-00-8, 54-00-01780-00-2, 54-00-01783-00-8, 54-00-01771-00-2, 54-00-01786-00-5, 54-00-07729-00-2, 00-01774-00-8, 01789-00-2, and 54-0001777-00-5.

(c) The Board of Commissioners is hereby authorized to condemn temporary construction easements and permanent easements for rights of way over and across privately owned lands if found necessary for the construction of such sewers and to pay just compensation therefor.

SECTION II. ASSESSMENT OF COSTS

(a) The costs of construction and installation of the sewer system, aforesaid, shall be assessed as provided by law upon the several abutting properties benefited, improved and accommodated by the said sewer system.

(b) The officers of the Township are authorized and directed to execute and file a petition to the Court of Common Pleas of Montgomery County, Pennsylvania, for the appointment of viewers to assess benefits, as provided by law.

(c) Upon completion of the said Project and determination of all costs in connection therewith, the BCWSA shall deliver the same in writing to the Township Manager.

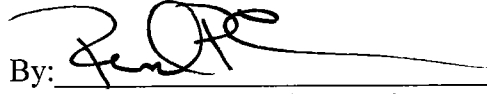
(d) Upon confirmation of the report of the viewers if one is called for depending on the method of assessment, or upon preparation of a Declaration of Completion of the project by the Township, the Township Manager shall make out bills for the amounts assessed against each abutting property benefited by the Project and a notice of assessment, which shall be forthwith served on all the owners of each property not less than thirty (30) days prior to the due date specified on such bill for the payment of each such assessment, either by personal service on the owner or his or its agent, or left on the assessed premises, or by registered or certified mail.

(e) If any assessment shall remain unpaid at the expiration of thirty (30) days following the service of the notice, it shall be the duty of the Township Solicitor to collect the same, with interest from the thirtieth (30th) day after the service of the notice, by action of assumpsit or by filing a lien or municipal claim therefor against the property of such owner, with

a penalty of five percent (5%) of the amount of such assessment, together with interest and costs as provided by law. When an owner has two or more lots against which there is an assessment for the same improvement, all of such lots may be embraced in one claim.

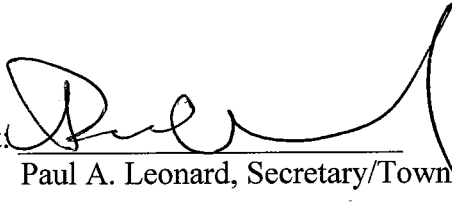
ENACTED AND ORDAINED this 9th day of May, 2017.

BOARD OF COMMISSIONERS
UPPER DUBLIN TOWNSHIP

By: 

Ronald P. Feldman, Vice President

Attest:



Paul A. Leonard, Secretary/Township Manager

ORDINANCE

NO. 17-1333

AN ORDINANCE To Amend The Code Of The Township Of Upper Dublin, adding Chapter 128, Human Relations Commission; Discrimination; To Provide For The Creation of The Upper Dublin Township Human Relations Commission; To Empower The Human Relations Commission To Receive And Mediate Complaints; To Prohibit Discrimination In Housing, Commercial Property, Employment and Public Accommodations Based Upon Race, Color, Religious Creed, Ancestry, Age, Sex, National Origin, Handicap Or Disability, Use Of Guide Or Support Animals Because Of The Blindness, Deafness Or Physical Handicap Of The User Or Because The User Is A Handler Or Trainer Of Support Or Guide Animals, Or Because Of An Individual's Sexual Orientation, Gender Identity Or Gender Expression; Providing Definitions; And Providing For The Awarding Of Damages By A Court Having Jurisdiction.

The Board of Commissioners of the Township of Upper Dublin hereby ordains:

Section 1. The Code of the Township of Upper Dublin shall be amended by the addition of a new Chapter 128, Human Relations Commission, to provide as follows:

Chapter 128

Human Relations Commission; Discrimination

§ 128.1- Purpose and Declaration of Policy.

- A. In order to ensure that all persons, regardless of race, color, religious creed, ancestry, age, sex, national origin, physical or mental disability, use of guide or support animals because of the blindness, deafness or physical or mental disability of the user or because the user is a handler or trainer of support or guide animals, or because of a person's sexual orientation, gender identity or gender expression enjoy the full benefits of citizenship and are afforded equal opportunities for employment, housing, commercial property, and the use of Public Accommodations, it is necessary that appropriate legislation be enacted.
- B. It is hereby declared to be the public policy of Upper Dublin Township to foster the employment of all individuals in accordance with their fullest capacities regardless of their race, color, religious creed, ancestry, age, sex, national origin, physical or mental disability, use of guide or support animals because of the blindness, deafness or physical or mental disability of the user or because the user

is a handler or trainer of support or guide animals, or because of a person's sexual orientation, gender identity or gender expression.

- C. It is the intention of this chapter that all persons be treated fairly and equally, and it is the express intent of this chapter to guarantee fair and equal treatment under the law to all people of the Township.
- D. This chapter shall be deemed an exercise of the police power of Upper Dublin Township for the protection of the public welfare, prosperity, health and peace of the Township, its residents and the Upper Dublin Township community.
- E. No power or duty granted hereunder to the Upper Dublin Human Relations Commission shall exceed those powers and duties granted to the Pennsylvania Human Relations Commission by the Pennsylvania Human Relations Act, the Act of October 27, 1955, as amended.

§ 128.2 - Definitions.

The following words and phrases when used in this chapter shall have the meanings given to them in this subsection. To the extent words and phrases appearing in this chapter are not expressly defined herein, their meaning for purposes of this chapter shall be the same as such words are defined in the Pennsylvania Human Relations Act and such words, if not therein defined, shall be construed consistently with the Pennsylvania Human Relations Act.

- A. BOARD OF COMMISSIONERS -- The duly elected Board of Commissioners of Upper Dublin Township.
- B. DISCRIMINATION -- Any discriminatory act(s) taken by any person, employer, entity, employment agency, or labor organization, with respect to or involving a transaction related to employment, Public Accommodations, commercial property or Housing Accommodations, on the basis of a person's race, color, religious creed, ancestry, age, sex, national origin, physical or mental disability, use of guide or support animals because of the blindness, deafness or physical or mental disability of the user or because the user is a handler or trainer of support or guide animals, or a person's actual or perceived sexual orientation, gender identity or gender expression.
- C. DISCRIMINATORY ACTS -- All acts or actions defined in the Pennsylvania Human Relations Act as unlawful discriminatory practices as related to employment, Public Accommodations, publicly offered commercial property or Housing Accommodations, when those acts or actions are taken on the basis of a person's race, color, religious creed, ancestry, age, sex, national origin, handicap or disability, use of guide or support animals because of the blindness, deafness or physical or mental disability of the user, or because the user is a handler or trainer of support or guide animals or when those acts or actions are taken on the basis of a person's actual or perceived sexual orientation, gender identity or gender expression.

- D. EMPLOYER -- Any person, as defined below in Section 128.2 H, including the Township, its departments, boards and Commissions, and any other government agency or school district within its jurisdiction, employing four or more individuals within the Township. "Employer" excludes individuals acting in a supervisory capacity unless they are an owner of the entity employing the person aggrieved ("Complainant").
- E. GENDER EXPRESSION – The manner in which a person's gender identity is communicated to others, through appearance, behavior, or physical characteristics that may be in accord with, or opposed to, one's physical anatomy, chromosomal sex, or sex at birth, and shall include, but is not limited to, persons who are undergoing or have completed sex change.
- F. GENDER IDENTITY -- The gender(s), or lack thereof, a person self-identifies as, whether or not based on biological fact.
- G. HOUSING ACCOMMODATIONS -- Includes (1) any building, structure, mobile home site or facility, or portion thereof, which is used or occupied or is intended, arranged or designed to be used or occupied as the home residence or sleeping place of one or more individuals, groups or families whether or not living independently of each other; and (2) any vacant land publicly offered for sale or lease for the purpose of constructing or locating thereon any such building, structure, mobile home site or facility. This provision shall not apply to the rental or leasing of a room or rooms in an owner occupied, single family residential property or a carriage house or a garage on an owner-occupied, single family residential property, but this provision shall apply to multi unit apartment buildings whether or not owner occupied with two or more dwelling units.
- H. PERSON -- One or more individuals, partnerships, associations, organizations, corporations, limited liability entities, legal representatives, trustees in bankruptcy or receivers, including but not limited to any owner, lessor, assignor, builder, manager, broker, salesman, agent, employee, independent contractor, lending institution and the Commonwealth of Pennsylvania, and all political subdivisions, authorities, boards and Commissions thereof.
- I. PUBLIC ACCOMMODATION -- Any accommodation which is open to, accepts or solicits the patronage of the general public, but shall not include any accommodations which are in their nature distinctly private.
- J. SEXUAL ORIENTATION -- Actual or perceived homosexuality, heterosexuality and/or bisexuality.
- K. TOWNSHIP -- The Township of Upper Dublin, County of Montgomery, Commonwealth of Pennsylvania.

§ 128.3 - Unlawful Practices.

- A. Discrimination in Housing Accommodations, publicly offered commercial property transactions, employment or Public Accommodations is prohibited under this chapter.
- B. Retaliation against any individual because such individual has opposed any practice forbidden by this chapter, or because such individual has made a charge, testified or assisted in any manner in any investigation, proceeding or hearing under this chapter is prohibited under this chapter.
- C. Aiding, abetting, inciting, compelling or coercing the doing of any act declared by this chapter to be an unlawful practice, or obstructing or preventing any person from complying with the provisions of this chapter is prohibited under this chapter.

§ 128.4 - Exceptions.

- A. An employer shall not be prevented from enforcing a dress code which is reasonably related to the business or profession being conducted. However, no dress code shall deny the right to dress according to one's gender identity.

§ 128.5 - Establishment of Human Relations Commission.

- A. Pursuant to § 12.1 of the Pennsylvania Human Relations Act, there is hereby established a Human Relations Commission in and for the Township of Upper Dublin (hereinafter referred to as the "Upper Dublin Township Human Relations Commission" or the "Commission").
- B. The Commission shall consist of no less than 5 and no more than 9 members, at the Board of Commissioner's discretion, who shall serve overlapping terms of three years each. All members of the Commission shall be appointed by the Board of Commissioners. Members shall be residents of Upper Dublin Township or business owners operating within the Township. No member of the Commission shall hold any office in any political party. Members of the Commission shall serve without compensation with respect to any and all duties performed under this chapter but may be reimbursed reasonable expenses incurred in the performance of their duties, as approved by the Board of Commissioners.
- C. One of the Commission's members shall be appointed by the members thereof as Chairperson. The Chairperson will be responsible for setting Commission meetings, coordinating with the Township Manager regarding received complaints and answers, and generally ensuring that the duties of the Commission are fulfilled. The Chairperson may delegate responsibility for Commission duties to specific Commissioners.
- D. The Commission shall have jurisdiction over Unlawful Practices committed within the Township of Upper Dublin.

- E. The Board of Commissioners hereby grants to the Commission, with respect to Unlawful Practices as defined herein, all of the powers necessary to the execution of its duties as set forth below.
- F. The Commission shall be empowered to promulgate such additional procedures to those set forth herein as it determines to be necessary or desirable to implement the intent of this chapter subject to review and approval of the Board of Commissioners.
- G. The powers and duties granted to the Commission herein shall terminate immediately upon the Pennsylvania Human Relations Commission being given jurisdiction over Discriminatory Acts taken on the basis of a person's actual or perceived sexual orientation, gender identity or gender expression, except for complaints previously filed with the Commission.
- H. Members of the Commission shall, as soon after their appointment as practical, attend such training and education seminars or sessions as deemed necessary to acquaint themselves with the functioning of the Upper Dublin Human Relations Commission under this Chapter, as well as the terms, conditions and provisions of the Pennsylvania Human Relations Act, and the operation of the Pennsylvania Human Relations Commission. Such training and education shall be as directed by the Chairperson, and shall be performed in conjunction with the state Human Relations Commission.
- I. The Commission shall operate within the scope of the funds which may be allocated, on an annual basis, by the Board of Commissioners and shall not exceed the annual allocation in any year, except upon prior approval by the Board of Commissioners. It is the intention of the Board of Commissioners that the Commission's actions shall be supported by volunteers, unpaid staff, and volunteer efforts and shall be as close to "zero-cost" to the Township as reasonably feasible.

§ 128.6 - Procedures

- A. Filing a complaint.
 - (1) Any person(s) claiming to be aggrieved by an Unlawful Practice may make, sign and file a verified complaint alleging violations of this chapter, which shall include the following information:
 - (a) The name and address of the aggrieved person(s);
 - (b) The name and address of the person(s) alleged to have committed the prohibited practice;
 - (c) A concise statement of the facts, including pertinent dates, constituting the alleged Unlawful Practice;
 - (d) If applicable, the address and a description of any Housing Accommodation or commercial property which is involved; and

- (e) Such other information as may be required by the Commission.
- (2) Complaints may be filed in person or by mail at the Township Manager's office. All complaints must be received by the Township Manager's office within 180 days of the alleged Unlawful Practice, or the complaint will not be considered timely.
- (3) The Township Manager shall record the date and time of receiving the complaint and shall immediately forward a complete copy to the Chairperson of the Upper Dublin Township Human Relations Commission and to the Board of Commissioners..

B. Notification and answer.

- (1) Within 30 days of its receipt of a complaint, the Human Relations Commission shall determine if it has jurisdiction hereunder to hear the complaint. If the Commission determines that it does not have such jurisdiction, it shall dismiss the complaint and notify the aggrieved party. If the Commission determines it has jurisdiction to hear the complaint, it shall proceed as follows:
 - (a) Send a copy of the complaint to the person(s) charged with a Unlawful Practice (the "Respondent") and to the Pennsylvania Human Relations Commission; and
 - (b) Send a notice to the Complainant informing the Complainant that the complaint has been received. If the complaint alleges discrimination on a basis proscribed under state law, the notice shall advise the Complainant that the complaint is being cross-filed with the Pennsylvania Human Relations Commission.
 - (c) If the complaint alleges discrimination on a basis proscribed under federal law, the notice to the Complainant shall also inform of the right to file with the Federal Equal Employment Opportunity Commission.
- (2) The Respondent shall file with the Township Manager a written verified answer to the complaint within 30 days of Respondent's receipt of the complaint from the Township. It shall be conveyed by the Township Manager to the Chairperson of the Upper Dublin Township Human Relations Commission within 10 days of its receipt by the Township Manager. The Commission shall promptly send a copy of the answer to the Complainant.

C. Mediation.

- (1) After the answer has been received, the Commission shall, within 15 days, invite the parties to voluntarily participate in the mediation of their dispute. The parties shall respond to the invitation to mediate within 15

days of being invited to mediate. Mediation shall be conducted in accordance with procedures promulgated by the Commission and approved by the Board of Commissioners.

- (2) If mediation is elected by the parties, the parties may jointly select a mediator, in which case they shall be jointly responsible for all financial costs and expenses associated with mediation and may allocate the costs of mediation as they agree. If the parties do not jointly select a mediator, or agree to allocation of costs pursuant to approved procedures of the Commission, the Chairperson of the Commission shall select a mediator, who may be either a member of the Commission or a volunteer from the community.
- (3) The parties shall notify the Commission as to whether the mediation successfully resolved the complaint. Mediation proceedings shall otherwise be confidential. Neither the results thereof nor any record made in connection therewith shall be made public unless agreed to in writing by both parties to the dispute.
- (4) Dismissal of the Complaint Following Mediation.
 - (a) If the mediation has successfully resolved the complaint, the Commission shall promptly notify the parties that it has dismissed the complaint.
 - (b) If the mediation has not successfully resolved the complaint, the parties shall be advised of their right to proceed to the Court of Common Pleas of Montgomery County and/or to the Pennsylvania Human Relations Commission if appropriate.

§ 128.7 - Private Right of Action.

Nothing contained in this Chapter shall be deemed to limit the right of an aggrieved person to recover under any other applicable law or legal theory. However, the Upper Dublin Human Relations Commission shall have no jurisdiction over matters which are the subject of pending or prior filings made by an aggrieved person before any state or federal court or agency of competent jurisdictions.

§128-8 – Violations and penalties.

Any person who shall violate any provision of §128-3 of this Chapter may be subject by the Montgomery County Court of Common Pleas, or any court of competent jurisdiction, to the penalties enumerated in Sections 9(f)(1) and (2), 9.2, and 9.3, and Sections 10 and 11 of the Pennsylvania Human Relations Act. The penalties contained in this Chapter shall mirror any future changes to the Pennsylvania Human Relations Act as adopted by the General Assembly and approved by the Governor.

- A. This Chapter extends the protections of the Pennsylvania Human Relations Act to include discrimination based on actual or perceived sexual orientation, gender identity or gender expression.
- B. All penalties included in the Pennsylvania Human Relations Act shall be extended to include all protected classes enumerated in this Chapter.

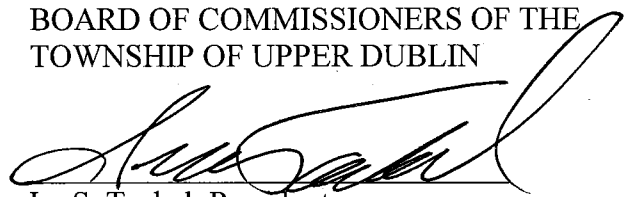
Section 2. Nothing in this Ordinance shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the Township's Code of Ordinances prior to the adoption of this amendment.

Section 3. 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 this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

Section 4. This Ordinance shall take effect and be in force from and after its approval date as required by law.

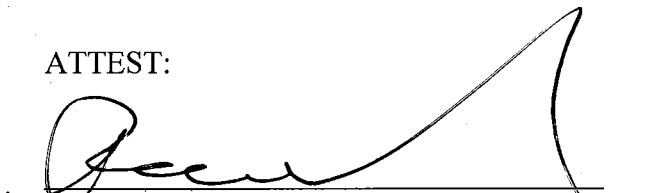
Approved by the Board this 12th day of September, 2017.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN



Ira S. Tackel, President

ATTEST:



Paul A. Leonard, Secretary/Township Manager

ORDINANCE NO. 17-1334

AN ORDINANCE OF UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA, RATIFYING AN INTERGOVERNMENTAL AGREEMENT ENTERED INTO BY PLYMOUTH TOWNSHIP, WHITEMARSH TOWNSHIP, WHITPAIN TOWNSHIP, AND UPPER DUBLIN TOWNSHIP, PENNSYLVANIA, AUTHORIZING HOUGH ASSOCIATES TO COLLECT RESIDENTIAL AND COMMERCIAL RECYCLING DATA AND PREPARE PA DEP 904 RECYCLING GRANT APPLICATIONS; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING A SEVERABILITY CLAUSE; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, by Intergovernmental Agreement dated October 3, 2017 (the "Agreement"), Upper Dublin Township entered into an agreement with Plymouth Township, Whitpain Township, and Whitemarsh Township (collectively the "Municipalities") and Hough Associates which, inter alia, authorizes Hough Associates to collect residential and commercial recycling data and prepare residential and commercial recycling data, and prepare PA DEP 904 Recycling Grant applications on behalf of the Municipalities for the years 2016-2018; and,

WHEREAS, the Intergovernmental Cooperation Act, 53 Pa.C.S. §2301, et seq., requires all intergovernmental agreements to be approved by ordinance; and,

WHEREAS, Upper Dublin Township desires to ratify and approve the Agreement by the enactment of this Ordinance.

NOW, THEREFORE, it is hereby ORDAINED and ENACTED by the Board of Commissioners of Upper Dublin Township as follows:

1. The Agreement, a copy of which is attached as Appendix A and incorporated by reference as if set forth in full, is hereby ratified and approved pursuant to the Intergovernmental Cooperation Act, 53 Pa.C.S. §§2301, et seq.
2. All other provisions of the Township's Code of Ordinances, as amended, shall remain in full force and effect. All other Ordinances or provisions of the Township's Code of Ordinances inconsistent herewith or in conflict with any of the terms hereof are, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.
3. The provisions of this Ordinance are severable. If any section, clause, sentence, part or provision thereof shall be held illegal, invalid, or unconstitutional by a court of competent jurisdiction, such decision of the court shall not affect or impair any of the remaining sections, clauses,

sentences, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Township Board of Commissioners that this Ordinance would have been adopted if such illegal, invalid, or unconstitutional section, clause, sentence or part of a provision had not been included herein.

4. All provisions of this Ordinance shall be in full force and effect five (5) days after the approval and adoption.

ORDAINED AND ENACTED this 10th day of October 2017.



Paul A. Leonard, Secretary/Township Manager



Ronald P. Feldman, Vice President

APPROVED this 10th day of October 2017.

INTERMUNICIPAL AGREEMENT

THIS INTERMUNICIPAL AGREEMENT, dated the 3rd day of October, 2017, by, between, and among **Plymouth Township, Whitemarsh Township, Whitpain Township, and Upper Dublin Township** (collectively the "Townships") authorizing Hough Associates to Collect 2016-2018 Residential and Commercial Recycling Data and Prepare a Multi- Municipal PA DEP 904 Recycling Grant Application for the Townships.

WITNESSETH:

The Townships hereby enter into this Intermunicipal Agreement for a three (3) year term authorizing Hough Associates to collect 2016-2018 recycling data and file PA DEP 904 Recycling Performance Grant Applications with Plymouth Township serving as the lead municipality.

The Townships agree that Hough Associates will:

- Prepare and mail annual data collection forms to haulers for reporting the recycling tonnage collected in the Townships to identify where these recyclables were processed.
- Prepare and mail annual market certificates to processors for reporting material sales.
- Contact all haulers and processors that did not respond to the mailing.
- Compile the annual recycling data reported to the Townships and to Hough Associates in both hard copy and in a computer database. Data will be retained for 4 years following filing.
- Prepare and file the annual Montgomery County Recycling Survey Report due in February.
- Prepare and mail annual commercial recycling education to Townships' businesses.
- Prepare and file the joint 904 Recycling Performance Grant Application forms with other IMA municipalities on or before DEP's filing deadlines.

The Townships agree to provide Hough Associates with a current list of commercial entities that operate in each Township. Each Township agrees to provide a letter identifying Hough Associates as its authorized recycling data collector.

The Townships agree to pay Hough Associates their individual fee schedule for these services.

The Townships agree that after the initial three (3) year term, there shall be two (2) 1-year renewal terms whereby the Townships may, if they agree, reappoint Hough Associates to collect recycling data and file PA DEP 904 Recycling Performance Grant Applications on behalf of the Townships for 2019 and 2020, either separately or together.

There are no third-party beneficiaries created or intended to be created by the Agreement.

This Agreement shall be interpreted in accordance with the laws of the Commonwealth of Pennsylvania.

This Agreement shall not be amended except in writing signed by all parties hereto.

This Agreement shall bind the parties hereto, and their successors and assigns.

The Court of Common Pleas of Montgomery County shall have exclusive venue and jurisdiction to hear any disputes concerning this Agreement.

Intending to be legally bound hereby, the parties have hereunto placed their hands and seals the day and date first above written.

ATTEST:

PLYMOUTH TOWNSHIP

ATTEST:

WHITEMARSH TOWNSHIP

RICHARD L. MELLOR, JR., SECRETARY

AMY P. GROSSMAN, CHAIR

ATTEST:

WHITPAIN TOWNSHIP

ATTEST:

UPPER DUBLIN TOWNSHIP



PAUL A. LEONARD, SECRETARY



RONALD P. FELDMAN,
VICE PRESIDENT

ORDINANCE NO. 17-1335
OF THE BOARD OF COMMISSIONERS
OF THE TOWNSHIP OF UPPER DUBLIN,
MONTGOMERY COUNTY, PENNSYLVANIA

AN ORDINANCE THAT AUTHORIZES THE INCURRENCE OF NONELECTORAL DEBT BY THE TOWNSHIP OF UPPER DUBLIN, MONTGOMERY COUNTY, PENNSYLVANIA (THE "TOWNSHIP") PURSUANT TO THE ISSUANCE OF THE GENERAL OBLIGATION NOTES, 2017 SERIES (THE "2017 NOTES") IN THE AGGREGATE PRINCIPAL AMOUNT OF \$9,000,000 AND APPROVES CERTAIN CAPITAL PROJECTS; APPROVES THE NEGOTIATED SALE OF THE 2017 NOTES TO THE DELAWARE VALLEY REGIONAL FINANCE AUTHORITY; APPROVES THE SUBSTANTIAL FORMS OF THE LOAN DOCUMENTS AND AUTHORIZES EXECUTION AND DELIVERY OF ALL NECESSARY DOCUMENTS; STATES THE AMORTIZATION SCHEDULE AND MAXIMUM ANNUAL DEBT SERVICE PAYMENTS; AUTHORIZES AND AWARDS A TRANSACTION UNDER A QUALIFIED INTEREST RATE MANAGEMENT AGREEMENT AND AUTHORIZES AND DIRECTS A FILING TO THE DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT; PLEDGES THE FULL FAITH, CREDIT AND TAXING POWER OF THE TOWNSHIP FOR THE TIMELY REPAYMENT OF THE 2017 NOTES, INCLUDING THE PERIODIC PAYMENTS DUE UNDER THE QUALIFIED INTEREST RATE MANAGEMENT AGREEMENT; COVENANTS TO PAY ANY TERMINATION CHARGES; CREATES AND APPOINTS A SINKING FUND DEPOSITORY; AUTHORIZES THE APPLICATION FOR APPROVAL OF THE ISSUANCE OF THE 2017 NOTES TO THE DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT; AUTHORIZES ADVERTISEMENT OF ENACTMENT; AND REPEALS INCONSISTENT ORDINANCES.

WHEREAS, the Board of Commissioners of the Township has determined to undertake certain capital projects (collectively, the "2017 Project") consisting of: (i) the acquisition of real estate and buildings and (ii) the construction of and renovations to buildings, that will benefit the health and welfare of the residents of the Township; and

WHEREAS, the Township has obtained preliminary cost estimates for the 2017 Project from persons qualified by experience; and

WHEREAS, the incurrence of nonelectoral debt by the Township, the General Obligation Notes, 2017 Series (the "2017 Notes"), is necessary to provide the funding to complete the 2017 Project; and

WHEREAS, the Township expects to expend its general operating funds on the 2017 Project prior to the issuance of the 2017 Notes; and

WHEREAS, the Township has determined to issue the 2017 Notes to (i) reimburse the expenditures of the Township's general operating funds on the 2017 Project, (ii) fund the completion of the 2017 Project, and (iii) pay the costs of issuance of the 2017 Notes; and

WHEREAS, the 2017 Project shall be for the benefit and use of the general public, and no private party shall have any special legal entitlement to the beneficial use of the 2017 Project, through a lease, management contract, or any other arrangement that would result in a private business use under the *Internal Revenue Code of 1986*, as amended; and

WHEREAS, the proposed increase of nonelectoral debt from the issuance of the 2017 Notes, together with the nonelectoral and lease rental debt presently outstanding, will not cause the constitutional or statutory debt limitations of the Township to be exceeded; and

WHEREAS, the Delaware Valley Regional Finance Authority ("DeIVal"), a public authority within the meaning of the *Local Government Unit Debt Act*, 53 Pa. C.S.A. §8001, *et seq* (the "*Debt Act*"), has from time to time issued Local Government Revenue Bonds (the "DeIVal Bonds"), to provide funds for loans to local government units and municipal authorities (the "Loan Program"); and

WHEREAS, from time to time, DeIVal has entered interest rate swap agreements related to the DeIVal Bonds (collectively, the "DeIVal Swap Agreement") to provide a more cost effective Loan Program and to allow participants in the Loan Program to manage interest rate risk more efficiently; and

WHEREAS, Calhoun Baker Inc. (the "Financial Advisor") is an "Independent Financial Advisor", as such term is defined in the *Debt Act*, to DeIVal, and the Financial Advisor has prepared an "Interest Rate Management Plan" (the "Plan"), as such term is defined in the *Debt Act*, and an Interest Rate Swap Management Policy (the "Swap Policy") that have been adopted by the Board of Directors of DeIVal; and

WHEREAS, DelVal established minimum rating criteria for any counterparty to the DelVal Swap Agreement of long term, senior, unsecured debt ratings in the "AA-" or "Aa3" category or higher, or ratings equal to or higher than any active counterparty, by a Nationally Recognized Statistical Rating Organization registered with the Securities and Exchange Commission, and the Board of Directors of DelVal found that the award of transactions under the DelVal Swap Agreement by negotiation in private sales were in the best financial interests of DelVal and the participants in the Loan Program, and the Financial Advisor concluded that the financial terms and conditions of the DelVal Swap Agreement were fair and reasonable as of the dates of award; and

WHEREAS, the Township wishes to utilize the DelVal Loan Program by issuing the 2017 Notes to DelVal; and

WHEREAS, under the terms of the Loan Agreement with DelVal, interest payments on the 2017 Notes (the "Loan Interest") will equal the amounts allocable to the 2017 Notes for interest on the DelVal Bonds, periodic scheduled payments on the DelVal Swap Agreement, and other costs and liquidity requirements incurred by DelVal to administer the Loan Program; and

WHEREAS, under the terms of the Loan Agreement with DelVal, the principal amount outstanding of the 2017 Notes (the "Loan Principal") will equal the notional amount of the DelVal Swap Agreement related to the 2017 Notes; and

WHEREAS, the Board of Commissioners intends to (i) designate the Loan Agreement and the allocable portion of the DelVal Swap Agreement as a Qualified Interest Rate Management Agreement related to the 2017 Notes, (ii) approve the Plan as the Interest Rate Management Plan required by the *Debt Act*, and (iii) adopt the Swap Policy.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF UPPER DUBLIN, MONTGOMERY COUNTY, PENNSYLVANIA, AND IT IS HEREBY ORDAINED AND ENACTED BY THE AUTHORITY OF SAID BOARD OF COMMISSIONERS THAT:

SECTION 1. APPROVAL OF THE 2017 PROJECT AND AUTHORIZATION TO ISSUE THE 2017 NOTES

Pursuant to §8142(a)(2) of the *Debt Act*, the thirty-year weighted average useful life of the 2017 Project exceeds the twenty-year term of “2017 Notes. The principal of the 2017 Notes shall be amortized to provide approximately level or declining annual debt service, pursuant to §8142(b)(1) of the *Debt Act*. The amortization of the principal amounts of the 2017 Notes shall begin within two years of the date of issue in accordance with §8142(c) of the *Debt Act*.

The Board of Commissioners (the “Board”) hereby authorizes and approves the 2017 Project. The Board hereby authorizes and directs the incurrence of nonelectoral, general obligation debt in the aggregate principal amount of \$9,000,000 by the issuance of the 2017 Notes.

SECTION 2. APPROVAL OF THE LOAN COMMITMENT

The Board, after due deliberation and investigation, hereby determines that a private sale by negotiation of the 2017 Notes to DelVal is in the best financial interests of the Township. The Board hereby accepts the Loan Commitment from DelVal, attached hereto, to purchase the 2017 Notes at an aggregate price of \$9,000,000 from the proceeds of the DelVal Bonds. The Township shall be responsible for paying DelVal’s costs of origination in an amount not to exceed \$45,000, as directed by DelVal’s Program Administrator upon the issuance of the 2017 Notes. The 2017 Notes shall be purchased by DelVal on or about December 15, 2017, or in such installments and/or at such other times as the President or Vice-President of the Board and DelVal’s Program Administrator shall determine.

SECTION 3. APPROVAL OF THE FORMS OF THE LOAN DOCUMENTS AND AUTHORIZATION TO EXECUTE AND DELIVER ALL NECESSARY DOCUMENTS

The substantial forms of the Loan Agreement, 2017 Notes, Participant Continuing Disclosure Agreement, and Participant Tax Compliance Agreement (collectively, the “Loan Documents”) attached to the Loan Commitment are hereby approved. The President or Vice-President and the Secretary of the Board (collectively, the “Authorized Officers”) are hereby authorized and directed to execute and deliver the Loan Documents, in the substantial forms attached to the Loan Commitment, but with such alterations, deletions and additions as the Authorized Officers may approve (such approval to be conclusively established by the execution

of the Loan Documents by the Authorized Officers). The Authorized Officers also are hereby authorized and directed (i) to execute and deliver such other certificates, instruments, and agreements (including those required by any institution issuing a financial guaranty policy, municipal bond insurance policy, letter of credit, or similar instrument related to the DelVal Bonds or the 2017 Notes) and (ii) to take all actions that may be necessary or beneficial to issue the 2017 Notes.

SECTION 4. AMORTIZATION SCHEDULE AND MAXIMUM ANNUAL DEBT SERVICE PAYMENTS

The indebtedness of the 2017 Notes shall be nonelectoral debt and a general obligation of the Township and shall be evidenced by Promissory Notes in the aggregate par amount of NINE MILLION DOLLARS (\$9,000,000). The 2017 Notes shall bear interest (the "Loan Rate") at the rate specified in the Loan Agreement and the 2017 Notes, the substantial forms of which are attached to the Loan Commitment. The 2017 Notes shall be subject to optional redemption by the Township as set forth in the 2017 Notes and the Loan Agreement. The amortization schedule of the Loan Principal and the maximum Loan Interest payments under the 2017 Notes, based upon the maximum Loan Rate of 15%, are shown below:

**General Obligation Notes, 2017 Series
Principal Amortization Schedule and
Maximum Annual Debt Service Payments**

<i>Bond Year Ending</i>	<i>Principal Amount (1)</i>	<i>Interest Rate (2)</i>	<i>Interest Payment (3)</i>	<i>Total Payment</i>
25-Nov-18	\$ 343,000.00	15.00%	\$ 1,275,000.00	\$ 1,618,000.00
25-Nov-19	353,000.00	15.00%	1,298,550.00	1,651,550.00
25-Nov-20	362,000.00	15.00%	1,245,600.00	1,607,600.00
25-Nov-21	372,000.00	15.00%	1,191,300.00	1,563,300.00
25-Nov-22	383,000.00	15.00%	1,135,500.00	1,518,500.00
25-Nov-23	393,000.00	15.00%	1,078,050.00	1,471,050.00
25-Nov-24	404,000.00	15.00%	1,019,100.00	1,423,100.00
25-Nov-25	415,000.00	15.00%	958,500.00	1,373,500.00
25-Nov-26	427,000.00	15.00%	896,250.00	1,323,250.00
25-Nov-27	438,000.00	15.00%	832,200.00	1,270,200.00
25-Nov-28	451,000.00	15.00%	766,500.00	1,217,500.00
25-Nov-29	463,000.00	15.00%	698,850.00	1,161,850.00
25-Nov-30	476,000.00	15.00%	629,400.00	1,105,400.00
25-Nov-31	489,000.00	15.00%	558,000.00	1,047,000.00
25-Nov-32	503,000.00	15.00%	484,650.00	987,650.00
25-Nov-33	516,000.00	15.00%	409,200.00	925,200.00
25-Nov-34	531,000.00	15.00%	331,800.00	862,800.00
25-Nov-35	545,000.00	15.00%	252,150.00	797,150.00
25-Nov-36	560,000.00	15.00%	170,400.00	730,400.00
25-Nov-37	576,000.00	15.00%	86,400.00	662,400.00
Total	<u>\$ 9,000,000.00</u>		<u>\$ 15,317,400.00</u>	<u>\$ 24,317,400.00</u>

- (1) Principal is payable annually, commencing on: 25-Nov-18
Principal is amortized to provide level or declining annual debt service.
- (2) Maximum interest rate of 15%.
- (3) Interest is payable monthly, commencing on: 25-Dec-17
Interest accrues from: 15-Dec-17

SECTION 5. AUTHORIZATION AND AWARD OF A QUALIFIED INTEREST RATE MANAGEMENT AGREEMENT

The Township is incurring indebtedness under the *Debt Act* that will be issued to DelVal, a public authority, and the Township, by execution of the Loan Agreement, will become obligated for a notional amount of the DelVal Swap Agreement equal to the outstanding principal amount of the 2017 Notes. The Board hereby accepts and adopts the Plan as the Interest Rate Management Plan fulfilling the requirements of §8281(b)(2) of the *Debt Act*. The Board hereby adopts the Swap Policy, accepts and ratifies the minimum criteria used by DelVal to select the counterparties of the DelVal Swap Agreement, and accepts and ratifies the award of

the DelVal Swap Agreement in a private sale by negotiation. The Board hereby authorizes and awards the Loan Agreement and the portion of the DelVal Swap Agreement allocable to the 2017 Notes as the Qualified Interest Rate Management Agreement with respect to the 2017 Notes, pursuant to §8281(a)(2) of the *Debt Act*. The Board hereby authorizes and directs the filing, to the Department of Community and Economic Development (“DCED”) within fifteen days of enactment, of a certified copy of this Ordinance and the following documents, in accordance with §8284(a)(1) of the *Debt Act*:

- 1) Form of the Loan Agreement and the DelVal Swap Agreement, the Qualified Interest Rate Management Agreement pursuant to §8281(b)(1) of the *Debt Act*,
- 2) The Interest Rate Management Plan pursuant to §8281(b)(2)(ii) of the *Debt Act*, and
- 3) The finding of the Financial Advisor that the financial terms and conditions of the DelVal Swap Agreement were fair and reasonable as of the date of the award by DelVal, pursuant to §8281(e)(5) of the *Debt Act*.

SECTION 6. PLEDGE OF THE FULL FAITH, CREDIT, AND TAXING POWER

The Township hereby covenants to:

- 1) Include all payments of Loan Interest and Loan Principal payable under the Loan Agreement and the 2017 Notes in the budget of the fiscal year in which such amounts are due and payable,
- 2) Appropriate such amounts from its taxes and other general revenues, and
- 3) Pay, or cause to be paid, punctually and duly, such amounts that are due and payable under the 2017 Notes and the Loan Agreement on the dates, at the places, and in the manner stated in the 2017 Notes and the Loan Agreement.

For such budgeting, appropriation, and payment, the Township irrevocably pledges its full faith, credit, and taxing power. As provided by the *Debt Act*, this covenant shall be specifically enforceable.

SECTION 7. OBLIGATIONS OF THE TOWNSHIP RELATED TO THE QUALIFIED INTEREST RATE MANAGEMENT AGREEMENT

The Township’s obligations related to the Qualified Interest Rate Management Agreement are set forth in the Loan Agreement. In accordance with §8281 of the *Debt Act*:

- 1) The Township pledges its full faith, credit, and taxing power to make any periodic scheduled payments due and payable under the DelVal Swap Agreement related to the 2017 Notes and Loan Agreement (the "Periodic Payments"). The Township covenants to (a) include all Periodic Payments in the budget of the fiscal year in which such amounts are due and payable, (b) appropriate such amounts from its taxes and other general revenues, and (c) pay, or cause to be paid, punctually and duly, such amounts that are due and payable on the dates, at the places, and in the manner stated in the 2017 Notes and the Loan Agreement. As provided by the *Debt Act*, this covenant shall be specifically enforceable.
- 2) The notional amount of the DelVal Swap Agreement related to the 2017 Notes is equal to the outstanding principal amount of the 2017 Notes, initially \$9,000,000.
- 3) The Township's obligations under the DelVal Swap Agreement end when the Township repays or prepays the amounts outstanding under the 2017 Notes and the Loan Agreement. The scheduled term of the Township's obligations related to the DelVal Swap Agreement ends on October 25, 2031.
- 4) The Township pledges to budget, appropriate, and pay any termination payment due and payable under the DelVal Swap Agreement related to the 2017 Notes and Loan Agreement (the "Termination Charge"). The Township covenants to (a) include any Termination Charge in the budget of the fiscal year in which such amounts are due and payable, (b) appropriate such amounts from its taxes and other general revenues, and (c) pay, or cause to be paid, punctually and duly, such amounts that are due and payable on the dates, at the places, and in the manner stated in the 2017 Notes and the Loan Agreement. The Township's obligations to make Periodic Payments are senior to any obligation for a Termination Charge.
- 5) The maximum annual Periodic Payments, not including any Termination Charge, shall not exceed the maximum annual debt service payments authorized for the 2017 Notes. The maximum Loan Rate under the Loan Agreement and the maximum floating rate under the DelVal Swap Agreement is 15%.

SECTION 8. SINKING FUND DEPOSITORY

The Board hereby finds and acknowledges that under the terms of the Loan Agreement, Wells Fargo Bank, N.A. (the "Bank"), or its successors or assigns, shall serve and is hereby appointed as the Paying Agent and Sinking Fund Depository, shall maintain separate accounts, subaccounts and subfunds for payments of Loan Principal and Loan Interest to be made by the Township until such 2017 Notes are paid in full. These accounts, subaccounts, and subfunds shall, collectively, constitute the "Sinking Fund" required by the *Debt Act* for the 2017 Notes. The Township shall deposit into the Sinking Fund sufficient amounts for payment of principal of and interest on the 2017 Notes no later than the date upon which such payments shall become due. The Sinking Fund Depository shall, as and when said payments are due, without further action by the Township, withdraw available monies in the Sinking Fund and apply said monies to payment of principal of and interest on the 2017 Notes. The Board hereby authorizes, empowers, and directs the Authorized Officers to contract with the Bank, by the execution of the Loan Agreement, to serve as Paying Agent and Sinking Fund Depository for the 2017 Notes.

SECTION 9. AUTHORIZATION TO SUBMIT STATEMENTS TO THE DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT

The Board hereby authorizes and directs the preparation and submission of an application for approval of the incurrence of the nonelectoral debt evidenced by the 2017 Notes to DCED, including the proceedings that authorize issuance, the debt statement, and any other documents required by the *Debt Act* or DCED.

SECTION 10. LEGAL ADVERTISEMENTS

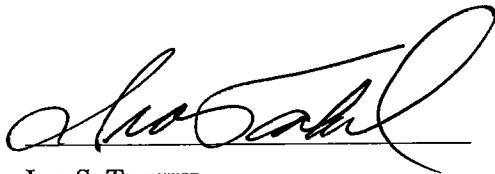
The Board hereby ratifies and directs the advertisement of a summary of this Ordinance as finally enacted, as required by the *Debt Act*, in *The Intelligencer*, a newspaper of general circulation in the Township, within fifteen (15) days following the date of final enactment.

SECTION 11. CONFLICTING ORDINANCES

All Ordinances or parts of Ordinances not in accord with this Ordinance are hereby repealed insofar as they conflict herewith.

IN WITNESS WHEREOF, we, the undersigned Authorized Officers, have hereunto set our signatures and affixed hereto the Seal of the TOWNSHIP OF UPPER DUBLIN, Montgomery County, Pennsylvania.

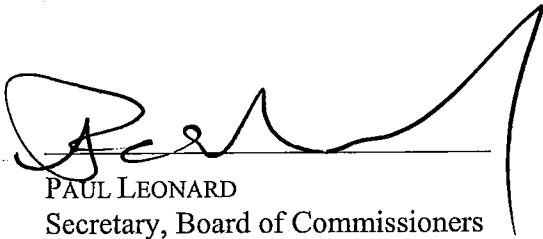
Dated: November 14, 2017



IRA S. TACKEL
President, Board of Commissioners

[Seal]

ATTEST:



PAUL LEONARD
Secretary, Board of Commissioners

ORDINANCE NO. 17-1336

ANNUAL BUDGET OF THE TOWNSHIP OF UPPER DUBLIN FOR THE YEAR 2018

AN ORDINANCE OF UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA APPROPRIATING SPECIFIC SUMS ESTIMATED TO BE REQUIRED FOR THE SPECIFIC PURPOSES OF THE MUNICIPAL GOVERNMENT, HEREINAFTER SET FORTH, DURING 2018.

The Board of Commissioners of the Township of Upper Dublin does hereby ENACT AND ORDAIN as follows:

SECTION 1: That for the expenses for the fiscal year 2018 the following amounts are hereby appropriated from the revenues available for the current year for the specific purposes set forth below, which amounts are more fully itemized in the budget form.

SUMMARY OF ALL ESTIMATED RECEIPTS

Receipts from Current Tax Levy	12,940,974
Receipts from Taxes of Prior Years	62,000
Local Enabling Taxes	9,480,000
Other Revenues and Receipts	<u>7,002,376</u>
TOTAL ESTMATED RECEIPTS	29,485,350

SUMMARY OF ALL APPROPRIATIONS

GENERAL GOVERNMENT	
Administration and Finance	2,159,974
Treasurer and Tax Collector	21,665
Municipal Buildings	395,693
Economic Development	<u>229,316</u>
TOTAL	2,806,648
PROTECTION TO PERSON AND PROPERTY	
Police	7,674,927
Fire	786,719
Emergency Services	<u>254,895</u>
TOTAL	8,716,541

LIBRARY	1,205,441
SANITATION	2,371,670
CODE ENFORCEMENT	914,818
PUBLIC WORKS	3,895,647
PARKS AND RECREATION	2,234,158
DEBT SERVICE	3,796,876
NON EXPENDABLE TRUSTS	1,300
CAPITAL PROJECTS	
General Capital	1,637,002
Stormwater Management Projects	-
Fire Capital	-
Open Space	367,000
Economic Development	1,525,000
	<hr/>
TOTAL	3,529,002
COMMUNITY CONTRIBUTIONS	13,250
TOTAL APPROPRIATIONS	29,485,350

SECTION 2: An estimate of the specific items making up the amounts appropriated to the respective departments is on file in the office of the Township of Upper Dublin, Montgomery County, Pennsylvania.

SECTION 3: That an Ordinance, or part of an Ordinance, conflicting with this Ordinance be and the same is hereby repealed insofar as the same affects this Ordinance.

SECTION 4: Nothing in this Ordinance shall be construed to affect any suit or processing in any Court, any rights acquired or liability incurred, any permit issued, or any causes of action existing prior to the adoption of this amendment.

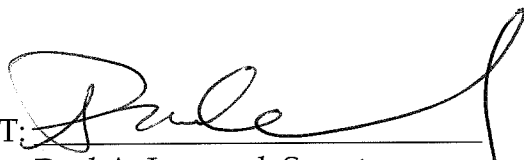
SECTION 5: The provisions of this Ordinance are severable, and if any section, sentence, clause, part or provision thereof shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of the Court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION 6: This Ordinance shall take effect and be in force from and after January 1, 2018.

ENACTED AND ORDAINED THIS 12th day of December 2017.

BOARD OF COMMISSIONERS
UPPER DUBLIN TOWNSHIP

BY: 
Ira S. Tackel, President

ATTEST: 
Paul A. Leonard, Secretary

ORDINANCE NO. 17-1337

AN ORDINANCE OF UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, FIXING THE TAX RATE FOR THE YEAR 2018 FOR GENERAL PURPOSES, THE TAX RATE FOR THE YEAR 2018 FOR DEBT SERVICE, THE TAX RATE FOR THE YEAR 2018 FOR FIRE PROTECTION, THE TAX RATE FOR THE YEAR 2018 FOR PARKS AND RECREATION, THE TAX RATE FOR THE YEAR 2018 FOR VOTER APPROVED OPEN SPACE DEBT, THE TAX RATE FOR THE YEAR 2018 FOR LIBRARY SERVICES, AND ESTABLISHING DISCOUNTS AND PENALTIES THEREFOR.

The Board of Commissioners of the Township of Upper Dublin does hereby ENACT AND ORDAIN as follows:

SECTION 1: Tax Rate for General Purposes

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2018, as follows:

Tax rate for General Purposes, the sum of	2.887 mils
on each dollar of assessed valuation, or the sum of	28.870 cents
on each one hundred dollars of assessed valuation.	

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for General Purposes	2.887	28.870

SECTION 2: Tax Rate for Debt Service

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2018, as follows:

Tax rate for Debt Service, the sum of	0.947 mils
on each dollar of assessed valuation, or the sum of	9.470 cents
on each one hundred dollars of assessed valuation.	

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for Debt Service	.947	9.470

SECTION 3: Tax Rate for Fire Protection

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2018, as follows:

Tax rate for Fire Protection, the sum of	0.611 mils
on each dollar of assessed valuation, or the sum of	6.110 cents
on each one hundred dollars of assessed valuation.	

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for Fire Protection	.611	6.110

SECTION 4: Tax Rate for Parks and Recreation

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2018, as follows:

Tax rate for Parks and Recreation the sum of	0.770 mils
on each dollar of assessed valuation, or the sum of	7.700 cents
on each one hundred dollars of assessed valuation.	

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for Parks and Recreation	.770	7.700

SECTION 5: Tax Rate for Voter Approved Open Space Debt

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2018, as follows:

Tax rate for Voter Approved Open Space Debt, the sum of	0.08 mils
on each dollar of assessed valuation, or the sum of	0.800 cents
on each one hundred dollars of assessed valuation.	

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Voter Approved Open Space Debt	.08	0.800

SECTION 6: Tax Rate for Library Services

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2018, as follows:

Tax rate for Library Services, the sum of
on each dollar of assessed valuation, or the sum of
on each one hundred dollars of assessed valuation.

0.479 mils
4.790 cents

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for Library Services	.479	4.790

SECTION 7: Discounts and Penalties

All taxpayers shall be entitled to a discount of two per centum (2%) from the amount of tax levied upon property, upon making payment of amount of such tax within sixty (60) days of the date of the tax notice. All taxpayers who shall fail to make payment of any such taxes charged against them within one hundred twenty (120) days of the date of the tax notice, shall be charged a penalty of ten per centum (10%) of the amount of the tax, which penalty shall be added to the taxes by the tax collector and collected as provided by law.


SECTION 8: Nothing in this Ordinance shall be construed to affect any suit or processing in any Court, any rights acquired or liability incurred, any permit issued, or any causes of action existing prior to the adoption of this amendment.


SECTION 9: 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. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION 10: This Ordinance shall take effect and be in force from and after January 1, 2018.

ENACTED AND ORDAINED THIS 12th day of December 2017.

BOARD OF COMMISSIONERS
UPPER DUBLIN TOWNSHIP

BY: 
Ira S. Tackel, President

ATTEST: 
Paul A. Leonard, Secretary

ORDINANCE NO. 18-1338
OF THE BOARD OF COMMISSIONERS
OF THE TOWNSHIP OF UPPER DUBLIN,
MONTGOMERY COUNTY, PENNSYLVANIA

AN ORDINANCE THAT AUTHORIZES THE INCURRENCE OF LEASE RENTAL DEBT BY THE TOWNSHIP OF UPPER DUBLIN (THE "TOWNSHIP") PURSUANT TO THE EXECUTION AND DELIVERY OF A GUARANTY AGREEMENT FOR THE UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY; APPROVES CERTAIN CAPITAL PROJECTS; APPROVES THE ISSUANCE AND NEGOTIATED SALE OF THE GUARANTEED REVENUE NOTES, 2018 SERIES (COLLECTIVELY, THE "2018 NOTES") TO THE DELAWARE VALLEY REGIONAL FINANCE AUTHORITY IN THE AGGREGATE PAR AMOUNT OF \$6,000,000; APPROVES THE FORMS OF THE LOAN DOCUMENTS; SETS FORTH THE RANGE OF THE ANNUAL LEASE RENTAL PAYMENTS DUE UNDER THE GUARANTY AGREEMENT; AUTHORIZES AND AWARDS A TRANSACTION UNDER A QUALIFIED INTEREST RATE MANAGEMENT AGREEMENT AND AUTHORIZES AND DIRECTS A FILING TO THE DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT; PLEDGES THE FULL FAITH, CREDIT, AND TAXING POWER OF THE TOWNSHIP FOR THE TIMELY REPAYMENT OF THE 2018 NOTES, INCLUDING THE REGULARLY SCHEDULED PAYMENTS DUE UNDER THE QUALIFIED INTEREST RATE MANAGEMENT AGREEMENT; COVENANTS TO PAY ANY TERMINATION CHARGES; AUTHORIZES THE PREPARATION AND FILING OF ALL NECESSARY DOCUMENTS FOR APPROVAL OF THE GUARANTY AGREEMENT TO THE DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT; AUTHORIZES ADVERTISEMENT OF ENACTMENT; AND REPEALS INCONSISTENT ORDINANCES.

WITNESSETH:

WHEREAS, the Upper Dublin Township Municipal Authority (the "Authority") was incorporated pursuant to the *Municipality Authorities Act*, 53 Pa. C.S. §5601 *et seq* (the "*Authorities Act*") by appropriate actions of the Board of Commissioners of the Township of Upper Dublin (the "Township"); and

WHEREAS, the Authority is responsible for funding the acquisition, construction, administration, operation, and maintenance costs of transportation projects, storm water and flood control projects, and other facilities (collectively, the “Facilities”), together with contributions from the Township and grants from other governments and foundations, that benefit the health and welfare of owners of properties (the “Owners”) located within the Fort Washington Office Park; and

WHEREAS, the Authority may assess and collect charges (the “Revenues”) from the Owners to fund the costs of acquisition, construction, administration, operation, maintenance, and debt service of the Facilities; and

WHEREAS, the Authority has determined to undertake certain capital projects to (i) acquire real estate, (ii) construct an access ramp to Route 309, (iii) construct an access ramp to the Pennsylvania Turnpike, (iv) construct trails, (v) construct and improve flood and storm water facilities, (vi) construct and improve roads and bridges, and (vii) other transportation projects (the “2018 Projects”), and the Authority and Township have obtained preliminary estimates of the costs of the 2018 Projects from persons qualified by experience; and

WHEREAS, the 2018 Projects shall be for the benefit and use of the general public, and no private party shall have any special legal entitlement to the beneficial use of the 2018 Projects, through a lease, management contract, or any other arrangement that would result in a private business use under the *Internal Revenue Code of 1986*, as amended (the “Code”); and

WHEREAS, the Authority has determined to authorize and issue the Guaranteed Revenue Notes, 2018 Series (the “2018 Notes”) to fund, together with other available funds, (i) the 2018 Projects and (ii) the costs of issuance of the 2018 Notes; and

WHEREAS, the Authority has determined that the negotiated sale of the 2018 Notes to the Delaware Valley Regional Finance Authority (“DelVal”) is in the best financial interest of the Authority; and

WHEREAS, DelVal’s Loan Commitment, as a condition to the purchase of the 2018 Notes, requires the execution and delivery of (i) a guaranty agreement (the “Guaranty”) by and among the Authority, the Township, and DelVal to secure the Authority’s payment obligations under the 2018 Notes; and

WHEREAS, the Township has determined that the 2018 Projects will benefit and contribute to the health and general welfare of the Township's residents; and

WHEREAS, the Township expects the Revenues to be sufficient to pay the costs of acquisition, construction, administration, operation, maintenance, and debt service of the Facilities; and

WHEREAS, the Township has determined that the execution of the Guaranty will allow the Authority to minimize the costs of the 2018 Notes and thereby minimize the rates and charges that the Authority must assess for the Facilities; and

WHEREAS, the execution and delivery of the Guaranty, under which the Township shall guarantee the Authority's obligations to pay principal, interest, and other charges due and payable to DelVal under the terms of the 2018 Notes and the related loan agreement (the "Loan Agreement") will constitute "lease rental debt" under the Pennsylvania *Local Government Unit Debt Act*, 53 Pa. C.S.A. §8001, et seq (the "*Debt Act*"), as amended and restated; and

WHEREAS, the proposed increase of lease rental debt from the execution of the Guaranty, together with the nonelectoral and lease rental debt presently outstanding, will not cause the constitutional or statutory debt limitations of the Township to be exceeded; and

WHEREAS, DelVal, a public authority within the meaning of the *Debt Act*, has from time to time issued Local Government Revenue Bonds (the "DelVal Bonds"), to provide funds for loans to be secured by the pledge of the full faith, credit and taxing power of local government units (the "Loan Program"); and

WHEREAS, DelVal has from time to time entered into interest rate swap agreements related to the DelVal Bonds (collectively, the "DelVal Swap Agreement") in order to provide a more cost effective Loan Program and to allow participants in the Loan Program to manage interest rate risk more efficiently; and

WHEREAS, Calhoun Baker Inc. (the "Financial Advisor") is an "Independent Financial Advisor", as such term is defined in the *Debt Act*, to DelVal, and the Financial Advisor has prepared an "Interest Rate Management Plan" (the "Plan"), as such term is defined in the *Debt*

Act, and an Interest Rate Swap Management Policy (the “Swap Policy”) that have been adopted by the Board of Directors of DelVal; and

WHEREAS, DelVal established minimum criteria of long term, senior, unsecured debt ratings in the “AA” category or higher by at least one Nationally Recognized Statistical Rating Organization registered with the Securities and Exchange Commission for any counterparty to the DelVal Swap Agreement (or a rating equal to or higher than the counterparty active under a swap agreement related to any series of DelVal Bonds), and the Board of DelVal found that the award of transactions under the DelVal Swap Agreement by negotiation in a private sale was in the best financial interests of DelVal and the participants in the Loan Program, and the Financial Advisor concluded that the financial terms and conditions of the DelVal Swap Agreement were fair and reasonable as of the date of award; and

WHEREAS, the Authority wishes to utilize the DelVal Loan Program by issuing the 2018 Notes to DelVal; and

WHEREAS, under the terms of the Loan Agreement with DelVal, interest payments on the 2018 Notes (the “Loan Interest”) will equal the amounts allocable to the 2018 Notes for interest on the DelVal Bonds, regularly scheduled payments on the DelVal Swap Agreement, and other costs and liquidity requirements incurred by DelVal to administer the Loan Program; and

WHEREAS, under the terms of the Loan Agreement with DelVal, the principal amount outstanding of the 2018 Notes (the “Loan Principal”) will equal the notional amount of the DelVal Swap Agreement related to the 2018 Notes; and; and

WHEREAS, under the terms of the Guaranty, the Township shall guarantee the timely payment of all amounts due under the Loan Agreement and the 2018 Notes, including payments under the DelVal Swap Agreement related to the 2018 Notes; and

WHEREAS, the Township intends to (i) designate the Guaranty and the portion of the DelVal Swap Agreement related to the 2018 Notes and the Loan Agreement as a Qualified Interest Rate Management Agreement under the *Debt Act*, (ii) approve the Plan as the Interest Rate Management Plan required by the *Debt Act*, and (iii) adopt the Swap Policy.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF UPPER DUBLIN, MONTGOMERY COUNTY, PENNSYLVANIA, AND IT IS HEREBY ORDAINED AND ENACTED BY THE AUTHORITY OF SAID BOARD OF COMMISSIONERS THAT:

SECTION 1. APPROVAL OF THE PROJECT AND AUTHORIZATION TO ISSUE THE 2018 NOTES

The thirty-year estimated, weighted average useful life of the 2018 Projects exceeds the twenty-five year term of the 2018 Notes. The principal of the 2018 Notes shall be amortized to provide approximately level or declining annual debt service. The amortization of the principal amounts of the 2018 Notes shall begin within two years of the issuance of the 2018 Notes.

The Board of Commissioners (the "Board") hereby authorizes and approves the 2018 Projects. The Board hereby authorizes and directs the incurring of lease rental debt in the aggregate principal amount of SIX MILLION DOLLARS (\$6,000,000), evidenced by the execution of the Guaranty.

SECTION 2. APPROVAL OF THE LOAN COMMITMENT

The Board, after due deliberation and investigation, hereby determines that a private sale by negotiation of the 2018 Notes to DelVal is in the best financial interests of the Authority and the Township. The Township hereby approves the sale of the 2018 Notes in accordance with the terms of the proposal submitted by DelVal (the "Loan Commitment") attached hereto. DelVal will purchase the 2018 Notes at a price of \$6,000,000. The Authority shall be responsible for paying DelVal's costs of origination in an amount not to exceed \$30,000, as directed by DelVal's Program Administrator upon the issuance of the 2018 Notes. The 2018 Notes shall be purchased by DelVal on or about February 15, 2018, or in such installments and/or at such other times as the Authority's Chairman and DelVal's Program Administrator shall determine.

SECTION 3. APPROVAL OF THE FORMS OF THE LOAN DOCUMENTS AND AUTHORIZATION TO EXECUTE THE AGREEMENTS TO ISSUE THE 2018 NOTES

The Board hereby approves the substantial forms of the 2018 Notes, Loan Agreement, Guaranty, Participant Tax Compliance Agreement, and Participant Continuing Disclosure Agreement (collectively, the "Loan Documents") attached to DelVal's Loan Commitment. The President or Vice President, and the Secretary (the "Authorized Officers") are hereby authorized and directed to execute and deliver the Guaranty Agreement, in the form attached to the Loan

Commitment, but with such alterations, deletions and additions as the Authorized Officers may approve (such approval to be conclusively established by the execution by said Authorized Officers). The Authorized Officers also are hereby authorized and directed (i) to execute and deliver such other certificates, instruments, and agreements and (ii) to take all actions that may be necessary or beneficial to issue the 2018 Notes.

SECTION 4. AMORTIZATION SCHEDULE AND MAXIMUM ANNUAL LEASE RENTAL PAYMENTS

The 2018 Notes shall bear interest at the floating rate specified in the Loan Agreement and 2018 Notes, the substantial forms of which are attached to the Loan Commitment. The annual lease rental payments due under the Guaranty would range from \$0 to \$1,070,000. The principal amortization schedule and maximum annual debt service payments for the 2018 Notes (based upon the maximum Loan Rate of 15%) are shown below:

**Upper Dublin Township Municipal Authority
Guaranteed Revenue Notes, 2018 Series
Principal Amortization Schedule and
Maximum Annual Debt Service Payments**

<i>Bond Year</i> <u>Ending</u>	<i>Principal</i> (1)	<i>Maximum Interest Rate</i>	<i>Maximum Interest Payment</i> (2)	<i>Maximum Annual Debt Service</i>
25-Mar-18	\$ -	15%	\$ 100,000.00	\$ 100,000.00
25-Mar-19	170,000.00	15%	900,000.00	1,070,000.00
25-Mar-20	175,000.00	15%	874,500.00	1,049,500.00
25-Mar-21	180,000.00	15%	848,250.00	1,028,250.00
25-Mar-22	185,000.00	15%	821,250.00	1,006,250.00
25-Mar-23	190,000.00	15%	793,500.00	983,500.00
25-Mar-24	195,000.00	15%	765,000.00	960,000.00
25-Mar-25	200,000.00	15%	735,750.00	935,750.00
25-Mar-26	206,000.00	15%	705,750.00	911,750.00
25-Mar-27	211,000.00	15%	674,850.00	885,850.00
25-Mar-28	217,000.00	15%	643,200.00	860,200.00
25-Mar-29	223,000.00	15%	610,650.00	833,650.00
25-Mar-30	229,000.00	15%	577,200.00	806,200.00
25-Mar-31	235,000.00	15%	542,850.00	777,850.00
25-Mar-32	242,000.00	15%	507,600.00	749,600.00
25-Mar-33	249,000.00	15%	471,300.00	720,300.00
25-Mar-34	255,000.00	15%	433,950.00	688,950.00
25-Mar-35	262,000.00	15%	395,700.00	657,700.00
25-Mar-36	270,000.00	15%	356,400.00	626,400.00
25-Mar-37	277,000.00	15%	315,900.00	592,900.00
25-Mar-38	285,000.00	15%	274,350.00	559,350.00
25-Mar-39	292,000.00	15%	231,600.00	523,600.00
25-Mar-40	300,000.00	15%	187,800.00	487,800.00
25-Mar-41	309,000.00	15%	142,800.00	451,800.00
25-Mar-42	317,000.00	15%	96,450.00	413,450.00
25-Mar-43	326,000.00	15%	48,900.00	374,900.00
Total	<u>\$6,000,000.00</u>		<u>\$ 13,055,500.00</u>	<u>\$ 19,055,500.00</u>

- (1) Principal is payable annually, commencing on: 25-Mar-19
Principal is amortized to provide level or declining annual debt service.
- (2) Interest is payable monthly on the 25th, commencing: 25-Feb-18
Interest is calculated for the period beginning on: 15-Feb-18

SECTION 5. AUTHORIZATION AND AWARD OF A QUALIFIED INTEREST RATE MANAGEMENT AGREEMENT RELATING TO THE 2018 NOTES

Under the terms of the Guaranty, in the event of a payment default of the Authority, the Township will be obligated to make the scheduled payments for the portion of the DelVal Swap Agreement related to the 2018 Notes. The Board hereby approves and adopts the Plan as the

Interest Rate Management Plan fulfilling the requirements of §8281(b)(2) of the *Debt Act*, and the Board hereby approves and adopts the Swap Policy. The Board hereby accepts and ratifies the minimum criteria used by DelVal to select the provider of the DelVal Swap Agreement and the award of the DelVal Swap Agreement in a private sale by negotiation. The Board hereby authorizes and awards the Guaranty and the Loan Agreement as the Qualified Interest Rate Management Agreement related to the 2018 Notes, pursuant to §8281(a)(2) of the *Debt Act*. The Board hereby authorizes and directs the filing, to the Department of Community and Economic Development (“DCED”) within fifteen days of enactment, of a certified copy of this Ordinance and the following documents, in accordance with §8284(a)(1) of the *Debt Act*:

- 1) the forms of the Guaranty, Loan Agreement, 2018 Notes, and the DelVal Swap Agreement, the Qualified Interest Rate Management Agreement pursuant to §8281(b)(1) of the *Debt Act*,
- 2) the Interest Rate Management Plan pursuant to §8281(b)(2)(ii) of the *Debt Act*, and
- 3) the finding of the Financial Advisor that the financial terms and conditions of the DelVal Swap Agreement were fair and reasonable as of the date of the award by DelVal, pursuant to §8281(e)(5) of the *Debt Act*.

SECTION 6. PLEDGE OF THE FULL FAITH, CREDIT, AND TAXING POWER

The Township is hereby authorized to incur lease rental debt, as defined in the *Debt Act*, which shall be evidenced by the Guaranty that secures the 2018 Notes and the Loan Agreement. The Township hereby covenants, in the event of a deficiency by the Authority:

- 1) to include all periodic, scheduled payments of Loan Interest and Loan Principal payable under the Loan Agreement and the 2018 Notes in the budget of the fiscal year in which such amounts are due and payable,
- 2) to appropriate such amounts from its taxes and other general revenues, and
- 3) to pay, or cause to be paid, punctually and duly, such amounts that are due and payable under the 2018 Notes and the Loan Agreement at the dates and places and in the manner stated in the 2018 Notes and the Loan Agreement.

For such budgeting, appropriation, and payment, the Township irrevocably pledges its full faith, credit, and taxing power. As provided by the *Debt Act*, this covenant shall be specifically enforceable.

SECTION 7. OBLIGATIONS RELATED TO THE QUALIFIED INTEREST RATE MANAGEMENT AGREEMENT

The Authority's and, in the event of a payment default by the Authority, the Township's obligations related to the DelVal Swap Agreement are set forth in the Loan Agreement and Guaranty, respectively. In accordance with §8281(c) of the *Debt Act*, in the event of a deficiency by the Authority:

- 1) The Township pledges its full faith, credit, and taxing power to make any periodic scheduled payments due and payable under the DelVal Swap Agreement related to the 2018 Notes and Loan Agreement (the "Periodic Payments"). The Township covenants to (a) include all Periodic Payments in the budget of the fiscal year in which such amounts are due and payable, (b) appropriate such amounts from its taxes and other general revenues, and (c) pay, or cause to be paid, punctually and duly, such amounts that are due and payable on the dates, at the places, and in the manner stated in the 2018 Notes and the Loan Agreement. As provided by the *Debt Act*, this covenant shall be specifically enforceable.
- 2) The notional amount of the DelVal Swap Agreement related to the 2018 Notes is equal to the outstanding principal amount of the 2018 Notes, initially \$6,000,000.
- 3) The Township's obligations under the DelVal Swap Agreement end when the Township repays or prepays the amounts outstanding under the 2018 Notes and the Loan Agreement. The scheduled term of the Township's obligations related to the DelVal Swap Agreement ends on March 25, 2043.
- 4) The Township pledges to budget, appropriate, and pay any termination payment due and payable under the DelVal Swap Agreement related to the 2018 Notes and Loan Agreement (the "Termination Charge"). The Township covenants (a) to include any Termination Charge in the budget of the fiscal year in which such amounts are due and payable, (b) appropriate such amounts from its taxes and other general revenues, and (c) pay, or cause to be paid, punctually and duly, such amounts that are due and

payable on the dates, at the places, and in the manner stated in the 2018 Notes and the Loan Agreement. The Township's obligations to make Periodic Payments are senior to any obligation for a Termination Charge.

- 5) The maximum annual Periodic Payments, not including any Termination Charge, shall not exceed the maximum annual debt service payments authorized for the 2018 Notes. The maximum Loan Rate under the Loan Agreement and the DelVal Swap Agreement is 15%.

SECTION 8. AUTHORIZATION TO SUBMIT STATEMENTS TO THE DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT

The Authorized Officers are hereby authorized to prepare and to submit to the Department of Community and Economic Development ("DCED") the debt statement required by §8110 of the *Debt Act*, the proceedings that authorize the incurrence of lease rental debt that is evidenced by the Guaranty, any statements or certificates required to qualify the lease rental obligations evidenced by the Guaranty as self-liquidating debt pursuant to §8026 of the *Debt Act*, and any other documents required by the *Debt Act* or DCED.

SECTION 9. LEGAL ADVERTISEMENTS

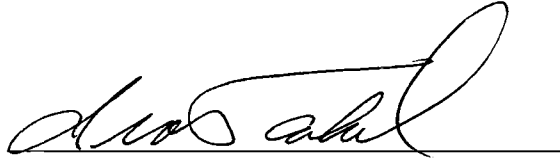
The Board hereby ratifies and directs the advertisement of a summary of this Ordinance as finally enacted, as required by the *Debt Act*, in *The Intelligencer*, a newspaper of general circulation in the Township, within fifteen (15) days following the day of final enactment.

SECTION 10. CONFLICTING ORDINANCES

All Ordinances or parts of Ordinances not in accord with this Ordinance are hereby repealed insofar as they conflict herewith.

IN WITNESS WHEREOF, we, the undersigned Authorized Officers, have hereunto set our signatures and affixed hereto the Seal of the TOWNSHIP OF UPPER DUBLIN, Montgomery County, Pennsylvania.

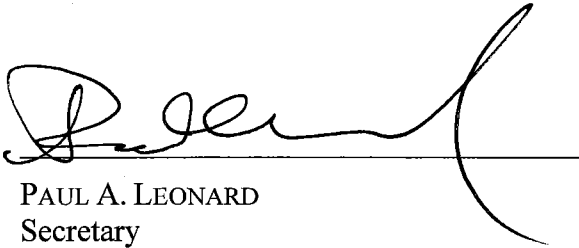
Dated: January 9, 2018



IRA S. TACKEL
President, Board of Commissioners

[Seal]

ATTEST:



PAUL A. LEONARD
Secretary

ORDINANCE NO. 18-1339

AN ORDINANCE Of Upper Dublin Township, Montgomery County, Pennsylvania, Establishing The Dates Of The Regular Meetings Of The Commissioners Of The Township Of Upper Dublin During The Year 2018.

The Board of Commissioners of the Township of Upper Dublin does hereby ENACT and ORDAIN as follows:

SECTION 1. The regular stated monthly meetings of the Commissioners of the Township of Upper Dublin for the year 2018 shall be held on the second Tuesday of each month unless the same shall be a legal holiday or election day, in which case the meeting will be held on the next regular business day following, at 7:00 PM, local time, and, as needed, on the fourth Tuesday of the month, unless the same shall be a legal holiday or election day, in which case the meeting will be held on the next regular business day following, at 7:00 P.M. local time.

SECTION 2. The Economic Development and Finance Committee meetings of the Township of Upper Dublin for the year 2018 shall be held on the first Tuesday of February, April, June, August, October, December, unless the same shall be a legal holiday or election day, in which case the meeting will be held on the next regular business day following, at 6:30 PM, local time.

SECTION 3. The Public Safety, Works and Services Committee meetings of the Township of Upper Dublin for the year 2018 shall be held on the first Tuesday of February, April, June, August, October, December, unless the same shall be a legal holiday or election day, in which case the meeting will be held on the next regular business day following, immediately following the Economic Development and Finance Committee meeting at 6:30 PM., local time.

SECTION 4. The Planning, Parks and Library Committee meetings for the year 2018 shall be held on the fourth Tuesday of February, April, June, August, October, December, unless the same shall be a legal holiday or election day, in which case the meeting will be held on the next regular business day following, at 7:00 PM., local time.

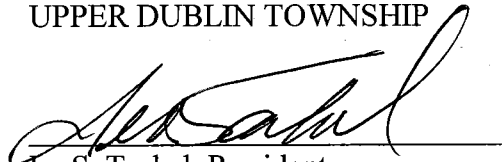
SECTION 5. The public is welcome to attend all meetings, and participation by the public is welcome.

SECTION 6. Persons with disabilities who wish to attend any public meeting and require auxiliary aid, service or other accommodations to participate in the proceedings may contact the Township Manager's Office to discuss how the Township may best accommodate an individual's needs.

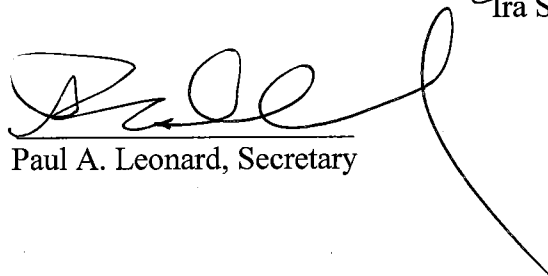
SECTION 7. All meetings will be effective February 13, 2018 and held in the Upper Dublin Township Building, 801 Loch Alsh Avenue, Fort Washington, Pennsylvania, unless otherwise specifically directed.

ENACTED AND ORDAINED this 13th day of February, 2018.

BOARD OF COMMISSIONERS
UPPER DUBLIN TOWNSHIP


Ira S. Tackel, President

Attest:


Paul A. Leonard, Secretary

AN ORDINANCE

NO. 18-1340

AN ORDINANCE To Amend The Code Of The Township Of Upper Dublin, Chapter 73, Uniform Construction Code, To Adjust The Uniform Construction Code Fee Imposed By The Commonwealth; To Amend Chapter 110, Fees, To Remove Certain Fees, Add Certain Fees, And Increase Certain Fees Charged Pursuant To Those Chapters In The Township Code Related To Alarms, Animals, Building Construction, Plumbing, Swimming Pools, Well Permits, Zoning, And Property Maintenance.

The Board of Commissioners of the Township of Upper Dublin hereby ordains:

Section 1. The Code of Upper Dublin Township, Chapter 73, Building Construction, Article III. Uniform Construction Code, §73-10, Fees, Subsection D thereof, shall be amended to provide as follows:

Article III. Uniform Construction Code

§ 73-10. Fees.

• * * * * *

- D. Related Fees. The payment of the fee for the construction, alteration, removal or demolition of work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law. One such fee is a charge of \$4.50 as a Uniform Construction Code fee which shall be charged in addition to the payment of other fees upon application for any Building, Plumbing, Electrical or HVAC permit.

Section 2. The Code of Upper Dublin Township, Chapter 110 Fees, §110-1. Alarms, §110-2. Animals, §110-3. Building Construction, §110-9. Plumbing, § 110-14. Swimming Pools, § 110-16. Well Permits, § 110-17. Zoning, and § 110-24. Property Maintenance shall be amended to provide as follows:

§ 110-1. Alarms.

Applicants for permits under Chapter 57, Alarms, shall pay the following fees:

- A. Residential home alarms: \$25 each.
- B. Commercial alarms: \$25 per \$1000 of installation cost or fraction thereof.
- C. Transfer of license: \$25.

(i.i) **§ 110-2. Animals.**

Applicants for permits under Chapter 64, Animals, shall pay the following fees:

- A. Pet shop or zoological garden: \$25 for each calendar year or part thereof; there will be no charge for a traveling educational exhibit maintained by an established Humane Society or zoological garden.

§ 110-3. Building Construction.

~~In accordance with Chapter 73, Building Construction—Uniform Construction Code, the following fees shall be charged:~~

- A. Applicants for permits to be issued under Chapter 73, Building Construction—Uniform Construction Code, shall pay to the Township at the time of application the fees prescribed in this section.

(1) New construction

- (a) Permit fees for new single-family and two-family dwellings, townhouses, and buildings accessory thereto shall be as follows:

* * * * *

[3] For new single-family and two-family dwellings, and townhouses a plan review fee of \$100 for the first review, with a minimum \$50 fee in the event the permit is withdrawn; \$50 for each resubmission; \$100 fee for all plan resubmissions after the permit is issued.

- (b) Permit fees for the construction of multiple dwelling unit structures, such as apartments, dormitories, rooming houses

and boarding houses and buildings accessory thereto shall be as follows:

* * * * *

[3] A plan review fee of \$250 for the first review, with a minimum of \$100 in the event the permit is withdrawn; \$100 for each resubmission; \$250 for all plan resubmissions after the permit is issued.

* * * * *

(d) Permit fees for all nonresidential construction shall be as follows:

* * * * *

[2] A plan review fee of \$250 for the first review, with a minimum of \$100 in the event the permit is withdrawn; \$100 for each resubmission; \$250 for all plan resubmissions after the permit is issued.

(2) Alterations residential additions, repairs, demolition and installation of permanent equipment.

(a) Permit fees for residential additions shall be as follows:

* * * * *

[2] A plan review fee of \$100 for the first review, with a minimum of \$50 in the event the permit is withdrawn; \$50 for each resubmission; \$100 for all plan resubmissions after the permit is issued.

(b) Permit fees for nonresidential additions shall be as follows:

* * * * *

[2] A plan review fee of \$250 for the first review, with a minimum of \$100 in the event the permit is withdrawn; \$100 for each resubmission; \$250 for all plan resubmissions after the permit is issued.

(c) Permit fees for the alteration or repair of a residential building, the installation of permanent equipment therein, and the repair of miscellaneous structures accessory thereto, shall be as follows:

[1] The floor area of any proposed alteration, repair or equipment installation referred to in this subsection shall be computed from the plans submitted at the time application is made for a permit and determining the sum of the gross floor area of each building, room or space to be altered, repaired or improved with equipment.

- a. The fee for the first 1,500 square feet, including attached garages, is \$375; plus
- b. A plan review fee of \$100 for the first review, with a minimum of \$50 in the event the permit is withdrawn; \$50 for each resubmission; \$100 for all plan resubmissions after the permit is issued.

[2] Where the total floor area of each alteration or repair is more than 1,500 square feet:

- a. An additional fee of \$100 for each additional 500 square feet, or fraction thereof over 1,500 square feet; plus
- b. A plan review fee of \$100 for the first review, with a minimum of \$50 in the event the permit is withdrawn; \$50 for each resubmission; \$100 for all plan resubmissions after the permit is issued.

[3] The fee for miscellaneous alterations (decks, etc.) shall be \$25 for each \$1,000 of estimated cost or fraction thereof.

* * * * *

- (d) Permit fees for the alteration or repair of a nonresidential building and the installation of permanent equipment therein, and the repair of miscellaneous structures accessory thereto, shall be as follows:

[1] The floor area of any proposed building referred to in this subparagraph shall be computed from the plans submitted at the time application is made for a permit and determining the sum of the gross floor area of each building, room or space to be altered, repaired or improved with equipment.

* * * * *

[3] The fee for each 1,000 square feet of floor area or fraction thereof is \$850; plus

- a. A plan review fee of \$250 for the first review, with a minimum of \$100 in the event the permit is withdrawn; \$100 for each resubmission; \$250 for all plan resubmissions after the permit is issued.

- (e) Permit fees for the demolition of a residential or nonresidential building shall be as follows:

- [1] Demolition/razing of a residential building: \$400.
[2] Demolition/razing of a commercial building: \$100 per \$1,000 of estimated cost or fraction thereof.
[3] Any proposed residential interior demolition: \$100.
[4] Any proposed nonresidential interior demolition: \$100 per \$1,000 of estimated cost or fraction thereof.

- (f) Permit fees for erection of swimming pools, retaining walls, utility sheds over 120 sq.ft., temporary trailers, and other structures of a similar nonresidential character shall be as follows:

[1] Swimming pools and retaining walls if the height of the wall at any point is greater than 4 feet:

\$25/\$1,000 of estimated construction cost or fraction thereof.

- [2] Temporary Trailers: \$50 each.
- [3] New fences and replacement of 50% or more of a fence structure: \$50.
- [4] Utility sheds over 120 sq.ft.: \$25 for each \$1,000 of estimated construction cost or fraction thereof.

* * * * *

- (4) Heating and air-conditioning equipment and fuel appliances. Permit fees for the installation, conversion or replacement of heating and air-conditioning equipment and fuel appliances shall be as follows:

* * * * *

- (5) Renewal permits.
 - (a) On all original permits: \$25
 - (b) (RESERVED)
 - (c) Renewal permits shall be valid not more than six months.
- (6) (RESERVED)
- (7) Display and free standing signs. The permit for display and free standing signs shall be \$25 for each \$1,000 of estimated cost or fraction thereof.
- (8) Roadside stands. The fee shall be \$25.

* * * * *

- (14) Fuel and oil storage tanks and gasoline pumps. Permit fees for the installation of fuel storage tanks of every description and gasoline pumps shall be as follows:
 - (a) For fuel and oil storage tanks of every description: a fee of \$75
 - (b) For each gasoline pump proposed to be installed: a fee of \$15.

* * * * *

- (18) The fee for a blasting permit shall be \$250.
- (19) The fee for a fireworks display/performance permit shall be \$250 plus payment of a \$250 standby fee to be remitted to the Fort Washington Fire Company.

(20) Fire protection stand that offers for sale any; explosives, fireworks or pyrotechnic special effects, a fee of \$250.

(21) Membrane structures/tents, a fee of \$75.

§ 110-9. Plumbing.

A. The following fees shall be charged pursuant to Chapter 174, Plumbing:

(1) New construction.

(a) One to 10 fixtures: \$100.

(b) Each additional fixture over 10: \$25.

(2) Alterations or replacements: \$25 per fixture.

(3) (RESERVED)

(4) Inspection fee for sewer connection, tapping, reinstallation or repair: \$75.

(5) Inspection fee for closure of existing septic tank, cesspool: \$50.

(6) Garbage grinder: \$25.

(7) Water softener: \$25.

(8) Inspection fee for water service connection, tapping, reinstallation or repair: \$75.

(9) Portable privies: \$25.

B. Re-inspections. Re-inspections caused by failure of the applicant to comply with Code requirements or to expeditiously correct defects after initial inspections shall result in payment of \$100 for every additional inspection.

(i.i) **§ 110-14. RESERVED**

§ 110-16. RESERVED

§ 110-17. Zoning.

In accordance with Chapter 255, Zoning, the following fees shall be charged:

K. Utility sheds under 120 sq.ft. The fee for a zoning permit to allow a utility shed on a property shall be \$50 per unit.

§ 110-24. Property maintenance.

In accordance with Chapter 180, Property Maintenance, the following fees shall be charged:

A. Application for resale certification.

- (1) Application more than 30 days before settlement: \$45.
- (2) Application within 8 to 29 days of settlement: \$90.
- (3) Application within 7 days of settlement: \$135.

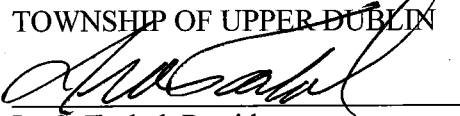
Section 3. Nothing in this Ordinance or in Chapters 73 or 110 of the Code of the Township of Upper Dublin, as hereby amended, shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapters 73 or 110 prior to the adoption of this amendment.

Section 4. 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 this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

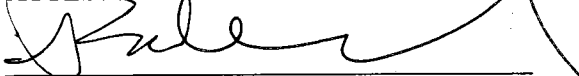
Section 5. This Ordinance shall take affect and be in force from and after its approval as required by law.

Enacted by the Board of Commissioners of Upper Dublin Township this 13th day of February, 2018.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN


Ira S. Tackel, President

ATTEST:


Paul A. Leonard, Secretary/Township Manager

AN ORDINANCE

NO. 18-134

AN ORDINANCE Amending The Code Of The Township Of Upper Dublin, Chapter 255, Zoning, By Revising The Zoning Map To Rezone A Parcel Of Land From B Residential District To NH North Hills Residential District, The Parcel Being Situated At 122 Jackson Avenue, Glenside, The Property Of Robert And Ezell Rogers and DHF Inc./Equitable Owner.

The Board of Commissioners of the Township of Upper Dublin hereby ordains:

Section 1. The Code of the Township of Upper Dublin, Chapter 255, entitled Zoning, Section 255-9, Zoning Map, is hereby amended to rezone from B Residential District to NH North Hills Residential District land identified as 122 Jackson Avenue, Glenside, and further identified as Montgomery County Tax Parcel No. 54-00-08974-00-8, the property of Robert and Ezell Rogers and DHF Inc./Equitable Owner, described as follows:

ALL THAT CERTAIN lot or piece of ground, with improvements thereon erected, Situate in Upper Dublin Township, Montgomery County, Commonwealth of Pennsylvania, as shown on a plan by Cornerstone Consulting Engineers and Architectural, Inc. for DHF, Inc., titled "BOUNDARY, LOCATION AND TOPOGRAPHIC SURVEY," dated January 12, 2018, as amended, and more particularly described as follows, to wit:

COMMENCING at a point where the Northwestwardly side of Jackson Avenue (fifty feet wide) intersects the Northeastwardly side of Pennsylvania Ave (formerly Maple Avenue), thence in a Northeastwardly direction, a distance of one-hundred sixty-eight and forty-two one-hundredths feet (168.42') to the point and place of BEGINNING and running thence from the POINT OF BEGINNING:

1. North forty-six degrees thirty-eight minutes twenty-four seconds West, a distance of one-hundred twenty four and zero one-hundredths feet (124.00') to a point;
2. Thence, North forty-three degrees twenty-one minutes thirty-six seconds East, a distance of one-hundred twenty-five and zero one-hundredths feet (125.00') to a point;
3. Thence, South forty-six degrees thirty-eight minutes twenty-four seconds East, a distance of one-hundred twenty-four and zero one-hundredths feet (124.00') to a point;
4. Thence, South forty-three degrees twenty-one minutes thirty-six seconds West, a distance of one-hundred twenty-five and zero-one hundredths feet (125.00') to a point, said point being the POINT AND PLACE OF BEGINNING.

CONTAINING 15,500 square feet or 0.3558 acres (gross measure) more or less.

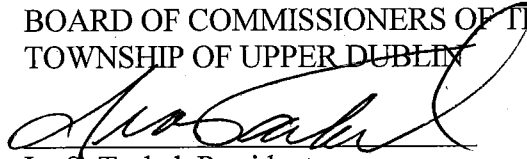
Section 2. Nothing in this Ordinance or in Chapter 255 of the Code of the Township of Upper Dublin, as hereby amended, shall be construed to affect any suit or proceeding in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 255 prior to the adoption of this amendment.

Section 3. 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. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

Section 4. This Ordinance shall take effect and be in force from and after its approval as required by law.


Ordained and enacted this 10th day of April, 2018.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN



Ira S. Tackel, President

Attest:



Paul A. Leonard, Secretary

ORDINANCE

NO. 18-1342

AN ORDINANCE To Amend The Code Of The Township Of Upper Dublin, Chapter 128, Human Relations Commission; Discrimination, To Add Clarifying Language; to amend the definitions of Discriminatory Acts And House Accommodations And The Description Of Prohibited Acts In Order To Remove The Requirement That Property As To Which A Discriminatory Act Is Asserted Be Publicly Offered; To Amend The Definition Of Sexual Orientation To Include Asexuality.

The Board of Commissioners of the Township of Upper Dublin hereby ordains:

Section 1. The Code of the Township of Upper Dublin, Chapter 128, Human Relations Commission; Discrimination, Section 128-1. Purpose and Declaration of Policy, subsections A, C and D thereof, shall be amended to provide as follows:

§ 128-1. Purpose and Declaration of Policy.

A. In order to ensure that all persons, regardless of race, color, religious creed, ancestry, age, sex, national origin, physical or mental disability, use of guide or support animals because of the blindness, deafness or physical or mental disability of the user or because the user is a handler or trainer of support or guide animals, or because of a person's actual or perceived sexual orientation, gender identity or gender expression enjoy the full benefits of citizenship and are afforded equal opportunities for employment, housing, commercial property, and the use of Public Accommodations, it is necessary that appropriate legislation be enacted.

● * * * * *

C. It is the intention of this chapter that all persons be treated fairly and equally, and it is the express intent of this chapter to guarantee fair and equal treatment under the law to all persons within the Township.

D. This chapter shall be deemed an exercise of the police power of Upper Dublin Township for the protection of the public welfare, prosperity, health and peace of the Township, and those within the Upper Dublin Township community.

* * * * *

Section 2. The Code of the Township of Upper Dublin, Chapter 128, Human Relations Commission; Discrimination, Section 128-2. Definitions, sub-section J thereof, the definition of Sexual Orientation, shall be amended to provide as follows:

§ 128-2. Definitions.

The following words and phrases when used in this chapter shall have the meanings given to them in this subsection. To the extent words and phrases appearing in this chapter are not expressly defined herein, their meaning for purposes of this chapter shall be the same as such words are defined in the Pennsylvania Human Relations Act and such words, if not therein defined, shall be construed consistently with the Pennsylvania Human Relations Act.

- C. **DISCRIMINATORY ACTS** -- All acts or actions defined in the Pennsylvania Human Relations Act as unlawful discriminatory practices as related to employment, Public Accommodations, commercial property or Housing Accommodations, when those acts or actions are taken on the basis of a person's race, color, religious creed, ancestry, age, sex, national origin, handicap or disability, use of guide or support animals because of the blindness, deafness or physical or mental disability of the user, or because the user is a handler or trainer of support or guide animals or when those acts or actions are taken on the basis of a person's actual or perceived sexual orientation, gender identity or gender expression.

* * * * *

- H. **HOUSING ACCOMMODATIONS** -- Includes (1) any building, structure, mobile home site or facility, or portion thereof, which is used or occupied or is intended, arranged or designed to be used or occupied as the home residence or sleeping place of one or more individuals, groups or families whether or not living independently of each other; and (2) any vacant land offered for sale or lease for the purpose of constructing or locating thereon any such building, structure, mobile home site or facility. This provision shall not apply to the rental or leasing of a room or rooms in an owner occupied, single family residential property or a carriage house or a garage on an owner-occupied, single family residential property, but this provision shall apply to multi unit apartment buildings whether or not owner occupied with two or more dwelling units.

● * * * * *

- J. **SEXUAL ORIENTATION** -- Actual or perceived homosexuality, heterosexuality bisexuality and/or asexuality..

* * * * *

Section 3. The Code of the Township of Upper Dublin, Chapter 128, Human Relations Commission; Discrimination, Section 128-3. Unlawful Practices; sub-section A thereof, shall be amended to provide as follows:

§ 128.3 - Unlawful Practices.

- A. Discrimination in Housing Accommodations, commercial property transactions, employment or Public Accommodations is prohibited under this chapter.

Section 4. The Code of the Township of Upper Dublin, Chapter 128, Human Relations Commission; Discrimination,, Section 128-8, Violations and penalties, be amended to provide as follows:

§128-8. Violations and penalties.

Any person who shall violate any provision of §128-3 of this Chapter may be subjected by the Montgomery County Court of Common Pleas, or any court of competent jurisdiction, to the penalties enumerated in Sections 9(f)(1) and (2), 9.2, and 9.3, and Sections 10 and 11 of the Pennsylvania Human Relations Act (43 P.S. §951, *et.seq*). The penalties contained in this Chapter shall mirror any future changes to the Pennsylvania Human Relations Act as adopted by the General Assembly and approved by the Governor.

- A. This Chapter extends the protections of the Pennsylvania Human Relations Act to include discrimination based on actual or perceived sexual orientation, gender identity or gender expression.
- B. All penalties included in the Pennsylvania Human Relations Act shall be extended to include all protected classes enumerated in this Chapter.

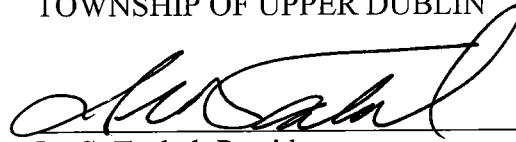
Section 5. Nothing in this Ordinance shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the Township's Code of Ordinances prior to the adoption of this amendment.

Section 6. 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 this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

Section 7. This Ordinance shall take effect and be in force from and after its approval date as required by law.

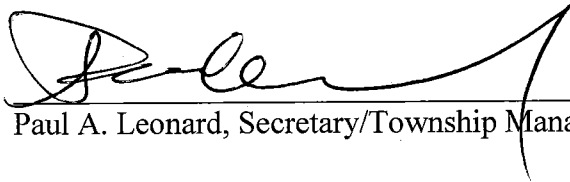
Approved by the Board this 10th day of July, 2018.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN



Ira S. Tackel, President

ATTEST:



Paul A. Leonard, Secretary/Township Manager

**BEFORE THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF UPPER
DUBLIN, MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. ~~2018-~~ 1343

**AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE TOWNSHIP
OF UPPER DUBLIN APPROVING AN AMENDMENT TO THE ARTICLES OF
INCORPORATION OF THE UPPER DUBLIN TOWNSHIP MUNICIPAL
AUTHORITY TO REVISE THE SERVICE AREA MAP.**

WHEREAS, the Upper Dublin Township Municipal Authority (the "Authority") is a body corporate and politic existing under the laws of the Commonwealth of Pennsylvania pursuant to the Municipality Authorities Act of 1945, as amended (the "Act"), having been duly organized by the Township of Upper Dublin, Montgomery County, Pennsylvania (the "Township") and

WHEREAS, the Authority filed Articles of Incorporation with the Commonwealth of Pennsylvania on October 11, 2016; and

WHEREAS, the Act (53 Pa. C.S.A. §5605) provides a procedure for amending the Articles of Incorporation through the adoption of a resolution setting forth the proposed amendment and directing that it be submitted to the governing authorities of the Township for approval; and

WHEREAS, the Authority at its regularly scheduled meeting on June 1, 2018, adopted Resolution MA-18-0003, approving an amendment to its Articles of Incorporation to revise its designated service area, and directing that the amendment be submitted to the Township for approval and adoption; and

NOW, THEREFORE, IT IS HEREBY ORDAINED, by the Board of Commissioners of the Township of Upper Dublin that:

Section 1. The Board of Commissioners of the Township of Upper Dublin does hereby specifically approve Resolution MA-18-0003, adopted by the Upper Dublin Township Municipal Authority on June 1, 2018, which Resolution is attached hereto as Exhibit "A."

Section 2. The Board of Commissioners of the Township of Upper Dublin hereby approves an amendment to the Articles of Incorporation to revise the boundaries of the service area of the Upper Dublin Township Municipal Authority, as specifically reflected on the map attached hereto as Exhibit "B," which service area is comprised of the properties listed on attached Exhibit "C."


RESOLVED and **ENACTED** this 10th day of July, 2018, by the Board of Commissioners of the Township of Upper Dublin, Montgomery County, Pennsylvania.

ATTEST:



Paul A. Leonard, Secretary/Township Manager

**UPPER DUBLIN TOWNSHIP BOARD
OF COMMISSIONERS:**



Ira A. Tackel, President
So

Approved this 10th day of July, 2018.

Exhibit A

**UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY
Resolution No.: MA-18-0003**

**Amendment to Articles of Incorporation – Domestic Corporation
of
UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY
A Pennsylvania Municipal Authority**

**RESOLUTION NO. MA-18-0003 OF THE
UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY
MONTGOMERY COUNTY, PENNSYLVANIA**

WHEREAS, the Upper Dublin Township Municipal Authority (the "Authority") is a body corporate and politic existing under the laws of the Commonwealth of Pennsylvania pursuant to the Municipality Authorities Act of 1945, as amended (the "Act"), having been duly organized by the Township of Upper Dublin, Montgomery County, Pennsylvania (the "Township") and

WHEREAS, the Authority filed Articles of Incorporation with the Commonwealth of Pennsylvania on October 11, 2016; and

WHEREAS, the Act (53 Pa. C.S.A. §5605) provides a procedure for amending the Articles of Incorporation through the adoption of a resolution setting forth the proposed amendment and directing that it be submitted to the governing authorities of the Township for approval; and

NOW, THEREFORE, The Board of Directors of the Upper Dublin Township Municipal Authority (the "Authority") hereby amend and restate, in its entirety, Paragraph (G) of the Authority's Articles of Incorporation, as follows:

(G) The designated service areas of the Authority shall be bounded as depicted on the attached map at Exhibit "A" and shall include all those properties set forth in the list at Exhibit "B", as of the date of adoption.

IN WITNESS WHEREOF, we, the undersigned Authorized Officers, have hereunto set our signatures and affixed the Seal of the UPPER DUBLIN TOWNSHIP MUNICIPAL AUTHORITY, Montgomery County, Pennsylvania.

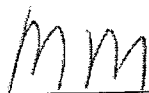
Dated: June 01, 2018



Robert Pesavento
Chairperson

[Seal]

ATTEST:



Michael Markman
Secretary

Exhibit A

Exhibit B

Upper Dublin Township Municipal Authority District

Address	Parcel
101 Bethlehem Pike	54-00-02188-00-8
105 Bethlehem Pike	54-00-02191-00-5
115 Bethlehem Pike	54-00-02194-00-2
Camp Hill Road	54-00-03544-00-2
Camp Hill Road	54-00-03601-00-8
585 Camp Hill Road	54-00-03520-00-8
1035 Camp Hill Road	54-00-03529-00-8
1035 Camp Hill Road	54-00-03532-00-5
1085 Camp Hill Road	54-00-03538-00-8
Commerce Drive	54-00-04369-00-5
Commerce Drive	54-00-04393-00-8
135 Commerce Drive	54-00-04366-00-8
155 Commerce Drive	54-00-04367-00-7
175 Commerce Drive	54-00-04372-00-2
185 Commerce Drive	54-00-04375-00-8
220 Commerce Drive	54-00-04396-00-5
230 Commerce Drive	54-00-04396-10-4
270 Commerce Drive	54-00-04402-00-8
275 Commerce Drive	54-00-04378-00-5
285 Commerce Drive	54-00-04381-00-2
290 Commerce Drive	54-00-04405-00-5
335 Commerce Drive	54-00-04383-08-1
350 Commerce Drive	54-00-04408-00-2
370 Commerce Drive	54-00-04411-00-8
375 Commerce Drive	54-00-04384-00-8
390 Commerce Drive	54-00-04414-00-5
401 Commerce Drive	54-00-04387-00-5
410 Commerce Drive	54-00-04417-00-2
414 Commerce Drive	54-00-04420-00-8
425 Commerce Drive	54-00-04390-00-2
465 Commerce Drive	54-00-13444-00-2
465 Commerce Drive	54-00-13447-00-8
Delaware Avenue	54-00-04624-20-9
Delaware Avenue	54-00-04624-01-1
420 Delaware Avenue	54-00-04621-00-5
425 Delaware Avenue	54-00-04618-00-8
455 Delaware Avenue	54-00-04625-00-1
465 Delaware Avenue	54-00-04624-00-2
Dreshertown Road	54-00-05356-00-8
Dreshertown Road	54-00-05167-02-6
Dreshertown Road	54-00-05167-01-7
1401 Dreshertown Road	54-00-05167-00-8
1422 Dreshertown Road	54-00-05362-00-2

Upper Dublin Township Municipal Authority District

Address	Parcel
1424 Dreshertown Road	54-00-05365-00-8
1424 Dreshertown Road	54-00-05368-00-5
101 Ft Washington Ave	54-00-06448-00-5
165 Indiana Avenue	54-00-08788-00-5
Maryland Drive	54-00-11734-01-1
400 Maryland Drive	54-00-11734-03-8
425 Maryland Drive	54-00-11731-00-5
455 Maryland Drive	54-00-11734-00-2
455 Maryland Drive	54-00-11734-02-9
465 Maryland Drive	54-00-11737-00-8
470 Maryland Drive	54-00-11729-00-7
500 Maryland Drive	54-00-11728-00-8
270 New Jersey Drive	54-00-12178-00-8
275 New Jersey Drive	54-00-12175-00-2
230 New York Drive	54-00-12190-00-5
235 New York Drive	54-00-12187-00-8
240 New York Drive	54-00-12181-00-5
245 New York Drive	54-00-12184-00-2
260 New York Drive	54-00-12193-00-2
1657 N Limekiln Pike	54-00-10282-00-5
1708 N Limekiln Pike	54-00-10033-00-2
1710 N Limekiln Pike	54-00-10032-00-3
1711 N Limekiln Pike	54-00-10276-00-2
1713 N Limekiln Pike	54-00-10273-00-5
2038 S Limekiln Pike	54-00-10270-00-8
Office Center Drive	54-00-16380-50-4
Office Center Drive	54-00-12710-00-7
Office Center Drive	54-00-12706-01-1
500 Office Center Drive	54-00-12706-00-2
501 Office Center Drive	54-00-12709-00-8
502 W Office Center Dr	54-00-16380-00-9
600 Office Center Drive	54-00-12710-01-6
601 Office Center Drive	54-00-12710-02-5
602 Office Center Drive	54-00-12710-03-4
469 Pinetown Road	54-00-13441-00-5
510 Pinetown Road	54-00-13501-00-8
520 Pinetown Road	54-00-13498-00-2
550 Pinetown Road	54-00-13495-00-5
575 Pinetown Road	54-00-13423-00-5
Summit Avenue	54-00-14467-00-5
103 Summit Avenue	54-00-14470-00-2
Susquehanna Road	54-00-14848-00-2
Susquehanna Road	54-00-15058-00-8

Upper Dublin Township Municipal Authority District

Address	Parcel
Susquehanna Road	54-00-15065-00-1
1668 Susquehanna Road	54-00-14851-00-8
1668 Susquehanna Road	54-00-14851-01-7
1704 Susquehanna Road	54-00-14845-00-5
1755 Susquehanna Road	54-00-15052-00-5
Virginia Drive	54-00-16372-05-3
Virginia Drive	54-00-16375-11-3
Virginia Drive	54-00-16375-20-3
Virginia Drive	54-00-16377-00-3
Virginia Drive	54-00-16402-05-9
Virginia Drive	54-00-16404-10-2
430 Virginia Drive	54-00-16372-04-4
434 Virginia Drive	54-00-16372-03-5
440 Virginia Drive	54-00-16372-02-6
475 Virginia Drive	54-00-16389-00-9
500 Virginia Drive	54-00-16375-00-5
500 Virginia Drive	54-00-16375-13-1
520 Virginia Drive	54-00-16375-12-2
525 Virginia Drive	54-00-16390-00-8
550 Virginia Drive	54-00-16387-00-2
555 Virginia Drive	54-00-16393-00-5
565 Virginia Drive	54-00-16396-00-2
575 Virginia Drive	54-00-16397-00-1
580 Virginia Drive	54-00-16375-03-2
1005 Virginia Drive	54-00-04627-00-8
1015 Virginia Drive	54-00-16402-00-5
1035 Virginia Drive	54-00-16375-10-4
1050 Virginia Drive	54-00-16376-00-4
1055 Virginia Drive	54-00-16399-00-8
1075 Virginia Drive	54-00-16404-00-3
1100 Virginia Drive	54-00-16378-00-2
1125 Virginia Drive	54-00-16404-15-6
1125 Virginia Drive	54-00-16404-20-1
1145 Virginia Drive	54-00-16404-26-4
1175 Virginia Drive	54-00-16404-25-5
1250 Virginia Drive	54-00-16384-00-5
1300 Virginia Drive	54-00-16385-00-4
1301 Virginia Drive	54-00-16386-00-3
1375 Virginia Drive	54-00-16405-00-2
1401 Virginia Drive	54-00-10279-00-8
W. Pennsylvania Avenue	54-00-13381-00-2
325 W Pennsylvania Ave	54-00-13406-00-4
435 W Pennsylvania Ave	54-00-13405-00-5

6/1/2018

Upper Dublin Township Municipal Authority District

Address	Parcel
437 W Pennsylvania Ave	54-00-13402-00-8
449 W Pennsylvania Ave	54-00-13396-00-5
455 W Pennsylvania Ave	54-00-13393-50-3
467 W Pennsylvania Ave	54-00-13393-00-8
471 W Pennsylvania Ave	54-00-13390-00-2
475 W Pennsylvania Ave	54-00-13387-00-5
515 W Pennsylvania Ave	54-00-04363-00-2
535 W Pennsylvania Ave	54-00-08791-00-2
Properties added for 2019	
106 Bethlehem Pike	54-00-02377-00-8
123 Bethlehem Pike	54-00-02197-00-8
1750 Susquehanna Road	54-00-14839-00-2

6/1/2018

Exhibit B

Exhibit C

Upper Dublin Township Municipal Authority District

Address	Parcel
101 Bethlehem Pike	54-00-02188-00-8
105 Bethlehem Pike	54-00-02191-00-5
115 Bethlehem Pike	54-00-02194-00-2
Camp Hill Road	54-00-03544-00-2
Camp Hill Road	54-00-03601-00-8
585 Camp Hill Road	54-00-03520-00-8
1035 Camp Hill Road	54-00-03529-00-8
1035 Camp Hill Road	54-00-03532-00-5
1085 Camp Hill Road	54-00-03538-00-8
Commerce Drive	54-00-04369-00-5
Commerce Drive	54-00-04393-00-8
135 Commerce Drive	54-00-04366-00-8
155 Commerce Drive	54-00-04367-00-7
175 Commerce Drive	54-00-04372-00-2
185 Commerce Drive	54-00-04375-00-8
220 Commerce Drive	54-00-04396-00-5
230 Commerce Drive	54-00-04396-10-4
270 Commerce Drive	54-00-04402-00-8
275 Commerce Drive	54-00-04378-00-5
285 Commerce Drive	54-00-04381-00-2
290 Commerce Drive	54-00-04405-00-5
335 Commerce Drive	54-00-04383-08-1
350 Commerce Drive	54-00-04408-00-2
370 Commerce Drive	54-00-04411-00-8
375 Commerce Drive	54-00-04384-00-8
390 Commerce Drive	54-00-04414-00-5
401 Commerce Drive	54-00-04387-00-5
410 Commerce Drive	54-00-04417-00-2
414 Commerce Drive	54-00-04420-00-8
425 Commerce Drive	54-00-04390-00-2
465 Commerce Drive	54-00-13444-00-2
465 Commerce Drive	54-00-13447-00-8
Delaware Avenue	54-00-04624-20-9
Delaware Avenue	54-00-04624-01-1
420 Delaware Avenue	54-00-04621-00-5
425 Delaware Avenue	54-00-04618-00-8
455 Delaware Avenue	54-00-04625-00-1
465 Delaware Avenue	54-00-04624-00-2
Dreshertown Road	54-00-05356-00-8
Dreshertown Road	54-00-05167-02-6
Dreshertown Road	54-00-05167-01-7
1401 Dreshertown Road	54-00-05167-00-8
1422 Dreshertown Road	54-00-05362-00-2

Upper Dublin Township Municipal Authority District

Address	Parcel
1424 Dreshertown Road	54-00-05365-00-8
1424 Dreshertown Road	54-00-05368-00-5
101 Ft Washington Ave	54-00-06448-00-5
165 Indiana Avenue	54-00-08788-00-5
Maryland Drive	54-00-11734-01-1
400 Maryland Drive	54-00-11734-03-8
425 Maryland Drive	54-00-11731-00-5
455 Maryland Drive	54-00-11734-00-2
455 Maryland Drive	54-00-11734-02-9
465 Maryland Drive	54-00-11737-00-8
470 Maryland Drive	54-00-11729-00-7
500 Maryland Drive	54-00-11728-00-8
270 New Jersey Drive	54-00-12178-00-8
275 New Jersey Drive	54-00-12175-00-2
230 New York Drive	54-00-12190-00-5
235 New York Drive	54-00-12187-00-8
240 New York Drive	54-00-12181-00-5
245 New York Drive	54-00-12184-00-2
260 New York Drive	54-00-12193-00-2
1657 N Limekiln Pike	54-00-10282-00-5
1708 N Limekiln Pike	54-00-10033-00-2
1710 N Limekiln Pike	54-00-10032-00-3
1711 N Limekiln Pike	54-00-10276-00-2
1713 N Limekiln Pike	54-00-10273-00-5
2038 S Limekiln Pike	54-00-10270-00-8
Office Center Drive	54-00-16380-50-4
Office Center Drive	54-00-12710-00-7
Office Center Drive	54-00-12706-01-1
500 Office Center Drive	54-00-12706-00-2
501 Office Center Drive	54-00-12709-00-8
502 W Office Center Dr	54-00-16380-00-9
600 Office Center Drive	54-00-12710-01-6
601 Office Center Drive	54-00-12710-02-5
602 Office Center Drive	54-00-12710-03-4
469 Pinetown Road	54-00-13441-00-5
510 Pinetown Road	54-00-13501-00-8
520 Pinetown Road	54-00-13498-00-2
550 Pinetown Road	54-00-13495-00-5
575 Pinetown Road	54-00-13423-00-5
Summit Avenue	54-00-14467-00-5
103 Summit Avenue	54-00-14470-00-2
Susquehanna Road	54-00-14848-00-2
Susquehanna Road	54-00-15058-00-8

Upper Dublin Township Municipal Authority District

Address	Parcel
Susquehanna Road	54-00-15065-00-1
1668 Susquehanna Road	54-00-14851-00-8
1668 Susquehanna Road	54-00-14851-01-7
1704 Susquehanna Road	54-00-14845-00-5
1755 Susquehanna Road	54-00-15052-00-5
Virginia Drive	54-00-16372-05-3
Virginia Drive	54-00-16375-11-3
Virginia Drive	54-00-16375-20-3
Virginia Drive	54-00-16377-00-3
Virginia Drive	54-00-16402-05-9
Virginia Drive	54-00-16404-10-2
430 Virginia Drive	54-00-16372-04-4
434 Virginia Drive	54-00-16372-03-5
440 Virginia Drive	54-00-16372-02-6
475 Virginia Drive	54-00-16389-00-9
500 Virginia Drive	54-00-16375-00-5
500 Virginia Drive	54-00-16375-13-1
520 Virginia Drive	54-00-16375-12-2
525 Virginia Drive	54-00-16390-00-8
550 Virginia Drive	54-00-16387-00-2
555 Virginia Drive	54-00-16393-00-5
565 Virginia Drive	54-00-16396-00-2
575 Virginia Drive	54-00-16397-00-1
580 Virginia Drive	54-00-16375-03-2
1005 Virginia Drive	54-00-04627-00-8
1015 Virginia Drive	54-00-16402-00-5
1035 Virginia Drive	54-00-16375-10-4
1050 Virginia Drive	54-00-16376-00-4
1055 Virginia Drive	54-00-16399-00-8
1075 Virginia Drive	54-00-16404-00-3
1100 Virginia Drive	54-00-16378-00-2
1125 Virginia Drive	54-00-16404-15-6
1125 Virginia Drive	54-00-16404-20-1
1145 Virginia Drive	54-00-16404-26-4
1175 Virginia Drive	54-00-16404-25-5
1250 Virginia Drive	54-00-16384-00-5
1300 Virginia Drive	54-00-16385-00-4
1301 Virginia Drive	54-00-16386-00-3
1375 Virginia Drive	54-00-16405-00-2
1401 Virginia Drive	54-00-10279-00-8
W. Pennsylvania Avenue	54-00-13381-00-2
325 W Pennsylvania Ave	54-00-13406-00-4
435 W Pennsylvania Ave	54-00-13405-00-5

Upper Dublin Township Municipal Authority District

Address	Parcel
437 W Pennsylvania Ave	54-00-13402-00-8
449 W Pennsylvania Ave	54-00-13396-00-5
455 W Pennsylvania Ave	54-00-13393-50-3
467 W Pennsylvania Ave	54-00-13393-00-8
471 W Pennsylvania Ave	54-00-13390-00-2
475 W Pennsylvania Ave	54-00-13387-00-5
515 W Pennsylvania Ave	54-00-04363-00-2
535 W Pennsylvania Ave	54-00-08791-00-2
Properties added for 2019	
106 Bethlehem Pike	54-00-02377-00-8
123 Bethlehem Pike	54-00-02197-00-8
1750 Susquehanna Road	54-00-14839-00-2

6/1/2018

AN ORDINANCE

NO. 18-1344

AN ORDINANCE Of The Township Of Upper Dublin Providing For An Assessment In The Total Amount Of \$502,108.00 For The Cost Of Design, Laying Out, Construction And Installation Of A Public Sanitary Sewer Collection Line To Be Charged Against Each Of Fourteen (14) Properties Benefited By The Construction And Installation Thereof In Proportion To The Benefit Attributable To Each Such Property; Which Properties Lie Along The Said Sewer Collection Line Described As: Beginning At An Existing Junction In The Bed Of Lexington Drive; Extending 210 Feet Through The Lands Of Richard And Lee Landau To The Rear Property Line; Extending 165 Feet Through The Lands Formerly Owned By Joan E. Hanson, To A Manhole In The Cul-De-Sac Of Hanover Place; Extending In A Northwesterly Direction For The Entire Length Of Hanover Place To A Manhole At The Intersection Of Bauman Drive; Extending In A Northerly Direction For 260 Feet To The Bauman Drive Cul-De-Sac And For 296 Feet In A Northwesterly Direction; Assessing The Benefit In The Amount Of \$33,500.00 To Be Charged Against Each Property Accommodated Or Benefited By The Construction And Installation Thereof, Which Properties Are Situated At 1330, 1335, 1340, 1350, 1355, and 1360 Hanover Place and 1553, 1557, 1560, 1561, 1565, 1566, 1569, and 1570 Bauman Drive, Upper Dublin Township, And Authorizing Payment Therefore Within Thirty (30) Days of Receiving A Notice Of Assessment From The Township

WHEREAS, in accordance with the First Class Township Code of the Commonwealth of Pennsylvania, the Township of Upper Dublin has the authority to establish and construct sewers and drainage systems for the disposal of sanitary wastewater sewerage and to assess the cost for any public sewer system constructed in the Township upon the properties accommodated or benefited by the sewer system; and

WHEREAS, pursuant to Ordinance No. 17-1332 enacted by the Board of Commissioners of the Township of Upper Dublin on May 9, 2017, a public sanitary sewer collection line has been constructed and installed to service properties situated at 1330, 1335, 1340, 1350, 1355, and 1360 Hanover Place and 1553, 1557, 1560, 1561, 1565, 1566, 1569, and 1570 Bauman Drive, Upper Dublin Township (hereinafter the "Project"); and

NOW, THEREFORE, the Board of Commissioners of the Township of Upper Dublin, does hereby enact and ordain as follows:

Section 1. The Project has been completed as of June 18, 2018 and is available for use by the abutting property owners as certified by the Township Engineer.

Section 2. The total cost for the construction and installation of the Project has been determined to be \$502,108.00, in accordance with the Statement of Costs received from the Bucks County Water and Sewer Authority on September 17, 2018 in the amount of \$428,000.00, which includes the cost of installation and engineering fees, and Township costs for the Project in the amount of \$74,108.00, which includes legal fees and the cost to acquire necessary easements. A copy of the Statement of Costs is attached hereto and marked as Exhibit "A."

Section 3. The Township has determined that the 14 properties abutting the Project have been equally benefited by the Project, those properties being: 1330, 1335, 1340, 1350, 1355, and 1360 Hanover Place and 1553, 1557, 1560, 1561, 1565, 1566, 1569, and 1570 Bauman Drive, Upper Dublin Township. In accordance with the benefit assessment method provided for in the First Class Township Code, each of the said 14 properties is hereby assessed for that benefit in the total amount of Thirty Three Thousand, Five Hundred Dollars and No Cents (\$33,500.00).

Section 4. The Township Manager is directed to forward Notices of Assessment to each abutting property owner benefited by the Project, which assessment is due ninety (90) days from the date of the notice of assessment. No municipal lien shall be filed for any assessment when a property owner has made payment within ninety (90) days; provided that in the event of a default in the payment thereof for a period exceeding ninety (90) days, the Township Solicitor is directed to file a lien for the balance due on such assessment, together with a penalty of 5% of the balance due.

Section 5. In the event an owner declines to agree to the assessment of benefits herein set forth and declines to make payment of the assessment within ninety (90) days of notification by the Township of the assessment, the Township Solicitor is authorized to file a Petition for the Appointment of a Jury of View to assess the benefits and thereafter to file a municipal lien for the amount confirmed by the Jury of View and to collect the entirety thereof from the owner, together with interest, penalty and costs, as provided by law.

Section 6. Nothing in this Ordinance or in the Code of the Township of Upper Dublin, shall be construed to affect any suit or proceeding in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Code prior to the adoption of this Ordinance.

Section 7. 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. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

Section 8. This Ordinance shall take effect and be in force from and after its approval as required by law.

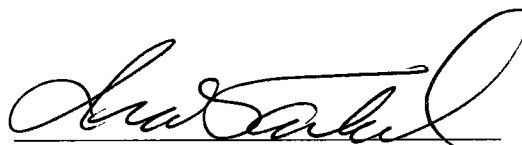
ENACTED AND ORDAINED this ^{9th} day of October, 2018.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN

ATTEST:



PAUL A. LEONARD, SECRETARY



IRA S. TACKEL, PRESIDENT

Exhibit "A"
Statement of Costs

INVOICE

Bauman Drive – Upper Dublin Twp.
Sewer Main Installation

	<u>Qty.</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total</u>
8" SDR -35	1000	LF	\$50.00	\$50,000.00
8" C-900 PVC	500	LF	\$85.00	\$42,500.00
Sanitary Manholes	9	EA	\$5,000.00	\$45,000.00
Stone backfill	4205	TN	\$15.00	\$63,075.00
Temp paving (1/2)	50	TN	\$140.00	\$7,000.00
Erosion controls	1	LS	\$5000.00	\$5000.00
Paving restoration (1/2)	2500	SY	\$15.00	\$37,500.00
SDR 35 Laterals	14	EA	\$3,100.00	\$43,400.00
Additional Paving Overlay	1	LS	\$20,000.00	\$20,000.00
Rock Excavation	1280	CY	\$10.00	\$12,800.00
Engineering	1	LS		\$125,000.00
Administration	1	LS		\$10,000.00

Total **\$461,275.00**

Duration 9.0 months

Agreed upon "Not To Exceed" price cap **\$428,000.00**

AMOUNT DUE **\$428,000.00**

Bauman Drive Sewer Project - Statement of Upper Dublin Township Costs

Description	Date Paid	Amount
Lee and Richard Landau - Legal Fees	1/20/2017	2,176
Lee and Richard Landau - Easement	8/11/2017	17,000
Joan Hanson - Easement	8/11/2017	17,100
P&M Construction and Service - Driveway Replacement	11/15/2017	14,729
Top-A-Court LLC - Driveway Sealed	5/2/2018	2,480
High Swartz - Township Legal Fees	Various	<u>20,623</u>
		<u><u>74,108</u></u>

ORDINANCE NO. 18-1345

ANNUAL BUDGET OF THE TOWNSHIP OF UPPER DUBLIN FOR THE YEAR 2019

AN ORDINANCE OF UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA APPROPRIATING SPECIFIC SUMS ESTIMATED TO BE REQUIRED FOR THE SPECIFIC PURPOSES OF THE MUNICIPAL GOVERNMENT, HEREINAFTER SET FORTH, DURING 2019.

The Board of Commissioners of the Township of Upper Dublin does hereby ENACT AND ORDAIN as follows:

SECTION 1: That for the expenses for the fiscal year 2019 the following amounts are hereby appropriated from the revenues available for the current year for the specific purposes set forth below, which amounts are more fully itemized in the budget form.

SUMMARY OF ALL ESTIMATED RECEIPTS

Receipts from Current Tax Levy	13,189,951
Receipts from Taxes of Prior Years	55,000
Local Enabling Taxes	9,725,000
Other Revenues and Receipts	<u>9,463,754</u>
TOTAL ESTMATED RECEIPTS	32,433,705

SUMMARY OF ALL APPROPRIATIONS

GENERAL GOVERNMENT

Administration and Finance	1,952,520
Treasurer and Tax Collector	19,665
Municipal Buildings	434,633
Economic Development/Engineering	<u>230,313</u>
TOTAL	2,637,131

PROTECTION TO PERSON AND PROPERTY

Police	7,742,684
Fire	775,746
Emergency Services	<u>279,678</u>
TOTAL	8,798,108

LIBRARY	1,295,362
SANITATION	2,495,810
CODE ENFORCEMENT	967,327
PUBLIC WORKS	4,006,322
PARKS AND RECREATION	2,361,949
DEBT SERVICE	3,792,470
NON EXPENDABLE TRUSTS	1,300
CAPITAL PROJECTS	
General Capital	5,638,032
Fire Capital	321,645
Open Space	<u>105,000</u>
	TOTAL
	6,064,677
COMMUNITY CONTRIBUTIONS	13,250
TOTAL APPROPRIATIONS	32,433,705

SECTION 2: An estimate of the specific items making up the amounts appropriated to the respective departments is on file in the office of the Township of Upper Dublin, Montgomery County, Pennsylvania.

SECTION 3: That an Ordinance, or part of an Ordinance, conflicting with this Ordinance be and the same is hereby repealed insofar as the same affects this Ordinance.

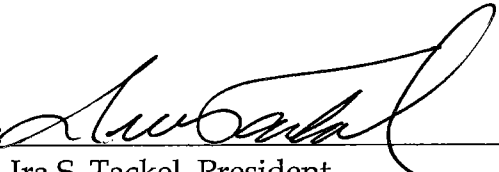
SECTION 4: Nothing in this Ordinance shall be construed to affect any suit or processing in any Court, any rights acquired or liability incurred, any permit issued, or any causes of action existing prior to the adoption of this amendment.


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. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION 6: This Ordinance shall take effect and be in force from and after January 1, 2019.

ENACTED AND ORDAINED THIS 11th day of December 2018.

BOARD OF COMMISSIONERS
UPPER DUBLIN TOWNSHIP

BY: 
Ira S. Tackel, President

ATTEST: 
Paul A. Leonard, Secretary

ORDINANCE NO. 18-1346

AN ORDINANCE OF UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, FIXING THE TAX RATE FOR THE YEAR 2019 FOR GENERAL PURPOSES, THE TAX RATE FOR THE YEAR 2019 FOR DEBT SERVICE, THE TAX RATE FOR THE YEAR 2019 FOR FIRE PROTECTION, THE TAX RATE FOR THE YEAR 2019 FOR PARKS AND RECREATION, THE TAX RATE FOR THE YEAR 2019 FOR VOTER APPROVED OPEN SPACE DEBT, THE TAX RATE FOR THE YEAR 2019 FOR LIBRARY SERVICES, AND ESTABLISHING DISCOUNTS AND PENALTIES THEREFOR.

The Board of Commissioners of the Township of Upper Dublin does hereby ENACT AND ORDAIN as follows:

SECTION 1: Tax Rate for General Purposes

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2019, as follows:

Tax rate for General Purposes, the sum of	2.758 mils
on each dollar of assessed valuation, or the sum of	27.580 cents
on each one hundred dollars of assessed valuation.	

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for General Purposes	2.758	27.580

SECTION 2: Tax Rate for Debt Service

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2019, as follows:

Tax rate for Debt Service, the sum of	1.057 mils
on each dollar of assessed valuation, or the sum of	10.570 cents
on each one hundred dollars of assessed valuation.	

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for Debt Service	1.057	10.570

SECTION 3: Tax Rate for Fire Protection

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2019, as follows:

Tax rate for Fire Protection, the sum of	0.611 mils
on each dollar of assessed valuation, or the sum of	6.110 cents
on each one hundred dollars of assessed valuation.	

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for Fire Protection	.611	6.110

SECTION 4: Tax Rate for Parks and Recreation

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2019, as follows:

Tax rate for Parks and Recreation the sum of	0.832 mils
on each dollar of assessed valuation, or the sum of	8.320 cents
on each one hundred dollars of assessed valuation.	

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for Parks and Recreation	.832	8.320

SECTION 5: Tax Rate for Voter Approved Open Space Debt

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2019, as follows:

Tax rate for Voter Approved Open Space Debt, the sum of	0.08 mils
on each dollar of assessed valuation, or the sum of	0.800 cents
on each one hundred dollars of assessed valuation.	

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Voter Approved Open Space Debt	.08	0.800

SECTION 6: Tax Rate for Library Services

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2019, as follows:

Tax rate for Library Services, the sum of 0.508 mils
on each dollar of assessed valuation, or the sum of 5.080 cents
on each one hundred dollars of assessed valuation.

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for Library Services	.508	5.080

SECTION 7: Discounts and Penalties

All taxpayers shall be entitled to a discount of two per centum (2%) from the amount of tax levied upon property, upon making payment of amount of such tax within sixty (60) days of the date of the tax notice. All taxpayers who shall fail to make payment of any such taxes charged against them within one hundred twenty (120) days of the date of the tax notice, shall be charged a penalty of ten per centum (10%) of the amount of the tax, which penalty shall be added to the taxes by the tax collector and collected as provided by law.

SECTION 8: Nothing in this Ordinance shall be construed to affect any suit or processing in any Court, any rights acquired or liability incurred, any permit issued, or any causes of action existing prior to the adoption of this amendment.

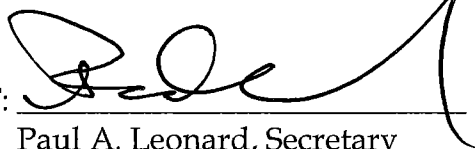
SECTION 9: The provisions of this Ordinance are severable, and if any section, sentence, clause, part or provision thereof shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of the Court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION 10: This Ordinance shall take effect and be in force from and after January 1, 2019.

ENACTED AND ORDAINED THIS 11th day of December 2018.

BOARD OF COMMISSIONERS
UPPER DUBLIN TOWNSHIP

BY: 
Ira S. Tackel, President

ATTEST: 
Paul A. Leonard, Secretary

AN ORDINANCE

NO. 19-1347

AN ORDINANCE To Amend The Code Of The Township Of Upper Dublin, Chapter 212, Subdivision and Land Development, § 212-32, Landscaping, By Removing Certain Invasive Species From The Recommended Plant List And Revising Reference To Other Plant Types.

The Board of Commissioners of the Township of Upper Dublin hereby ordains:

Section 1. The Code of Upper Dublin Township, Chapter 212, Subdivision and Land Development, § 212-32, Landscaping, sub-section I, Recommended Plant List, shall be revised by removing the following plant types:

§ 212-32. Landscaping

I. Recommended Plant List.

● * * * * *

- (1) Shade/Canopy Trees: minimum two and one half (2 ½) inches caliper*, 12 to 14 feet high, eight feet minimum spread, clear trunk to seven feet above the ground and full branching structure.

● * * * * *

~~Phelloendron amurense — Amur Corktree~~

● * * * * *

- (3) Flowering understory trees: minimum eight feet in height, five-foot minimum spread, symmetrically branched to within four feet from the ground.

● * * * * *

~~Pyrus calleryana — Pear (disease resistant varieties)~~

● * * * * *

●

- (4) Deciduous Shrubs: thirty-inch minimum height, twenty-four-inch minimum spread and symmetrically branched to the ground.

● * * * * *

~~Euonymus alatus"~~ Winged Euonymus

● * * * * *

- (6) Groundcover Plants.

* * * * *

- (b) Herbaceous Plants – heavily rooted plants in number 2 containers planted a minimum of 18 inches on center:

* * * * *

~~Hedera helix~~ English Ivy

* * * * *

Section 2. The Code of Upper Dublin Township, Chapter 212, Subdivision and Land Development, § 212-32, Landscaping, sub-section I, Recommended Plant List, shall be revised to amend reference to certain plant types as set forth below:

§ 212-32. Landscaping

I. Recommended Plant List.

* * * * *

- (4) Deciduous Shrubs: thirty-inch minimum height, twenty-four-inch minimum spread and symmetrically branched to the ground.

● * * * * *

Spiraea (species) – Spiraea (except spiraea japonica)

* * * * *

- (5) Evergreen Shrubs: twenty-four-inch minimum height, eighteen-inch minimum spread and symmetrically branched to the ground.

Berberis (species) – Barberry (except berberis thumbergii and bergeris vulgaris)

(6) Groundcover Plants.

(a) Shrubs – heavily rooted plants in two gallon containers planted a maximum of 36 inches on center

Calluna vulgaris – Scotch Heather

Section 3. Nothing in this Ordinance or in Chapter 212 of the Code of the Township of Upper Dublin, as hereby amended, shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 212 prior to the adoption of this amendment.

Section 4. 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 this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

Section 5. This Ordinance shall take affect and be in force from and after its approval as required by law.

Enacted by the Board of Commissioners of Upper Dublin Township this 8th day of January, 2018. 2019.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN


Ira S. Tackel, President

ATTEST:


Paul A. Leonard, Secretary/Township Manager

ORDINANCE NO. 19-1348

AN ORDINANCE Of Upper Dublin Township, Montgomery County, Pennsylvania, Establishing The Dates Of The Regular Meetings Of The Commissioners Of The Township Of Upper Dublin During The Year 2019.

The Board of Commissioners of the Township of Upper Dublin does hereby ENACT and ORDAIN as follows:

SECTION 1. The regular stated monthly meetings of the Commissioners of the Township of Upper Dublin for the year 2019 shall be held on the second Tuesday of each month unless the same shall be a legal holiday or election day, in which case the meeting will be held on the next regular business day following, at 7:00 PM, local time, and, as needed, on the fourth Tuesday of the month, unless the same shall be a legal holiday or Election Day, in which case the meeting will be held on the next regular business day following, at 7:00 P.M. local time.

SECTION 2. The Economic Development and Finance Committee meetings of the Township of Upper Dublin for the year 2019 shall be held on the first Tuesday of February, April, June, August, October, December, unless the same shall be a legal holiday or Election Day, in which case the meeting will be held on the next regular business day following, at 6:30 PM, local time.

SECTION 3. The Public Safety, Works and Services Committee meetings of the Township of Upper Dublin for the year 2019 shall be held on the first Tuesday of February, April, June, August, October, December, unless the same shall be a legal holiday or Election Day, in which case the meeting will be held on the next regular business day following, immediately following the Economic Development and Finance Committee meeting at 6:30 PM., local time.

SECTION 4. The Planning, Parks and Library Committee meetings for the year 2019 shall be held on the fourth Tuesday of February, April, June, August, October, December, unless the same shall be a legal holiday or Election Day, in which case the meeting will be held on the next regular business day following, at 7:00 PM., local time.

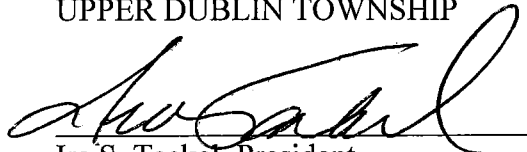
SECTION 5. The public is welcome to attend all meetings, and participation by the public is welcome.

SECTION 6. Persons with disabilities who wish to attend any public meeting and require auxiliary aid, service or other accommodations to participate in the proceedings may contact the Township Manager's Office to discuss how the Township may best accommodate an individual's needs.

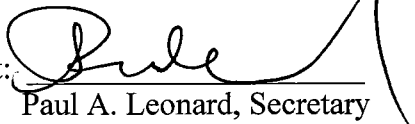
SECTION 7. All meetings will be effective January 8, 2019 and held in the Upper Dublin Township Building, 801 Loch Alsh Avenue, Fort Washington, Pennsylvania, unless otherwise specifically directed.

ENACTED AND ORDAINED this 8th day of January, 2019.

BOARD OF COMMISSIONERS
UPPER DUBLIN TOWNSHIP



Ira S. Tackel, President

Attest: 
Paul A. Leonard, Secretary

AN ORDINANCE

NO. 19-1349

AN ORDINANCE Of The Township Of Upper Dublin Providing For The Installment Payment of Assessments For The Cost Of Design, Laying Out, Construction And Installation Of A Public Sanitary Sewer Collection Line Benefitting Certain Properties Which Lie Along The Said Sewer Collection Line On Hanover Place and Bauman Drive.

WHEREAS, pursuant to Ordinance No. 18-1344 enacted by the Board of Commissioners of the Township of Upper Dublin on October 2, 2018, properties situated at 1330, 1335, 1340, 1350, 1355, and 1360 Hanover Place and 1553, 1557, 1560, 1561, 1565, 1566, 1569, and 1570 Bauman Drive, were assessed for the cost of constructing a sanitary sewer collection line benefitting those properties; and

WHEREAS, the Board of Commissioners, pursuant to the authority granted in the First Class Township Code, desires to provide the owners of those properties who have agreed to the assessment of benefits with the opportunity to make payment of the assessment on the installment basis.

NOW, THEREFORE, the Board of Commissioners of the Township of Upper Dublin, does hereby enact and ordain as follows:

Section 1. The Township Manager is directed to advise each owner of property assessed that, having agreed to the assessment of benefits, they may enter into an installment payment agreement with the Township providing for payment of the total assessment amount in twenty (20) quarterly installments amortized over a term of five (5) years together with interest at the rate of 3.579% per annum.

Section 2. In the event that a property owner enters into an installment payment agreement, and then defaults, all sums owed under the agreement shall immediately become due and payable, and interest shall continue to be imposed, but at the rate of 6% per annum.

Section 3. No municipal lien shall be filed for any assessment when a property owner has accepted a payment plan, except in the event of a default in the payment thereof for a period exceeding thirty (30) days, in which event a lien shall be filed for the balance due on such assessment together with accumulated interest and a penalty of 5% of the balance due.

Section 4. Nothing in this Ordinance or in the Code of the Township of Upper Dublin, shall be construed to affect any suit or proceeding in any Court, any rights acquired or liability

incurred, any permit issued, or any cause or causes of action existing under the said Code prior to the adoption of this Ordinance.

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. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.


Section 6. This Ordinance shall take effect and be in force from and after its approval as required by law.

ENACTED AND ORDAINED this 8th day of January, 2019.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN

ATTEST:


IRA S. TACKEL, PRESIDENT


PAUL A. LEONARD, SECRETARY

AN ORDINANCE

NO. 19-1350

AN ORDINANCE To Amend The Code Of The Township Of Upper Dublin, Chapter 218 "Swimming Pools," Article II "Public Pools," Section 218-10. "Requirements," Subsection 218-10. G. "Lifeguards," To Exempt Any Public Pool Owned And Operated By A Community Association Formed Pursuant To The Pennsylvania Uniform Planned Community Act, 68 Pa. Cons. Stat. Ann. §§ 5101 et seq.

The Board of Commissioners of the Township of Upper Dublin hereby enacts and ordains:

Section 1. The Code of Upper Dublin Township, Chapter 218 thereof entitled Swimming Pools, Article II, "Public Pools," § 218-10. "Requirements," § 218-10.G. "Lifeguards," shall be amended to add a new subsection (3) to read as follows:

* * * * *

(3) Any public pool owned and operated by a community association formed pursuant to the Pennsylvania Uniform Planned Community Act, 68 Pa. Cons. Stat. Ann. §§ 5101 et seq., shall not be required to comply with this § 218-10.G.

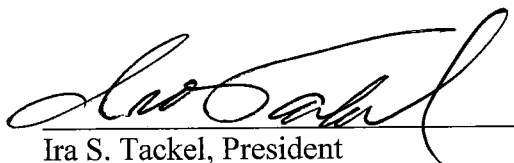
Section 2. Nothing in this Ordinance or in Chapter 218 of the Code of the Township of Upper Dublin, as hereby amended, shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 218 prior to the adoption of this amendment.

Section 3. 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 this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

Section 4. This Ordinance shall take affect and be in force from and after its approval as required by law.

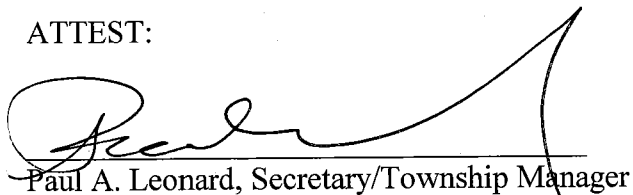
Enacted by the Board of Commissioners of Upper Dublin Township this 9th day of April, 2019.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN



Ira S. Tackel, President

ATTEST:



Paul A. Leonard, Secretary/Township Manager

AN ORDINANCE

NO. 19-1351

AN ORDINANCE To Amend The Code Of The Township Of Upper Dublin, Chapter 255, Zoning By Adding Or Revising Definitions For Bedroom, Build-To Line, Green Space, Light Industrial Use, Public Space, Service Retail, Streetscape, Hotel And Motel-Motor Inn – Motor Lodge; By Adding A New Chapter XXXVIII, GFW Greater Fort Washington District Creating A New Mixed Use Zoning District To Replace The Regulations Applicable To Portions Of The EC Employment Center District By Allowing For A Combination Of Office, Commercial, Industrial, Institutional, Multi-Family Residential, Recreational, Transportation, And Other Complementary Uses; By Removing The M – Motel – Motor Inn – Motor Lodge District And The TDR Transfer Development Rights District; And By Adding To The Subdivision And Land Development Code A Manual Of Written And Graphic Design Standards For The Greater Fort Washington District.

The Board of Commissioners of the Township of Upper Dublin hereby ordains:

Section 1. The Code of Upper Dublin Township, Chapter 255, Zoning, Article I, General Provisions, §255-7. Definitions, shall be amended by adding thereto in alphabetical order definitions for Bedroom, Build-To-Line, Green Space, Light Industrial Use, Public Space, Service Retail, and Streetscape, and by amending the definitions of Hotel and Motel – Motor Inn – Motor Lodge, to provide as follows:

BEDROOM - A private room planned and intended for sleeping, separated from other rooms by a door, and accessible to a bathroom without crossing through another bedroom.

BUILD-TO LINE – The line which defines the placement of the building, measured from the curb line on which the building fronts.

GREEN SPACE – The area of the lot that includes Public Space, as well as open yard areas that are landscaped, as well as those portions of a lot that include natural features such as meadows, woodlands, streams, ponds, and other like type conserved resources.

HOTEL - A building or group of buildings, detached or semidetached, containing rooms or suites used for the purpose of furnishing for compensation more or less temporary lodging to the public with or without meals, and having lodging accommodations for 10 or more persons. Such building or buildings may include additional, subordinate uses such as a business center for the use of occupants, which may contain facilities such as a computer center, telecommunications availability, copy production; meeting and conference rooms; fitness center; restaurant, with or without a liquor license; retail space of not more than 10% of the floor area, and an apartment for the manager or caretaker. Any such use provided by the hotel primarily for the comfort or convenience of its guests, including cooking fixtures, shall be a use subordinate to the principal purpose of the hotel use. This use may include extended stay accommodations for transient non-residents.

MOTEL –A building or a group of two or more detached or semidetached buildings containing bedroom, bathroom and closet space, without cooking fixtures, where each unit has convenient access to on-site parking for the use of the unit's occupants. Such units, with the exception of an apartment for the manager or caretaker, shall be designed, intended, and used principally for providing sleeping accommodations for automobile transients and suitable for occupancy at all seasons of the year. This use includes a Motor Inn and a Motor Lodge.

LIGHT INDUSTRIAL USE – A use that involves shipping/transportation, a flex building (combination of office and warehouse, but excluding self-storage units), assembly and/or manufacturing activity with processed materials to produce items of high value per unit weight, such as foods, beverages, personal care products, cosmetics, drugs, clothes, shoes, furniture, arts and crafts, and home appliances.

PUBLIC SPACE – The area of land which invites public use and occupancy, including a Plaza or other like-type Outdoor Gathering Area, and trails where applicable, as required in the GFW District, and as regulated in Chapter 212, Article IV, Section 212-35.2. of the Design Standards: Appendix A in the Subdivision and Land Development Ordinance. Impervious surface within required Public Space shall be included for stormwater management design but shall not count for purposes of zoning calculations.

SERVICE RETAIL – A business focused on the sale of intangible personal services directly to customers, including the sale of goods incidental to and related to such services.

STREETSCAPE – The space between buildings along a street, including the street, curbs, sidewalks, crosswalks, street trees, street lights, and (where permitted) on-street parking.

Section 2. The Code of Upper Dublin Township, Chapter 255, Zoning, Article II. Districts, §255-8, Designations, shall be amended by removing the M – Motel – Motor Inn – Motor Lodge District and by adding thereto the following named zoning districts:

Article II. Districts

§ 255-8. Designation.

For the purpose of this chapter, the Township is hereby divided into districts, which shall be designated as follows:

* * * * *

- Floodplain Conservation District
- Open Space Preservation District
- DO Dresher Overlay District
- EC Employment Center Overlay District
- MG Maple Glen Overlay District
- JT Jarrettown Village Overlay District
- FW Fort Washington Village Overlay District
- Historic Resource Overlay District
- MRH Mixed Use Residential-Historical District
- GFW Greater Fort Washington District

Section 3. The Code of Upper Dublin Township, Chapter 255, Zoning, Article X. Motel – Motor Inn – Motor Lodge District, shall be removed in its entirety and Article X shall be RESERVED for future use.

Section 4. The Code of Upper Dublin Township, Chapter 255, Zoning, Article XXXVI, TDR Transferable Development Rights Overlay District, shall be removed in its entirety and Article XXXVI shall be RESERVED for future use.

Section 5. The Code of Upper Dublin Township, Chapter 255, Zoning, shall be amended by the addition of a new Article XXXVIII, Greater Fort Washington District, to provide as follows:

ARTICLE XXXVIII
GFW Greater Fort Washington District

§ 255-287. Intent.

In expansion of the declaration of legislative intent contained in Article I, § 255-2, of this chapter, it is hereby declared to be the intent of this article, with respect to the GFW Greater Fort Washington District, to:

- A. Create a vibrant, mixed-use district which contributes toward the economic vitality of Upper Dublin Township, with a combination of uses such as office, commercial, institutional, light industrial, multi-family residential, recreational, and transportation.
- B. Promote a more diverse, walkable, pedestrian-oriented place that provides opportunities to work, dine, shop, live, learn, and recreate.
- C. Incentivize development and redevelopment in order to transform the character of the existing office park into a future mixed-use neighborhood.
- D. Allow for office, commercial, institutional, light industrial, multi-family residential, recreational and transportation oriented development with controls to limit air, land and water pollution, noise emissions and traffic congestion.
- E. Promote a variety of well-designed Apartment Developments to enable opportunities: to live in close proximity to employment and thereby to potentially reduce vehicular trips in the Fort Washington area; to strengthen the connection to the Fort Washington Train Station; and to provide options to age in place in Upper Dublin Township.
- F. Promote a range of uses with supporting service, dining and retail uses.
- G. Encourage the redevelopment of underutilized and vacant buildings.
- H. Provide protection to people and buildings from fire, offensive noise, vibrations, odors and other nuisances through strict performance standards.
- I. Ensure that site development and building design includes stormwater management measures, to meet on-site requirements while considering area-wide controls.
- J. Ensure adequate buffering of adjacent districts and land uses.
- K. Ensure safe pedestrian access from buildings to and along streets and transit stops.
- L. Support the creation of a bicycle trail to serve existing and future development in the district.
- M. Support the use and growth of transit service and other alternative transit modes, such as bicycle sharing, car sharing, and van pooling, within and nearby the district
- N. Ensure safe and efficient vehicle and pedestrian access.

- O. Allow development in the floodplain only where a net improvement to stormwater management is achieved, and in compliance with Article XXII – Floodplain Conservation District.
- P. Encourage energy efficiency and conservation in site development, building design, construction and ongoing maintenance/operations.
- Q. Comply with Chapter 212, Subdivision and Land Development Ordinance, Article IV, Section 212-35.2. General Manual of Written and Graphic Design Standards.

§ 255-288. Uses permitted by-right.

- A. The specific uses permitted in this district shall be the erection, construction, alteration or use of buildings or premises for one or more of the following uses and no other:
 - (1) Office buildings.
 - (2) Service retail uses, limited to a maximum of 15,000 square feet of ground floor building area per lot.
 - (3) Restaurants, both stand-alone and as part of any other building in the district, and including Restaurants with Outdoor Dining Areas.
 - (4) Hotels, subject to annual inspections to verify occupancy and compliance with Building Codes.
 - (5) Banks with drive-through facilities, and automated teller machines.
 - (6) Medical facilities, animal hospitals and the offices of veterinarians.
 - (7) Pharmacy with drive-through facilities
 - (8) Schools.
 - (9) Library.
 - (10) Museum.
 - (11) Places of worship.
 - (12) Public and private recreation lands or facilities.
 - (13) Theaters.
 - (14) Laboratories and Research and Development facilities.

B. One or a combination of the following uses are permitted by conditional use in accordance with the standards for approval under § 255-295 and under Article XXV of this chapter:

- (1) Commercial/retail uses, limited to a maximum of 40,000 square feet of ground floor building area per lot.
- (2) A personal care facility, retirement community, assisted living center or nursing home.
- (3) Licensed day-care center.
- (4) An exhibition center.
- (5) Apartment development.
- (6) Townhouses.
- (7) Highway and interchange uses. Where a lot abuts a regional vehicular corridor designed with limited access points, such as the Pennsylvania Turnpike or the Route 309 corridor, and there is no more than 1,000 feet between the subject lot's access point and the vehicular corridor's access point, the following use is permitted, provided the given criteria and standards are satisfied. Measurement of the 1,000 foot distance shall be along the route vehicles must utilize to access the site.
 - (a) Freestanding retail sales, which attract high volumes of vehicular traffic and require convenient automobile access in relation to a highway, interchange or limited access thoroughfare.
- (8) Any Light Industrial Use not specifically excluded in § 255-104.
- (9) Drive-through facilities, such as drive through restaurants and drive through banks, provided that the drive through component shall not face the front yard and that such facilities comply with Section 212-35.2.A.(15) of the General Manual of Written and Graphic Standards of the Subdivision and Land Development Ordinance.

C. Density Chart. The following chart summarizes permitted densities in the GFW – Greater Fort Washington District:

Land Use	Permitted Maximum Density
Service Retail	15,000 sq.ft. of ground floor building area per lot

Commercial/retail	40,000 sq.ft. of ground floor building area per lot
Highway & Interchange - Freestanding retail	15,000 sq.ft. of gross floor area per lot
Personal care facility, retirement community, assisted living or nursing home	40 dwelling units per acre. 50 dwelling units per acre with incentives.
Apartments	40 dwelling units per acre. 45 or 50 dwelling units per acre with incentives.
Townhouses	8 dwelling units per acre; 16 dwelling units per acre if age restricted.

§ 255-289. Outdoor storage and waste disposal.

- A. No flammable or explosive liquids, solids or gases shall be stored in bulk above the ground; provided, however, that tanks or drums directly connecting with energy devices, heating devices or appliances located on the same lots as the tanks or drums are excluded from this provision.
- B. All outdoor storage facilities for fuel, raw materials and products stored outdoors, including those permitted in Subsection A hereinabove, shall be enclosed by a fence of a type, construction and size as in the opinion of the Board of Commissioners shall be adequate to protect and conceal the facilities from any adjacent properties. In determining the same, the Commissioners shall not only consider the question of safety, but the screening as determined by the Board of Commissioners may be in the nature of evergreen trees, evergreen shrubbery, fence with evergreen plants, and the like.
- C. No materials or wastes which might cause fumes or dust or which constitute a fire hazard or which may be edible or otherwise be attractive to rodents or insects shall be stored except outdoors only in closed containers.
- D. Flammable or explosive liquids, solids or gases may not be placed or stored within 200 feet of a residential zoning district, or a residential use within the GFW District.

§ 255-290. Power sources.

Every use requiring power shall be operated so that the service lines, substation, etc., shall conform to the highest safety requirements known, shall be so constructed, installed, and located as to be an integral part of the architectural features of the building and shall be concealed by evergreen planting.

§ 255-291. Traffic control.

- A. All development in the GFW District shall be designed to safely permit vehicles to enter and exit the property. A transportation impact study may be required by the Board of Commissioners for new buildings or building additions of 5,000 square feet or greater, for any freestanding retail use permitted under this Article, § 255-288, for all conditional uses in the GFW District, and as required by § 212-35.1 of the Subdivision and Land Development Code.
- B. Where a traffic study is required, the Board of Commissioners reserves the right to request its own traffic engineer to establish the type and nature of the assumptions used for the generation and distribution of vehicular trips, review and comment on the applicant's traffic study, and require acceptable improvements necessary to minimize any identified traffic impacts. The expense for such review shall be payable by the applicant to the Township.
- C. A transportation impact study (whether pursuant to subdivision and land development or conditional use approval) shall meet the requirements outlined in § 212-35.1 of the Subdivision and Land Development Code. .
- D. Organization of report. The transportation impact study findings shall be labeled as consecutively numbered exhibits and properly referenced throughout the text of the documents. The report shall be written in a manner and style that clearly focus the information, data and analysis on the issues mentioned above. Sources of all data must be appropriately documented. The name and title of the preparer is required. The preparer shall be a licensed engineer experienced in transportation.

§ 255-292. Stormwater management.

All development shall be subject to the provisions of Chapter 212, Subdivision and Land Development, as well as all stormwater management provisions in the Township Code. In addition to installing facilities to control runoff caused by any development, applicants shall offer easements for dedication to the Township where, in the view of the Township, such easements are necessary to direct or detain stormwater to the benefit of the entire GFW District.

§ 255-293. Lot, yard and bulk regulations.

- A. Area and yard regulations.
 - (1) Minimum lot size: two (2) acres; 3 acres for Apartment or Townhouse Development.

- (2) Minimum lot width: 200 feet, measured at the building setback line.
- (3) Yard requirements.
 - (a) Front yard. The required minimum depth of a front yard shall be 25 feet, except, where the property is on the opposite side of a street from land which is zoned residential, in which case the front yard shall be 60 feet.
 - (b) Side yards. The required minimum depth of a side yard shall be 35 feet.
 - (c) Rear yards. The required minimum depth of a rear yard shall be 45 feet.
 - (d) Exceptions for side and rear yards. Where a side or rear yard abuts a residential zoning district or residential use, or a street adjacent to a residential zoning district or residential use, the required minimum depth of the abutting side or rear yard shall be 60 feet.
 - (e) Maintenance of yards and open areas. All yards and open areas (except for the portion provided for driveways and parking as herein provided) shall be planted in grass, groundcovers, shrubbery, and trees and be maintained by the owner or tenants in a careful manner and in conformance with an approved landscape plan. Planting shall comply with the requirements in § 212-32, Landscaping. In addition, any front yard shall be planted with a softening buffer, as provided for in § 212-32(F)(2).

B. Building and Lot regulations.

- (1) Building coverage. The maximum building coverage shall be 30% of the square foot area of the lot, plus 2.5% per acre multiplied by the lot area in acres, not to exceed 45% of the lot area. For example: Lot area of two acres: 30% plus 5% (2 times 2.5) equals 35%.
- (2) Impervious surface. The maximum impervious surface of a lot shall not exceed 60% for office buildings, and 65% for all other uses. Where feasible, pervious paving surfaces shall be used.
- (3) Green Space: 15% Minimum of the Gross Lot Area , within which a minimum of 3% of the Gross Lot Area shall be built and maintained as Public Space.
- (4) Height regulations.
 - (a) The maximum height of buildings in the Greater Fort Washington District shall be in accordance with the Height Restrictions Map (Map 1) wherein heights ranging from 38 feet to 75 feet are shown.

- (b) If a property is situated within two height limits, the taller height limit shall apply, except for properties that abut Highland Avenue and/or Camp Hill Road and contain a 38-foot height limit area. For those properties, the height limit boundaries shall be observed as specified on the Height Restrictions Map (Map 1).
- (c) The height of a building may be increased above the main roof to accommodate the following:
 - [1] Parapets, but not in excess of four (4) feet in mean height. Parapets do not count toward the calculation of building height.
 - [2] A structure or structures limited to 10 feet in height and utilizing not more than 10% of the roof area only for elevator penthouses and air conditioning, heating or ventilating equipment, provided that such equipment is screened from public view.
- (5) Pedestrian and trail improvements shall be made by the applicant, including offering last-mile transit, multi-use trail rights-of-ways for dedication or by public easement, constructing frontage sidewalks and sidewalk connections to buildings and to the Cross County Trail, if it intersects the applicant's property; and providing areas for bus stops. If the Cross County Trail is planned to intersect their property, the applicant shall construct and maintain the segment of the Trail that crosses the property. The property owner's obligation to maintain trails that cross the property shall be set forth in a recorded covenant. Any trail right-of-way dedicated to the public shall be counted as part of the required Green Space.

C. Adjustments to yard requirements.

- (1) The front yard setback noted above shall be replaced with a "build-to line" along Pinetown Road as detailed below, for new development on lots with frontage on Pinetown Road between Commerce Drive and Highland Avenue.
- (2) The front facades of buildings on lots within the above noted area shall be situated no further than 25 feet from the street right of way line. The build-to line may be increased up to an additional 15 feet, to a total of 40 feet, when the additional area is designed and used for outdoor dining and/or for use as a public plaza with outdoor seating areas or other approved public space.
- (3) No double bay parking lots shall be installed in front of buildings, and no more than 30% of the lot frontage width may be occupied by parking in front of a building provided, however, that all such parking shall be screened by a Pier-Fence-Hedge-Street Tree combination.
- (4) Other than as described above, surface parking for buildings on lots within the above noted area shall be situated to the rear of the building. A minor number of

parking spaces, equal to the horizontal dimension of the side of the building measured in feet and divided by 10, may be located along the side of the building provided that parking is screened from the view of pedestrians and vehicles traveling in the public right of way. Screening may be created by using fences and/or landscaping approved by the Board of Commissioners.

§ 255-294. Parking.

A. Location of Parking.

- (1) No parking shall be permitted within the required yard area abutting a residentially zoned district.
- (2) Parking shall be set back 50 feet from the right-of-way, unless otherwise permitted.
- (3) Parking shall be setback 40 feet from the side or rear property line adjacent to nonresidential districts, and 60 feet from the side or rear property line adjacent to residential districts.

B. Multilevel parking. Multilevel parking shall be considered a building for setback and definitional purposes. The footprint of a multilevel parking area shall be included in calculation of impervious surface coverage, but shall not be included in calculating the permitted building coverage on the premises.

C. Reserve parking. Required parking may be held in reserve if the applicant can show, to the satisfaction of the Board of Commissioners, that the additional parking will not be needed, subject to the following maximum percentages: 25% for office buildings and exhibition centers; 50% for all other uses. Regardless of the number of spaces actually developed, a parking area to accommodate the aggregate number of parking spaces normally required shall be fully designed and the area which is proposed to be eliminated shall be shown on the land development plan as "parking reserve area." The parking reserve area shall be planted with vegetative cover and integrated into the site's landscaping plan. Such area shall be required to be developed as designed if and when the Zoning Officer determines the need therefor.

D. Whenever two or more different uses are proposed on a property, the parking requirements in Article XIX of this Chapter may be reduced, whereby at least 3.3 parking spaces per 1,000 square feet of gross floor area shall be required.

E. In addition to the parking requirements outlined in this section, any additional parking requirements that are applicable in Article XIX of this chapter shall be met.

F. The parking and staging of trucks, truck trailers and passenger vehicles is permitted only as an accessory use to a principal permitted use located on the same lot.

G. Auto and vehicle sales and/or storage are prohibited.

§ 255-295. Standards for conditional use approval.

Those uses permitted in this Article by conditional use shall be required to conform to the following standards:

A. A personal care facility, retirement community, assisted living center or nursing home

- (1) Such use is consistent with § 255-287., Intent.
- (2) Such use will not adversely affect the health, safety or welfare of the neighborhood.
- (3) Parking is provided in accordance with Article XIX of this chapter.
- (4) Buffer and screening requirements required for a life care complex in an INST - Institutional District shall be complied with unless modified by the Board of Commissioners.
- (5) The density shall not exceed:
 - (a) 40 dwelling units per acre.
 - (b) 50 dwelling units per acre (Option 1) with the installation of a green roof or a solar, geothermal or other renewable energy power-generation facility that is designed to provide at least 20% of the expected annual energy use for the building. The facility shall be designed and installed under the direction of a professional with demonstrated expertise in the design and construction of such facilities. The green roof shall cover at least 70% of the net roof area (the total gross area minus areas covered by mechanical equipment) of a building. Green roofs shall be designed and installed under the direction of a professional with demonstrated expertise in green roof design and construction. Vegetation shall be maintained for the life of the building. The green roof shall conform to the best available technology standards, such as those published by LEED.
 - (c) 50 dwelling units per acre (Option 2) if the Applicant provides reliable Shuttle Service to the Train Station(s) and if the Applicant demonstrates compliance with three (3) of the Alternative Transportation Design Standards of Appendix A of Chapter 212 Subdivision & Land Development, Article IV, Section 212-35.2., as well as Moderate Income Housing as described in Section 255-295.C.(1)(b)[e].

- (d) The continued maintenance of the optional facilities shall be secured by a recorded covenant.
- (6) The plans shall comply with the development requirements for multiple dwelling development in Article VIII, MD-Multi-Dwelling District, Section 255-53.1.

B. Exhibition center

- (1) Such use is consistent with § 255-287, Intent.
- (2) Such use will not adversely affect the health, safety or welfare of the neighborhood.
- (3) Adequate provision has been made to accommodate increased traffic on public streets.
- (4) The Board of Commissioners may limit the total square footage of gross floor area of an exhibition center based on the legislative intent of the GFW Greater Fort Washington District and the standards and criteria contained in Article XXV, Conditional Use by Board of Commissioners.

C. Apartment development

- (1) Apartment lot, density, yard, bulk, height, and parking regulations.
 - (a) Minimum lot size. 3 acres.
 - (b) Maximum Density.
 - [i] 40 dwelling units per acre.
 - [ii] 45 dwelling units per acre on lots of 5 acres or greater.
 - [iii] 45 dwelling units per acre with the installation of a green roof or renewable energy facility as described in Section 255-295.A.5.b.
 - [iv] 45 dwelling units per acre is also permitted with vertical mixed use development, consisting of ground floor non-residential development and apartments in the floors above.
 - [v] 50 dwelling units per acre (Option 1) with the installation of a green roof or renewable energy facility as described in Section 255-295.A.5.b, and Moderate Income Housing provided that such units shall be so maintained by a covenant running with the land.

To qualify for the increase, the new building shall be three stories or higher and at least 10% of the dwelling units, but no less than two units, shall be affordable to moderate-income families. Access to amenities shall not be differentiated based on type of household. Price and income guidelines for moderate-income households shall be as defined by the Pennsylvania Housing Finance Agency (PHFA) Keystone Home Loan Program income guidelines in effect at time of application. Developers and subsequent transferees of moderate-income units shall provide documentation showing compliance with these family incomes and rental/purchase price limits.

[a] Moderate-income dwelling units require 1.0 parking space per unit rather than the 1.5 spaces per unit required for market-rate housing.

[b] Building coverage may be increased to 60%, impervious surface may be increased to 75%, and green space may be reduced to 7.5% for single-use developments.

[vi] 50 dwelling units per acre (Option 2) if the Applicant provides reliable Shuttle Service to the Train Station(s) and if the Applicant demonstrates compliance with three (3) of the Alternative Transportation Design Standards of Appendix A of Chapter 212 Subdivision & Land Development, Article IV, Section 212-35.2.A.(4), as well as a green roof or renewable energy facility, or Moderate Income Housing as described in Section 255-295.C.(1)(b)[e].

[vii] Provision for autonomous passenger vehicles. If and when the Commonwealth of Pennsylvania authorizes operation of autonomous passenger vehicles on all roadways within Montgomery County, an applicant seeking to construct and/or operate at least one hundred (100) residential units at a site within this district must make the following provisions for autonomous passenger vehicles:

[a] The principal vehicle access must be on a two-way street.

[b] The plan for the proposed development must include at least one designated pick-up/drop-off space for autonomous passenger vehicles for every 100 units.

- [c] Certification by an engineer that the building and its exterior do not include any element which would interfere with the use of LIDAR (or any comparable technologies in use by autonomous vehicles) within the site or entering or exiting the site at its intersection with any public street.
 - [d] The plan must provide for adequate curbside management, including pedestrian waiting area at each pick-up/drop-off area, security cameras for each such location, and bollard and signage barring trucks and other commercial vehicles from each such location, sufficient to provide safeguards for persons using such area.
- (c) Minimum lot width (measured at building setback line). 200 feet
 - (d) Yard requirements.
 - [i] Front yard. 25 feet
 - [ii] Side yards. 35 feet
 - [iii] Rear yard. 45 feet
 - (e) Building coverage. 40%
 - (f) Impervious coverage. 75%
 - (g) Green Space. 15% Minimum of the Gross Lot Area, within which a minimum of 3% of the Gross Lot Area shall be built and maintained as Public Space.
 - (h) Maximum building height, subject to the Height Restrictions (Map 1).
 - [i] 38 to 75 feet for various properties as shown on Map 1.
 - (i) Parking requirements.
 - [i] Parking shall be provided at a rate of 1.5 parking spaces per unit plus 10% for guest parking. (This shall be added to Article XIX, Off-Street Parking and Loading as Section 255-135.B (14), Apartment Buildings)
 - (j) Bedrooms per dwelling unit.

- [i] All apartment buildings shall have the following distribution of unit types:

- Studio and 1 bedroom units – minimum 50% of total units
- 2 bedroom units – maximum of 45% of total units
- 3 bedroom units – maximum of 5% of total units
- 4 bedrooms or more – not permitted

D. Townhouses

- (1) Lot, density, yard, bulk, height, and parking regulations:

- (a) Minimum lot size, 2,000 square feet
- (b) Maximum Density

- [i] 8 dwelling units per acre; 16 dwelling units per acre if age restricted.

- (c) Minimum lot width. 22 feet
- (d) Yard requirements

- [i] Front Yard. 20 feet

- [ii] Side Yard. 35 feet

- [iii] Rear Yard. 40 feet

- (e) Building coverage. 60%
- (f) Impervious coverage. 80%
- (g) Public Space. 10% Minimum of the Gross Lot Area
- (h) Maximum building height. 40 feet for a three-story building
- (i) Parking requirements. 1.5 parking spaces per unit

E. Highway and Interchange Uses – Freestanding retail sales

- (1) Adequate provisions shall be made to accommodate increased traffic on public streets as required by § 255-291., Traffic control.

- (2) The provisions of § 255-293., Lot, yard and bulk regulations, shall apply to this use, except as noted below:
 - [a] The maximum building area shall be 15,000 square feet.
- (3) Fuel dispensing may be provided as an accessory use, provided the following criteria and standards are met:
 - [a] There shall be no more than sixteen fueling positions.
 - [b] Tools and/or equipment needed for incidental activities, such as window cleaning and checking/adding air to vehicle tires, may be provided.
 - [c] Fuel storage and dispensing equipment shall be located entirely outside of any floodplain and all fuel storage facilities shall be underground.
 - [d] Canopies over fuel dispensing positions may be installed to protect users from poor weather conditions, provided they are no taller than 20 feet.
- (4) Overnight rest facilities or publically available electric hookups are prohibited, as are showers or other similar personal hygiene facilities, except for customarily available public rest rooms.
- (5) Signs permitted for Highway and Interchange uses are provided for in § 255-155.B.
- (6) Site lighting shall be designed so as to shield the source of illumination and eliminate glare that will be seen by motorists passing by on adjacent roadways and limited access highways.
- (7) Off-street parking and loading areas.
 - (a) Parking shall be provided as required in this article in § 255-294., Parking, and in Article XIX, Off-Street Parking.
 - (b) Parking and loading areas shall be designed so as to ensure the safe, orderly and efficient movement and use of the site by both motorists and pedestrians.
 - (c) Conflicts between vehicular and pedestrian movements shall be minimized to the greatest extent practical. Solutions such as changing the materials, color and texture of parking areas, driving lanes and pedestrian

routes shall be utilized to clearly define and differentiate the vehicular and pedestrian circulation patterns and pathways.

- (d) Landscaping and pedestrian pathways shall be installed and maintained in all parking areas.
- (8) Architectural and design standards. In addition to the Design Standards: Appendix A in Article IV – Section 212-35.2 of the Subdivision and Land Development Ordinance, buildings shall be designed as indicated below.
- (a) Other than roofing material, no less than 80% of the primary building's exterior facade, excluding window and door openings, shall be faced with natural building materials, such as wood, stone and/or brick, or man-made materials that are engineered and designed to replicate these natural materials, provided that all proposed materials other than trim materials shall be non-white in color to reduce the potential amount of light reflected glare.
 - (b) Steel or other metals shall not be used on building exteriors, except as may be needed for roofing, window trim, gutters and downspouts.
 - (c) Unpainted concrete block, except when textured or tinted is prohibited on building exteriors.
 - (d) Waste receptacles and other outdoor furniture shall be designed as an integral part of the site's design and shall be consistent with and incorporated into the site's overall architectural character.
 - (e) All mechanical equipment shall be visually screened from all public rights of way. The screening shall be architecturally appropriate and designed as an integral part of the site's design.
 - (f) All applications shall include Building Elevations depicting the proposed Materials and colors of the buildings, as well as a Materials & Colors Legend.

§ 255-296. Submittal of plans; review; approval.

- A. Plans for any subdivision or land development in the GFW Greater Fort Washington District shall be submitted to the Township prior to the issuance of any zoning permit or certificate of occupancy as provided in Article XXIV, and such plans shall include, but not be limited to the following:

- (1) A plot plan of the lot showing the location of all present and proposed buildings, drives, parking lots, waste disposal fields and other constructional features on the lot; and all buildings, streets, alleys, highways, waters of the Commonwealth and other topographical features of the lot and within 200 feet of any lot line; easements affecting the property.
- (2) Conceptual architectural plans and Building Elevations for any proposed buildings.
- (3) A description of any light industrial operations proposed in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire hazard or safety hazard.
- (4) Engineering and architectural plans for the handling and disposal of sewage and industrial waste.
- (5) Engineering and architectural plans for the handling of any excess traffic congestion, noise, glare, air pollution, water pollution, fire hazard or safety hazard.
- (6) Engineering and architectural plans for the screening of rooftop HVAC equipment.
- (7) The proposed number of shifts to be worked and the maximum number of employees on each shift.
- (8) A Specific Manual of Written & Graphic Design Standards, demonstrating compliance with the General Manual of Written & Graphic Design Standards in Article IV, Section 212-35.2. of the Subdivision & Land Development Ordinance.
- (10) Any other data or evidence that the Board of Commissioners may require.

B. Conceptual Development Strategy Plan (Reserved)

C. As a guide for recommendations by the Planning Commission and for final approval or disapproval by the Township Commissioners on any GFW District plan, the following provisions shall be considered:

- (1) The plan is consistent with the purpose of this chapter to promote the health, safety, and the general welfare of the Township.
- (2) The appropriate use of the property so that the property adjacent to the area included in the plan will be safeguarded.

- (3) The development will consist of a harmonious grouping of buildings, service and parking areas, sidewalks, circulation and open spaces, planned as a single unit, in such manner as to constitute a safe, efficient and convenient site.
- (4) The uses to be included shall be limited to those permitted by this article.
- (5) There is adequate provision made for safe and efficient pedestrian and vehicular traffic circulation within the boundaries of the site.
- (6) Provision is made for safe and efficient ingress and egress to and from public streets and highways serving the site without undue congestion to or interference with normal traffic flow within the Township.
- (7) Adequate off-street parking and loading space is provided in accordance with § 255-116 and Article XIX of this Chapter.
- (8) All buildings within the development shall be served by public sewers and public water.
- (9) If the development is to be carried out in progressive stages, each stage shall be so planned that the foregoing requirements and intent of this chapter shall be fully complied with by the development at the completion of any stage.
- (11) Provision is made to mitigate any potential adverse impacts on flooding, and shall comply with all flood control regulations.
- (12) The development is found to be consistent with the General Manual of Written and Graphic Design Standards in Appendix A of Article IV Section 212-35.2. Subdivision & Land Development Ordinance.

Section 6. The Code of Upper Dublin Township, Chapter 255, Zoning, § 255-155, EC Employment Center Districts shall be amended by revising the title of the section and by amending § 255-155 A, and § 255-155 A(1) to provide as follows:

§ 255-155. EC Employment Center District and GFW Greater Fort Washington District.

A. In the EC Employment Center District and the GFW Greater Fort Washington District, for all uses other than those permitted under § 255-102(C) and § 255-295(E), Highway and Interchange Uses, the following signs shall be permitted and no other:

- (1) Any sign permitted in any other district, provided that the use to which it refers is permitted in the EC Employment Center District or the GFW Greater Fort Washington District and is conducted on the same lot where the sign is located.

* * * * *

Section 7. The Code of Upper Dublin Township, Chapter 255, Zoning, § 255-155, EC Employment Center Districts, § 255-155(B) shall be amended by revising the title of the section and by amending § 255-155 (A), and § 255-155 (A)(1) to provide as follows:

§ 255-155. EC Employment Center District and GFW Greater Fort Washington District.

* * * * *

- B. In the EC Employment Center District and the GFW Greater Fort Washington District, for any freestanding retail sales use permitted under § 255-102(C) and § 255-295(E), Highway and Interchange Uses, the following signs, and no others, shall be permitted:

* * * * *

Section 8. The Code of Upper Dublin Township, Chapter 212, Subdivision and Land Development, Article IV, Design Standards, shall be amended by the addition of a new § 212-35.2, Manual of Design Standards – GFW Greater Fort Washington District, to provide as follows:

Article IV. Design Standards

§ 212-35.2. Manual of Design Standards – GFW Greater Fort Washington District. Development in the GFW Greater Fort Washington District shall comply with the following design standards.

- A. The overall Purpose and Intent of these Design Standards is to:
- (1) Clarify the Intent of the Greater Fort Washington (GFW) District in Article XXXVIII of the Zoning Ordinance;
 - (2) Foster a more attractive and functional outcome for Land Development in the GFW District; and
 - (3) Be consistent with the provisions of Section 708-A of Article VII of the Pennsylvania Municipalities Planning Code; and
 - (4) Help with the transformation of the former Fort Washington Office Park and Office Center into a new and improved Place that is more diverse, compact, and walkable.

- (5) Provide a template and a framework for a Specific Manual of Written and Graphic Design Standards to be prepared by the Applicant at the time of Land Development Plan Submission.

B. Building and parking location.

- (1) New buildings shall be located at a Build-To Line, per the GFW District, unless there are hydrologic, topographic, or other environmental constraints along the frontage of a lot.
- (2) New parking shall be primarily located to the rear of buildings, or to the side of buildings, per the GFW District.
- (3) No double bay parking lots shall be installed in the front of buildings, and no more than 30% of the lot frontage width may be occupied by parking in front of a building provided, however, that all such parking shall be screened by a Pier-Fence-Hedge-Street Tree combination.
- (4) Whenever an existing building is already located with a deep setback, with parking in front, a Pier-Fence-Hedge combination shall be installed and maintained at the Build-To Line. The Pier-Fence-Hedge-Street Tree combination shall be in accordance with the Streetscape Design Standards outlined in Section 212-35.2.A.(6).

C. Sustainable parking.

- (1) Sustainable Parking shall be in accordance with the Guidelines of the Sustainable Green Parking Lots Guidebook, prepared by the Montgomery County Planning Commission.
- (2) Sustainable Parking shall be created and maintained to promote Green Infrastructure and to minimize the adverse impacts of flooding in the GFW District.
- (3) Green and Sustainable Parking shall:
 - (a) be integrated into the surrounding built and natural environment;
 - (b) manage water as a resource by promoting an infiltration and natural retention system;

- (c) protect local water quality through effective filtration and biological systems;
- (d) minimize the heat island effect through effective shading and alternative pavement material;
- (e) conserve energy usage and encourage the placement of sustainable energy infrastructure;
- (f) provide safe walkways; and
- (g) use land more efficiently.

D. Alternative transportation.

- (1) The Fort Washington Office Park Transportation Demand Management (TDM) Plan shall be implemented to the maximum extent possible.
- (2) (Two (2) or more Alternative Transportation facilities shall be provided for all Uses with new buildings of 100,000 square feet or more of gross leasable floor area, or with 3 or more stories in height.
- (3) Bus/Shuttle Shelters (Belson Outdoors: Model ALS-68AOH - Quaker Bronze or approved equal) shall be installed and maintained in close proximity to the entrance of a building for every 100,000 square feet or more of Gross Leasable Floor Area (GLA) proposed for Non-Residential Use, or for every 100 or more proposed Apartment units.
- (4) Shuttle services shall be provided for tenants/employees to connect to Train Stations, in order to: manage the parking demand; produce a 10% reduction in trip generation; and qualify for 50 dwelling unit per acre density for Apartment Development.
- (5) Bike Share hubs shall be located in close proximity to community facilities, employment centers, and public transit.
- (6) Last-mile transit, multiuse trails shall be incorporated through the implementation of Sharrows designating a shared vehicular and bicycle roadway, pavement markings, signage, etc.
- (7) One (1) Electric Car Charging Stations shall be provided for every 25 parking spaces at employment centers, public transit stations, multi-family residences, etc. in order to encourage ecofriendly transportation.

- (8) An indoor ground floor space, as part of the Amenities Area, shall be provided for bicycle storage for at least 25% of the occupants of the building.
- (9) An indoor ground floor space, as part of the Amenities Area, shall be provided for a waiting room for ride-sourcing, ride-hailing, and/or ride-sharing (such as Uber, Lyft, etc.).

E. Pedestrian connectivity.

- (1) Pedestrian Connections shall be provided in the form of Sidewalks, Crosswalks, Trails, and Pathways.
- (2) Last-mile transit, multiuse trail linkages to existing pedestrian and/or trail networks, and the proposed Cross County Trail shall be provided to the maximum extent possible in order to increase overall connectivity.
- (3) Pedestrian signage and signalization shall be provided at intersections in order to ensure Pedestrian safety.
- (4) Traffic calming devices shall be provided in the form of: raised crosswalks; speed tables; bulb-outs/neckdowns of the roadway; raised and/or landscaped medians; corner radius treatments; and the like.

F. Streetscape

- (1) The Streetscape shall consist of an interconnected network, and cul-de-sac Streets shall not be created.
- (2) The Streetscape shall be enhanced by a Street Tree program in accordance with the Design Standards in Section 212-32. SLDO.
- (3) The Streetscape shall be enhanced with alternating Street Lights in order to illuminate both the Street and Sidewalk.
- (4) The Streetscape shall be enhanced with ADA compliant Sidewalks, at a minimum width of six (6) feet on both sides of all Streets.

- (5) ADA compliant Crosswalks shall be installed and maintained at a minimum width of six (6) feet at all street intersections and across all driveway curb cuts.
- (6) Per Section 212-35.2.B (3) above, a Pier-Fence-Hedge combination shall be installed and maintained at the Build-To Line when an existing building is located with a deep setback, and has parking in front.
- (7) Black steel or aluminum fence 36" to 42" in height shall be installed and maintained between the Piers of the Pier-Fence-Hedge combination.
- (8) Evergreen Hedges at a height of 18" to 24" shall be installed and maintained in front of fencing for the Pier-Fence-Hedge combination.
- (9) Streetscape enhancements shall also comply with Section 212-29.

G. Landscape

- (1) Plant materials shall be grouped to provide emphasis and to reinforce the alignment of man-made features.
- (2) Landscape elements shall be grouped to reinforce the alignment of a street, sidewalk, walkway, street edge, or boundary of other spaces.
- (3) The landscape shall be diversified through the use of contrasting textures such as: smooth & rough, light & dark, bright & shadow, brilliant & subdued, and natural & man-made.
- (4) Plant materials shall be selected to be tolerant of prevailing climatic, hydrologic and soil conditions.
- (5) Plant materials shall be selected based on the appropriate USDA Zone of Hardiness.
- (6) In addition to the Design Standards for Landscaping in Section 212-32, plants shall be installed and maintained to provide seasonal color and color variation.

- (7) Landscaping such as a bio-retention area, a rain garden, or a vegetated stormwater management feature, that promotes decreased Stormwater runoff shall be installed and maintained to the maximum extent possible.
- (8) Pedestrian circulation shall be accentuated with Landscaping.
- (9) Open Spaces, walkways, and view corridors shall be accentuated with Landscaping.
- (10) Landscaping and pedestrian pathways shall be installed and maintained in all parking areas.

H. Green space and public space.

- (1) A minimum of 15% of the Gross Lot Area shall be designed, built, and maintained as Green Space, within which a minimum of 3% of the Gross Lot Area shall be Public Space.
- (2) Public Space shall be in the form of: a Plaza, Outdoor Gathering Area, Outdoor Dining Area, or other similar well landscaped feature.
- (3) Green Space shall be centrally located and framed by buildings on two or more sides, to the maximum extent possible.
- (4) Plazas as Public Space shall have at least 65% unit pavers, and at least one (1) shade tree per 900 square feet of plaza area.
- (5) To promote the transformation of the former industrial park and office park, Green Space shall be designed to create a new, transformative “Art in the Park” result.
- (6) Landscape and hardscape in Green Spaces shall focus on simple, colorful, artistic, and functional design.
- (7) Within required Public Spaces, Public Art such as a sculpture and/or fountain, shall be installed and maintained in order to enhance the overall character and appearance of the GFW District.
- (8) Boulders, landscaping rocks, and/or varied landforms shall be designed and integrated into Green Spaces.

I. Hardscape

- (1) Hardscaping in the form of unit pavers shall be installed and maintained in all courtyards, plazas, and parking courts.
- (2) Hardscape materials shall include brick, concrete pavers, flagstone, and cobblestone.
- (3) All pavers shall comply with ADA requirements, and be installed and maintained in accordance with manufacture's recommendations.
- (4) All concrete pavements shall have a broom finish, with smooth trowel edging along the sides and at all expansion and dummy joints.
- (5) Cobblestone and/or Belgian Block may be used as a substitute for concrete curbs in private driveways and parking areas.

J. Lighting

- (1) Street Lights (Sentry: SCP-LED Central Park Luminaire or Approved Equal) shall be installed and maintained along all streets at a maximum height of 18 feet, and shall be placed at intervals in the range of 100 to 140 feet depending upon Street Tree spacing and illumination needs. Street Lights shall have a black matte finish.
- (2) Parking Lot Lights shall be installed and maintained at a maximum height of 22 feet to 30 feet. Parking Lot Lights shall have a black matte finish.
- (3) Wall Mounted Lights shall have a black matte finish.
- (4) Pedestrian scale ornamental lighting shall be installed and maintained in all Public Spaces.
- (5) All Lighting shall be shielded and diffused in a downward orientation, and shall not create off-site glare.

K. Architectural form, materials and height.

- (1) All new buildings shall be a minimum of 20 feet in height.
- (2) All new buildings along the Pinetown Road Corridor shall be sited at a Build-To Line in order to promote the Streetscape character of the GFW District.
- (3) New buildings shall have a sloped roof, or a parapet if the roof is flat.
- (4) Roof lines shall be varied with parapet walls, cupolas, dormers, towers, and the like.
- (5) All new buildings shall have a vertical rhythm formed by Pilasters, Fenestration, Columns, and/or the compositions of materials and colors.
- (6) New buildings shall have a recess or projection in the range of 12 to 24 inches every 36 feet of building facade length.
- (7) New building materials and colors shall be non-white, in order to minimize reflective glare.

L. Street furniture.

- (1) Mail Pavilions shall be built and maintained in common areas.
- (2) Dumpsters shall be located within a gated enclosure in order provide a visual screen.
- (3) Benches (DuMor Model 58-60 or Approved Equal) shall be installed close to building entrances, along pedestrian accessways, and in courtyards and plazas. Benches shall have a black matte finish.
- (4) Bicycle Racks (Victor Stanley Model: BRBS-103 or Approved Equal) shall be installed and maintained near building entrances and in areas of major pedestrian activity. Bicycle Racks shall have a black matte finish.
- (5) Bus shelters in Belson Outdoors: Model ALS68AOH - Quaker Bronze or approved equal shall be installed and maintained per Section 212-35.2.D(3) above.

- (6) Waste Receptacles (Victory Stanley Model: S-42 or Approved Equal) shall be installed and maintained in pedestrian gathering spaces and near building entrances. Waste Receptacles shall have a black matte finish.

M. Contextual signs

- (1) Freestanding Signs, as monument signs, shall be installed and maintained with a masonry base to the maximum extent possible.
- (2) Overall sign design shall project a colorful “brand” for the Use on the lot.
- (3) Freestanding Signs, such as pole signs, shall reflect the materials and colors of the principal building on the lot.
- (4) Signage shall be integrated with the landscaping on the lot.
- (5) Wayfinding Signage in the form of vertical pole mounted signs shall be installed on Street Lights poles or other freestanding pole.
- (6) Signs shall be internally illuminated, not with flood lights, to the maximum extent possible.

N. Stormwater management.

- (1) Stormwater Management shall reflect Best Management Practices of the PA DEP.
- (2) Stormwater Management shall include bio-retention areas, rain gardens, vegetated stormwater management features.
- (3) Landscape Design shall integrate plants and soils to naturally detain, treat, and infiltrate runoff from impervious surfaces.
- (4) Stormwater Management shall comply with Section 212-25.

O. Drive-thru facility.

- (1) Drive-Through Facilities shall not be located along a primary street frontage.

- (2) When a Drive-Through Facility is located on the side of a building, it shall be setback at least 25 feet from the street right-of-way.
- (3) Drive-Through Facilities shall have building materials, colors, and form, complementary to the principal building.
- (4) Double Drive-Through Facilities shall not be permitted. Side-by-side Drive-Through lanes serving one brand may be permitted, subject to the evaluation of site-specific conditions.
- (5) The number and size of vehicular access points to the site from the public street shall be minimized. Corner lots shall provide vehicular access from the secondary street whenever feasible.
- (6) Drive-Through Facilities stacking lanes shall not wrap around the building.
- (7) To the maximum extent possible, stacking lanes shall be linear and straight, with a minimal number of turns.

Section 9. Nothing in this Ordinance or in Chapter 255 or Chapter 212 of the Code of the Township of Upper Dublin, as hereby amended, shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 255 or Chapter 212 prior to the adoption of this amendment.

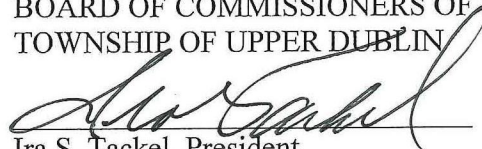
Section 10. The provisions of this Ordinance are severable, and if any section, sentence, clause, part, or provision thereof shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

Section 11. This Ordinance shall take effect and be in force from and after its approval as required by law.

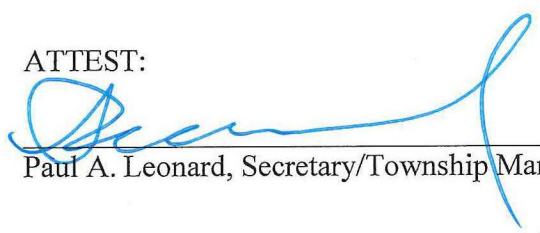
Enacted by the Board of Commissioners of Upper Dublin Township this 14th day of

May, 2019.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN

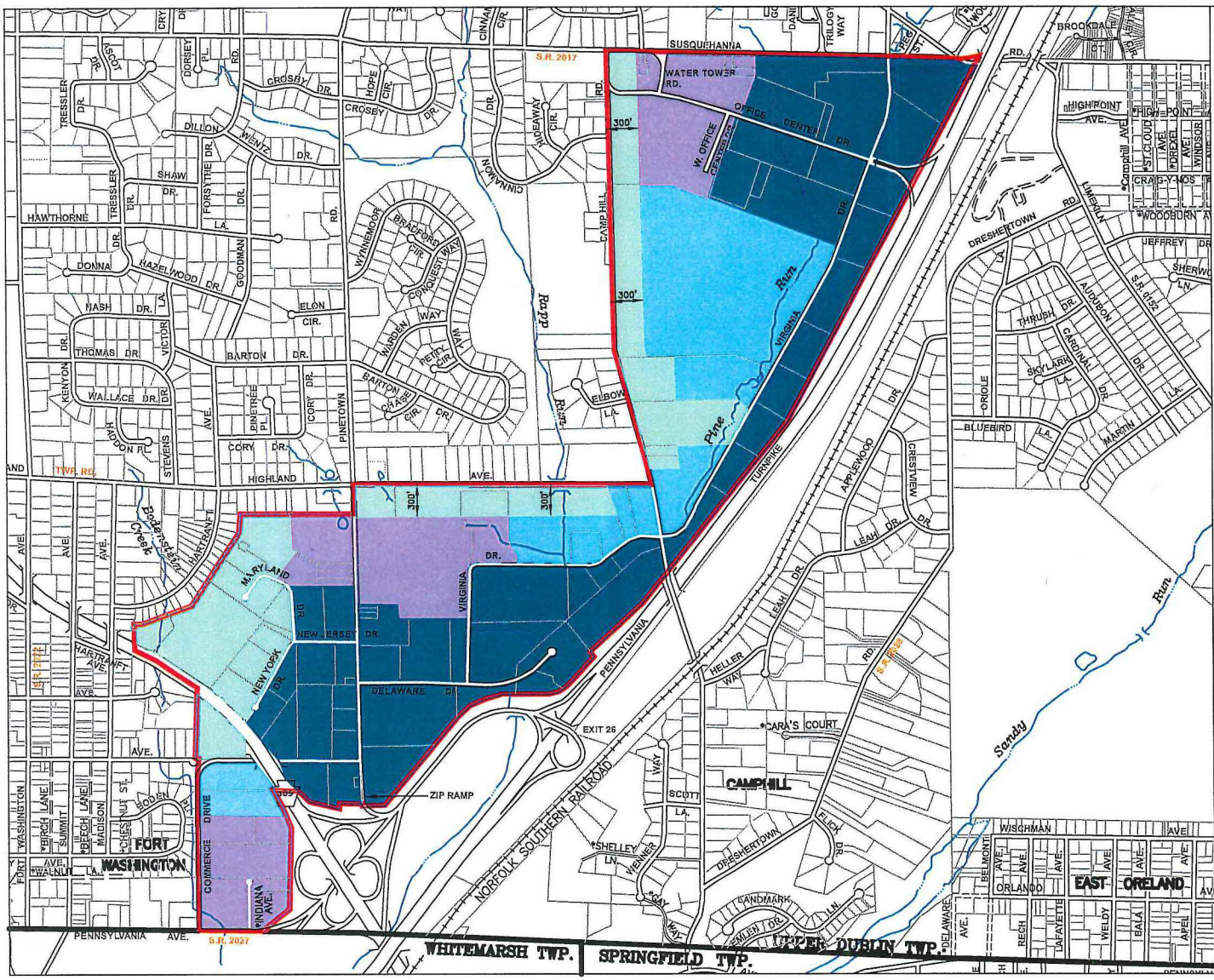

Ira S. Tackel, President

ATTEST:


Paul A. Leonard, Secretary/Township Manager

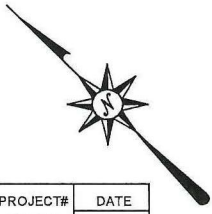
GREATER FORT WASHINGTON DISTRICT

HEIGHT RESTRICTIONS
MAP-1



LEGEND

- 38ft
- 50ft
- 60ft
- 75ft



PROJECT#	DATE
UD13102	03-28-19

Metz Engineers
310 Swanton Ave., P.O. Box 947, Leesville, VA 22640-0947
 Civil Engineers & Land Surveyors
 (703) 855-3111

Chapter 212

Subdivision & Land Development Ordinance Amendment

ARTICLE IV - SECTION 212-35.2.

General Manual of Written & Graphic Design Standards: Appendix A

Greater Fort Washington District

Upper Dublin Township - Montgomery County, PA

11-6-2017

Revised: 7-26-2018; 8-10-2018; 8-30-2018; 10-5-2018; 12-11-2018; 2-7-2019

Further Revised: 4-11-2019

TABLE OF CONTENTS

212-35.2.A.	Overall Purpose & Intent	A-1
212-35.2.B.	Building and Parking Location	A-2
212-35.2.C.	Sustainable Parking	A-3
212-35.2.D.	Alternative Transportation	A-4
212-35.2.E.	Pedestrian Connectivity	A-5
212-35.2.F.	Streetscape	A-6
212-35.2.G.	Landscape	A-7
212-35.2.H.	Green Space & Public Space	A-8
212-35.2.I.	Hardscape	A-9
212-35.2.J.	Lighting	A-10
212-35.2.K.	Architectural Form	A-11
212-35.2.L.	Street Furniture	A-12
212-35.2.M.	Contextual Signs	A-13
212-35.2.N.	Stormwater Management	A-14
212-35.2.O.	Drive-Through Facility	A-15

212-35.2.A. Overall Purpose & Intent



Boulders integrated into Green Space



Pier-Fence-Hedge screening parking area



Outdoor Gathering Area with Water Fountain and generous landscaping



Unit paver combination providing variation and character

The overall Purpose and Intent of these Design Standards is to:

- (1) clarify the Intent of the Greater Fort Washington (GFW) District in Article XXXVIII of the Zoning Ordinance;
 - (2) foster a more attractive and functional outcome for Land Development in the GFW District; and
 - (3) be consistent with the provisions of Section 708-A of Article VII of the Pennsylvania Municipalities Planning Code.
- (4) Another Purpose and Intent of these Design Standards is to help with the transformation of the former Fort Washington Office Park and Office Center into a new and improved Place that is more diverse, compact, and walkable.
- (5) These Design Standards are also intended to provide a template and a framework for a Specific Manual of Written and Graphic Design Standards to be prepared by the Applicant at the time of Land Development Plan Submission.

212-35.2.B. Building and Parking Location



Buildings located at Build-To Line with on-street parking, and a parking lot in the rear



Buildings located at Build-To Line



Parking screened with Pier-Fence-Hedge- Street Tree combination

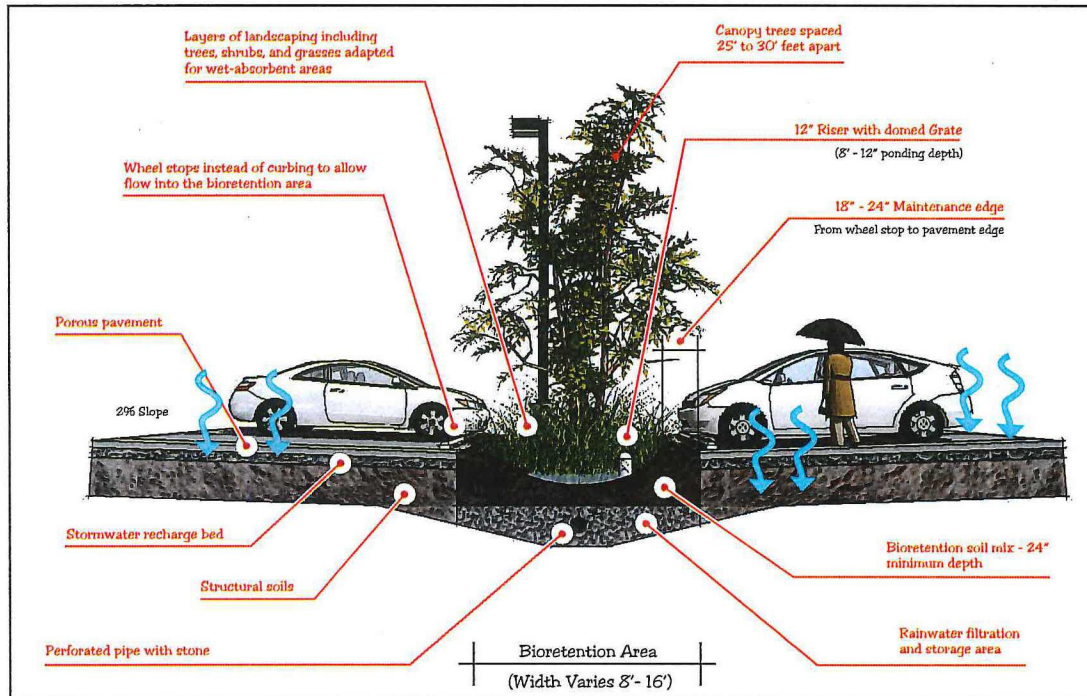
(1) New buildings shall be located at a Build-To Line, per the GFW District, unless there are hydrologic, topographic, or other environmental constraints along the frontage of a lot.

(2) New parking shall be primarily located to the rear of buildings, or to the side of buildings, per the GFW District.

(3) No double bay parking lots shall be installed in the front of buildings, and no more than 30% of the lot frontage width may be occupied by parking in front of a building provided, however, that all such parking shall be screened by a Pier-Fence-Hedge-Street Tree combination.

(4) Whenever an existing building is already located with a deep setback, with parking in front, a Pier-Fence-Hedge combination shall be installed and maintained at the Build-To Line. The Pier-Fence-Hedge-Street Tree combination shall be in accordance with the Streetscape Design Standards outlined in Section 212-35.2.F.

212-35.2.C. Sustainable Parking



Parking Lot with Naturalized Drainage and Porous Pavement



Interlocking concrete pavers with curb inlets to direct rainwater to bioretention area



Stormwater infiltration system in parking area

(1) Sustainable Parking shall be in accordance with the Guidelines of the Sustainable Green Parking Lots Guidebook, prepared by the Montgomery County Planning Commission.

(2) Sustainable Parking shall be created and maintained to promote Green Infrastructure and to minimize the adverse impacts of flooding in the GFW District.

(3) Green and Sustainable Parking shall:

- (a) be integrated into the surrounding built and natural environment;
- (b) manage water as a resource by promoting an infiltration and natural retention system;
- (c) protect local water quality through effective filtration and biological systems;
- (d) minimize the heat island effect through effective shading and alternative pavement material;
- (e) conserve energy usage and encourage the placement of sustainable energy infrastructure;
- (f) provide safe walkways; and
- (g) use land more efficiently.

212-35.2.D. Alternative Transportation



Bike Share Hub

(1) The Fort Washington Office Park Transportation Demand Management (TDM) Plan shall be implemented to the maximum extent possible.

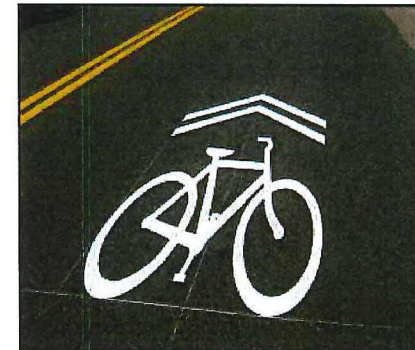
(2) Two (2) or more Alternative Transportation facilities shall be provided for all Uses with new buildings of 100,000 square feet or more of gross leasable floor area, or with 3 or more stories in height.

(3) Bus/Shuttle Shelters (Belson Outdoors: Model ALS-68AOH - Quaker Bronze or approved equal) shall be installed and maintained in close proximity to the entrance of a building for every 100,000 square feet or more of Gross Leaseable Floor Area (GLA) proposed for Non-Residential Use, or for every 100 or more proposed Apartment units.

(4) Shuttle services shall be provided for tenants/employees to connect to Train Stations, in order to: manage the parking demand; produce a 10% reduction in trip generation; and qualify for 50 dwelling unit per acre density for Apartment Development.



Bicycle Lane and Markings



Sharrow - designating shared vehicular & bike route



Electric Car Charging Station

212-35.2.D. Alternative Transportation (continued)



Shuttle Bus service: reducing parking and car demands



Bus Shelters in close proximity to businesses and multi-family dwellings



Indoor Bicycle Storage with lockers

(5) Bike Share hubs shall be located in close proximity to community facilities, employment centers, and public transit.

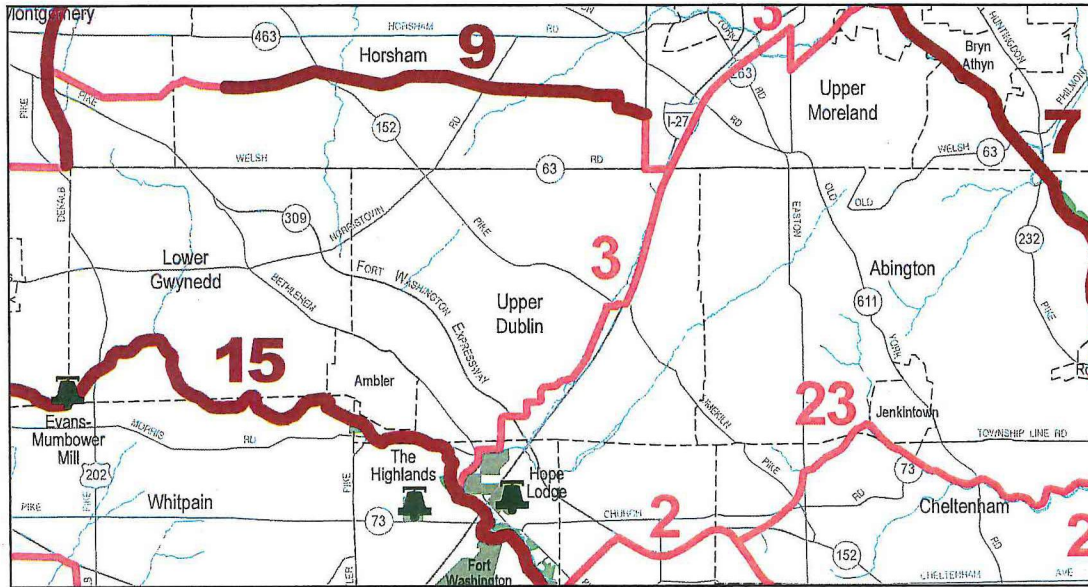
(6) Last-mile transit, multi-use trails shall be incorporated through the implementation of Sharrows designating a shared vehicular and bicycle roadway, pavement markings, signage, etc.

(7) One (1) Electric Car Charging Stations shall be provided for every 25 parking spaces at employment centers, public transit stations, multi-family residences, etc. in order to encourage eco-friendly transportation.

(8) An indoor ground floor space, as part of the Amenities Area, shall be provided for bicycle storage for at least 25% of the occupants of the building.

(9) An indoor ground floor space, as part of the Amenities Area, shall be provided for a waiting room for ride-sourcing, ride-hailing, and/or ride-sharing (such as Uber, Lyft, etc.).

212-35.2.E. Pedestrian Connectivity



Proposed Cross County Trail (Montgomery County Planning Commission)



Landscaped Median



Multi-use Trail providing connections and alternative forms of transportation

- (1) Pedestrian Connections shall be provided in the form of Sidewalks, Crosswalks, Trails, and Pathways.
- (2) Last-mile transit, multi-use trail linkages to existing pedestrian and/or trail networks, and the proposed Cross County Trail shall be provided to the maximum extent possible in order to increase overall connectivity.
- (3) Pedestrian signage and signalization shall be provided at intersections in order to ensure Pedestrian safety.
- (4) Traffic calming devices shall be provided in the form of: raised crosswalks; speed tables; bulbouts/neckdowns of the roadway; raised and/or landscaped medians; corner radius treatments; and the like.

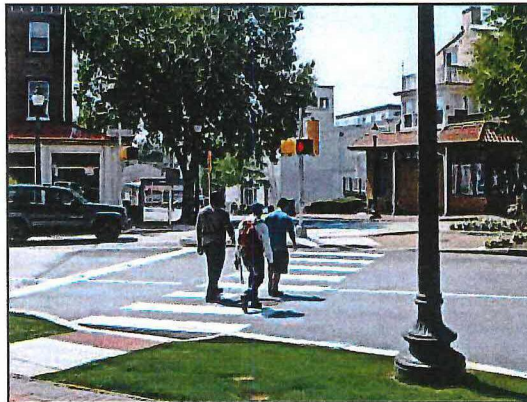
212-35.2.F. Streetscape



Street Trees located along both sides of the Street to reinforce Streetscape Character



Street Trees and Street Lights enhancing Streetscape Character



Crosswalk connecting ADA accessible sidewalk ramps



Sidewalks utilizing Unit Pavers

(1) The Streetscape shall consist of an interconnected network, and cul-de-sac Streets shall not be created.

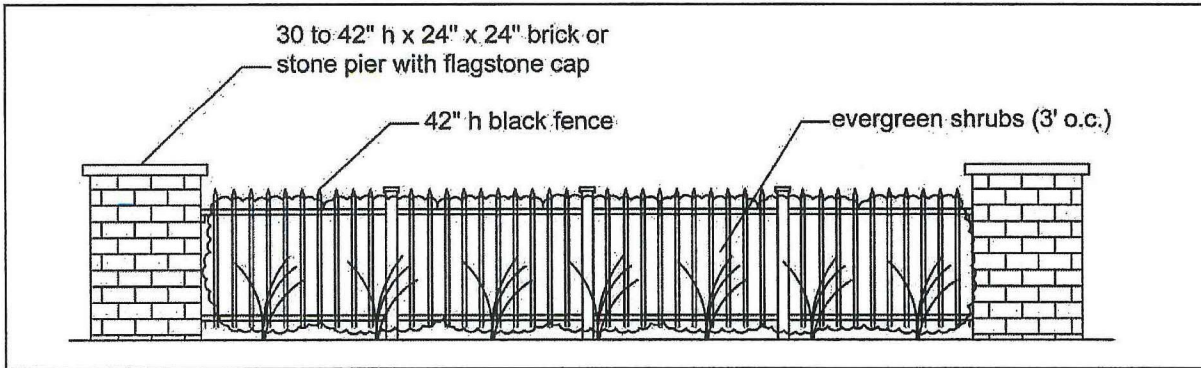
(2) The Streetscape shall be enhanced by a Street Tree program in accordance with the Design Standards in Section 212-32. SLDO.

(3) The Streetscape shall be enhanced with alternating Street Lights in order to illuminate both the Street and Sidewalk.

(4) The Streetscape shall be enhanced with ADA compliant Sidewalks, at a minimum width of six (6) feet on both sides of all Streets.

(5) ADA compliant Crosswalks shall be installed and maintained at a minimum width of six (6) feet at all street intersections and across all driveway curb cuts.

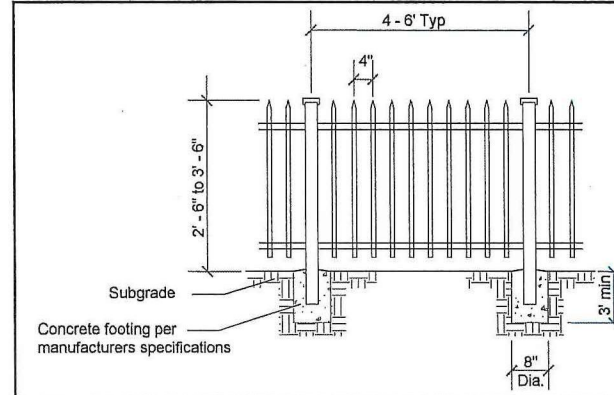
212-35.2.F. Streetscape (continued)



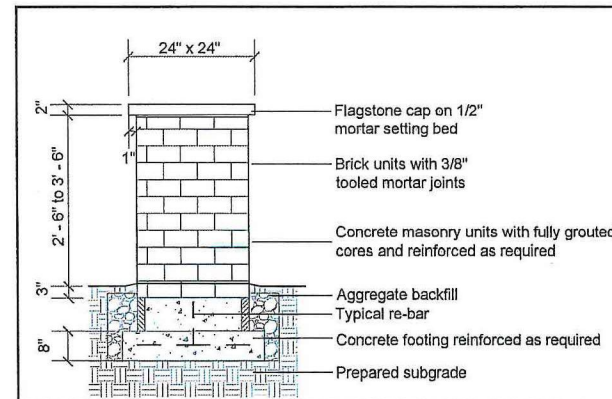
Pier-Fence-Hedge Detail



Pier-Fence-Hedge screening parking lot



Fence Detail



Pier Detail

(6) Per Section 212-35.2.B., a Pier-Fence-Hedge combination shall be installed and maintained at the Build-To Line when an existing building is located with a deep setback, and has parking in front.

(7) Black steel or aluminum fence 36" to 42" in height shall be installed and maintained between the Piers of the Pier-Fence-Hedge combination.

(8) Evergreen Hedges at a height of 18" to 24" shall be installed and maintained in front of fencing for the Pier-Fence-Hedge combination.

(9) Streetscape enhancements shall also comply with Section 212-29. SLDO.

212-35.2.G. Landscape



Sidewalk Shade Tree Garden



Small Landscaped Pedestrian Gathering Area



Landscape complement to Parking Court & Sidewalk alignment



Open Space between buildings utilized for Pedestrian and visual enjoyment

(1) Plant materials shall be grouped to provide emphasis and to reinforce the alignment of man-made features.

(2) Landscape elements shall be grouped to reinforce the alignment of a street, sidewalk, walkway, street edge, or boundary of other spaces.

(3) The landscape shall be diversified through the use of contrasting textures such as: smooth & rough, light & dark, bright & shadow, brilliant & subdued, and natural & man-made.

(4) Plant materials shall be selected to be tolerant of prevailing climatic, hydrologic and soil conditions.

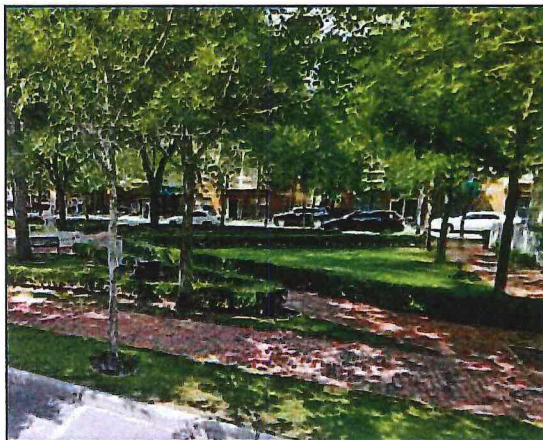
212-35.2.G. Landscape (continued)



Sidewalk providing Pedestrian connection in Mixed-Use Area



Shade Trees along Pedestrian Promenade & Plaza



Gathering Space with diversified Landscaping, providing contrasting and complementary elements



Landscape Seasonal color and variation in Planters

(5) Plant materials shall be selected based on the appropriate USDA Zone of Hardiness.

(6) In addition to the Design Standards for Landscaping in Section 212-32. (SLDO), plants shall be installed and maintained to provide seasonal color and color variation.

(7) Landscaping such as a bioretention area, a rain garden, or a vegetated stormwater management feature, that promotes decreased Stormwater runoff shall be installed and maintained to the maximum extent possible.

(8) Pedestrian circulation shall be accentuated with Landscaping.

(9) Open Spaces, walkways, and view corridors shall be accentuated with Landscaping.

(10) Landscaping and pedestrian pathways shall be installed and maintained in all parking areas.

212-35.2.H. Green Space & Public Space



Water Fountain enhancing the Public Space of an entry Plaza



Boulders integrated into Green Space



Outdoor Gathering Area in Public Space with Water Fountain and generous landscaping



Public Art enhancing Public Space

(1) A minimum of 15% of the Gross Lot Area shall be designed, built, and maintained as Green Space, within which a minimum of 3% of the Gross Lot Area shall be Public Space.

(2) Public Space shall be in the form of: a Plaza, Outdoor Gathering Area, Outdoor Dining Area, or other similar well landscaped feature.

(3) Green Space shall be centrally located and framed by buildings on two or more sides, to the maximum extent possible.

(4) Plazas as Public Space shall have at least 65% unit pavers, and at least one (1) shade tree per 900 square feet of plaza area.

(5) To promote the transformation of the former industrial park and office park, Green Space shall be designed to create a new, transformative "Art in the Park" result.

(6) Landscape and hardscape in Green Spaces shall focus on simple, colorful, artistic, and functional design.

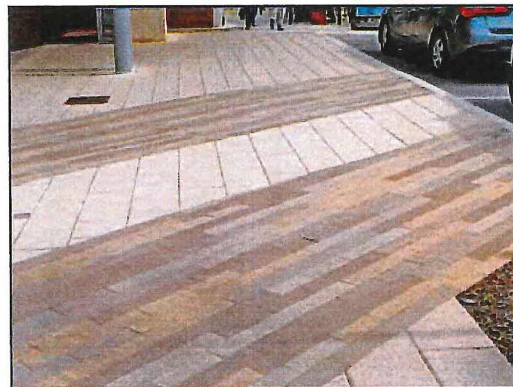
(7) Within required Public Spaces, Public Art such as a sculpture and/or fountain, shall be installed and maintained in order to enhance the overall character and appearance of the GFW District.

(8) Boulders, landscaping rocks, and/or varied landforms shall be designed and integrated into Green Spaces.

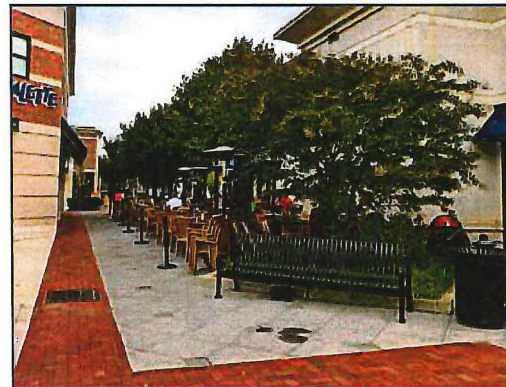
212-35.2.I. Hardscape



Concrete pavers and Belgian Block curbing used to enhance parking court



Unit paver combination providing variation and character



Brick and Flagstone in pedestrian plaza

(1) Hardscaping in the form of unit pavers shall be installed and maintained in all courtyards, plazas, and parking courts.

(2) Hardscape materials shall include brick, concrete pavers, flagstone, and cobblestone.

(3) All pavers shall comply with ADA requirements, and be installed and maintained in accordance with manufacture's recommendations.

(4) All concrete pavements shall have a broom finish, with smooth trowel edging along the sides and at all expansion and dummy joints.

(5) Cobblestone and/or Belgian Block may be used as a substitute for concrete curbs in private driveways and parking areas.

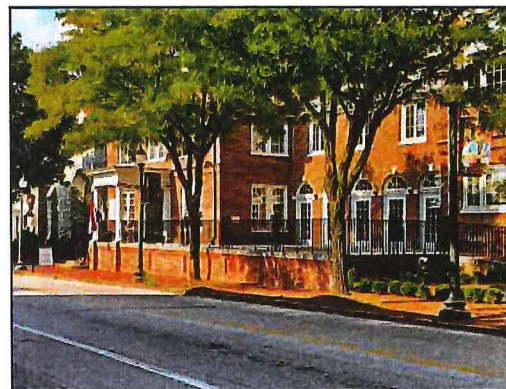
212-35.2.J. Lighting



Sentry: SCP LED Central Park Luminaire



Wall Mounted Lights diffused in downward orientation



Street Light and Street Tree combination along Streetscape

(1) Street Lights (Sentry: SCP-LED Central Park Luminaire or Approved Equal) shall be installed and maintained along all streets at a maximum height of 18 feet, and shall be placed at intervals in the range of 100 to 140 feet depending upon Street Tree spacing and illumination needs. Street Lights shall have a black matte finish.

(2) Parking Lot Lights shall be installed and maintained at a maximum height of 22 feet to 30 feet. Parking Lot Lights shall have a black matte finish.

(3) Wall Mounted Lights shall have a black matte finish.

(4) Pedestrian scale ornamental lighting shall be installed and maintained in all Public Spaces.

(5) All Lighting shall be shielded and diffused in a downward orientation, and shall not create off-site glare.

212-35.2.K. Architectural Form, Materials & Height



Roofline articulation



Well articulated facade



Two-Story Building with varying and complementary materials and colors



Building with stepbacks

(1) All new buildings shall be a minimum of 20 feet in height.

(2) All new buildings along the Pinetown Road Corridor shall be sited at a Build-To Line in order to promote the Streetscape character of the GFW District.

(3) New buildings shall have a sloped roof, or a parapet if the roof is flat.

(4) Roof lines shall be varied with parapet walls, cupolas, dormers, towers, and the like.

(5) All new buildings shall have a vertical rhythm formed by Pilasters, Fenestration, Columns, and/or the compositions of materials and colors.

(6) New buildings shall have a recess or projection in the range of 12 to 24 inches every 36 feet of building facade length.

(7) New building materials and colors shall be non-white, in order to minimize reflective glare.

212-35.2.L. Street Furniture



Bus Shelter to promote Public Transportation



Mail Pavilion in common area



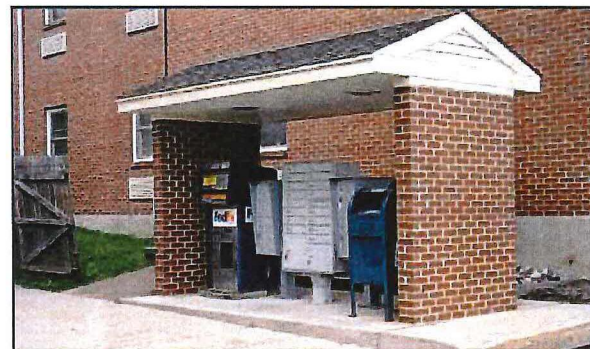
Bench in courtyard (DuMor Model 58-60)



Waste Receptacle (Victory Stanley: S-42)



Dumpster screened inside enclosure



Mail Pavilion in common area

(1) Mail Pavilions shall be built and maintained in common areas.

(2) Dumpsters shall be located within a gated enclosure in order provide a visual screen.

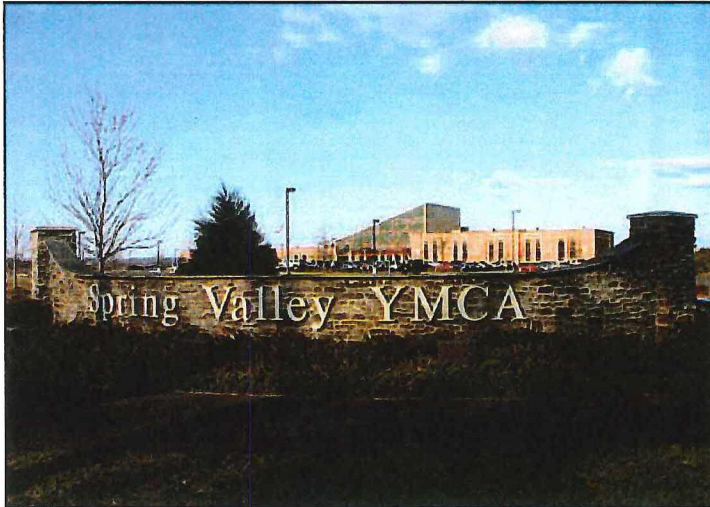
(3) Benches (DuMor Model 58-60 or Approved Equal) shall be installed close to building entrances, along pedestrian accessways, and in courtyards and plazas. Benches shall have a black matte finish.

(4) Bicycle Racks (Victory Stanley Model: BRBS-103 or Approved Equal) shall be installed and maintained near building entrances and in areas of major pedestrian activity. Bicycle Racks shall have a black matte finish.

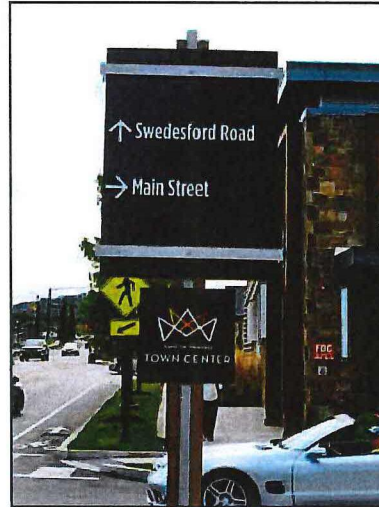
(5) Bus shelters in Belson Outdoors: Model ALS68AOH - Quaker Bronze or approved equal shall be installed and maintained per Section 212-35.2.D.(3).

(6) Waste Receptacles (Victory Stanley Model: S-42 or Approved Equal) shall be installed and maintained in pedestrian gathering spaces and near building entrances. Waste Receptacles shall have a black matte finish.

212-35.2.M. Contextual Signs



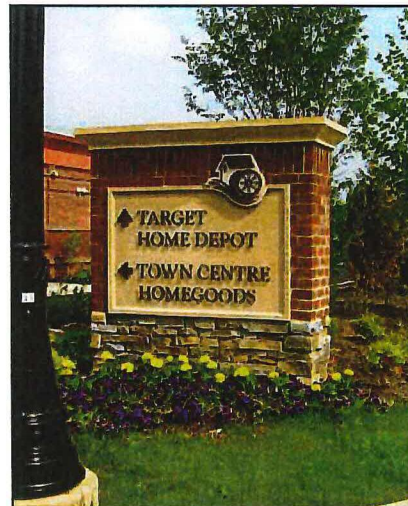
Monument Sign with masonry base



Wayfinding Sign reflecting "brand"



Signage with masonry base integrated into landscaping



Wayfinding Sign reflecting materials and colors of principal buildings

(1) Freestanding Signs, as monument signs, shall be installed and maintained with a masonry base to the maximum extent possible.

(2) Overall sign design shall project a colorful "brand" for the Use on the lot.

(3) Freestanding Signs, such as pole signs, shall reflect the materials and colors of the principal building on the lot.

(4) Signage shall be integrated with the landscaping on the lot.

(5) Wayfinding Signage in the form of vertical pole mounted signs shall be installed on Street Lights poles or other freestanding pole.

(6) Signs shall be internally illuminated, not with flood lights, to the maximum extent possible.

212-35.2.N. Stormwater Management



Bioswale in parking lot "cleansing" stormwater before infiltration



Rain Garden providing Stormwater Management



Bioswale along street providing Stormwater Management

(1) Stormwater Management shall reflect Best Management Practices of the PA DEP.

(2) Stormwater Management shall include bioretention areas, rain gardens, vegetated stormwater management features.

(3) Landscape Design shall integrate plants and soils to naturally detain, treat, and infiltrate runoff from impervious surfaces.

(4) Stormwater Management shall comply with Section 212-25. (SLDO).

212-35.2.0. Drive-Through Facility



Traffic stacking at Drive-Through Facility located in the rear of the building



Coffee Shop with Drive-Through Facility located in the rear



Bank with Drive-Through Facility with Secondary Street Access

- (1) Drive-Through Facilities shall not be located along a primary street frontage.
- (2) When A Drive-Through Facility is located on the side of a building, it shall be setback at least 25 feet from the street right-of-way.
- (3) Drive-Through Facilities shall have building materials, colors, and form, complementary to the principal building.
- (4) Double Drive-Through Facilities shall not be permitted. Side-by-side Drive-Through lanes serving one brand may be permitted, subject to the evaluation of site-specific conditions.
- (5) The number and size of vehicular access points to the site from the public street shall be minimized. Corner lots shall provide vehicular access from the secondary street whenever feasible.
- (6) Drive-Through Facilities stacking lanes shall not wrap around the building.
- (7) To the maximum extent possible, stacking lanes shall be linear and straight, with a minimal number of turns.

AN ORDINANCE

NO. 19-1352

AN ORDINANCE Amending The Code Of The Township Of Upper Dublin, Chapter 255, Zoning, By Revising The Zoning Map To Rezone Properties Comprising A Portion Of The Fort Washington Office Park From EC Employment District Or M Motel – Motor Inn – Motor Lodge District To GFW Greater Fort Washington District, Being A Portion Of The Fort Washington Office Park Extending From Susquehanna Road Westerly To Pennsylvania Avenue, Fort Washington.

The Board of Commissioners of the Township of Upper Dublin hereby ordains:

Section 1. The Code of the Township of Upper Dublin, Chapter 255, entitled Zoning, Section 255-9, Zoning Map, is hereby amended to rezone from EC Employment District Or M Motel – Motor Inn – Motor Lodge District to GFW Greater Fort Washington District those certain parcels of ground extending generally from Susquehanna Road westerly to Pennsylvania Avenue, Fort Washington, as set forth on that Zoning Change Plan dated October 17, 2017 (Exhibit “A” attached) bounded and described as follows:

ALL THOSE CERTAIN lots or parcels of land situate in Upper Dublin Township, Montgomery County, Pennsylvania, being shown on a plan titled GFW – Greater Fort Washington District, and being more fully described as follows:

BEGINNING at the intersection of Virginia Drive and Susquehanna Road, thence extending the following:

In a Southeasterly direction, and along the centerline of Susquehanna Road, 950 feet +/- to the Northerly R-O-W line of Pennsylvania Interstate 276; thence

In a Southwesterly direction, and along the Northerly R-O-W line of Interstate 276, 3,340 feet +/-, thence

Continuing along the Northerly R-O-W of Interstate 276, 1,180 feet +/-, thence

Continuing along the Northerly R-O-W of Interstate 276, 2,300 feet +/-, thence

Along the Northerly R-O-W of the exit ramp portion of Interstate 276, the following four bearings and distances:

Westerly 773 feet +/-; thence

Northwesterly 784 feet +/-; thence

Northwesterly 473 feet +/-; thence

Westerly 974 feet; thence

Along the Northeasterly R-O-W line of Pennsylvania Interstate 276 Interchange Access Road to Route 309, 681 feet +/-; thence
Crossing the R-O-W of Pennsylvania Route 309, 338 feet +/- to a point along the rear lot line of Tax Parcel ID 54-050-035; thence
Along the rear lot lines of Parcels 54-050-035, 54-050-043, 54-050-030, 54-050-033, and 54-050-036, the following three general courses and distances:
Southwesterly 304 feet +/-; thence
Southwesterly 619 feet +/-; thence
Westerly 358 feet +/- to a point along the centerline line of Pennsylvania Avenue; thence
Along the centerline of Pennsylvania Avenue in a Northwesterly direction, 567 feet +/-, to the intersection of Pennsylvania Avenue centerline and Commerce Drive Centerline; thence
Along the centerline of Commerce Drive, in a Northeasterly direction, 1,550 feet +/-; thence
Leaving the centerline of Commerce Drive and continuing in a Northwesterly direction, and along the Northwestern property line of Parcel 54-049-093, a distance of 685 feet +/-; to a point along the Southwesterly R-O-W line of Pennsylvania Route 309; thence
Along the Southwesterly R-O-W line of Route 309, in a Northwesterly direction, 875 feet +/-; thence
Crossing the R-O-W of Route 309 in a Northeasterly direction, 408 feet +/- to a point at the corner of Parcels 54-049-009, 54-049-010, and 54-049-72; thence
Following the Northerly borders of Parcels 54-049-010, 54-049-103, 54-049-109, 54-049-037, and 54-049-108, the following general bearings and distances:
Southeasterly 540 feet +/-; thence
Northeasterly 653 feet +/-; thence
Northeasterly 254 feet +/-; thence
Northeasterly 181 feet +/-; thence
In a Southeasterly direction, along the Northeasterly property line of Parcel 54-049-108 and through the lands of 54-049-040, a distance of 1,205 feet +/-, to a point on the centerline of Commerce Drive; thence
Along the centerline of Commerce Drive, in a Northeasterly direction, 305 feet +/-, to a point at the intersection of Commerce Drive and Highland Avenue; thence
Along the centerline of Highland Avenue, in a Southeasterly direction, a distance of 2,881 feet +/-, to a point at the intersection of Highland Avenue and Camp Hill Road; thence
Along the centerline of Camp Hill Road the following two general directions and distances:
Northeasterly 1,257 feet +/-; thence
Northeasterly 2,970 feet +/-; to a point at the intersection of Camp Hill Road and Susquehanna Road; thence
Along the centerline of Susquehanna Road in a Southeasterly direction a distance of 2,579 feet to THE POINT AND PLACE OF BEGINNING.

Containing an area of 515 acres, more or less.

THERE ARE 104 PARCELS being designated in the GFW district by the following Block and Unit numbers:

54	-049	-010	54	-049	-133	54	-050	-066	54	-052	-026
54	-049	-030	54	-050	-001	54	-050	-067	54	-052	-027
54	-049	-031	54	-050	-011	54	-050	-068	54	-052	-028
54	-049	-032	54	-050	-017	54	-050	-069	54	-052	-029
54	-049	-034	54	-050	-018	54	-050	-030	54	-052	-030
54	-049	-035	54	-050	-025	54	-050	-033	54	-052	-031
54	-049	-036	54	-050	-026	54	-050	-034	54	-052	-032
54	-049	-037	54	-050	-027	54	-050	-035	54	-052	-033
54	-049	-038	54	-050	-031	54	-050	-036	54	-052	-033
54	-049	-040	54	-050	-038	54	-050	-037	54	-052	-034
54	-049	-092	54	-050	-039	54	-050	-043	54	-052	-035
54	-049	-093	54	-050	-041	54	-050	-058	54	-052	-038
54	-049	-094	54	-050	-042	54	-052	-001	54	-052	-039
54	-049	-095	54	-050	-044	54	-052	-006	54	-052	-040
54	-049	-098	54	-050	-045	54	-052	-008	54	-052	-041
54	-049	-099	54	-050	-046	54	-052	-009	54	-052	-042
54	-049	-100	54	-050	-047	54	-052	-010	54	-052	-043
54	-049	-101	54	-050	-048	54	-052	-012			
54	-049	-102	54	-050	-049	54	-052	-013			
54	-049	-103	54	-050	-050	54	-052	-014			
54	-049	-105	54	-050	-051	54	-052	-015			
54	-049	-106	54	-050	-054	54	-052	-017			
54	-049	-107	54	-050	-055	54	-052	-018			
54	-049	-108	54	-050	-056	54	-052	-019			
54	-049	-109	54	-050	-057	54	-052	-020			
54	-049	-110	54	-050	-059	54	-052	-021			
54	-049	-112	54	-050	-060	54	-052	-022			
54	-049	-117	54	-050	-064	54	-052	-023			
54	-049	-119	54	-050	-065	54	-052	-025			

Section 2. Nothing in this Ordinance or in Chapter 255 of the Code of the Township of Upper Dublin, as hereby amended, shall be construed to affect any suit or proceeding in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 255 prior to the adoption of this amendment.

Section 3. 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. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted

as if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

Section 4. This Ordinance shall take effect and be in force from and after its approval as required by law.

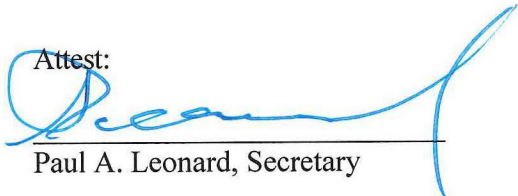
Approved this 14th day of May, 2019.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN



Ira S. Tackel, President

Attest:



Paul A. Leonard, Secretary

Exhibit “A”



ORDINANCE NO. 19-1353
OF THE BOARD OF COMMISSIONERS
OF THE TOWNSHIP OF UPPER DUBLIN,
MONTGOMERY COUNTY, PENNSYLVANIA

AN ORDINANCE THAT AUTHORIZES THE INCURRENCE OF NONELECTORAL, GENERAL OBLIGATION DEBT BY THE TOWNSHIP OF UPPER DUBLIN, MONTGOMERY COUNTY, PENNSYLVANIA (THE "PARTICIPANT") PURSUANT TO THE ISSUANCE OF THE GENERAL OBLIGATION NOTES, 2020 A SERIES AND THE GENERAL OBLIGATION NOTES, 2020 B SERIES (COLLECTIVELY, THE "PARTICIPANT NOTE") IN THE AGGREGATE PRINCIPAL AMOUNT OF \$9,345,000 AND APPROVES CERTAIN CAPITAL REFUNDING PROJECTS; APPROVES THE NEGOTIATED SALE OF THE PARTICIPANT NOTE TO THE DELAWARE VALLEY REGIONAL FINANCE AUTHORITY; APPROVES THE SUBSTANTIAL FORMS OF THE LOAN DOCUMENTS AND AUTHORIZES EXECUTION AND DELIVERY OF ALL NECESSARY DOCUMENTS; STATES THE AMORTIZATION SCHEDULE AND MAXIMUM ANNUAL DEBT SERVICE PAYMENTS; AUTHORIZES AND AWARDS A TRANSACTION UNDER A QUALIFIED INTEREST RATE MANAGEMENT AGREEMENT AND AUTHORIZES AND DIRECTS A FILING TO THE DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT; PLEDGES THE FULL FAITH, CREDIT, AND TAXING POWER OF THE PARTICIPANT FOR THE TIMELY REPAYMENT OF THE PARTICIPANT NOTE, INCLUDING THE PERIODIC PAYMENTS DUE UNDER THE QUALIFIED INTEREST RATE MANAGEMENT AGREEMENT; COVENANTS TO PAY ANY TERMINATION CHARGES; CREATES A SINKING FUND AND APPOINTS A SINKING FUND DEPOSITORY; AUTHORIZES THE APPLICATION TO THE DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT FOR APPROVAL OF THE ISSUANCE OF THE PARTICIPANT NOTE; AUTHORIZES ADVERTISEMENT OF ENACTMENT; AND REPEALS INCONSISTENT ORDINANCES.

WHEREAS, the Township issued its \$11,855,000 General Obligation Bonds, Series of 2010 (the "2010 Bonds") on July 1, 2010, to fund certain capital projects (collectively the "2010 Project") consisting of (i) the development and construction of a firehouse, including the acquisition of land, the purchase of related equipment and the construction of related site

improvements (the “Firehouse Project”), (ii) the costs of improvements to and replacements of the Township’s storm water drainage systems (the “Storm Water Projects”), (iii) an open space acquisition program consisting of acquiring conservation easements, development rights, recreation and historic lands and property development rights (the “Open Space Program”), and (iv) the payment of the costs of issuance of the 2010 Bonds; and

WHEREAS, the Township issued its \$8,535,000 General Obligation Bonds, Series of 2014 (the “2014 Bonds”) on September 23, 2014, to fund certain capital projects (collectively, the “2014 Project”) consisting of (i) an advance refunding of \$8,175,000 of the 2010 Bonds, and (ii) the payment of the costs of issuance of the 2014 Bonds; and

WHEREAS, the Township issued its \$2,535,000 General Obligation Bonds, Series of 2015 (the “2015 Bonds”) on April 21, 2015, to fund certain capital projects (collectively, the “2015 Project”) consisting of (i) the redemption of the remainder of the 2010 Bonds, and (ii) the payment of the costs of issuance of the 2015 Bonds; and

WHEREAS, the Township may optionally redeem the 2014 Bonds on any date on or after January 15, 2020; and

WHEREAS, the Township may optionally redeem the 2015 Bonds on any date on or after July 15, 2020; and

WHEREAS, the optional redemption of the 2014 Bonds and the 2015 Bonds at current market rates would reduce the Township’s debt service payments; and

WHEREAS, the incurrence of debt by the issuance of the General Obligation Notes, 2020 A Series (the “2020 A Notes”) is necessary to provide the funding to optionally redeem the 2014 Bonds; and

WHEREAS, the incurrence of debt by the issuance of the General Obligation Notes, 2020 B Series (the “2020 B Notes” and, collectively with the 2020 A Notes, the “Participant Note”) is necessary to provide the funding to optionally redeem the 2015 Bonds; and

WHEREAS, the Board of Commissioners has obtained preliminary cost estimates for the optional redemption of the 2014 and 2015 Bonds from persons qualified by experience; and

WHEREAS, that certain capital refunding project (collectively, the “2020 Project”), consisting of (i) the current refunding of the 2014 Bonds, (ii) the current refunding of the 2015

Bonds, and (iii) the payment of the costs of issuance of the Participant Note, will benefit the health and welfare of the residents of the Township of Upper Dublin; and

WHEREAS, the 2020 Project, including the 2010 Project, shall be for the benefit and use of the general public, and no private party shall have any special legal entitlement to the beneficial use of the 2020 Project, through a lease, management contract, or any other arrangement that would result in a private business use under the *Internal Revenue Code of 1986*, as amended; and

WHEREAS, the proposed increase of nonelectoral debt from the issuance of the Participant Note, together with the nonelectoral and lease rental debt presently outstanding, will not cause the constitutional or statutory debt limitations of the Participant to be exceeded; and

WHEREAS, the Delaware Valley Regional Finance Authority (“DeIVal”), a public authority within the meaning of the *Local Government Unit Debt Act*, 53 Pa. C.S.A. §8001, *et seq* (the “*Debt Act*”), has from time to time issued Local Government Revenue Bonds (the “DeIVal Bonds”), to provide funds for loans to local government units and municipal authorities (the “Loan Program”); and

WHEREAS, from time to time, DeIVal has entered into interest rate swap agreements related to the DeIVal Bonds (collectively, the “DeIVal Swap Agreement”) in order to provide a more cost-effective Loan Program and to allow participants in the Loan Program to manage interest rate risk more efficiently; and

WHEREAS, Calhoun Baker Inc. (the “Financial Advisor”) is an “Independent Financial Advisor”, as such term is defined in the *Debt Act*, to DeIVal, and the Financial Advisor has prepared an “Interest Rate Management Plan” (the “Plan”), as such term is defined in the *Debt Act*, and an Interest Rate Swap Management Policy (the “Swap Policy”) that have been adopted by the Board of Directors of DeIVal; and

WHEREAS, DeIVal established minimum rating criteria for any counterparty to the DeIVal Swap Agreement of long term, senior, unsecured debt ratings in the “AA-” or “Aa3” category or higher, or ratings equal to or higher than any active counterparty, by a Nationally Recognized Statistical Rating Organization registered with the Securities and Exchange Commission, and the Board of Directors of DeIVal found that the award of transactions under the DeIVal Swap Agreement by negotiation in private sales were in the best financial interests of

DeIVal and the participants in the Loan Program, and the Financial Advisor concluded that the financial terms and conditions of the DeIVal Swap Agreement were fair and reasonable as of the dates of award; and

WHEREAS, the Participant wishes to utilize the DeIVal Loan Program by issuing the Participant Note to DeIVal; and

WHEREAS, under the terms of the Loan Agreement with DeIVal, interest payments on the Participant Note (the “Loan Interest”) will equal the amounts allocable to the Participant Note for interest on the DeIVal Bonds, periodic scheduled payments on the DeIVal Swap Agreement, and other costs and liquidity requirements incurred by DeIVal to administer the Loan Program; and

WHEREAS, under the terms of the Loan Agreement with DeIVal, the principal amount outstanding of the Participant Note (the “Loan Principal”) will equal the notional amount of the DeIVal Swap Agreement related to the Participant Note; and

WHEREAS, the Board of Commissioners intends to (i) designate the Loan Agreement and the allocable portion of the DeIVal Swap Agreement as a Qualified Interest Rate Management Agreement related to the Participant Note, (ii) approve the Plan as the Interest Rate Management Plan required by the *Debt Act*, and (iii) adopt the Swap Policy.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF UPPER DUBLIN, MONTGOMERY COUNTY, PENNSYLVANIA, AND IT IS HEREBY ORDAINED AND ENACTED BY THE AUTHORITY OF SAID BOARD OF COMMISSIONERS THAT:

SECTION 1. APPROVAL OF THE 2020 PROJECT AND AUTHORIZATION TO ISSUE THE PARTICIPANT NOTE

The Board of Commissioners (the “Board”) hereby authorizes and approves the 2020 Project. Pursuant to §8241(b)(1) of the *Debt Act*, the current refunding of the 2014 Bonds from the proceeds of the 2020 A Notes and the current refunding of the 2015 Bonds from the proceeds of the 2020 B Notes will reduce total debt service over the life of each series. In accordance with §8243(a) of the *Debt Act*, the term of the debt will not be extended. Pursuant to §8142(a)(2) of the *Debt Act*, the twenty-year, remaining, estimated weighted average useful life of the 2020

Project, including the 2010 Project, exceeds the fifteen-year term of the Participant Note. The Board hereby authorizes and directs the Paying Agent of the 2014 Bonds and 2015 Bonds to send timely notice of the optional redemption to the bondholders of the 2014 Bonds and 2015 Bonds.

The principal of the Participant Note shall be amortized to provide level or declining annual debt service, pursuant to §8142(b)(1) of the *Debt Act*. The amortization of the principal amounts of the Participant Note shall begin within two years of the date of issue in accordance with §8142(c) of the *Debt Act*. The Board hereby authorizes and directs the incurrence of nonelectoral, general obligation debt in the aggregate principal amount of NINE MILLION THREE HUNDRED FORTY-FIVE THOUSAND DOLLARS (\$9,345,000) by the issuance of the Participant Note.

SECTION 2. APPROVAL OF THE LOAN COMMITMENT

The Board, after due deliberation and investigation, hereby determines that a private sale by negotiation of the Participant Note to DeIVal is in the best financial interests of the Participant. The Board hereby accepts the Loan Commitment from DeIVal, attached hereto, to purchase the Participant Note at an aggregate price of \$9,345,000 from the proceeds of the DeIVal Bonds. The Participant shall be responsible for paying DeIVal's costs of origination in an amount not to exceed \$46,725, as directed by DeIVal's Program Administrator upon the issuance of the Participant Note. The 2020 A Notes shall be purchased by DeIVal on or about January 15, 2020, and the 2020 B Notes shall be purchased by DeIVal on or about July 15, 2020, or in such installments and/or at such other times as the President or Vice-President of the Board and DeIVal's Program Administrator shall determine.

SECTION 3. APPROVAL OF THE FORMS OF THE LOAN DOCUMENTS AND AUTHORIZATION TO EXECUTE AND DELIVER ALL NECESSARY DOCUMENTS

The substantial forms of the Loan Agreement, Participant Note, Participant Tax Compliance Agreement, and Participant Continuing Disclosure Agreement (collectively, the "Loan Documents") attached to the Loan Commitment are hereby approved. The President or Vice-President and the Secretary or Assistant Secretary of the Board (collectively, the "Authorized Officers") are hereby authorized and directed to execute and deliver the Loan Documents, in the substantial forms attached to the Loan Commitment, but with such alterations, deletions and additions as the Authorized Officers may approve (such approval to be conclusively established by the execution of the Loan Documents by the Authorized Officers). The Authorized Officers

also are hereby authorized and directed (i) to execute and deliver such other certificates, instruments, and agreements (including those required by any institution issuing a financial guaranty insurance policy, municipal bond insurance policy, letter of credit, or similar instrument related to the DeIVal Bonds or the Participant Note) and (ii) to take all actions that may be necessary or beneficial to issue the Participant Note.

SECTION 4. AMORTIZATION SCHEDULE AND MAXIMUM ANNUAL DEBT SERVICE PAYMENTS

The indebtedness of the Participant Note shall be nonelectoral debt and a general obligation of the Participant and shall be evidenced by Promissory Notes (The forms are attached hereto as Exhibit A.) in the aggregate par amount of \$9,345,000. The Participant Note shall bear interest (the "Loan Rate") at the rate specified in the Loan Agreement and the Participant Note, the substantial forms of which are attached to the Loan Commitment. The Participant Note shall be subject to optional redemption by the Participant as set forth in the Participant Note and the Loan Agreement. The amortization schedule of the Loan Principal and the maximum Loan Interest payments under the Participant Note, based upon the maximum Loan Rate of 15%, are shown below:

**General Obligation Notes, 2020 A Series
and General Obligation Notes 2020 B Series
Principal Amortization Schedule and
Maximum Annual Debt Service Payments**

<i>Bond Year</i> <u>Ending</u>	<u>Principal Amount</u>		<u>Principal</u> (1)	<i>Maximum</i> <i>Interest</i>	<i>Maximum</i> <i>Interest</i>	<i>Maximum</i> <i>Annual</i>
	<u>2020 A Notes</u>	<u>2020 B Notes</u>		<u>Rate</u>	<u>Payment</u> (2)	<u>Debt Service</u>
25-Jun-20	\$ 114,000	\$ -	\$ 114,000	15%	\$ 486,000	\$ 600,000
25-Jun-21	147,000	120,000	267,000	15%	1,367,525	1,634,525
25-Jun-22	443,000	122,000	565,000	15%	1,344,600	1,909,600
25-Jun-23	451,000	124,000	575,000	15%	1,259,850	1,834,850
25-Jun-24	460,000	127,000	587,000	15%	1,173,600	1,760,600
25-Jun-25	469,000	129,000	598,000	15%	1,085,550	1,683,550
25-Jun-26	478,000	132,000	610,000	15%	995,850	1,605,850
25-Jun-27	487,000	134,000	621,000	15%	904,350	1,525,350
25-Jun-28	496,000	137,000	633,000	15%	811,200	1,444,200
25-Jun-29	505,000	139,000	644,000	15%	716,250	1,360,250
25-Jun-30	515,000	142,000	657,000	15%	619,650	1,276,650
25-Jun-31	525,000	144,000	669,000	15%	521,100	1,190,100
25-Jun-32	535,000	147,000	682,000	15%	420,750	1,102,750
25-Jun-33	545,000	150,000	695,000	15%	318,450	1,013,450
25-Jun-34	555,000	153,000	708,000	15%	214,200	922,200
25-Jun-35	565,000	155,000	720,000	15%	108,000	828,000
Total	<u>\$ 7,290,000</u>	<u>\$ 2,055,000</u>	<u>\$ 9,345,000</u>		<u>\$ 12,346,925</u>	<u>\$ 21,691,925</u>

- (1) Principal of the 2020 A Series is payable annually, commencing on: 25-Jun-20
Principal of the 2020 B Series is payable annually, commencing on: 25-Jun-21
Principal is amortized to provide level or declining annual debt service.
- (2) Interest is payable monthly on the 25th, commencing: 25-Jan-20
Interest on the 2020 A Series is accrued from the closing date on: 15-Jan-20
Interest on the 2020 B Series is accrued from the closing date on: 15-Jul-20

SECTION 5. AUTHORIZATION AND AWARD OF A QUALIFIED INTEREST RATE MANAGEMENT AGREEMENT

The Participant is incurring indebtedness under the *Debt Act* that will be issued to DeIVal, a public authority, and the Participant, by execution of the Loan Agreement, will become obligated for a notional amount of the DeIVal Swap Agreement equal to the outstanding principal amount of the Participant Note. The Board hereby accepts and adopts the Plan as the Interest Rate Management Plan fulfilling the requirements of §8281(b)(2) of the *Debt Act*. The Board hereby adopts the Swap Policy, accepts and ratifies the minimum criteria used by DeIVal to select the counterparties of the DeIVal Swap Agreement, and accepts and ratifies the award of the DeIVal Swap Agreement in a private sale by negotiation. The Board hereby authorizes and awards the

Loan Agreement and the portion of the DeVal Swap Agreement allocable to the Participant Note as the Qualified Interest Rate Management Agreement with respect to the Participant Note, pursuant to §8281(a)(2) of the *Debt Act*. The Board hereby authorizes and directs the filing, to the Department of Community and Economic Development (“DCED”) within fifteen days of enactment, of a certified copy of this Ordinance and the following documents, in accordance with §8284(a)(1) of the *Debt Act*:

- 1) Form of the Loan Agreement, the Qualified Interest Rate Management Agreement pursuant to §8281(b)(1) of the *Debt Act*, and the form of the confirmation related to the Participant Note,
- 2) The Interest Rate Management Plan pursuant to §8281(b)(2) of the *Debt Act*, and
- 3) The finding of the Financial Advisor that the financial terms and conditions of the DeVal Swap Agreement were fair and reasonable as of the date of the award by DeVal, pursuant to §8281(e)(5) of the *Debt Act*.

SECTION 6. PLEDGE OF THE FULL FAITH, CREDIT, AND TAXING POWER

The Participant hereby covenants to:

- 1) Include all payments of Loan Interest and Loan Principal payable under the Loan Agreement and the Participant Note in the budget of the fiscal year in which such amounts are due and payable,
- 2) Appropriate such amounts from its taxes and other general revenues, and
- 3) Pay, or cause to be paid, punctually and duly, such amounts that are due and payable under the Participant Note and the Loan Agreement on the dates, at the places, and in the manner stated in the Participant Note and the Loan Agreement.

For such budgeting, appropriation, and payment, the Participant irrevocably pledges its full faith, credit, and taxing power. As provided by the *Debt Act*, this covenant shall be specifically enforceable.

SECTION 7. OBLIGATIONS OF THE PARTICIPANT RELATED TO THE QUALIFIED INTEREST RATE MANAGEMENT AGREEMENT

The Participant’s obligations related to the Qualified Interest Rate Management Agreement are set forth in the Loan Agreement. In accordance with §8281 of the *Debt Act*:

- 1) The Participant pledges its full faith, credit, and taxing power to make any periodic scheduled payments due and payable under the DeIVal Swap Agreement related to the Participant Note and Loan Agreement (the “Periodic Payments”). The Participant covenants to (a) include all Periodic Payments in the budget of the fiscal year in which such amounts are due and payable, (b) appropriate such amounts from its taxes and other general revenues, and (c) pay, or cause to be paid, punctually and duly, such amounts that are due and payable on the dates, at the places, and in the manner stated in the Participant Note and the Loan Agreement. As provided by the *Debt Act*, this covenant shall be specifically enforceable.
- 2) The notional amount of the DeIVal Swap Agreement related to the Participant Note is equal to the outstanding principal amount of the Participant Note, initially \$9,345,000.
- 3) The Participant’s obligations under the DeIVal Swap Agreement end when the Participant repays or prepays the amounts outstanding under the Participant Note and the Loan Agreement. The scheduled term of the Participant’s obligations related to the DeIVal Swap Agreement ends on June 25, 2035.
- 4) The Participant pledges to budget, appropriate, and pay any termination payment due and payable under the DeIVal Swap Agreement related to the Participant Note and Loan Agreement (the “Termination Charge”). The Participant covenants to (a) include any Termination Charge in the budget of the fiscal year in which such amounts are due and payable, (b) appropriate such amounts from its taxes and other general revenues, and (c) pay, or cause to be paid, punctually and duly, such amounts that are due and payable on the dates, at the places, and in the manner stated in the Participant Note and the Loan Agreement. The Participant’s obligations to make Periodic Payments are senior to any obligation for a Termination Charge.
- 5) The maximum annual Periodic Payments, not including any Termination Charge, shall not exceed the maximum annual debt service payments authorized for the Participant Note. The maximum Loan Rate under the Loan Agreement and the maximum floating rate payable under the DeIVal Swap Agreement is 15%.

SECTION 8. SINKING FUND DEPOSITORY

Pursuant to §8221 of the *Debt Act*, the Board hereby creates a sinking fund for the Participant Note and appoints Wells Fargo Bank, N.A. (the “Bank”), or its successors or assigns, as the Paying Agent and Sinking Fund Depository for the Participant Note. The Bank shall maintain separate accounts, subaccounts and subfunds for payments of Loan Principal and Loan Interest to be made by the Participant until such Participant Note is paid in full. The Participant shall deposit into the Sinking Fund sufficient amounts for payment of Loan Principal of and Loan Interest on the Participant Note no later than the date upon which such payments shall become due. The Bank shall, as and when said payments are due, without further action by the Participant, withdraw available monies in the Sinking Fund and apply said monies to payment of Loan Principal of and Loan Interest on the Participant Note. The Board hereby authorizes and directs the Authorized Officers to contract with the Bank, by the execution of the Loan Agreement, to serve as Paying Agent and Sinking Fund Depository for the Participant Note.

SECTION 9. AUTHORIZATION TO SUBMIT STATEMENTS TO THE DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT

The Board hereby authorizes and directs the Authorized Officers to prepare and submit an application for approval of the incurrence of the nonelectoral, general obligation debt evidenced by the Participant Note to DCED, including the proceedings that authorize issuance, the debt statement, and any other documents required by the *Debt Act* or DCED.

SECTION 10. LEGAL ADVERTISEMENTS

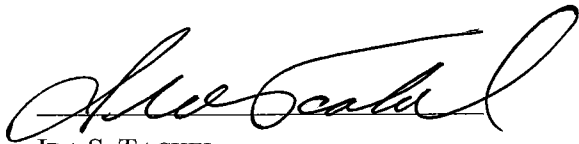
The Board hereby ratifies and directs the advertisement of a summary of this Ordinance as finally enacted, as required by the *Debt Act*, in the *Ambler Gazette*, a newspaper of general circulation in the Township of Upper Dublin, within fifteen (15) days following the date of final enactment.

SECTION 11. CONFLICTING ORDINANCES

All Ordinances or parts of Ordinances not in accord with this Ordinance are hereby repealed insofar as they conflict herewith.

IN WITNESS WHEREOF, we, the undersigned Authorized Officers, have hereunto set our signatures and affixed hereto the Seal of the TOWNSHIP OF UPPER DUBLIN, Montgomery County, Pennsylvania.

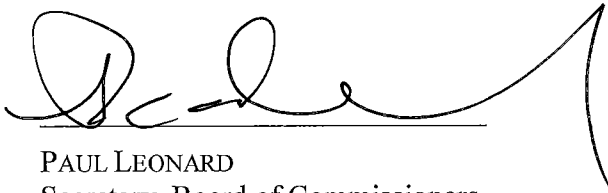
Dated: August 13, 2019



IRA S. TACKEL
President, Board of Commissioners

[Seal]

ATTEST:



PAUL LEONARD
Secretary, Board of Commissioners

Exhibit A

Forms of the Participant Note

Exhibit A

Forms of the Participant Note

\$7,290,000

**TOWNSHIP OF UPPER DUBLIN,
MONTGOMERY COUNTY, PENNSYLVANIA
GENERAL OBLIGATION NOTE, 2020 A SERIES**

The **TOWNSHIP OF UPPER DUBLIN, Montgomery County, Pennsylvania** (the “Participant”), existing by and under the laws of the Commonwealth of Pennsylvania, for value received, hereby acknowledges itself indebted and promises to pay to the order of the **DELAWARE VALLEY REGIONAL FINANCE AUTHORITY**, its successors and assigns (“DeIVal”), in lawful money of the United States of America, in such amounts which, together with other moneys held by the Trustee for such purpose, will be sufficient to pay (i) the principal of this General Obligation Note, 2020 A Series (this “Participant Note”), in the amount of **SEVEN MILLION TWO HUNDRED NINETY THOUSAND DOLLARS (\$7,290,000)**, on the dates and in the amounts set forth on **Schedule A** attached hereto, and (ii) the interest on this Participant Note, calculated pursuant to the Loan Agreement (as hereafter defined) and such other amounts due under the Loan Agreement on the dates set forth in the Loan Agreement and on Schedule A attached hereto.

This Participant Note evidences the payment obligations of the Participant to repay the loan (the “Loan”) made by DeIVal to the Participant under a certain Loan Agreement (the “Loan Agreement”) by and between DeIVal, as lender, and the Participant, dated as of January 15, 2020. All terms used herein and not defined shall have the meaning set forth in the Loan Agreement.

The amounts payable under this Participant Note are payable in immediately available funds on or before the twenty-fifth day of each month, commencing on January 25, 2020, at the corporate trust office of TD Bank, N.A., as Trustee (the “Trustee”) for DeIVal.

The amounts payable under this Participant Note are payable without deduction for any tax or taxes, except gift, succession, franchise, excise or inheritance taxes, now or hereafter levied, or assessed thereon under any present or future laws of the Commonwealth of Pennsylvania, all which taxes, except as above provided, the Participant assumes and agrees to pay.

This Participant Note is issued pursuant to an Ordinance of the Board of Commissioners of the Township of Upper Dublin, Montgomery County, Pennsylvania duly enacted on August 13, 2019 (the “Participant Ordinance”).

This Participant Note is issued in accordance with the provisions of the *Local Government Unit Debt Act*, 53 Pa. C.S.A. §8001 *et seq* (the “*Debt Act*”).

The Participant hereby certifies that the approval of the Department of Community and Economic Development of the Commonwealth of Pennsylvania for the Participant to issue and deliver this Participant Note has been duly given pursuant to the *Debt Act*; that all acts, conditions and things required by the laws of the Commonwealth of Pennsylvania to exist, to have happened or to have been performed, precedent to or in the issuance of this Participant Note or in the creation of the debt of which this Participant Note is evidence, exist, have happened and have been performed in regular and due form and manner as required by law; that this Participant Note,

together with all other indebtedness of the Participant, is within every debt and other limit prescribed by the Constitution and the statutes of the Commonwealth of Pennsylvania; and that the Participant has established a sinking fund for this Participant Note and shall deposit therein amounts sufficient to pay the principal of and interest on this Participant Note as the same shall become due and payable.

The Participant hereby covenants with the registered owner of this Participant Note that the Participant (i) shall include the amounts payable for principal of and interest on this Participant Note, for each fiscal year in which such debt service is payable in its budget for that year, (ii) shall appropriate such amounts from its revenues for the payment of such debt service, and (iii) shall duly and punctually pay or cause to be paid from its sinking fund or any other of its revenues or funds the principal of and the interest on this Participant Note at the dates and places and in the manner stated in this Participant Note, according to the true intent and meaning hereof. **FOR SUCH BUDGETING, APPROPRIATION AND PAYMENT OF PRINCIPAL OF AND INTEREST ON THIS PARTICIPANT NOTE, THE PARTICIPANT HAS PLEDGED ITS FULL FAITH, CREDIT AND TAXING POWER.** This covenant shall be specifically enforceable; subject, however, as to the enforceability of remedies, to any applicable bankruptcy, insolvency, moratorium or similar laws or equitable principles affecting the enforcement of creditors' rights generally. Nothing in this paragraph shall be construed to give the Participant any taxing power not granted by another provision of law.

The Participant's obligation to make the payment of a Termination Charge related to the Participant Note shall be subordinate to the regularly scheduled payments of principal of and interest on the Participant Note.

This Participant Note may be prepaid, in whole or in part, as set forth in Article VI of the Loan Agreement.

DeVal shall pledge and assign this Participant Note to the Trustee. The Participant and Trustee may deem and treat the person in whose name this Participant Note is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest hereon and for all other purposes, whether or not this Participant Note shall be overdue. The Participant and Trustee shall not be affected by any notice to the contrary.

No covenant or agreement contained in this Participant Note shall be deemed to be the covenant or agreement of any officer, agent or employee of the Participant in his or her individual capacity, and no official executing this Participant Note shall be liable personally on this Participant Note or be subject to any personal liability or accountability by reason of the issuance of this Participant Note.

No delay or omission to exercise any right or power accruing upon any default shall impair that right or power or shall be construed to be a waiver hereunder.

[Signature Page Follows]

IN WITNESS WHEREOF, we, the undersigned authorized officials, have hereunto set our signatures and affixed hereto the Seal of the TOWNSHIP OF UPPER DUBLIN, Montgomery County, Pennsylvania.

Dated: January 15, 2020

IRA S. TACKEL
President, Board of Commissioners

[Seal]

ATTEST:

PAUL LEONARD
Secretary, Board of Commissioners

Schedule A

Township of Upper Dublin General Obligation Note, 2020 A Series Principal Amortization Schedule and Maximum Annual Debt Service

<i>Bond Year Ending</i>	<i>Principal (1)</i>	<i>Maximum Interest Rate</i>	<i>Maximum Interest Payment (2)</i>	<i>Maximum Annual Debt Service</i>
25-Jun-20	\$ 114,000	15%	\$ 486,000	\$ 600,000
25-Jun-21	147,000	15%	1,076,400	1,223,400
25-Jun-22	443,000	15%	1,054,350	1,497,350
25-Jun-23	451,000	15%	987,900	1,438,900
25-Jun-24	460,000	15%	920,250	1,380,250
25-Jun-25	469,000	15%	851,250	1,320,250
25-Jun-26	478,000	15%	780,900	1,258,900
25-Jun-27	487,000	15%	709,200	1,196,200
25-Jun-28	496,000	15%	636,150	1,132,150
25-Jun-29	505,000	15%	561,750	1,066,750
25-Jun-30	515,000	15%	486,000	1,001,000
25-Jun-31	525,000	15%	408,750	933,750
25-Jun-32	535,000	15%	330,000	865,000
25-Jun-33	545,000	15%	249,750	794,750
25-Jun-34	555,000	15%	168,000	723,000
25-Jun-35	<u>565,000</u>	15%	<u>84,750</u>	<u>649,750</u>
Total	<u>\$7,290,000</u>		<u>\$9,791,400</u>	<u>\$17,081,400</u>

- (1) Principal is payable annually, commencing on: 25-Jun-20
Principal is amortized to provide level or declining annual debt service.
- (2) Interest is payable monthly on the 25th, commencing: 25-Jan-20
Interest is accrued from the closing date: 15-Jan-20

\$2,055,000

**TOWNSHIP OF UPPER DUBLIN,
MONTGOMERY COUNTY, PENNSYLVANIA
GENERAL OBLIGATION NOTE, 2020 B SERIES**

The **TOWNSHIP OF UPPER DUBLIN, Montgomery County, Pennsylvania** (the “Participant”), existing by and under the laws of the Commonwealth of Pennsylvania, for value received, hereby acknowledges itself indebted and promises to pay to the order of the **DELAWARE VALLEY REGIONAL FINANCE AUTHORITY**, its successors and assigns (“DelVal”), in lawful money of the United States of America, in such amounts which, together with other moneys held by the Trustee for such purpose, will be sufficient to pay (i) the principal of this General Obligation Note, 2020 B Series (this “Participant Note”), in the amount of **TWO MILLION FIFTY-FIVE THOUSAND DOLLARS (\$2,055,000)**, on the dates and in the amounts set forth on **Schedule B** attached hereto, and (ii) the interest on this Participant Note, calculated pursuant to the Loan Agreement (as hereafter defined) and such other amounts due under the Loan Agreement on the dates set forth in the Loan Agreement and on Schedule A attached hereto.

This Participant Note evidences the payment obligations of the Participant to repay the loan (the “Loan”) made by DelVal to the Participant under a certain Loan Agreement (the “Loan Agreement”) by and between DelVal, as lender, and the Participant, dated as of July 15, 2020. All terms used herein and not defined shall have the meaning set forth in the Loan Agreement.

The amounts payable under this Participant Note are payable in immediately available funds on or before the twenty-fifth day of each month, commencing on July 25, 2020, at the corporate trust office of TD Bank, N.A., as Trustee (the “Trustee”) for DelVal.

The amounts payable under this Participant Note are payable without deduction for any tax or taxes, except gift, succession, franchise, excise or inheritance taxes, now or hereafter levied, or assessed thereon under any present or future laws of the Commonwealth of Pennsylvania, all which taxes, except as above provided, the Participant assumes and agrees to pay.

This Participant Note is issued pursuant to an Ordinance of the Board of Commissioners of the Township of Upper Dublin, Montgomery County, Pennsylvania duly enacted on August 13, 2019 (the “Participant Ordinance”).

This Participant Note is issued in accordance with the provisions of the *Local Government Unit Debt Act*, 53 Pa. C.S.A. §8001 *et seq* (the “*Debt Act*”).

The Participant hereby certifies that the approval of the Department of Community and Economic Development of the Commonwealth of Pennsylvania for the Participant to issue and deliver this Participant Note has been duly given pursuant to the *Debt Act*; that all acts, conditions and things required by the laws of the Commonwealth of Pennsylvania to exist, to have happened or to have been performed, precedent to or in the issuance of this Participant Note or in the creation of the debt of which this Participant Note is evidence, exist, have happened and have been performed in regular and due form and manner as required by law; that this Participant Note,

together with all other indebtedness of the Participant, is within every debt and other limit prescribed by the Constitution and the statutes of the Commonwealth of Pennsylvania; and that the Participant has established a sinking fund for this Participant Note and shall deposit therein amounts sufficient to pay the principal of and interest on this Participant Note as the same shall become due and payable.

The Participant hereby covenants with the registered owner of this Participant Note that the Participant (i) shall include the amounts payable for principal of and interest on this Participant Note, for each fiscal year in which such debt service is payable in its budget for that year, (ii) shall appropriate such amounts from its revenues for the payment of such debt service, and (iii) shall duly and punctually pay or cause to be paid from its sinking fund or any other of its revenues or funds the principal of and the interest on this Participant Note at the dates and places and in the manner stated in this Participant Note, according to the true intent and meaning hereof. **FOR SUCH BUDGETING, APPROPRIATION AND PAYMENT OF PRINCIPAL OF AND INTEREST ON THIS PARTICIPANT NOTE, THE PARTICIPANT HAS PLEDGED ITS FULL FAITH, CREDIT AND TAXING POWER.** This covenant shall be specifically enforceable; subject, however, as to the enforceability of remedies, to any applicable bankruptcy, insolvency, moratorium or similar laws or equitable principles affecting the enforcement of creditors' rights generally. Nothing in this paragraph shall be construed to give the Participant any taxing power not granted by another provision of law.

The Participant's obligation to make the payment of a Termination Charge related to the Participant Note shall be subordinate to the regularly scheduled payments of principal of and interest on the Participant Note.

This Participant Note may be prepaid, in whole or in part, as set forth in Article VI of the Loan Agreement.

DeVal shall pledge and assign this Participant Note to the Trustee. The Participant and Trustee may deem and treat the person in whose name this Participant Note is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest hereon and for all other purposes, whether or not this Participant Note shall be overdue. The Participant and Trustee shall not be affected by any notice to the contrary.

No covenant or agreement contained in this Participant Note shall be deemed to be the covenant or agreement of any officer, agent or employee of the Participant in his or her individual capacity, and no official executing this Participant Note shall be liable personally on this Participant Note or be subject to any personal liability or accountability by reason of the issuance of this Participant Note.

No delay or omission to exercise any right or power accruing upon any default shall impair that right or power or shall be construed to be a waiver hereunder.

[Signature Page Follows]

IN WITNESS WHEREOF, we, the undersigned authorized officials, have hereunto set our signatures and affixed hereto the Seal of the TOWNSHIP OF UPPER DUBLIN, Montgomery County, Pennsylvania.

Dated: July 15, 2020

IRA S. TACKEL
President, Board of Commissioners

[Seal]

ATTEST:

PAUL LEONARD
Secretary, Board of Commissioners

Schedule B

**Township of Upper Dublin
General Obligation Note, 2020 B Series
Principal Amortization Schedule and
Maximum Annual Debt Service**

<i>Bond Year Ending</i>	<i>Principal (1)</i>	<i>Maximum Interest Rate</i>	<i>Maximum Interest Payment (2)</i>	<i>Maximum Annual Debt Service</i>
25-Jun-21	\$ 120,000	15%	\$ 291,125	\$ 411,125
25-Jun-22	122,000	15%	290,250	412,250
25-Jun-23	124,000	15%	271,950	395,950
25-Jun-24	127,000	15%	253,350	380,350
25-Jun-25	129,000	15%	234,300	363,300
25-Jun-26	132,000	15%	214,950	346,950
25-Jun-27	134,000	15%	195,150	329,150
25-Jun-28	137,000	15%	175,050	312,050
25-Jun-29	139,000	15%	154,500	293,500
25-Jun-30	142,000	15%	133,650	275,650
25-Jun-31	144,000	15%	112,350	256,350
25-Jun-32	147,000	15%	90,750	237,750
25-Jun-33	150,000	15%	68,700	218,700
25-Jun-34	153,000	15%	46,200	199,200
25-Jun-35	<u>155,000</u>	15%	<u>23,250</u>	<u>178,250</u>
Total	<u>\$2,055,000</u>		<u>\$2,555,525</u>	<u>\$4,610,525</u>

- (1) Principal is payable annually, commencing on: 25-Jun-21
Principal is amortized to provide level or declining annual debt service.
- (2) Interest is payable monthly on the 25th, commencing: 25-Jul-20
Interest is accrued from the closing date: 15-Jul-20

AN ORDINANCE

NO. 19-1354

AN ORDINANCE To Amend The Code Of The Township Of Upper Dublin, Chapter 255, Zoning By Revising The Height Restrictions Map, Map 1, For The GFW Greater Fort Washington District by reducing from 50 feet to 38 feet the maximum height limit area for properties at 580 Virginia Drive, the vacant property adjacent thereto owned by Upper Dublin Township, and 585 Camp Hill Road.

The Board of Commissioners of the Township of Upper Dublin hereby ordains:

Section 1. The Code of Upper Dublin Township, Chapter 255, Zoning, Article XXXVII, GFW Greater Fort Washington District, Height Restrictions Map, Map 1, shall be amended to change the following properties from the 50-foot height limit area to the 38-foot height limit area:

580 Virginia Drive, parcel no. 54-00-16375-03-2
Parcel no. 54-00-16375-20-3, vacant
585 Camp Hill Road, parcel no. 54-00-03520-00-8

Section 2. Nothing in this Ordinance or in Chapter 255 of the Code of the Township of Upper Dublin, as hereby amended, shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 255 prior to the adoption of this amendment.

Section 3. 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 this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

Section 4. This Ordinance shall take effect and be in force from and after its approval as required by law.

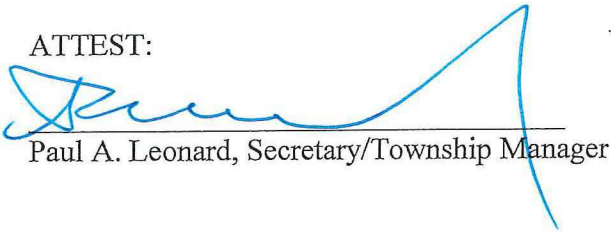
Enacted by the Board of Commissioners of Upper Dublin Township this 13th day of August, 2019.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN



Ira S. Tackel, President

ATTEST:

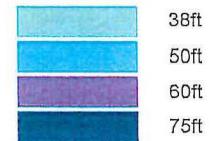


Paul A. Leonard, Secretary/Township Manager

GREATER FORT WASHINGTON DISTRICT

HEIGHT RESTRICTIONS MAP-1

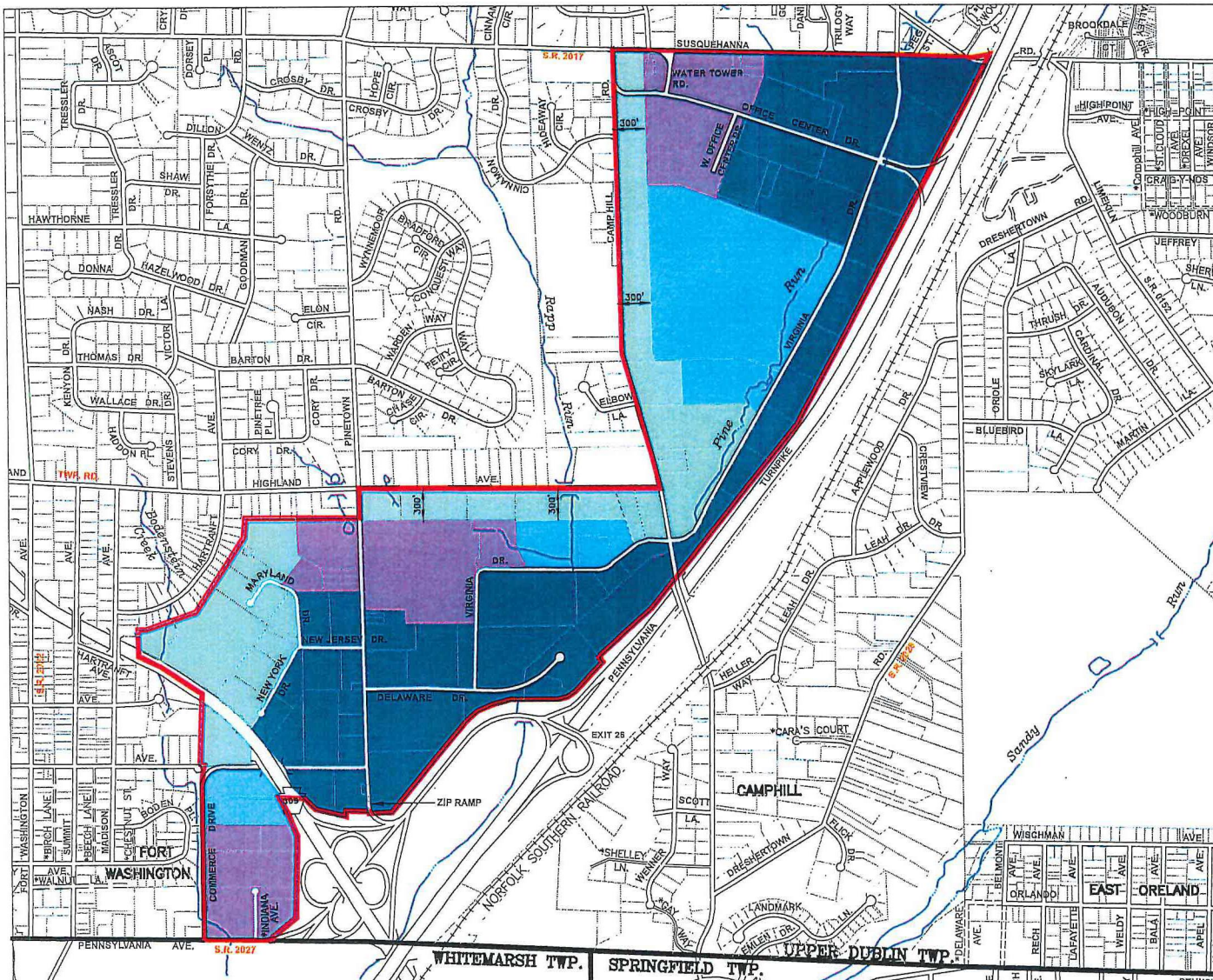
LEGEND



PROJECT# UD13102
DATE 06-03-19



Metz Engineers
410 Dunbar Ave., P.O. Box 241, Landolt PA 15110-0241
Civil Engineers & Land Surveyors
(717) 853-9111



AN ORDINANCE

NO. 19-1355

AN ORDINANCE To Amend The Code Of The Township Of Upper Dublin, Chapter 255, Zoning By Adding Or Revising Regulations For Real Estate Signs in Non-Residential Districts; By Requiring Permits for Real Estate Signs in Non-Residential Districts And Imposing A Fee Therefore; And By Adding Or Revising Regulations For Sign Installation And Maintenance.

The Board of Commissioners of the Township of Upper Dublin hereby ordains:

Section 1. The Code of Upper Dublin Township, Chapter 255, Zoning, Article XXI, Signs, §255-152.2, General sign regulations for all districts, shall be amended by the addition of a new subsection D, to provide as follows:

§ 255-152.2. General sign regulations for all districts.

The following regulations shall apply to signs in all districts unless specifically authorized and/or otherwise restricted or regulated by the specific provisions of the zoning district or herein:

* * * * *

D. Real estate signs in non-residential districts

1. Intent. The following regulations are intended to prevent blight and insure the safety of the public by: limiting the number and the placement of real estate signs on private property in the Township; standardizing the size and height of such signs; and establishing a method for the removal of outdated or poorly maintained signs.
2. Real estate signs, as defined in this Chapter, located on private property are subject to the regulations set forth below. Real estate signs that comply with the requirements in this subsection shall not be included in the determination of the type, number or area of permanent signs allowed on a property.
 - a) Large Real Estate Signs: One (1) large real estate sign is permitted per property in all non-residential zones, as follows:

- i. Permitted types:
 - a. Freestanding sign
 - b. Window sign
 - c. Wall sign
 - ii. Area: Each large real estate sign shall have a maximum area of twenty (20) square feet.
 - iii. A freestanding sign that is double-sided counts as one sign.
 - iv. A freestanding sign in the form of a "V" counts as one sign if the angle between the faces is 45 degrees or less.
 - v. Height: Large real estate signs that are freestanding shall have a maximum height of eight (8) feet. The height is measured from grade to the top of the sign.
- b) If a property has two street frontages, one (1) additional large real estate sign may be permitted so long as there is a minimum spacing of 200 feet between the two (2) large real estate signs.
- c) Small Real Estate Signs: In addition to the large real estate signs outlined above, one (1) small real estate sign is permitted per property in all non-residential zones. If a property is greater than five (5) acres in size and has at least 400 feet of street frontage or buildings with more than 10,000 square feet of floor area, one additional small sign may be permitted.

- i. Permitted types:
 - a. Freestanding sign
 - b. Window sign
 - c. Wall sign
- ii. Area: Each small real estate sign shall have a maximum area of twelve (12) square feet.
- iii. Height: Small real estate signs that are freestanding shall have a maximum height of six (6) feet.

3. Permit Requirements. A permit is required for each real estate sign, subject to the following regulations:

- a) A permit for a real estate sign shall expire in six (6) months, but may be renewed, with verification of continued property availability documented, where space is

being rented, by a floorplan indicating the area(s) of space available in the property.

- b) One (1) sign is allowed per permit. An applicant may request up to two (2) permits per address, but is subject to the size and number requirements set forth in this section.
- c) An application for a real estate sign permit must include:
 - i. A description of the sign indicating its, size, shape, and dimensions, and the expected length of time the sign will be displayed;
 - ii. A schematic drawing of the site showing the proposed location of the sign in relation to nearby buildings and streets;
 - iii. The number of signs on the site.

4. Installation, Composition and Maintenance.

- a) All real estate signs must be installed such that, in the opinion of the code official, they do not create a safety hazard.
- b) All real estate signs must be made of durable materials and shall be well-maintained.
- c) Real estate signs that are frayed, torn, broken, or that are no longer legible will be deemed unmaintained and required to be removed.

5. Illumination of any real estate sign is prohibited.

6. Real estate signs must be removed upon the full lease-up or sale of a property.

Section 2. The Code of Upper Dublin Township, Chapter 196, Signs, §196-2, Administration, shall be amended by the revision and replacement of the language in section B(11), to provide as follows:

§ 196-2. Administration.

* * * * *

B. The following signs shall not require sign permits:

* * * * *

- (11) Temporary real estate signs erected on a property containing a single-family dwelling for rent or sale.

Section 3. The Code of Upper Dublin Township, Chapter 196, Signs, §196-3, General Sign Regulations, subsections M, Q(2), and Q(4) shall be amended and a new subsection R shall be added, to read and provide henceforth as follows:

§ 196-3. General sign regulations.

No person may erect, install or maintain any sign visible from the exterior of any property or structure in the Township if prohibited by this chapter or Chapter 255, and unless specifically permitted by Chapter 255. The following regulations shall apply to all signs in the Township. Where another chapter of this Code contains a more restrictive provision relating to the same sign, the more restrictive provision shall govern.

* * * * *

- M. Every sign shall be constructed of durable materials, using non-corrosive fastenings; shall be structurally safe and erected or installed in strict accordance with the PA Uniform Construction Code; and shall be maintained in safe condition and good repair at all times so that all sign information is clearly legible. No sign shall be constructed of cloth, canvas, light fabric, cardboard, wallboard or other like materials unless a sign permit is obtained from the Zoning Officer.

* * * * *

Q. Removal of signs:

* * * * *

- (2) The Township shall have the authority to require the removal and/or demolition of signs under the following circumstances:
 - (a) When a sign is erected without an approved sign permit.
 - (b) When a sign permit has expired.
 - (c) When a sign is erected which does not comply with the requirements of this Chapter and/or Chapter 255.

* * * * *

- (4) Owner or lessee's remedial action for each circumstance:
 - (a) Deteriorated sign: rehabilitation/repair of sign within 15 days.
 - (b) No sign permit: obtain permit or remove sign within seven days.

- (c) Prohibited signs shall conform to this Chapter and Chapter 255 within 30 days.
- (d) Nonconforming signs shall be brought into conformity with the provisions of this Chapter and Chapter 255 within 90 days.
- (e) Expired permit: remove within seven days.

R. Signs and their supporting structures shall maintain clearance and noninterference with all surface and underground utility and communications lines or equipment.

Section 4. The Code of Upper Dublin Township, Chapter 110, Fees, §110-3, Building construction, subsection A(7) thereof, shall be amended to provide as follows:

§ 110-3. Building construction.

A. Applicants for permits to be issued under Chapter 73, Building Construction—Uniform Construction Code, shall pay to the Township at the time of application the fees prescribed in this section.

* * * * *

(7) Signs.

- (a) Display and free standing signs. The permit fee for display and free standing signs shall be \$25 for each \$1,000 of estimated cost or fraction thereof.
- (b) Real Estate Signs in nonresidential zoning districts. The permit fee for a real estate sign shall be \$50, to be renewed every six months.

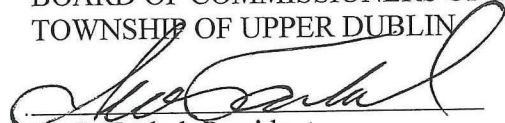
Section 5. Nothing in this Ordinance or in Chapter 255, Chapter 196 or Chapter 110 of the Code of the Township of Upper Dublin, as hereby amended, shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 255, Chapter 196 or Chapter 110 prior to the adoption of this amendment.

Section 6. 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 this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

Section 7. This Ordinance shall take affect and be in force from and after its approval as required by law.

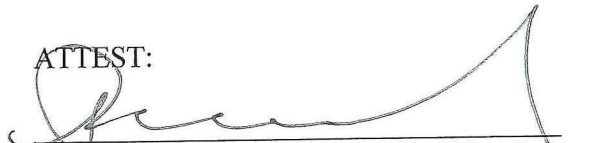
Enacted by the Board of Commissioners of Upper Dublin Township this 13th day of AUGUST, 2019.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN



Ira S. Tackel, President

ATTEST:



Paul A. Leonard, Secretary/Township Manager

ORDINANCE NO. A-1356

ANNUAL BUDGET OF THE TOWNSHIP OF UPPER DUBLIN FOR THE YEAR 2020

AN ORDINANCE OF UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA APPROPRIATING SPECIFIC SUMS ESTIMATED TO BE REQUIRED FOR THE SPECIFIC PURPOSES OF THE MUNICIPAL GOVERNMENT, HEREINAFTER SET FORTH, DURING 2020.

The Board of Commissioners of the Township of Upper Dublin does hereby ENACT AND ORDAIN as follows:

SECTION 1: That for the expenses for the fiscal year 2020 the following amounts are hereby appropriated from the revenues available for the current year for the specific purposes set forth below, which amounts are more fully itemized in the budget form.

SUMMARY OF ALL ESTIMATED RECEIPTS

Receipts from Current Tax Levy	13,406,305
Receipts from Taxes of Prior Years	54,000
Local Enabling Taxes	10,175,000
Other Revenues and Receipts	<u>9,831,870</u>
TOTAL ESTMATED RECEIPTS	33,467,175

SUMMARY OF ALL APPROPRIATIONS

GENERAL GOVERNMENT

Administration and Finance	2,041,851
Treasurer and Tax Collector	19,465
Municipal Buildings	584,679
Economic Development/Engineering	<u>247,962</u>
TOTAL	2,893,962

PROTECTION TO PERSON AND PROPERTY

Police	8,093,760
Fire	797,278
Emergency Services	<u>297,114</u>
TOTAL	9,188,152

LIBRARY	1,419,219
SANITATION	2,609,333
CODE ENFORCEMENT	1,081,864
PUBLIC WORKS	4,044,457
PARKS AND RECREATION	2,593,101
DEBT SERVICE	3,449,770
NON EXPENDABLE TRUSTS	1,300
CAPITAL PROJECTS	
General Capital	3,358,134
Fire Capital	772,700
Open Space	<u>2,041,934</u>
	TOTAL
	6,172,768
COMMUNITY CONTRIBUTIONS	13,250
TOTAL APPROPRIATIONS	33,467,175

SECTION 2: An estimate of the specific items making up the amounts appropriated to the respective departments is on file in the office of the Township of Upper Dublin, Montgomery County, Pennsylvania.

SECTION 3: That an Ordinance, or part of an Ordinance, conflicting with this Ordinance be and the same is hereby repealed insofar as the same affects this Ordinance.

SECTION 4: Nothing in this Ordinance shall be construed to affect any suit or processing in any Court, any rights acquired or liability incurred, any permit issued, or any causes of action existing prior to the adoption of this amendment.

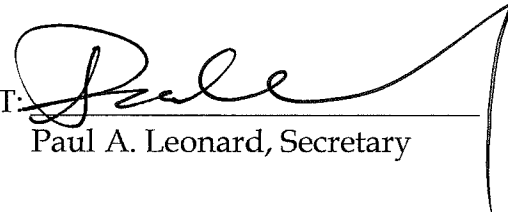
SECTION 5: The provisions of this Ordinance are severable, and if any section, sentence, clause, part or provision thereof shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of the Court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION 6: This Ordinance shall take effect and be in force from and after January 1, 2020.

ENACTED AND ORDAINED THIS 10th day of December 2019.

BOARD OF COMMISSIONERS
UPPER DUBLIN TOWNSHIP

BY: 
Ira S. Tackel, President

ATTEST: 
Paul A. Leonard, Secretary

ORDINANCE NO. 19-1357

AN ORDINANCE OF UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, FIXING THE TAX RATE FOR THE YEAR 2020 FOR GENERAL PURPOSES, THE TAX RATE FOR THE YEAR 2020 FOR DEBT SERVICE, THE TAX RATE FOR THE YEAR 2020 FOR FIRE PROTECTION, THE TAX RATE FOR THE YEAR 2020 FOR PARKS AND RECREATION, THE TAX RATE FOR THE YEAR 2020 FOR VOTER APPROVED OPEN SPACE DEBT, THE TAX RATE FOR THE YEAR 2020 FOR LIBRARY SERVICES, AND ESTABLISHING DISCOUNTS AND PENALTIES THEREFOR.

The Board of Commissioners of the Township of Upper Dublin does hereby ENACT AND ORDAIN as follows:

SECTION 1: Tax Rate for General Purposes

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2020, as follows:

Tax rate for General Purposes, the sum of 2.776 mils
on each dollar of assessed valuation, or the sum of 27.760 cents
on each one hundred dollars of assessed valuation.

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for General Purposes	2.776	27.760

SECTION 2: Tax Rate for Debt Service

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2020, as follows:

Tax rate for Debt Service, the sum of 1.067 mils
on each dollar of assessed valuation, or the sum of 10.670 cents
on each one hundred dollars of assessed valuation.

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for Debt Service	1.067	10.670

SECTION 3: Tax Rate for Fire Protection

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2020, as follows:

Tax rate for Fire Protection, the sum of	0.656 mils
on each dollar of assessed valuation, or the sum of	6.560 cents
on each one hundred dollars of assessed valuation.	

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for Fire Protection	.656	6.560

SECTION 4: Tax Rate for Parks and Recreation

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2020, as follows:

Tax rate for Parks and Recreation the sum of	0.882 mils
on each dollar of assessed valuation, or the sum of	8.820 cents
on each one hundred dollars of assessed valuation.	

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for Parks and Recreation	.882	8.820

SECTION 5: Tax Rate for Voter Approved Open Space Debt

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2020, as follows:

Tax rate for Voter Approved Open Space Debt, the sum of	0.07 mils
on each dollar of assessed valuation, or the sum of	0.700 cents
on each one hundred dollars of assessed valuation.	

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Voter Approved Open Space Debt	.07	0.700

SECTION 6: Tax Rate for Library Services

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2020, as follows:

Tax rate for Library Services, the sum of
on each dollar of assessed valuation, or the sum of
on each one hundred dollars of assessed valuation.

0.541 mils
5.410 cents

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for Library Services	.541	5.410

SECTION 7: Discounts and Penalties

All taxpayers shall be entitled to a discount of two per centum (2%) from the amount of tax levied upon property, upon making payment of amount of such tax within two months of the date of the tax notice. All taxpayers who shall fail to make payment of any such taxes charged against them within four months of the date of the tax notice, shall be charged a penalty of ten per centum (10%) of the amount of the tax, which penalty shall be added to the taxes by the tax collector and collected as provided by law.

SECTION 8: Nothing in this Ordinance shall be construed to affect any suit or processing in any Court, any rights acquired or liability incurred, any permit issued, or any causes of action existing prior to the adoption of this amendment.

SECTION 9: 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. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION 10: This Ordinance shall take effect and be in force from and after January 1, 2020.

ENACTED AND ORDAINED THIS 10th day of December 2019.

BOARD OF COMMISSIONERS
UPPER DUBLIN TOWNSHIP

BY: 

Ira S. Tackel, President

ATTEST: 

Paul A. Leonard, Secretary

ORDINANCE NO. 20-1358

**AN ORDINANCE Of Upper Dublin Township, Montgomery County,
Pennsylvania, Establishing The Dates Of The Regular Meetings Of The
Commissioners Of The Township Of Upper Dublin During The Year 2020.**

The Board of Commissioners of the Township of Upper Dublin does hereby ENACT and ORDAIN as follows:

SECTION 1. The regular stated monthly meetings of the Commissioners of the Township of Upper Dublin for the year 2020 shall be held on the second Tuesday of each month unless the same shall be a legal holiday or election day, in which case the meeting will be held on the next regular business day following, at 7:00 PM, local time, and, as needed, on the fourth Tuesday of the month, unless the same shall be a legal holiday or election day, in which case the meeting will be held on the next regular business day following, at 7:00 P.M. local time.

SECTION 2. The Economic Development and Finance Committee meetings of the Township of Upper Dublin for the year 2020 shall be held on the first Tuesday of February, May, August, November, unless the same shall be a legal holiday or election day, in which case the meeting will be held on the next regular business day following, at 6:30 PM, local time.

SECTION 3. The Public Safety, Works and Services Committee meetings of the Township of Upper Dublin for the year 2020 shall be held on the first Tuesday of February, May, August, November, unless the same shall be a legal holiday or election day, in which case the meeting will be held on the next regular business day following, immediately following the Economic Development and Finance Committee meeting at 6:30 PM., local time.

SECTION 4. The Planning, Parks and Library Committee meetings for the year 2020 shall be held on the fourth Tuesday of February, April, June, August, October, December, unless the same shall be a legal holiday or election day, in which case the meeting will be held on the next regular business day following, at 7:00 PM., local time.

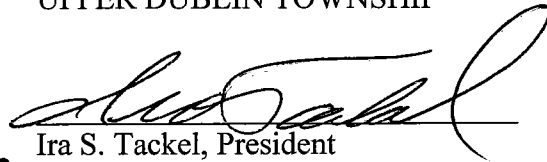
SECTION 5. The public is welcome to attend all meetings, and participation by the public is welcome.

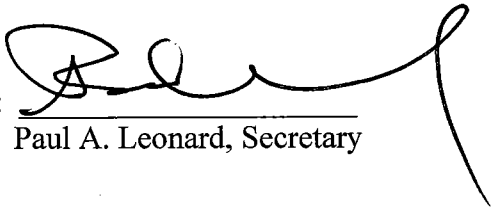
SECTION 6. Persons with disabilities who wish to attend any public meeting and require auxiliary aid, service or other accommodations to participate in the proceedings may contact the Township Manager's Office to discuss how the Township may best accommodate an individual's needs.

SECTION 7. All meetings will be effective February 11, 2020 and held in the Upper Dublin Township Building, 801 Loch Alsh Avenue, Fort Washington, Pennsylvania, unless otherwise specifically directed.

ENACTED AND ORDAINED this 11th day of February, 2020.

BOARD OF COMMISSIONERS
UPPER DUBLIN TOWNSHIP


Ira S. Tackel, President

Attest: 
Paul A. Leonard, Secretary

ORDINANCE NO. 20-1359
OF THE BOARD OF COMMISSIONERS
OF THE TOWNSHIP OF UPPER DUBLIN,
MONTGOMERY COUNTY, PENNSYLVANIA

AN ORDINANCE THAT AUTHORIZES THE INCURRENCE OF NONELECTORAL, GENERAL OBLIGATION DEBT BY THE TOWNSHIP OF UPPER DUBLIN, MONTGOMERY COUNTY, PENNSYLVANIA (THE "PARTICIPANT") PURSUANT TO THE ISSUANCE OF THE GENERAL OBLIGATION NOTES, 2022 SERIES (THE "PARTICIPANT NOTE") IN THE AGGREGATE PRINCIPAL AMOUNT OF \$5,416,000; APPROVES A CERTAIN REFUNDING PROJECT; APPROVES THE NEGOTIATED SALE OF THE PARTICIPANT NOTE TO THE DELAWARE VALLEY REGIONAL FINANCE AUTHORITY; APPROVES THE SUBSTANTIAL FORMS OF THE LOAN DOCUMENTS AND AUTHORIZES EXECUTION AND DELIVERY OF ALL NECESSARY DOCUMENTS; STATES THE AMORTIZATION SCHEDULE AND MAXIMUM ANNUAL DEBT SERVICE PAYMENTS; AUTHORIZES AND AWARDS A TRANSACTION UNDER A QUALIFIED INTEREST RATE MANAGEMENT AGREEMENT AND AUTHORIZES AND DIRECTS A FILING TO THE DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT; PLEDGES THE FULL FAITH, CREDIT, AND TAXING POWER OF THE PARTICIPANT FOR THE TIMELY REPAYMENT OF THE PARTICIPANT NOTE, INCLUDING THE PERIODIC PAYMENTS DUE UNDER THE QUALIFIED INTEREST RATE MANAGEMENT AGREEMENT; COVENANTS TO PAY ANY TERMINATION CHARGES; CREATES A SINKING FUND AND APPOINTS A SINKING FUND DEPOSITORY; AUTHORIZES THE APPLICATION TO THE DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT FOR APPROVAL OF THE ISSUANCE OF THE PARTICIPANT NOTE; AUTHORIZES ADVERTISEMENT OF ENACTMENT; AND REPEALS INCONSISTENT ORDINANCES.

WHEREAS, the Board of Commissioners of the Township of Upper Dublin (the "Participant") issued its General Obligation Bonds, Series of 2016 (the "2016 Bonds") in the aggregate principal amount of \$9,580,000 on October 27, 2016, to fund certain capital projects and refunding projects (collectively, the "2016 Project") consisting of: (i) the current refunding of the aggregate outstanding principal of the General Obligation Bonds, Series of 2011 (the "2011

Bonds”), (ii) the advance refunding of a portion of the outstanding principal of the General Obligation Bonds, Series A of 2013 (the “2013 A Bonds”), (iii) the costs of various capital projects, and (iv) the costs associated with the issuance of the 2016 Bonds; and

WHEREAS, the Participant issued its 2013 A Bonds in the aggregate principal amount of \$6,620,000 on June 26, 2013 to fund: (i) capital improvements, including improvements to the stormwater system, new traffic signals and (ii) the costs associated with the issuance of the 2013 A Bonds; and

WHEREAS, the Participant issued its 2011 Bonds in the aggregate principal amount of \$5,860,000 on November 15, 2011 to fund: (i) the current refunding of the aggregate outstanding principal of the General Obligation Bonds, Series of 2002 (the “2002 Bonds”), (ii) the current refunding of the aggregate outstanding principal of the General Obligation Bonds, Series of 2005 (the “2005 Bonds”), (iii) the purchase of property and construction of a segment of a trail system, and (iv) the costs associated with the issuance of the 2011 Bonds; and

WHEREAS, the Participant issued its 2005 Bonds in the aggregate principal amount of \$5,390,000 on October 15, 2005, to fund: (i) the current refunding a portion of outstanding principal of the General Obligation Bonds, Series of 2002 (the “2002 Bonds”) and (ii) the costs associated with the issuance of the 2005 Bonds; and

WHEREAS, the Participant issued its 2002 Bonds in the aggregate principal amount of \$8,140,000 on January 15, 2002, to fund (i) the current refunding of the aggregate outstanding principal of the General Obligation Bonds, Series of 1995 (the “1995 Bonds”), (ii) the current refunding of the aggregate outstanding principal of the General Obligation Bonds, Series of 1997 (the “1997 Bonds”), (iii) the purchase of property and construction of a segment of a trail system, and (iv) the costs associated with the issuance of the 2002 Bonds; and

WHEREAS, the Participant issued its 1997 Bonds in the aggregate principal amount of \$2,085,000 on May 1, 1997, to fund: (i) the capital improvement plan including road recycling and overlay, office computerization, a salt storage building, improvements to the Township’s buildings, bridges and culverts, open space projects, traffic signal installation and upgrade, and police radio equipment, (ii) the capitalization of 18 months of interest, and (iii) the costs associated with the issuance of the 1997 Bonds; and

WHEREAS, the Participant issued its 1995 Bonds in the aggregate principal amount of \$1,840,000 on December 12, 1995, to fund: (i) the advance refunding of the General Obligation Bonds, 1991 Series (the “1991 Bonds”) and (ii) the costs associated with the issuance of the 1995 Bonds; and

WHEREAS, the Participant issued its 1991 Bonds in the aggregate principal amount of \$2,170,000 on October 30, 1991, to fund: (i) construction of an addition to the Township Building and (ii) the costs associated with the issuance of the 1991 Bonds; and

WHEREAS, the Participant may optionally redeem the 2016 Bonds on any date on or after March 1, 2022; and

WHEREAS, the Participant would reduce its total debt service costs by currently refunding the 2016 Bonds at current market levels; and

WHEREAS, the Participant has obtained preliminary cost estimates for the refunding of the 2016 Bonds from persons qualified by experience; and

WHEREAS, the incurrence of nonelectoral debt by the Participant is necessary to refund the 2016 Bonds; and

WHEREAS, the Board of Commissioners has determined to issue its General Obligation Notes, 2022 Series (the “Participant Note”) and to undertake a certain refunding project (the “2022 Refunding”) consisting of (i) the current refunding of the 2016 Bonds and (ii) the payment of the costs of issuance of the 2022 Notes; and

WHEREAS, the 2016 Project, including all of the capital projects financed and refinanced by the 2016 Bonds, shall be for the benefit and use of the general public, and no private party shall have any special legal entitlement to the beneficial use of the 2016 Project, through a lease, management contract, or any other arrangement that would result in a private business use under the *Internal Revenue Code of 1986*, as amended; and

WHEREAS, the proposed increase of nonelectoral debt from the issuance of the Participant Note, together with the nonelectoral and lease rental debt presently outstanding, will not cause the constitutional or statutory debt limitations of the Participant to be exceeded; and

WHEREAS, the Delaware Valley Regional Finance Authority (“DelVal”), a public authority within the meaning of the *Local Government Unit Debt Act*, 53 Pa. C.S.A. §8001, *et seq*

(the “*Debt Act*”), has from time to time issued Local Government Revenue Bonds (the “DelVal Bonds”), to provide funds for loans to local government units and municipal authorities (the “Loan Program”); and

WHEREAS, from time to time, DelVal has entered into interest rate swap agreements related to the DelVal Bonds (collectively, the “DelVal Swap Agreement”) in order to provide a more cost-effective Loan Program and to allow participants in the Loan Program to manage interest rate risk more efficiently; and

WHEREAS, Calhoun Baker Inc. (the “Municipal Advisor”) is an “Independent Financial Advisor”, as such term is defined in the *Debt Act*, to DelVal, and the Municipal Advisor has prepared an “Interest Rate Management Plan” (the “Plan”), as such term is defined in the *Debt Act*, and an Interest Rate Swap Management Policy (the “Swap Policy”) that have been adopted by the Board of Directors of DelVal; and

WHEREAS, DelVal established minimum rating criteria for any counterparty to the DelVal Swap Agreement of long term, senior, unsecured debt ratings in the “AA-” or “Aa3” category or higher, or ratings equal to or higher than any active counterparty, by a Nationally Recognized Statistical Rating Organization registered with the Securities and Exchange Commission, and the Board of Directors of DelVal found that the award of transactions under the DelVal Swap Agreement by negotiation in private sales were in the best financial interests of DelVal and the participants in the Loan Program, and the Municipal Advisor concluded that the financial terms and conditions of the DelVal Swap Agreement were fair and reasonable as of the dates of award; and

WHEREAS, the Participant wishes to utilize the DelVal Loan Program by issuing the Participant Note to DelVal; and

WHEREAS, under the terms of the Loan Agreement with DelVal, interest payments on the Participant Note (the “Loan Interest”) will equal the amounts allocable to the Participant Note for interest on the DelVal Bonds, periodic scheduled payments on the DelVal Swap Agreement, and other costs and liquidity requirements incurred by DelVal to administer the Loan Program; and

WHEREAS, under the terms of the Loan Agreement with DelVal, the principal amount outstanding of the Participant Note (the “Loan Principal”) will equal the notional amount of the DelVal Swap Agreement related to the Participant Note; and

WHEREAS, the Board of Commissioners intends to (i) designate the Loan Agreement and the allocable portion of the DelVal Swap Agreement as a Qualified Interest Rate Management Agreement related to the Participant Note, (ii) approve the Plan as the Interest Rate Management Plan required by the *Debt Act*, and (iii) adopt the Swap Policy.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF UPPER DUBLIN, MONTGOMERY COUNTY, PENNSYLVANIA, AND IT IS HEREBY ORDAINED AND ENACTED BY THE AUTHORITY OF SAID BOARD OF COMMISSIONERS THAT:

SECTION 1. APPROVAL OF THE 2022 REFUNDING AND AUTHORIZATION TO ISSUE THE PARTICIPANT NOTE

The Board hereby authorizes and approves the 2022 Refunding. Pursuant to §8241(b)(1) of the *Debt Act*, the current refunding of the 2016 Bonds from the proceeds of the 2022 Notes will reduce total debt service. In accordance with §8243(a) of the *Debt Act*, the term of the 2016 Bonds will not be extended by the refunding. Pursuant to §8142(a)(2) of the *Debt Act*, the 25-year remaining weighted average useful life of the 2016 Project exceeds the fourteen-year term of the 2022 Notes. The principal of the 2022 Notes shall be amortized to provide level or declining annual debt service, pursuant to §8142(b)(1) of the *Debt Act*. The amortization of the principal amounts of the 2022 Notes shall begin within two years of the date of issue in accordance with §8142(c) of the *Debt Act*. The Board hereby authorizes and directs that notice of optional redemption be sent to the holders of the 2016 Bonds. The Board hereby authorizes and directs the incurrence of nonelectoral, general obligation debt in the aggregate principal amount of \$5,416,000 by the issuance of the 2022 Notes.

SECTION 2. APPROVAL OF THE LOAN COMMITMENT

The Board, after due deliberation and investigation, hereby determines that a private sale by negotiation of the Participant Note to DelVal is in the best financial interests of the Participant. The Board hereby accepts the Loan Commitment from DelVal, attached hereto, to purchase the

Participant Note at an aggregate price of \$5,416,000 from the proceeds of the DelVal Bonds. The Participant shall be responsible for paying DelVal's costs of origination in an amount not to exceed \$27,080, as directed by DelVal's Program Administrator upon the issuance of the Participant Note. The Participant Notes shall be purchased by DelVal on or about March 1, 2022, or in such installments and/or at such other times as the President or Vice-President of the Board and DelVal's Program Administrator shall determine.

SECTION 3. APPROVAL OF THE FORMS OF THE LOAN DOCUMENTS AND AUTHORIZATION TO EXECUTE AND DELIVER ALL NECESSARY DOCUMENTS

The substantial forms of the Loan Agreement, Participant Note, Participant Tax Compliance Agreement, and Participant Continuing Disclosure Agreement (collectively, the "Loan Documents") attached to the Loan Commitment are hereby approved. The President or Vice-President of the Board and the Secretary or Assistant Secretary of the Board (collectively, the "Authorized Officers") are hereby authorized and directed to execute and deliver the Loan Documents, in the substantial forms attached to the Loan Commitment, but with such alterations, deletions and additions as the Authorized Officers may approve (such approval to be conclusively established by the execution of the Loan Documents by the Authorized Officers). The Authorized Officers also are hereby authorized and directed (i) to execute and deliver such other certificates, instruments, and agreements (including those required by any institution issuing a financial guaranty insurance policy, municipal bond insurance policy, letter of credit, or similar instrument related to the DelVal Bonds or the Participant Note) and (ii) to take all actions that may be necessary or beneficial to issue the Participant Note.

SECTION 4. AMORTIZATION SCHEDULE AND MAXIMUM ANNUAL DEBT SERVICE PAYMENTS

The indebtedness of the Participant Note shall be nonelectoral debt and a general obligation of the Participant and shall be evidenced by one or more Promissory Notes (The form is attached hereto as Exhibit A.) in the aggregate par amount of \$5,416,000. The Participant Note shall bear interest (the "Loan Rate") at the rate specified in the Loan Agreement and the Participant Note, the substantial forms of which are attached to the Loan Commitment. The Participant Note shall be subject to optional redemption by the Participant as set forth in the Participant Note and the Loan Agreement. The amortization schedule of the Loan Principal and the maximum Loan Interest

payments under the Participant Note, based upon the maximum Loan Rate of 15%, are shown below.

**General Obligation Notes, 2022 Series
Principal Amortization Schedule and
Maximum Annual Debt Service Payments**

<i>Bond Year</i> <u>Ending</u>	<u>Principal</u> (1)	<i>Maximum</i> <i>Interest</i> <u>Rate</u>	<i>Maximum</i> <i>Interest</i> <u>Payment</u> (2)	<i>Maximum</i> <i>Annual</i> <u>Debt Service</u>
25-Feb-23	\$ 449,000.00	15%	\$ 798,860.00	\$ 1,247,860.00
25-Feb-24	455,000.00	15%	745,050.00	1,200,050.00
25-Feb-25	455,000.00	15%	676,800.00	1,131,800.00
25-Feb-26	463,000.00	15%	608,550.00	1,071,550.00
25-Feb-27	474,000.00	15%	539,100.00	1,013,100.00
25-Feb-28	475,000.00	15%	468,000.00	943,000.00
25-Feb-29	480,000.00	15%	396,750.00	876,750.00
25-Feb-30	486,000.00	15%	324,750.00	810,750.00
25-Feb-31	490,000.00	15%	251,850.00	741,850.00
25-Feb-32	501,000.00	15%	178,350.00	679,350.00
25-Feb-33	506,000.00	15%	103,200.00	609,200.00
25-Feb-34	60,000.00	15%	27,300.00	87,300.00
25-Feb-35	61,000.00	15%	18,300.00	79,300.00
25-Feb-36	<u>61,000.00</u>	15%	<u>9,150.00</u>	<u>70,150.00</u>
Total	<u>\$ 5,416,000.00</u>		<u>\$ 5,146,010.00</u>	<u>\$ 10,562,010.00</u>

- | | |
|---|-----------|
| (1) Principal is payable annually, commencing on: | 25-Feb-23 |
| Principal is amortized to provide level or declining annual debt service. | |
| (2) Interest is payable monthly on the 25th, commencing: | 25-Mar-22 |
| Interest is calculated for the period beginning on: | 1-Mar-22 |

SECTION 5. AUTHORIZATION AND AWARD OF A QUALIFIED INTEREST RATE MANAGEMENT AGREEMENT

The Participant is incurring indebtedness under the *Debt Act* that will be issued to DelVal, a public authority, and the Participant, by execution of the Loan Agreement, will become obligated for a notional amount of the DelVal Swap Agreement equal to the outstanding principal amount of the Participant Note. The Board hereby accepts and adopts the Plan as the Interest Rate Management Plan fulfilling the requirements of §8281(b)(2) of the *Debt Act*. The Board hereby adopts the Swap Policy, accepts and ratifies the minimum criteria used by DelVal to select the counterparties of the DelVal Swap Agreement, and accepts and ratifies the award of the DelVal Swap Agreement in a private sale by negotiation. The Board hereby authorizes and awards the Loan Agreement and the portion of the DelVal Swap Agreement allocable to the Participant Note

as the Qualified Interest Rate Management Agreement with respect to the Participant Note, pursuant to §8281(a)(2) of the *Debt Act*. The Board hereby authorizes and directs the filing, to the Department of Community and Economic Development (“DCED”) within fifteen days of enactment, of a certified copy of this Ordinance and the following documents, in accordance with §8284(a)(1) of the *Debt Act*:

- 1) Form of the Loan Agreement, the Qualified Interest Rate Management Agreement pursuant to §8281(b)(1) of the *Debt Act*, and the form of the confirmation related to the Participant Note,
- 2) The Interest Rate Management Plan pursuant to §8281(b)(2) of the *Debt Act*, and
- 3) The finding of the Independent Financial Advisor that the financial terms and conditions of the DelVal Swap Agreement were fair and reasonable as of the date of the award by DelVal, pursuant to §8281(e)(5) of the *Debt Act*.

SECTION 6. PLEDGE OF THE FULL FAITH, CREDIT, AND TAXING POWER

The Participant hereby covenants to:

- 1) Include all payments of Loan Interest and Loan Principal payable under the Loan Agreement and the Participant Note in the budget of the fiscal year in which such amounts are due and payable,
- 2) Appropriate such amounts from its taxes and other general revenues, and
- 3) Pay, or cause to be paid, punctually and duly, such amounts that are due and payable under the Participant Note and the Loan Agreement on the dates, at the places, and in the manner stated in the Participant Note and the Loan Agreement.

For such budgeting, appropriation, and payment, the Participant irrevocably pledges its full faith, credit, and taxing power. As provided by the *Debt Act*, this covenant shall be specifically enforceable.

SECTION 7. OBLIGATIONS OF THE PARTICIPANT RELATED TO THE QUALIFIED INTEREST RATE MANAGEMENT AGREEMENT

The Participant’s obligations related to the Qualified Interest Rate Management Agreement are set forth in the Loan Agreement. In accordance with §8281 of the *Debt Act*:

- 1) The Participant pledges its full faith, credit, and taxing power to make any periodic scheduled payments due and payable under the DelVal Swap Agreement related to the Participant Note and Loan Agreement (the "Periodic Payments"). The Participant covenants to (a) include all Periodic Payments in the budget of the fiscal year in which such amounts are due and payable, (b) appropriate such amounts from its taxes and other general revenues, and (c) pay, or cause to be paid, punctually and duly, such amounts that are due and payable on the dates, at the places, and in the manner stated in the Participant Note and the Loan Agreement. As provided by the *Debt Act*, this covenant shall be specifically enforceable.
- 2) The notional amount of the DelVal Swap Agreement related to the Participant Note is equal to the outstanding principal amount of the Participant Note, initially \$5,416,000.
- 3) The Participant's obligations under the DelVal Swap Agreement end when the Participant repays or prepays the amounts outstanding under the Participant Note and the Loan Agreement. The scheduled term of the Participant's obligations related to the DelVal Swap Agreement ends on February 25, 2036.
- 4) The Participant pledges to budget, appropriate, and pay any termination payment due and payable under the DelVal Swap Agreement related to the Participant Note and Loan Agreement (the "Termination Charge"). The Participant covenants to (a) include any Termination Charge in the budget of the fiscal year in which such amounts are due and payable, (b) appropriate such amounts from its taxes and other general revenues, and (c) pay, or cause to be paid, punctually and duly, such amounts that are due and payable on the dates, at the places, and in the manner stated in the Participant Note and the Loan Agreement. The Participant's obligations to make Periodic Payments are senior to any obligation for a Termination Charge.
- 5) The maximum annual Periodic Payments, not including any Termination Charge, shall not exceed the maximum annual debt service payments authorized for the Participant Note. The maximum Loan Rate under the Loan Agreement and the maximum floating rate payable under the DelVal Swap Agreement is 15%.

SECTION 8. APPOINTMENT OF SINKING FUND DEPOSITORY AND CREATION OF SINKING FUND

Pursuant to §8221 of the *Debt Act*, the Board hereby appoints Wells Fargo Bank, N.A. (the “Bank”), or its successors or assigns, as the Sinking Fund Depository for the Participant Note, and the Board hereby irrevocably creates and establishes a sinking fund (the “Sinking Fund”) to be used exclusively for the repayment of the Participant Note. The Participant shall deposit into the Sinking Fund sufficient amounts for debt service payments on the Participant Note no later than the date upon which such payments shall become due. The Bank shall maintain a separate account for the Sinking Fund until the Participant Note is paid in full. The Bank shall, as and when said payments are due, without further action by the Participant, withdraw available monies in the Sinking Fund and apply said monies to payment of Loan Interest on and Loan Principal of the Participant Note. The Board hereby authorizes and directs the Authorized Officers to contract with the Bank, by the execution of the Loan Agreement, to serve as the Sinking Fund Depository and paying agent for the Participant Note.

SECTION 9. AUTHORIZATION TO SUBMIT STATEMENTS TO THE DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT

The Board hereby authorizes and directs the Authorized Officers to prepare and submit an application for approval of the incurrence of the nonelectoral, general obligation debt evidenced by the Participant Note to DCED, including the proceedings that authorize issuance, the debt statement, and any other documents required by the *Debt Act* or DCED.

SECTION 10. LEGAL ADVERTISEMENTS

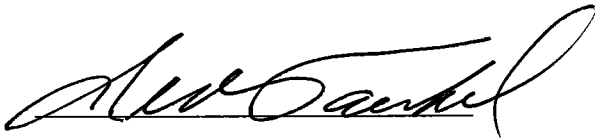
The Board hereby ratifies and directs the advertisement of a summary of this Ordinance as finally enacted, as required by the *Debt Act*, in *The Intelligencer*, a newspaper of general circulation in the Township of Upper Dublin, within fifteen (15) days following the date of final enactment.

SECTION 11. CONFLICTING ORDINANCES

All Ordinances or parts of Ordinances not in accord with this Ordinance are hereby repealed insofar as they conflict herewith.

IN WITNESS WHEREOF, we, the undersigned Authorized Officers, have hereunto set our signatures and affixed hereto the Seal of the TOWNSHIP OF UPPER DUBLIN, Montgomery County, Pennsylvania.

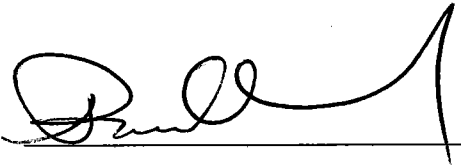
Dated: July 14, 2020



IRA S. TACKEL
President, Board of Commissioners

[Seal]

ATTEST:



PAUL A. LEONARD
Secretary, Board of Commissioners

Exhibit A

Forms of the Participant Note

\$7,290,000

**TOWNSHIP OF UPPER DUBLIN,
MONTGOMERY COUNTY, PENNSYLVANIA
GENERAL OBLIGATION NOTE, 2020 A SERIES**

The **TOWNSHIP OF UPPER DUBLIN, Montgomery County, Pennsylvania** (the "Participant"), existing by and under the laws of the Commonwealth of Pennsylvania, for value received, hereby acknowledges itself indebted and promises to pay to the order of the **DELAWARE VALLEY REGIONAL FINANCE AUTHORITY**, its successors and assigns ("DeVal"), in lawful money of the United States of America, in such amounts which, together with other moneys held by the Trustee for such purpose, will be sufficient to pay (i) the principal of this General Obligation Note, 2020 A Series (this "Participant Note"), in the amount of **SEVEN MILLION TWO HUNDRED NINETY THOUSAND DOLLARS (\$7,290,000)**, on the dates and in the amounts set forth on Schedule A attached hereto, and (ii) the interest on this Participant Note, calculated pursuant to the Loan Agreement (as hereafter defined) and such other amounts due under the Loan Agreement on the dates set forth in the Loan Agreement and on Schedule A attached hereto.

This Participant Note evidences the payment obligations of the Participant to repay the loan (the "Loan") made by DeVal to the Participant under a certain Loan Agreement (the "Loan Agreement") by and between DeVal, as lender, and the Participant, dated as of January 15, 2020. All terms used herein and not defined shall have the meaning set forth in the Loan Agreement.

The amounts payable under this Participant Note are payable in immediately available funds on or before the twenty-fifth day of each month, commencing on January 25, 2020, at the corporate trust office of TD Bank, N.A., as Trustee (the "Trustee") for DeVal.

The amounts payable under this Participant Note are payable without deduction for any tax or taxes, except gift, succession, franchise, excise or inheritance taxes, now or hereafter levied, or assessed thereon under any present or future laws of the Commonwealth of Pennsylvania, all which taxes, except as above provided, the Participant assumes and agrees to pay.

This Participant Note is issued pursuant to an Ordinance of the Board of Commissioners of the Township of Upper Dublin, Montgomery County, Pennsylvania duly enacted on August 13, 2019 (the "Participant Ordinance").

This Participant Note is issued in accordance with the provisions of the *Local Government Unit Debt Act*, 53 Pa. C.S.A. §8001 *et seq* (the "Debt Act").

The Participant hereby certifies that the approval of the Department of Community and Economic Development of the Commonwealth of Pennsylvania for the Participant to issue and deliver this Participant Note has been duly given pursuant to the *Debt Act*; that all acts, conditions and things required by the laws of the Commonwealth of Pennsylvania to exist, to have happened or to have been performed, precedent to or in the issuance of this Participant Note or in the creation of the debt of which this Participant Note is evidence, exist, have happened and have been performed in regular and due form and manner as required by law; that this Participant Note,

together with all other indebtedness of the Participant, is within every debt and other limit prescribed by the Constitution and the statutes of the Commonwealth of Pennsylvania; and that the Participant has established a sinking fund for this Participant Note and shall deposit therein amounts sufficient to pay the principal of and interest on this Participant Note as the same shall become due and payable.

The Participant hereby covenants with the registered owner of this Participant Note that the Participant (i) shall include the amounts payable for principal of and interest on this Participant Note, for each fiscal year in which such debt service is payable in its budget for that year, (ii) shall appropriate such amounts from its revenues for the payment of such debt service, and (iii) shall duly and punctually pay or cause to be paid from its sinking fund or any other of its revenues or funds the principal of and the interest on this Participant Note at the dates and places and in the manner stated in this Participant Note, according to the true intent and meaning hereof. **FOR SUCH BUDGETING, APPROPRIATION AND PAYMENT OF PRINCIPAL OF AND INTEREST ON THIS PARTICIPANT NOTE, THE PARTICIPANT HAS PLEDGED ITS FULL FAITH, CREDIT AND TAXING POWER.** This covenant shall be specifically enforceable; subject, however, as to the enforceability of remedies, to any applicable bankruptcy, insolvency, moratorium or similar laws or equitable principles affecting the enforcement of creditors' rights generally. Nothing in this paragraph shall be construed to give the Participant any taxing power not granted by another provision of law.

The Participant's obligation to make the payment of a Termination Charge related to the Participant Note shall be subordinate to the regularly scheduled payments of principal of and interest on the Participant Note.

This Participant Note may be prepaid, in whole or in part, as set forth in Article VI of the Loan Agreement.

DeVal shall pledge and assign this Participant Note to the Trustee. The Participant and Trustee may deem and treat the person in whose name this Participant Note is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest hereon and for all other purposes, whether or not this Participant Note shall be overdue. The Participant and Trustee shall not be affected by any notice to the contrary.

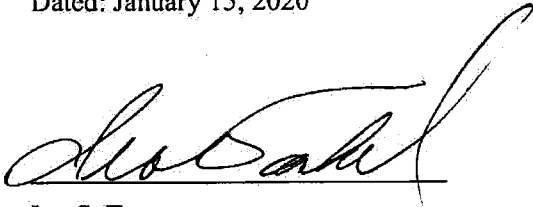
No covenant or agreement contained in this Participant Note shall be deemed to be the covenant or agreement of any officer, agent or employee of the Participant in his or her individual capacity, and no official executing this Participant Note shall be liable personally on this Participant Note or be subject to any personal liability or accountability by reason of the issuance of this Participant Note.

No delay or omission to exercise any right or power accruing upon any default shall impair that right or power or shall be construed to be a waiver hereunder.

[Signature Page Follows]

IN WITNESS WHEREOF, we, the undersigned authorized officials, have hereunto set our signatures and affixed hereto the Seal of the TOWNSHIP OF UPPER DUBLIN, Montgomery County, Pennsylvania.

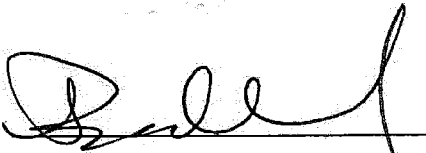
Dated: January 15, 2020



IRA S. TACKEL
President, Board of Commissioners

[Seal]

ATTEST:



PAUL LEONARD
Secretary, Board of Commissioners

Schedule A

**Township of Upper Dublin
General Obligation Note, 2020 A Series
Principal Amortization Schedule and
Maximum Annual Debt Service**

<i>Bond Year Ending</i>	<i>Principal (1)</i>	<i>Maximum Interest Rate</i>	<i>Maximum Interest Payment (2)</i>	<i>Maximum Annual Debt Service</i>
25-Jun-20	\$ 114,000	15%	\$ 486,000	\$ 600,000
25-Jun-21	147,000	15%	1,076,400	1,223,400
25-Jun-22	443,000	15%	1,054,350	1,497,350
25-Jun-23	451,000	15%	987,900	1,438,900
25-Jun-24	460,000	15%	920,250	1,380,250
25-Jun-25	469,000	15%	851,250	1,320,250
25-Jun-26	478,000	15%	780,900	1,258,900
25-Jun-27	487,000	15%	709,200	1,196,200
25-Jun-28	496,000	15%	636,150	1,132,150
25-Jun-29	505,000	15%	561,750	1,066,750
25-Jun-30	515,000	15%	486,000	1,001,000
25-Jun-31	525,000	15%	408,750	933,750
25-Jun-32	535,000	15%	330,000	865,000
25-Jun-33	545,000	15%	249,750	794,750
25-Jun-34	555,000	15%	168,000	723,000
25-Jun-35	<u>565,000</u>	15%	<u>84,750</u>	<u>649,750</u>
Total	<u>\$7,290,000</u>		<u>\$9,791,400</u>	<u>\$17,081,400</u>

- (1) Principal is payable annually, commencing on: 25-Jun-20
 Principal is amortized to provide level or declining annual debt service.
- (2) Interest is payable monthly on the 25th, commencing: 25-Jan-20
 Interest is accrued from the closing date: 15-Jan-20

\$2,055,000

**TOWNSHIP OF UPPER DUBLIN,
MONTGOMERY COUNTY, PENNSYLVANIA
GENERAL OBLIGATION NOTE, 2020 B SERIES**

The **TOWNSHIP OF UPPER DUBLIN, Montgomery County, Pennsylvania** (the "Participant"), existing by and under the laws of the Commonwealth of Pennsylvania, for value received, hereby acknowledges itself indebted and promises to pay to the order of the **DELAWARE VALLEY REGIONAL FINANCE AUTHORITY**, its successors and assigns ("DeVal"), in lawful money of the United States of America, in such amounts which, together with other moneys held by the Trustee for such purpose, will be sufficient to pay (i) the principal of this General Obligation Note, 2020 B Series (this "Participant Note"), in the amount of **TWO MILLION FIFTY-FIVE THOUSAND DOLLARS (\$2,055,000)**, on the dates and in the amounts set forth on **Schedule B** attached hereto, and (ii) the interest on this Participant Note, calculated pursuant to the Loan Agreement (as hereafter defined) and such other amounts due under the Loan Agreement on the dates set forth in the Loan Agreement and on **Schedule A** attached hereto.

This Participant Note evidences the payment obligations of the Participant to repay the loan (the "Loan") made by DeVal to the Participant under a certain Loan Agreement (the "Loan Agreement") by and between DeVal, as lender, and the Participant, dated as of July 15, 2020. All terms used herein and not defined shall have the meaning set forth in the Loan Agreement.

The amounts payable under this Participant Note are payable in immediately available funds on or before the twenty-fifth day of each month, commencing on July 25, 2020, at the corporate trust office of TD Bank, N.A., as Trustee (the "Trustee") for DeVal.

The amounts payable under this Participant Note are payable without deduction for any tax or taxes, except gift, succession, franchise, excise or inheritance taxes, now or hereafter levied, or assessed thereon under any present or future laws of the Commonwealth of Pennsylvania, all which taxes, except as above provided, the Participant assumes and agrees to pay.

This Participant Note is issued pursuant to an Ordinance of the Board of Commissioners of the Township of Upper Dublin, Montgomery County, Pennsylvania duly enacted on August 13, 2019 (the "Participant Ordinance").

This Participant Note is issued in accordance with the provisions of the *Local Government Unit Debt Act*, 53 Pa. C.S.A. §8001 *et seq* (the "*Debt Act*").

The Participant hereby certifies that the approval of the Department of Community and Economic Development of the Commonwealth of Pennsylvania for the Participant to issue and deliver this Participant Note has been duly given pursuant to the *Debt Act*; that all acts, conditions and things required by the laws of the Commonwealth of Pennsylvania to exist, to have happened or to have been performed, precedent to or in the issuance of this Participant Note or in the creation of the debt of which this Participant Note is evidence, exist, have happened and have been performed in regular and due form and manner as required by law; that this Participant Note,

together with all other indebtedness of the Participant, is within every debt and other limit prescribed by the Constitution and the statutes of the Commonwealth of Pennsylvania; and that the Participant has established a sinking fund for this Participant Note and shall deposit therein amounts sufficient to pay the principal of and interest on this Participant Note as the same shall become due and payable.

The Participant hereby covenants with the registered owner of this Participant Note that the Participant (i) shall include the amounts payable for principal of and interest on this Participant Note, for each fiscal year in which such debt service is payable in its budget for that year, (ii) shall appropriate such amounts from its revenues for the payment of such debt service, and (iii) shall duly and punctually pay or cause to be paid from its sinking fund or any other of its revenues or funds the principal of and the interest on this Participant Note at the dates and places and in the manner stated in this Participant Note, according to the true intent and meaning hereof. **FOR SUCH BUDGETING, APPROPRIATION AND PAYMENT OF PRINCIPAL OF AND INTEREST ON THIS PARTICIPANT NOTE, THE PARTICIPANT HAS PLEDGED ITS FULL FAITH, CREDIT AND TAXING POWER.** This covenant shall be specifically enforceable; subject, however, as to the enforceability of remedies, to any applicable bankruptcy, insolvency, moratorium or similar laws or equitable principles affecting the enforcement of creditors' rights generally. Nothing in this paragraph shall be construed to give the Participant any taxing power not granted by another provision of law.

The Participant's obligation to make the payment of a Termination Charge related to the Participant Note shall be subordinate to the regularly scheduled payments of principal of and interest on the Participant Note.

This Participant Note may be prepaid, in whole or in part, as set forth in Article VI of the Loan Agreement.

DeVal shall pledge and assign this Participant Note to the Trustee. The Participant and Trustee may deem and treat the person in whose name this Participant Note is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest hereon and for all other purposes, whether or not this Participant Note shall be overdue. The Participant and Trustee shall not be affected by any notice to the contrary.

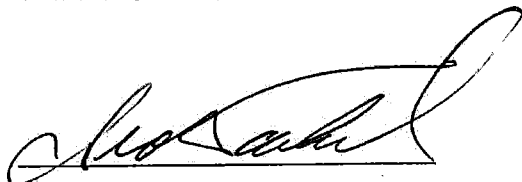
No covenant or agreement contained in this Participant Note shall be deemed to be the covenant or agreement of any officer, agent or employee of the Participant in his or her individual capacity, and no official executing this Participant Note shall be liable personally on this Participant Note or be subject to any personal liability or accountability by reason of the issuance of this Participant Note.

No delay or omission to exercise any right or power accruing upon any default shall impair that right or power or shall be construed to be a waiver hereunder.

[Signature Page Follows]

IN WITNESS WHEREOF, we, the undersigned authorized officials, have hereunto set our signatures and affixed hereto the Seal of the TOWNSHIP OF UPPER DUBLIN, Montgomery County, Pennsylvania.

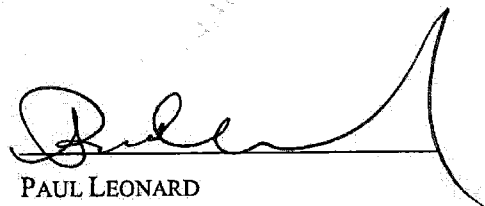
Dated: July 15, 2020



IRA S. TACKEL
President, Board of Commissioners

[Seal]

ATTEST:



PAUL LEONARD
Secretary, Board of Commissioners

Schedule B

**Township of Upper Dublin
General Obligation Note, 2020 B Series
Principal Amortization Schedule and
Maximum Annual Debt Service**

<i>Bond Year Ending</i>	<i>Principal (1)</i>	<i>Maximum Interest Rate</i>	<i>Maximum Interest Payment (2)</i>	<i>Maximum Annual Debt Service</i>
25-Jun-21	\$ 120,000	15%	\$ 291,125	\$ 411,125
25-Jun-22	122,000	15%	290,250	412,250
25-Jun-23	124,000	15%	271,950	395,950
25-Jun-24	127,000	15%	253,350	380,350
25-Jun-25	129,000	15%	234,300	363,300
25-Jun-26	132,000	15%	214,950	346,950
25-Jun-27	134,000	15%	195,150	329,150
25-Jun-28	137,000	15%	175,050	312,050
25-Jun-29	139,000	15%	154,500	293,500
25-Jun-30	142,000	15%	133,650	275,650
25-Jun-31	144,000	15%	112,350	256,350
25-Jun-32	147,000	15%	90,750	237,750
25-Jun-33	150,000	15%	68,700	218,700
25-Jun-34	153,000	15%	46,200	199,200
25-Jun-35	155,000	15%	23,250	178,250
Total	<u>\$2,055,000</u>		<u>\$2,555,525</u>	<u>\$4,610,525</u>

- (1) Principal is payable annually, commencing on: 25-Jun-21
 Principal is amortized to provide level or declining annual debt service.
- (2) Interest is payable monthly on the 25th, commencing: 25-Jul-20
 Interest is accrued from the closing date: 15-Jul-20

AN ORDINANCE

NO. 20-1360

AN ORDINANCE To Amend The Code Of The Township Of Upper Dublin, Chapter 255, Zoning, Chapter XXXVIII, GFW Greater Fort Washington District By Removing Townhouses As A Permitted Use Together With All References Thereto; Providing That The Only Permitted Multi-Family Use In This District Shall Be Residential Apartments; Limiting The Types Of Commercial/Retail Uses Permitted By Right; Specifying Certain Uses Specifically Prohibited; And Limiting The Maximum Number Of Apartment Units Permitted In The District.

The Board of Commissioners of the Township of Upper Dublin hereby ordains:

Section 1. The Code of Upper Dublin Township, Chapter 255, Zoning, Article XXXVIII, Greater Fort Washington District, § 255-287, Intent, subsections A and D thereof, shall be amended to provide as follows:

§ 255-287. Intent.

In expansion of the declaration of legislative intent contained in Article I, § 255-2, of this chapter, it is hereby declared to be the intent of this article, with respect to the GFW Greater Fort Washington District, to:

A. Create a vibrant, mixed-use district which contributes toward the economic vitality of Upper Dublin Township, with a combination of uses such as office, commercial, institutional, light industrial, residential apartments, recreational, and transportation.

D. Allow for office, commercial, institutional, light industrial, residential apartments, recreational and transportation oriented development with controls to limit air, land and water pollution, noise emissions and traffic congestion.

Section 2 The Code of Upper Dublin Township, Chapter 255, Zoning, Article XXXVIII, Greater Fort Washington District, § 255-288, Uses permitted by-right, shall be amended by revising subsection B(1) to provide as follows, to remove and hold in reserve subsection B(6) and to revise subsection C, Density Chart, by removing reference to Townhouses: :

§ 255-288. Uses permitted by-right.

* * * * *

B. One or a combination of the following uses are permitted by conditional use in accordance with the standards for approval under § 255-295 and under Article XXV of this chapter:

- (1) The following commercial/retail uses, limited to a maximum of 40,000 square feet of ground floor building area per lot.
 - (a) Retail sale of household merchandise, food and beverage products, and personal effects, such as dry goods, variety and general merchandise, clothing, prepared and packaged food, grocery items, deli products, flowers, beverages, household supplies and furnishings, jewelry, optical goods, musical items, and antiques.
 - (b) Personal services, to include barber shop, hairdresser, clothes cleaning, tailoring, nail care and spa.
 - (c) Personal fitness center.
 - (d) Any commercial or retail use having the same general character as the uses provided in this paragraph, §255-288.B.(1).

* * * * *

(6) (Reserved)

* * * * *

C. Density Chart. The following chart summarizes permitted densities in the GFW – Greater Fort Washington District:

Land Use	Permitted Maximum Density
Service Retail	15,000 sq.ft. of ground floor building area per lot
Commercial/retail	40,000 sq.ft. of ground floor building area per lot
Highway & Interchange - Freestanding retail	15,000 sq.ft. of gross floor area per lot
Personal care facility, retirement community, assisted living or nursing home	40 dwelling units per acre. 50 dwelling units per acre with incentives.
Apartments	40 dwelling units per acre. 45 or 50 dwelling units per acre with incentives.

Section 3 The Code of Upper Dublin Township, Chapter 255, Zoning, Article XXXVIII, Greater Fort Washington District, shall be amended by the addition of a new section, § 255-288.1, Prohibited uses, to provide as follows:

§255-288.1. Prohibited uses.

The following uses, as well as any use not specifically permitted by right, are prohibited:

- A. Automobile and other vehicle sales, service, or repair establishment.
- B. A use regulated by Chapter 54 of the Upper Dublin Township Code.
- C. Self-storage facility
- D. Kennel
- E. Greenhouse, garden center, or landscape nursery, including an outdoor area for sale or storage of plants and materials
- F. The uses stated in §255-104.B through §255-104.KK

Section 4 The Code of Upper Dublin Township, Chapter 255, Zoning, Article XXXVIII, Greater Fort Washington District, § 255-293, Lot, yard and bulk regulations, subsections A(1) shall be amended to provide as follows:

§ 255-293. Lot, yard and bulk regulations.

A. Area and yard regulations.

- (1) Minimum lot size: two (2) acres; 3 acres for Apartment Development.

* * * * *

Section 5 The Code of Upper Dublin Township, Chapter 255, Zoning, Article XXXVIII, Greater Fort Washington District, § 255-295, Standards for conditional use approval, subsection C, Apartment Development, shall be amended by the addition of a new paragraph (2), Apartment unit maximum, to provide as follows and by the removal of subsection D, Townhouses, to be reserved:

§ 255-295. Standards for conditional use approval.

* * * * *

C. Apartment development

* * * * *

- (2) Apartment unit maximum. A maximum of 900 apartment units shall be permitted within the GFW- Greater Fort Washington District. In the event multiple applications are pending before the Township which, if granted, would exceed the 900 unit maximum, the applications will be considered in the order in which preliminary approval is granted. When preliminary approval of an application would cause the number of approved apartment units to exceed 900 units in the GFW district, the application shall be denied. Conditional Use approval for apartment units shall be conditioned upon compliance with the unit maximum at the time of preliminary plan approval.

D. (Reserved)

* * * * *

Section 6. Nothing in this Ordinance or in Chapter 255 of the Code of the Township of Upper Dublin, as hereby amended, shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 255 prior to the adoption of this amendment.


Section 7. 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 this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the

intent of the Board that this ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

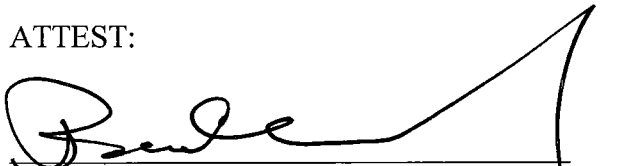
Section 8. This Ordinance shall take effect and be in force from and after its approval as required by law.

Enacted by the Board of Commissioners of Upper Dublin Township this 11th day of August, 2020.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN


Ira S. Tackel, President

ATTEST:


Paul A. Leonard, Secretary/Township Manager

AN ORDINANCE

NO. 20-1361

AN ORDINANCE To Amend The Code Of The Township Of Upper Dublin, Chapter 255, Zoning, Article XXXIII, FW – Ft. Washington Village District, By Amending The Definition Of Senior Assisted Living Residence; And By Adding Senior Assisted Living Residence As A Permitted Use In The FW – Ft. Washington Village District, Subject To Regulations.

The Board of Commissioners of the Township of Upper Dublin hereby ordains:

Section 1. The Code of Upper Dublin Township, Chapter 255, Zoning, Article XXXIII, FW - Ft. Washington Village District, § 255-7, Definitions, the definition of Senior Assisted Living Residence, shall be amended to provide as follows:

● * * * * *

SENIOR ASSISTED LIVING RESIDENCE — An institutional home providing residence for persons age 62 and over, regulated by the Commonwealth as an Assisted Living Residence or a personal care home, as defined in the Pennsylvania Code, which consists of private residential units and accessory uses , provides supportive social residential services such as meals, housekeeping, medication management, dressing and grooming assistance, security and twenty-four-hour monitoring, an emergency call system, wellness promotion, exercise programs, local transportation, laundry services and social and recreational programs, together with accessory uses customarily incidental to senior assisted living residences. A senior assisted living residence does not provide in-house skilled nursing home services or hospital services.

● * * * * *

Section 2. The Code of Upper Dublin Township, Chapter 255, Zoning, Article XXXIII, FW - Ft. Washington Village District, § 255-244, District Established and §255-245, Conditional use development, shall be amended to provide as follows:

§ 255-244. District established.

- A. The FWVD shall be deemed an overlay on any zoning district now or hereafter applicable to any lot located within the District. The regulations, requirements and restrictions set forth in this article are mandatory and subdivision /land development applications within the overlay district shall comply with requirements of this article in lieu of the underlying zoning district, unless approved by conditional use.

- B. The design regulations in §255-246.1 (in the case of a Senior Assisted Living Residence) and § 255-247 of the FWVD shall apply to those exterior building improvements requiring a Township building permit .

§ 255-245. Conditional use development.

- A. Authorization to develop a property in accordance with the provisions of the underlying zoning district (conventional development), rather than the FWVD, may be granted by the Board of Commissioners as a conditional use pursuant to Article XXV of this Chapter, provided the applicant demonstrates:
 - (1) Compliance with the standards and criteria set forth in § 255-194.
 - (2) That conventional development will achieve the FWVD development goals and standards set forth in this article to a degree equal to or greater than development under the FWVD regulations would permit.
- B. A land development proposing an individual structure with a gross floor area greater than 4,000 square feet is only permitted by conditional use of the Board of Commissioners.
- C. A Senior Assisted Living Residence is permitted by conditional use pursuant to the terms of Chapter 255, Article XXV and Article XXXIII, §255-246.1 and §255-252.

Section 3. The Code of Upper Dublin Township, Chapter 255, Zoning, Article XXXIII, FW - Ft. Washington Village District, shall be amended by the addition of a new §255-246.1, Senior Assisted Living Residence regulations and dimensional standards, to provide as follows:

- A. Residential units within a Senior Assisted Living Residence are hereinafter referred to as “assisted living units” and shall not be considered “dwelling units” as that term is used in this Article XXXIII.
- B. A Senior Assisted Living Residence permitted by conditional use pursuant to §255-245.C above may include up to one additional and abutting parcel outside the FWVD provided such additional and abutting parcel:
 - (1) Is over two (2) acres in gross area, that being the horizontal area lying within the legal boundaries of the parcel as described in the deed; and
 - (2) Is zoned in a residential district; and
 - (3) Possesses no frontage along a publicly dedicated street; and

- (4) Is by virtue of the conditional use approval required by §255-245.C above made subject to all regulations of the FWVD set forth in §255-246.1 below and elsewhere in this Chapter 256.

C. A Senior Assisted Living Facility shall conform to the following regulations. To the extent these regulations conflict expressly or impliedly with any other regulations in this Chapter 255, the regulations contained herein below shall apply:

- (1) The minimum lot area shall be three (3) acres.
- (2) The minimum lot frontage on a public street shall be 250 feet.
- (3) The front yard shall have a minimum depth of 40 feet.
- (4) Two side yards shall be provided totaling no less than 100 feet, with no side yard being less than 25 feet, and no side yard adjacent to a residentially zoned and residentially used property being less than 75 feet.
- (5) The rear yard shall have a minimum depth of 165 feet. Frontage along a private street shall be considered a rear yard for purposes of this section.
- (6) The maximum building height shall be 42 feet.
- (7) The maximum building area shall be 30,000 square feet, and the maximum gross floor area shall be 85,000 square feet.
- (8) The maximum building coverage shall be 25% of the lot area.
- (9) The maximum impervious coverage shall be 60% of the lot area.
- (10) The minimum unit size for each assisted living studio or one-bedroom unit shall be 300 square feet. The minimum unit size for each assisted living 2-bedroom unit shall be 700 square feet.
- (11) No more than two residents shall be permitted to reside in any assisted living unit.
- (12) Each assisted living unit shall contain a fully private bathroom (including toilet, bathtub and/or shower and vanity/sink), personal closet space, emergency call system, lockable entry door, and pre-wiring for private telephone and television reception.
- (13) No less than 80 square feet of floor area per resident shall be provided for community dining, recreation, circulation, and socialization areas, exclusive of hallways and passageways.

- (14) A central dining area shall be provided, together with a private dining room available for use by residents and their family and guests for private visitation and entertaining.
- (15) No more than 35% of the total number of assisted living units within a Senior Assisted Living Residence may be set aside as memory care units. The minimum area of a single-occupancy memory care unit shall be 250 square feet, and the minimum area of a double-occupancy memory care unit shall be 425 square feet.

Section 4. The Code of Upper Dublin Township, Chapter 255, Zoning, Article XXXIII, FW - Ft. Washington Village District, § 255-247, Dimensional standards for development, sub-section C, Other mass/bulk standards, shall be amended to provide as follows:

§ 255-247. Dimensional standards for development.

● * * * * *

C. Other mass/bulk standards.

- (1) Building area shall not exceed 25% of the developable acreage of total lot area. No individual building, not including a Senior Assisted Living Residence building, may have a footprint larger than 6,000 square feet. Developable acreage shall be calculated as provided for in § 255-43.D(1).
- (2) Maximum residential gross floor area: the square footage shall not exceed 65% of the developable square footage of the property.
- (3) Maximum nonresidential gross floor area: the square footage shall not exceed 50% of the developable square footage of the property.
- (4) The maximum number of residential dwelling units per acre of tract shall be 14.
- (5) Building separation. Individual structures must have sufficient separation to meet applicable fire protection codes, but in no case may this separation be less than 15 feet.

● * * * * *

Section 5 The Code of Upper Dublin Township, Chapter 255, Zoning, Article XXXIII, FW - Ft. Washington Village District, § 255-248, Design regulations, sub-section B, General standards, and sub-section D, Design of mixed use and nonresidential buildings, paragraphs (1), (2),m and (3), shall be amended to provide as follows:

§ 255-248. Design regulations.

● * * * * *

- B. General standards. All new and rehabilitated buildings shall comply with the following standards:
- (1) All uses shall be served by public water and sewer service.
 - (2) All utility lines serving all uses shall be placed underground from the edge of the right-of-way to the place of service.
 - (3) Drive-through facilities are prohibited for all uses within the district.
 - (4) Driveways, parking areas and traffic circulation patterns shall be designed as shared facilities whenever feasible. The design of these elements shall create a unified site plan between lots. The goal is to gain parking efficiencies, reduce the number of access points and improve internal and external vehicular circulation patterns.
 - (5) The design of newly constructed facilities shall conform to the architectural style and scale of surrounding structures.
 - (6) Multiple dwelling unit buildings used exclusively for residential purposes shall be designed and built to appear similar to a single-family dwelling.

• * * * * *

D. Design of mixed use, Senior Assisted Living Residence, and nonresidential buildings.

- (1) Placement and access. A building 's public access points shall be articulated and at least one must be visible from the street.
 - (a) Building entrances shall incorporate arcades, roofs, porches, alcoves and/or awnings that protect pedestrians from the sun and rain.
 - (b) If a mixed use or nonresidential building has frontage on more than one street, the building shall provide, at a minimum, public access points oriented towards both streets, or a single access point to the corner where two streets intersect.
 - (c) All mixed use and nonresidential buildings shall be placed to encourage continuous uninterrupted pedestrian accessways that link windows, doorways and open spaces.
- (2) Facades. A building 's primary front facade shall be designed with clear windows, public access points and signage.

- (a) Multi-story buildings shall articulate the line between the ground and upper levels with a cornice, canopy, balcony, arcade, or other visual device.
- (b) The ground floor of the primary front facade(s) of mixed use and nonresidential buildings shall contain an average of 60%, but no less than 30%, clear windows and doors.
 - (i) The maximum sill height above the adjacent sidewalk elevation shall be two feet.
 - (ii) Lintels shall be 9 to 12 feet above sidewalk level.
 - (iii) The top of primary front facade windows shall be at least as high as door height.
- (c) Blank walls, if visible from a right of way, accessway or adjacent residentially used property, shall be articulated by two or more of the following:
 - (i) Details in masonry courses.
 - (ii) The provision of blank window openings trimmed w/frames, sills and lintels.
 - (iii) If the building is occupied by a nonresidential use, recessed or projecting window casings.
- (d) Upper stories of a primary front facade, except those floors used for residential purposes, shall contain an average of 40%, but no less than 25%, clear windows.
 - (i) Clear window openings shall be vertical, at least twice as high as the width of those openings.
 - (ii) To the extent possible, upper story windows shall be vertically aligned with the location of window and doors on the ground level, including storefront or display windows.
 - (e) Required ground floor clear window areas of mixed use and nonresidential buildings must be designed to allow views into working areas or lobbies, pedestrian entrances, or merchandise display areas.
- (3) Massing. The mass of a building or buildings shall be de-emphasized in a variety of ways, including the use of projecting and recessed elements such as porches, windows and roof dormers. The intent is to reduce the apparent overall bulk and volume of a structure, to enhance visual quality and contribute to human-scaled development. Such breaks in the facades

and roof lines shall occur not more frequently than every 25 feet nor less frequently than every 50 feet.

- (a) Building length: If there are multiple principal buildings on a lot the lengths of such buildings shall vary, and their average length most closely parallel to the front yard shall not exceed 120 feet.
- (b) Building forms: While architectural features are permitted, structural building components shall have some use. False elements such as empty gables, dormers or blank windows, when not otherwise authorized, are prohibited.
- (c) All principal buildings should generally relate in scale, massing and style to the surrounding buildings.
- (d) Where an existing building is to be reused and is non-conforming to these design requirements, every effort shall be made to change the detail of the roofline and to enhance canopy, window and door treatments to achieve the design goals set forth in this section.

● * * * * *

Section 6. The Code of Upper Dublin Township, Chapter 255, Zoning, Article XXXIII, FW - Ft. Washington Village District, § 255-249, Parking and loading requirements, sub-section B, Shared access, and sub-section D, Parking location, shall be amended to provide as follows:

§ 255-249. Parking and loading requirements.

* * * * *

- B. Shared access. In an effort to reduce the total number of curb cuts within the district, as well as to enhance internal vehicular circulation, promote traffic safety and reduce congestion on adjacent public roads. Applicants shall as part of any proposed development, either eliminate two or more existing curb cuts by the merger of properties, or allow for future access to adjacent properties with the FWVD by seeking agreements for shared vehicular access.
 - (1) When two or more abutting lots share an access driveway, that driveway shall be designed as the main access to those lots.
 - (2) Shared access may be located entirely on one lot or be split across a common lot line.
 - (3) Access easements and maintenance agreements or other suitable legal mechanisms shall be submitted to the Board of Commissioners with the application for land development approval.
 - (4) Impervious cover limits may be increased by 5% over the percentage limit applicable to each parcel that is party to a shared access agreement.

D. Parking location.

- (1) Surface parking lots shall be located behind or to the side of the principle buildings.
- (2) If surface parking is visible from the street frontage, then a fence, wall or plantings shall be provided to maintain the street edge and to buffer views of the parked cars. (§ 255-252.B)
 - (a) In no case shall surface parking lots occupy more than of the parcel's frontage along a pedestrian oriented street or street segment.
- (3) Curb cuts. Each lot shall have no more than one curb cut per street frontage for a two- way driveway for vehicular access. If sufficient room is not available for one two-way driveway, the Board of Commissioners may approve two curb cuts for two one-way driveways, subject to approval by PennDOT where required.
- (4) Parking setbacks. The following setback requirements shall apply for parking spaces and aisles:
 - (a) There shall be no minimum side or rear yard parking setback for a parcel(s) being developed in accordance with these overlay provisions if that property line is adjacent to a non-residentially zoned and/or used property.
 - (b) When a property being developed in accordance with these overlay provisions is adjacent to a residentially zoned and/or used property which is not made part of the Senior Assisted Living Residence development pursuant to §255-246.1.B, there shall be a minimum setback of 35 feet from the residential property line. This setback may be reduced to a distance of no less than 15 feet by the Board of Commissioners as part of any conditional use approval provided the applicant can demonstrate additional buffering is utilized, including (without limitation) plant material, existing vegetation, berming, fencing, retaining walls, and/or changes in grade to provide a complete visual screen of the developed property. Permanent maintenance of the additional buffering shall be guaranteed by the recording of a covenant in a form approved by the Township Solicitor.
 - (c) If any parking is along the right of way, the parking setback shall be 10 feet from the ultimate right-of-way.

- (d) Parking shall be set back a minimum of 10 feet from any building. This area shall be used for pedestrian accessways and planting beds.

Section 7. The Code of Upper Dublin Township, Chapter 255, Zoning, Article XXXIII, FW - Ft. Washington Village District, § 255-251, Landscaping and buffering, sub-section B, Buffer requirements, shall be amended to provide as follows:

§ 255-251. Landscaping and buffering.

* * * * *

- B. Buffer requirements: When any proposed mixed-use, Senior Assisted Living Residence, or nonresidential development abuts a residential use, a screen buffer, as required in Subdivision and Land Development Code, § 212-32.F(3), shall be provided. In addition:
 - (1) There shall be a solid six foot tall fence and a mixture of evergreen landscaping to create a solid visual barrier that will grow to a minimum of 12 feet high within three years.
 - (a) If required by the Board of Commissioners, safe, comfortable and inviting access between the residential neighborhood and the development site shall be created by providing a gate in the fence and an improved pathway through the buffer plantings.
 - (2) A landscaped buffer, a minimum five feet in depth, shall screen the view of all parking lots from any existing street. The buffer shall include shrubs and shade trees and be designed pursuant to the requirements of § 212-32.F(4).
 - (3) Parking lot landscaping shall also be provided for residential parking lots as delineated in § 212-32.F(4).
 - (4) A planting strip at least five feet wide shall be placed between the public cartway edge and the edge of the sidewalk.

* * * * *

Section 8. Nothing in this Ordinance or in Chapter 255 of the Code of the Township of Upper Dublin, as hereby amended, shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 255 prior to the adoption of this amendment.

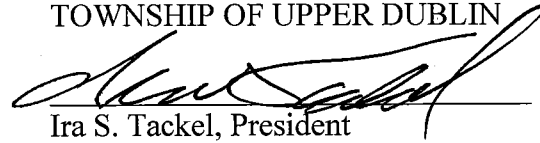
Section 9 The provisions of this Ordinance are severable, and if any section, sentence, clause, part, or provision thereof shall be held illegal, invalid, or unconstitutional by any Court of

competent jurisdiction, such decision of this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

Section 10. This Ordinance shall take effect and be in force from and after its approval as required by law.

Enacted by the Board of Commissioners of Upper Dublin Township this 11th day of August, 2020.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN



Ira S. Tackel, President

ATTEST



Paul A. Leonard, Secretary/Township Manager

AN ORDINANCE

NO. 20-1362

AN ORDINANCE To Amend The Code Of The Township Of Upper Dublin, Chapter 158, Nuisances, To Add a Definition for Fireworks; And To Prohibit Noise Disturbances Across a Property Boundary Line Caused By Fireworks At Certain Days and Times.

The Board of Commissioners of the Township of Upper Dublin hereby ordains:

Section 1. The Code of Upper Dublin Township, Chapter 158, Nuisances, § 158-1, Definitions, shall be amended to add thereto in alphabetical order the following:

§ 158-1 - Definitions.

- FIREWORKS – Any combustible or explosive composition or any substance or combination of substances which is intended to produce visible or audible effects by combustion.

* * * * *

Section 2. The Code of Upper Dublin Township, Chapter 158, Nuisances, § 158-12, Noise, subsection C, Specific acts prohibited, shall be amended to add thereto paragraph 11, Fireworks, to provide as follows:

§158-12. Noise

* * * * *

C. Specific acts prohibited. Without in any way limiting the provisions of Subsection A or B above, the following acts, and the causes thereof, are declared to be noise disturbances and therefore in violation of this chapter.

* * * * *

(11) Fireworks. Ignition or discharge of fireworks so as to create a noise disturbance across a property boundary line any evening from 10:00 P.M. to 8:00 A.M. the following morning except the evenings of July 4th and December 31st, when fireworks may be discharged until 1:00 a.m. the following morning.

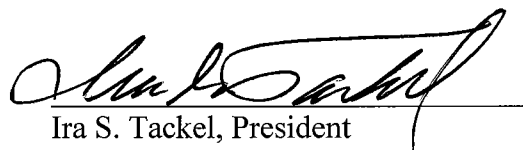
Section 3. Nothing in this Ordinance or in Chapter 158 of the Code of the Township of Upper Dublin, as hereby amended, shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 158 prior to the adoption of this amendment.

Section 4. 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 this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

Section 5. This Ordinance shall take affect and be in force from and after its approval as required by law.

Enacted by the Board of Commissioners of Upper Dublin Township this ^{25th} day of August, 2020.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN


Ira S. Tackel, President

ATTEST:


Paul A. Leonard, Secretary/Township Manager

ORDINANCE NO. 20-1363

ANNUAL BUDGET OF THE TOWNSHIP OF UPPER DUBLIN FOR THE YEAR 2021

AN ORDINANCE OF UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA APPROPRIATING SPECIFIC SUMS ESTIMATED TO BE REQUIRED FOR THE SPECIFIC PURPOSES OF THE MUNICIPAL GOVERNMENT, HEREINAFTER SET FORTH, DURING 2021.

The Board of Commissioners of the Township of Upper Dublin does hereby ENACT AND ORDAIN as follows:

SECTION 1: That for the expenses for the fiscal year 2021 the following amounts are hereby appropriated from the revenues available for the current year for the specific purposes set forth below, which amounts are more fully itemized in the budget form.

SUMMARY OF ALL ESTIMATED RECEIPTS

Receipts from Current Tax Levy	14,102,679
Receipts from Taxes of Prior Years	58,000
Local Enabling Taxes	10,075,000
Other Revenues and Receipts	<u>7,217,279</u>
TOTAL ESTMATED RECEIPTS	31,452,958

SUMMARY OF ALL APPROPRIATIONS

GENERAL GOVERNMENT	
Administration and Finance	2,054,419
Treasurer and Tax Collector	19,415
Municipal Buildings	572,403
Economic Development/Engineering	<u>258,565</u>
TOTAL	2,904,801
PROTECTION TO PERSON AND PROPERTY	
Police	8,086,342
Fire	787,564
Emergency Services	<u>297,163</u>
TOTAL	9,171,068

LIBRARY	1,408,412
SANITATION	2,794,685
CODE ENFORCEMENT	1,071,673
PUBLIC WORKS	3,785,129
PARKS AND RECREATION	2,412,513
DEBT SERVICE	3,460,976
NON EXPENDABLE TRUSTS	1,300
CAPITAL PROJECTS	
General Capital	2,407,651
Fire Capital	78,500
Open Space	<u>1,943,000</u>
	TOTAL
	4,429,151
COMMUNITY CONTRIBUTIONS	13,250
TOTAL APPROPRIATIONS	31,452,958

SECTION 2: An estimate of the specific items making up the amounts appropriated to the respective departments is on file in the office of the Township of Upper Dublin, Montgomery County, Pennsylvania.

SECTION 3: That an Ordinance, or part of an Ordinance, conflicting with this Ordinance be and the same is hereby repealed insofar as the same affects this Ordinance.


SECTION 4: Nothing in this Ordinance shall be construed to affect any suit or processing in any Court, any rights acquired or liability incurred, any permit issued, or any causes of action existing prior to the adoption of this amendment.

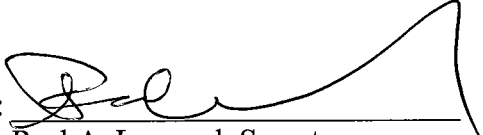
SECTION 5: The provisions of this Ordinance are severable, and if any section, sentence, clause, part or provision thereof shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of the Court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION 6: This Ordinance shall take effect and be in force from and after January 1, 2021.

ENACTED AND ORDAINED THIS 8th day of December 2020.

BOARD OF COMMISSIONERS
UPPER DUBLIN TOWNSHIP

BY: 
Ira S. Tackel, President

ATTEST: 
Paul A. Leonard, Secretary

ORDINANCE NO. 20-1364

AN ORDINANCE OF UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, FIXING THE TAX RATE FOR THE YEAR 2021 FOR GENERAL PURPOSES, THE TAX RATE FOR THE YEAR 2021 FOR DEBT SERVICE, THE TAX RATE FOR THE YEAR 2021 FOR FIRE PROTECTION, THE TAX RATE FOR THE YEAR 2021 FOR PARKS AND RECREATION, THE TAX RATE FOR THE YEAR 2021 FOR VOTER APPROVED OPEN SPACE DEBT, THE TAX RATE FOR THE YEAR 2021 FOR LIBRARY SERVICES, AND ESTABLISHING DISCOUNTS AND PENALTIES THEREFOR.

The Board of Commissioners of the Township of Upper Dublin does hereby ENACT AND ORDAIN as follows:

SECTION 1: Tax Rate for General Purposes

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2021, as follows:

Tax rate for General Purposes, the sum of	2.966 mils
on each dollar of assessed valuation, or the sum of	29.660 cents
on each one hundred dollars of assessed valuation.	

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for General Purposes	2.966	29.660

SECTION 2: Tax Rate for Debt Service

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2021, as follows:

Tax rate for Debt Service, the sum of	1.067 mils
on each dollar of assessed valuation, or the sum of	10.670 cents
on each one hundred dollars of assessed valuation.	

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for Debt Service	1.067	10.670

SECTION 3: Tax Rate for Fire Protection

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2021, as follows:

Tax rate for Fire Protection, the sum of 0.656 mils
on each dollar of assessed valuation, or the sum of 6.560 cents
on each one hundred dollars of assessed valuation.

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for Fire Protection	.656	6.560

SECTION 4: Tax Rate for Parks and Recreation

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2021, as follows:

Tax rate for Parks and Recreation the sum of 0.872 mils
on each dollar of assessed valuation, or the sum of 8.720 cents
on each one hundred dollars of assessed valuation.

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for Parks and Recreation	.872	8.720

SECTION 5: Tax Rate for Voter Approved Open Space Debt

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2021, as follows:

Tax rate for Voter Approved Open Space Debt, the sum of 0.07 mils
on each dollar of assessed valuation, or the sum of 0.700 cents
on each one hundred dollars of assessed valuation.

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Voter Approved Open Space Debt	.07	0.700

SECTION 6: Tax Rate for Library Services

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2021, as follows:

Tax rate for Library Services, the sum of	0.511 mils
on each dollar of assessed valuation, or the sum of	5.110 cents
on each one hundred dollars of assessed valuation.	

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for Library Services	.511	5.110

SECTION 7: Discounts and Penalties

All taxpayers shall be entitled to a discount of two per centum (2%) from the amount of tax levied upon property, upon making payment of amount of such tax within two months of the date of the tax notice. All taxpayers who shall fail to make payment of any such taxes charged against them within four months of the date of the tax notice, shall be charged a penalty of ten per centum (10%) of the amount of the tax, which penalty shall be added to the taxes by the tax collector and collected as provided by law.

SECTION 8: Nothing in this Ordinance shall be construed to affect any suit or processing in any Court, any rights acquired or liability incurred, any permit issued, or any causes of action existing prior to the adoption of this amendment.


SECTION 9: 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. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION 10: This Ordinance shall take effect and be in force from and after January 1, 2021.

ENACTED AND ORDAINED THIS 8th day of December 2020.

BOARD OF COMMISSIONERS
UPPER DUBLIN TOWNSHIP

BY: 
Ira S. Tackel, President

ATTEST: 
Paul A. Leonard, Secretary

ORDINANCE NO. 21-1365

AN ORDINANCE Of Upper Dublin Township, Montgomery County, Pennsylvania, Establishing The Dates Of The Regular Meetings Of The Commissioners Of The Township Of Upper Dublin During The Year 2021.

The Board of Commissioners of the Township of Upper Dublin does hereby ENACT and ORDAIN as follows:

SECTION 1. The regular stated monthly meetings of the Commissioners of the Township of Upper Dublin for the year 2021 shall be held on the second Tuesday of each month unless the same shall be a legal holiday or election day, in which case the meeting will be held on the next regular business day following, at 7:00 PM, local time, and, as needed, on the fourth Tuesday of the month, unless the same shall be a legal holiday or Election Day, in which case the meeting will be held on the next regular business day following, at 7:00 P.M. local time.

SECTION 2. The Economic Development and Finance Committee meetings of the Township of Upper Dublin for the year 2021 shall be held on the first Tuesday of February, May, August, November, unless the same shall be a legal holiday or Election Day, in which case the meeting will be held on the next regular business day following, at 6:30 PM, local time.

SECTION 3. The Public Safety, Works and Services Committee meetings of the Township of Upper Dublin for the year 2021 shall be held on the first Tuesday of February, May, August, November, unless the same shall be a legal holiday or Election Day, in which case the meeting will be held on the next regular business day following, immediately following the Economic Development and Finance Committee meeting at 6:30 PM., local time.

SECTION 4. The Planning, Parks and Library Committee meetings for the year 2021 shall be held on the fourth Tuesday of February, April, June, August, October, December, unless the same shall be a legal holiday or election day, in which case the meeting will be held on the next regular business day following, at 7:00 PM., local time. Additionally, in 2021 they will hold an extra meeting on Tuesday, January 26, 2021 at 7:00 PM.

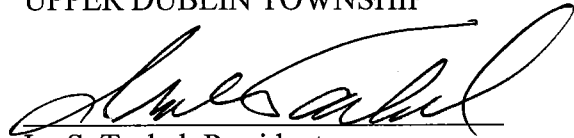
SECTION 5. The public is welcome to attend all meetings, and participation by the public is welcome. See Section 7.

SECTION 6. Persons with disabilities who wish to attend any public meeting and require auxiliary aid, service or other accommodations to participate in the proceedings may contact the Township Manager's Office to discuss how the Township may best accommodate an individual's needs. See Section 7.

SECTION 7. Effective January 12, 2021 all meetings will be will held virtually by Zoom until further notice. The links to the virtual meetings are posted on the Township's website at: <https://www.upperdublin.net/government/meeting-agendas-minutes/>. Any changes to location will be posted on the same website page. Citizen participation will occur in two ways. During the meeting click on "Participants" and "raise your hand" during the Public Comment sections of the Agenda or email questions/comments in advance to meeting@upperdublin.net by 4PM the day of the meeting.

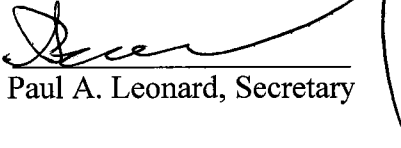
ENACTED AND ORDAINED this 12^h day of January, 2021.

BOARD OF COMMISSIONERS
UPPER DUBLIN TOWNSHIP



Ira S. Tackel, President

Attest:



Paul A. Leonard, Secretary

AN ORDINANCE

NO. 21-1366

AN ORDINANCE To Amend The Code Of The Township Of Upper Dublin, Chapter 233, Vehicles And Traffic, Article VIII, "Schedules," §233-55, Schedule XIV: Parking Prohibited Certain Hours, By Prohibiting Parking From 8:30 A.M. To 4:00 P.M., Monday Through Friday On School Days At The Following Two Locations: The Westerly Side Of Jill Road From School Lane To A Point 100 Feet North Of The Centerline Of The Northern Driveway To Thomas Fitzwater Elementary School And The Westerly Side Of School Lane From Jill Road To A Point 50 Feet South Of The Centerline Of The Southern Driveway To Thomas Fitzwater Elementary School

The Board of Commissioners of the Township of Upper Dublin hereby enacts and ordains:

Section 1. The Code of the Township of Upper Dublin, Chapter 233 thereof, entitled Vehicles and Traffic, Article VIII, "Schedules," §233-55, Schedule XIV: Parking Prohibited Certain Hours, shall be amended by adding thereto in alphabetical order the following restrictions:

§ 233-55. Schedule XIV: Parking Prohibited Certain Hours.

<u>Name of Street</u>	<u>Side</u>	<u>Hours/Days</u>	<u>Location</u>
Jill Road	West	8:30 A.M. to 4 P.M./ Monday through Friday School Days	From School Lane to a point 100 feet north of the centerline of the northern driveway to Thomas Fitzwater Elementary School
● * * * * *			
School Lane	West	8:30 A.M. to 4 P.M./ Monday through Friday School Days	From Jill Road to a point 50 feet south of the centerline of the southern driveway to Thomas Fitzwater Elementary School

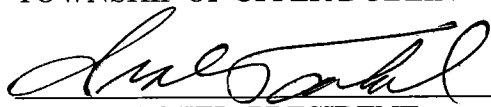
Section 2. Nothing in this Ordinance or in Chapter 233 of the Code of the Township of Upper Dublin, as hereby amended, shall be construed to affect any suit or proceeding in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 233 prior to the adoption of this amendment.

Section 3. 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. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

Section 4. This Ordinance shall take effect and be in force from and after its approval as required by law.

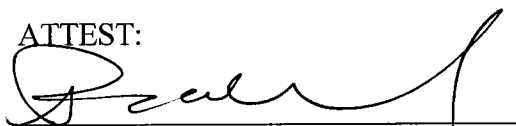
ENACTED AND ORDAINED this 9th day of March, 2021.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN



IRA S. TACKEL, PRESIDENT

ATTEST:



PAUL A. LEONARD, SECRETARY

AN ORDINANCE

NO. 21-1367

AN ORDINANCE To Amend The Code Of The Township Of Upper Dublin, Chapter 255, Zoning, To Provide Design And Installation Requirements For Solar Energy Systems.

The Board of Commissioners of the Township of Upper Dublin hereby ordains:

Section 1. The Code of Upper Dublin Township, Chapter 255, Zoning, Article XXXV Alternative Energy, § 255-263, Solar energy systems, subsection B, Design and installation requirements, shall be amended in its entirety to provide as follows:

Article XXXV Alternative Energy

§ 255-263 Solar energy systems

* * * * *

B. Design and installation requirements.

- 1) Solar energy systems shall be installed in compliance with all applicable building and construction codes, including regulations with respect to stormwater management and impervious cover.
- 2) The design and installation of solar energy systems shall conform to applicable industry codes and standards, including those of the International Code Council (ICC), American National Standards institute (ANSI), Underwriters Laboratories (UL), the American Society for Testing and Materials (ASTM), the National Fire Protection Association (NFPA) 70, and any other similar certifying and professional organizations such as the American Society of Civil Engineers and the American Society of Mechanical Engineers.
- 3) All exterior electrical and/or plumbing lines shall be buried below the surface of the ground and shall be placed in conduit.
- 4) All solar energy system components shall be clearly labeled with a warning concerning voltage and other important electrical safety information.
- 5) For access, pathways and smoke-ventilation space, an eighteen-inch (18") setback along the rooftop ridgeline shall be provided for roof-mounted solar panels to allow available space for firefighters to secure equipment.
- 6) All solar panels shall be mounted in accordance with the listed installation instructions of the system.

- 7) Non-habitable structures. Non-habitable structures are not subject to the roof access, pathway, and smoke ventilation requirements of this section. Non-habitable structures include, but are not limited to accessory detached garages, barns, and sheds.
- 8) Solar panels that are part of a building mounted solar energy system are exempt from visual screening requirements specified by the Codes of the Township of Upper Dublin outside of this Chapter, but the solar panels shall be positioned to prevent solar glare upon neighboring properties.

* * * * *

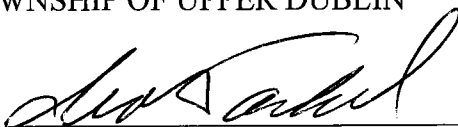
Section 2. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

Section 3. 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 this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

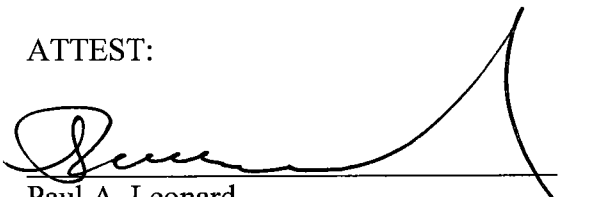
Section 4. This Ordinance shall take effect and be in force from and after its approval as required by law.

ENACTED by the Board of Commissioners of Upper Dublin Township this 23rd day of March, 2021.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN

By: 
Ira S. Tackel, President

ATTEST:


Paul A. Leonard
Township Secretary/Township Manager

AN ORDINANCE

NO. 21-1368

AN ORDINANCE to amend The Code of the Township of Upper Dublin, Chapter 255, Zoning, to amend §255-7 to add a definition for the term “Indoor Storage Facility;” to amend §255-135 to establish off-street parking regulations for Indoor Storage Facilities; to amend §§255-288 and 255-288.1 to allow Indoor Storage Facilities as a Permitted Use by Conditional Use within the GFW – Greater Fort Washington Zoning District; to amend §255-293 to establish minimum lot size and front yard setbacks for Indoor Storage Facilities; and to amend §255-294 to establish parking setback requirements for Indoor Storage Facilities.

The Board of Commissioners of the Township of Upper Dublin hereby ordains:

Section 1. The Code of Upper Dublin Township, Chapter 255, Zoning, Article I, General Provisions, §255-7, Definitions, shall be amended to add the following definition for Indoor Storage Facility:

Article 1 General Provisions

§ 255-7 Definitions

Unless otherwise expressly stated, the following words and phrases shall be construed throughout this chapter to have the meanings indicated below:

* * * * *

INDOOR STORAGE FACILITY – An enclosed building that consists of or contains varying sizes of individual, compartmentalized, self-contained, and controlled access stalls or spaces, which stalls or spaces are leased or rented for the storage of business, private, or household goods. All storage must be contained within the building. An office related to the conduct of the self-storage business is permitted as an accessory use. There shall be no retail business activities other than those directly associated with the storage units business. No habitation of humans or storage of animals shall be permitted. No storage of explosive, toxic, radioactive or highly flammable materials shall be permitted.

* * * * *

Section 2. The Code of Upper Dublin Township, Chapter 255, Zoning, Article XIX, Off-Street Parking and Loading, §255-135.C shall be amended to add the following subsection (23):

Article XIX. Off-Street Parking and Loading

§ 255-135 Required spaces

Any building, structure or other facility erected, constructed, altered or used, and any lot used or occupied, for any of the following purposes shall be provided with minimum off-street parking spaces as set forth below, together with adequate passageways or driveways or other means of circulation and access to and from a street and shall comply with any additional parking requirements of the zoning district in which the building or other structure is located. Whenever two or more methods of calculating required parking are provided, that which results in the greater number of parking spaces shall be applied. Where no parking requirement is provided for a use or occupancy which will generate the need therefor, parking shall be provided based on the closest analogous use or occupancy for which a parking requirement has been specified.

* * * * *

- C. For any of the following uses , required parking spaces shall be all-weather and shall be paved, and such parking spaces shall be located on the same lot therewith except as provided in § 255-136 below:

* * * * *

- (23) Indoor storage facility: five spaces for customer parking including one space for employee parking.

Section 3. The Code of Upper Dublin Township, Chapter 255, Zoning, Article XXXVIII, GFW Greater Fort Washington District, §255-288.B, shall be amended by adding thereto the following subsection (6):

Article XXXVIII GFW Greater Fort Washington District

§ 255-288 Uses permitted by right.

* * * * *

B. One or a combination of the following uses are permitted by conditional use in accordance with the standards for approval under § 255-295 and under Article XXV of this chapter:

* * * * *

- (6) Indoor Storage Facility. Where a lot abuts the Pennsylvania Turnpike and there is no more than 2,750 feet between the subject lot's access point and

the access point to the Pennsylvania Turnpike, an indoor storage facility is permitted, provided the given criteria and standards are satisfied. Measurement of the 2,750 foot distance shall be along the route vehicles must utilize to access the site.

* * * * *

Section 4. The Code of Upper Dublin Township, Chapter 255, Zoning, Article XXXVIII, GFW Greater Fort Washington District, §255-288.1, Prohibited uses, shall be amended by repealing subsection C and reserving it.

Article XXXVIII GFW Greater Fort Washington District

§ 255-288.1 Prohibited uses.

C. (Reserved)

Section 5. The Code of Upper Dublin Township, Chapter 255, Zoning, Article XXXVIII, GFW Greater Fort Washington District, §255-293.A(1), shall be amended to read as follows:

Article XXXVIII GFW Greater Fort Washington District

§ 255-293 Lot, yard and bulk regulations.

A. Area and yard regulations

(1) Minimum lot size:

(a) Generally: 2 acres.

(b) Indoor storage facilities: 1.75 acres.

(c) Apartments or townhouse developments: 3 acres.

Section 6. The Code of Upper Dublin Township, Chapter 255, Zoning, Article XXXVIII, GRW Greater Fort Washington District, §255-293.A(3)(a), shall be amended to read as follows:

Article XXXVIII GFW Greater Fort Washington District

§ 255-293 Lot, yard and bulk regulations.

A. Area and yard regulations

* * * * *

(3) Yard requirements.:

- (a) Front yards. The required minimum depth of a front yard shall be 25 feet, except, where the property is on the opposite side of a street from land which is zoned residential, in which case the front yard shall be 60 feet; and except where the property abuts the right-of-way of the Pennsylvania Turnpike, in which case the front yard shall be 15 feet.

* * * * *

Section 7. The Code of Upper Dublin Township, Chapter 255, Zoning, Article XXXVIII, GFW Greater Fort Washington District, §255-294.A, shall be amended to add the following subsection (4):

Article XXXVIII GFW Greater Fort Washington District

§ 255-294 Parking.

A. Location of parking

* * * * *

- (4) Parking for indoor storage facilities shall be set back 17.5 feet from a right-of-way.

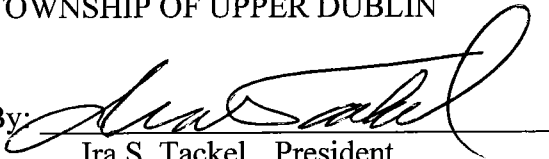
Section 8. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

Section 9. 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 this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

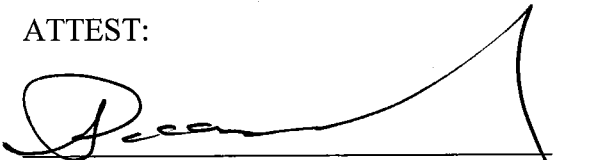
Section 10. This Ordinance shall take effect and be in force from and after its approval as required by law.

ENACTED by the Board of Commissioners of Upper Dublin Township this 23rd day of March, 2021.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN

By: 
Ira S. Tackel, President

ATTEST:


Paul A. Leonard
Township Secretary/Township Manager

**ORDINANCE NO. 21-1369
OF THE BOARD OF COMMISSIONERS
OF THE TOWNSHIP OF UPPER DUBLIN,
MONTGOMERY COUNTY, PENNSYLVANIA**

AN ORDINANCE THAT AUTHORIZES THE INCURRENCE OF NONELECTORAL, GENERAL OBLIGATION DEBT BY THE TOWNSHIP OF UPPER DUBLIN, MONTGOMERY COUNTY, PENNSYLVANIA (THE “PARTICIPANT”) PURSUANT TO THE ISSUANCE OF THE GENERAL OBLIGATION NOTES, 2022 A SERIES (COLLECTIVELY, THE “PARTICIPANT NOTE”) IN THE AGGREGATE PRINCIPAL AMOUNT OF \$1,250,000 AND APPROVES CERTAIN CAPITAL PROJECTS; APPROVES THE NEGOTIATED SALE OF THE PARTICIPANT NOTE TO THE DELAWARE VALLEY REGIONAL FINANCE AUTHORITY; APPROVES THE SUBSTANTIAL FORMS OF THE LOAN DOCUMENTS AND AUTHORIZES EXECUTION AND DELIVERY OF ALL NECESSARY DOCUMENTS; STATES THE AMORTIZATION SCHEDULE AND MAXIMUM ANNUAL DEBT SERVICE PAYMENTS; AUTHORIZES AND AWARDS A TRANSACTION UNDER A QUALIFIED INTEREST RATE MANAGEMENT AGREEMENT AND AUTHORIZES AND DIRECTS A FILING TO THE DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT; PLEDGES THE FULL FAITH, CREDIT, AND TAXING POWER OF THE PARTICIPANT FOR THE TIMELY REPAYMENT OF THE PARTICIPANT NOTE, INCLUDING THE PERIODIC PAYMENTS DUE UNDER THE QUALIFIED INTEREST RATE MANAGEMENT AGREEMENT; COVENANTS TO PAY ANY TERMINATION CHARGES; CREATES A SINKING FUND AND APPOINTS A SINKING FUND DEPOSITORY; AUTHORIZES THE APPLICATION TO THE DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT FOR APPROVAL OF THE ISSUANCE OF THE PARTICIPANT NOTE; AUTHORIZES ADVERTISEMENT OF ENACTMENT; AND REPEALS INCONSISTENT ORDINANCES.

WHEREAS, the Board of Commissioners of the Township of Upper Dublin (the “Participant”) has reviewed its capital improvement program (the “CIP”) and determined to undertake certain capital projects (collectively, the “CIP Projects”); and

WHEREAS, the Participant has obtained preliminary cost estimates of the CIP Projects from persons qualified by experience; and

WHEREAS, the incurrence of nonelectoral debt by the issuance of the General Obligation Notes, 2022 A Series (collectively, the “Participant Note”) is necessary to fund the CIP Projects; and

WHEREAS, certain capital projects (collectively, the “2022 Project”), consisting of, but not limited to: (i) the purchase of a fire truck and (ii) the payment of the costs of issuance of the Participant Note, will benefit the health and welfare of the residents of the Township of Upper Dublin; and

WHEREAS, the 2022 Project shall be for the benefit and use of the general public, and no private party shall have any special legal entitlement to the beneficial use of the 2022 Project, through a lease, management contract, or any other arrangement that would result in a private business use under the *Internal Revenue Code of 1986*, as amended; and

WHEREAS, the proposed increase of nonelectoral debt from the issuance of the Participant Note, together with the nonelectoral and lease rental debt presently outstanding, will not cause the constitutional or statutory debt limitations of the Participant to be exceeded; and

WHEREAS, the Delaware Valley Regional Finance Authority (“DelVal”), a public authority within the meaning of the *Local Government Unit Debt Act*, 53 Pa. C.S.A. §8001, *et seq* (the “*Debt Act*”), has from time to time issued Local Government Revenue Bonds (the “DelVal Bonds”), to provide funds for loans to local government units and municipal authorities (the “Loan Program”); and

WHEREAS, from time to time, DelVal has entered into interest rate swap agreements related to the DelVal Bonds (collectively, the “DelVal Swap Agreement”) in order to provide a more cost-effective Loan Program and to allow participants in the Loan Program to manage interest rate risk more efficiently; and

WHEREAS, Calhoun Baker Inc. (the “Municipal Advisor”) is an “Independent Financial Advisor”, as such term is defined in the *Debt Act*, to DelVal, and the Municipal Advisor has prepared an “Interest Rate Management Plan” (the “Plan”), as such term is defined in the *Debt Act*, and an Interest Rate Swap Management Policy (the “Swap Policy”) that have been adopted by the Board of Directors of DelVal; and

WHEREAS, DelVal established minimum rating criteria for any counterparty to the DelVal Swap Agreement of long term, senior, unsecured debt ratings in the “AA-” or “Aa3” category or higher, or ratings equal to or higher than any active counterparty, by a Nationally Recognized Statistical Rating Organization registered with the Securities and Exchange Commission, and the Board of Directors of DelVal found that the award of transactions under the DelVal Swap Agreement by negotiation in private sales were in the best financial interests of DelVal and the participants in the Loan Program, and the Municipal Advisor concluded that the financial terms and conditions of the DelVal Swap Agreement were fair and reasonable as of the dates of award; and

WHEREAS, the Participant wishes to utilize the DelVal Loan Program by issuing the Participant Note to DelVal; and

WHEREAS, under the terms of the Loan Agreement with DelVal, interest payments on the Participant Note (the “Loan Interest”) will equal the amounts allocable to the Participant Note for interest on the DelVal Bonds, periodic scheduled payments on the DelVal Swap Agreement, and other costs and liquidity requirements incurred by DelVal to administer the Loan Program; and

WHEREAS, under the terms of the Loan Agreement with DelVal, the principal amount outstanding of the Participant Note (the “Loan Principal”) will equal the notional amount of the DelVal Swap Agreement related to the Participant Note; and

WHEREAS, the Board of Commissioners intends to (i) designate the Loan Agreement and the allocable portion of the DelVal Swap Agreement as a Qualified Interest Rate Management Agreement related to the Participant Note, (ii) approve the Plan as the Interest Rate Management Plan required by the *Debt Act*, and (iii) adopt the Swap Policy.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF UPPER DUBLIN, MONTGOMERY COUNTY, PENNSYLVANIA, AND IT IS HEREBY ORDAINED AND ENACTED BY THE AUTHORITY OF SAID BOARD OF COMMISSIONERS THAT:

SECTION 1. APPROVAL OF THE 2022 PROJECT AND AUTHORIZATION TO ISSUE THE PARTICIPANT NOTE

The Board of Commissioners hereby authorizes and approves the 2022 Project. Pursuant to §8142(a)(2) of the *Debt Act*, the twenty-year estimated weighted average useful life of the 2022 Project exceeds the twenty-year term of the Participant Note. The principal of the Participant Note shall be amortized to provide level or declining annual debt service, pursuant to §8142(b)(1) of the *Debt Act*. The amortization of the principal amounts of the Participant Note shall begin within two years of the date of issue in accordance with §8142(c) of the *Debt Act*. The Board of Commissioners hereby authorizes and directs the incurrence of nonelectoral, general obligation debt in the aggregate principal amount of ONE MILLION TWO HUNDRED FIFTY THOUSAND DOLLARS (\$1,250,000) by the issuance of the Participant Note.

SECTION 2. APPROVAL OF THE LOAN COMMITMENT

The Board of Commissioners, after due deliberation and investigation, hereby determines that a private sale by negotiation of the Participant Note to DelVal is in the best financial interests of the Participant. The Board of Commissioners hereby accepts the Loan Commitment from DelVal, attached hereto, to purchase the Participant Note at an aggregate price of \$1,250,000 from the proceeds of the DelVal Bonds. The Participant shall be responsible for paying DelVal's costs of origination in an amount not to exceed \$6,250, as directed by DelVal's Program Administrator upon the issuance of the Participant Note. The Participant Note shall be purchased by DelVal on or about May 2, 2022, or in such installments and/or at such other times as the President or Vice-President of the Board of Commissioners and DelVal's Program Administrator shall determine.

SECTION 3. APPROVAL OF THE FORMS OF THE LOAN DOCUMENTS AND AUTHORIZATION TO EXECUTE AND DELIVER ALL NECESSARY DOCUMENTS

The substantial forms of the Loan Agreement and Participant Note (collectively, the "Loan Documents") attached to the Loan Commitment are hereby approved. The President or Vice-President of the Board of Commissioners and the Secretary of the Board of Commissioners (collectively, the "Authorized Officers") are hereby authorized and directed to execute and deliver the Loan Documents, in the substantial forms attached to the Loan Commitment, but with such alterations, deletions and additions as the Authorized Officers may approve (such approval to be conclusively established by the execution of the Loan Documents by the Authorized Officers). The Authorized Officers also are hereby authorized and directed (i) to execute and deliver such

other certificates, instruments, and agreements (including those required by any institution issuing a financial guaranty insurance policy, municipal bond insurance policy, letter of credit, or similar instrument related to the DelVal Bonds or the Participant Note) and (ii) to take all actions that may be necessary or beneficial to issue the Participant Note.

SECTION 4. AMORTIZATION SCHEDULE AND MAXIMUM ANNUAL DEBT SERVICE PAYMENTS

The indebtedness of the Participant Note shall be nonelectoral debt and a general obligation of the Participant and shall be evidenced by one or more Promissory Notes (The form is attached hereto as Exhibit A.) in the aggregate par amount of ONE MILLION TWO HUNDRED FIFTY THOUSAND DOLLARS (\$1,250,000). The Participant Note shall bear interest (the “Loan Rate”) at the rate specified in the Loan Agreement and the Participant Note, the substantial forms of which are attached to the Loan Commitment. The Participant Note shall be subject to optional redemption by the Participant as set forth in the Participant Note and the Loan Agreement. The amortization schedule of the Loan Principal and the maximum Loan Interest payments under the Participant Note, based upon the maximum Loan Rate of 15%, are shown below:

**General Obligation Notes, 2022 A Series
Principal Amortization Schedule and
Maximum Annual Debt Service Payments**

<i>Bond Year</i> <u>Ending</u>	<u>Principal</u> (1)	<i>Maximum</i> <i>Interest</i> <u>Rate</u>	<i>Maximum</i> <i>Interest</i> <u>Payment</u> (2)	<i>Maximum</i> <i>Annual</i> <u>Debt Service</u>
25-Apr-23	\$ 51,000.00	15%	\$ 183,854.17	\$ 234,854.17
25-Apr-24	52,000.00	15%	179,850.00	231,850.00
25-Apr-25	53,000.00	15%	172,050.00	225,050.00
25-Apr-26	54,000.00	15%	164,100.00	218,100.00
25-Apr-27	56,000.00	15%	156,000.00	212,000.00
25-Apr-28	57,000.00	15%	147,600.00	204,600.00
25-Apr-29	58,000.00	15%	139,050.00	197,050.00
25-Apr-30	59,000.00	15%	130,350.00	189,350.00
25-Apr-31	60,000.00	15%	121,500.00	181,500.00
25-Apr-32	61,000.00	15%	112,500.00	173,500.00
25-Apr-33	63,000.00	15%	103,350.00	166,350.00
25-Apr-34	64,000.00	15%	93,900.00	157,900.00
25-Apr-35	65,000.00	15%	84,300.00	149,300.00
25-Apr-36	67,000.00	15%	74,550.00	141,550.00
25-Apr-37	68,000.00	15%	64,500.00	132,500.00
25-Apr-38	69,000.00	15%	54,300.00	123,300.00
25-Apr-39	71,000.00	15%	43,950.00	114,950.00
25-Apr-40	72,000.00	15%	33,300.00	105,300.00
25-Apr-41	74,000.00	15%	22,500.00	96,500.00
25-Apr-42	76,000.00	15%	11,400.00	87,400.00
Total	<u>\$ 1,250,000.00</u>		<u>\$ 2,092,904.17</u>	<u>\$ 3,342,904.17</u>

- | | |
|--|-----------|
| (1) Principal is payable annually, commencing on: | 25-Apr-23 |
| (2) Interest is payable monthly on the 25th, commencing: | 25-May-22 |
| Interest is calculated for the period beginning on: | 2-May-22 |

SECTION 5. AUTHORIZATION AND AWARD OF A QUALIFIED INTEREST RATE MANAGEMENT AGREEMENT

The Participant is incurring indebtedness under the *Debt Act* that will be issued to DelVal, a public authority, and the Participant, by execution of the Loan Agreement, will become obligated for a notional amount of the DelVal Swap Agreement equal to the outstanding principal amount of the Participant Note. The Board of Commissioners hereby accepts and adopts the Plan as the Interest Rate Management Plan fulfilling the requirements of §8281(b)(2) of the *Debt Act*. The Board of Commissioners hereby adopts the Swap Policy, accepts and ratifies the minimum criteria used by DelVal to select the counterparties of the DelVal Swap Agreement, and accepts and ratifies

the award of the DelVal Swap Agreement in a private sale by negotiation. The Board of Commissioners hereby authorizes and awards the Loan Agreement and the portion of the DelVal Swap Agreement allocable to the Participant Note as the Qualified Interest Rate Management Agreement with respect to the Participant Note, pursuant to §8281(a)(2) of the *Debt Act*. The Board of Commissioners hereby authorizes and directs the filing, to the Department of Community and Economic Development (“DCED”) within fifteen days of enactment, of a certified copy of this Ordinance and the following documents, in accordance with §8284(a)(1) of the *Debt Act*:

- 1) Form of the Loan Agreement (the Qualified Interest Rate Management Agreement pursuant to §8281(b)(1) of the *Debt Act*) and the form of the confirmation related to the Participant Note,
- 2) The Interest Rate Management Plan pursuant to §8281(b)(2) of the *Debt Act*, and
- 3) The finding of the Municipal Advisor that the financial terms and conditions of the DelVal Swap Agreement were fair and reasonable as of the date of the award by DelVal, pursuant to §8281(e)(5) of the *Debt Act*.

SECTION 6. PLEDGE OF THE FULL FAITH, CREDIT, AND TAXING POWER

The Participant hereby covenants to:

- 1) Include all payments of Loan Interest and Loan Principal payable under the Loan Agreement and the Participant Note in the budget of the fiscal year in which such amounts are due and payable,
- 2) Appropriate such amounts from its taxes and other general revenues, and
- 3) Pay, or cause to be paid, punctually and duly, such amounts that are due and payable under the Participant Note and the Loan Agreement on the dates, at the places, and in the manner stated in the Participant Note and the Loan Agreement.

For such budgeting, appropriation, and payment, the Participant irrevocably pledges its full faith, credit, and taxing power. As provided by the *Debt Act*, this covenant shall be specifically enforceable.

SECTION 7. OBLIGATIONS OF THE PARTICIPANT RELATED TO THE QUALIFIED INTEREST RATE MANAGEMENT AGREEMENT

The Participant’s obligations related to the Qualified Interest Rate Management Agreement are set forth in the Loan Agreement. In accordance with §8281 of the *Debt Act*:

- 1) The Participant pledges its full faith, credit, and taxing power to make any periodic scheduled payments due and payable under the DelVal Swap Agreement related to the Participant Note and Loan Agreement (the “Periodic Payments”). The Participant covenants to (a) include all Periodic Payments in the budget of the fiscal year in which such amounts are due and payable, (b) appropriate such amounts from its taxes and other general revenues, and (c) pay, or cause to be paid, punctually and duly, such amounts that are due and payable on the dates, at the places, and in the manner stated in the Participant Note and the Loan Agreement. As provided by the *Debt Act*, this covenant shall be specifically enforceable.
- 2) The notional amount of the DelVal Swap Agreement related to the Participant Note is equal to the outstanding principal amount of the Participant Note, initially \$1,250,000.
- 3) The Participant’s obligations under the DelVal Swap Agreement end when the Participant repays or prepays the amounts outstanding under the Participant Note and the Loan Agreement. The scheduled term of the Participant’s obligations related to the DelVal Swap Agreement ends on April 25, 2042.
- 4) The Participant pledges to budget, appropriate, and pay any termination payment due and payable under the DelVal Swap Agreement related to the Participant Note and Loan Agreement (the “Termination Charge”). The Participant covenants to (a) include any Termination Charge in the budget of the fiscal year in which such amounts are due and payable, (b) appropriate such amounts from its taxes and other general revenues, and (c) pay, or cause to be paid, punctually and duly, such amounts that are due and payable on the dates, at the places, and in the manner stated in the Participant Note and the Loan Agreement. The Participant’s obligations to make Periodic Payments are senior to any obligation for a Termination Charge.
- 5) The maximum annual Periodic Payments, not including any Termination Charge, shall not exceed the maximum annual debt service payments authorized for the Participant Note. The maximum Loan Rate under the Loan Agreement and the maximum floating rate payable under the DelVal Swap Agreement is 15%.

SECTION 8. APPOINTMENT OF SINKING FUND DEPOSITORY AND CREATION OF SINKING FUND

Pursuant to §8221 of the *Debt Act*, the Board of Commissioners hereby appoints Wells Fargo Bank, N.A. (the “Bank”), or its successors or assigns, as the Sinking Fund Depository for the Participant Note, and the Board of Commissioners hereby irrevocably creates and establishes a sinking fund (the “Sinking Fund”) to be used exclusively for the repayment of the Participant Note. The Participant shall deposit into the Sinking Fund sufficient amounts for debt service payments on the Participant Note no later than the date upon which such payments shall become due. The Bank shall maintain a separate account for the Sinking Fund until the Participant Note is paid in full. The Bank shall, as and when said payments are due, without further action by the Participant, withdraw available monies in the Sinking Fund and apply said monies to payment of Loan Interest on and Loan Principal of the Participant Note. The Board of Commissioners hereby authorizes and directs the Authorized Officers to contract with the Bank, by the execution of the Loan Agreement, to serve as the Sinking Fund Depository and paying agent for the Participant Note.

SECTION 9. AUTHORIZATION TO SUBMIT STATEMENTS TO THE DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT

The Board of Commissioners hereby authorizes and directs the Authorized Officers to prepare and submit an application for approval of the incurrence of the nonelectoral, general obligation debt evidenced by the Participant Note to DCED, including the proceedings that authorize issuance, the debt statement, and any other documents required by the *Debt Act* or DCED.

SECTION 10. LEGAL ADVERTISEMENTS

The Board of Commissioners hereby ratifies and directs the advertisement of a summary of this Ordinance as finally enacted, as required by the *Debt Act*, in *The Intelligencer*, a newspaper of general circulation in the Township of Upper Dublin, within fifteen (15) days following the date of final enactment.

SECTION 11. CONFLICTING ORDINANCES

All Ordinances or parts of Ordinances not in accord with this Ordinance are hereby repealed insofar as they conflict herewith.

IN WITNESS WHEREOF, we, the undersigned Authorized Officers, have hereunto set our signatures and affixed hereto the Seal of the TOWNSHIP OF UPPER DUBLIN, Montgomery County, Pennsylvania.


Dated: April 13, 2021



IRA S. TACKEL
President, Board of Commissioners

[Seal]

ATTEST:



PAUL A. LEONARD
Secretary, Board of Commissioners

Exhibit A

Form of the Participant Note

\$1,250,000

**TOWNSHIP OF UPPER DUBLIN,
MONTGOMERY COUNTY, PENNSYLVANIA
GENERAL OBLIGATION NOTES, 2022 A SERIES**

The **TOWNSHIP OF UPPER DUBLIN, MONTGOMERY COUNTY, PENNSYLVANIA** (the “Participant”), existing by and under the laws of the Commonwealth of Pennsylvania, for value received, hereby acknowledges itself indebted and promises to pay to the order of the **DELAWARE VALLEY REGIONAL FINANCE AUTHORITY**, its successors and assigns (“DelVal”), in lawful money of the United States of America, in such amounts which, together with other moneys held by the Trustee for such purpose, will be sufficient to pay (i) the principal of this General Obligation Notes, 2022 A Series (this “Participant Bond”), in the amount of **ONE MILLION TWO HUNDRED FIFTY THOUSAND DOLLARS (\$1,250,000)**, on the dates and in the amounts set forth on **Schedule A** attached hereto, and (ii) the interest on this Participant Bond, calculated pursuant to the Loan Agreement (as hereafter defined) and such other amounts due under the Loan Agreement on the dates set forth in the Loan Agreement and on Schedule A attached hereto.

This Participant Bond evidences the payment obligations of the Participant to repay the loan (the “Loan”) made by DelVal to the Participant under a certain Loan Agreement (the “Loan Agreement”) by and between DelVal, as lender, and the Participant, dated as of May 2, 2022. All terms used herein and not defined shall have the meaning set forth in the Loan Agreement.

The amounts payable under this Participant Bond are payable in immediately available funds on or before the twenty-fifth day of each month, commencing on May 25, 2022, at the corporate trust office of TD Bank, N.A., as trustee (the “Trustee”) for DelVal.

The amounts payable under this Participant Bond are payable without deduction for any tax or taxes, except gift, succession, franchise, excise or inheritance taxes, now or hereafter levied, or assessed thereon under any present or future laws of the Commonwealth of Pennsylvania, all which taxes, except as above provided, the Participant assumes and agrees to pay.

This Participant Bond is issued pursuant to an Ordinance of the Board of Commissioners of the Township of Upper Dublin, Pennsylvania duly enacted on April 13, 2021 (the “Participant Ordinance”).

This Participant Bond is issued in accordance with the provisions of the *Local Government Unit Debt Act*, 53 Pa. C.S.A. §8001 *et seq* (the “*Debt Act*”).

The Participant hereby certifies that the approval of the Department of Community and Economic Development of the Commonwealth of Pennsylvania for the Participant to issue and deliver this Participant Bond has been duly given pursuant to the *Debt Act*; that all acts, conditions and things required by the laws of the Commonwealth of Pennsylvania to exist, to have happened or to have been performed, precedent to or in the issuance of this Participant Bond or in the creation of the debt of which this Participant Bond is evidence, exist, have happened and have been performed in regular and due form and manner as required by law; that this Participant Bond,

together with all other indebtedness of the Participant, is within every debt and other limit prescribed by the Constitution and the statutes of the Commonwealth of Pennsylvania; and that the Participant has established a sinking fund for this Participant Bond and shall deposit therein amounts sufficient to pay the principal of and interest on this Participant Bond as the same shall become due and payable.

The Participant hereby covenants with the registered owner of this Participant Bond that the Participant (i) shall include the amounts payable for principal of and interest on this Participant Bond, for each fiscal year in which such debt service is payable in its budget for that year, (ii) shall appropriate such amounts from its revenues for the payment of such debt service, and (iii) shall duly and punctually pay or cause to be paid from its sinking fund or any other of its revenues or funds the principal of and the interest on this Participant Bond at the dates and places and in the manner stated in this Participant Bond, according to the true intent and meaning hereof. **FOR SUCH BUDGETING, APPROPRIATION AND PAYMENT OF PRINCIPAL OF AND INTEREST ON THIS PARTICIPANT BOND, THE PARTICIPANT HAS PLEDGED ITS FULL FAITH, CREDIT AND TAXING POWER.** This covenant shall be specifically enforceable; subject, however, as to the enforceability of remedies, to any applicable bankruptcy, insolvency, moratorium or similar laws or equitable principles affecting the enforcement of creditors' rights generally. Nothing in this paragraph shall be construed to give the Participant any taxing power not granted by another provision of law.

This Participant Bond may be prepaid, in whole or in part, as set forth in Article VI of the Loan Agreement.

DeVal shall pledge and assign this Participant Bond to the Trustee. The Participant and Trustee may deem and treat the person in whose name this Participant Bond is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest hereon and for all other purposes, whether or not this Participant Bond shall be overdue. The Participant and Trustee shall not be affected by any notice to the contrary.

No covenant or agreement contained in this Participant Bond shall be deemed to be the covenant or agreement of any officer, agent or employee of the Participant in his or her individual capacity, and no official executing this Participant Bond shall be liable personally on this Participant Bond or be subject to any personal liability or accountability by reason of the issuance of this Participant Bond.

No delay or omission to exercise any right or power accruing upon any default shall impair that right or power or shall be construed to be a waiver hereunder.

[Signature Page Follows]

IN WITNESS WHEREOF, we, the undersigned authorized officials, have hereunto set our signatures and affixed hereto the Seal of the TOWNSHIP OF UPPER DUBLIN, MONTGOMERY COUNTY, PENNSYLVANIA.

Dated: May 2, 2022

IRA S. TACKEL
President, Board of Commissioners

[Seal]

ATTEST:

PAUL A. LEONARD
Secretary, Board of Commissioners

Schedule A

Township of Upper Dublin General Obligation Notes, 2022 A Series Principal Amortization Schedule and Maximum Annual Debt Service

<i>Bond Year Ending</i>	<i>Principal</i> (1)	<i>Maximum Interest Rate</i>	<i>Maximum Interest Payment</i> (2)	<i>Maximum Annual Debt Service</i>
25-Apr-23	\$ 51,000.00	15%	\$ 183,854.17	\$ 234,854.17
25-Apr-24	52,000.00	15%	179,850.00	231,850.00
25-Apr-25	53,000.00	15%	172,050.00	225,050.00
25-Apr-26	54,000.00	15%	164,100.00	218,100.00
25-Apr-27	56,000.00	15%	156,000.00	212,000.00
25-Apr-28	57,000.00	15%	147,600.00	204,600.00
25-Apr-29	58,000.00	15%	139,050.00	197,050.00
25-Apr-30	59,000.00	15%	130,350.00	189,350.00
25-Apr-31	60,000.00	15%	121,500.00	181,500.00
25-Apr-32	61,000.00	15%	112,500.00	173,500.00
25-Apr-33	63,000.00	15%	103,350.00	166,350.00
25-Apr-34	64,000.00	15%	93,900.00	157,900.00
25-Apr-35	65,000.00	15%	84,300.00	149,300.00
25-Apr-36	67,000.00	15%	74,550.00	141,550.00
25-Apr-37	68,000.00	15%	64,500.00	132,500.00
25-Apr-38	69,000.00	15%	54,300.00	123,300.00
25-Apr-39	71,000.00	15%	43,950.00	114,950.00
25-Apr-40	72,000.00	15%	33,300.00	105,300.00
25-Apr-41	74,000.00	15%	22,500.00	96,500.00
25-Apr-42	76,000.00	15%	11,400.00	87,400.00
Total	<u>\$ 1,250,000.00</u>		<u>\$ 2,092,904.17</u>	<u>\$ 3,342,904.17</u>

(1) Principal is payable annually, commencing on:

25-Apr-23

(2) Interest is payable monthly on the 25th, commencing:

25-May-22

Interest is calculated for the period beginning on:

2-May-22

**TOWNSHIP OF UPPER DUBLIN,
MONTGOMERY COUNTY, PENNSYLVANIA
ORDINANCE CERTIFICATION**

I, the Undersigned, Secretary of the TOWNSHIP OF UPPER DUBLIN, Montgomery County, Pennsylvania (the “Township”), hereby certify that I am an official keeper of the Seal and records of the said Township and that attached hereto is a true, correct and complete copy of the Ordinance of said Township, which Ordinance was duly enacted by the Board of Commissioners at a public meeting held on April 13, 2021, and is entitled:

**ORDINANCE NO. 21-1369
OF THE BOARD OF COMMISSIONERS
OF THE TOWNSHIP OF UPPER DUBLIN,
MONTGOMERY COUNTY, PENNSYLVANIA**

AN ORDINANCE THAT AUTHORIZES THE INCURRENCE OF NONELECTORAL, GENERAL OBLIGATION DEBT BY THE TOWNSHIP OF UPPER DUBLIN, MONTGOMERY COUNTY, PENNSYLVANIA (THE “PARTICIPANT”) PURSUANT TO THE ISSUANCE OF THE GENERAL OBLIGATION NOTES, 2022 A SERIES (COLLECTIVELY, THE “PARTICIPANT NOTE”) IN THE AGGREGATE PRINCIPAL AMOUNT OF \$1,250,000 AND APPROVES CERTAIN CAPITAL PROJECTS; APPROVES THE NEGOTIATED SALE OF THE PARTICIPANT NOTE TO THE DELAWARE VALLEY REGIONAL FINANCE AUTHORITY; APPROVES THE SUBSTANTIAL FORMS OF THE LOAN DOCUMENTS AND AUTHORIZES EXECUTION AND DELIVERY OF ALL NECESSARY DOCUMENTS; STATES THE AMORTIZATION SCHEDULE AND MAXIMUM ANNUAL DEBT SERVICE PAYMENTS; AUTHORIZES AND AWARDS A TRANSACTION UNDER A QUALIFIED INTEREST RATE MANAGEMENT AGREEMENT AND AUTHORIZES AND DIRECTS A FILING TO THE DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT; PLEDGES THE FULL FAITH, CREDIT, AND TAXING POWER OF THE PARTICIPANT FOR THE TIMELY REPAYMENT OF THE PARTICIPANT NOTE, INCLUDING THE PERIODIC PAYMENTS DUE UNDER THE QUALIFIED INTEREST RATE MANAGEMENT AGREEMENT; COVENANTS TO PAY ANY TERMINATION CHARGES; CREATES A SINKING FUND AND APPOINTS A SINKING FUND DEPOSITORY; AUTHORIZES THE APPLICATION TO THE DEPARTMENT OF

COMMUNITY AND ECONOMIC DEVELOPMENT FOR APPROVAL OF THE ISSUANCE OF THE PARTICIPANT NOTE; AUTHORIZES ADVERTISEMENT OF ENACTMENT; AND REPEALS INCONSISTENT ORDINANCES.

I hereby certify that proper notice of said meeting was duly given to each member of the Board of Commissioners; that proper public notice of said meeting was duly given by publication in a paper of general circulation published or circulated within said Township in accordance with the *Local Government Unit Debt Act*, as amended and restated (the “*Debt Act*”); that said meeting was open to the public at all times and was not adjourned, begun, recessed or interrupted in any way except for the purpose of an executive session; that a quorum was present at said meeting and acted throughout; that said Ordinance was duly enacted by the affirmative vote of a majority of the members of the Board of Commissioners then holding office and of a majority of all of the members of the Board of Commissioners; that said Ordinance, and the vote of each member thereon, have each been duly recorded in the minutes of said meeting of said Board of Commissioners; that proper public notice of the proposed enactment of said Ordinance was duly published not less than three nor more than thirty days prior to enactment, in accordance with the *Debt Act*, in a newspaper of general circulation in the area of the Township; that proper public notice of the final enactment of said Ordinance was or will be duly given not later than fifteen days after final enactment, by similar publication, in accordance with the *Debt Act*; and that said Ordinance has not been amended or repealed as of the date hereof.

IN WITNESS WHEREOF, I have hereunto set my signature as such officer and affixed hereto the Seal of the TOWNSHIP OF UPPER DUBLIN, Montgomery County, Pennsylvania.

[Seal]

Dated: April 13, 2021



PAUL A. LEONARD
Secretary, Board of Commissioners

ORDINANCE

NO. 21-1370

AN ORDINANCE To Amend The Code Of The Township Of Upper Dublin, Chapter 110, Entitled Fees, To Revise The Current Fee Schedule To Provide A Separate, Reduced Fee For The Simple Replacement Of Cabinets And Countertops In Kitchens And Bathrooms And To Provide A Single Fee For Any New Or Replacement Fence.

The Board of Commissioners of the Township of Upper Dublin does hereby enact and ordain:

Section 1. The Code of the Township of Upper Dublin, Chapter 110 thereof, entitled Fees, Section 110-3, Building construction, subsection A, paragraph (2) Alterations, residential additions, repairs, demolition and installation of permanent equipment, subparagraph (c) and subparagraph (f) thereof shall be revised to provide henceforth as follows:

A. Applicants for permits to be issued under Chapter 73, Building Construction-Uniform Construction Code, shall pay to the Township at the time of application the fees prescribed in this section.

* * * * *

(2) Alterations, residential additions, repairs, demolition and installation of permanent equipment.

* * * * *

(c) Permit fees for the alteration or repair of a residential building, the installation of permanent equipment therein, and the repair of miscellaneous structures accessory thereto, shall be as follows:

[1] The floor area of any proposed alteration, repair or equipment installation referred to in this subsection, excluding direct replacement of cabinets and countertops in kitchen and bathrooms where no walls are being altered, removed, or added, and all plumbing fixtures remain in same location, shall be computed from the plans submitted at the time application is made for a permit and determining the sum of the gross floor area of each building, room or space to be altered, repaired or improved with equipment.

- a. The fee for the first 1,500 square feet, including attached garages, is \$375; plus
 - b. A plan review fee of \$100 for the first review, with a minimum of \$50 in the event the permit is withdrawn; \$50 for each resubmission; \$100 for all plan resubmissions after the permit is issued.
- [2] For each alteration or repair, excluding direct replacement of cabinets and countertops in kitchens and bathrooms where no walls are being altered, removed, or added, and all plumbing fixtures remain in same location, where the total floor area is more than 1,500 square feet:
- a. An additional fee of \$100 for each additional 500 square feet, or fraction thereof over 1,500 square feet; plus
 - b. A plan review fee of \$100 for the first review, with a minimum of \$50 in the event the permit is withdrawn; \$50 for each resubmission; \$100 for all plan resubmissions after the permit is issued.
- [3] Where residential kitchen and bathroom remodels are proposed in which cabinets and countertops are being replaced in exact location as existing and no walls are being altered, removed, or added, and all plumbing fixtures remain in same location:
- a. The fee for each area of renovation will be \$200
- [4] The fee for miscellaneous alterations (decks, etc.) shall be \$25 for each \$1,000 of the estimated cost or fraction thereof.
- [5] The fee for roofing or reroofing shall be \$25 for the first \$1,000 of the estimated cost plus \$10 for each additional \$1,000 or fraction thereof.

* * * * *

(f) Permit fees for erection of swimming pools, retaining walls, utility sheds over 120 square feet, temporary trailers, and other structures of a similar nonresidential character shall be as follows:

- [1] Swimming pools and retaining walls if the height of the wall at any point is greater than four feet: \$25/\$1,000 of estimated construction cost or fraction thereof.
- [2] Temporary Trailers: \$50 each.
- [3] New fences and replacement of a fence structure: \$50.
- [4] Utility sheds over 120 square feet: \$25 for each \$1,000 of estimated construction cost or fraction thereof.

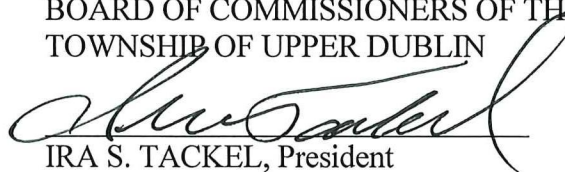
Section 2. Nothing in this Ordinance or in Chapter 110 of the Code of the Township of Upper Dublin, as hereby amended, shall be construed to affect any suit or proceeding in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 110 prior to the adoption of this amendment.

Section 3. 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. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.


Section 4. This Ordinance shall take effect and be in force from and after its approval as required by law.

ENACTED AND ORDAINED this 15th day of June, 2021.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN


IRA S. TACKEL, President

ATTEST:



PAUL A. LEONARD, Secretary/Township Manager

AN ORDINANCE

NO. 21-1371

AN ORDINANCE To Amend The Zoning Code Of Upper Dublin Township, By Deleting From Article I General Provisions, Section 255-7 Definitions, The Definition Of Horizontal Floodplain Buffer Area; And, By Removing From Article XXII Floodplain Conservation District, Section 255-162 Establishment; boundaries, Subpart E Pertaining To The Horizontal Floodplain Buffer Area.

The Board of Commissioners of the Township of Upper Dublin hereby ordains:

Section 1. The Code of Upper Dublin Township, Chapter 255, entitled Zoning, Article I, General Provisions, § 255-7, Definitions, the definition of Horizontal Floodplain Buffer Area, shall be deleted in its entirety.

* * * * *

Section 2. The Code of Upper Dublin Township, Chapter 255, entitled Zoning, Article XXII Floodplain Conservation District, § 255-162, Establishment; boundaries, Subpart E, shall be deleted in its entirety.

* * * * *

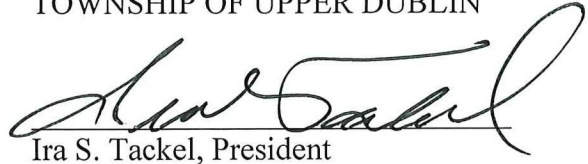
Section 3. Nothing in this Ordinance or in Chapter 255 of the Code of the Township of Upper Dublin, as hereby amended, shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 255 prior to the adoption of this amendment.

Section 4. 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 this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

Section 5. This Ordinance shall take effect and be in force from and after its approval as required by law.

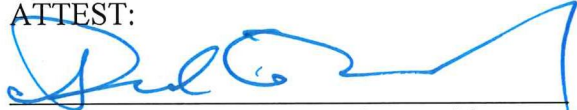
Enacted by the Board of Commissioners of Upper Dublin Township this 13th day of July, 2021.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN



Ira S. Tackel, President

ATTEST:



Paul A. Leonard, Secretary/Township Manager

ORDINANCE NO. 21-1372

ANNUAL BUDGET OF THE TOWNSHIP OF UPPER DUBLIN FOR THE YEAR 2022

AN ORDINANCE OF UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA APPROPRIATING SPECIFIC SUMS ESTIMATED TO BE REQUIRED FOR THE SPECIFIC PURPOSES OF THE MUNICIPAL GOVERNMENT, HEREINAFTER SET FORTH, DURING 2022.

The Board of Commissioners of the Township of Upper Dublin does hereby ENACT AND ORDAIN as follows:

SECTION 1: That for the expenses for the fiscal year 2022 the following amounts are hereby appropriated from the revenues available for the current year for the specific purposes set forth below, which amounts are more fully itemized in the budget form.

SUMMARY OF ALL ESTIMATED RECEIPTS

Receipts from Current Tax Levy	14,287,695
Receipts from Taxes of Prior Years	48,000
Local Enabling Taxes	10,850,000
Other Revenues and Receipts	<u>9,880,366</u>
TOTAL ESTMATED RECEIPTS	35,066,061

SUMMARY OF ALL APPROPRIATIONS

GENERAL GOVERNMENT

Administration and Finance	2,422,178
Treasurer and Tax Collector	26,765
Municipal Buildings	582,876
Economic Development/Engineering	<u>263,942</u>
TOTAL	3,295,760

PROTECTION TO PERSON AND PROPERTY

Police	8,549,534
Fire	792,624
Emergency Services	<u>271,911</u>
TOTAL	9,614,069

LIBRARY	1,527,258
SANITATION	2,797,951
CODE ENFORCEMENT	1,171,541
PUBLIC WORKS	4,144,801
PARKS AND RECREATION	2,700,382
DEBT SERVICE	2,760,550
NON EXPENDABLE TRUSTS	1,300
CAPITAL PROJECTS	
ARPA	75,000
General Capital	1,793,036
Fire Capital	1,569,162
Open Space	<u>3,602,000</u>
	7,039,198
COMMUNITY CONTRIBUTIONS	13,250
TOTAL APPROPRIATIONS	35,066,061

SECTION 2: An estimate of the specific items making up the amounts appropriated to the respective departments is on file in the office of the Township of Upper Dublin, Montgomery County, Pennsylvania.

SECTION 3: That an Ordinance, or part of an Ordinance, conflicting with this Ordinance be and the same is hereby repealed insofar as the same affects this Ordinance.

SECTION 4: Nothing in this Ordinance shall be construed to affect any suit or processing in any Court, any rights acquired or liability incurred, any permit issued, or any causes of action existing prior to the adoption of this amendment.

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. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION 6: This Ordinance shall take effect and be in force from and after January 1, 2022.

ENACTED AND ORDAINED THIS 14th day of December 2021.

BOARD OF COMMISSIONERS
UPPER DUBLIN TOWNSHIP

BY


Ira S. Tackel, President

ATTEST:


Paul A. Leonard, Secretary

ORDINANCE NO. 21-1373

AN ORDINANCE OF UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, FIXING THE TAX RATE FOR THE YEAR 2022 FOR GENERAL PURPOSES, THE TAX RATE FOR THE YEAR 2022 FOR DEBT SERVICE, THE TAX RATE FOR THE YEAR 2022 FOR FIRE PROTECTION, THE TAX RATE FOR THE YEAR 2022 FOR PARKS AND RECREATION, THE TAX RATE FOR THE YEAR 2022 FOR VOTER APPROVED OPEN SPACE DEBT, THE TAX RATE FOR THE YEAR 2022 FOR LIBRARY SERVICES, AND ESTABLISHING DISCOUNTS AND PENALTIES THEREFOR.

The Board of Commissioners of the Township of Upper Dublin does hereby ENACT AND ORDAIN as follows:

SECTION 1: Tax Rate for General Purposes

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2022, as follows:

Tax rate for General Purposes, the sum of	2.966 mils
on each dollar of assessed valuation, or the sum of	29.660 cents
on each one hundred dollars of assessed valuation.	

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for General Purposes	2.966	29.660

SECTION 2: Tax Rate for Debt Service

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2022, as follows:

Tax rate for Debt Service, the sum of	0.994 mils
on each dollar of assessed valuation, or the sum of	9.940 cents
on each one hundred dollars of assessed valuation.	

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for Debt Service	0.994	9.940

SECTION 3: Tax Rate for Fire Protection

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2022, as follows:

Tax rate for Fire Protection, the sum of 0.656 mils
on each dollar of assessed valuation, or the sum of 6.560 cents
on each one hundred dollars of assessed valuation.

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for Fire Protection	.656	6.560

SECTION 4: Tax Rate for Parks and Recreation

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2022, as follows:

Tax rate for Parks and Recreation the sum of 0.915 mils
on each dollar of assessed valuation, or the sum of 9.150 cents
on each one hundred dollars of assessed valuation.

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for Parks and Recreation	0.915	9.150

SECTION 5: Tax Rate for Voter Approved Open Space Debt

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2022, as follows:

Tax rate for Voter Approved Open Space Debt, the sum of 0.07 mils
on each dollar of assessed valuation, or the sum of 0.700 cents
on each one hundred dollars of assessed valuation.

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Voter Approved Open Space Debt	.07	0.700

SECTION 6: Tax Rate for Library Services

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2022, as follows:

Tax rate for Library Services, the sum of
on each dollar of assessed valuation, or the sum of
on each one hundred dollars of assessed valuation.

0.541 mils
5.410 cents

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for Library Services	.541	5.410

SECTION 7: Discounts and Penalties

All taxpayers shall be entitled to a discount of two per centum (2%) from the amount of tax levied upon property, upon making payment of amount of such tax within two months of the date of the tax notice. All taxpayers who shall fail to make payment of any such taxes charged against them within four months of the date of the tax notice, shall be charged a penalty of ten per centum (10%) of the amount of the tax, which penalty shall be added to the taxes by the tax collector and collected as provided by law.

SECTION 8: Nothing in this Ordinance shall be construed to affect any suit or processing in any Court, any rights acquired or liability incurred, any permit issued, or any causes of action existing prior to the adoption of this amendment.

SECTION 9: 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. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION 10: This Ordinance shall take effect and be in force from and after January 1, 2022.

ENACTED AND ORDAINED THIS 14th day of December 2021.

BOARD OF COMMISSIONERS
UPPER DUBLIN TOWNSHIP

BY: 
Ira S. Tackel, President

ATTEST: 
Paul A. Leonard, Secretary

ORDINANCE NO. 22-1374

AN ORDINANCE Of Upper Dublin Township, Montgomery County, Pennsylvania, Establishing The Dates Of The Regular Meetings Of The Commissioners Of The Township Of Upper Dublin During The Year 2022.

The Board of Commissioners of the Township of Upper Dublin does hereby ENACT and ORDAIN as follows:

SECTION 1. The regular stated monthly meetings of the Commissioners of the Township of Upper Dublin for the year 2022 shall be held on the second Tuesday of each month unless the same shall be a legal holiday or election day, in which case the meeting will be held on the next regular business day following, at 7:00 PM, local time, and, as needed, on the fourth Tuesday of the month, unless the same shall be a legal holiday or Election Day, in which case the meeting will be held on the next regular business day following, at 7:00 P.M. local time.

SECTION 2. The Economic Development and Finance Committee meetings of the Township of Upper Dublin for the year 2022 shall be held on the first Tuesday of February, May, August, November, unless the same shall be a legal holiday or Election Day, in which case the meeting will be held on the next regular business day following, at 6:30 PM, local time.

SECTION 3. The Public Safety, Works and Services Committee meetings of the Township of Upper Dublin for the year 2022 shall be held on the first Tuesday of February, May, August, November, unless the same shall be a legal holiday or Election Day, in which case the meeting will be held on the next regular business day following, immediately following the Economic Development and Finance Committee meeting at 6:30 PM., local time.

SECTION 4. The Planning, Parks and Library Committee meetings for the year 2022 shall be held on the fourth Tuesday of February, April, June, August, October, December, unless the same shall be a legal holiday or election day, in which case the meeting will be held on the next regular business day following, at 7:00 PM., local time.

SECTION 5. The public is welcome to attend all meetings, and participation by the public is welcome. See Section 7.

SECTION 6. Persons with disabilities who wish to attend any public meeting and require auxiliary aid, service or other accommodations to participate in the proceedings may contact the Township Manager's Office to discuss how the Township may best accommodate an individual's needs. See Section 7.

SECTION 7. All meetings will be held in person. Any additional information will be posted on the Township's website at: <https://www.upperdublin.net/government/meeting-agendas-minutes/>. Agendas will be

posted to the same webpage at least 24 hours in advance of the meeting. Any changes to location will be posted on the same website page. Citizen participation will occur in two ways. Attend the meeting in person or email questions/comments in advance to meeting@upperdublin.net by 4PM the day of the meeting along with your name and address and the Board/Commission you wish to address.

ENACTED AND ORDAINED this 8^h day of February, 2022.

BOARD OF COMMISSIONERS
UPPER DUBLIN TOWNSHIP



Ira S. Tackel, President

Attest: 
Jonathan Bleemer, Secretary

AN ORDINANCE

NO. 22-1375

AN ORDINANCE To Amend The Zoning Code Of Upper Dublin Township, Chapter 255, By Revising or Deleting From Article XVII – MHD Mobile Home Development District, The Requirement For Front Porches and Rear Alleys in Compact, Pedestrian Oriented Residential Developments, and Otherwise Modifying the Design Criteria for Such Developments.

The Board of Commissioners of the Township of Upper Dublin hereby ordains:

Section 1, The Code of Upper Dublin Township, Chapter 255, entitled Zoning, Article XVII, MHD Mobile Home Development District, § 255-119, Definitions, shall be revised by deleting the last sentence of the definition in its entirety:

COMPACT, PEDESTRIAN ORIENTED RESIDENTIAL DEVELOPMENT – A self-contained residential community consisting of single-family detached dwellings, twin dwellings and townhouse dwellings, or a combination thereof, the development shall be designed as a compact, human scaled environment that is pedestrian friendly and it shall provide multiple routes for motorists, pedestrians and bicyclists. The development shall also provide for internal open space and adequate perimeter buffering from adjacent uses.

Section 2. The Code of Upper Dublin Township, Chapter 255, entitled Zoning, Article XVII, MHD Mobile Home Development District § 255-121, Development Requirements, subparagraph J.(6), shall be revised by deleting the last sentence of the subparagraph, to read as follows:

(6) Building materials, Exterior walls shall be high quality and include a combination of materials including, for example, architectural or real stone, stucco or brick and wood or vinyl siding.

Section 3. The Code of Upper Dublin Township, Chapter 255, entitled Zoning, Article XVII, MHD Mobile Home Development District § 255-121, Development Requirements, subparagraph J., shall be revised by deleting the subparagraph (8) in its entirety:

(

Section 4. The Code of Upper Dublin Township, Chapter 255, entitled Zoning, Article XVII, MHD Mobile Home Development District § 255-124, Access and Circulation, subparagraph A. (1), shall be deleted in its entirety, and restated to read as follows:

- (1) If garage apron/driveways are served by alleys, the aprons and/or driveways shall be located a minimum of 25 feet from the point where the alley intersects the nearest internal street. If the driveway is located on a one-way alley, this requirement shall only apply to that end where vehicles can enter.

Section 5. The Code of Upper Dublin Township, Chapter 255, entitled Zoning, Article XVII, MHD Mobile home Development District, § 255-124, Access and Circulation, subparagraph C. (1), shall be amended by adding additional language to subparagraph C. (1), to read as follows:

C. Vehicular circulation.

- (1) Design standards for streets in compact, pedestrian oriented, residential developments shall comply with the standards provided in the Subdivision and Land Development Code, § 212-15, Streets, except as otherwise provided herein. In lieu of the requirements of Chapter 255, Article III, section 255-18, and Chapter 255, section 212-15, individual lots of a proposed compact pedestrian oriented residential development may access private streets without a defined right-of-way when developed in accordance with the Planned Community Act of Pennsylvania.

Section 6. The Code of Upper Dublin Township, Chapter 255, entitled Zoning, Article XVII, MHD Mobile Home Development District, § 255-125, Parking, subparagraph B. (2), shall be revised by deleting the subparagraph in its entirety and restating the subparagraph to read as follows:

- (2) If alleys are provided and there are places where it is not possible to provide parking for a dwelling unit in a compact, pedestrian oriented, residential development from an alley, then driveway curb cuts onto internal streets may be permitted, provided that the

garage door of each affected dwelling conforms to one of the design options described below, in order of preference:

Section 7. The Code of Upper Dublin Township, Chapter 255, entitled Zoning, Article XVII, MHD Mobile Home Development District, § 255-126, Buffers, subparagraph B, shall be revised by deleting the paragraph in its entirety:

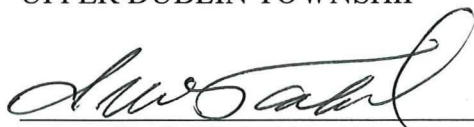
Section 8. Nothing in this Ordinance or at Chapter 255 of the Code of the Township of Upper Dublin, as hereby amended, shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 255 prior to the adoption of this amendment.

Section 9. 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 this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

Section 10. This Ordinance shall take effect and be in force from and after its approval as required by law.

Enacted by the Board of Commissioners of Upper Dublin Township on this 10th day of May, 2022.

BOARD OF COMMISSIONERS OF THE
UPPER DUBLIN TOWNSHIP

By: 
Ira S. Tackel, President

ATTEST:


Jonathan Bleemer, Secretary/Assistant Township Manager

AN ORDINANCE

NO. 22-1376

AN ORDINANCE Amending The Code Of The Township Of Upper Dublin, Chapter 255, Zoning, By Revising The Zoning Map To Rezone Three Parcels Currently Split Zoned in both the A Residential District and The EC Employment Center District, to A Residential District, The Parcels Each Bordering Ambler Road and commonly known as 385 Ambler Road, 425 Ambler Road and 445 Ambler Road.

The Board of Commissioners of the Township of Upper Dublin hereby ordains:

Section 1. The Code of the Township of Upper Dublin, Chapter 255, entitled Zoning, Section 255-9, Zoning Map, is hereby amended to rezone from A Residential District and EC Employment Center District to A Residential District the parcel of land known as 385 Ambler Road, Parcel No. 54-0000406008, and described as follows:

ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon erected, Situate in Upper Dublin Township, in the County of Montgomery, State of Pennsylvania and described according to a Survey and Plan thereof made by Herbert H. Metz. Registered Surveyor, dated July 16, 1951 as follows, to wit:

BEGINNING at a point in the center line of Ambler Road (Forty feet wide) at the distance of Two hundred seven and eighty-three one-hundredths feet South Twenty-one degrees Fifty-three minutes East from the center line of Ellerslie Avenue (Forty feet wide), said beginning point being in line of land now or late of Keasbey and Mattison Co.; thence along the centerline of Ambler Road South Twenty-one degrees Fifty-three minutes East Six hundred one and eighty-five one-hundredths feet to a point in line of land now or late of Louis F. Schaeffer, Jr. and Eleanor C. Schaeffer, his wife, thence along said land and land about to be conveyed to Louis F. Schaeffer, Jr. and Eleanor C. Schaeffer, his wife, South Sixty-eight degrees Seven minutes West Seven hundred seventy-six and ten one-hundredths feet to a stake in line of land now or late of the North Pennsylvania Railroad Company, (Sixty-six feet wide); thence along said land North Twenty-six degrees Fifty-three minutes West Four Hundred Five feet to a stone in line of land of Keasbey and Mattison Company; thence along said land North Forty-six degrees Fifty-one minutes East Five hundred ninety-four and ten one-hundredths feet to a stone and North Seventy-one degrees Fifty minutes East Two Hundred fifty-eight and thirty one-hundredths feet to the place of beginning.

BEING PARCEL NO. 54-00-00406-00-8

BEING the same premises which Marian B. Schade, by her Attorney-in-Fact, F. Tucker Schade and Marian S. Surgner, by Deed dated 08/01/1983 and recorded 08/04/1983 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 4714, Page 196, granted and conveyed unto Anthony N.B. Garvan, Jr. and Joan Hendricks Garvan, his wife, as tenants by the entirety, in fee.

Parcel No.: 54-00-00406-00-8

Section 2. The Code of the Township of Upper Dublin, Chapter 255, entitled Zoning, Section 255-9, Zoning Map, is hereby amended to rezone from A Residential District and EC Employment Center District to A Residential District the parcel of land known as 425 Ambler Road, Parcel No. 54-0000403002, and described as follows:

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground with the buildings situate at Fort Washington, Upper Dublin Township, Montgomery County and Commonwealth of Pennsylvania, described according to a survey or plan thereof made by C. Raymond Wier, Registered Surveyor, of Ambler, Pennsylvania, for Louis F. Schaeffer, Jr., dated October 6, 1939, as follows, to wit:

BEGINNING at a stone set in the center line of Ambler Road, (Forty feet wide) leading from Fort Washington to Ambler; thence by land of Mrs. William Battersby South seventy-eight degrees, twenty-two minutes West, One hundred sixty-two and sixty one-hundredths feet to an iron pin; thence by land of Louis F. Schaeffer and Florence S. Schaeffer, his wife, North twenty one degrees, fifty three minutes West, two hundred one and forty one-hundredths feet to an iron pin; thence by other lands of said Louis F. Schaeffer and Florence S. Schaeffer, his wife, North sixty eight degrees, seven minutes East, One hundred sixty feet to a spike set in the center line of said Ambler Road; thence extending along the center line of said Ambler Road South twenty one degrees, fifty three minutes East, Two hundred thirty and thirty three one-hundredths feet to a stone and the first mentioned point and place of beginning.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground situate in the Township of Upper Dublin, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a plan of property made for Catharine B. Schaeffer, widow, by Herbert H. Metz, Registered Engineer, dated July 16, 1951, as follows, to wit:

BEGINNING at an iron pin in the line of otherland of Louis F. Schaeffer, Jr., and Eleanor C. Schaeffer, his wife, at the distance of One hundred sixty feet measured South sixty eight degrees, seven minutes West along the line dividing said property from property of Catharine B. Schaeffer, widow from the center line of Ambler Road (Forty feet wide); thence along the line of property of Louis F. Schaeffer, Jr., and Eleanor C. Schaeffer, his wife, South twenty one degrees, fifty three minutes East; Two hundred one and forty one-

hundredths feet to an iron pin in line of land of H.R. Kritler; thence along said land the four following courses and distances to wit: (1) South seventy eight degrees, twenty two minutes West Two hundred eighteen and sixty one-hundredths feet; (2) South eighty three degrees, one minute West Three hundred eighty eight and forty three one-hundredths feet; (3) North twenty six degrees, fifty three minutes West, Fifteen and eighty four one-hundredths feet; and (4) South sixty eighty degrees, seven minutes West, Twenty and seven one-hundredths feet to a point in line of land of North Pennsylvania Railroad; thence along said land North twenty six degrees, fifty three minutes West, Forty seven feet to a point in line of other land of Catharine B. Schaeffer, widow, of which this was a part; thence along said land North sixty eight degrees, seven minutes East, Six hundred sixteen and ten one-hundredths feet to the place of beginning.

BEING the same premises which James Conboy and Kathleen M. Conboy, husband and wife, by indenture bearing date the 14th day of December, 1989, and recorded at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery, on December 18, 1989, in Deed Book 4933 Page 69 etc., granted and conveyed unto Roger Egleston and Louisa P. Moffly, in fee.

BEING Parcel Number 54-00-00403-00-2

Section 3. The Code of the Township of Upper Dublin, Chapter 255, entitled Zoning, Section 255-9, Zoning Map, is hereby amended to rezone from A Residential District and EC Employment Center District to A Residential District the parcel of land known as 445 Ambler Road, Parcel No. 54-0000400005, and described as follows:

ALL THAT CERTAIN lot or tract of ground SITUATE mostly in the Township of Upper Dublin and partly in the Township of Whitmarsh, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made thereof dated September 3rd, 1958 by C. Raymond Weir, Registered Professional Engineer, Ambler, Pennsylvania, as follows, to wit:

BEGINNING at a point in the middle of Ambler Road, 40 feet wide, said point being North 21 degrees 55 minutes West 19.58 feet from a stone set in an angle point in the middle of Ambler Road, said stone being North 83 degrees 10 minutes West 397.53 feet from a point at the intersection of the original Westerly sideline of the Bethlehem Pike with the middle of Ambler Road, said last point being North 83 degrees 10 minutes West 21 feet from a point at the intersection of the middle of Ambler Road with the center line of the Bethlehem Turnpike Road as originally laid out 60 feet wide; thence from the point of beginning along land of the grantor herein the five (5) following courses and distances to wit: - (1) South 79 degrees 26 minutes West 139.23 feet to an iron pin a corner, (2) South 14 degrees 48 minutes West 142.60 feet to an iron pin a corner, (3) South 84 degrees 35 minutes 30 seconds West 71.34 feet to an iron pin a corner, (4) South 8 degrees 19 minutes 30 seconds East 316.37 feet to an iron pin a corner, (5) South 55 degrees 5 minutes 30 seconds East 185.40 feet to an iron pin a corner in line of land of Harry C. Parker; thence along the same South 36 degrees 57 minutes 30 seconds West

381.23 feet to a stone a corner of land now or late of the Estate of John M. Kennedy, Jr., Deceased, said stone being in the line between the Township of Upper Dublin and Township of Whitemarsh; thence along land now or late of the Estate of John M. Kennedy, Jr., Deceased, and extending into the Township of Whitemarsh South 47 degrees 32 minutes West 98.21 feet to a point in the Easterly right-of-way line of the North Pennsylvania Railroad, 66 feet wide; thence along the same and partly through the Township of Whitemarsh and partly through the Township of Upper Dublin North 27 degrees 4 minutes 30 seconds West 1006.30 feet to an iron pin a corner of land of Louis F. Schaeffer, Jr., et ux; thence along the same the four (4) following courses and distance to wit: - (1) North 67 degrees 55 minutes 30 seconds East 20.07 feet to an iron pin a corner, (2) South 27 degrees 4 minutes 30 seconds East 15.84 feet to an iron pin a corner, (3) North 82 degrees 29 minutes East 387.63 feet to an iron pin a corner, (4) North 78 degrees 20 minutes East 381.20 feet to a point in the aforesaid middle of Ambler Road; thence along the same South 21 degrees 55 minutes East 61.54 feet to the point and place of beginning.

CONTAINING 8.746 Acres of land be the same more or less.

BEING as to part, a part of the same premises which Roland L. Randal and Beatrice W., his wife, by Indenture bearing date the 1st day of April A.D., 1947 and recorded in the Office for the Recording of Deeds in Montgomery County in Deed Book 1820 page 122 granted and conveyed unto HOWARD R. KRITLER and JOSEPHINE S., his wife.

AND BEING as to the remainder part, a part of the same premises which ROLAND L. RANDAL and BEATRICE W., his wife, by indenture bearing date the 29th day of July A.D., 1949 and recorded in the Office for the Recording of Deeds in Montgomery County in Deed Book 2014 page 423 granted and conveyed unto HOWARD R. KRITLER and JOSEPHINE S., HIS WIFE, IN FEE.

AND the said HOWARD R. KRITLER departed this life on or about the 1st day of October, A.D., 1951 whereupon Title vested in the said JOSEPHINE S. KRITLER, by right of survivorship.

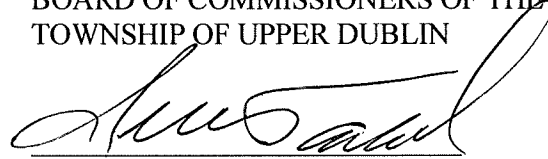
Section 4. Nothing in this Ordinance or in Chapter 255 of the Code of the Township of Upper Dublin, as hereby amended, shall be construed to affect any suit or proceeding in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 255 prior to the adoption of this amendment.

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. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

Section 6. This Ordinance shall take effect and be in force from and after its approval as required by law.

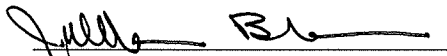
Approved this 11th day of October, 2022.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN



Ira S. Tackel, President

Attest:


Jonathan Bleemer, Secretary

AN ORDINANCE

NO. 22-1377

AN ORDINANCE To Amend The Code of the Township of Upper Dublin, by Amending Chapter 255 Zoning, Article I General Provisions, Section 255-7, Definitions, by Adding Definitions Including “Riparian Corridor,” “Top of Bank” and “Watercourse”; by Renaming the Title of Chapter 255 Zoning, Article V, to “Steep Slopes, Impervious Surfaces, and Riparian Corridors;” by Expanding Chapter 255 Zoning, Article V Steep Slopes, Impervious Surfaces, and Riparian Corridors, Section 255-31 Intent, and by adding a new Section 255-31 to Chapter 255 Zoning, Article V Steep Slopes, Impervious Surfaces, and Riparian Corridors, Titled “Permitted and Prohibited Uses and Activities in Riparian Corridors.”

The Legislature of the Commonwealth of Pennsylvania has, by the passage of the Pennsylvania Municipalities Planning Code, granted the governing body of each municipality the authority to enact zoning ordinances to accomplish the purposes of the Municipalities Planning Code including, but not limited to, the preservation of natural resources and the environment. Article I, Section 27 of the Pennsylvania Constitution vests in the governing body of each municipality the authority to protect the natural resources of the Commonwealth. Therefore, the Board of Commissioners of Upper Dublin Township does hereby ordain as follows:

Section 1. The Code of the Township of Upper Dublin, Chapter 255 Zoning, Article I General Provisions, Section 255-7 Definitions, shall be amended by the addition of the following definitions:

* * * * *

EPHEMERAL STREAM - A stream or part of a stream that flows only in direct response to precipitation; it receives little or no water from springs, melting snow, or other sources; its channel is at all times above the water table.

* * * * *

HIGH WATER MARK – For ponds, lakes, and other bodies of water, the high water mark is delineated at the highest elevation of water retained within the water body. For wetlands, the high water mark is defined as the outer limit of the wetland.

* * * * *

INTERMITTENT STREAM - A stream that flows only when it receives water from rainfall runoff or springs, or from some surface source such as melting snow.

* * * * *

PERENNIAL STREAM - A stream that normally has water in its channel at all times.

* * * * *

RIPARIAN CORRIDOR — A vegetated or natural area directly adjacent to (or surrounding) a water body, including ponds, lakes and wetlands, that serves a variety of functions important to the health and welfare of humans and the environment, including filtering sediment before it enters a water body; protecting streambanks from erosion; providing a storage area for floodwaters; providing food and habitat for fish and wildlife; providing shade to regulate water temperature; and, preserving open space and aesthetic surroundings. A riparian corridor is determined by a horizontal measurement extending 50 feet from the top of bank or high-water mark of the water body, whichever distance is greater.

* * * * *

STREAM – A natural watercourse.

* * * * *

SWALE - A slight depression, sometimes filled with water, in the midst of generally level land, whether natural or manmade.

* * * * *

TOP OF BANK – The point along a streambank where an abrupt change in slope is evident, and where the stream is able to overflow the banks and enter the adjacent floodplain.

* * * * *

WATERCOURSE – A channel or conveyance of surface water, such as a stream or creek, having defined bed and banks, whether natural or artificial, with perennial or intermittent flow.

Section 2. The Code of the Township of Upper Dublin, Chapter 255 Zoning, Article V Steep Slopes and Impervious Surfaces, shall be amended by amending the title to read:

**ARTICLE V
Steep Slopes, Impervious Surfaces, and Riparian Corridors**

Section 3. The Code of the Township of Upper Dublin, Chapter 255 Zoning, Article V, Steep Slopes, Impervious Surfaces and Riparian Corridors, Section 255-31 Intent, shall be amended by adding new paragraphs G - L, to read as follows:

§255-31. Intent.

* * * * *

- G. Improve surface water quality by reducing the amount of nutrients, sediment, organic matter, pesticides, and other harmful substances that reach watercourses, wetlands, subsurface, and surface water bodies by using scientifically proven processes including filtration, deposition, absorption, adsorption, plant uptake, and denitrification, and by improving infiltration, encouraging sheet flow, and stabilizing concentrated flows.

- H. Improve and maintain the safety, reliability, and adequacy of the water supply for domestic, agricultural, commercial, industrial, and recreational uses along with sustaining diverse populations of aquatic flora and fauna.
- I. Preserve and protect areas that intercept surface water runoff, wastewater, subsurface flow, and/or deep groundwater flows from upland sources and function to remove or buffer the effects of associated nutrients, sediment, organic matter, pesticides, or other pollutants prior to entry into surface waters, as well as provide wildlife habitat, moderate water temperature in surface waters, attenuate flood flow, and provide opportunities for passive recreation
- J. Work with floodplain, steep slope, and other requirements that regulate environmentally sensitive areas to minimize hazards to life, property, and riparian features.
- K. Recognize that natural features contribute to the welfare and quality of life of the Township residents.
- L. Conserve natural, scenic, and recreation areas within and adjacent to riparian areas for the community's benefit.

Section 4. The Code of the Township of Upper Dublin, Chapter 255 Zoning, Article V Steep Slopes, Impervious Surfaces and Riparian Corridors, Section 255-33 (Reserved), shall be amended, to read as follows:

* * * * *

§255-33. Permitted and Prohibited Uses and Activities in Riparian Corridors.

- A. Technical terminology used in this article shall be interpreted to the meanings used by recognized sources and experts in the fields of forestry, wood land or meadow management, streambank protection, wetlands management, erosion and sedimentation control, or other relevant fields.
- B. No land disturbance shall be permitted within any riparian corridor except as permitted below:
 - 1. Open space uses such as wildlife sanctuaries, nature preserves, forest preserves, fishing areas, passive areas for public or private parklands, and reforestation.
 - 2. Customary agricultural practices in accordance with a soil conservation plan approved by the Montgomery County Conservation District and a nutrient management plan in accordance with state requirements, if applicable.
 - 3. Regulated activities permitted by the Pennsylvania Department of Environmental Protection and the Township for stream or wetland crossing or other encroachment (i.e., farm vehicle and livestock, recreational trails, roads, and driveways sewer or waterlines, and utility transmission lines), provided that any disturbance is offset by riparian corridor improvements as approved by the Township.
 - 4. Vegetation management in accordance with a stream bank stabilization plan or an approved landscape or open space management plan.

5. Naturalized stormwater management facilities, provided the entire facility is located a minimum of 50 feet from the defined top of bank, high water mark, or wetland limit, and situated outside the 100-year floodplain.
 6. The following passive and active recreational areas, provided they are designed in a manner that they will not permit concentrated flow of stormwater runoff:
 - a. Camps
 - b. Campgrounds
 - c. Picnic areas
 - d. Golf courses
 - e. Ballfields
 - f. Playgrounds and courts
 - g. Trails and Paths
- C. Prohibited uses. Any use or activity not authorized under Subsection A above shall be prohibited within the riparian corridor. The following activities and facilities are specifically prohibited:
1. Clear-cutting of trees and other vegetation.
 2. Selective cutting of trees and/or the clearing of other vegetation, except where such clearing is necessary to prepare land for a use permitted under Subsection A above or where removal is necessary as a means to eliminate dead, diseased or hazardous trees. Removal is subject to revegetation by native plants that are most suited to the riparian corridor.
 3. Storage of any hazardous or noxious materials.
 4. Use of fertilizers, pesticides, herbicides, and/or other chemicals in excess of prescribed industry standards or the recommendations of the Montgomery County Conservation District and the Township.
 5. Roads or driveways, except as permitted as corridor crossings by the Pennsylvania Department of Environmental Protection and the Township under Section 255-33.B.3.
 6. Parking lots.
 7. Any type of permanent structure, including fences, with the exception of split-rail fences.
 8. Subsurface sewage disposal areas.
 9. Sod farming
 10. Stormwater basins, including berms and outfall facilities.

- D. Nonconforming buildings, structures, and uses shall be regulated under the provisions of Article XX – Nonconforming Uses.
- E. Vegetation of riparian area. In cases where a subdivision and/or land development is proposed, planting or replanting of the riparian corridor shall be required where there is little or no existing streamside vegetation. Native vegetation approved by the Township must be used in replanting efforts. Three layers of vegetation are required when replanting the riparian corridor. These layers include herbaceous plants that serve as ground cover, understory shrubs, and trees that form an overhead canopy. The vegetation plan shall be prepared by a qualified professional such as a landscape architect or engineer and shall comply with the following minimum requirements:
1. Ground cover. Ground cover consisting of a native seed mix extending a minimum of 25 feet in width from the edge of the stream bank must be provided along the portion(s) of the stream corridor where little or no riparian vegetation exists. Appropriate ground cover includes native herbs and forbs, exclusive of noxious weeds or invasive plants as defined by the Pennsylvania Department of Agriculture. This twenty-five-foot-wide planted area shall be designated on the plan as a no mow zone and shall be left as natural cover except in accordance with the maintenance instructions stated on the plan.
 2. Trees and shrubs. These planting layers include trees that form an overhead canopy and understory shrubs. Overstory trees are deciduous or evergreen trees that include oak, hickory, maple gum, beech, sycamore, hemlock, pine and fir. Evergreen and deciduous shrubs should consist of elderberry, viburnum, azalea, rhododendron, holly, laurel and alders. These plants shall be planted in an informal manner and at a rate of at least one overstory tree and three shrubs for every 20 linear feet of stream or waterway.
 3. Exceptions. These planting requirements shall not apply to existing farm fields located within the riparian buffer if farming operations are to be continued and the required nutrient management plan is met.

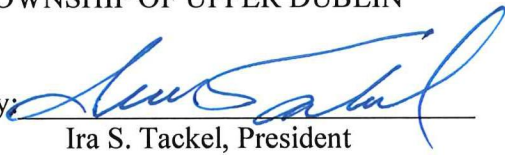
Section 4. Nothing in this Ordinance or in Chapter 255 of the Code of the Township of Upper Dublin, as hereby amended, shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 255 prior to the adoption of this Ordinance.

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 this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

Section 6. This Ordinance shall take affect and be in force from and after its approval as required by law.

Enacted by the Board of Commissioners of Upper Dublin Township this 13th day of, December, 2022.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN

By: 
Ira S. Tackel, President

ATTEST:


Jonathan Bleemer, Secretary

AN ORDINANCE

NO. 22-1378

AN ORDINANCE To Amend The Code Of The Township Of Upper Dublin, Chapter 99, Excavations, By Replacing The Entirety Thereof With A New Chapter 99, Erosion, Sedimentation And Grading Containing Provisions Controlling Soil Erosion, Sedimentation, And Grading; Determining The Scope, Purpose, And Definitions Thereof; Establishing General And Special Requirements Therefore; Establishing Requirements For Erosion And Sedimentation Control Plans, Grading Plans, Plan Review, First Floor Certification, And General Grading Requirements; Providing For Permit Requirements And Exemptions Therefrom; Mandating Application Procedures And Plan Submissions; Establishing Standards For Approval And Issuance Of Permits; Requiring Inspections And Allocating The Cost Thereof; Authorizing Permit Fees; And Prescribing Penalties And Remedies For Violation.

The Board of Commissioners of Upper Dublin Township, Montgomery County, Pennsylvania, does hereby enact and ordain:

Section 1. The Code of Upper Dublin Township, Chapter 99, Excavations, is hereby revised and amended in its entirety, replacing it with a new Chapter 99 entitled Erosion, Sedimentation and Grading, to provide as follows:

Chapter 99

EROSION, SEDIMENTATION AND GRADING

§ 99-1 SHORT TITLE.

This Chapter shall be known and may be cited as the "Upper Dublin Township Erosion, Sedimentation, and Grading Ordinance," implementing the Pennsylvania Clean Streams Law, 35 P.S. §§ 691.1 et seq., the Department of Environmental Protection Chapter 102 (Erosion Control) regulations, 25 Pa. Code 102.1 et seq., the Pennsylvania Stormwater Management Act (Act 167 of 1978), the First Class Township Code, 53 P.S. §§ 55101 et seq., and Article I, Section 27 of the Pennsylvania Constitution.

§ 99-2 PURPOSES.

The purposes of this Chapter are to protect property and promote the public welfare by regulating the modification of the natural terrain, controlling the alteration of drainage patterns, and requiring erosion and sediment control measures.

§ 99-3 SCOPE.

From and after the effective date of this Chapter, any development or improvement of property, including any activity requiring a permit under § 99-5 herein, shall be in conformity with this Chapter. In the event of a conflict between this Chapter and any other statute, ordinance, or regulation, the strictest statute, ordinance, or regulation shall take precedence.

§ 99-4 DEFINITIONS.

Unless specifically defined below, words and phrases used in this Chapter shall be interpreted to have common English usage, to give effect to the purposes set forth in § 99-2 above, and to provide reasonable application of this Chapter. As used in this Chapter, the following terms shall have the meanings indicated, unless a different meaning clearly appears from the context:

ALLUVIAL SOILS: Soils, developed from transported and relatively recently deposited material (alluvium), characterized by a weak modification (or none) of the original material by soil-forming processes.

AREA OF DISTURBANCE: The outermost limit of the area within a property where one or more of the following will occur: 1) grading, including excavation, fill, vegetation or topsoil removal, tree and stump removal; 2) construction, including buildings, structures, walls, paving, stone and gravel areas, accessory uses, utility installation, stormwater management facilities, equipment or material storage; and, 3) erosion control, including silt fence, topsoil stockpile areas, construction entrances, drainage features, equipment access. Any area not included in the area of disturbance may not be disturbed in connection with a permitted project.

BEDROCK: The solid, undisturbed rock in place either at the ground surface or beneath surface soil deposits.

BEST MANAGEMENT PRACTICES: Procedures and measures pertaining to earth disturbances/construction activities that are intended to minimize water pollution; increase water quality; retain valuable topsoil; prevent erosion and sedimentation; and control rate of runoff from storm events.

BORROW PIT: An open pit from which soil is excavated as a single incident for use at a single construction site.

BUILDING PERMIT: A permit issued by the Codes Department pursuant to the provisions of Chapter 73, Building Construction, for the construction, erection or alteration of a structure or building.

CUT: The removal of soil or rock from its natural or predevelopment location.

DEVELOPMENT: Any subdivision or land development or any alteration of land not for agricultural or conservation purposes that includes earthmoving, cutting, filling or stripping, including but not limited to road construction, utility installation - public or private, residential, commercial or industrial facility construction, mining, quarrying and water resource management.

EARTHMOVING: Any activity by which soil or bedrock is cut into, quarried, displaced, relocated, or used as fill.

EROSION:

1. The wearing away of the soil, bedrock, and/or land surface by running water, wind, ice, chemical or other geological agents.
2. Detachment and movement of soil or rock fragments by water, wind, ice, or gravity.

EROSION AND SEDIMENT CONTROL PLAN: A plan indicating the specific measures and sequencing to be used in controlling sediment and erosion on a development site both during and after construction.

EXCAVATION: Any act by which earth, sand, gravel, rock or any other similar material is cut into, dug, quarried, uncovered, removed, displaced, relocated or bulldozed, and shall include the conditions resulting therefrom.

EXISTING GRADE: The vertical elevation of the ground surface prior to earthmoving.

FILL: A deposit of soil or other materials placed by people.

FINISHED GRADE: The final vertical elevation of the ground after development.

GRADE:

1. The slope of a road, channel, or natural ground.
2. The finished surface of a roadbed, top of embankment, or bottom of excavation; any surface prepared for the support of construction like paving or laying a conduit.
3. To finish the surface of a roadbed, top of embankment, or bottom of excavation.

GRADING PERMIT: The permit required to be issued prior to the disturbance of the topography and vegetation of land in connection with the conduct of activities regulated by this Chapter.

IMPROVEMENT: Alteration of private property to include building, structures including decks, accessibility features, paving, concrete or stone areas, drainage systems, repairs to such items, whether temporary or permanent.

NATURAL GROUND SURFACE: The ground surface in its original state before any earthmoving or stripping of vegetation.

PARCEL: All contiguous land under single and separate ownership.

PERMANENT VEGETATION: Ground cover establishing a 75% vegetated cover to control soil erosion satisfactorily and to survive severe weather conditions.

PERMIT: A Grading Permit.

PERMITTEE: Any person to whom a Grading Permit is issued or to whom a site plan approval is granted.

PERSON: Any individual, corporation, partnership, joint venture, unincorporated association, municipal corporation or agency within the Commonwealth of Pennsylvania or any combination thereof

RUNOFF (HYDRAULICS): That portion of irrigation water, rainfall, snowmelt, or other precipitation upon a drainage area or watershed that is discharged from the area in watercourses, sheet flows, absorption, etc. Types of runoff include surface runoff, groundwater runoff, and seepage.

SEDIMENT: Solid material, both mineral and organic, that is in suspension in, is being transported by, or has been moved from its site of origin by air, water, gravity, or ice and has come to rest on the earth's surface either above or below water level.

SEDIMENTATION: The process by which sediment is deposited.

SITE: Any lot, parcel, or combination of contiguous lots or parcels of land under single and separate ownership where earthmoving, filling or stripping is, was, or will be performed.

SLOPE: Degree of deviation of a surface from the horizontal usually expressed in percent or degrees.

SOIL: All earth material of whatever origin that overlies bedrock.

SOIL DRAINAGE: A condition of the soil, referring to the frequency and duration of periods when the soil is free of saturation.

STRIPPING: Any activity which removes the vegetative surface cover, including tree removal; and the clearing and storage or removal of topsoil.

TEMPORARY STREAM CROSSING: A temporary structural span installed across a flowing watercourse for use by construction traffic. Such structures include, but are not

limited to, bridges, round pipes and pipe arches and must meet all local, county, state, and federal requirements.

TOPOGRAPHY: The physical features of a site, place or region.

TOWNSHIP: The Township of Upper Dublin.

VEGETATION: The plants located on a site or in an area or region.

WATERCOURSE: Any natural or artificial river, stream, swale, channel, gully, ravine, drain or culvert in which waters flow continuously or intermittently, having a defined bed and banks.

§ 99-5 GRADING PERMIT

A. The following activities require a Grading Permit:

1. Modifying, disturbing, blocking, diverting or otherwise adversely affecting the natural overland or subsurface flow of water.
2. Construction, erection, modification or installation of any drainage dam, ditch, culvert, drain pipe, bridge or any other structure or obstruction affecting the drainage of any parcel.
3. Paving, cutting, filling, stripping, excavating, grading or regrading of any parcel unless specifically excluded by Subsection B. below.
4. Disturbing, in excess of 100 square feet, the natural ground surface, soil, or vegetation upon any parcel, unless exempted pursuant to § 99-5 B.
5. Construction or improvement of a property with any of the following:
 - a. Buildings
 - b. Structures
 - c. Decks that are more than 24" above finished grade
 - d. Sheds larger than 80 square feet
 - e. Driveway, walkway or patio replacement, repair or enlargement
 - f. Pools (above-ground and in-ground)
 - g. Retaining walls or freestanding walls

- h. Demolition of improvements or existing features to the extent re-grading, fill or excavation is part of the project.

B. The following activities require no Grading Permit:

- 1. Gardening for home consumption or personal use on any parcel.
- 2. Agricultural operations operated in accordance with a conservation plan or erosion and sedimentation control plan found adequate by the Montgomery County Conservation District, but not including sod farming.
- 3. Forest Management operations that follow guidelines established by the Department of Environmental Protection in "Soil Erosion and Sedimentation Control Guidelines for Forestry"; that are operating under an erosion control plan approved by Montgomery County Conservation District; and that comply with the Township Zoning Ordinance.
- 4. Any emergency activity immediately necessary for the protection of life, property, or natural resources.
- 5. Work in a public street or alley or in a township park, playground or recreation area or on other public property.
- 6. The depositing of rubbish or other material at any dump operated by the township.
- 7. Improvements that meet the following criteria:
 - a. Area of disturbance is less than 500 square feet; and
 - b. Area of disturbance is more than 50 feet from any adjacent property line; and
 - c. Area of disturbance is completely within a rear yard of a lot; and
 - d. Area of disturbance does not include any government-regulated resource, including floodplain, wetlands, steep slopes, riparian buffer, or easements.

C. Application for Grading Permit.

- 1. Any person proposing to engage in an activity requiring a Grading Permit shall apply for a permit by submitting a complete Grading Permit Application, Appendix "A" to this Chapter 99.
- 2. The Grading Permit Application shall be accompanied by a fee established in the Township's Schedule of Fees, Chapter 110.
- 3. All Applications must be accompanied by an Erosion and Sediment Control Plan as described in § 99-6 below.

4. All Applications filed regarding any earthmoving or stripping activities on any commercial, industrial, and/or institutional lot; on any residential lot where earthmoving activities in excess of 1,000 square feet are proposed; or where, in the opinion of the Township Engineer, the lot features such as slope, soils, or other natural resources require special consideration of the earthmoving activities, shall be accompanied by a Grading Plan as provided in § 99-7 below.
5. A separate Application shall be required for each grading project.

D. Issuance of Permits.

Upon the approval of the required plans and/or applications by the appropriate Township official/employee, the Township Engineer shall issue the necessary Grading Permit(s). No Grading Permit shall be issued until all the plans and applications required to be submitted by this Chapter for all the proposed earthmoving or stripping activities have been reviewed and approved by the appropriate Township official/employee as set forth in this Chapter and required fees have been paid.

E. Standards for Issuance of Grading Permit.

1. Notwithstanding any provision of this Chapter or any condition of the Grading Permit, the Permittee is responsible for the prevention of damage to other people or property that may be affected by the earthmoving or stripping activity.
2. No person shall modify, cut, fill, excavate, pave, strip, grade, or regrade land in any manner that endangers or damages any adjoining street, alley, or any other public or private property. Any earthmoving activity conducted adjacent to a property or street line shall support and protect the adjoining property from settling, cracking, erosion, sediment, flooding, or any other physical damage or personal injury that might result.
3. No person shall deposit, place, throw, or cause to be deposited, placed or thrown any debris or other material in any drainage structure or watercourse so as to obstruct the free flow of water.
4. No person shall fail to adequately maintain, in good operating order, any drainage facility on the site. All drainage ditches, culverts, drain pipes, drainage structures, and watercourses shall be kept open and free-flowing at all times.
5. The owner of any property upon which any work has been done pursuant to a Grading Permit granted under this Chapter shall continuously maintain and repair all graded surfaces, anti-erosion devices, retaining

walls, drainage structures, pipes, culverts and other protective devices, plantings and ground cover, installed or completed.

6. All graded surfaces shall be permanently seeded, sodded, planted, and/or otherwise protected from erosion immediately upon completion of the earthmoving activities upon that surface, weather permitting, and shall be tended and/or maintained until growth is well established. The disturbed area and duration of exposure shall be kept to a minimum using temporary, erosion and sediment control measures immediately, as outlined in the "Erosion and Sediment Control Handbook, Montgomery County, Pennsylvania."
7. Precautions shall be taken to prevent the unnecessary removal of trees. All trees in areas where slopes exceed 3:1 shall be protected with suitable tree wells, unless the necessity for removal is established. Any grading around trees or any removal of trees must comply with the Township's Zoning Ordinance and Subdivision and Land Development Ordinance.
8. The Permittee shall provide adequate provisions for dust control measures. Any such measures must be deemed acceptable by the Township Engineer.
9. All plans and specifications submitted for a Grading Permit shall include provisions for both interim (temporary) and ultimate (permanent) erosion and sediment control. The design, installation and maintenance of erosion and sediment control measures shall be accomplished in accordance with standards and specifications established by the Montgomery County Soil Conservation District as adopted from standards and specifications of the United States Soil Conservation Service, and as outlined in the "Erosion and Sediment Control Handbook, Montgomery County, Pennsylvania."
10. In connection with site grading for roads, driveways, building areas or other site improvements, the lateral extent of cut or fill areas shall not be more than 30 feet beyond the top of slope in fills or the toe of slope in cuts, or extend closer than 50 feet to the bank of any watercourse, lake, pond, or wetland.
11. Wherever fill material is to be used, the person, firm, or corporation using such fill shall be responsible for testing to determine its dry density as per ASTM D1556. The density of each layer shall be not less than 95% of maximum density as determined by ASTM D1557.
 - a. Inspection procedure shall follow the general procedure as stated in § 99-10 below.
 - b. Compaction test reports shall be kept on file at the site and are subject to review at all times.

c. Degree of compaction required shall be determined by the Township Engineer following the guidelines listed in this Section.

12. If load-bearing fill is proposed, a soils investigation report shall be submitted which shall consist of test borings, laboratory testing and engineering analysis to correlate surface and subsurface conditions with the proposed Grading Plan. The report shall include data regarding the nature, distribution and supporting ability of existing soils and rocks on the site, conclusions, and recommendations to ensure stable soil conditions and groundwater control, as applicable. The Township may require such supplemental reports and data as is deemed necessary by the Township Engineer.

F. All Permits shall require the Permittee to:

1. Notify the Township Engineer within 48 hours of commencing any earthmoving or stripping activity;
2. Notify the Township Engineer of the completion of any control measures within three (3) days after their installation;
3. Obtain permission from the Township in accordance with § 99-10.W of this Chapter prior to modifying the Erosion and Sedimentation Control Plan;
4. Install all control measures as identified in the approved Erosion and Sedimentation Control Plan prior to starting any earthmoving activities;
5. Maintain all road drainage systems, Stormwater drainage systems, control measures and other facilities identified in the Erosion and Sedimentation Control Plan;
6. Repair any siltation or erosion damage to adjoining properties, surfaces, and drainage ways resulting from earthmoving or stripping;
7. Inspect the erosion and sedimentation control measures after each rain of 0.5 inches or more and at least once each week and make needed repairs;
8. Allow the Township Engineer or other Township official to enter the site for the purpose of inspecting compliance with the Erosion and Sedimentation Control Plan or for performing any work necessary to bring the site into compliance with the Erosion and Sedimentation Control Plan;
9. Keep a copy of the Erosion and Sedimentation Control Plan on the site;
10. Provide, until the problem is corrected, additional stabilizing measures to slopes that, in the judgment of the Township Engineer, are found to be eroding excessively within one (1) year of construction. Once such slopes

are stabilized by the additional measures, the Permittee is responsible for providing further additional stabilizing measures if the slopes continue to erode excessively within one (1) year of the installation of the additional measures.

§ 99-6 GRADING PLANS

Activities that require a grading permit must file a Grading Plan. The Grading Plan must include the following information:

- A. A Site Plan (plot plan) drawn at a suitable scale of not less than 1 inch equals 50 feet and contour intervals of no more than one (1) foot prepared by a Registered Professional Land Surveyor or Engineer, licensed in the Commonwealth of Pennsylvania showing all of the following:
 1. A valid boundary line survey of the site including lot lines, monuments/pins/markers, and setback lines; existing and proposed contours; existing vegetation; soil types and conditions; watercourses; affected watersheds; and other natural features.
 2. Erosion and sedimentation control measures, high points, drainage arrows, drainage swales, and the limits of disturbance.
 3. Existing and proposed features surrounding the site that are of importance to the proposed development.
 4. First floor and garage elevations.
 5. Existing and proposed building/structure locations, wells, wastewater treatment systems, sanitary laterals, water supply pipes, storm sewers, inlets, manholes, basement drains, sump pump drains, utility boxes, walls, fences, berms, underground utilities, and all other man-made structures/features.
 6. Elevations at lot corners, and exterior grade at each corner of each building.
 7. All earthmoving and stripping changes to the site, including cuts, fills, structures, paving, utilities, vegetation and top soil proposed to be stripped, and cut/fill balance.
 8. North arrow.
 9. Street trees and existing trees to be removed.
 10. Driveway openings and slopes, driveway turnarounds and parking areas, depressed curb length, and driveway configurations from garage or parking area to street.
 11. Sidewalk and pedestrian trail locations.

12. Easements, covenants, equitable servitudes, and deed restrictions.
- B. A Stormwater Management Plan prepared in accordance with Upper Dublin Township Stormwater Management Ordinance.
- C. A statement, signed and sealed by a Registered Professional Land Surveyor or Engineer, licensed in the Commonwealth of Pennsylvania indicating that, to the best of his/her knowledge and belief, the proposed grading activities shall not significantly increase stormwater runoff to, and/or otherwise adversely impact, downstream properties except as may be part of an approved stormwater runoff collection and management plan.

§ 99-7 EROSION AND SEDIMENTATION CONTROL PLAN

An Erosion and Sedimentation Control Plan shall be submitted with all Grading Permit Applications, the Erosion and Sedimentation Control Plan shall show how the erosion and sediment resulting from the earthmoving and stripping activities will be controlled. Any proposed erosion and sedimentation control measures to be used during construction shall strictly conform to the standards and specifications of the Montgomery County Conservation District, all Township Codes, and the Township's Engineering and Construction Standards, Improvement Procedures ("ECSIP"), as amended from time to time. (The ECSIP is found at Appendix "B").

- A. An Erosion and Sedimentation Control Plan shall include the following:
 1. The amount of site alteration proposed and all proposed erosion and sedimentation control measures.
 2. A construction schedule indicating the anticipated starting and completion dates of the development sequence; the expected date of completion of construction of each protective measure provided for in the Erosion and Sediment Control Plan and the Stormwater Management Plan; the sequence of earthmoving activities; and the time of exposure of each area prior to completion of such measures.
 3. Provisions for maintenance of control facilities, including operation and maintenance agreements, easements, and estimates of the cost of maintenance.
 4. Seeding mixtures and rates, types of sod, method of seedbed preparation, expected seeding dates, type and rate of lime and fertilizer application, and kind and quantity of mulching for both temporary and permanent vegetative control measures. See Appendix "C".
 5. Identification of the person(s) or entity(ies) which will have legal responsibility for maintenance of the erosion and sedimentation control structures and measures after development is completed.

- B. Any Erosion and Sedimentation Control Plan shall incorporate the following erosion and sediment control practices and principles:
1. Development shall reflect the topography and soils of the site so as to create the least potential for erosion. The smallest practical area of land shall be exposed for the shortest practical time during development.
 2. Stripping of vegetation, regrading, or other earthmoving activities shall be completed in a way that will minimize erosion and resulting sedimentation. Wherever feasible, natural vegetation shall be retained, protected, and supplemented.
 3. Cut and fill operations shall be kept to a minimum. In the design of cut and fill slopes, consideration must be given to the length and steepness of the slope, the soil type, upslope drainage area, groundwater conditions and other applicable factors. Areas of steep slopes where high cuts and fills may be required shall be avoided wherever possible. Where unavoidable, cuts and fills on steep slopes must be immediately seeded, and natural contours must be followed as closely as possible
 4. The disturbed earthen area and the duration of exposure shall be kept to a practical minimum. All disturbed soils and topsoil stockpile areas shall be stabilized as quickly as possible and, if necessary, seeded and mulched immediately. Any stockpile areas located on sloping ground or near Waters of the Commonwealth shall be enclosed with silt fencing.
 5. Procedures for protecting soils or geologic structures with water supply potential from contamination by surface water or other disruption by earthmoving activity must be established to the satisfaction of the Township.
 6. Sediment basins, debris basins, desilting basins, silt traps or filters shall be installed and maintained to remove sediment from runoff waters from land undergoing development. All runoff from the site shall be collected and diverted to these facilities for the removal of sediment. Sedimentation in the runoff water shall be trapped and filtered by these facilities until the disturbed area is stabilized to the satisfaction of the Township Engineer.
 7. All plans, wherein a sump pump or basement drain is proposed to be installed, shall provide for discharge of the sump pump/drain to a natural watercourse, drainage swale, stormwater easement, storm sewer system, or open space area. No sump pump or basement drain discharge shall be permitted to a grassed lawn area of residential or non-residential buildings, unless such area is part of a stormwater easement or drainage swale.
 8. Provisions shall be made to minimize any runoff caused by changed soil and surface conditions during and after development. All drainage

facilities shall be designed to carry surface water in such a manner as to prevent erosion or overflow. Drainage facilities shall be designed and constructed to withstand the expected velocity of flow from a ten-year frequency storm without erosion. Stabilization adequate to prevent erosion must also be provided at the outlets of all pipes and paved channels.

9. Natural vegetation shall be retained, protected, and supplemented wherever possible. Permanent vegetation shall be established on denuded areas not otherwise permanently stabilized. Permanent vegetation and related structures shall be installed as soon as practical. Permanent vegetation shall not be considered established until a ground cover is achieved that is mature enough to control the soil erosion satisfactorily and to survive severe weather conditions to the Township Engineer's satisfaction.
 10. Permanent or temporary soil stabilization must be applied to denuded areas within one (1) day after final grade is reached on any portion of the site. Soil stabilization must also be applied immediately to denuded areas which may not be at final grade but will remain dormant (undisturbed) for longer than one (1) day.
 11. Properties adjacent to the site of a land-disturbing activity shall be protected from sediment disposition by preserving a well-vegetated buffer strip around the lower perimeter of the land-disturbing activity; by installing perimeter controls such as sediment barriers; filters, dikes, interceptor drains or sediment basins; or by a combination of such measures.
 - a. Vegetated buffer strips may not be used alone except where only runoff in sheet flow is expected.
 - b. Buffer strips shall be at least 20 feet in width and shall contain pre-existing, permanent vegetation, excluding trees and shrubs that cover 95% of the ground within the buffer strip.
 - c. If at any time, the Township Engineer finds that a vegetated buffer strip alone is ineffective in preventing sediment movement onto adjacent property, additional perimeter controls must be provided by the Permittee or then-owner of the property within a time period specified by the Township Engineer.
 12. In the design of erosion control facilities and practices, aesthetics and the requirements of continuing maintenance shall be considered.
- C. The selection of erosion and sedimentation control measures shall be based on assessment of the probable frequency of climatic and other events likely to

contribute to erosion, on an evaluation of the risks, costs and benefits involved and in accordance with Best Management Practices.

§ 99-8 GENERAL GRADING REQUIREMENTS

All earthmoving and/or stripping activities and/or building construction wherein stripping, excavation, placement of fill, and/or grading activities are performed shall conform to the following general requirements:

- A. All erosion and sedimentation control measures shall be installed per the approved plan prior to any earthmoving and/or stripping activities.
 - 1. Earthen structures such as dams. Dikes and diversions must be seeded and mulched immediately after installation.
 - 2. All stormwater management basins shall be constructed, functional, and stabilized prior to any additional site activity. An as-built plan of the facility prepared by a Registered Professional Land Surveyor or Engineer, licensed in the Commonwealth of Pennsylvania, shall be submitted to the Township for review to verify adequate stage/storage capacity prior to commencement of other site activity.
 - 3. All temporary and permanent erosion and sedimentation control measures must be maintained and repaired as needed to assure continued performance of their intended functions.
 - 4. Each and every person, corporation, or other entity performing grading and/or building activities shall be responsible for installing and maintaining erosion and sedimentation control measures until the site is stabilized to the satisfaction of the Township Engineer.
 - 5. The continuation of adequate topsoil on the land within the Township is considered necessary for the general welfare of the Township in the future development thereof. Thus the permanent removal of topsoil from the land within the township shall be prohibited. This prohibition shall not be construed to prohibit an owner of land in removing topsoil for the purpose of construction of a building and the regrading of the land surrounding the building following construction; provided, however, that upon completion of construction there remains an average depth of six inches of topsoil per lot.

- B. No excavation or fill shall be made with a slope steeper than 3 horizontal to 1 vertical, except under both of the following conditions:

1. The material is sufficiently stable to sustain a steeper slope. A sealed, written statement to that effect from an engineer licensed in the Commonwealth of Pennsylvania shall be submitted to the Township Engineer. The statement shall affirm that the site has been inspected and the deviation from the slope restriction shall not result in injury to persons or damage to property. A detail of the treatment of the slope (proposed grade, seeding, erosion protection, etc.) shall be submitted with the application. All such slopes shall be peg-sodded or seeded and covered with jute matting or similar material.
 2. A concrete, masonry, or other approved retaining wall constructed in accordance with acceptable engineering practice is provided to support the slope of the excavation or fill.
- C. The Township Engineer may require an excavation to be made with a cut face flatter in slope that three horizontal to one vertical if he/she finds the material in which the excavation is to be made is unusually subject to erosion, or if other conditions exist which make such flatter cut slope necessary for stability and safety.
- D. Excavations shall not extend below the angle of repose or natural slope of the soil under the nearest point of any footing or foundation of any building or structure unless such footing or foundation is first properly underpinned or protected against settlement
- E. Whenever a fill is to be made of materials other than clean soil or earth, the grading permit shall be subject to the following additional limitations and requirements:
1. The fill shall be completed within a reasonable length of time; the said time limit is to be determined by the Township Engineer and to be specified on the grading permit.
 2. Clean soil or earth shall be placed over the top and exposed surfaces of the fill to a depth sufficient to effectively conceal all materials, other than clean soil or earth, within the fill. Where the Township Engineer may require, clean soil or earth shall be placed over the top and exposed surfaces of the fill to a depth sufficient to conceal all materials at the end of each day's operations
- F. Drainage: Adequate provisions shall be made to prevent stormwater and surface waters from damaging the cut face of an excavation or the sloping surface of a fill. All excavations and fills shall be made in accordance with Chapter 206,

Stormwater Management. Slopes of more than 10 feet in vertical height shall be separated by level berms of at least four feet in width. Berm ditches shall be constructed where necessary to prevent erosion. All drainage provisions shall be of such design as to carry stormwater and surface waters to the nearest practical stormwater facility or natural watercourse approved by the Township Engineer as a safe place to deposit and receive such waters. The Township Engineer may require such drainage structures or pipes to be constructed or installed which, in his/her opinion, are necessary to prevent erosion damage and to satisfactorily carry off surface waters.

- G. All lots, tracts, or parcels shall be graded to provide positive drainage away from buildings and dispose of it without ponding, except where ponding (detention basins, swales, etc.) is part of the stormwater management plan for the site.
- H. In no case shall grading be completed in such a manner as to divert water onto the property of another landowner unless part of a stormwater management plan.
 - 1. The top or bottom edge of slopes shall be at least three feet from property of right-of-way lines or streets in order to permit the normal rounding of the edge without encroaching on the abutting property. At property lines where walls or slopes are steeper than 1 to 1 and six feet or more in height, they shall be protected by a substantial fence three feet or more in height.
 - 2. The owner of a property shall be responsible to protect and clean up lower properties of silt and debris washing from his/her property as a result of the regarding of his/her property.
 - 3. In order to prevent the denuding of the landscape, wherever practicable, large trees and other natural features constituting important physical, aesthetic and economic assets to existing or impending suburban development shall be preserved.
 - 4. In all zoning districts, for those portions of sites having slopes greater than 10%, based upon contour lines measured at vertical intervals of two feet, the following standards shall apply for all proposed uses:
 - a. Ten percent to 15%: No more than 40% of the total area of such portions shall be regraded and/or stripped of vegetation.
 - b. Fifteen percent to 25%: No more than 30% of the total area of such portions shall be regarded and/or stripped of vegetation.

- c. Twenty-five percent or more: No more than 15% of the total area of such portions shall be regraded and/or stripped of vegetation.
- J. No person shall block, impede the flow of, alter, construct any structure, deposit any material or thing, or perform any work that will affect the normal or flood flow in any watercourse without having obtained prior approval from the Township and/or Department of Environmental Protection, whichever is applicable.
- K. Each person that makes any surface changes to the site shall be required to:
 - 1. Collect on-site surface runoff and control it to a point of discharge into the drainage area watercourse, stormwater easement, or storm sewer system.
 - 2. Control existing off-site runoff draining through the property by designing it to discharge to the watercourse of the drainage area, stormwater easement, or storm sewer system.
 - 3. Ensure that all on-site and off-site runoff is collected and diverted to sediment basins, debris basins, desilting basins, silt traps or filters for the removal of sediment until all disturbed areas are stabilized to the satisfaction of the Township.
- L. Adequate provision shall be made to prevent surface water from damaging the cut face of excavation and the sloping surfaces of fills.
- M. Concentration of surface water runoff shall be permitted only in watercourses or detention basins. All drainage facilities shall be constructed to carry surface water in such a manner as to prevent erosion or overflow. All storm sewer inlets that are made operable during construction shall be protected so that sediment-laden water will not enter the conveyance system without first being filtered or otherwise treated to remove sediment.
- N. Construction vehicles are to be kept out of watercourses, wetlands, and other bodies of water. Where in-channel work is necessary, permits from regulatory agencies must be secured and provided to the Township and precautions must be taken to stabilize the work area during construction to minimize erosion. The channel, including bed and banks, must be restabilized immediately after in-channel work is completed.
- O. Where a watercourse must be crossed by construction vehicles during construction, a temporary stream crossing must be provided.
- P. Sediment barriers shall be properly installed with silt fencing trenched and hay bales staked.
- Q. During all earthmoving and/or stripping operations, necessary measures for dust

control must be exercised. Wherever construction vehicle access routes intersect paved public streets, provisions must be made to minimize the transport of sediment onto the paved surfaces by runoff or vehicle tracking, including but not limited to, the installation of tire cleaning areas at each point of access to the site. These tire cleaning areas shall be constructed of AASHTO #1 stone, and each shall be at least 50 feet in length. Where sediment is transported onto a public street, the Permittee shall clean the street immediately. Sediment shall be removed from roads by shoveling or sweeping and then transported to a sediment control area.

- R. No grading equipment shall be permitted to be loaded, unloaded, or stored on a public street. No grading equipment shall be permitted to travel on or across a public street unless licensed for operation on public thoroughfares.
- S. The construction of underground utility lines involving installation, maintenance or repair that disturbs more than 1,000 square feet shall be subject to the following criteria:
 - 1. No more than 200 feet of trench is to be opened at one time.
 - 2. Where consistent with safety and space considerations, excavated material is to be placed on the uphill side of trenches.
 - 3. Trench dewatering devices shall discharge in a manner that will not adversely affect flowing streams, drainage systems or off-site property.

Individual service connections, telephone and electric lines and underground public utility lines under existing hard-surfaced roads, streets or sidewalks are exempt from the above requirements, provided that such land-disturbing activity is confined to the area which is hard-surfaced.

- T. All temporary erosion and sediment control measures shall be disposed of within 30 days after final site stabilization is achieved, unless otherwise authorized by the Township Engineer. Trapped sediment and other disturbed soil areas resulting from the disposition of temporary measures shall be permanently stabilized to prevent further erosion and sedimentation.
- U. Before granting occupancy permits for buildings, building lots shall be finish graded so that drainage will not be concentrated onto adjacent lots. Building lots must also be seeded or mulched. If it is not possible to establish lawns due to the season of the year, or if exposed areas will result in excess runoff onto adjoining properties because of the lack of ground cover, the Township Engineer may require extra mulching, the installation of silt barriers, and/or the construction of temporary sedimentation basins to control excess runoff, in addition to a vegetation escrow to secure establishment of ground cover.
- V. First Floor Certifications. Construction of any structure requiring a Grading Plan under this Chapter shall not continue past the foundation stage until the

owner/builder has submitted certification that the first floor and garage floor elevations of the proposed structure conforms to the Plans submitted with the Grading Permit Application. The certification shall be submitted to the Township Code Official on a form approved by the Township and shall be signed and sealed by the responsible Registered Professional Land Surveyor or Engineer, licensed in the Commonwealth of Pennsylvania. See Appendix "D".

§ 99-9 INSPECTIONS

- A. The Township Engineer or Code Official shall make inspections as hereinafter required and shall either approve that portion of the work completed or shall notify the Permittee in what manner or manners, if any, the work fails to comply with the Grading Plan or the Erosion and Sedimentation Control Plan, as approved. All plans, reports, and schedules required by and approved under this Chapter shall be maintained at the site during progress of the work.
 - 1. To obtain inspections, the Permittee shall notify the Township Engineer or Code Official at least two (2) working days before completion of:
 - a. Stripping and clearing.
 - b. Rough grading.
 - c. Final grading.
 - d. Final landscaping.
 - 2. If stripping, clearing, grading and/or landscaping are to be done in phases or areas, the Permittee shall give notice and request inspection at the completion of each of the above work stages in each phase or area.
 - 3. Notification of the results of the inspection shall be given, in writing, at the site.
- B. The Permittee shall make regular inspections of all erosion and sedimentation control measures in accordance with the inspection schedule outlined on the approved Erosion and Sedimentation Control Plan. The purpose of such inspection will be to determine the condition and need for replacement or repair of in-place control measures; the overall effectiveness of the Plan; and the need for additional control measures.
 - 1. All inspections shall be documented in written form and submitted to the Township Engineer at the time interval specified in the Erosion and Sedimentation Control Plan.
- C. A final inspection shall be conducted by the Township Engineer to certify compliance with this Chapter. Satisfactory compliance with this Chapter shall be necessary before issuance of a Use and Occupancy Permit.

- D. The Permittee shall bear all costs of inspections required or permitted hereunder and shall deposit with the Township such sum as the Board of Commissioners shall determine, to guarantee payment of the costs of such inspections. The costs of inspections shall be in accordance with the established schedule of fees and collection procedure for matters pertaining to this Chapter.

§ 99-10 RESPONSIBILITY

The Permittee shall not be relieved of responsibility for damage to persons or property otherwise imposed by law, and the Township or its officials will not be made liable for this damage, by:

- A. The issuance of a Grading Permit in accordance with this Chapter or other applicable laws;
- B. Compliance with the provisions of a Permit or with conditions attached to it;
- C. Failure of Township officials to observe or recognize hazardous or unsightly conditions; or
- D. Failure of Township officials to deny or to recommend denial of a Permit.

§ 99-11 PERFORMANCE SECURITY

Before the issuance of a Grading Permit for a project that exceeds 2,000 square feet in area of disturbance, the Applicant shall deposit with the Township financial security in an amount sufficient to cover the cost of all erosion and sedimentation control measures and other conditions specified in the Permit, within the time specified by this Chapter, or within any extension thereof granted by the Township Engineer. The amount of such financial security shall be equal to 110% of the cost of the work for which the security has been provided. The form of financial security, the method of cost calculation and the release of the posted security shall be in conformity with those provisions set forth in the Township Subdivision and Land Development Chapter 212 with respect to public improvement guaranties.

§ 99-12 PERMIT EXPIRATION AND RENEWAL

Every Grading Permit issued hereunder shall expire at the end of six (6) months from the date of issuance. The Permittee shall fully perform and complete all of the work required to be done within the time limit specified in the Permit. If the Permittee shall be unable to complete the work within the specified time, he/she shall, within 30 days prior to expiration of the Permit, present in writing to the Township, a request for an extension of time, setting forth therein the reasons for the requested extension. If, in the discretion of the Township Engineer, such an extension is warranted, the Township Engineer may grant additional time for the completion of the work. Where the Township Engineer determines that the extension of time will require a substantial modification of the Erosion and Sedimentation Control Plan and/or Grading Plan, any extension of a Permit

shall be subject to approval of such revised plans in accordance with the applicable procedure of this Chapter.

§ 99-13 AMENDMENT OF PLANS AND ADDITIONAL CONDITIONS

- A. Amendments of the Erosion and Sedimentation Control Plan or Grading Plan shall be submitted to the Township and shall be processed and approved or disapproved in the same manner as the original plans. Field modifications of a minor nature may be authorized by the Township Engineer and/or Code Official by written authorization to the Permittee.
- B. If at any stage of the earthmoving and/or stripping activities, the Township Engineer determines by inspection that the nature of the site is such that further work authorized by an existing Grading Permit is likely to imperil any property, public way, watercourse or drainage structure, the Township Engineer may require, as a condition of allowing the work to continue, reasonable special precautions be taken to avoid the likelihood of such peril. Special precautions may include, but shall not be limited to, a more level exposed slope; construction of additional drainage facilities; berms; terracing; compaction; cribbing; installation of plant materials for erosion control; and/or recommendations of a registered soils engineer and/or engineering geologist regarding requirements for further work.
- C. Where it appears that storm damage may result from incomplete grading of any site, work may be stopped and the Permittee required to install temporary structures or take such other measures as may be necessary to protect adjoining property or public safety. On a site of at least one (1) acre or where unusual site conditions prevail, and on all stream crossing projects, the Township Engineer may specify the time of start of grading and time of completion or may require that the operations be conducted in specific stages to ensure completion of protective measures prior to the advent of seasonal rains.

§ 99-14 VIOLATIONS

- A. Penalties. Any person who shall violate any provision of this Chapter shall be issued a Summons and, upon conviction, the person, firm or corporation violating any provision of this Chapter shall be sentenced to pay a fine of not more than One Thousand Dollars (\$1,000.00), nor less than Five Hundred Dollars (\$500.00), plus all court costs, including reasonable attorney's fees incurred as a result of the prosecution. Each day that a violation of this Chapter continues shall constitute a separate offense.
- B. Remedy of Violation. In addition to the penalties as set forth in Subsection A. above, any property subjected to earthmoving or stripping activities performed in violation of this Chapter shall be restored to its previous condition, including replacement of excavated earth, removal of illegally placed fill, and restoration of

grades and planting. In order to enforce this Section the Township Solicitor may seek injunctive relief in accordance with the rules of civil procedure.

C. Revocation or Suspension of Permit. Any Permit issued under this Chapter, including those issued through approval of subdivision and land development plans, may be revoked or suspended by the Board of Commissioners, after notice to the Permittee for:

1. Failure to carry out the erosion and sedimentation control measures described in the Application and/or accompanying plans at the times specified in the Erosion and Sedimentation Control Plan's construction schedule or within any extension that may be granted by the Township.
2. Violation of any other condition of the Grading Permit.
3. Failure to carry out the erosion and sedimentation control measures described in the application and/or accompanying plans in a reasonable and workmanlike manner
4. Violation of any provision of this Chapter or any other applicable law, ordinance, rule, or regulation relating to the earthmoving and/or stripping activities.
5. The existence of any condition or the doing of any acts constituting or creating a nuisance, hazard or endangering human life or the property of others, including, without limitation, the discharge of sediments from the site or the failure of the control to prevent accelerated erosion or waterborne sediment from leaving the site of construction.

D. Nonconforming Work. If at any stage of construction, the earthmoving and/or stripping activities do not conform to the Grading Permit to the accompanying plans and specifications, including modifications thereof; or for any violation of this Chapter, a written Notice to Comply shall be given to the Permittee. Such notice shall set forth the nature of corrections required and the time within which corrections shall be made.

1. Upon failure to comply within the time specified, the Permittee shall be considered in violation of this Chapter and shall be subject to the following penalties and sanctions:
 - a. The Township, upon recommendation of the Township Engineer and following hearings thereon, may revoke or suspend the subdivision and land development approval pursuant to which the work is being done, thereby prohibiting the conveyance of any lot in the subdivision.

- b. The revocation of any building permit issued to the offending Permittee that has been issued pursuant to the Grading Permit and accompanying plans.
 - c. A prohibition on the issuance of any further building permits for any lots.
 - d. The financial security, if any, shall be forfeited and penalties shall be imposed under Subsection A. above.
2. The above-referenced sanctions shall be specified in the Notice to Comply provided above. Any and all remedies are cumulative, and the exercise of one shall not prohibit the exercise of any other remedies contained in either this Subsection, this Chapter, or other applicable ordinances.
3. In the case of any paving, filling, stripping, grading or regrading; any disturbing, modifying, blocking or diverting the natural overland subsurface flow of stormwater; or any construction, erection and installation of any dam, ditch, culvert, drainpipe, bridge or any other structure or obstruction affecting the drainage of any parcel in violation of this Chapter or any regulations made pursuant thereto, the proper Township authorities, in addition to other remedies provided by law, may institute any appropriate action or proceedings to prevent such unlawful activity; to restrain, correct or abate such violation; to prevent the use of the applicable premises; or to prevent any illegal act, conduct, business or use in or about such premises. In addition, upon the failure of any Permittee to complete the control measures specified in the Application, the Township may, after revoking such permit, proceed to complete such measures itself and recover the cost thereof from the Permittee or its surety, and may file a municipal lien therefore.

§ 99-16 EXCEPTIONS TO REQUIREMENTS

If compliance with this Chapter imposes severe hardship upon the applicant (i.e., the applicant cannot develop the property as zoned), she/he may apply to the Township for relief, which if granted, shall be the minimum necessary to permit reasonable use of the site. Endeavoring to obtain approval for as many units as possible shall not be considered a determining factor in the Township's evaluation of whether there is a severe hardship. The Board of Commissioners may, in accordance with the following procedures, authorize exceptions to any of the requirements and regulations set forth in this Chapter:

- A. Application for any exception shall be made by a verified petition of the applicant, stating fully the grounds of the petition and the facts relied upon the applicant. Such petition shall be filed with the Grading Permit Application. In order for the petition to be granted, it shall be necessary that the Board of

Commissioners find all the following facts with respect to the land referred to in the petition:

1. That the site is of such shape or size or is affected by such physical conditions or is subject to such title limitations of record that is impossible or impractical for the applicant to comply with all the requirements of this Chapter;
2. That the exception is necessary to prevent unreasonable and unnecessary hardship;
3. That such unnecessary hardship was not created by applicant;
4. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the vicinity of the subject property; and
5. That the exception, if granted, will represent the minimum exception necessary to afford relief to the applicant.

Section 2. All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

Section 3. Nothing in this Ordinance or in Chapter 99 of the Code of the Township of Upper Dublin, as hereby amended, shall be construed to affect any suit or proceeding in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 99 prior to the adoption of this amendment.

Section 4. 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. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

Section 5. This Ordinance shall take effect and be in force from and after its approval as required by law.

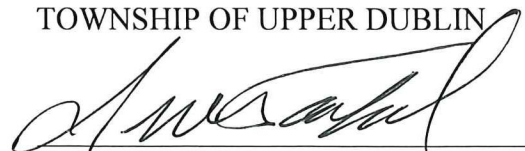
ENACTED AND ORDAINED this 9th day of November, 2022.

ATTEST



JONATHAN BLEEMER, SECRETARY

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN



IRA S. TACKEL, PRESIDENT

APPENDIX A

APPENDIX A

Page 1 of 3

UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY GRADING PERMIT APPLICATION

Plot plans submitted with Applications for grading permits shall indicate all of the following items on the plan, at a scale not to exceed 1" = 50':

1. Proposed building location
2. Erosion and sediment control measures
3. Existing and proposed inlets, manholes, utility boxes
4. Existing and/or proposed wells, wastewater treatment systems, sanitary laterals, and ater supply pipes, storm sewers, sump pump drains
5. First floor and garage elevations
6. Existing and proposed contours
7. Elevations at lot corners, and exterior grade at corner of each building
8. Lot lines, including monuments/pins/markers, and setback lines
9. North arrow
10. Street trees, and existing trees to be removed
11. Driveway opening, slope, turnaround and parking areas, depressed curb length, and exact driveway configuration from garage to street
12. Sidewalk /bikeway location
13. Easements with restrictive covenants, monumentation/markers, and underground utility
14. High points, drainage arrows, drainage swales
15. Limits of disturbance
16. 5-6 photos of ex. features and project area.

**UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY
GRADING PERMIT APPLICATION**

Page 2 of 3

You have received this application because you are planning to grade, excavate, build, pave or in some way disturb the earth in Upper Dublin Township. Please read the instructions carefully and return this application, along with any plans, fees, and supporting paperwork, to the Township for processing. **THIS APPLICATION IS NOT YOUR GRADING PERMIT!** You will receive your permit after the Township has reviewed your application and supporting plans. Do not begin work until you receive your permit.

1. Fill out the grading permit application completely (Page 3 of 3).
2. Attach the Erosion and Sediment Control plan to the application (See Section IV of the Ordinance). A Letter of Adequacy from the Montgomery County Conservation District is not acceptable as a substitute for the plan. The Township must receive a copy of the E&S plan to process your permit.
3. If you are disturbing more than 1,000 square feet of earth, you must attach a Grading Plan (see Section VI of the Ordinance).
4. The Grading Permit Fee must be provided to the Township in accordance with chapter 110 - Fees, with your Grading Permit Application.
6. Contact the Township Engineer (215-643-1600 x 3372) to determine if you need to post a Performance Bond.
7. All structures constructed in connection with a Grading permit require a First Floor Certification, prior to proceeding past the foundation stage (See Section VIII.C. of the Ordinance).
8. Do not begin work until you receive your Grading Permit!

**UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY
GRADING PERMIT APPLICATION**

Page 3 of 3

1. Tax Parcel No.: _____ Street Address: _____
 2. Name of Approved Development (if applicable): _____
 3. Owner of Lot: _____
Current Address: _____
Telephone No: _____ Cell phone No.: _____
Email: _____
 4. Name of Engineer or Surveyor: _____
Address: _____
Telephone No: _____ Email: _____
 5. Name of Contractor/Site Work Superintendent: _____
Address: _____
Phone No: _____ Cell: _____ Email: _____
 6. Total Acreage of Site: _____ Total Disturbed Sq Ft.: _____
 7. Start Date: _____ Proposed Completion: _____
- Grading Fee: \$ _____ (see schedule)
- Grading Permit No.: _____
- Approved by _____ on _____
(Township Engineer) (Date)

First Floor Certification provided by/on _____ on _____
(Name of Surveyor) (Date)

I have received a copy of the Upper Dublin Township Soil Erosion, Sedimentation, and Grading Control Ordinance and agree to comply with and abide by the rules and regulations of that Ordinance and all other applicable Township Ordinances.

(Signature of Lot Owner)

(Date)

APPENDIX B

**UPPER DUBLIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

**ENGINEERING AND CONSTRUCTION STANDARDS,
IMPROVEMENTS PROCEDURES**

**JANUARY 2010
Revised OCTOBER 2013**

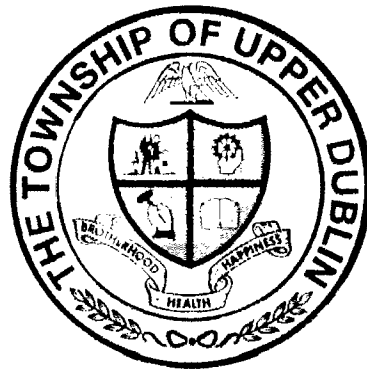


TABLE OF CONTENTS

I.	PROCEDURES	3
	A. General	3
	B. Notification to Township	3
	C. Notification to Adjoining Neighbors	3
	D. Pre-construction Meeting	3
	E. Permits and Certificates	3
	F. Traffic Control and Safety	5
	G. Inspections	5
	H. Drafting Standards	12
II.	STANDARDS OF CONSTRUCTION	13
	A. Streets	13
	B. Curb and Sidewalk	26
	C. Storm Drainage Pipe Materials	28
	D. Storm Drainage Appurtenances	30
	E. Materials for Trench Backfill	30
	F. Storm Drainage Detention/Retention Basins	31
	G. Underground Detention/Groundwater Recharge	33
	H. Geotextiles	33
	I. Signs and Markings	34
	J. Township Road Access by Driveways and Parking Areas	35
	K. Lighting	37
	L. Sanitary Sewer	37
	M. Traffic Signals	37
	N. Miscellaneous Standards	63
III.	APPENDICES	
	A. Policies and Procedures	
	B. Deferral of Improvement Notes	
	C. Acknowledgements	
	D. Certifications	
	E. Subdivision and Land Development Document Checklist	
	F. As-Built Plan Requirements	
	G. Pre-Construction Meeting Agenda/Checklist	
	H. Construction Details	

I. PROCEDURES

A. General

This Standard details the procedures and standards for constructing improvements in Upper Dublin Township.

B. Notification to Township

The Upper Dublin Township Board of Commissioners or duly assigned representative shall be notified prior to the start of any construction and/or grading, excavation; including removal of topsoil, grubbing of shrubs, bushes, trees and vegetation of any kind, performance of any work in a street, right-of-way, utility easement, storm drainage easement, waterways, or performance of work in an approved subdivision or land development in Upper Dublin Township.

C. Notification to Adjoining Neighbors

Developer or person subdividing or developing property shall prepare a list of adjoining property owners or owners affected, but not immediately adjoining, and submit for approval to the Township Engineer. Upon approval of the Township Engineer, the developer or person subdividing or developing the property shall notify these owners by U.S. mail at least two (2) weeks prior to the start of construction. Provide a copy of such notice to Upper Dublin Township and Township Engineer.

D. Pre-construction Meeting

A Pre-construction Meeting will be required for all Subdivision and Land Developments where improvements are required, and for any other construction or earthmoving activities when deemed necessary by the Township Commissioners, Public Works Director, or Township Engineer. The developer, contractor and sub-contractors who will be performing the work are to attend, along with the Township Engineer and Township representatives, Montgomery County Conservation District, as well as any other interested reviewing agencies and/or utilities. A Pre-Construction Meeting Agenda and Checklist is included in Appendix G. The Township Engineer will publish minutes of the meeting for those attending.

E. Permits and Certificates

Proof of all required permits, certifications and approvals shall be provided prior to the Pre-construction Meeting, as well as compliance with the utility notification requirement per Pennsylvania Act No. 38. Developer shall provide the PA One Call Serial Number to the Township as evidence of compliance. Construction may not commence until all permits and approvals are obtained. All permit applications shall be made by the property owner or jointly with the contractor.

Developer or owners are required to provide a Schedule detailing the expiration of any permits or approvals and submit the required extensions, with copies to the township. **COPIES OF ALL PERMITS AND APPROVED CONSTRUCTION PLANS SHALL BE KEPT ON-SITE AT ALL TIMES.**

Any and all applications, permits or connection fees shall be paid at the time of application and shall be in the amount as established by ordinance of the Board of Commissioners or applicable utility as in effect at the time of application.

A general list of permits and/or approvals, which is not all-inclusive or limited, is shown in Table 1 below.

TABLE 1 - PERMITS OR APPROVALS AND RELATED AGENCIES

Permits or Approvals	Agency
Stream Encroachment, Waters of the Commonwealth	PADEP, Army Corp of Engineers, PA Fish and Boat Commission
Wetlands and/or Floodplain Encroachments	PADEP, Army Corp of Engineers
Water Quality	PADEP, Delaware River Basin Commission
State Highway Access and/or Occupancy	PennDOT, Upper Dublin Township
County Street Access Utility and/or Occupancy	Montgomery County, Department of Roads and Bridges, Upper Dublin Twp.
Township Street Encroachment	Upper Dublin Township
Township Grading Permit	Upper Dublin Township & Montgomery County Conservation District
Grading, Soil Erosion & Sediment Control	Montgomery County Conservation District Upper Dublin Township
Stormwater Management Permit	Upper Dublin Township
Sanitary Sewer Connections and Installations	Bucks County Water and Sewer Authority
Water Connection and/or Installation	Aqua America, North Wales Water Authority or Ambler Water Co.
Planning Module/Sanitary Sewer Extension Permit	PA DEP

F. Traffic Control and Safety

Work being performed on any and all existing public highways, streets, rights-of-way and easements, shall require a Highway Opening Permit and posting of a performance and maintenance bond as may be required from the proper authority. All required safety protection, including flag persons, signing, barricades, flashing warning devices and other required devices shall be provided by Owner/Developer/Contractor. All safety protection methods, devices, and procedures shall be in conformance with Pennsylvania Department of Transportation Publication 203, Work Zone Traffic Control current edition, and will be furnished and maintained solely by the applicant.

All work being performed shall be in compliance with Federal, State and local safety regulations and shall provide for public safety and the safety of all personnel involved directly or indirectly in the construction of all improvements, including, but not limited to trench shoring, protective clothing, safety shields and switches on power equipment, and vehicle alarms. Developer is also cautioned to comply with any applicable OSHA Regulations.

G. Inspections

Inspections shall be performed by the Township or its duly appointed representative unless stated otherwise herein, to guarantee the proper procedures, workmanship, methods of installation of all approved structures, and approved materials required to be installed.

Inspection shall be required prior to starting construction, during the installation of materials and structures, and upon the completion of all improvements. All improvements shall be installed in accordance with the approved plans, the required regulations, and these engineering and construction standards.

Any and all unsatisfactory workmanship, faulty procedures or methods, and defective materials that have been installed, shall be rejected and noted for the record on the inspection standards punchlist and shall be corrected before final acceptance.

The placement of all required improvements shall be in accordance with the controls set under the supervision of a Professional Land Surveyor registered by the State of Pennsylvania, to insure installation of improvements to proper location, elevation, alignment and profile.

The following is intended to describe the format of inspections and notification procedures. Scheduling of required inspections with Township or Township Engineer shall be the responsibility of the owner, and/or his contractor. The Township or appropriate agency is to be notified by the developer or contractor at least two (2) workdays before commencing any work on any item requiring

inspection. Cut sheets for all improvements must be submitted to the Township Engineer (or Township Engineer's representative) at least seventy-two (72) hours prior to construction.

1. Sanitary Sewer System
 - a. Shall require visual inspection, section by section, upon completion of that section, prior to backfilling any section including pipes, manholes, laterals, wyes and cleanouts and all items being installed as part of the sanitary sewer system. Inspection will be full-time during backfilling and compacting procedures.
 - b. Inspection of the sanitary sewer system (pipe installation and stone backfill to one foot over the pipe) is the responsibility of Bucks County Water and Sewer Authority or their representatives. The owner and/or his contractor shall make all arrangements to adhere to their policies, procedures and standards. The Township is responsible for inspecting trench backfilling compaction and road restoration. The Township Engineer must be contacted at least forty-eight (48) hours in advance of construction. The Township Engineer will inspect all trench backfill for proper compaction one foot above pipe to finished grade.
 - c. Full 2A stone backfill, properly compacted in eight (8) inch lifts to 95% compaction, AASHTO Dry Density Method, is required in all trenches within any right-of-way. Reference Upper Dublin Township Typical Trench Detail, latest revision.
2. Water Distribution System (North Wales Water Authority, Aqua America Water Company or Ambler Borough Water Company)
 - a. Inspection of all improvements having been installed complete by section, requiring section-by-section pressure test and bacteria test to required standards utilized by the water utility company servicing the Township. The Township is responsible for inspecting trench backfilling and road restoration. The Township Engineer must be contacted at least forty-eight (48) hours in advance of construction. The Township Engineer will inspect all trench backfill for proper compaction one foot above pipe to finished grade.
 - b. Full 2A stone backfill, properly compacted in eight (8) inch lifts to 95% compaction, AASHTO Dry Density Method, is required in all trenches within any right-of-way. Reference Upper Dublin Township Typical Trench Detail, latest revision.

3. Storm Sewer System

- a. Shall require visual inspection, section by section, upon completion of that section, prior to backfilling any section including pipes, inlets, manholes, endwalls, detention and retention basins, berms, culverts and bridges, and all items being installed as part of the storm drainage system. Inspection will be full-time during backfilling and compacting procedures.
- b. Cast-in-place concrete structures and bridge structures shall require material samples, in compliance with ASTM C39 Standards and PennDOT Publication 408, PennDOT RC Standards, Current Edition.
- c. Samples must be taken in the presence of the inspector.
- d. Full 2A stone backfill, properly compacted in eight (8) inch lifts to 95% compaction, AASHTO Dry Density Method, is required in all trenches within any right-of-way. Reference Upper Dublin Township Typical Trench Detail, latest revision.

4. Subsoil System

Inspection to determine type of subsoil structure for compaction compatibility for use as a subgrade, including Proctor testing, as may be required.

a. Subgrade Stability Verification

After contractor has prepared subgrade in accordance with PennDOT 408, Section 210 (subgrade), a Subgrade Stability Verification is required prior to placement of subbase material. A triaxle fully loaded maximum load (quarry slip of loaded weight will be required in the field) is required to run over entire roadway subgrade (including curb lines), over all trenches and anywhere directed by Township Engineer or the Township Engineer's representative in the field. Areas displaying pronounced elasticity, pumping, movement or deformation under the loaded triaxle will be noted and marked in the field. The areas noted and/or marked showing unstable subgrade must be corrected and re-verified for required stability prior to starting subbase construction. All areas that are to be filled, stoned, paved and/or curbed are to be proofrolled by this method. A subgrade stability re-verification is required after any/all rain events, snow events (once cleared and/or melted), introduction of moisture to the subgrade or sub-base, or as determined by the Township Engineer or the Township Engineer's representative in the field.

5. Subgrade and Underdrain Pipe

Inspection and soil testing of subgrade type for required density and visual inspection of underdrain pipe installation including all connections to the storm drainage system and service laterals as required.

a. Subgrade Stability Verification

After contractor has prepared subgrade in accordance with PennDOT 408, Section 210 (subgrade), a Subgrade Stability Verification is required prior to placement of subbase material. A triaxle fully loaded maximum load (quarry slip of loaded weight will be required in the field) is required to run over entire roadway subgrade (including curb lines), over all trenches and anywhere directed by Township Engineer or the Township Engineer's representative in the field. Areas displaying pronounced elasticity, pumping, movement or deformation under the loaded triaxle will be noted and marked in the field. The areas noted and/or marked showing unstable subgrade must be corrected and re-verified for required stability prior to starting subbase construction. All areas that are to be filled, stoned, paved and/or curbed are to be proofrolled by this method. A subgrade stability re-verification is required after any/all rain events, snow events (once cleared and/or melted), introduction of moisture to the subgrade or sub-base, or as determined by the Township Engineer or the Township Engineer's representative in the field.

6. Subbase Course

a. Inspection of materials and placement of subbase prior to installation of base course, including the submittal of all certified material delivery slips, daily, to the inspector on site.

b. Approval of subbase on day of placement of paving, prior to release of bituminous material from plant. Sub-base will be visually checked with a fully loaded tri-axle, provided by the developer.

c. Subgrade Stability Verification

After contractor has prepared subgrade in accordance with PennDOT 408, Section 210 (subgrade), a Subgrade Stability Verification is required prior to placement of subbase material. A triaxle fully loaded maximum load (quarry slip of loaded weight will be required in the field) is required to run over entire roadway subgrade (including curb lines), over all trenches and anywhere directed by Township Engineer or the Township Engineer's representative in the field. Areas displaying pronounced elasticity, pumping, movement or deformation under the loaded triaxle will be noted and marked in the field. The areas noted and/or marked showing unstable subgrade must be corrected and re-verified for required stability prior to starting subbase

construction. All areas that are to be filled, stoned, paved and/or curbed are to be proofrolled by this method. A subgrade stability re-verification is required after any/all rain events, snow events (once cleared and/or melted), introduction of moisture to the subgrade or sub-base, or as determined by the Township Engineer or the Township Engineer's representative in the field.

7. Base Course

- a. Inspection of materials placed as base, including the submittal of all certified material weight slips to the inspector on site, daily.
- b. Core tests of base material to be provided by developer at locations indicated in field by engineer or inspector. Testing shall include gradation, density, compaction, percent voids and compliance with design mix.

8. Binder Course

- a. Inspection or re-inspection of previously installed binder course. Inspection of materials placed as binder course, including the submittal of all certified material weight slips to the inspector on site, daily.
- b. Core tests of binder course material to be provided at locations indicated in field by Township Engineer. Testing shall include gradation, density, compaction, percent voids and compliance with design mix.

9. Wearing Course

- a. Inspection of materials placed as wearing course, including the submittals of all material slips to the inspector on site, daily.
- b. Core tests of wearing course material may be required by Township Engineer. Testing shall include gradation, density, compaction, percent voids and compliance with design mix.
- c. If the wearing course is installed more than seven (7) days after the binder course, tack coat must be applied to the road surface prior to the installation of the wearing course per PennDOT Specifications, Publication 408.
- d. Final gutter, joint and structure sealing.

10. Concrete Curb

- a. Inspection of subgrade, general alignment and any forms to be used. Forms must be straight, undented, free of foreign material and may not discolor concrete. Steel forms are required, except as permitted by inspector. String line shall be set and checked by inspector prior to any forming or concrete pour to show line and grade, profile and alignment.
- b. Material inspection, including the submittal of all certified material delivery slips, air entrainment content and slump testing as required. Cylinders may be required and tested at the expense of the developer. Concrete mix designs must meet PennDOT Publication 408.
- c. Inspection of installation and finish shall be in accordance with PennDOT Publication 408.
- d. Machine Formed Curb shall require full-time inspection. Approval of concrete mix to be used with proper additives is required 72 hours prior to pouring.
- e. Penetrating sealer to be immediately applied after finishing operation. Penetrating sealer to be Aquaron CPT 2000 or approved equal.
- f. Weather protection shall be used in accordance with PennDOT Publication 408.

11. Belgian Block/Granite Curb

- a. Inspection of subgrade, general alignment and any forms to be used. Forms must be straight, undented, free of foreign material and may not discolor concrete. Steel forms are required, except as permitted by inspector. String line shall be set and checked by inspector prior to any forming or concrete pour to show line and grade, profile and alignment.
- b. Material inspection, including the submittal of all certified material delivery slips, air entrainment content and slump testing as required. Cylinders may be required and tested at the expense of the developer. Concrete mix designs must meet PennDOT Publication 408.
- c. Apply curing compound to poured concrete. Curing compound shall be AASHTO M 148 Type 1-D.
- d. Weather protection shall be used in accordance with PennDOT Publication 408.

- e. Belgium Blocks/Granite Blocks to be Jumbo, 10"-11" in height. Reference Upper Dublin Township Belgium Block Curb and Paving Detail, latest version.

12. Sidewalk

- a. Inspection of subgrade, general alignment and any forms to be used. Forms must be straight, undented, free of foreign material and may not discolor concrete. Steel forms are required except as permitted by inspector. String line shall be set and checked by inspector prior to any forming or concrete pour to show line and grade, profile and alignment.
- b. Material inspection, including the submittal of all certified material delivery slips, air entrainment content and slump testing as required. Cylinders may be required and tested at the expense of the developer. Concrete mix designs must meet PennDOT Publication 408.
- c. Inspection of installation and finish shall be in accordance with PennDOT Publication 408.
- d. Sidewalk shall require full-time inspection. Approval of concrete mix to be used with proper additives is required 72 hours prior to pouring.
- e. Penetrating sealer to be immediately applied after finishing operation. Penetrating sealer to be Aquon CPT 2000 or approved equal.
- f. Weather protection shall be used in accordance with PennDOT Publication 408.
- g. Inspection of subgrade prior to stone placement.
- h. Inspection of subbase grade and form grade and alignment prior to any pour.
- i. Inspection of finish and application of penetrating sealer, means of insulation (cold weather blanketing).

13. Right-of-Way Grading

- a. Inspection of required finish grade elevations to limits of street right-of-way or as required on the approved plans.
- b. All areas within right-of-way shall be graded to be mowable with a riding mower, slope no greater than two (2) percent unless approved by Township Engineer or the Township Engineer's representative.

14. Seeding, Sodding and Erosion Controls

- a. Inspection as required to insure compliance with approved plans, regulations and general acceptable methods and practice. Site-specific details will be placed on plans to accommodate individual requirements. All requirements of the approved Conservation District plans as well as changes from site inspections by Montgomery County Conservation District (MCCD) will be inspected. In addition to MCCD inspections, periodic inspections will be conducted by the Township or Township Engineer.
- b. Periodic inspection of all erosion and sediment controls will be made by Township or Township Engineer to insure controls are functioning properly and to insure compliance with Township's NPDES Permit.

15. Landscaping

- a. Inspection as required to insure compliance with approved plans, regulations, generally accepted methods and practice.
- b. Verification of type of plant material, total quantity installed, location, proper maintenance of plant materials.
- c. Follow-up inspection to insure proper watering, maintenance and other required care is performed.

16. Utility Trenches

- a. Inspection as required to insure compliance with the approved plans, regulations, generally accepted methods and practice.
- b. Location, depth of trench, screenings, backfilling and compaction of trench.
- c. Full 2A stone backfill, eight (8) inch lifts compacted to 95% AASHTO Dry Density Method is required. Flowable fill may be substituted for 2A stone with the approval of the Township Engineer.
- d. Restoration of High Early strength concrete and/or base, binder and wearing courses.

H. Drafting Standards

1. The scale of the Plan shall not be smaller than one hundred (100) feet to the inch and shall be accurate to within one (1) part in three hundred (300).
2. Dimensions shall be in feet and decimals and bearings in degrees, minutes and seconds.

3. The Plan shall show the courses and distances of the boundary line survey of the entire tract.
4. The sheet or sheets shall be one (1) of the following sizes: 8½ by 11 inches, 11 by 17 inches, 24 by 36 inches or 30 by 42 inches. If more than one (1) sheet is necessary, each sheet shall be the same size and consecutively numbered to show its relation to the total number of sheets comprising the Plan (i.e., Sheet No. 1 of 5). In addition, a digital copy of all materials must be submitted in a .pdf format.
5. Where there are two (2) or more sheets, a Key Map must be provided sufficient to show their relationship.
6. The Plan must be clear and legible and must be so prepared and bear an adequate Legend to indicate clearly which features are existing and which are proposed.
7. The minimum text size must be no less than 0.1 inches in height.

II. STANDARDS OF CONSTRUCTION

The following standards shall supplement the Upper Dublin Township Zoning Ordinance Chapter 255; Subdivision and Land Development Ordinance Chapter 212; Grading and Excavating Ordinance Chapter 99; Stormwater Management Ordinance Chapter 206; and all other ordinances and regulations of Upper Dublin Township which pertain to the improvement construction. All materials and methods of construction are to be in accordance with Upper Dublin Township, Montgomery County Department of Roads and Bridges and PennDOT Standards and Specifications, whichever may be greater. Interpretation shall rest with the Township Engineer or the Township Engineer's representative in the field.

A. Streets

1. General Requirements

- a. The construction of streets in the Township of Upper Dublin shall be done in conformity with the specifications, regulations and provisions set forth in this manual, together with the "Minimum Street Construction Standards" (Table 3) made a part hereof.
- b. In the case of new roads within subdivisions and land developments or any existing roads to be widened, all roads and streets shall be designed and constructed in accordance with the provisions of the Upper Dublin Township Code and these Standards, latest edition.

- c. All work done pursuant to the provisions of these Standards shall be inspected by the Township Engineer or Township Engineer's Representative in the field.
- d. The design of all streets shall be in accordance with the guidelines and requirements for Design of Local Road and Streets contained in PennDOT Design Manual, Part 2, Highway Design, latest revision, the Township Codes, AASHTO, and these Standards.
- e. Lines, grades and location of streets shall be as approved on recorded plans of Subdivision, Land Development Plans, or other plans as may be approved by the Township.
- f. All components of the pavement structure and methods of application shall be in accordance with PennDOT Specifications, Publication 408, latest revision, and the PennDOT Roadway Construction Standards, latest edition.
- g. All adjacent structures and areas disturbed or damaged during street or road construction shall be properly repaired, restored or replaced to the satisfaction of the Township by the party causing said damage.
- h. Clearing and Grubbing - All trees, roots, stumps, brush, downed timber, wood, rubbish and any other objectionable material shall be removed from the site. Disposal of any materials removed shall be in accordance with PADEP Standards. Removal shall include the excavation of any material or obstruction interfering with the proposed road construction to a minimum depth of three (3) feet below subgrade, for the full right-of-way width, or as approved by the Township Engineer.
- i. All new private streets are required to be constructed to residential street standards.
- j. All new streets in commercial, shopping center, office center, employment center and institutional zoning districts are required to be constructed to secondary road standards. Additional depth of paving may be required where trucks, deliveries or weight intensive vehicles are to be encountered.
- k. All widening of existing streets must be constructed in compliance with details RD104-RD107.

2. Design Standards

a. Right-of-Way Width, Paving Width and Curbing

(1) Classification. All streets will be classified as Cul-de-sac, Residential, Secondary, Primary, or Arterial and shall be governed as follows:

(a) Cul-de-sac Streets

(i) The length shall not be more than five hundred (500) feet nor less than two hundred and fifty (250) feet unless special conditions submitted by the applicant warrant approval by the Board of Commissioners. Measurement of cul-de-sac length shall conform to that used for Liquid Fuels by PennDOT.

(ii) For residential cul-de-sac streets, the minimum right-of-way shall be fifty (50) feet, and a minimum cartway width of thirty (30) feet, a circular turnaround with a minimum right-of-way radius of fifty (50) feet and an outer paving radius of forty (40) feet unless a larger paved radius and right-of-way radius is specified by the Township.

(iii) For cul-de-sac streets other than residential, the minimum right-of-way shall be sixty (60) feet, a minimum cartway width of 40', a circular turnaround with a minimum right-of-way radius of sixty (60) feet and an outer paving radius of fifty (50) feet unless a larger paved radius is specified by the Township.

(iv) Construction shall be in accordance with the Standards.

(v) Temporary cul-de-sacs are those cul-de-sacs constructed to an abutting property line with the intention that such road will be extended onto the adjoining property at a future date as a logical step in the circulation network of neighborhood, superblock, or areas. Temporary cul-de-sacs shall be required by the Board when conditions so warrant. Temporary cul-de-sacs shall be designed and constructed with the same design standards as permanent cul-de-sacs.

(vi) Temporary cul-de-sacs shall have an easement for the turnaround area in a form suitable to the Township Solicitor.

(b) Residential Streets

Residential Streets shall be those which are used strictly to serve residential areas and do not serve as through streets in a development. They shall have a minimum right-of-way width of fifty (50) feet and shall have a minimum paved cartway width of thirty (30) feet. Construction shall be in accordance with the Standards.

(c) Secondary Streets

Secondary Streets shall have a minimum right-of-way sixty (60) feet and shall have a minimum paved cartway width of forty (40) feet. Bike lanes, curbing and/or sidewalk shall be provided as required. Construction shall be in accordance with the Standards.

(d) Primary Streets

Primary Streets shall have a minimum right-of-way of eighty (80) feet and shall have a minimum paved cartway width of fifty-two (52) feet. Bike lanes, curbing and/or sidewalk shall be provided as required. Construction shall be in accordance with the Standards.

(e) Arterial Streets

Arterial Streets shall have a minimum right-of-way of one hundred (100) feet, and shall have a minimum paved cartway width of eighty (80) feet. Curbing and/or sidewalk, appropriate median, widening at intersections for turning lane, channelization, center left turn lanes, bike lanes, etc. to be in accordance with the Standards. Construction shall be in accordance with the Standards.

- (2) Ultimate Rights-of-Way and Setbacks. Subdivision of lots along existing streets of insufficient width shall affect a widening and dedication of right-of-way to provide a width from the physical centerline to side line of right-of-way of, and shall establish an ultimate right-of-way line which shall correspond with the ultimate right-of-way and cartway widths for these streets as defined in the Township Official Street Map.

(3) Street Classification List

- (a) Arterial Streets
 - (i) Pennsylvania Avenue
 - (ii) *Limekiln Pike
 - (iii) Bethlehem Pike
 - (iv) Welsh Road
 - (v) *Dreshertown Road
 - (vi) Butler Pike
 - (vii) Morris Road
 - (viii) *Ft. Washington Avenue
 - (ix) Virginia Drive
 - (x) *Susquehanna Road
 - (xi) Commerce Drive
 - (xii) Route 309 (120' R.O.W.)

- (b) Primary Streets
 - (i) *Limekiln Pike
 - (ii) Jarrettown Road
 - (iii) Norristown Road
 - (iv) *Ft. Washington Avenue
 - (v) *Dreshertown Road
 - (vi) *Susquehanna Road
 - (vii) **Twining Road
 - (viii) Fitzwatertown Road
 - (ix) Loch Alsh Avenue
 - (x) Lindenwold Terrace
 - (xi) Maryland Drive
 - (xii) Summit Road
 - (xiii) **Camp Hill Road
 - (xiv) North Hills Road
 - (xv) Jenkintown Road

- (c) Secondary Streets
 - (i) Stout Road
 - (ii) **Twining Road
 - (iii) New Jersey Drive
 - (iv) Pinetown Road
 - (v) Broad Street
 - (vi) Bantry Drive
 - (vii) Dublin Road
 - (viii) Bell Lane
 - (ix) Hague's Mill Road
 - (x) Argyle Road

- (xi) Ambler Road
- (xii) Randolph Road
- (xiii) **Camp Hill Road
- (xiv) Leah Drive
- (xv) Dillon Road
- (xvi) Woodland Road
- (xvii) Dundee Drive
- (xviii) Jill Road
- (xix) Dale Road
- (xx) Cedar Road

*Refer to Official Street Map to determine Arterial or Primary.

**Refer to Official Street Map to determine Primary or Secondary.

- (4) Additional Width Requirements. Additional widths may be required by the Township in the event of one or more of the following:
 - (a) Where necessary for public safety and convenience.
 - (b) For parking in commercial or industrial areas.
 - (c) Where old roads do not provide the proper width and additional dedication is necessary.
- (5) The area between an existing right-of-way line and the ultimate right-of-way line shall be offered for dedication to the authority having jurisdiction over the road when land is subdivided or developed along an existing right-of-way. Should other governmental agencies not accept dedication, the Township may accept dedication for the public's protection and interest.
- (6) No fences, hedges, trees, shrubbery, walls, signs, plantings or other obstructions shall be located or permitted within the right-of-way except for ground covers such as grass, ivy, crown-vetch, or horizontally spreading shrubs less than (1) foot high, or retaining walls necessitated by road widening and constructed/approved by the authority having jurisdiction over the road. Existing trees to remain within newly dedicated right-of-way shall be certified to be healthy, free of disease and able to withstand impact of road widening by the Township Landscape Consultant.
- (7) The setbacks contemplated in the Zoning Ordinance shall be measured from such ultimate right-of-way line. Where the subdivision or land development is along a State or County highway right-of-way, the setback lines shall be measured from the required right-of-way line or the township ultimate right-of-way line, whichever is at a greater distance.

- (8) Islands, Medial Strips, Channelization may be required in any area where traffic volumes warrant their use for safety and efficiency, and may be permitted in any area at the discretion of the Board of Commissioners and Township Engineer.

b. Alignment

- (1) Vertical Curves. Vertical curves shall be used at all changes in grade. The length of curve shall be dependent on the sight distance and drainage considerations, and shall be in accordance with "A Policy of Geometric Design of Rural Highways" by the American Association of State Highway Transportation Officials (AASHTO).
- (2) Maximum Grades. Maximum grades to be provided shall be seven percent (7%) on arterial, primary and secondary streets; and ten percent (10%) on residential and cul-de-sac streets for distances of not more than fifteen hundred (1500) feet. However, grades in excess of five percent (5%) shall be avoided wherever possible. The grade of the street shall be measured along the centerline.
- (3) Minimum grades. There shall be a minimum grade of at least one percent (1%) on all streets.
- (4) Horizontal Curves shall be used at all changes in alignment. Long radius curves shall be used rather than a series of curves connected by short tangents. Minimum radius curves at the end of long tangents will not be approved.
 - (a) Curvature. The minimum radius at the centerline for horizontal curves on Arterial and primary streets shall be three hundred (300) feet; for secondary streets, two hundred (200) feet; and for cul-de-sac and residential streets one hundred fifty (150) feet. Larger radius curves may be required if so warranted.
 - (b) Except for cul-de-sac and residential streets, the minimum tangent between reverse curves shall be one hundred (100) feet.
- (5) Curve-grade Combinations. A combination of minimum radius horizontal curves and maximum grades will not be approved.

c. Intersections

- (1) Number of Intersections. No more than two (2) streets shall cross at the same point. When existing streets intersect at odd angles, or have more than four (4) approaches, the subdivider, developer or builder shall be required to make corrective changes to eliminate the odd angle

or reduce the number of approaches to the intersection by curving the lesser street.

- (2) Minimum Angle of Intersection. Right angle, ninety degree (90°) intersections shall be used whenever practicable, especially when residential and cul-de-sac streets empty into secondary streets; there shall be no acute intersection angle, measured at the centerline, of less than seventy five degrees (75°).
- (3) Centerline. Where centerlines of cul-de-sac, residential or secondary streets open into opposite sides of an arterial and primary street within two hundred 200 feet of each other, they shall be made to coincide by curving the lesser classification street or streets.
- (4) Primary Thoroughfare. Wherever practicable, intersections with Arterial, secondary or primary highways, opposite each other or on the same side, shall be kept to a minimum and shall be located at least eight hundred (800) feet apart.
- (5) Sight Distance. Sight distances at intersections and driveways entering all streets shall be established in accordance with PennDOT Design Standards for posted speed limits of the streets involved per Chapter 441. No buildings, trees, hedges, shrubbery or other obstruction whatsoever will be permitted in this area. Any obstruction to sight shall be removed at the time a building or structure is erected whichever shall first occur. A note shall be provided on the approved plans requiring developer/property owner to maintain the sight distance standard.
- (6) Clear sight triangles shall be provided in accord with Table 2 and measured along the street/driveway centerline. No building, trees, hedges, shrubbery or other obstruction whatsoever will be permitted in this area. Any obstruction to sight shall be removed at the time a building or structure is erected whichever shall first occur. A note shall be provided on the approved plans requiring developer/property owner to maintain the sight distance area free from obstructions.
- (7) Approach Grades. All approaches to an intersection shall not exceed four percent (4%) for a distance of one hundred (100) feet measured from the nearest right-of-way line of the intersecting street, along the centerline of the street.
- (8) Radii of Pavement and Right-of-Way at Intersections. Street intersections shall be rounded with tangential arcs at pavement edge (curb line) and right-of-way lines as listed in Table 2 below. Where two streets of different right-of-way widths intersect, the radii of curvature for the greater classification street shall apply.

TABLE 2: DESIGN DISTANCES FOR VARIOUS STREETS

Type of Street	Minimum Radius of Arc at Intersection of Pavement Edge or Curb Line (feet)	Minimum Radius of Arc at Intersection of Right-of-Way Line (feet)	Clear Sight Triangle for Obstructions (feet)
Arterial/Primary	40	30	125
Secondary	35	25	100
Residential	25	15	75

All street paving must conform to the Standards of Upper Dublin Township, Montgomery County Department of Roads and Bridges or PennDOT and be approved by the Township Engineer prior to acceptance by the Board. All grades, horizontal curves, vertical curves, and sight distance requirements of this ordinance shall be subject to the approval of the Township Engineer.

3. Construction Standards

a. Subgrade

- (1) Subgrade shall be prepared to accommodate the placement of the pavement structure and shoulders or gutters in accordance with PennDOT Publication 408, Section 210, subgrade, current edition, and within reasonably close conformity to the lines, grades and widths shown on the drawings and cross-sections or as otherwise directed.
- (2) Subgrade shall be graded to the elevation and cross-section required with suitable soil or granular material, compacted to the required density.
- (3) In cases where the required density or stability cannot be obtained, the material in the area shall be excavated to a depth that when replaced and re-compacted at a moisture content not exceeding optimum, the subgrade will have the required stability. The use of PennDOT approved Class 4 geotextile fabric shall be required as directed in the field by the Township Engineer or the Township Engineer's representative in the field. Subgrade conditions shall warrant the type of fabric required. Alternate designs must be prepared by a Registered Engineer competent in Soils Engineering and approved by the Township Engineer.

- (4) The subgrade shall be properly prepared to receive the subbase. Subgrade areas must be approved the morning of the day stone subbase or stone base course is to be placed.
- (5) Where the surface of an existing paved roadway conforms approximately to the proposed subgrade elevation, or where an embankment less than nine (9) inches in depth is to be made over such roadway, the surface of the old roadway shall be milled full depth and reshaped to proper subgrade elevation or excavated and removed.
- (6) Subgrade Stability Verification

After contractor has prepared subgrade in accordance with PennDOT 408, Section 210, Subgrade, current edition, a Subgrade Stability Verification is required prior to placement of subbase material. A triaxle fully loaded maximum load (quarry slip of loaded weight will be required in the field) is required to run over entire roadway subgrade (including curb lines), over all trenches and anywhere directed by Township Engineer or the Township Engineer's representative in the field. Areas displaying pronounced elasticity, pumping, movement or deformation under the loaded triaxle will be noted and marked in the field. The areas noted and/or marked showing unstable subgrade must be corrected and re-verified for required stability prior to starting subbase construction. All areas that are to be filled, stoned, paved and/or curbed are to be proofrolled by this method. A subgrade stability re-verification is required after any/all rain events, snow events (once cleared and/or melted), introduction of moisture to the subgrade or sub-base, or as determined by the Township Engineer or the Township Engineer's representative in the field.

b. Subbase

- (1) This work shall consist of constructing a layer or layers of aggregate on a prepared area in accordance with PennDOT Publication 408, Section 350, Subbase, current edition. Aggregate shall be from an approved supplier listed in PennDOT, Publication 34, Bulletin 14, current edition.
- (2) The aggregate shall be stone, meeting the requirements of PennDOT Type C or better, 2A material, or approved equal. No red "argillite" material will be allowed.
- (3) If at the time of construction, local unstable subgrade conditions are encountered, the Township Engineer or Township Engineer's Representative may require that all areas of unstable subgrade be excavated to sufficient depth, replaced with approved material and

compacted to a density and stability equal to or greater than the surrounding subgrade, and/or require the use of a PennDOT approved Class 4 Geotextile fabric, per Publication 408, Section 212, current edition. Any areas so replaced will be re-proofrolled. Obtain geotextile material from a producer listed in PennDOT Publication 35, Bulletin 15, Approved Construction Materials, current edition.

- (4) Subbase must be approved on morning of the day the base paving is proposed, prior to blacktop release from plant.

c. Base Course

- (1) Base courses shall consist of one or more layers of materials conforming to the requirements of one or more of the following sections of PennDOT Publication 408, current edition:
 - (a) Section 309 – Superpave Asphalt Mixture Design, Standard Construction, HMA Base Course.
 - (b) Section 409 – Superpave Mixture Design, Standard and RPS Construction of Plant-Mixed HMA Courses.
 - (c) Section 501 – Reinforced or Plain Cement Concrete Pavements.
- (2) Notwithstanding any provision of these specifications, a special base course design may be approved by the Township Engineer, providing the design provides a structural number and frost protection equal to or greater than the number for the appropriate base course listed in the attached Minimum Street Construction Standards (Table 3).
- (3) Special complete roadway design may also be submitted for approval by the Township, Board of Commissioners and the Township Engineer, provided the design provides a structural number and frost protection equal to or greater than the number in the Minimum Street Construction Standards (Table 3).
- (4) Base course(s) will be placed in layers as is more fully described in Publication 408, current edition, for each specific design, or as may be specified otherwise by the Township.
- (5) All subbase(s) shall be properly prepared and primed as may be required for base course placement according to Publication 408, current edition.
- (6) Base course(s) shall be properly prepared and primed as may be required to receive subsequent courses.

- (7) No red argillite material will be allowed.

d. Bituminous Pavements

- (1) Bituminous pavements shall consist of one or more courses of bituminous mixture constructed on the prepared foundation in accordance with Publication 408, Section 409, Superpave Mixture Design, Standard and RPS construction of plant-mixed HMA courses, current edition, and the specific requirements of the type of pavement as may be approved by the Township and the Township Engineer.
- (2) Bituminous mixtures shall be from an approved supplier listed in PennDOT Publication 41, Bulletin 41, Producers of Bituminous Mixtures, current edition.
- (3) All paving courses shall be compacted by use of approved type power rollers, per PennDOT Publication 408, current edition, having a metal weight of not less than ten (10) tons. Locations not accessible to rollers shall be compacted by hot iron tampers or other compaction equipment approved by the Township Engineer.
- (4) Prior to application of additional bituminous courses, existing base courses shall be inspected by the Township representative for defects such as fracture, cracking, or other signs of base failure, or potential failure. All areas of failure, or potential failure, shall be removed by saw cutting, milling machine, pneumatic hammer (corner areas only) and replaced, or repaired, to the satisfaction of the Township representative.
- (5) Prior to application of any bituminous paving courses, paint all vertical surfaces of curbs, inlets, manholes, gutters and other structures to come in contact with bituminous mixtures with a uniform coating of bituminous material per PennDOT Publication 408, Section 401.3(g).1., current edition.
- (6) Prior to application of any bituminous binder or wearing courses, install tack coat per PennDOT Publication 408, Section 460, current edition.
- (7) Joints formed by binder or surface course laid adjacent to concrete curbs, inlets, utility cover or other rigid structures and trench repair areas shall be sealed with rubberized joint sealing material Type 4 (c) or approved equal to a twelve (12) inch width as directed by the Township Engineer or the Township Engineer's representative in the field. Obtain material from a producer listed in Bulletin 15. Joints

shall be cut by use of a saw or milling machine, pneumatic hammers to be used in corner areas only.

4. All new roads within Upper Dublin Township must be constructed in accordance with Table 3.

TABLE 3 – MINIMUM STREET CONSTRUCTION STANDARDS

ROAD CLASSIFICATION	CUL-DE-SAC/ RESIDENTIAL	SECONDARY	PRIMARY	ARTERIAL
Superpave asphalt mixture design, HMA wearing course, PG 64-22. 9.5mm mix, SRL H	1 ½"	1 ½"	1 ½"	1 ½"
Superpave asphalt mixture design, HMA binder course, PG 64-22. 19.0mm mix	2"	2"	2"	2"
Superpave asphalt mixture design, HMA base course, PG 64-22. 25.0mm mix	3"	4"	6"	8"
2A stone	6"	6"	6"	6"
Sidewalk	Required	Required	Required	Required
Minimum Structural Number	3.4	3.5	4.6	5.5
Esal Rating	0.0 to 0.3 million Esals	0.3 to 3.0 million Esals	0.3 to 3.0 million Esals	3.0 to 30.0 million Esals

Notes:

- (1) All thickness specifications are for properly compacted materials in place.
- (2) Alternate design cross-sections when permitted, may be approved by the Township provided the design has a Structural Number equal to or greater than that shown in the above chart and field weather conditions permit.
- (3) Permanent Cul-de-Sac Street, Marginal Access Street, Private Street, Common Driveway and Service Street construction shall conform to standards for Residential Streets.
- (4) Binder course to be installed immediately following base course installation.
- (5) Standards for roads owned by the Commonwealth of Pennsylvania (PennDOT) and the County of Montgomery may differ from those shown.

B. Curb and Sidewalk

1. Cement Concrete Curb

- a. Extruded curb (Machine Slip Form) shall have a minimum structure height of eighteen (18) inches with an eight (8) inch reveal (except as noted in section e, below), installed on a minimum layer of four (4) inches of AASHTO #57 stone or PennDOT 2B clean stone. Expansion joint ($\frac{3}{4}$ " material shall be placed every forty (40) feet; to full depth of curb, at structures, and at the end of a day's work. Contraction joints shall be saw cut every ten (10) feet a minimum of two (2) inches in depth. Machine Slip Form Curb shall have a minimum 3,750 psi compressive strength (PennDOT Class AA). All depressions require two #5 rebars (per concrete curb detail).
 - b. Formed curb (Panel formed) shall have a minimum structure height of eighteen (18) inches with an eight (8) inch reveal (except as noted in section e, below), installed on a minimum layer of four (4) of AASHTO #57 stone or PennDOT 2B clean stone. Place the concrete in the forms in layers not exceeding five (5) inches in depth when spading, or layers not exceeding fifteen (15) inches in depth when using a vibrator to eliminate voids. Three-quarter ($\frac{3}{4}$) inch expansion material joint shall be every thirty (30) feet, at structures, and at the end of a day's work. Formed Curb shall have a minimum 3,750 psi compressive strength (PennDOT Class AA). Clean steel forms, adequately braced, are to be used.
 - c. Concrete sampling shall be slump tested and cylinders obtained per ASTM C172, C143, C-31.
 - d. Curb shall be dowel pinned into inlets. Two (2) #8 x 1' - 0" Dowell bars on both sides of inlet.
 - e. Curbs within non-dedicated roads or parking areas may have a six (6") inch reveal, if approved by the Township Engineer.
2. Belgian block, granite or other stone curb may be substituted, on non-dedicated streets, with written approval of the Township Engineer, provided adequate drainage and safety are maintained.

3. Cement Concrete Sidewalk

- a. Cement Concrete Sidewalk shall be a minimum of five (5) feet wide, four (4) inches thick, placed on a minimum four (4) inch layer of AASHTO #57 or 2 B clean stone bedding or if in a State right-of-way, a minimum six (6) inch layer of AASHTO #57 or 2B clean stone bedding. Expansion joints

shall be every thirty (30) feet, with transverse control joints cut or formed every five (5) feet, one-eighth inch (1/8") wide and one (1") inch in depth. Additional expansion materials shall be placed between any curb and driveway aprons and in the sidewalk at the driveway limits. All sidewalks shall receive a broom finish unless approved otherwise by the Township. Provide a minimum 3,750 psi compressive strength concrete, (PennDOT Class AA).

- b. Curb ramps shall be constructed in accordance with the Township Sidewalk Standards, PennDOT Standards and ADA Standards unless so directed by the Township or PennDOT. Provide "Cast-in-place Truncated Dome Detectable Warning System" as manufactured by ADA Solutions Inc. or approved equal. Color: Brick Red.
- c. The maximum sidewalk slope is eight (8%) percent.

4. Cement Concrete Driveway Apron

- a. Driveway aprons, within residential areas, shall be at least six (6) inches thick with a welded wire fabric WWF 6 x 6 – W1.4 x W1.4 (2" from the top surface of the concrete), placed on a minimum six (6) inch layer of AASHTO #57 or 2B clean stone bedding. All Cement Concrete Driveway Aprons shall receive a broom finish unless approved otherwise by the Township. Minimum concrete compressive strength is 3,750 psi (PennDOT Class AA). For non-residential areas, thickness of concrete and stone shall be increased to suit the vehicle loading anticipated and in no case shall it be less than required by CC202.
- b. A depressed curb for residential driveway entrances is permitted rather than a horizontal radius. The curb shall be depressed by rounding the edge from the top of the curb to the gutter line. The bottom line of the curb shall be maintained. The sloped portion of the driveway on all new construction shall terminate at the closest edge of sidewalk and at the gutter line. A lip of one and a half (1½") inches in height shall be constructed at the gutter line, with a one (1) inch rise to the back of curb. Two (2) #5 deformed bars shall be provided for reinforcement.
- c. Provide control joints and expansion joints per the Township Details.

5. Penetrating Sealer

All concrete to be sealed with a Penetrating Sealer, Aquaron CPT 2000 or approved equal, immediately after final finish of freshly poured concrete.

6. Concrete

- a. All concrete must be in accordance with PennDOT, Publication 408 current edition. Concrete Supplier must be PennDOT certified or plant/supplier pre-approved by Township.
- b. Construction during cold weather - If the air temperature falls to forty degrees Fahrenheit (40°F) prior to or during any portion of the pour, the following additional conditions apply:
 - (1) Do not start or resume pour until the air temperature rises above forty degrees Fahrenheit (40°F).
 - (2) Concrete cannot be poured on frozen base, subbase or subgrade, including frost in the stone subgrade.
 - (3) Concrete and forms must be covered with polyethylene and insulated with either a one (1) foot thickness of straw and a second layer of polyethylene or a two (2) inch thick insulation blanket to maintain a temperature of not less than forty degrees Fahrenheit (40°F) for seven (7) days.
 - (4) Should a combination of air temperature, frozen subgrade, wind, humidity and anticipated weather conditions dictate, the inspector may terminate or delay pouring until favorable conditions are present.

C. Storm Drainage Pipe Materials

1. All storm drainage pipes up to and including, forty-eight (48) inches in equivalent diameter shall be constructed of one (1) of the following materials:
 - a. Reinforced concrete, rubber gasket conforming to AASHTO M170, M198 and M207.
 - b. Reinforced concrete, tongue and groove conforming to AASHTO M170 and M207.
 - c. Where permitted High Density Polyethylene (HDPE) smooth bore interior only conforming to ASTM D1248, ASTM D2412, AASHTO M252, and 294, with approval of Township Engineer. Pipe joints shall be Bell and Spigot with a gasket. Gasket shall be polyisoprene meeting the requirements of ASTM F-477. All HDPE pipe shall be placed on a minimum of six (6) inches of AASHTO #57 stone and backfilled with same to a minimum of one (1) foot above the crown or top of the pipe for diameters up to 48" and two (2) feet for diameters 48" and above. Any

pipe within rights-of-way or with less than two (2) feet of cover requires full stone backfill, properly compacted.

- d. High-density polyethylene (HDPE) perforated underdrain shall conform to AASHTO M252.
2. All storm drainage pipe and/or culverts above forty-eight (48) inches in equivalent diameter shall be constructed of one (1) of the following material:
 - a. Reinforced concrete tongue and groove conforming to AASHTO M170 and M207.
 - b. Reinforced concrete piping, rubber gasket, shall conform to AASHTO M170, M198 and M207.
 - c. Precast reinforced concrete box sections in accordance with AASHTO M259.
 - d. Reinforced cement concrete cast-in-place; mix design strength of 3,750 psi or better.
3. General
 - a. All pipe and/or culverts (cross drains) inflow and outflow ends shall have reinforced concrete pre-cast or cast-in-place full flow inverts to limits of required endwall sections, with invert base end cutoff walls extending three (3) feet below channel flow line, or to rock, whichever occurs first.
 - b. All culverts with equivalent diameter greater than twenty-four (24) inches or culverts with a slope of greater than five percent (5%) behind the structure shall have Type "DW" headwalls/endwalls installed; others shall have Type "D" walls.
 - c. Installation having a maximum five (5) foot vertical rise from flow channel invert to crown of street, with the required maximum 3 to 1 embankment slope from limit of right-of-way to elevation of flow channel invert, shall not require protective parapets. All other installations shall require protective concrete parapets and approach guide rail in accordance with PennDOT Standards.
 - d. All culvert structures other than pipes, shall require submission of complete design drawings and shop drawings, for review and approval by the Upper Dublin Township Engineer, to insure compliance with HS-25 live loading, flow design capacity and calculated life cycle of proposed structures.

- e. All storm sewer piping shall have a minimum of two (2) feet of cover from outside of pipe bell to finished grade. In the case of a storm sewer connection to an existing facility, where it is impossible to achieve two (2) feet of cover, this requirement may be reduced with the written approval of the Township Engineer.
- f. Provide 6 (six) foot inlets at all low points, or as directed by Township Engineer.
- g. All storm drainage design must be in conformance with Stormwater Management Ordinance, Chapter 206.

4. Bridge

- a. An enclosed water carrying structure of one or more barrels or cells having a combined span of eight (8) feet or greater is considered a bridge.
- b. All bridge designs shall be in accordance with PennDOT Design Manual, Part IV (latest revisions) and shall be submitted to the Upper Dublin Township Engineer for approval of materials, structural design, to insure compliance with HS-25 live loading, flow design capacity and calculated life cycle of proposed structures. All bridges shall have approach guide rail and parapets in accordance with PennDOT Bridge Design and Constructions Standards.

D. Storm Drainage Appurtenances

Headwalls, endwalls, inlets, manholes and energy flow dissipators shall be in accordance with PennDOT Publication 408, Latest Edition. Channels (poured inverts) shall be poured in inlets and manholes using 4,000 psi compressive strength concrete (see Construction Details). All precast structures must be certified - stamped by PennDOT at plant if required by Township.

E. Materials for Trench Backfill

- 1. All trenches require full 2A stone backfill mechanically tamped in eight (8) inch lifts to a density of ninety-five (95) percent of modified proctor density (ASTM D-1557). If approved by the Township Engineer or the Township Engineer's representative in the field, select backfill may be used.
- 2. Trenches within existing and new roadways must, without exception, be backfilled with full depth 2A stone.

3. Refer to Township Trench Details for pipe bedding and additional requirements.

F. Storm Drainage Detention/Retention Basins

1. General

Detention or retention basins for the control of storm water discharge shall meet the following requirements:

- a. Basins shall be installed prior to any earthmoving or land disturbances, which they will serve. The phasing of their construction shall be noted in the narrative and on the plan of erosion control.
- b. Whenever a basin will be located in an area underlain by limestone, a geological evaluation of the proposed location will be conducted to determine susceptibility to sinkhole formations. The design of all facilities over limestone formations shall include measures to prevent ground water contamination and, where necessary, sinkhole formation. Soils used for the construction basins shall have low-erodibility factors ("K" factors).
- c. Energy dissipators shall be installed at points where pipes or drainageways discharge to or from basins.
- d. Concrete, stone or gabion low flow channels shall be utilized when required by the Township Engineer
- e. Discharge point of basins shall be to a defined waterway or stream.
- f. An as-built of the detention basin shall be required prior to the placement of topsoil to verify adequate storage has been provided and the spillway and berm height are per plan.

2. Primary Outlet Structures & Pipe

- a. Pipe - Reinforced concrete, rubber gasketed "O-ring", shall conform to AASHTO M170, M198 and M207.
- b. Poured-in-Place Outlet Structure - Reinforced concrete, minimum 4,000 psi compressive strength in accordance with PennDOT Publication 408, Latest Edition. Submit design for Township review and approval.
- c. Precast Outlet Structure - Reinforced concrete, minimum 4,000 psi compressive strength in accordance with PennDOT Publication 408, Latest Edition. Submit design for Township review and approval.

- d. Precast Reinforced Concrete Box Sections in accordance with AASHTO M259.
- e. Orifice Plates - Stainless steel, type 304, with stainless steel mounting hardware. Use $\frac{3}{8}$ inch thick plate steel. Burnish a smooth edge on all surfaces.
- f. Headwalls/Endwalls - Reinforced concrete, minimum 4,000 psi. Compressive strength in accordance with PennDOT Publication 408, Latest Edition. Splash pads are required for all headwalls and endwalls.
- g. Cutoff (Anti-Seep) Collars - Reinforced concrete, minimum 4,000 psi compressive strength. A minimum of two (2) required.
- h. Concrete Pipe End Sections - Reinforced concrete in accordance with PennDOT Publication 408.
- i. Steel Grates - In accordance with PennDOT Publication 408, Latest Edition. Grates shall be bicycle safe, unless otherwise noted.

3. Emergency Spillway Structure

- a. On Fill - Gabion mattresses minimum nine (9) inches thick or equivalent, all placed on geotextile fabric Class 4. Gabion materials shall be in accordance with PennDOT Publication 408. Installation shall be in accordance with manufacturer's recommendations. Other types of spillway construction may be approved by Township Engineer.
- b. On Natural Ground - Methods and materials to be approved by the Township Engineer.
- c. Emergency spillway location shall not coincide or be built over top of outlet pipe or structure.

4. Embankment

- a. Embankment Structure - Materials suitable, type CL or ML soils (clay soil) including an impervious core and cutoff trench shall be placed to limit the seepage through the embankment so that no internal erosion takes place.
- b. Exterior slopes of compacted soil shall not exceed one (1) foot vertical for three (3) feet horizontal if ground cover not requiring mowing is utilized, and shall be one (1) foot vertical for four (4) feet horizontal when

vegetation requiring mowing is utilized. The slopes may be further reduced if the soil has unstable characteristics. Compaction testing is required to provide 95% to 98% dry density per AASHTO Dry Density Method.

- c. Interior slopes of the basin shall not exceed one (1) foot vertical in three (3) feet horizontal. Exceptions with approval of the Township are as follows:
 - (1) Where maximum water depth will not exceed three (3) feet; or
 - (2) When a two (2) inch rainfall in one (1) hour will not fill the basin in one (1) hour; or
 - (3) Where concrete, stone or brick walls are used with side slopes proposed to be steeper than one (1) foot vertical in three (3) feet horizontal, in which case the basin shall be fenced with a permanent non corrosive chain link wire fence or other material as approved by the Township. The fence shall be forty-eight (48) inches in height and a ramp of durable, non-slip materials for maintenance vehicles shall be provided for access into the basin.

G. Underground Detention/Groundwater Recharge

- 1. Structure – Material must be RCP or HDPE, as approved by Township Engineer. Submit design for Township Engineer review and approval.
- 2. Location – Location of groundwater recharge basins must be supported by percolation testing using double ring infiltrometer to verify suitability and design percolation rates.

H. Geotextiles

- 1. Geotextile Materials shall be used for but not limited to the following uses:
 - a. Class 1 - Subsurface drainage.
 - b. Class 2 - Erosion Control.
 - c. Class 3 - Sedimentation Control.
 - d. Class 4 - Layer separation, stabilization, reinforcement.

2. During any project review phase, construction phase, and inspection phase, the Township of Upper Dublin and/or the Township Engineer can require the use of Geotextile Fabrics for any of the above noted Classes.
3. Geotextile fabric placement, securing, pin spacing, and physical property requirements shall meet the standards of PennDOT Publication 408, current edition.

I. Signs and Markings

1. Street Signs

- a. Street signposts, hot dipped galvanized steel (or aluminum tubing, twelve (12) foot one-piece section, 2 3/8" O.D.) minimum two (2) pounds per foot. Breakaway fittings are required at the sign base per PennDOT Publication 408, Latest Edition.
- b. All fittings shall be aluminum and/or stainless steel, consistent with sign post material.
- c. Signs shall be extruded aluminum minimum .080 gauge thickness.
- d. Sign facing shall be 3M Engineer Grade, color white.
- e. Letters shall be 3M Series 605-B.H.A., color black reflective, 6 inches in height.

2. End of Street Permanent Barricade

- a. Barriers shall be pressure treated lumber, full depth to 0.60 PCF (pounds per cubic foot), in accordance with PennDOT Publication 408, Latest Edition.
- b. Barrier structure shall be post and beam type construction, 6" x 8" posts installed thirty-six (36) inches below finish grade, by mechanical driving or setting in concrete. The post spacing may vary to a maximum of ten (10) feet center to center. Three 2" x 10" cross members shall be bolted to the framing structure as self-supporting.
- c. Barrier length shall be full width of cartway, barrier height shall be sixty (60) inches, as measured from adjacent street surface.
- d. Barrier shall have PennDOT Class I or Class I-A or Class II reflective sheeting applied to the aluminum blank and fastened to wood planks on barrier facing direction of traffic approach.

e. Barriers shall be notched at the base to breakaway in the event of impact.

3. End of Lane Markings

All streets and/or widened sections of roadways where the widened portion or lane ends shall be provided with right clearance markers PennDOT W16-2-2R, painted lines and painted "gore" areas. The marker shall be 12" x 36" with reflectorized white and red strips. The bottom of the marker shall be at a height of four (4) feet above the pavement and shall be mounted on a breakaway type steel channel post. Line painting and gore shall be as shown on the approved plan

J. Township Road Access by Driveways and Parking Areas

1. Driveways and Parking Areas

- a. Any and all driveways constructed within Township right-of-way or connecting to a Township right-of-way shall be paved at a minimum from the edge of the existing paved cartway to the ultimate right-of-way line or a minimum of twenty-five (25) feet, as may be determined by the Township. The length of paving may be required to be extended at the request of the Township depending on driveway lengths, slopes and areas of drainage problems and site conditions.
- b. The specifications for bituminous non-residential and multi-family residential driveways shall consist of 1½" depth superpave asphalt mixture design, HMA wearing course, PG 64-22, 0.0 to 0.3 million ESALs, 9.5mm MIX SRL H; two (2) inch depth superpave asphalt mixture design, HMA binder course, PG 64-22, 0.0 to 0.3 million ESALs, 19.0mm MIX; three (3) inch depth superpave asphalt mixture design, HMA base course, PG-64-22, 0.0 to 0.3 million ESALs, 25.0 mm mix and six (6) inches 2A stone. The edge between the driveway and street cartway as well as all curblines, utility boxes, inlets, etc. within the paving shall be sealed with rubberized joint sealing material type 4(C) as manufactured by Crafcoc, Inc. or approved equal.
- c. Residential driveways shall consist of 1½" depth superpave asphalt mixture design, HMA wearing course, PG 64-22, 0.0 to 0.3 million ESALs, 9.5mm MIX SRL H; two (2) inch depth superpave asphalt mixture design, HMA binder course, PG 64-22, 0.0 to 0.3 million ESALs, 19.0mm MIX and eight (8) inch 2A stone. The Township may require a greater depth of wearing course if the wearing course is not installed immediately after binder course.

- d. The Township, upon field inspection, shall determine whether a pipe shall be used under the drive for the purpose of conveyance of shoulder swales. When required, the pipe design capacity shall be determined by drainage computations using a ten (10) year storm frequency. The minimum pipe size shall be eighteen (18) inches unless approved otherwise. The pipe shall be located at least six (6) feet from the edge of cartway unless field conditions, upon Township inspection, indicate modification of these criteria. The minimum length of pipe shall be twenty (20) feet or extend at least two (2) feet minimum on each end beyond the edges of the driveway pavement. Flared end sections shall be required on each end or other methods of outlet and inlet protection may be approved by the Township. When swales are used the gutter shall be at least twelve (12) inches lower than the edge of cartway and six (6) feet from the edge of cartway. This criteria may be modified by the Township should field conditions dictate.
- e. A maximum slope on any driveway shall be ten percent (10%). A leveling area of fifteen (15) feet at a slope no greater than eight percent (8%) shall be provided for every entrance to a road and entrance to a garage.

2. Streets and Driveway Intersections

- a. The general design criteria for the access of all driveways and new streets to a Township road with respect to locations, sight distances, angle of approach, maintenance, restoration of damaged areas and general conditions shall be in conformance with PennDOT Title 67, Chapter 441 Access to and Occupancy of Highways by Driveways and Local Roads and the AASHTO Design Manual, current edition.
- b. The general design criteria for the occupancy of all streets by utilities shall conform to PennDOT Title 67, Chapter 459.

3. Driveway

- a. All driveways for single family residences must be a minimum of ten (10) feet wide. All driveways for multiple residences must be a minimum of twelve (12) feet wide. These multi-family driveways must be at a width approved by the Township Engineer and Township Fire Marshal. Multi-family driveways serve more than one residence.
- b. All driveways, turnaround and paved areas must be setback a minimum of five (5) feet from all property lines.
- c. In the event of a subdivision or road improvement in the area of an existing unpaved driveway, the unpaved driveway must be paved for a distance of 20' behind the sidewalk (or curb if sidewalk is not existing or required).

4. Parking Area

- a. All parking areas must be constructed in accordance with RD105, Multi-Family Residential and Non-Residential Driveway and Parking Detail.
- K. Lighting – Reference standards and details in Section III, Construction Details of these standards and in Upper Dublin Township Ordinance No. 158, latest edition and LS502 and LS503.
- L. Sanitary Sewer – Reference standards and details as provided by Bucks County Water and Sewer Authority.
- M. Traffic Signals

1. General Specifications

- a. All work and all materials shall be in accordance with these specifications and in accordance with the Pennsylvania Department of Transportation “Specifications Publication 408”, latest revision, hereinafter referred to as Publication 408.
- b. The latest edition of the following publications shall apply to all work and all materials performed on this project: PennDOT Publication 72M, “Standards for Roadway Construction – Series RC-0 to 100”; PennDOT Publication 148, “Traffic Standards-Signals TC-7800 Series”; PennDOT Publication 236, “Handbook of Approved Signs”; and PennDOT Publication 111, “Traffic-Control Signing Standards TC-7700 Series”. PennDOT Publication 203 “Work Zone Traffic Control” and PennDOT Publication 408 Specifications.
- c. The Contractor shall be pre-qualified by the Pennsylvania Department of Transportation for the construction and installation of traffic signals. The Contractor shall furnish all materials and workmanship, and all miscellaneous materials, equipment and labor as may be required to complete the traffic signal installation in accordance with the PennDOT approved traffic signal permit.
- d. The Contractor must comply with the PA Utility Act 187 regarding utility company notification and field location verification.
- e. Unless approved in writing from the Township, no exceptions to the requirements of the specifications will be allowed.
- f. All traffic signal equipment and material provided by the Contractor shall be guaranteed for the period of one (1) year following the acceptance of

the project by Upper Dublin Township. The Contractor's workmanship shall be similarly guaranteed.

It is understood that one (1) year's warranty on equipment and installation are to be provided in the following manner:

- (1) The Contractor installing the equipment is responsible for the overall satisfactory operation of the installation for a period of one (1) year dating from the date of acceptance of the signal installation by Upper Dublin Township. The Contractor shall therefore provide service for all malfunctions and assume responsibility for assuring that repairs to equipment are processed through the supplier in an expeditious manner. The Contractor also is responsible with the supplier for providing suitable temporary replacement equipment to maintain signal operation if essential equipment must be removed for servicing.

It is the contractor's responsibility to secure all warranties and guarantees that are customarily issued by the equipment manufacturers. The warranties and guarantees delivered by the manufacturer to the Contractor shall include the provision that they are subject to transfer to the Township and shall be accompanied by proper validation that this is so.

- (2) The supplier of equipment is jointly responsible with the Contractor for servicing equipment malfunctions for a period of one (1) year from the date of acceptance of the signal installation by the Township. Such servicing includes responsibility for checking in the field to determine if malfunctions are due to installation or equipment failures, for supplying suitable temporary replacement equipment or parts to maintain operation and for insuring the warranty repairs to equipment are accomplished in an expeditious manner.
 - (3) The Contractor is to conform to all applicable portions of Publication 408 for acceptance testing procedures.
- g. Bidders shall submit catalog information with bid documents for any materials that have a provisional certificate of approval with PennDOT. The successful bidder will be required to submit catalog cuts and/or shop drawings on all materials for approval by the Township. The bidder shall supply the manufacturer's name and model number and PennDOT certificate of approval number for signal equipment on the appropriate form of the proposal.

- h. The Contractor shall review the project site prior to initiating work and shall meet with the representatives of all affected utility companies to determine types and locations of utility facilities. The Contractor shall also field locate the position of the traffic signal supports, controller cabinets and loop detectors in the presence of the Engineer and a representative of the Pennsylvania Department of Transportation prior to any excavation.
- i. As-built documentation of work shall be provided by the Contractor as indicated below prior to acceptance of the work. All documentation shall satisfy the documentation size requirements set forth below:
 - (1) Standard bound materials – 8-1/2” x 11” including 11”x17” fold-out drawings.
 - (2) Non-standard documentation – Mylar reproducible no larger than 24”x36”.
 - (3) All as-built documentation shall be subject to the approval of the Township prior to acceptance.
- j. Maintenance and Protection of Traffic During Construction
 - (1) Revise PennDOT Publication 408, Section 901.3(a) by adding as follows:

Signing will be installed as indicated in Publication 213. Signing for any work done must be coordinated concurrently throughout the work zone. Maintenance and Protection of Traffic during construction will be in accordance with applicable Figs. 5, 7, 10a, 10b, & 16 in PennDOT Publication 213, "Work Zone Traffic Control Guidelines", January 2006, or most current.
 - (2) Keep all traffic lanes open between the hours of 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM. Do not restrict traffic between these hours.
 - (3) Access to all properties including driveways and walkways must be maintained at all times.
 - (4) Pedestrian and vehicular traffic must be maintained and protected throughout the duration of this project. The Contractor will be responsible for furnishing and using protective barriers at the sites of installation if and when requested by Upper Dublin Township and the Engineer.

- (5) Do not perform any construction during the hours of darkness without written approval from the Township. Upon completion of each day's work, restore all trenched pavement areas by either backfilling or using steel plates. Vehicular and pedestrian traffic must be restored at the close of each work day.
- (6) Do not allow parking of personal vehicles or construction equipment on any traveled roadway, shoulder or seeded areas along the roadways.
- (7) Coordinate delivery of materials for the project so as to minimize the inconvenience to the traveling public.
- (8) Provide access for emergency vehicles at all times.
- (9) Insure warning vests, shirts or jackets (orange) are worn by all employees. Effective November 24, 2008, as specified in regulation ANSI 107-2004, all workers will be required to wear Class 2 high visibility safety apparel. When working at night, provide that the warning vests are reflectorized.
- (10) Maintain constant surveillance of the traffic control operation and replace or correct any missing, damaged, ineffective or misaligned equipment to the satisfaction of the Engineer.
- (11) At all locations within the project limits where existing official traffic signs and devices are removed or relocated, jointly survey and record all official signs and devices by standard number, description, size and location before operations begin.
- (12) Carefully remove and set aside all existing official traffic signs and devices as needed to perform required operations. Do not scratch or damage reflective sheeting face. Allow any vital traffic signs as determined by the Engineer to remain, although they may be placed on temporary supports on an interim basis. Replace all signs or posts damaged during removal or replacement in kind at no expense to Upper Dublin Township.
- (13) The Contractor must coordinate the work with Upper Dublin Township so that the maintenance of traffic flow and completion of work may proceed in an expeditious manner. The Contractor must also notify the Owner, the Engineer and the Upper Dublin Township Police Department ten days prior to beginning of work that will affect the street.

k. Pedestrian Accommodations

Pedestrian accommodations are required at all signalized intersections unless specifically identified.

Insure all pushbuttons and signs are oriented correctly for the appropriate crossing and meet ADA and PennDOT standards (including distance from accessible curb ramp). See item in Part 2, Special Provisions for Equipment of this section.

Insure pedestrian signal heads are oriented for clear visibility for each crosswalk if required. Pedestrian signal heads to meet criteria put forth in Part 2, Special Provisions for Equipment of this section.

Insure curb ramps are ADA compliant and meet all design standards as per PennDOT's Standards for Roadway Construction RC-67M.

l. Pavement Marking Upgrade

Insure all pavement markings at the signalized intersection are improved (upgraded) if signal equipment is being upgraded in accordance to items put forth in Part 2, Special Provisions for Equipment of this section. All stop bars, crosswalks, lane lines and turn lane legends are to be upgraded.

2. Special Provisions for Equipment

The following provisions shall apply unless otherwise approved in writing by the Township:

a. Overhead Street Name Signs (Series D3-4, D3-5)

The color of overhead street name signs on the mast arm supports shall be black legend and border on a white reflectorized background. Otherwise, the signs shall conform to PennDOT Publication 236. Install signs in accordance with PennDOT Publication 408, Section 936.

b. Traffic Signal Support, Mast Arm – Stainless Steel

This work is the installation of complete and operational traffic signal supports for the mounting of traffic control devices. Traffic signal supports and mast arms shall be fabricated of stainless steel except in the Ft. Washington District, where ornamental traffic signal supports will be required.

- (1) Description – PennDOT Publication 408, Section 951.1. Revise as follows:

This work is the furnishing and installation of complete and operational stainless steel traffic signal supports for the mounting of traffic control devices. Supports are to be designed in accordance with PennDOT's "Criteria for the Design of Traffic Related Structures". Submit shop drawings in accordance with the criteria for review and acceptance. Provide structural calculations for all signal supports sealed by a professional engineer

- (2) Materials – PennDOT Publication 408, Section 951.2. Add the following:

- (a) Stainless Steel. Stainless steel castings, for general applications in accordance with ASTM A-890. Stainless steel accessories and hardware in accordance with ASTM A-194 and ASTM A-193.

- (b) In accordance with PennDOT Publication 408, Section 1104.02(b) except for the following:

- (i) Shaft and Arms - ASTM A-269, A-666 or A-890.

- (ii) Certification – Section 106.03(b)3. Certify that all signal supports satisfy the Department's criteria and are adequate to support the loads specified. Certify the structural adequacy of all sign and signal brackets.

- (3) Construction – PennDOT Publication 408, Section 951.3 and as follows:

- (a) In the presence of the Engineer, field spot and mark location of new foundations.

- (b) Construct Type A foundation and install anchor bolts in accordance with PennDOT Standard TC-7801 for the indicated mast arm length.

- (c) Drill and grommet wiring holes for signals and pushbuttons shown on the Plan, including holes for installation of emergency preemption devices.

c. Ornamental Traffic Signal Supports – Mast Arm and Pedestal Poles [Specified for traffic signals in the Ft. Washington District.]

- (1) Description – This work is the installation of complete and operational ornamental traffic signal supports for the mounting of traffic control devices. Supports are to be designed in accordance with PennDOT’s “Criteria for the Design of Traffic Related Structures”. Submit shop drawings in accordance with the criteria for review and acceptance. Provide structural calculations for all signal supports sealed by a professional engineer. Provide ornamental traffic signal support mast arm and ornamental base meeting the follow specifications:
- (2) Materials – PennDOT Publication 408, Section 951.2 and as follows:

Supports manufactured by:

Valmont Industries, Inc.
Valley, Nebraska 68064

- (a) Mast Arm Pole: Valmont ornamental steel, fluted (16 sharp), tapered, traffic signal pole shaft and mast arm, painted gloss black over galvanized.
 - (i) Steel Support Pole – Fluted (16 sharp) steel shaft, tapered at 0.14 inches per foot, with Simplex clamp assemble for mast arm connection, topped with a 10-inch diameter anodized aluminum “gold” ball, or a tenon connection for luminaire, as required.
 - (ii) Steel Mast Arm – Fluted (16 sharp), curved design, tapered at 0.14 inches per foot, with Simplex clamp assembly for attachment to pole shaft.
 - (iii) Pole Base – HN25XT high-strength, elastomeric polyurethane “Xtreme” Composite Decorative Base (black).
 - (iv) Base Plate and Anchor Bolts – Provide bolt circle and anchor bolts in accordance with Valmont design drawing for the indicated mast arm length.

- (b) Pedestal Support Pole: Valmont ornamental steel, fluted (16 sharp), tapered, traffic signal pedestal poles (10' and 14' length), painted gloss black over galvanized.
 - (i) Pole – Fluted (16 sharp), steel shaft, tapered at 0.14 inches per foot, topped with a tenon connection for attachment of a 22D finial.
 - (ii) Pole Base – HN18XT high-strength elastomeric Polyurethane “Xtreme” Composite Decorative Base (black).
 - (iii) Base Plate and Anchor Bolts – Provide bolt circle and anchor bolts in accordance with Valmont design drawing.
 - (c) Luminaire – Provide tenon connection at top of pole for luminaire attachment at locations noted on plans.
 - (d) Signal Heads – Use polycarbonate signal heads, with color impregnated in material to match ornamental poles.
 - (e) Galvanizing and Paint Finish – Poles, arms and other structural steel items to be prepared per Valmont “F-283 ValCoat” (Galvanized-Powder Top Coat) specification. Finish paint is to be gloss black.
 - (f) Certification – PennDOT Publication, Section 106.03(b)3. Certify that all signal supports satisfy the Department’s criteria and are adequate to support the loads specified. Certify the structural adequacy of all sign and signal brackets.
- (3) Construction – PennDOT Publication 408, Section 951.3 and as follows:
- (a) In the presence of the Engineer, field spot and mark location of new foundations.
 - (b) Construct PennDOT Type A foundation and install anchor bolts in accordance with Traffic Standards - SignalsTC-7801 (June 1989) for the indicated mast arm length.

- (c) Drill and grommet wiring holes for signals and pushbuttons shown on the plan, including holes for installation of emergency preemption beacons.
- (d) All pole attachments to be done as follows:
 - (i) All overhead signals shall be installed using signal mounting plates with U-bolts.
 - (ii) All signs subject to significant wind loading shall also be attached to the pole using signal-mounting plates with U-bolts. Overhead street name signs may have to be attached to swing brackets, u-bolted to the mast arm.
 - (iii) All other pole attachments including, but not limited to, side-mount signals, pushbuttons, signs not subject to significant wind loadings, preemption devices, etc., shall be installed with paintable connecting hardware, tapped and screwed directly into the pole.
 - (iv) The use of painted or unpainted stainless steel banding will not be permitted.
- (e) If polycarbonate signals are unavailable, such as for “Hand/Man” signals, paint aluminum signals, as well as sign and signal hanger brackets to match the signal support finish in accordance with the following specifications:

“Apply one (1) coat of Sherwin Williams polyamide epoxy primer to a DFT of 4-6 mils to all exterior surfaces. Finish paint with one (1) coat of Sherwin Williams gloss black, polyurethane enamel corothane, polane 2.8 plus or hi-solids polyurethane to a DFT of 2-3 mils.”
- (f) Coordinate with the local Valmont vendor to insure that care is taken to coordinate the aesthetic effect of all mountings to the poles. Repair all damage to the poles during installation, matching paint specifications in kind.

d. Controller Assemblies

- (1) Description – This work is the furnishing and installation of either an Econolite ASC/2S series, NEMA TS2 actuated local controller, or an Econolite ASC/2M series, NEMA TS2 master controller with Type 2 timer and Type 1 assembly, equipped with fiber optic modem for system communication, including any communication modules needed for the fiber optic communication cable as required. An internal time based coordinator is to be included in a local controller assembly.

All controllers, which are currently or are planned to operate within a coordinated corridor or system shall have the same manufacturer of controller. The brand or manufacturer of the controller must be selected so as to insure interoperability, now and in future phases of the subject development, of all controllers on the corridor or system including those owned and maintained by neighboring townships. Therefore, provide documentation of the acceptability of the manufacturer to the Township or Townships.

All other controller installations to be provided with telephone drop modems capabilities.

- (2) Material – PennDOT Publication 408, Section 950, 952.2 and as follows:

(a) Cabinet

Furnish an aluminum cabinet meeting all the standard requirements of an Econolite Type P44 cabinet (55”h x 44.25”w x 26”d). Provide concrete foundation meeting all requirements provided in Publication 408, Section 952.2.

(b) Controller Assembly

Furnish an Econolite ASC/2S series local controller assembly or Econolite ASC/2M series master controller assembly as required. The Controller is to have a fully prompted, menu driven programmability. The Controller to have an EEPROM memory, modular hardware design, and provide internal diagnostics with automatic and operator initiated verification of:

(i) Memory.

- (ii) Processor Operators.
- (iii) Individual Inputs and Outputs.
- (iv) Keyboard.
- (v) Display.

A Malfunction Management Unit (M.M.U.) to be provided in each controller assembly. The unit to provide for twelve (12) channels with four (4) inputs per channel. It is to be downward compatible with TS1 type CMU's including connectors. Required B.I.U. units and detector card rack assembly to be provided and installed in accordance with TS2.

All Controllers must contain pedestrian isolation circuitry and surge protection on all controller inputs. All controller cabinets must include fiber optic telemetry equipment.

Controllers at stand-alone intersections must have an Intersection Monitor II, as manufactured by Econolite Control Products and a Township approved dial-up modem.

(c) Police Panel:

A small hinged and gasket sealed auxiliary door to be included on the outside of the main cabinet door. The auxiliary door will not allow access to the controller, its associated equipment or exposed electrical terminals but will allow access to a Police Panel. The Police Panel will be provided with the following switches:

- (i) Auto/Flash.
- (ii) Lights (ON-OFF).
- (iii) Automatic/Manual.
- (iv) Main Power (ON-OFF-Generator).

A flexible cord with pushbutton is to be provided with a standard police lock. Two (2) keys for the auxiliary door will be provided with each cabinet.

- (d) Receptacle for alternative power source (emergency generator):

A Generator/Utility Transfer Assembly shall be provided that will allow an operator to manually transfer between utility and local fed electrical power in a manner that is both safe and simple to execute. No tools shall be used to affect the transfer. The assembly shall be installed inside of a NEMA 3R cabinet measuring 14" x 10" x 7", and will be keyed to accommodate a standard traffic cabinet "police door" key. All elements of the assembly shall be designed to carry single-phase 120VAC, 60hz, electrical current at 30 amperes. The Transfer Assembly shall be so constructed to physically prevent either power source from back-feeding the other. Only one (1) power source may be connected to the load at any one (1) time. All electrical connections shall be covered or recessed within insulating materials. Instructions and schematics detailing the transfer procedure and connections shall be attached to the assembly.

The utility power shall enter the Transfer Assembly from a fused or breakered disconnect box. The generator power shall enter the Transfer Assembly from a compatible three-conductor industry standard inlet (NEMA L530P). A breaker, with amperage not to exceed the inlet's rated current, shall be connected between the inlet's "hot" leg and the transfer assembly. A compatible surge protection device (GE V150PA20A or equivalent) shall be connected between the load side of this breaker and an earth connection. The common leg of the inlet shall be connected directly to the load's neutral bus. The ground leg of the inlet shall be connected to an earth connection.

- (e) Single Mode Fiber Optic Fan-Out Kit

Furnish a factory or field installed rack mountable Fiber Optic Cable Fan-Out Kit with a capacity for full splice storage and connect functions for the number of fibers in the fiber optic cable that are being terminated and meeting the following requirements:

- (i) Provide transition from the fiber optic cables to individual fibers using fusion splices as specified in this section.
- (ii) Provide, on the outside surface of break out box, the same number of ST type female optical connectors as that of number of fibers in the fiber optic cable that are being terminated, in order to plug in jumper cables that connect to the equipment. Provide twist-lock design for connectors.
- (iii) Connector insertion loss: plus or minus 0.25 dB.
- (iv) Provide a removable top panel to protect the splices and pigtails in the break out box.
- (v) Maximum heights of the break out box: plus or minus 1.75 inches.
- (vi) Provide rack mounted break out boxes in all the cabinets in which fiber optic cable is terminated.

(f) Single Mode Fiber Optic Fusion Splice

Furnish standard single-mode Fiber Optic Fusion Splices meeting the following requirements:

- (i) Compatible with 62.5/125 micron size fibers specified in this section.
- (ii) Section loss: <0.2dB.
- (iii) Back reflection: -50dB.
- (iv) Average signal loss during thermal cycling: <0.2 dB.
- (v) Operating temperature: -30C to +60C.
- (vi) Storage temperature: -40C to +70C.
- (vii) Humidity range: not exceeding 95%, non-condensing.

(g) Single Mode Fiber Optic Jumper Cable

Furnish simplex or duplex Fiber Optic Jumper Cables, of sufficient length for proper connection and routing within the cabinet as required, meeting the following requirements:

- (i) Terminated with ST-type connectors.
- (ii) Incorporate twist-lock design in the connectors for maximum holding strength.
- (iii) Provide strain relief boot at the connector.

(h) Fiber Optic Modem

Supply a fiber optic modem that meets the following specifications:

- Meets EIA RS-232C/D specifications (simplex or duplex)
- Meets NEMA TS-1/TS-2 and Caltrans Traffic Signal Control Equipment Specifications for operating temperature, humidity, shock, vibration and voltage transient protection.
- User-Selectable Local, master or bus operation and DTE or DCE interface insured ease of installation and maximum versatility
- Supports Request to Send (RTS) and Clear to Send (CTS) signals
- LED Indicators provide indication of critical operating parameters
- Solid-State Current Limiters on all power lines provide equipment protection
- Internal Battery Back-up provides a minimum of 12 hours operating time in the event of loss of 115 VAC prime operating power, and maintains continuous channel communications
- User-Configurable Optical & Electrical Anti-Streaming provides network protection against faulty streaming controller operation

Data

- Data Interface: RS-232 C/D
- Data Rate: DC to 100 kbps
- Bit Error Rate: < 1 in 10⁹ @ maximum optical loss budget
- Anti-Streaming Time-out: 4, 8, 16, 32, 64 seconds, or infinity (disabled)
- Operating Mode: Asynchronous, Simplex or Full-Duplex
- Wavelength: 1300 nm, Single Mode
- Number of Fibers: 2 In/2 Out

Connectors

- Power: Terminal Plug with screw clamps
- Data: Type DB-25S
- Optical: Type ST
- Optical Emitter: 1300 nm, Single Mode: Laser Diode
- LED Indicators:
 1. Transmit Data, optical channel 1 (TD 1)
 2. Receive Data, optical channel 1 (RD-1)
 3. Transmit Data, optical channel 2 (TD-2)
 4. Receive Data, optical channel 2 (RD-2)
 5. Power On (PWR)
 6. Fault/Antistreaming Activated
 7. Request to Send (RTS)
 8. Clear to Send (CTS)

Electrical & Mechanical

- Power: 12 VDC @ 250 mA
- Number of Rack Slots: Mount transceiver to right-side cabinet wall.
- Current Protection: Automatic Resettable Solid-State Current Limiters
- Circuit Board: Conformally coated and meets IPC Standard
- Size (in./cm.) (LxWxH): No larger than 7.0x 4.9x 1.0 in., 7.8x 12.5x 2.5 cm.
- Shipping Weight: < 2 lbs./0.9 kg

Environmental

- MTBF: > 100,000 hours
- Operating Temp: -40° C, ambient
- Storage Temp: -40° C to 85° C, ambient
- Relative Humidity: 0% to 95% (non-condensing)
- Battery Back-Up Internal, Rechargeable Nickel Metal Hydride (NIMH) Battery Operating Period: 12 hours, minimum

Have the transceiver derive its operating power from an external power supply. Plug the power supply into a standard AC receptacle. Supply connections as necessary. Supply and install a new AC receptacle if no AC receptacle is available in the existing cabinet

(i) Telephone Drop

Description— This work is furnishing and installation of a voice grade telephone modem, cable, and all the required hardware and service connections in accordance with local telephone utility specifications. The contractor is also responsible for setting up a service contract with the local telephone utility.

Material – Sections 950.2, 1104.01 and 1104.08

Telephone Modem Requirements:

General

1. Provide 2-wire full duplex communications over the dial up switched telephone network or leased lines. Provide computer controlled communications setup and configuration using the AT command set. Provide a modem with Auto-dial, Auto-answer, Auto-speed select at data rates of 300 to 9600 BPS (Bits per second).
2. Provide indicators on the front of the Modem to display:

Send Data
Received Data
Request to Send
Clear to Send
Carrier Detected

3. Provide an internal fused power supply.
4. Provide a modem that answers at the last connect speed so that the long handshake sequence can be bypassed to avoid time-out disconnects.

Functional Requirements

Provide a modem compatible with V.34, V.90, and V.92 ITU standards:

1. Data Rate: 300 to 9600 Bps
2. Frequencies:
 - Mark- 10,000 KHz
 - Space- 15,000 KHz
3. Transmit Level: 10 dbm or less
4. Timing: CTS 10 ms +/-2 ms
CD 8 ms +/-2 ms
5. Soft Carrier: 10 +/-2ms
6. Operating Temperature Range: -40°C to +85°C
7. ACIA & MODEM Interface: EIA RS-232-C and CCITT V.28 standards.
8. Power: 120V AC +/- 15%, typical 50 ma or less
9. Size: No larger than 12 in L X 6 in W X 6 cm H

- (3) Construction – PennDOT Publication 408, Sections 950.3, 952.3, 954.3 and as follows:

Connect the fiber optic cable to the proper controller terminals using fiber optic fan-out kit, fusion splices, and jumper cables.

Secure each service loop, 8 feet in length, of each jacketed fiber optic cable entering and leaving the cabinet, to the bottom of the lowest rack in the cabinet in such a way as to insure the minimum bend radius of the cable(s), and prevent interference of any kind.

Includes fiber optic fan-out kit, fiber optic fusion splice, fiber optic jumper cable, and fiber optic modem.

Monitor the operation of traffic with the programmed timings and offsets during the 30-day test period. Refine timings if needed at the request of the Township. Obtain any required PennDOT approval for timing modifications and install refined timings.

For telephone drop cable – install cables and hardware as required to provide a full duplex FSK 1200 based data transmission over a 4 wire 3002 voice grade link. Do not splice cables, except at terminal strips. Test the cable, as specified in section 954.3(I) as applicable.

Install line-to-line and line-to-ground surge protection for a peak surge current of 500A per line and a life expectancy of 100 occurrences with a response time of 1 nanosecond and operates at temperatures of -40 degrees C to +85 degrees C.

e. Emergency Pre-Emption System

- (1) Description – This is the furnishing and installation of an optical Emergency Pre-Emption System at a signalized intersection in order to provide the phasing operation indicated on the Traffic Signal Plan.
- (2) Material – PennDOT Publication 408, Sections 950.2 and 1104.03 shall be compatible with the Upper Dublin Township Emergency Pre-Emption System. The Township requires Opticom™ (by Global Traffic Technologies) with high and low priority, memory and vehicle ID.

Contact at the Township:

Public Works Department
(215) 643-1600 x 3801

Include all hardware and software to provide functional system.

- (3) Construction – PennDOT Publication 408, Section 950.3 and in accordance with the manufacturer's instructions.

Provide one (1) transmitter for use during testing period. Coordinate emergency pre-emption receiver alignment with the Township officials. Realign equipment as necessary to provide for the proper activation of preemption.

f. Closed Loop Software

Provide closed loop software for the supplied brand of controller and master, for purposes of monitoring and maintaining the system. Provide the software to:

Upper Dublin Township
Upper Dublin Township Traffic Consultant
PennDOT (if required by PennDOT)

This requirement is waived for a particular party if that party already has the current version of the software

g. LED Signals (Vehicular and Pedestrian)

(1) Description – PennDOT Publication 408, Section 955.1 and add the following:

- (a) Use polycarbonate signal heads, when available.
- (b) Equip each vehicular and pedestrian signal head with a Light Emitting Diode (LED) lamp indications meeting the current Institute of Transportation Engineers (ITE) specifications (January 2005).
- (c) Pedestrian signal heads to be “Hand/Man” with countdown timer module incorporated.

(2) Material – PennDOT Publication 408, Section 955.2 and add the following:

- (a) Unit Identification.

Clearly mark units on the back surface of the unit in a permanent manner showing information required for warranty and long-term performance. Provide information, which includes manufacturer name, date of manufacture, electric power requirements, signal model type and signal serial number.

(b) Physical.

Provide units with sufficient quantity and distribution of LED's to present a homogeneous appearance across the face of signal from all normal viewing planes and angles.

(c) Mounting.

Design vehicular and pedestrian LED indications for mounting in place of existing lens and lens gasket and include appropriate gasket for this purpose. Provide gasketing with a watertight seal when used with all traffic signal housings meeting existing ITE standard for signal heads and exclude the infiltration of moisture into either the signal housing or into the LED signal case.

Provide depth of such dimensions as to permit mounting in any standard traffic signal housing, subsequent to removal of existing lens, reflector, lamp and lamp receptacle.

(d) Optical.

Provide unit lens of ultraviolet (UV) stabilized, impact resistant polycarbonate, acrylic or other approved material.

Tint or similarly treat lenses to match, as near as feasible, the apparent color of the light emitted by the LED's. The lens materials used for this purpose should not significantly affect signal luminescence or chromicity.

Provide signal lens to minimize sunlight reflectance.

(e) Signal Brightness (Luminescence).

Meet requirements and specifications of the Institute of Transportation Engineer (ITE) Vehicular Traffic Control Signal Head (VTCSH) with regard to minimum luminescence over specified viewing plane and required chromicity limits.

(f) Luminescence Maintenance.

Provide minimum initial brightness of LED signal units in accordance with the luminous requirements in a standard testing procedure as defined by Section 11.04 of the

VTCSH. During the required operating life of LED signal units, provide a luminescence output of not less than sixty percent (60) percent of the values specified in this standard.

Degradation of light output over time not to exceed the following values in a standard test sample of units ordered:

- (i) "Maximum %D" is defined as luminance degradation with respect to average minimum standard brightness requirements as defined by the Institute of Transportation Engineers.
- (ii) "Actual %D" is defined as the maximum allowable cumulative degradation of a sample of signal units in luminance as compared to the average initial (calibration) value of a sample of that signal type.
- (iii) Maximum allowable values subsequent to date of installation:

<u>Months</u>	<u>Max %D</u>	<u>Actual %D</u>
0	Calibration	Calibration
12	20%	20%
24	25%	40%
48	32%	50%
72	40%	60%

- (g) Signal Color (Chromicity)

Signals to conform to current standards of VTCSH regarding chromicity requirements for traffic signals.

- (h) Electrical.

- (i) Power connector:

Provide connecting cable with PVC insulating jacket rated at 300 volts or higher. For each signal indication, provide each unit with two (2) conductor insulated AWG #16 connecting cable of twenty-four (24) inch length, with each of the two (2) conductors terminated with .25 inch spade lug connectors.

(ii) Operating voltage:

Fully operate units over a range of 90 volts to 130 volts at 60 Hz.

(iii) Surge protection:

Provide each unit with integral surge protection to withstand transient current of 600 volts, 100 microsecond rise and 1 millisecond pulse width. Provide full electrical and physical surge protection to all unit components.

(iv) Power consumption:

Maximum permissible power consumption to ambient conditions (normal 120 volts, 60 Hz., 70 degrees F.), as follows:

8-inch ball: 12 watts

12-inch ball: 20 watts

Power consumed not to vary by more than twenty percent (20%) from nominal power consumption over voltage range of 105 volts to 125 volts, and over permissible environmental ranges.

(i) LED Current Limitations.

Average forward current through any light emitting diode (LED) in the unit not to exceed 30 milliamperes.

(j) Environmental.

Fully operate units at temperature ranges of -40 degrees F. (-40 degrees C) to +165 degrees F. (+74 degrees C) at up to 100 percent relative humidity.

(k) Phantom Light Emission.

Provide units that do not emit visible light when subjected to a 4 milliamp or less leakage current from a solid-state load switch in an off condition.

(l) Product Consistency.

Provide all units with a consistent design, using similar components, quality control methods and assembly procedures. Provide all units with similar LED bin quality and brightness.

(m) Luminescence vs. Voltage Maintenance.

Provide minimum light output within thirty-five percent (35%) of required test values shown for cumulative times shown for test units over permissible voltage range as required in "Luminescence Maintenance" section.

(n) Definition of Failure.

For purposes of this specification, failure of a signal unit is defined as an occurrence where:

(i) The luminescence of the signal measured in candela in standard test procedures is less than the required initial luminescence or luminescence at time points and conditions specified.

(ii) Two or more series of LED's or in excess of twenty percent (20%) of LED's are not operable.

(3) Construction – PennDOT Publication 408, Section 955.3.

h. Communication Cable, Aerial Fiber Optic, Single-Mode Fibers

(1) Description - This work is the furnishing and installation of cable of the indicated type and hardware to provide communications between local controllers. This work also includes all equipment needed to determine splice losses, attenuation losses, cable integrity and fiber distance data.

(2) Material - Provide cable with weatherability and durability characteristics suitable for outdoor exposed installation. Provide all hardware for attaching cable to wood utility poles and mast arms as indicated.

(a) Fiber Optic Cable

Furnish a self-supporting, rodent and lightning proof, gel-filled, loose-tube, single-mode, fiber optic cable with integral messenger cable which conforms to the latest publications of Electronic Industries, Association/Telecommunications Industry Association (EIA/TIA) and Rural Electrification Agency (REA) PE-90 and as follows:

(b) Fiber Specifications

- Optical Fiber: Provide cable with single mode fibers with a core diameter of 8.3 μm .
- Optical Performance: Provide cable with attenuation of 0.5 dB/km and Nominal Zero Dispersion Slope of 0.092 ps/(nm²-km). Numerical aperture of 0.13.
- Fiber Proof Test: Provide fibers subjected to a minimum proof stress of 0.7 GPa (100 kpsi).

(c) Cable Specifications

- (i) Number of Fibers: 6: Color coded with six different colors.
- (ii) Cable Type: Heavy duty, loose tube.
- (iii) Capable of withstanding a tensile load of at least 2700 newtons during installation.
- (iv) Capable of withstanding a load of at least 800 newtons for long term application.
- (v) Minimum Bending Radius for Installation: At least 20 times the cable diameter.
- (vi) Minimum Bending Radius for Long Term Applications: At least 10 times the cable diameter.
- (vi) Coating Diameter: 250 microns.
- (viii) Cable Structure, beginning from outer layer as follows:
 - UV acrylate fiber coating/polyethylene outer sheath.
 - Polyethylene jacket with kevlar ripcord.
 - Kevlar braid.
 - PVC jacket with a kevlar ripcord.
 - Spiral wrapped Mylar tape.
 - Six gel filled loose buffer tubes.

- One color coded, single mode optical fiber in each tube.
 - One dielectric kevlar rod as a central strength member.
 - A nontoxic and dermatologically safe flooding compound to inhibit water flow.
- (ix) Operating Temp.: -40 degrees C to 80 degrees C.
- (x) Installation Temp.: -30 degrees C to 60 degrees C.
- (xi) Storage Temp.: -40 degrees C to 80 degrees C.
- (xii) Relative Humidity: Not exceeding 95%, non-condensing.
- (xiii) Equipped with a disposable pulling eye on one end of the cable.
- (xiv) Integral messenger cable: Minimum 7 wire galvanized steel strand per ASTM A640.
- (xv) Supply cable on reels in continuous lengths with a minimum of 10 feet spare cable available on both sides of the cable for testing. Label clearly the following information on each reel:
- (a) Customer name and address.
 - (b) Order number.
 - (c) Reel number.
 - (d) Destination.
 - (e) Ship date.
 - (f) Manufacturer's name, address, and telephone number.
 - (g) Manufactured date.
 - (h) Cable code.
 - (i) Length of cable.
 - (j) Listing of color codes for fibers.
- (xvi) Outside plant cables conform to the requirements of Rural Electrification Administration Specification – “REA Specification for totally filled fiber optic cable, PE-90”.
- (xvii) Provide cable with weatherability characteristics suitable for outdoor exposed installation.
- (3) Construction – PennDOT Publication 408, Sections 950.3, 953, 954 and as follows:

- (a) Install hardware required to attach fiber optic cable to utility poles and traffic signal supports as indicated.
- (b) Provide a minimum of 30 feet of spare cable looped and attached at the nearest utility pole for each cable entering and leaving the controller cabinet and traffic signal support.
- (c) Connect fiber optic cable to controllers using fan-out kit and fiber optic fusion splices. No additional splices between controllers are allowable.
- (d) Carefully cut outer jacket and remove messenger cable where fiber optic cable will be enclosed within a conduit, signal support, or controller cabinet.
- (e) Test each fiber optic strand in the presence of the Township representatives to determine dB loss of the fiber optic cable. Test each fiber optic strand using a certified fiber optic testing technician utilizing standard Optical Time Domain Reflectometer (OTDR) instruments. Provide a fiber optic trace graphic showing attenuation over distance along with pairs of connections, splices, and faults. Replace fiber optic cable run if OTDR testing reveals unsatisfactory dB loss, as per manufacturer's recommendation, for the individual run, based on length of run.

Includes furnishing and installation of all mounting hardware.

i. Removal of Existing Traffic Signal Equipment

Give twenty-four (24) hours advance notice to the Township prior to delivery of existing equipment.

Deliver equipment to the following location:

Upper Dublin Township Maintenance Yard
801 Loch Alsh Avenue
Ft. Washington, PA 19034
Attention: *Public Works Department* (215) 643-1600 x 3801

j. School Speed Zone Flasher

Provide a Wall-Box Light Unit with cast guard and glass globe on back side of PennDOT approved (#0535-S001) School Signal at new or refurbished location. Install according to manufacturer's instructions.

k. Pavement Markings

Furnish and install thermoplastic pavement markings in accordance with Publication 408, Section 960. Determine with the Township the appropriate style of crosswalk markings that are to be installed for the project.

Insure any and all conflicting markings are removed in their entirety per Publication 408, Section 963.

N. Miscellaneous Standards

1. General

Before placing any base material in a street, all underground work must first have been installed (including individual building or lot services and laterals) and tested for leaks, as applicable in the presence of a representative of the Township or applicable utility. No backfilling of trenches or other backfilling shall be performed except in presence of a representative of the Township. Copies of all material slips shall be provided to the Township Inspectors or representatives daily.

2. Rock

Rock excavation shall be accomplished by drilling and wedging or blasting as permitted. Rock shall be fully taken out at least twenty-five (25) feet in advance of pipe laying and to a depth at least eight (8) inches below the bedding for pipe. Rock excavation for structures shall be removed to the bottom of concrete.

3. Blasting

Blasting for excavation shall be permitted only after securing the written permission of the Township. Appropriate insurance in amounts specified by the Township shall be provided prior to any blasting. The Township reserves the right to regulate the time of blasting and all protective measures required for safety. The type, strength of explosives used, and storage facilities shall also be approved by the Township. All handling of explosives and blasting operations shall be done by a workman licensed for this work.

4. Shoring

Excavation for pipe and structures shall be properly and adequately shored at all times in strict conformance with all OSHA Regulations.

5. Over Excavation

Should the excavation be inadvertently cut to a depth greater than required by the plans or should the Engineer require greater depth to remove unsuitable material, backfilling to the proper grade shall be done with 2A stone material as the situation requires.

6. Storage of Excavated Materials

- a. The contractor shall classify, separate and store materials as may be required for reuse in backfilling, repaving or replacing topsoil. If he prefers not to separate surface materials, he shall furnish replacement materials of equal quantity and quality as directed to replace the displaced material.
- b. Excavated material shall be placed outside Township rights-of-way and in a fashion so as not to interfere with traffic on the streets and driveways in an unreasonable manner. All surplus excavated material shall be removed from the site of the work and disposed of but none shall be deposited on private property until written consent of the owner has been obtained and a copy filed with the Township.

7. Maintaining Traffic on Existing Streets

Vehicular traffic lanes on existing streets shall be kept open at all times in accordance with applicable work zone protection standards. Signs, barricades, fences, and other protective devices as may be required shall be installed and maintained.

8. Tracking Mud

Only approved equipment shall be permitted for transporting loose or wet materials. Vehicle tires shall be cleaned prior to leaving the job site as necessary to prevent the tracking of mud or dust in the existing public travel way. Any mud, debris or other materials inadvertently left in the right-of-way shall be immediately cleared from the road way in accordance with Township ordinances.

9. Tunneling and Jacking

- a. All methods of tunneling or jacking shall be approved by the Engineer and conform to PennDOT Publication, Form 408. Tunnels shall be of sufficient size to allow proper pipe installation. Tunnels shall be timbered to the extent necessary as directed by the Engineer.
- b. Where rock is encountered in a tunnel, it shall be removed to the lines prescribed by the Engineer.
- c. Tunnel sections shall be backfilled with suitable material and compacted by ramming and tamping from each end or grouted to provide proper stabilization.
- d. Pipes utilized as a sleeve or tunnel shall be demonstrated to be adequate to convey the material and live loads as well as function to convey the water, stormwater, sewage or other material.

10. Dewatering

- a. All excavations shall be kept free of water during construction of structures, roads, pipe laying and backfilling operations. Temporary flumes, channels or pipes shall be used to divert water from the excavation.
- b. All water from any source shall be pumped or bailed to provide a dry trench and shall be discharged in such manner as not to cause injury to work completed, damage to property, health hazards or impediment to traffic. In no case shall water be permitted to rise into or flow through a completed sewer unless permitted by the Township.

11. Cleanup

Upon the completion of any work described in this or other Sections herein, the area shall be thoroughly cleaned and all dirt, debris, materials, tools and equipment shall be removed, hauled away, all to the satisfaction of the Township. Any paving or concrete surfaces damaged as a result of the construction shall be restored to the satisfaction of the Township.

12. Removable Bollards

Proposed removable bollard must be approved by Upper Dublin Township. The Township has approved the following removable bollards:

- a. Secure USA – Fire Bollard Series (SU-BX300)
Corporate Headquarters – Atlanta
- b. Maxi Force Traffic Control Bollards – Round and standard hydrant – wrench operated bollard. Models MR-RW-RS1-R or MR-RW-RS2-R.
Type of head to be determined by Township.

**ECSIP
APPENDIX A**

UPPER DUBLIN TOWNSHIP
POLICIES AND PROCEDURES
SUBMISSION OF SUBDIVISIONS AND LAND DEVELOPMENTS

1. Initial submissions are made to the Office of Code Enforcement.
 - A. Submissions are received and date stamped in the Code Enforcement Office.
 - B. Completed and signed application and fees must be attached.
 - C. Submit twenty (20) sets of plans and five (5) copies of all reports.
 - D. Code Enforcement Department and Township Engineer check set for completeness.
 - E. If complete, Code Enforcement distributes according to the Township Ordinance.
 - F. Submissions dropped off to the Township receptionist will be returned to the Applicant.
2. Submissions made by the 10th of the month will be scheduled for the following month's Planning Commission (PC) Meeting. If the 10th is on a weekend or a holiday, the next business day will govern. EPAB, PC, Shade Tree and other committee or staff level reviews will be scheduled and dates given on distribution memo.
3. Submissions made after the 10th of the month will be automatically scheduled for the subsequent Planning Commission (PC) Meeting.
4. Incomplete submissions will be returned to the Applicant.
5. Re-submissions of all plans to the Township will require the Applicant/Owner/Developer to comply with all applicable codes/forms required by the Township to extend the Review Period.
6. Upper Dublin Township reserves the right to reject any partial plan set or incomplete plan as not meeting the minimum standards set forth in the Ordinance.
7. Recommendation for approval from the Planning, Parks/Recreation and Library Committee (PPL) will only be made upon satisfactory completion of all review comments and an Upper Dublin Township Planning Commission Review prior to the scheduled PPL Meeting.
8. Plans will not be considered for concurrent Preliminary/Final Approval unless they are Minor Subdivision or Minor Land Development.
9. Submissions requiring Conditional Use Approval by the Board of Commissioners will only be scheduled once all of the reviewing agencies have had the opportunity to comment on the application. The Applicant is responsible for securing those reviews.

10. Plans to be considered for Preliminary or Final Approval before the Board of Commissioners at the Stated Meeting must have received recommendations from the PC and PPL. **Waivers** or **deferrals** requested from the Subdivision and Land Development Chapter shall be shown on the Record Plan and requested in writing.
11. Legal Descriptions, Cost Estimates and copies of all Permits required shall also be submitted with Final Plans to expedite processing after approval. Failure to submit these items in a timely basis will delay approval, issuance of permits, or start of construction.
12. Upon Final Approval, Applicant shall sign and return to the Township a copy of the Approval Letter acknowledging his/their acceptance of the conditions. Failure to return the letter to the Township within fifteen (15) days constitutes non-acceptance of the conditions and deems the plan denied.
13. Prior to the start of construction and issuance of any permits, all easements, plans, agreements and required documents shall be recorded with the Record Plans.
14. All plans shall be recorded at the Recorder of Deeds within ninety (90) days of approval. Should the ninety (90) days pass, Applicant may be required to appear before the Board of Commissioners for re-approval of the Plan in accordance with the PAMPC.
15. Upon approval, Township Engineer shall forward to Applicant the Subdivision – Land Development Document Checklist to be completed and returned to facilitate preparation of agreements.
16. Applicant shall submit three (3) proof copies of Final Plans containing all revisions to Township Engineer. Once approved, Applicant shall forward three (3) Mylar and five (5) paper copies of the Record Plan and nine (9) complete Plan Sets to Township Engineer. Three (3) Mylar and five (5) paper copies shall be first signed and notarized by Owners/Developers. All Plans must bear the seal and signature of the responsible professional engineer or land surveyor. Completion of Township signatures and recording will be completed by the Township.
17. Post Construction Requirements
 - a. 18 month maintenance bond – 15% of construction cost estimate.
 - b. Notification to Township to inspect, release funds and dedicate.
 - c. All maintenance bonds shall be automatically extended until Township forwards a letter releasing the developer from maintenance period.

**ECSP
APPENDIX B**

Deferral of Improvements Note:

Installation of those improvements including curb, sidewalk, roadway widening and storm sewer along the tract frontage(s) by the property Owner/Developer is hereby deferred until such time it is deemed necessary by the Upper Dublin Township Board of Commissioners, without the need for adoption of an ordinance or assessment. Within ninety (90) days of written notice from the Board of Commissioners, Owner/Developer agrees to:

- (1) Obtain an Upper Dublin Township Highway Opening Permit, Montgomery County Roads and Bridges Permit, or PADOT Permit whichever applies;
- (2) Install curb, sidewalk, roadway widening or storm sewer at no expense to Upper Dublin Township;
- (3) Waive any rights to contest a lien by Upper Dublin Township if curb, sidewalk, roadway widening or storm sewer installation is not completed within the ninety (90) day period, weather permitting. Installation of curb and related construction shall conform to the applicable Township ECSIP and PADOT Construction Standards, whichever may be greater, in force at time of notice.

**ECSP
APPENDIX C**

CORPORATE ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF MONTGOMERY :

ON THIS, THE _____ DAY OF _____, 20__, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE ABOVE COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE UNDERSIGNED OFFICER, _____ WHO ACKNOWLEDGED HIMSELF (HERSELF) TO BE THE _____ OF _____, AND THAT HE (SHE) AS SUCH OFFICER BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF (HERSELF), AS _____. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

(SEAL) NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PARTNERSHIP ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF MONTGOMERY:

ON THIS _____ DAY OF _____, 20__, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE ABOVE COUNTY AND COMMONWEALTH, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF (HERSELF) TO BE A PARTNER (LIMITED PARTNER) OF _____ AND THAT HE (SHE), AS SUCH PARTNER (LIMITED PARTNER), BEING AUTHORIZED TO DO SO, EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE PARTNERSHIP (LIMITED PARTNERSHIP) BY HIMSELF (HERSELF) AS SUCH PARTNER (LIMITED PARTNER).

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICAL SEAL.

(SEAL) NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PERSONAL ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF MONTGOMERY :

ON THE _____ DAY OF _____, 20__, BEFORE ME, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF STREETS AND PROPERTY SHOWN THEREON, SITUATED IN THE TOWNSHIP OF UPPER DUBLIN, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES:

ACCEPTANCE OF PLAN

I, _____ HAVE LAID OUT UPON MY LAND, SITUATED IN THE TOWNSHIP OF UPPER DUBLIN, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS (SITE IMPROVEMENTS) ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED. WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20__.

OWNER SIGNATURE

APPROVAL OF TOWNSHIP

APPROVED BY THE BOARD OF COMMISSIONERS OF UPPER DUBLIN TOWNSHIP, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, ON THE _____ DAY OF _____ 20__.

PRESIDENT

SECRETARY

PLANNING COMMISSION REVIEW

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF UPPER DUBLIN ON THIS
____ DAY OF _____ 20 ____.

CHAIRMAN

REVIEWED BY TOWNSHIP ENGINEER

DATE

TOWNSHIP ENGINEER

MONTGOMERY COUNTY PLANNING COMMISSION

MCPC No.:

PROCESSED and REVIEWED. A report has been prepared by the
Montgomery County Planning Commission in accordance with the
Municipalities Planning Code.

Certified this date: _____

For the Director

Montgomery County Planning Commission

RECORDER OF DEEDS

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF
MONTGOMERY, AT NORRISTOWN, PA, IN PLAN BOOK NO. _____ PAGE NO. _____ ON
____ 20 ____.

DATE

RECORDER OF DEEDS

**ECSP
APPENDIX D**

PROFESSIONAL ENGINEER'S CERTIFICATION OF COSTS

I, _____ P.E., A LICENSED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, EMPLOYED BY _____, DO HEREBY CERTIFY ON BEHALF OF _____, ACCORDING TO MY PROFESSIONAL OPINION, THAT THE FOREGOING COSTS ARE A FAIR AND REASONABLE ESTIMATE IN ACCORDANCE WITH THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, 53 P.S. §10509(g), BASED ON PLANS PREPARED BY _____, DATED _____, AND LAST REVISED _____.

PROFESSIONAL ENGINEER

LICENSE NO.

DATE

PROFESSIONAL LAND SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY SUPERVISION, THAT ALL PROPERTY CORNERS ARE EXISTING OR SET AS SHOWN HEREON, THAT ALL GEOMETRIC DETAILS AS SHOWN ARE CORRECT, AND THAT ALL LOTS OR TRACTS HAVE A BOUNDARY CLOSURE ERROR OF 1:10,000 OR BETTER.

PROFESSIONAL LAND SURVEYOR

LICENSE NO.

DATE

PROFESSIONAL ENGINEER'S CERTIFICATION

I, _____, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS PLAN WAS PREPARED BY MYSELF OR UNDER MY SUPERVISION AND THAT SAID PLAN COMPLIES WITH ALL ORDINANCES AND REGULATIONS OF THE TOWNSHIP WITH THE EXCEPTION OF VARIANCES PREVIOUSLY GRANTED BY THE ZONING HEARING BOARD.

PROFESSIONAL ENGINEER

LICENSE NO.

DATE

**ECSIP
APPENDIX E**

SUBDIVISION-LAND DEVELOPMENT DOCUMENT CHECKLIST

NAME:
FILE NO.
DATE:

ITEMS NEEDED PRIOR TO PREPARATION OF DOCUMENTS, RECORDING OF PLANS,
AND START OF CONSTRUCTION (☒):

- Legal descriptions for all rights-of-way, easements, lots, open space, floodplain or deed restricted areas for our review and approval:
1. Drainage Easements.
 2. Road R/W Dedication.
 3. Sanitary Sewer Easements.
- Cost Estimate of Improvements. Once accepted by Township, estimate will need to be certified in accordance with PAMPC Section 10509 by design professional.
- Length of time required to complete construction. If more than one (1) year, additional ten (10) percent of contingency may be required.
- Copy of State Highway Cost Estimate as submitted to PADOT.
- Copy of current deed.
- Certificates of Insurance to Township in accordance with Developers' Agreements.
- Name, address, phone, fax, and contact person of financial institution guaranteeing construction escrow.
- Type of construction escrow proposed. Letter of Credit, cash, Tri-Party Agreement with bank or bond.
- Property information:
- a. Name, address of Owner of record.
 - b. Name, address of Developer.
 - c. Tax Parcel Number, Deed Book and Page.
 - d. Street address of property.
 - e. Total tract size before development.
- Revisions in accordance with Final Approval conditions. Submit three (3) Proof Plan Sets to Township Engineer (following Final Approval).
- Seek and obtain approval of the Township Solicitor for all wording of acknowledgements and certifications on the Plan.

Page 2 of 2
Documents Checklist

- Nine (9) complete sets of Plans signed and sealed for construction (after proofs have been approved) and a digital copy of all materials submitted in a .pdf format.
- Three (3) linen (or Mylar) and five (5) paper copies of Record Plans, signed and sealed by engineer/surveyor, signed and notarized by Owner/Subdivider (once proofs have been approved).
- Disk with digital files (.pdf format) of entire 'approved for construction' plan set.
- Copies of all reviews, permits and approvals:
 - Bucks County Water & Sewer Authority – sewer commitment to serve letter.
 - BCW&S Authority – Approval of Sewer System Design (Carroll Engineering).
 - Water Company - commitment to serve letter.
 - Upper Dublin Township Public Works Department review.
 - Upper Dublin Township Parks and Recreation Department review.
 - Upper Dublin Township Environmental Protection Advisory Board review.
 - Upper Dublin Township Planning Commission review.
 - Upper Dublin Township Planning Consultant Review.
 - Upper Dublin Township Shade Tree Commission review and approval.
 - Upper Dublin Township Traffic Engineer review – Orth Rodgers.
 - Upper Dublin Township Fire Marshal review.
 - Montgomery County Planning Commission review.
 - Montgomery County Conservation District review.
 - Erosion and Sediment Control Plan Approval.
 - NPDES Permit for earth disturbance.
 - PADEP
 - Planning Modules.
 - Sanitary Sewer Extension Permit.
 - General Permits.
 - PennDOT:
 - Highway Occupancy Permit for widening, drainage and roadway improvements.
 - Driveway Permit.
 - Utility Permit.
 - Traffic Signal Permits.
 - PA Turnpike Commission
 - Emergency Ramp Connection.
 - Drainage review.
 - Delaware River Basin Commission
- Other:

**ECSP
APPENDIX F**

**UPPER DUBLIN TOWNSHIP
AS-BUILT PLAN REQUIREMENTS**

The following is a listing of the minimum physical features, utility lines, service connections and public facilities required to be 'As-Built' for purposes of establishing a permanent public record of improvements made in conjunction with development. As-Built Surveys must be performed after the completion of all improvements associated with a project, including following placement of final wearing courses and final grading of stabilized topsoil on basins, open space and vegetative rights-of-way. Plans shall be a maximum size of 24" x 36".

All As-Built Plans must be prepared, signed and sealed by a PA Registered Professional Engineer or Registered Professional Land Surveyor. As-Built Plans must be submitted for review prior to any project entering into the 18-month maintenance period as prescribed by the PA MPC. Acceptance of As-Built, certification of all monumentation (including lot corners) is required prior to dedication of facilities. Upon acceptance and approval of the As-Built Plans, an AutoCAD (.dwg) file is also required.

1. **Sanitary Sewer** – Manhole locations, manhole numbers, rim elevations, invert elevations, pipe size, lateral location and grade between manholes and direction of flow.
2. **Storm Sewer** – Manhole and grate elevations, structure numbers per approved plans, inverts, sizes, grades between structures, headwall locations including types, wall and invert elevations, extent of installed outfall protections (i.e. rip-rap or channel liners) and direction of flow.
3. **Detention Basin** – Grading, As-Built volume (before and after topsoil placement), emergency spillway, top of berm and low flow channel widths and elevations, outlet structure location, orifice sizes, top of structure and invert elevations.
4. **Electric, Telephone, Cable TV** – Underground lines, above ground lines w/poles, transformers and junction boxes, depth.
5. **Water** – Main sizes, locations, valves, junctions, tees, fire hydrants, corporation stops and depth.
6. **Gas** – Underground line locations, depths, valves and cathodic protection.
7. **Sidewalk** – Offsets from face of curb and width at even 100-foot stations or where sidewalk may deviate from standard cross section.
8. **Walking Paths** – Location and widths at approximately 100-foot stations and/or where walkway width varies due to field adjustments.
9. **Cartway** - Width (curb to r/w centerline to curb) and centerline elevations at even 100-foot stations.
10. **Buildings** – Building corners with measured offsets to property lines, finished floor elevations (as required by Township).

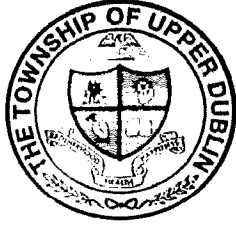
ECSP
APPENDIX G

PRE-CONSTRUCTION MEETING CHECKLIST

1. Requirements Included
 - A. Contractor participation in Pre-Construction conferences.
2. Related Requirements
 - A. Instruction to bidders; Pre-Bid Conference.
 - B. Section 01000 – Summary of work and method of payment.
3. Pre-Construction Meeting
 - A. Owner will schedule meeting one (1) week prior to Notice to Proceed.
 - B. Attendance; Owner, Engineer and Contractor.
 - C. Agenda.
 - 1) Discuss questions on Bonds and Insurance Certificates (if any).
 - 2) Execution of Owner-Contractor Agreement.
 - 3) Distribution of Contract Documents.
 - 4) Submittal of List of Sub-Contractors and Progress Schedule.
 - 5) Designation of Responsible Personnel.
 - 6) Procedures and processing of Field Decisions, Submittals, Substitutions, Applications for Payment, Proposal Requests, Change Orders and Contract Closeout Procedures.
 - 7) Review Grant Chart as prepared by Contractor.
 - 8) General Township Requirements.

PRE-CONSTRUCTION MEETING AGENDA

1. Introductions
2. General Discussion of the Project
3. Tentative Work Schedule
4. Tentative Inspection Schedule
5. Developer/Contractor Responsibilities
6. Defective Work and Quality Control Procedures
7. Escrow Disbursement Request Procedures
8. As-Built Requirements



UPPER DUBLIN CONSTRUCTION DETAILS

10-2013

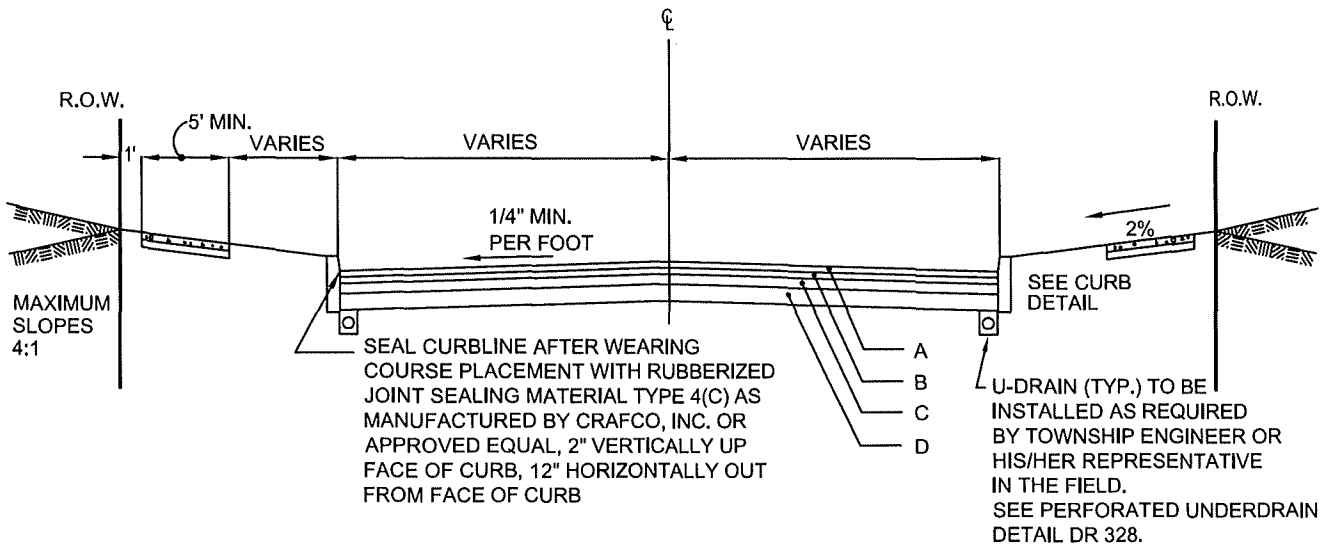
NAME	PAVING DETAILS
RD100	TYPICAL CROSS SECTION OF RESIDENTIAL STREETS
RD101	TYPICAL CROSS SECTION OF SECONDARY STREETS
RD102	TYPICAL CROSS SECTION OF PRIMARY STREETS
RD103	TYPICAL CROSS SECTION OF ARTERIAL STREETS
RD104	WIDENING OF RESIDENTIAL ROADS
RD105	WIDENING OF SECONDARY ROADS
RD106	WIDENING OF PRIMARY ROADS
RD107	WIDENING OF ARTERIAL ROADS
RD108	TEMPORARY ROAD RESTORATION WITHIN TOWNSHIP ROADS
RD109	PERMANENT ROAD RESTORATION WITHIN TOWNSHIP ROADS
RD110	STATE HIGHWAY PERMANENT RESTORATION DETAILS
RD111	SINGLE FAMILY BITUMINOUS DRIVEWAY
RD112	MULTI FAMILY RESIDENTIAL AND NON-RESIDENTIAL BITUMINOUS DRIVEWAY
RD113	EMERGENCY ACCESS DETAIL
RD114	WALKING PATH DETAIL
RD115	PARKING SPACE DETAIL
RD116	HANDICAPPED PARKING SPACE DETAIL
RD117	WHEEL STOP DETAIL
RD118	OVERLAY TRANSITION WITH PAVING NOTCH
RD119	PERMANENT DRIVEWAY AND PARKING LOT RESTORATION
RD120	TIMBER GUIDE RAIL
RD121	TYPICAL DRIVEWAY DETAIL
CC200	PROPOSED SIDEWALK
CC201	CURB RAMPS
CC202	CONCRETE DRIVEWAY RAMP
CC203	CONCRETE DRIVEWAY RAMP W/ CURBED RADIUS RETURNS
CC204	CONCRETE CURB (ISOMETRIC)
CC205	CONCRETE LOW FLOW CHANNEL
CC206	BELGIAN BLOCK CURB AND PAVING DETAIL

NAME	DRAINAGE DETAILS
DR322	PERMANENT TRASH RACK
DR323	REINFORCED PRECAST CONCRETE ANTI-SEEP COLLAR
DR324	TYPICAL TRENCH DETAIL CIRCULAR STORM SEWER
DR325	TYPICAL TRENCH DETAIL CIRCULAR H.D.P.E. STORM SEWER
DR326	COMBINATION STORM SEWER AND UNDERDRAIN REINFORCED CONC. PIPE
DR327	COMBINATION STORM SEWER AND UNDERDRAIN HDPE PIPE
DR328	PERFORATED UNDER-DRAIN
DR329	PERFORATED UNDER-DRAIN SWALE AND OUTSIDE OF ROADWAY
DR330	BASIN
DR331	BASIN SPILLWAYS
DR332	GABIONS
DR333	GABIONS
DR334	COVER ADJUSTMENT SLAB STANDARD INLET & MANHOLE OPENING
DR335	COVER ADJUSTMENT SLAB FOR 4' AND 6' SPECIAL OPENING
DR336	4'X4' INLET BOX
DR337	5'X5' INLET BOX
DR338	6'X6' INLET BOX
DR339	CONVERTING PA INLET BOX TO STORM MANHOLE
DR340	CONVERTING 4' SPECIAL INLET BOX TO STORM MANHOLE
DR341	SAFETY GRATE DETAIL
DR342	CONCRETE ENCASUREMENT DETAIL
DR343	DOWNSPOUT SEEPAGE BED
DR343-2	ALTERNATE DOWNSPOUT SEEPAGE BED
DR344	PRECAST OUTLET STRUCTURE
DR345	TROUT LOGO PLATE (TYPE 'C', 4' AND 6' SPECIAL INLETS)
DR346	TROUT LOGO PLATE (TYPE 'M' INLETS)
DR347	MINIMUM PIPE LENGTH FOR STORM TIE IN TO STRUCTURES
DR348	SEALING OF PENETRATION/OPENINGS AROUND PIPES
DR349	INLET CHANNELS
DR350	DOWNSPOUT DETAIL

NAME	DRAINAGE DETAILS
DR300	4 AND 6 FOOT SPECIAL INLETS
DR301	HOOD DETAIL
DR302	4 & 6 FOOT SPECIAL GRADE ADJUSTMENT RINGS
DR303	INLET FRAMES
DR304	STRUCTURAL STEEL GRATE, BICYCLE SAFE
DR305	STRUCTURAL STEEL GRATE
DR306	TYPE M INLET
DR307	TYPE C INLET
DR308	INLET BOXES/INLET BOX TYPES
DR309	TYPE M & C GRADE ADJUSTMENT RINGS
DR310	PRECAST CONCRETE STORM MANHOLE
DR311	CAST IRON STORM SEWER MANHOLE FRAME AND COVER
DR312	DROP FRONT MANHOLE STEP (COPOLYMER POLYPROPYLENE)
DR313	DROP FRONT ALUMINUM MANHOLE STEP
DR314	TYPE D ENDWALL
DR315	TYPE D ENDWALL 3:1 SLOPE
DR316	TYPE D ENDWALL 4:1 SLOPE
DR317	TYPE D ENDWALL 5:1 SLOPE
DR318	TYPE D-W ENDWALL W/CUTOFF WALL, 3:1 SLOPE FOR UPSTREAM HEADWALLS
DR319	TYPE D-W ENDWALL W/CUTOFF WALL, 4:1 SLOPE FOR UPSTREAM HEADWALLS
DR320	TYPE D-W ENDWALL W/CUTOFF WALL, 5:1 SLOPE FOR UPSTREAM HEADWALLS
DR321	ORIFICE PLATE FOR DRAINAGE CONTROL

NAME	EROSION CONTROL DETAILS
ES400	FILTER FABRIC FENCE 18"
ES401	FILTER FABRIC FENCE 30"
ES402	SUPER SILT FENCE
ES403	ROCK FILTER OUTLETS
ES404	TREE PROTECTION FENCE
ES405	ROCK CONSTRUCTION ENTRANCE
ES406	CROSS SECTION RIP RAP LOW FLOW CHANNEL
ES407	SEDIMENT BASIN
ES408	SEDIMENT BASIN WITH TEMPORARY RISER & PERMANENT STRUCTURE
ES409	SEDIMENT BASIN PERMANENT STORM WATER STRUCTURES
ES410	SEDIMENT BASIN TEMPORARY RISERS
ES411	PLYWOOD BOXES AND TRASH RACKS FOR PERMANENT STRUCTURES
ES412	TEMPORARY SEDIMENT BASIN EMERGENCY SPILLWAYS
ES413	RIP RAP APRON & CHART
ES414	FILTREXX SOXX SEDIMENT CONTROL

NAME	LANDSCAPE DETAILS
LS500	TREE PLANTING AND STAKING DETAIL
LS501	SHRUB PLANTING
LS502	RESIDENTIAL STREET LIGHT STANDARD (FIXTURE)
LS503	RESIDENTIAL STREET LIGHT STANDARD (POLE, FOOTING)



- A. 1 1/2" DEPTH SUPERPAVE ASPHALT MIXTURE DESIGN, HMA WEARING COURSE, PG 64-22, 0.0 TO 0.3 MILLION ESALs, 9.5mm MIX, SRL H
- B. 2" DEPTH SUPERPAVE ASPHALT MIXTURE DESIGN, HMA BINDER COURSE, PG 64-22, 0.0 TO 0.3 MILLION ESALs, 19.0mm MIX.
- C. 3" DEPTH SUPERPAVE ASPHALT MIXTURE DESIGN, HMA BASE COURSE, PG 64-22, 0.0 TO 0.3 MILLION ESALs, 25.0mm MIX.
- D. 6" 2A STONE

NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF PENNDOT PUBLICATION 408, CURRENT EDITION, INCLUDING BUT NOT LIMITED TO SECTION 210-SUBGRADE, SECTION 350-SUBBASE AND SECTION 409-SUPERPAVE MIXTURE DESIGN, STANDARD AND RPS CONSTRUCTION OF PLANT-MIXED HMA COURSES, AND AS MODIFIED HEREIN.
2. PRIOR TO APPLICATION OF ANY BITUMINOUS PAVING COURSES, PAINT ALL VERTICAL SURFACES OF CURBS, INLETS, MANHOLES, GUTTERS AND OTHER STRUCTURES TO COME IN CONTACT WITH BITUMINOUS MIXTURES WITH A UNIFORM COATING OF BITUMINOUS MATERIAL PER PENNDOT PUBLICATION 408 SECTION 401.3(g) CURRENT EDITION.

SUBGRADE STABILITY VERIFICATION

After contractor has prepared subgrade in accordance with PennDot Publication 408, Section 210 (subgrade) a subgrade stability verification is required prior to placement of sub-base material. A triaxle fully loaded maximum load (quarry slip of loaded weight will be required in the field) is required to run over entire roadway subgrade (including curb lines), over all trenches and anywhere directed by Township Engineer or his/her representatives in the field. Areas displaying pronounced elasticity, pumping, movement or deformation under the loaded triaxle will be noted and marked in the field. The areas noted and/or marked showing unstable subgrade must be corrected and reverified for required stability prior to starting subbase construction. All areas that are to be filled, stoned, paved and/or curbed are required to be proofrolled by this method. A subgrade stability re-verification is required after any/all rain events, snow events (once cleared and/or melted), introduction of moisture to the subgrade or sub-base, or as determined by the Township Engineer's representative in the field.

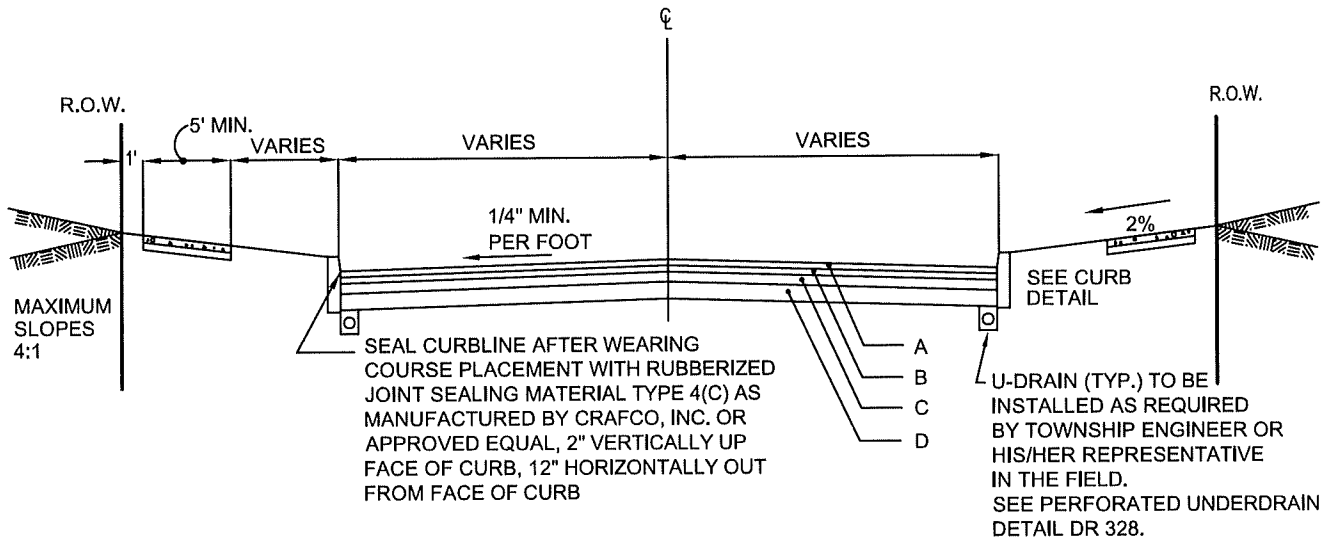
**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
TYPICAL CROSS SECTION
OF RESIDENTIAL STREETS**



DATE 10-2013

NOT TO SCALE

RD100



- A. 1 1/2" DEPTH SUPERPAVE ASPHALT MIXTURE DESIGN, HMA WEARING COURSE, PG 64-22, 0.3 TO 3.0 MILLION ESALs, 9.5mm MIX, SRL H
- B. 2" DEPTH SUPERPAVE ASPHALT MIXTURE DESIGN, HMA BINDER COURSE, PG 64-22, 0.3 TO 3.0 MILLION ESALs, 19.0mm MIX.
- C. 4" DEPTH SUPERPAVE ASPHALT MIXTURE DESIGN, HMA BASE COURSE, PG 64-22, 0.3 TO 3.0 MILLION ESALs, 25.0mm MIX.
- D. 6" 2A STONE

NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF PENNDOT PUBLICATION 408, CURRENT EDITION, INCLUDING BUT NOT LIMITED TO SECTION 210-SUBGRADE, SECTION 350-SUBBASE AND SECTION 409-SUPERPAVE MIXTURE DESIGN, STANDARD AND RPS CONSTRUCTION OF PLANT-MIXED HMA COURSES, AND AS MODIFIED HEREIN.
2. PRIOR TO APPLICATION OF ANY BITUMINOUS PAVING COURSES, PAINT ALL VERTICAL SURFACES OF CURBS, INLETS, MANHOLES, GUTTERS AND OTHER STRUCTURES TO COME IN CONTACT WITH BITUMINOUS MIXTURES WITH A UNIFORM COATING OF BITUMINOUS MATERIAL PER PENNDOT PUBLICATION 408 SECTION 401.3(g) CURRENT EDITION.

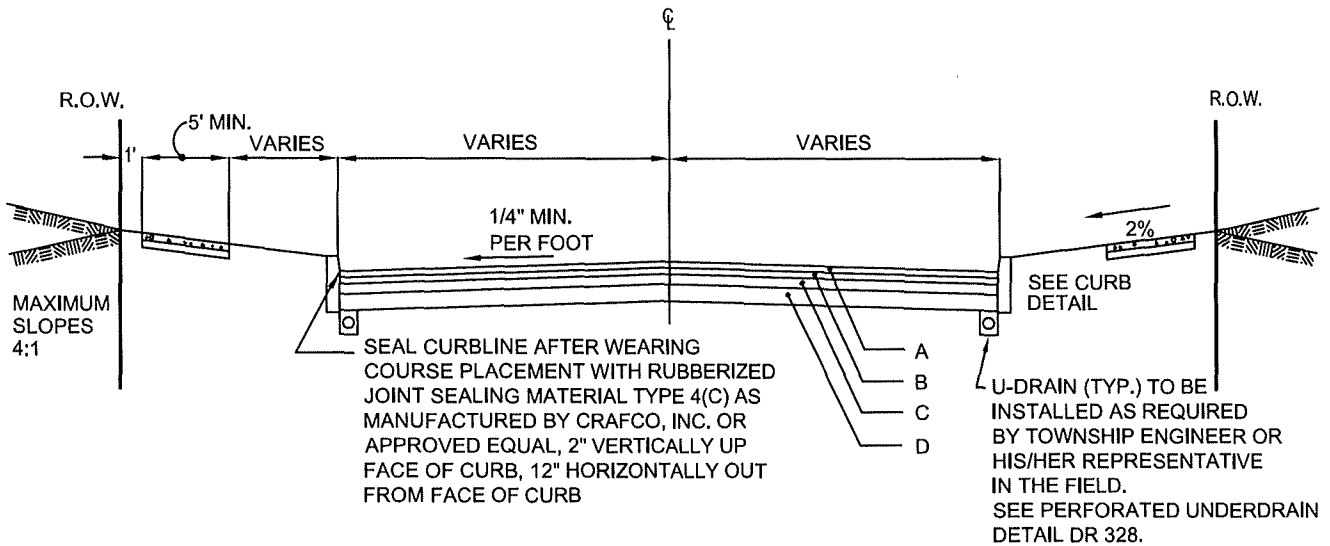
SUBGRADE STABILITY VERIFICATION

After contractor has prepared subgrade in accordance with PennDot Publication 408, Section 210 (subgrade) a subgrade stability verification is required prior to placement of sub-base material. A triaxle fully loaded maximum load (quarry slip of loaded weight will be required in the field) is required to run over entire roadway subgrade (including curb lines), over all trenches and anywhere directed by Township Engineer or his/her representatives in the field. Areas displaying pronounced elasticity, pumping, movement or deformation under the loaded triaxle will be noted and marked in the field. The areas noted and/or marked showing unstable subgrade must be corrected and reverified for required stability prior to starting subbase construction. All areas that are to be filled, stoned, paved and/or curbed are required to be proofrolled by this method. A subgrade stability re-verification is required after any/all rain events, snow events (once cleared and/or melted), introduction of moisture to the subgrade or sub-base, or as determined by the Township Engineer's representative in the field.

**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
TYPICAL CROSS SECTION
OF SECONDARY STREETS**



DATE	10-2013	NOT TO SCALE	RD101
------	---------	--------------	-------



- A. 1 1/2" DEPTH SUPERPAVE ASPHALT MIXTURE DESIGN, HMA WEARING COURSE, PG 64-22, 0.3 TO 3.0 MILLION ESALs, 9.5mm MIX, SRL H
- B. 2" DEPTH SUPERPAVE ASPHALT MIXTURE DESIGN, HMA BINDER COURSE, PG 64-22, 0.3 TO 3.0 MILLION ESALs, 19.0mm MIX.
- C. 6" DEPTH SUPERPAVE ASPHALT MIXTURE DESIGN, HMA BASE COURSE, PG 64-22, 0.3 TO 3.0 MILLION ESALs, 25.0mm MIX.
- D. 6" 2A STONE

NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF PENNDOT PUBLICATION 408, CURRENT EDITION, INCLUDING BUT NOT LIMITED TO SECTION 210-SUBGRADE, SECTION 350-SUBBASE AND SECTION 409-SUPERPAVE MIXTURE DESIGN, STANDARD AND RPS CONSTRUCTION OF PLANT-MIXED HMA COURSES, AND AS MODIFIED HEREIN.
2. PRIOR TO APPLICATION OF ANY BITUMINOUS PAVING COURSES, PAINT ALL VERTICAL SURFACES OF CURBS, INLETS, MANHOLES, GUTTERS AND OTHER STRUCTURES TO COME IN CONTACT WITH BITUMINOUS MIXTURES WITH A UNIFORM COATING OF BITUMINOUS MATERIAL PER PENNDOT PUBLICATION 408 SECTION 401.3(g) CURRENT EDITION.

SUBGRADE STABILITY VERIFICATION

After contractor has prepared subgrade in accordance with PennDot Publication 408, Section 210 (subgrade) a subgrade stability verification is required prior to placement of sub-base material. A triaxle fully loaded maximum load (quarry slip of loaded weight will be required in the field) is required to run over entire roadway subgrade (including curb lines), over all trenches and anywhere directed by Township Engineer or his/her representatives in the field. Areas displaying pronounced elasticity, pumping, movement or deformation under the loaded triaxle will be noted and marked in the field. The areas noted and/or marked showing unstable subgrade must be corrected and reverified for required stability prior to starting subbase construction. All areas that are to be filled, stoned, paved and/or curbed are required to be proofrolled by this method. A subgrade stability re-verification is required after any/all rain events, snow events (once cleared and/or melted), introduction of moisture to the subgrade or sub-base, or as determined by the Township Engineer's representative in the field.

**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
TYPICAL CROSS SECTION
OF PRIMARY STREETS**

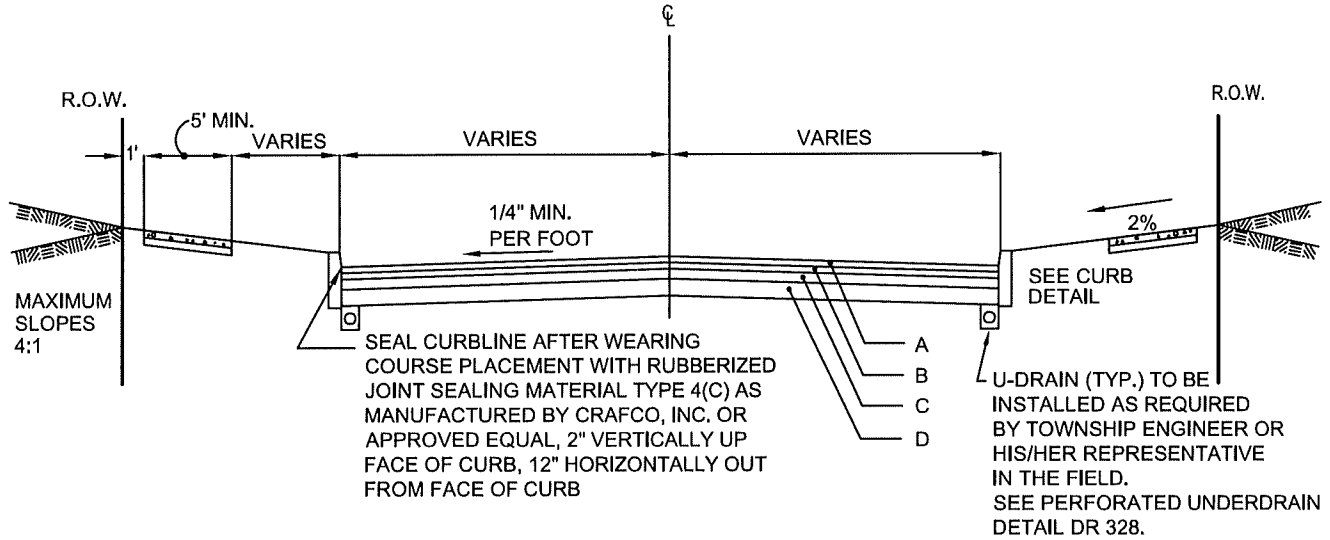


DATE

10-2013

NOT TO SCALE

RD102



- A. 1 1/2" DEPTH SUPERPAVE ASPHALT MIXTURE DESIGN, HMA WEARING COURSE, PG 64-22, 3.0 TO 30.0 MILLION ESALs, 9.5mm MIX, SRL H
- B. 2" DEPTH SUPERPAVE ASPHALT MIXTURE DESIGN, HMA BINDER COURSE, PG 64-22, 3.0 TO 30.0 MILLION ESALs, 19.0mm MIX.
- C. 8" DEPTH SUPERPAVE ASPHALT MIXTURE DESIGN, HMA BASE COURSE, PG 64-22, 3.0 TO 30.0 MILLION ESALs, 25.0mm MIX.
- D. 6" 2A STONE

NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF PENNDOT PUBLICATION 408, CURRENT EDITION, INCLUDING BUT NOT LIMITED TO SECTION 210-SUBGRADE, SECTION 350-SUBBASE AND SECTION 409-SUPERPAVE MIXTURE DESIGN, STANDARD AND RPS CONSTRUCTION OF PLANT-MIXED HMA COURSES, AND AS MODIFIED HEREIN.
2. PRIOR TO APPLICATION OF ANY BITUMINOUS PAVING COURSES, PAINT ALL VERTICAL SURFACES OF CURBS, INLETS, MANHOLES, GUTTERS AND OTHER STRUCTURES TO COME IN CONTACT WITH BITUMINOUS MIXTURES WITH A UNIFORM COATING OF BITUMINOUS MATERIAL PER PENNDOT PUBLICATION 408 SECTION 401.3(g) CURRENT EDITION.

SUBGRADE STABILITY VERIFICATION

After contractor has prepared subgrade in accordance with PennDot Publication 408, Section 210 (subgrade) a subgrade stability verification is required prior to placement of sub-base material. A triaxle fully loaded maximum load (quarry slip of loaded weight will be required in the field) is required to run over entire roadway subgrade (including curb lines), over all trenches and anywhere directed by Township Engineer or his/her representatives in the field. Areas displaying pronounced elasticity, pumping, movement or deformation under the loaded triaxle will be noted and marked in the field. The areas noted and/or marked showing unstable subgrade must be corrected and reverified for required stability prior to starting subbase construction. All areas that are to be filled, stoned, paved and/or curbed are required to be proofrolled by this method. A subgrade stability re-verification is required after any/all rain events, snow events (once cleared and/or melted), introduction of moisture to the subgrade or sub-base, or as determined by the Township Engineer's representative in the field.

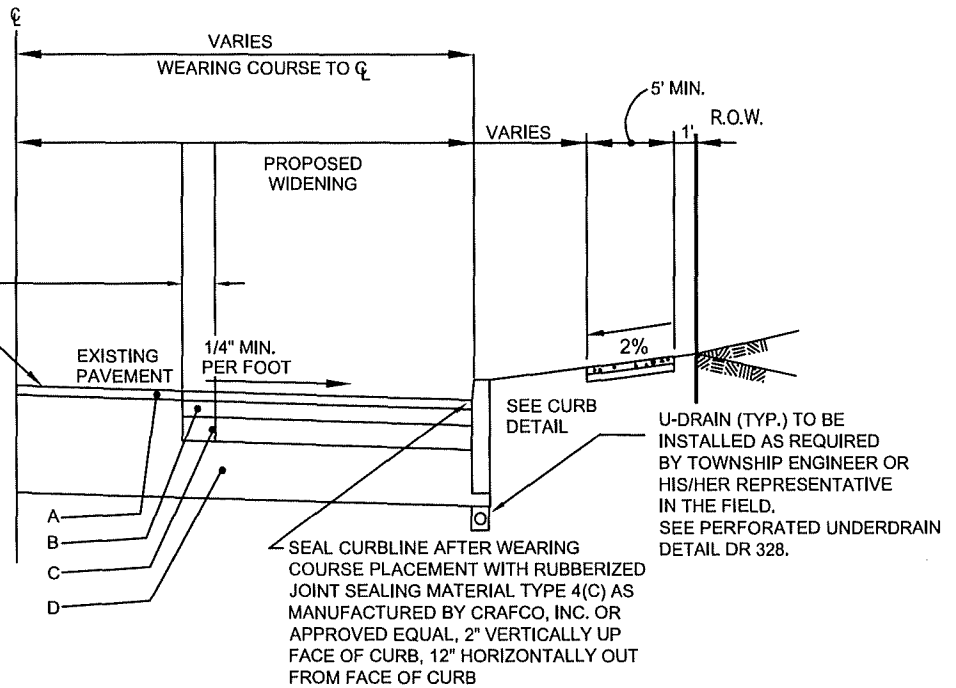
**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
TYPICAL CROSS SECTION
OF ARTERIAL STREETS**



DATE	10-2013	NOT TO SCALE	RD103
------	---------	--------------	-------

ROAD TO BE MILLED 1 1/2" DEEP TO THE CENTERLINE FOR HALF LANE OVERLAY.

EXISTING SHOULDER SHALL BE REMOVED. EXISTING ROAD SHALL BE CUTBACK FULL DEPTH, ONE FOOT MINIMUM, OR UNTIL SATISFACTORY DEPTH OF PAVING IS FOUND. LIMITS OF CUTBACK SHALL BE AS APPROVED BY TWP. ENGINEER OR HIS/HER REPRESENTATIVE IN THE FIELD.



- A. 1 1/2" DEPTH SUPERPAVE ASPHALT MIXTURE DESIGN, HMA WEARING COURSE, PG 64-22, 0.0 TO 0.3 MILLION ESALs, 9.5mm MIX, SRL H
- B. 2" DEPTH SUPERPAVE ASPHALT MIXTURE DESIGN, HMA BINDER COURSE, PG 64-22, 0.0 TO 0.3 MILLION ESALs, 19.0mm MIX.
- C. 3" MIN. DEPTH (OR MATCH EXISTING BASE COURSE DEPTH, WHICHEVER IS GREATER) SUPERPAVE ASPHALT MIXTURE DESIGN, HMA BASE COURSE, PG 64-22, 0.0 TO 0.3 MILLION ESALs, 25.0mm MIX.
- D. 6" 2A STONE

NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF PENNDOT PUBLICATION 408, CURRENT EDITION, INCLUDING BUT NOT LIMITED TO SECTION 210-SUBGRADE, SECTION 350-SUBBASE AND SECTION 409-SUPERPAVE MIXTURE DESIGN, STANDARD AND RPS CONSTRUCTION OF PLANT-MIXED HMA COURSES, AND AS MODIFIED HEREIN.
2. PRIOR TO APPLICATION OF ANY BITUMINOUS PAVING COURSES, PAINT ALL VERTICAL SURFACES OF CURBS, INLETS, MANHOLES, GUTTERS AND OTHER STRUCTURES TO COME IN CONTACT WITH BITUMINOUS MIXTURES WITH A UNIFORM COATING OF BITUMINOUS MATERIAL PER PENNDOT PUBLICATION 408 SECTION 401.3(g) CURRENT EDITION.
3. SEAL ALL PAVING JOINTS AFTER WEARING COURSE PLACEMENT WITH RUBBERIZED JOINT SEALING MATERIAL TYPE 4 (c) AS MANUFACTURED BY CRAFCO, INC. OR APPROVED EQUAL. MINIMUM JOINT SEAL WIDTH = 12" ALONG CURBLINE AND 3" FOR PAVING JOINTS.

SUBGRADE STABILITY VERIFICATION

After contractor has prepared subgrade in accordance with PennDot Publication 408, Section 210 (subgrade) a subgrade stability verification is required prior to placement of sub-base material. A triaxle fully loaded maximum load (quarry slip of loaded weight will be required in the field) is required to run over entire roadway subgrade (including curb lines), over all trenches and anywhere directed by Township Engineer or his/her representatives in the field. Areas displaying pronounced elasticity, pumping, movement or deformation under the loaded triaxle will be noted and marked in the field. The areas noted and/or marked showing unstable subgrade must be corrected and reverified for required stability prior to starting subbase construction. All areas that are to be filled, stoned, paved and/or curbed are required to be proofrolled by this method. A subgrade stability re-verification is required after any/all rain events, snow events (once cleared and/or melted), introduction of moisture to the subgrade or sub-base, or as determined by the Township Engineer's representative in the field.

**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
WIDENING OF RESIDENTIAL ROADS**



DATE

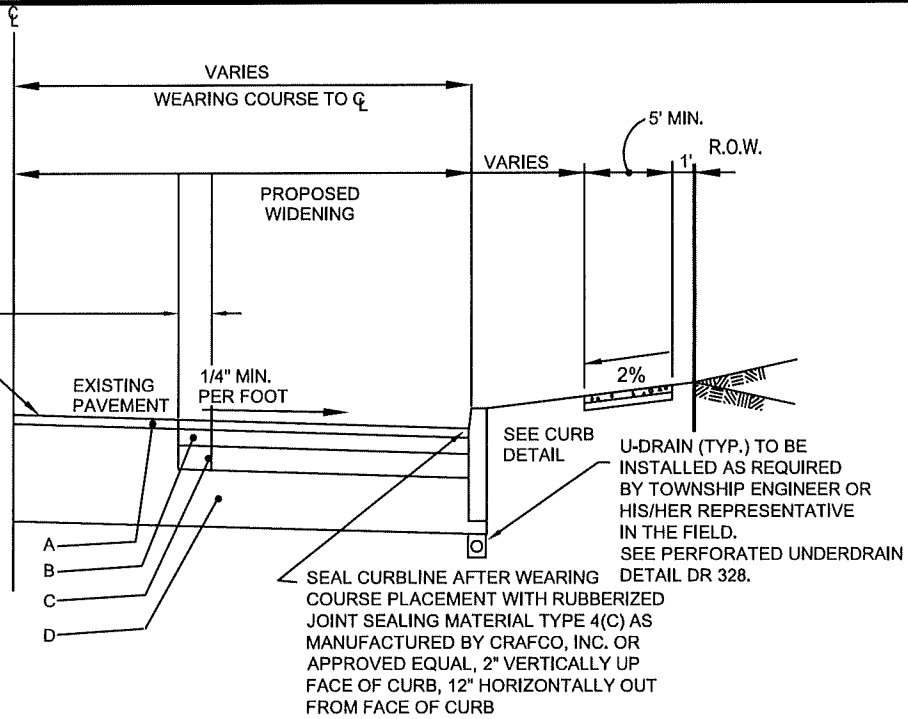
10-2013

NOT TO SCALE

RD104

ROAD TO BE MILLED 1 1/2" DEEP TO THE CENTERLINE FOR HALF LANE OVERLAY.

EXISTING SHOULDER SHALL BE REMOVED. EXISTING ROAD SHALL BE CUTBACK FULL DEPTH, ONE FOOT MINIMUM, OR UNTIL SATISFACTORY DEPTH OF PAVING IS FOUND. LIMITS OF CUTBACK SHALL BE AS APPROVED BY TWP. ENGINEER OR HIS/HER REPRESENTATIVE IN THE FIELD.



- A. 1 1/2" DEPTH SUPERPAVE ASPHALT MIXTURE DESIGN, HMA WEARING COURSE, PG 64-22, 0.3 TO 3.0 MILLION ESALs, 9.5mm MIX, SRL H
- B. 2" DEPTH SUPERPAVE ASPHALT MIXTURE DESIGN, HMA BINDER COURSE, PG 64-22, 0.3 TO 3.0 MILLION ESALs, 19.0mm MIX.
- C. 4" MIN. DEPTH (OR MATCH EXISTING BASE COURSE DEPTH, WHICHEVER IS GREATER) SUPERPAVE ASPHALT MIXTURE DESIGN, HMA BASE COURSE, PG 64-22, 0.3 TO 3.0 MILLION ESALs, 25.0mm MIX.
- D. 6" 2A STONE

NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF PENNDOT PUBLICATION 408, CURRENT EDITION, INCLUDING BUT NOT LIMITED TO SECTION 210-SUBGRADE, SECTION 350-SUBBASE AND SECTION 409-SUPERPAVE MIXTURE DESIGN, STANDARD AND RPS CONSTRUCTION OF PLANT-MIXED HMA COURSES, AND AS MODIFIED HEREIN.
2. PRIOR TO APPLICATION OF ANY BITUMINOUS PAVING COURSES, PAINT ALL VERTICAL SURFACES OF CURBS, INLETS, MANHOLES, GUTTERS AND OTHER STRUCTURES TO COME IN CONTACT WITH BITUMINOUS MIXTURES WITH A UNIFORM COATING OF BITUMINOUS MATERIAL PER PENNDOT PUBLICATION 408 SECTION 401.3(g) CURRENT EDITION.
3. SEAL ALL PAVING JOINTS AFTER WEARING COURSE PLACEMENT WITH RUBBERIZED JOINT SEALING MATERIAL TYPE 4 (c) AS MANUFACTURED BY CRAFCO, INC. OR APPROVED EQUAL. MINIMUM JOINT SEAL WIDTH = 12" ALONG CURBLINE AND 3" FOR PAVING JOINTS.

SUBGRADE STABILITY VERIFICATION

After contractor has prepared subgrade in accordance with PennDot Publication 408, Section 210 (subgrade) a subgrade stability verification is required prior to placement of sub-base material. A triaxle fully loaded maximum load (quarry slip of loaded weight will be required in the field) is required to run over entire roadway subgrade (including curb lines), over all trenches and anywhere directed by Township Engineer or his/her representatives in the field. Areas displaying pronounced elasticity, pumping, movement or deformation under the loaded triaxle will be noted and marked in the field. The areas noted and/or marked showing unstable subgrade must be corrected and reverified for required stability prior to starting subbase construction. All areas that are to be filled, stoned, paved and/or curbed are required to be proofrolled by this method. A subgrade stability re-verification is required after any/all rain events, snow events (once cleared and/or melted), introduction of moisture to the subgrade or sub-base, or as determined by the Township Engineer's representative in the field.

**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
WIDENING OF SECONDARY ROADS**



DATE

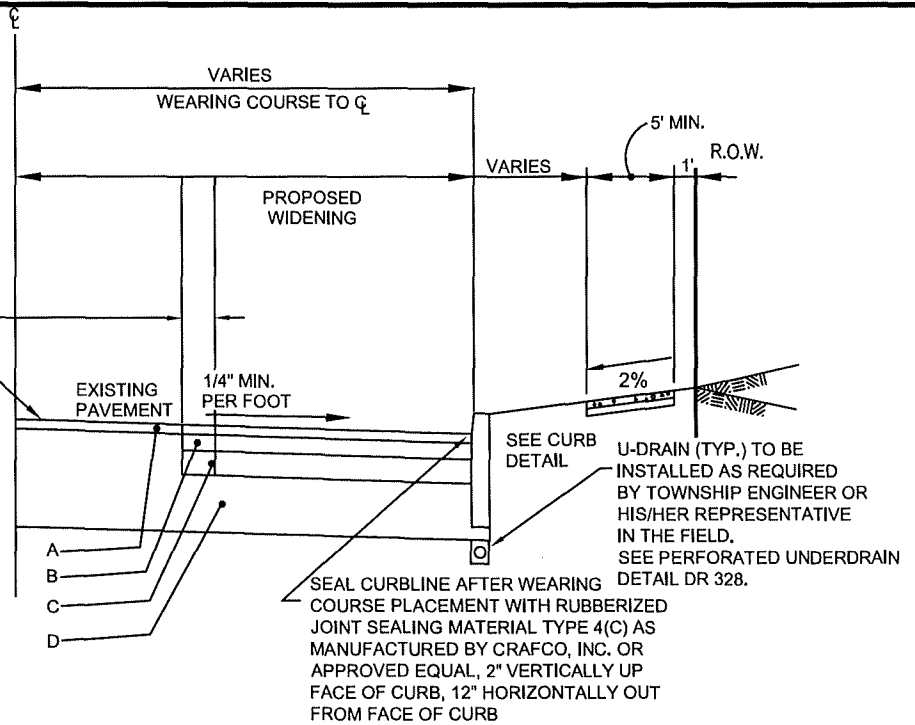
10-2013

NOT TO SCALE

RD105

ROAD TO BE MILLED 1 1/2" DEEP TO THE CENTERLINE FOR HALF LANE OVERLAY.

EXISTING SHOULDER SHALL BE REMOVED. EXISTING ROAD SHALL BE CUTBACK FULL DEPTH, ONE FOOT MINIMUM, OR UNTIL SATISFACTORY DEPTH OF PAVING IS FOUND. LIMITS OF CUTBACK SHALL BE AS APPROVED BY TWP. ENGINEER OR HIS/HER REPRESENTATIVE IN THE FIELD.



- A. 1 1/2" DEPTH SUPERPAVE ASPHALT MIXTURE DESIGN, HMA WEARING COURSE, PG 64-22, 0.3 TO 3.0 MILLION ESALs, 9.5mm MIX, SRL H
- B. 2" DEPTH SUPERPAVE ASPHALT MIXTURE DESIGN, HMA BINDER COURSE, PG 64-22, 0.3 TO 3.0 MILLION ESALs, 19.0mm MIX.
- C. 6" MIN. DEPTH (OR MATCH EXISTING BASE COURSE DEPTH, WHICHEVER IS GREATER) SUPERPAVE ASPHALT MIXTURE DESIGN, HMA BASE COURSE, PG 64-22, 0.3 TO 3.0 MILLION ESALs, 25.0mm MIX.
- D. 6" 2A STONE

NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF PENNDOT PUBLICATION 408, CURRENT EDITION, INCLUDING BUT NOT LIMITED TO SECTION 210-SUBGRADE, SECTION 350-SUBBASE AND SECTION 409-SUPERPAVE MIXTURE DESIGN, STANDARD AND RPS CONSTRUCTION OF PLANT-MIXED HMA COURSES, AND AS MODIFIED HEREIN.
2. PRIOR TO APPLICATION OF ANY BITUMINOUS PAVING COURSES, PAINT ALL VERTICAL SURFACES OF CURBS, INLETS, MANHOLES, GUTTERS AND OTHER STRUCTURES TO COME IN CONTACT WITH BITUMINOUS MIXTURES WITH A UNIFORM COATING OF BITUMINOUS MATERIAL PER PENNDOT PUBLICATION 408 SECTION 401.3(g) CURRENT EDITION.
3. SEAL ALL PAVING JOINTS AFTER WEARING COURSE PLACEMENT WITH RUBBERIZED JOINT SEALING MATERIAL TYPE 4 (c) AS MANUFACTURED BY CRAFCO, INC. OR APPROVED EQUAL. MINIMUM JOINT SEAL WIDTH = 12" ALONG CURBLINE AND 3" FOR PAVING JOINTS.

SUBGRADE STABILITY VERIFICATION

After contractor has prepared subgrade in accordance with PennDot Publication 408, Section 210 (subgrade) a subgrade stability verification is required prior to placement of sub-base material. A triaxle fully loaded maximum load (quarry slip of loaded weight will be required in the field) is required to run over entire roadway subgrade (including curb lines), over all trenches and anywhere directed by Township Engineer or his/her representatives in the field. Areas displaying pronounced elasticity, pumping, movement or deformation under the loaded triaxle will be noted and marked in the field. The areas noted and/or marked showing unstable subgrade must be corrected and reverified for required stability prior to starting subbase construction. All areas that are to be filled, stoned, paved and/or curbed are required to be proofrolled by this method. A subgrade stability re-verification is required after any/all rain events, snow events (once cleared and/or melted), introduction of moisture to the subgrade or sub-base, or as determined by the Township Engineer's representative in the field.

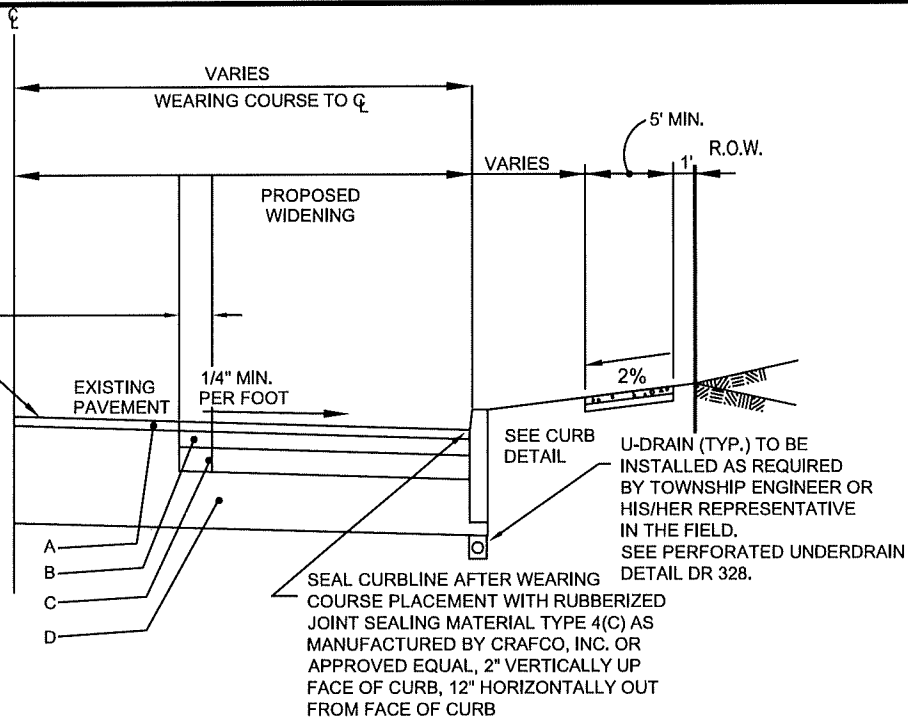
**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
WIDENING OF PRIMARY ROADS**



DATE	10-2013	NOT TO SCALE	RD106
------	---------	--------------	-------

ROAD TO BE MILLED 1 1/2" DEEP TO THE CENTERLINE FOR HALF LANE OVERLAY.

EXISTING SHOULDER SHALL BE REMOVED. EXISTING ROAD SHALL BE CUTBACK FULL DEPTH, ONE FOOT MINIMUM, OR UNTIL SATISFACTORY DEPTH OF PAVING IS FOUND. LIMITS OF CUTBACK SHALL BE AS APPROVED BY TWP. ENGINEER OR HIS/HER REPRESENTATIVE IN THE FIELD.



- A. 1 1/2" DEPTH SUPERPAVE ASPHALT MIXTURE DESIGN, HMA WEARING COURSE, PG 64-22, 3.0 TO 30.0 MILLION ESALs, 9.5mm MIX, SRL H
- B. 2" DEPTH SUPERPAVE ASPHALT MIXTURE DESIGN, HMA BINDER COURSE, PG 64-22, 3.0 TO 30.0 MILLION ESALs, 19.0mm MIX.
- C. 8" MIN. DEPTH (OR MATCH EXISTING BASE COURSE DEPTH, WHICHEVER IS GREATER) SUPERPAVE ASPHALT MIXTURE DESIGN, HMA BASE COURSE, PG 64-22, 3.0 TO 30.0 MILLION ESALs, 25.0mm MIX.
- D. 6" 2A STONE

NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF PENNDOT PUBLICATION 408, CURRENT EDITION, INCLUDING BUT NOT LIMITED TO SECTION 210-SUBGRADE, SECTION 350-SUBBASE AND SECTION 409-SUPERPAVE MIXTURE DESIGN, STANDARD AND RPS CONSTRUCTION OF PLANT-MIXED HMA COURSES, AND AS MODIFIED HEREIN.
2. PRIOR TO APPLICATION OF ANY BITUMINOUS PAVING COURSES, PAINT ALL VERTICAL SURFACES OF CURBS, INLETS, MANHOLES, GUTTERS AND OTHER STRUCTURES TO COME IN CONTACT WITH BITUMINOUS MIXTURES WITH A UNIFORM COATING OF BITUMINOUS MATERIAL PER PENNDOT PUBLICATION 408 SECTION 401.3(g) CURRENT EDITION.
3. SEAL ALL PAVING JOINTS AFTER WEARING COURSE PLACEMENT WITH RUBBERIZED JOINT SEALING MATERIAL TYPE 4 (c) AS MANUFACTURED BY CRAFCO, INC. OR APPROVED EQUAL. MINIMUM JOINT SEAL WIDTH = 12" ALONG CURBLINE AND 3" FOR PAVING JOINTS.

SUBGRADE STABILITY VERIFICATION

After contractor has prepared subgrade in accordance with PennDot Publication 408, Section 210 (subgrade) a subgrade stability verification is required prior to placement of sub-base material. A triaxle fully loaded maximum load (quarry slip of loaded weight will be required in the field) is required to run over entire roadway subgrade (including curb lines), over all trenches and anywhere directed by Township Engineer or his/her representatives in the field. Areas displaying pronounced elasticity, pumping, movement or deformation under the loaded triaxle will be noted and marked in the field. The areas noted and/or marked showing unstable subgrade must be corrected and reverified for required stability prior to starting subbase construction. All areas that are to be filled, stoned, paved and/or curbed are required to be proofrolled by this method. A subgrade stability re-verification is required after any/all rain events, snow events (once cleared and/or melted), introduction of moisture to the subgrade or sub-base, or as determined by the Township Engineer's representative in the field.

**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
WIDENING OF ARTERIAL ROADS**



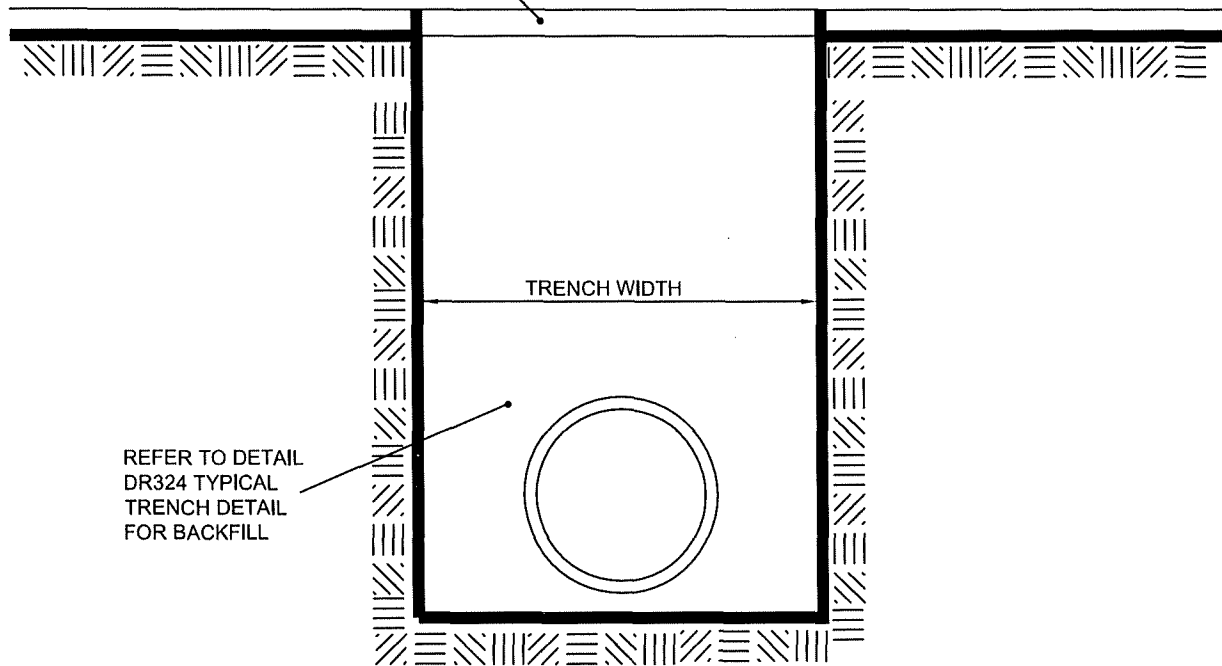
DATE

10-2013

NOT TO SCALE

RD107

(A) 2" DEPTH SUPERPAVE ASPHALT MIXTURE DESIGN,
HMA BINDER COURSE, PG 64-22, 0.0 TO 0.3 MILLION
ESALs, 19 mm MIX. (COMPACTED PER PENNDOT 408
CURRENT EDITION, SECT. 409)



UPPER DUBLIN TOWNSHIP STANDARD DETAIL
TEMPORARY ROAD RESTORATION WITHIN TOWNSHIP ROADS

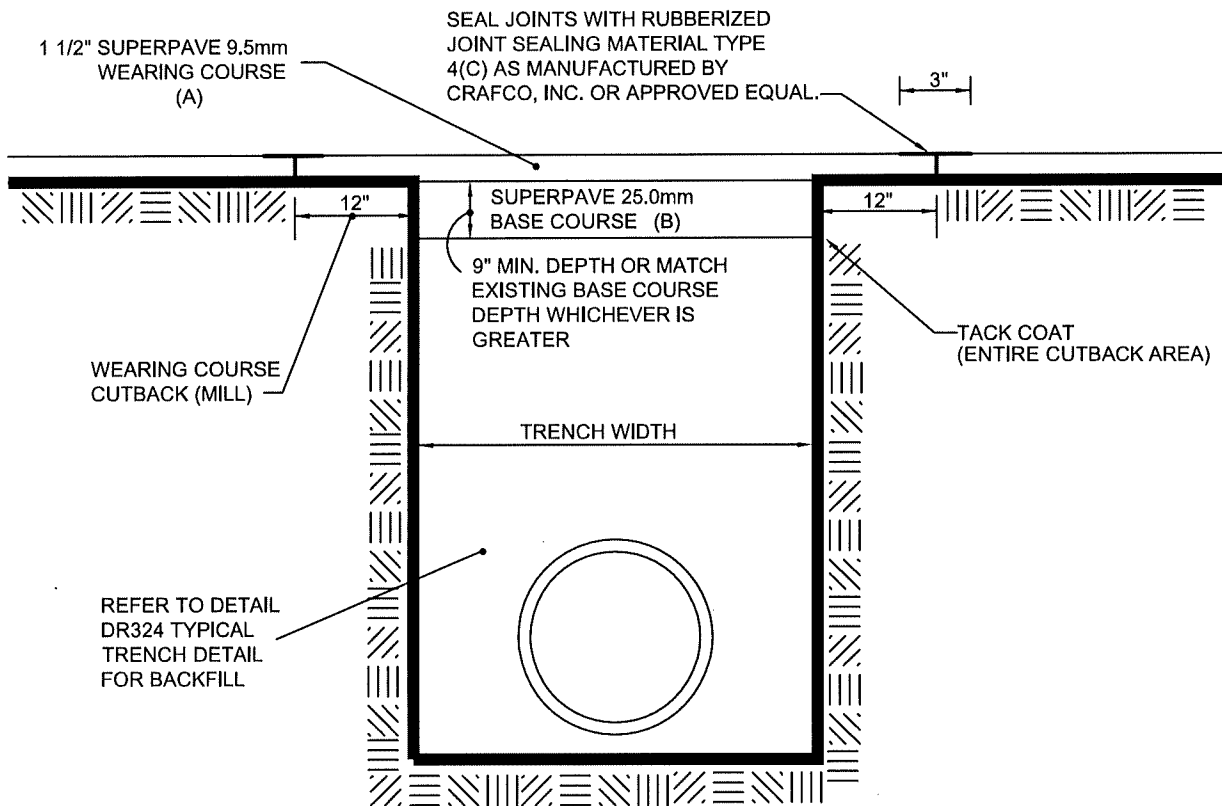


DATE

10-2013

NOT TO SCALE

RD108



NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF PENNDOT PUBLICATION 408, CURRENT EDITION, INCLUDING BUT NOT LIMITED TO SECTION 210-SUBGRADE, SECTION 350-SUBBASE AND SECTION 409-SUPERPAVE MIXTURE DESIGN, STANDARD AND RPS CONSTRUCTION OF PLANT-MIXED HMA COURSES, AND AS MODIFIED HEREIN.

(A) 1 1/2" DEPTH SUPERPAVE ASPHALT MIXTURE DESIGN, HMA WEARING COURSE, PG 64-22, 0.0 TO 0.3 MILLION ESALs, 9.5mm MIX, SRL H

(B) 9" MINIMUM DEPTH (OR MATCH EXISTING BASE COURSE, WHICHEVER IS GREATER) SUPERPAVE ASPHALT MIXTURE DESIGN, HMA BASE COURSE, PG 64-22, 0.0 TO 0.3 ESALs, 25.0mm MIX.

UPPER DUBLIN TOWNSHIP STANDARD DETAIL
PERMANENT ROAD RESTORATION WITHIN TOWNSHIP ROADS

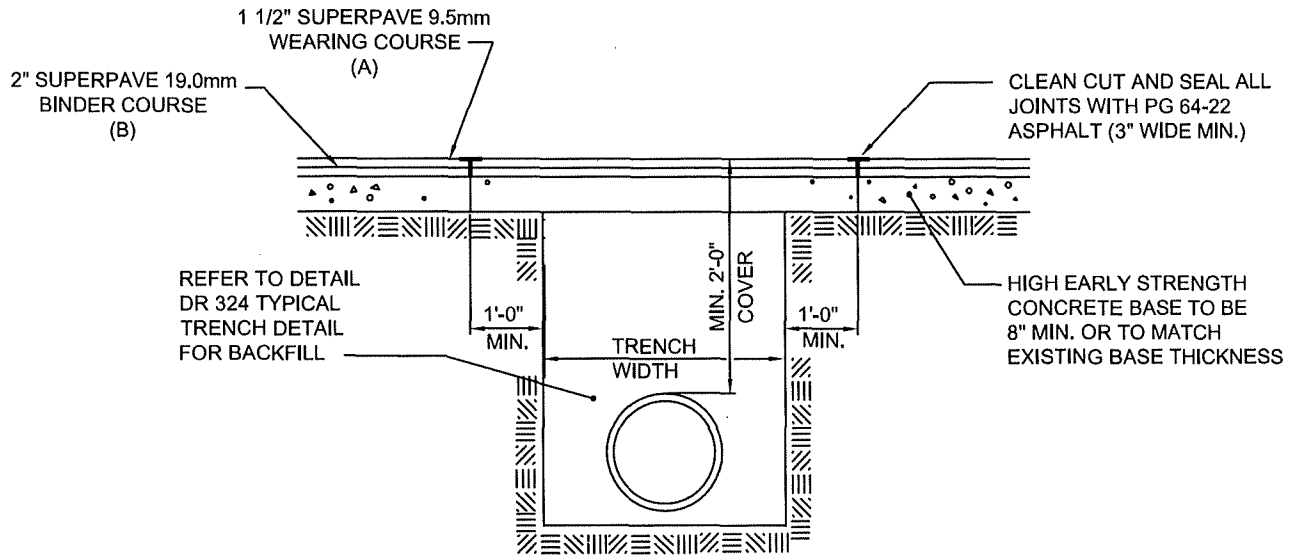


DATE

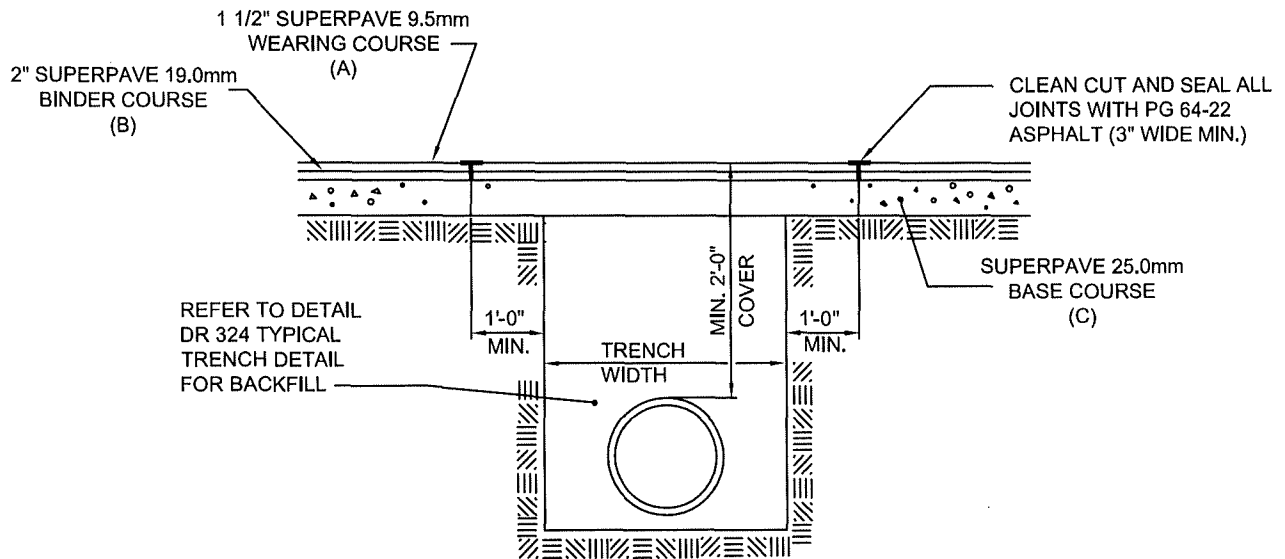
10-2013

NOT TO SCALE

RD109



CONCRETE BASE COURSE



SUPERPAVE BASE COURSE

NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF PENNDOT PUBLICATION 408, CURRENT EDITION, INCLUDING BUT NOT LIMITED TO SECTION 409-SUPERPAVE MIXTURE DESIGN, STANDARD AND RPS CONSTRUCTION OF PLANT-MIXED HMA COURSES, AND AS MODIFIED HEREIN.
2. IF THE ADT IS NOT KNOWN CONTACT THE PENNDOT MAINTENANCE MANAGER FOR THE ROAD RATING.
3. TACK COAT ALL CUTBACK EDGES OR MILLED AREAS PRIOR TO INSTALLING PAVING COURSES.

- (A) 1 1/2" DEPTH SUPERPAVE ASPHALT MIXTURE DESIGN, HMA WEARING COURSE, PG 64-22, 3.0 TO 30.0 MILLION ESALs, 9.5mm MIX, SRL H
- (B) 2" DEPTH SUPERPAVE ASPHALT MIXTURE DESIGN, HMA BINDER COURSE, PG 64-22, 3.0 TO 30.0 MILLION ESALs, 19.0mm MIX.
- (C) 7" MINIMUM DEPTH (OR MATCH EXISTING BASE COURSE DEPTH WHICHEVER IS GREATER) SUPERPAVE ASPHALT MIXTURE DESIGN, HMA BASE COURSE, PG 64-22, 3.0 TO 30.0 MILLION ESALs, 25.0mm MIX.

UPPER DUBLIN TOWNSHIP STANDARD DETAIL
STATE HIGHWAY PERMANENT
RESTORATION DETAILS

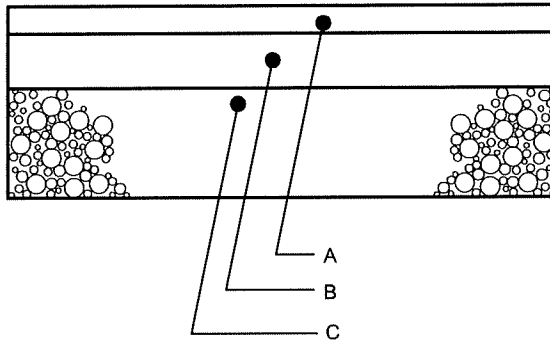


DATE

10-2013

NOT TO SCALE

RD110



SINGLE FAMILY RESIDENTIAL:

- A. 1 1/2" DEPTH SUPERPAVE ASPHALT MIXTURE DESIGN, HMA WEARING COURSE, PG 64-22, 0.0 TO 0.3 MILLION ESALs, 9.5mm MIX, SRL H
- B. 2" DEPTH SUPERPAVE ASPHALT MIXTURE DESIGN, HMA BINDER COURSE, PG 64-22, 0.0 TO 0.3 MILLION ESALs, 19.0mm MIX.
- C. 8" 2A STONE

NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF PENNDOT PUBLICATION 408, CURRENT EDITION, INCLUDING BUT NOT LIMITED TO SECTION 210-SUBGRADE, SECTION 350-SUBBASE AND SECTION 409-SUPERPAVE MIXTURE DESIGN, STANDARD AND RPS CONSTRUCTION OF PLANT-MIXED HMA COURSES, AND AS MODIFIED HEREIN.

SUBGRADE STABILITY VERIFICATION

After contractor has prepared subgrade in accordance with PennDot Publication 408, Section 210 (subgrade) a subgrade stability verification is required prior to placement of sub-base material. A triaxle fully loaded maximum load (quarry slip of loaded weight will be required in the field) is required to run over entire roadway subgrade (including curb lines), over all trenches and anywhere directed by Township Engineer or his/her representatives in the field. Areas displaying pronounced elasticity, pumping, movement or deformation under the loaded triaxle will be noted and marked in the field. The areas noted and/or marked showing unstable subgrade must be corrected and reverified for required stability prior to starting subbase construction. All areas that are to be filled, stoned, paved and/or curbed are required to be proofrolled by this method. A subgrade stability re-verification is required after any/all rain events, snow events (once cleared and/or melted), introduction of moisture to the subgrade or sub-base, or as determined by the Township Engineer's representative in the field.

UPPER DUBLIN TOWNSHIP STANDARD DETAIL
SINGLE FAMILY RESIDENTIAL BITUMINOUS DRIVEWAY

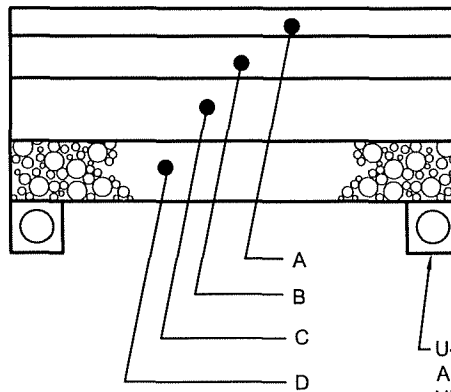


DATE

10-2013

NOT TO SCALE

RD111



U-DRAIN (TYP.) TO BE INSTALLED AS REQUIRED BY TOWNSHIP OR HIS/HER REPRESENTATIVE IN THE FIELD. SEE PERFORATED UNDERDRAIN DETAIL DR 328.

STANDARD:

- A. 1 1/2" DEPTH SUPERPAVE ASPHALT MIXTURE DESIGN, HMA WEARING COURSE, PG 64-22, 0.0 TO 0.3 MILLION ESALs, 9.5mm MIX, SRL H
- B. 2" DEPTH SUPERPAVE ASPHALT MIXTURE DESIGN, HMA BINDER COURSE, PG 64-22, 0.0 TO 0.3 MILLION ESALs, 19.0mm MIX.
- C. 3" DEPTH SUPERPAVE ASPHALT MIXTURE DESIGN, HMA BASE COURSE, PG 64-22, 0.0 TO 0.3 MILLION ESALs, 25.0mm MIX.
- D. 6" 2A STONE

NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF PENNDOT PUBLICATION 408, CURRENT EDITION, INCLUDING BUT NOT LIMITED TO SECTION 210-SUBGRADE, SECTION 350-SUBBASE AND SECTION 409-SUPERPAVE MIXTURE DESIGN, STANDARD AND RPS CONSTRUCTION OF PLANT-MIXED HMA COURSES, AND AS MODIFIED HEREIN.

SUBGRADE STABILITY VERIFICATION

After contractor has prepared subgrade in accordance with PennDot Publication 408, Section 210 (subgrade) a subgrade stability verification is required prior to placement of sub-base material. A triaxle fully loaded maximum load (quarry slip of loaded weight will be required in the field) is required to run over entire roadway subgrade (including curb lines), over all trenches and anywhere directed by Township Engineer or his/her representatives in the field. Areas displaying pronounced elasticity, pumping, movement or deformation under the loaded triaxle will be noted and marked in the field. The areas noted and/or marked showing unstable subgrade must be corrected and reverified for required stability prior to starting subbase construction. All areas that are to be filled, stoned, paved and/or curbed are required to be proofrolled by this method. A subgrade stability re-verification is required after any/all rain events, snow events (once cleared and/or melted), introduction of moisture to the subgrade or sub-base, or as determined by the Township Engineer's representative in the field.

UPPER DUBLIN TOWNSHIP STANDARD DETAIL
MULTI-FAMILY RESIDENTIAL AND
NON-RESIDENTIAL BITUMINOUS DRIVEWAY & PARKING

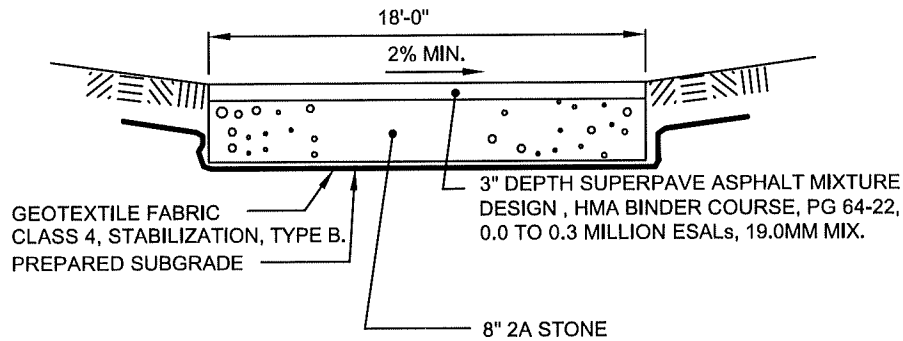


DATE

10-2013

NOT TO SCALE

RD112



NOTES:

1. IN AREAS WITH CONCRETE CURB, PROVIDE A 20' (MIN.) WIDE DEPRESSION.
2. PROVIDE ADEQUATE SIGNAGE FOR EMERGENCY VEHICLE RECOGNITION.
3. PROVIDE MATERIALS AND CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF PENNDOT PUBLICATION 408, CURRENT EDITION, INCLUDING BUT NOT LIMITED TO SECTION 210-SUBGRADE, SECTION 350-SUBBASE AND SECTION 409-SUPERPAVE MIXTURE DESIGN, STANDARD AND RPS CONSTRUCTION OF PLANT-MIXED HMA COURSES, AND AS MODIFIED HEREIN.

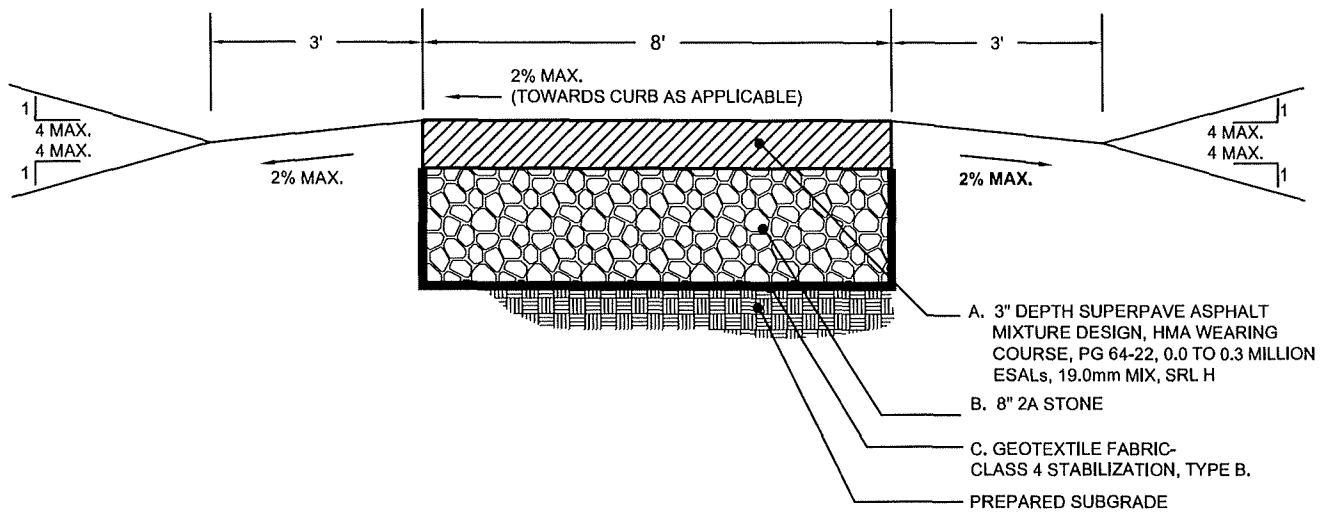
SUBGRADE STABILITY VERIFICATION

After contractor has prepared subgrade in accordance with PennDot Publication 408, Section 210 (subgrade) a subgrade stability verification is required prior to placement of sub-base material. A triaxle fully loaded maximum load (quarry slip of loaded weight will be required in the field) is required to run over entire roadway subgrade (including curb lines), over all trenches and anywhere directed by Township Engineer or his/her representatives in the field. Areas displaying pronounced elasticity, pumping, movement or deformation under the loaded triaxle will be noted and marked in the field. The areas noted and/or marked showing unstable subgrade must be corrected and reverified for required stability prior to starting subbase construction. All areas that are to be filled, stoned, paved and/or curbed are required to be proofrolled by this method. A subgrade stability re-verification is required after any/all rain events, snow events (once cleared and/or melted), introduction of moisture to the subgrade or sub-base, or as determined by the Township Engineer's representative in the field.

**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
EMERGENCY ACCESS DETAIL**



DATE	10-2013	NOT TO SCALE	RD113
------	---------	--------------	-------



NOTES:
 1. PROVIDE MATERIALS AND CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF PENNDOT PUBLICATION 408, CURRENT EDITION, INCLUDING BUT NOT LIMITED TO SECTION 210-SUBGRADE, SECTION 350-SUBBASE AND SECTION 409-SUPERPAVE MIXTURE DESIGN, STANDARD AND RPS CONSTRUCTION OF PLANT-MIXED HMA COURSES, AND AS MODIFIED HEREIN.

SUBGRADE STABILITY VERIFICATION

After contractor has prepared subgrade in accordance with PennDot Publication 408, Section 210 (subgrade) a subgrade stability verification is required prior to placement of sub-base material. A triaxle fully loaded maximum load (quarry slip of loaded weight will be required in the field) is required to run over entire roadway subgrade (including curb lines), over all trenches and anywhere directed by Township Engineer or his/her representatives in the field. Areas displaying pronounced elasticity, pumping, movement or deformation under the loaded triaxle will be noted and marked in the field. The areas noted and/or marked showing unstable subgrade must be corrected and reverified for required stability prior to starting subbase construction. All areas that are to be filled, stoned, paved and/or curbed are required to be proofrolled by this method. A subgrade stability re-verification is required after any/all rain events, snow events (once cleared and/or melted), introduction of moisture to the subgrade or sub-base, or as determined by the Township Engineer's representative in the field.

**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
 WALKING PATH DETAIL**

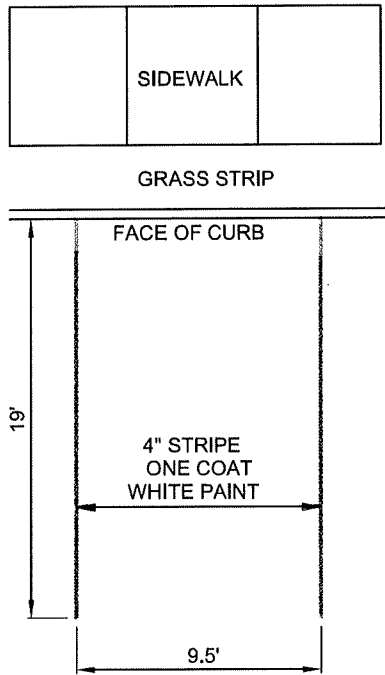


DATE

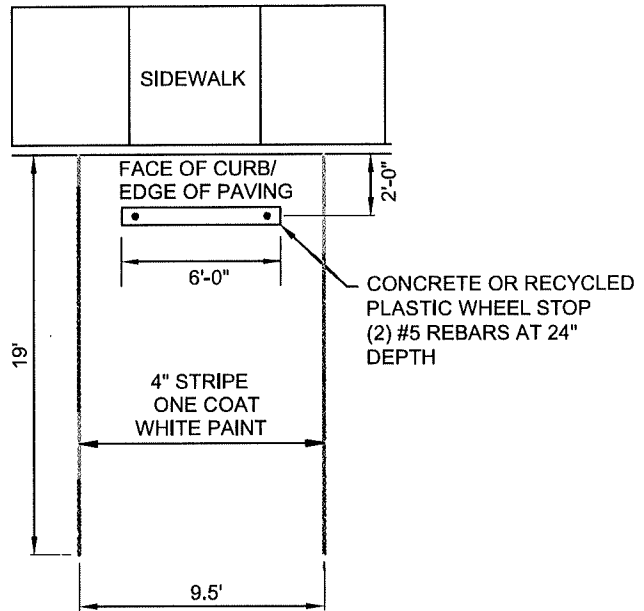
10-2013

NOT TO SCALE

RD114

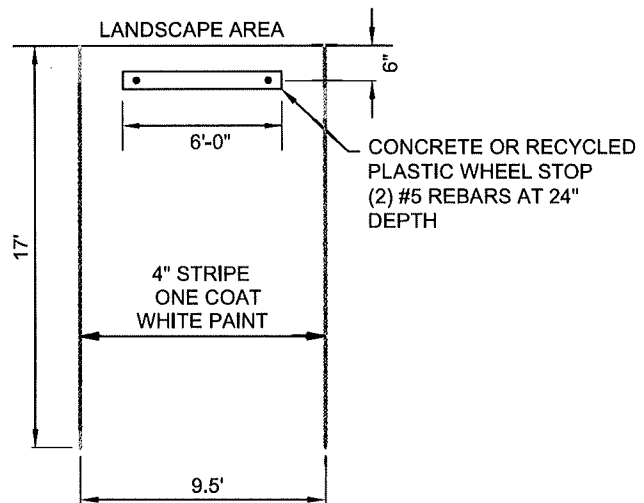


PARKING STALL WITH CURB WITH GRASS STRIP BETWEEN CURB AND SIDEWALK



PARKING STALL WITH NO CURB OR WITH CURB AND SIDEWALK WITHOUT A GRASS STRIP

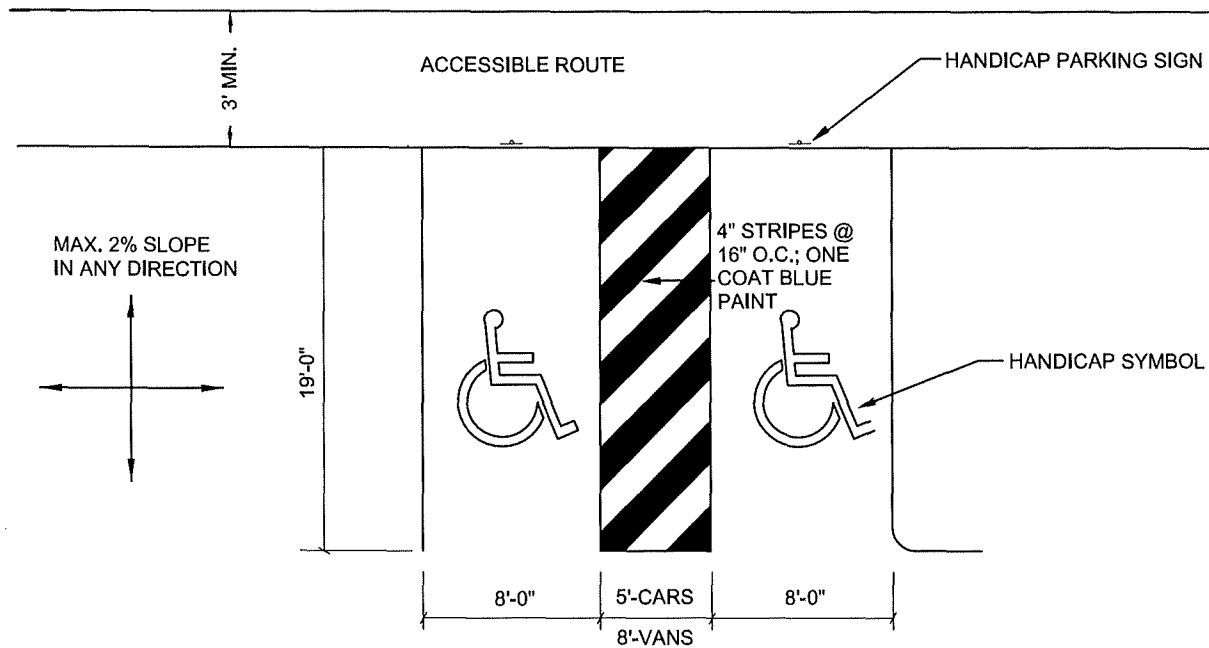
TOTAL PARKING IN LOT	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	9
501 TO 1000	
1000 AND OVER	2 PERCENT OF TOTAL 20 PLUS 1 FOR EACH 100 OVER 1000



PARKING STALL WITH LANDSCAPE AREA

**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
PARKING SPACE DETAIL**





NOTE: HANDICAPPED SPACES SHALL BE PAINTED & SIGNED ACCORDING TO ADA REQUIREMENTS.

TOTAL PARKING IN LOT	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	9
501 TO 1000	2 PERCENT OF TOTAL
1000 AND OVER	20 PLUS 1 FOR EACH 100 OVER 1000

UPPER DUBLIN TOWNSHIP STANDARD DETAIL
HANDICAPPED PARKING SPACE DETAIL

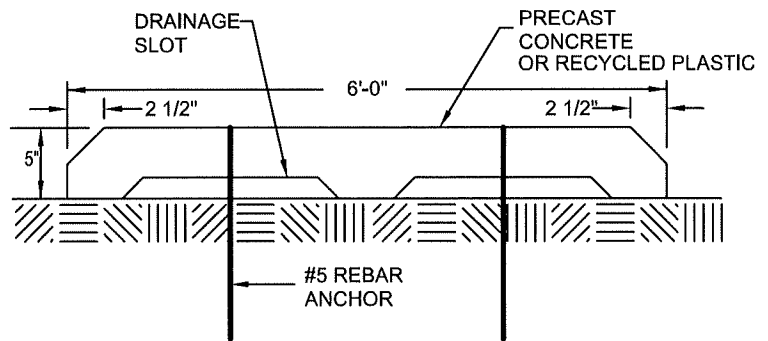
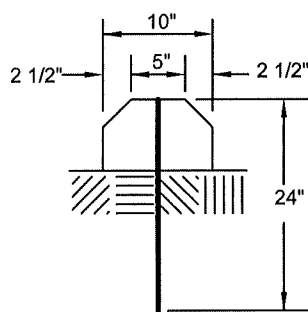


DATE

10-2013

NOT TO SCALE

RD116



UPPER DUBLIN TOWNSHIP STANDARD DETAIL
WHEEL STOP DETAIL

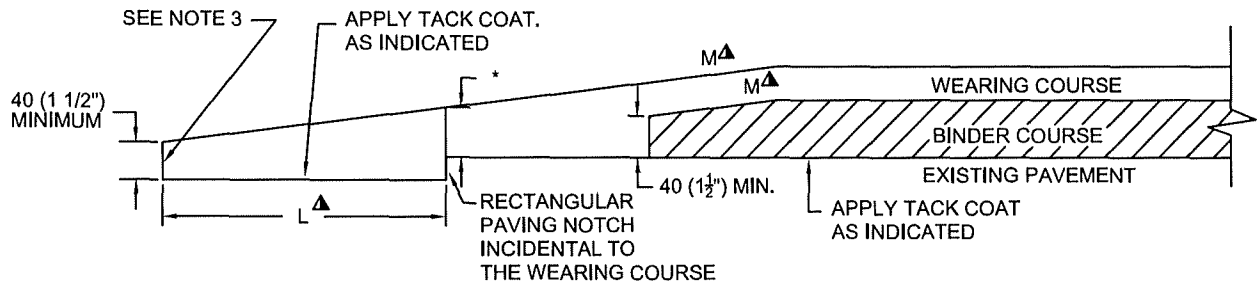


DATE

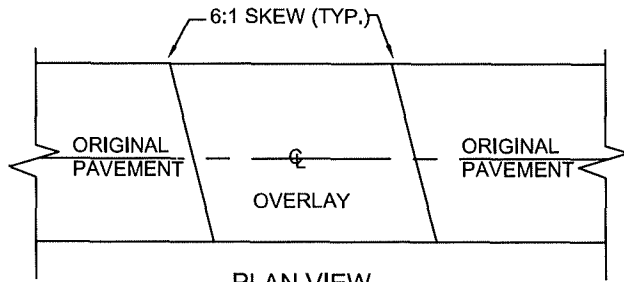
10-2013

NOT TO SCALE

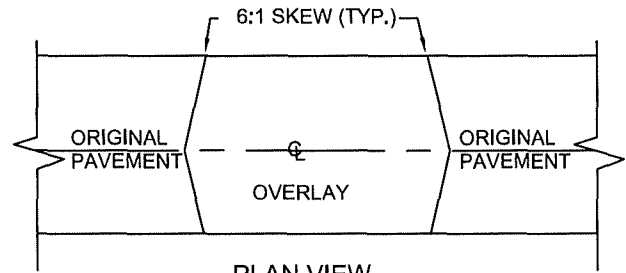
RD117



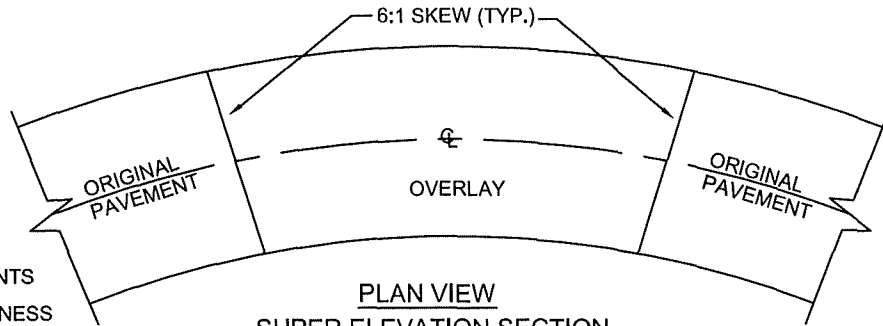
**OVERLAY TRANSITION WITH PAVING NOTCH
ON BITUMINOUS PAVEMENTS**



**TANGENT SECTION
TWO-LANE DIRECTIONAL**



**TANGENT SECTION
TWO-LANE, TWO-WAY TRAFFIC**



**PLAN VIEW
SUPER ELEVATION SECTION**

▲ SEE TABLE A FOR DIMENSIONAL REQUIREMENTS

* SHOULD EQUAL THE THICKNESS OF THE WEARING COURSE

TABLE A

FUNCTIONAL CLASSIFICATION	SLOPE M (MAXIMUM)	PAVING NOTCH L (MINIMUM)
ARTERIALS > 45 MPH SEE NOTE 2.	0.28% (1" IN 30')	30'
ARTERIALS < 45 MPH SEE NOTE 2.	0.83% (1" IN 10')	10'
COLLECTORS AND LOCAL ROADS	0.83% (1" IN 10')	10'
CROSS STREETS SEE NOTE 1	8.33% (1" IN 12")	1'
DRIVEWAYS	8.33% (1" IN 12")	1'

NOTES:

1. USE HIGHER APPROPRIATE CRITERIA IF A CROSS STREET HAS A FUNCTIONAL CLASSIFICATION OF COLLECTORS AND LOCAL ROADS OR HIGHER.
2. USE 85TH PERCENTILE SPEED, IF AVAILABLE. OTHERWISE, USE THE POSTED SPEED.
3. PLACE EDGE FLUSH WITH EXISTING PAVEMENT AND SEAL AS SPECIFIED IN PUB. 408, CURRENT EDITION SEC. 401.3(j)3.
4. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. U.S. CUSTOMARY UNITS IN () PARENTHESIS.
5. SEAL ALL PAVING JOINTS AFTER WEARING COURSE PLACEMENT WITH RUBBERIZED JOINT SEALING MATERIAL TYPE 4(C) AS MANUFACTURED BY CRAFCO, INC. OR APPROVED EQUAL. MINIMUM JOINT SEAL WIDTH = 12" ALONG CURBLINE AND 3" FOR PAVING JOINTS.

**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
OVERLAY TRANSITION WITH PAVING NOTCH**

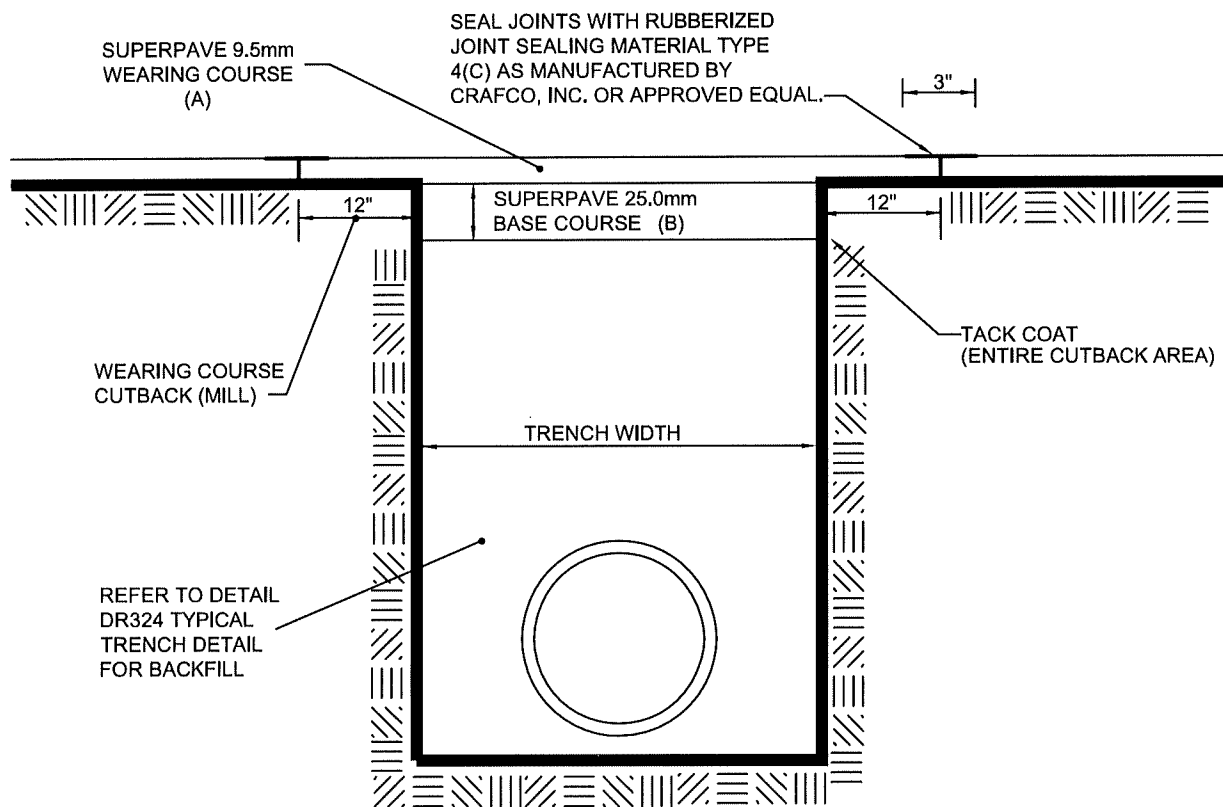


DATE

10-2013

NOT TO SCALE

RD118



NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF PENNDOT PUBLICATION 408, CURRENT EDITION, INCLUDING BUT NOT LIMITED TO SECTION 210-SUBGRADE, SECTION 350-SUBBASE AND SECTION 409-SUPERPAVE MIXTURE DESIGN, STANDARD AND RPS CONSTRUCTION OF PLANT-MIXED HMA COURSES, AND AS MODIFIED HEREIN.

SINGLE FAMILY RESIDENTIAL

MULTI-FAMILY RESIDENTIAL AND NON-RESIDENTIAL

- (A) 1 1/2" DEPTH SUPERPAVE ASPHALT MIXTURE DESIGN, HMA WEARING COURSE, PG 64-22, 0.0 TO 0.3 MILLION ESALs, 9.5mm MIX, SRL H
- (B) 4" MINIMUM DEPTH (OR MATCH EXISTING BASE COURSE, WHICHEVER IS GREATER) SUPERPAVE ASPHALT MIXTURE DESIGN, HMA BASE COURSE, PG 64-22, 0.0 TO 0.3 ESALs, 25.0mm MIX.

- (A) 1 1/2" DEPTH SUPERPAVE ASPHALT MIXTURE DESIGN, HMA WEARING COURSE, PG 64-22, 0.0 TO 0.3 MILLION ESALs, 9.5mm MIX, SRL H
- (B) 7" MINIMUM DEPTH (OR MATCH EXISTING BASE COURSE, WHICHEVER IS GREATER) SUPERPAVE ASPHALT MIXTURE DESIGN, HMA BASE COURSE, PG 64-22, 0.0 TO 0.3 ESALs, 25.0mm MIX.

**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
PERMANENT DRIVEWAY AND PARKING LOT RESTORATION**

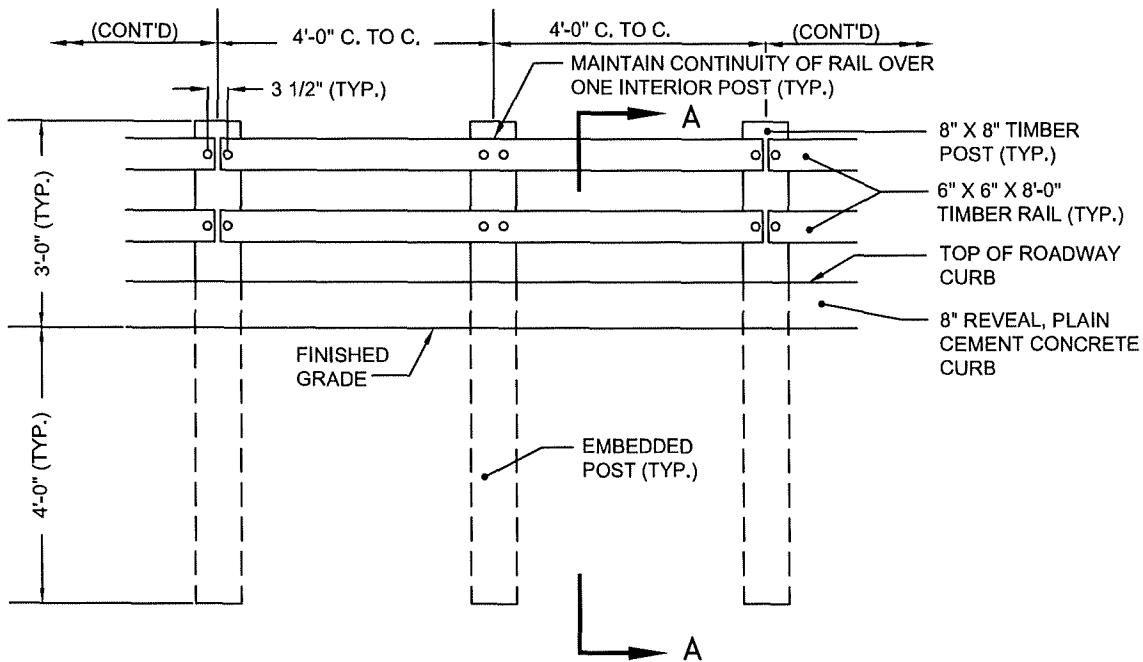


DATE

10-2013

NOT TO SCALE

RD119

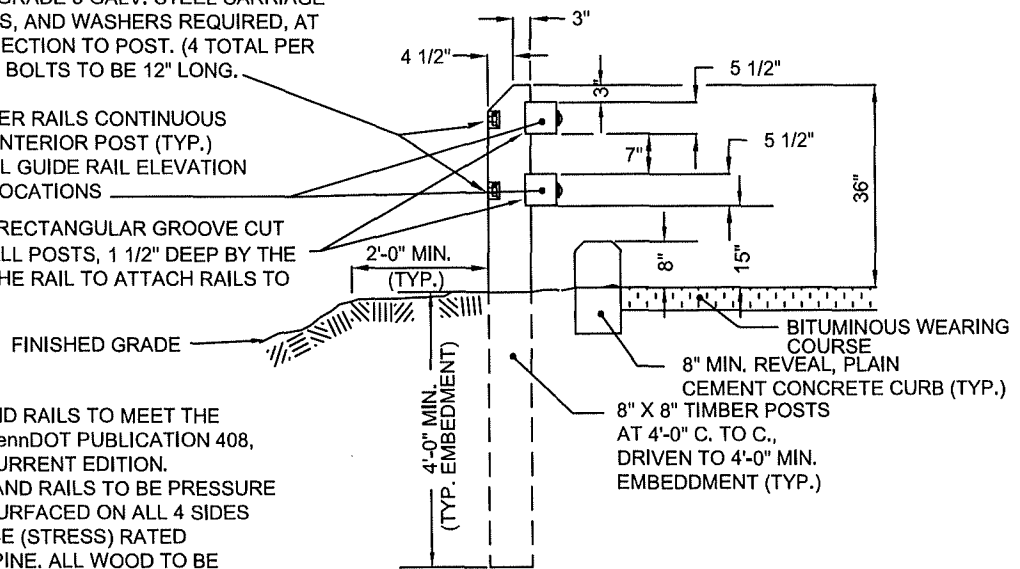


TYPICAL GUIDE RAIL ELEVATION

2 - 7/8" DIA. GRADE 5 GALV. STEEL CARRIAGE BOLTS, NUTS, AND WASHERS REQUIRED, AT EACH CONNECTION TO POST. (4 TOTAL PER POST)(TYP.) BOLTS TO BE 12" LONG.

6" X 6" TIMBER RAILS CONTINUOUS OVER ONE INTERIOR POST (TYP.) SEE TYPICAL GUIDE RAIL ELEVATION FOR BOLT LOCATIONS

PROVIDE A RECTANGULAR GROOVE CUT (DADO), IN ALL POSTS, 1 1/2" DEEP BY THE WIDTH OF THE RAIL TO ATTACH RAILS TO POSTS.



SECTION A-A

NOTES:

1. WOODEN POSTS AND RAILS TO MEET THE REQUIREMENTS OF PennDOT PUBLICATION 408, SECTION 1109.03(c) CURRENT EDITION.
2. ALL WOOD POSTS AND RAILS TO BE PRESSURE TREATED, SMOOTH SURFACED ON ALL 4 SIDES (S4S) AND NO. 1 DENSE (STRESS) RATED SOUTHERN YELLOW PINE. ALL WOOD TO BE CLEARLY IDENTIFIED (STAMPED) WITH THEIR RATING.
3. ALL FASTENERS (CARRIAGE BOLTS) TO BE THROUGH BOLTED AND COUNTER SUNK 1 1/2" DEEP ON BACK SIDE. END OF BOLTS TO BE CUT FLUSH AND GROUND SMOOTH.
4. IF POSTS ARE TO BE MECHANICALLY DRIVEN INTO SOIL, ALL MEASURES MUST BE TAKEN TO PREVENT ANY DAMAGE DONE TO POSTS. IF POSTS ARE TO BE SET IN CONCRETE, CONCRETE SHALL BE 3300 PSI MINIMUM COMPRESSIVE STRENGTH.

UPPER DUBLIN TOWNSHIP STANDARD DETAIL
TIMBER GUIDE RAIL

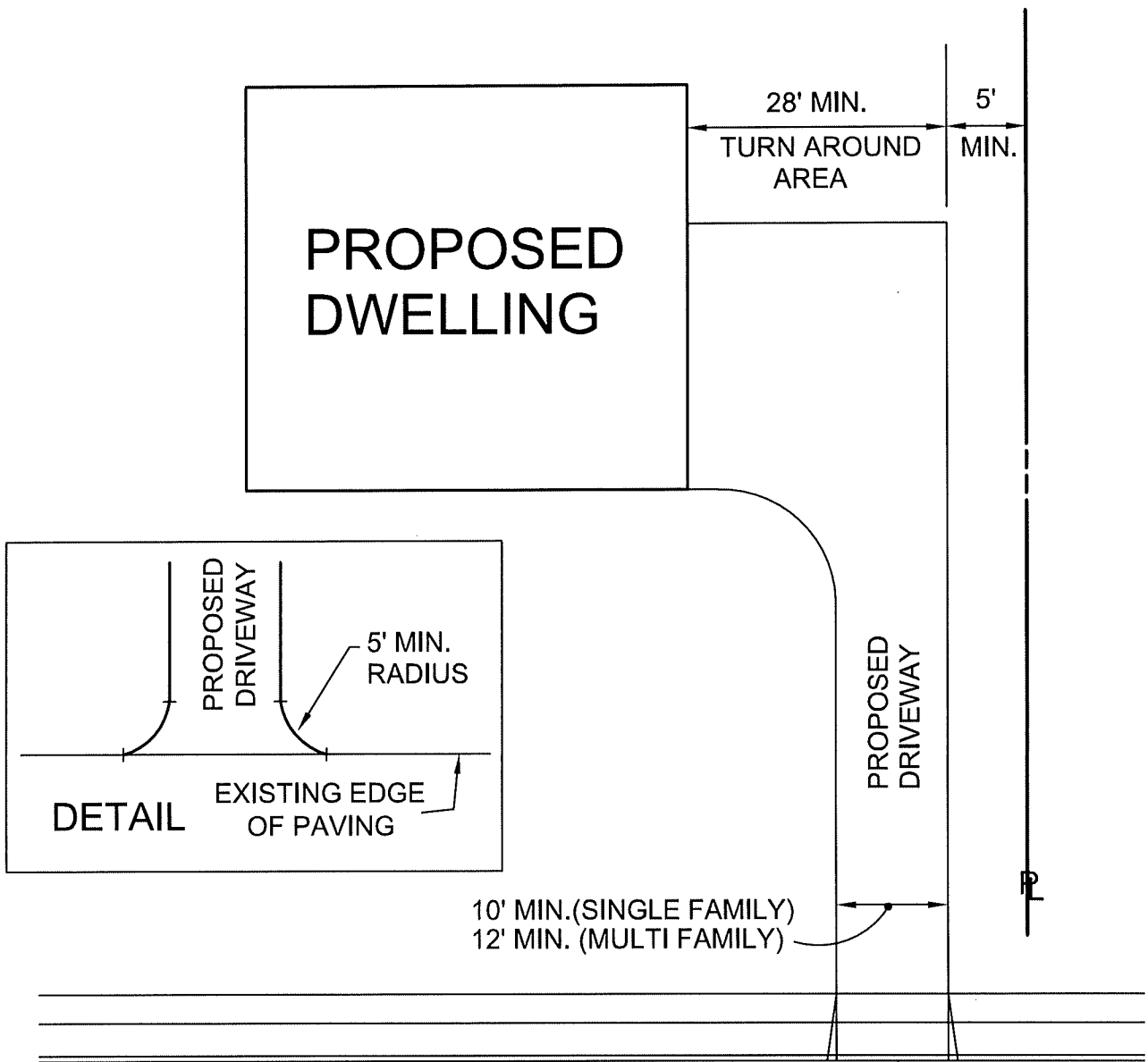


DATE

10-2013

NOT TO SCALE

RD120



NOTES:

1. MULTI FAMILY DRIVEWAYS SERVE MORE THAN ONE RESIDENCE.
2. IN THE EVENT OF A SUBDIVISION OR ROAD IMPROVEMENT IN THE AREA OF AN EXISTING UNPAVED DRIVEWAY, THE DRIVEWAY MUST BE PAVED FOR A DISTANCE OF 20' BEHIND THE SIDEWALK (OR CURB IF SIDEWALK IS NOT EXISTING OR REQUIRED).

SEE DETAIL FOR
UNCURBED ROAD

REFER TO UPPER
DUBLIN TOWNSHIP
STANDARD DETAIL
CC204 CONCRETE
CURB DETAIL FOR
CURB AND CURB
DEPRESSION
REQUIREMENTS.

**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
TYPICAL DRIVEWAY DETAIL**

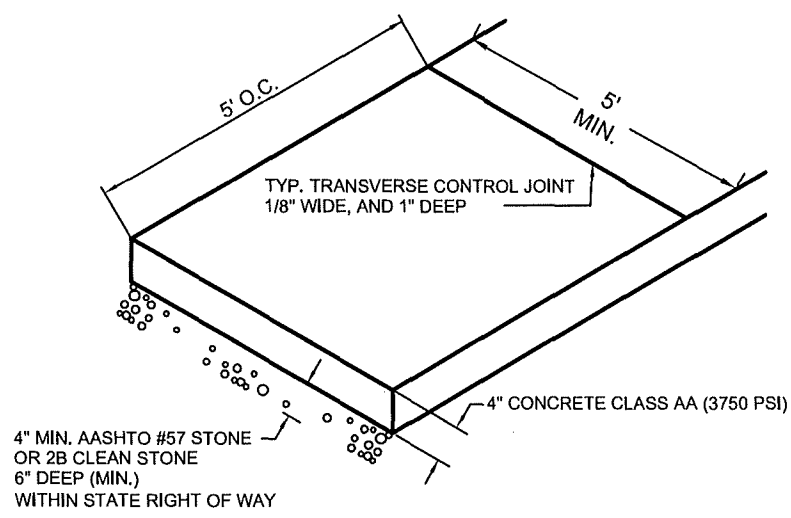
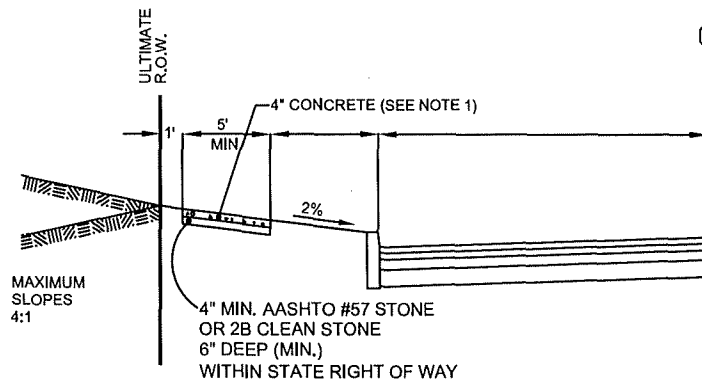


DATE

10-2013

NOT TO SCALE

RD121



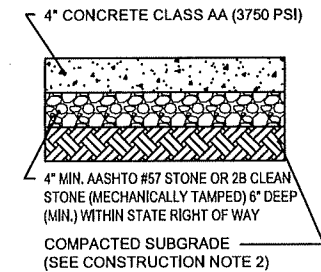
NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF PENNDOT PUBLICATION 408, CURRENT EDITION, AND AS MODIFIED HEREIN.
2. CONCRETE SHALL BE CLASS AA (3750 PSI), AIR ENTRAINED (6%) WITH A 4" SLUMP MAX.
3. TRANSVERSE CONTROL JOINTS 1/8" WIDE AND 1" DEEP TO BE FORMED EVERY 5 FEET.
4. EXPANSION JOINTS WITH 1/2" PRE-MOLDED MATERIAL SHALL BE PLACED EVERY 30 FEET TO FULL DEPTH.
5. ALL EDGES TO BE ROUNDED WITH A 1/4" TOOL.
6. LIGHT BROOM FINISH TO BE APPLIED.
7. WEATHER PROTECTION SHALL BE USED IN ACCORDANCE WITH PENNDOT PUBLICATION 408 CURRENT EDITION.
8. PENETRATING SEALER TO BE APPLIED IMMEDIATELY FOLLOWING FINISHING OPERATIONS. PENETRATING SEALER TO BE AQURON CPT2000 OR APPROVED EQUAL.

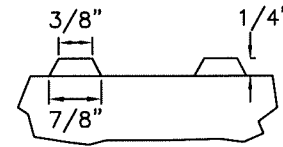
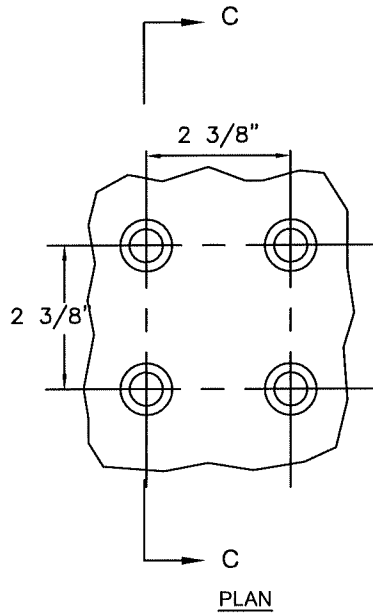
**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
PROPOSED SIDEWALK**



DATE	10-2013	NOT TO SCALE	CC200
------	---------	--------------	-------



CONCRETE AND STONE CROSS SECTION



SECTION C-C

DETECTABLE WARNING TRUNCATED DOME DETAIL

DESIGN NOTES

1. EACH CURB RAMP REQUIRES AN INDIVIDUAL DESIGN, BY THE DESIGN ENGINEER. EACH INDIVIDUAL RAMP MAY REQUIRE COMPLETED DISTRICT (D6) CS-4401 INSPECTION FORMS. DESIGN MUST SHOW ALL ELEVATIONS, SLOPES ETC. AND MUST COMPLY WITH PENNDOTS ADA REFERENCE GUIDE (DISTRICT 6) AND PENNDOT RC 67m CURRENT EDITION. REFER TO CONSTRUCTION NOTES FOR CONSTRUCTION REQUIREMENTS.
2. REFER TO PENNDOT RC 67m CURRENT EDITION FOR TYPES OF RAMPS.

CONSTRUCTION NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF PENNDOT PUBLICATION 408, CURRENT EDITION, AND AS MODIFIED HEREIN.
2. SUBGRADE MUST BE APPROVED BY THE TOWNSHIP ENGINEER OR THE TOWNSHIP ENGINEERS REPRESENTATIVE IN THE FIELD PRIOR TO INSTALLING STONE.
3. CONCRETE SHALL BE 4" THICK (MIN.) CLASS AA (3750 PSI), AIR ENTRAINED (6%) WITH A 4" SLUMP (MAX).
4. TRANSVERSE CONTROL JOINTS 1/8" WIDE AND 1" DEEP AT THE DISCRETION OF TOWNSHIP ENGINEER OR HIS/HER REPRESENTATIVE IN FIELD.
5. CONCRETE TO BE PLACED ON A 4"(MIN.) LAYER OF AASHTO #57 STONE OR 2B CLEAN STONE (6" MIN. LAYER WITHIN STATE R/W).
6. ALL EDGES TO BE ROUNDED WITH A 1/4" TOOL.
7. FINISH CEMENT CONCRETE RAMP WITH COARSE BROOMED TEXTURE TRANSVERSE TO THE SLOPE OF CURB RAMP.
8. WEATHER PROTECTION SHALL BE USED IN ACCORDANCE WITH PENNDOT PUBLICATION 408 CURRENT EDITION.
9. PENETRATING SEALER TO BE APPLIED IMMEDIATELY FOLLOWING FINISHING OPERATIONS. PENETRATING SEALER TO BE AQUORON CPT2000 OR APPROVED EQUAL.
10. ALIGN DETECTABLE WARNING DOMES ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
11. PROVIDE "CAST IN PLACE TRUNCATED DOME DETECTABLE WARNING SYSTEM" AS MANUFACTURED BY ADA SOLUTIONS, INC. OR APPROVED EQUAL. COLOR: BRICK RED.

**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
CURB AND SIDEWALK RAMPS**

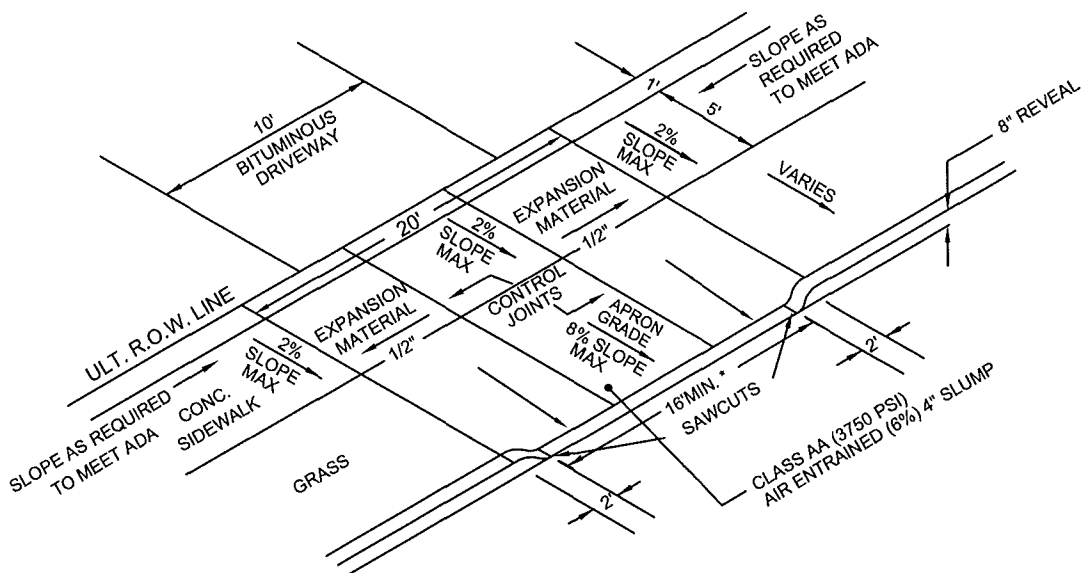


DATE

10-2013

NOT TO SCALE

CC201



DESIGN NOTES

1. EACH APRON REQUIRES AN INDIVIDUAL DESIGN, BY THE DESIGN ENGINEER. EACH INDIVIDUAL APRON DESIGN MUST SHOW ALL ELEVATIONS, SLOPES ETC. AND MUST COMPLY WITH THE DRIVEWAY DETAILS SECTION OF PENNDOTS ADA REFERENCE GUIDE (DISTRICT 6) AND PENNDOT RC 67m CURRENT EDITION. REFER TO CONSTRUCTION NOTES FOR CONSTRUCTION REQUIREMENTS.
2. REFER TO PENNDOT RC 67m CURRENT EDITION FOR TYPES OF DRIVEWAY APRONS.

* 16' FOR 10' WIDE DRIVEWAYS.
FOR WIDER DRIVEWAYS ADD 6' TO DRIVE WIDTH.

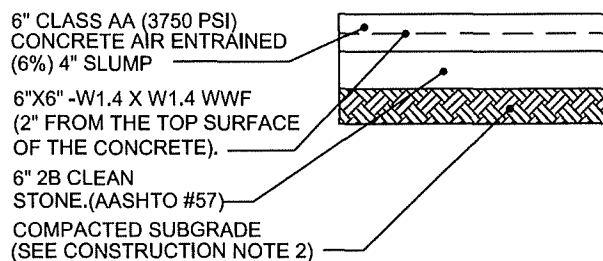
NOTE: CONTROL JOINTS TO BE INSTALLED PER PENNDOT 408 CURRENT EDITION

CONTROL JOINT PLACEMENT TO BE AT THE DISCRETION OF THE TWP. ENGINEER OR THEIR REPRESENTATIVE IN THE FIELD.

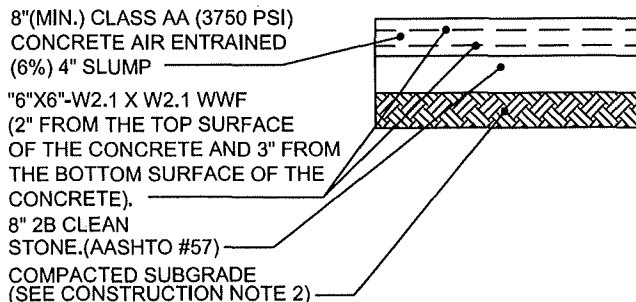
CONSTRUCTION NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION IN ACCORDANCE WITH PENNDOT PUBLICATION 408, CURRENT EDITION AND AS MODIFIED HEREIN.
2. SUBGRADE MUST BE APPROVED BY THE TOWNSHIP ENGINEER OR THE TOWNSHIP ENGINEERS REPRESENTATIVE IN THE FIELD PRIOR TO INSTALLING STONE.
3. WEATHER PROTECTION SHALL BE USED IN ACCORDANCE WITH PENNDOT PUBLICATION 408, CURRENT EDITION.
4. PENETRATING SEALER TO BE APPLIED IMMEDIATELY FOLLOWING FINISHING OPERATIONS. PENETRATING SEALER TO BE AQUORON CPT2000 OR APPROVED EQUAL.

RESIDENTIAL



COMMERCIAL OR INDUSTRIAL



**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
CONCRETE DRIVEWAY APRON**



DATE

10-2013

NOT TO SCALE

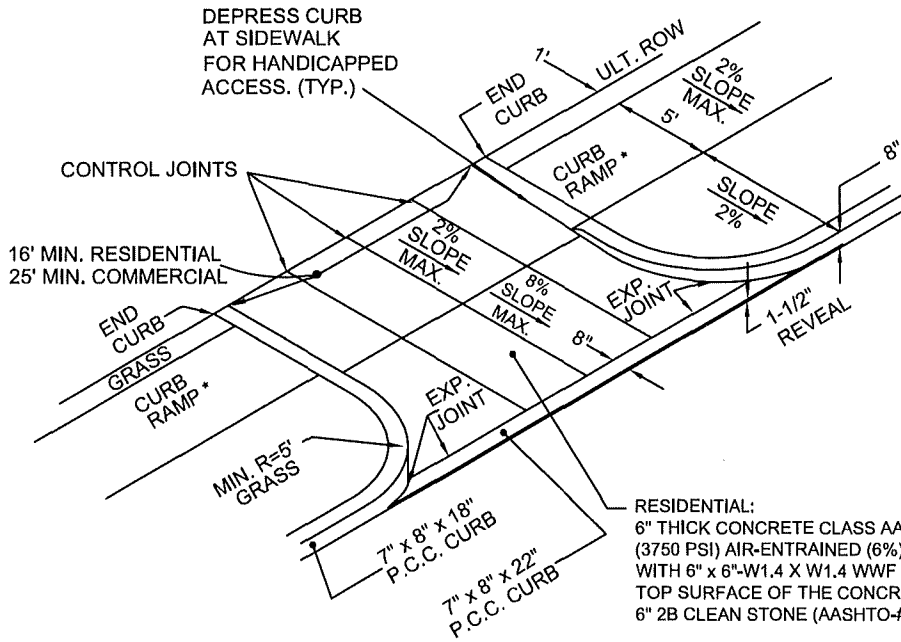
CC202

***CURB RAMP DESIGN NOTES**

1. EACH CURB RAMP REQUIRES AN INDIVIDUAL DESIGN, BY THE DESIGN ENGINEER. EACH INDIVIDUAL RAMP MAY REQUIRE COMPLETED DISTRICT 6 (D6) CS-4401 INSPECTION FORMS. DESIGN MUST SHOW ALL ELEVATIONS, SLOPES ETC. AND MUST COMPLY WITH PENNDOTS ADA REFERENCE GUIDE (DISTRICT 6) AND PENNDOT RC 67m CURRENT EDITION. REFER TO CONSTRUCTION NOTES FOR CONSTRUCTION REQUIREMENTS.
2. REFER TO PENNDOT RC 67m CURRENT EDITION FOR TYPES OF RAMPS.

DRIVEWAY APRON DESIGN NOTES

1. EACH APRON REQUIRES AN INDIVIDUAL DESIGN, BY THE DESIGN ENGINEER. EACH INDIVIDUAL APRON DESIGN MUST SHOW ALL ELEVATIONS, SLOPES ETC. AND MUST COMPLY WITH THE DRIVEWAY DETAILS SECTION OF PENNDOTS ADA REFERENCE GUIDE (DISTRICT 6) AND PENNDOT RC 67m CURRENT EDITION. REFER TO CONSTRUCTION NOTES FOR CONSTRUCTION REQUIREMENTS.
2. REFER TO PENNDOT RC 67m CURRENT EDITION FOR TYPES OF DRIVEWAY APRONS.



RESIDENTIAL:
 6" THICK CONCRETE CLASS AA (3750 PSI) AIR-ENTRAINED (6%), 4" SLUMP) WITH 6" x 6"-W1.4 X W1.4 WWF 2" FROM THE TOP SURFACE OF THE CONCRETE ON 6" 2B CLEAN STONE (AASHTO-#57)

COMMERCIAL OR INDUSTRIAL:
 8"(MIN.) THICK CONCRETE CLASS AA (3750 PSI) AIR ENTRAINED (6%) 4" SLUMP WITH 6"X6"-W2.1 X W2.1 WWF. 2" FROM THE TOP SURFACE OF THE CONCRETE AND 3" FROM THE BOTTOM SURFACE OF THE CONCRETE ON 8" 2B CLEAN STONE (AASHTO #57).

CONSTRUCTION NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF PENNDOT PUBLICATION 408, CURRENT EDITION, AND AS MODIFIED HEREIN.
2. SUBGRADE MUST BE APPROVED BY THE TOWNSHIP ENGINEER OR THE TOWNSHIP ENGINEERS REPRESENTATIVE IN THE FIELD PRIOR TO INSTALLING STONE.
3. WEATHER PROTECTION SHALL BE USED IN ACCORDANCE WITH PENNDOT PUBLICATION 408, CURRENT EDITION.
4. PENETRATING SEALER TO BE APPLIED IMMEDIATELY FOLLOWING FINISHING OPERATIONS. PENETRATING SEALER TO BE AQURON CPT2000 OR APPROVED EQUAL.

**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
 CONCRETE DRIVEWAY RAMP
 WITH CURBED RADIUS RETURNS**

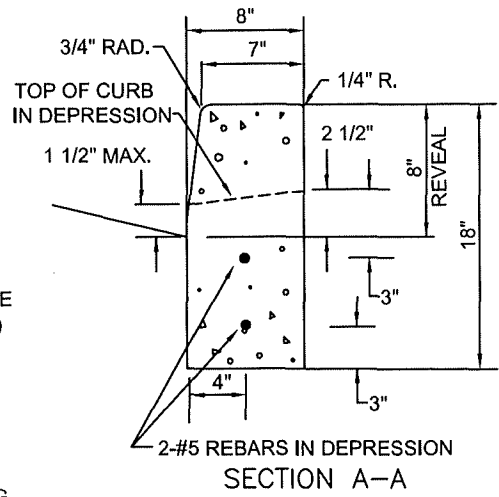
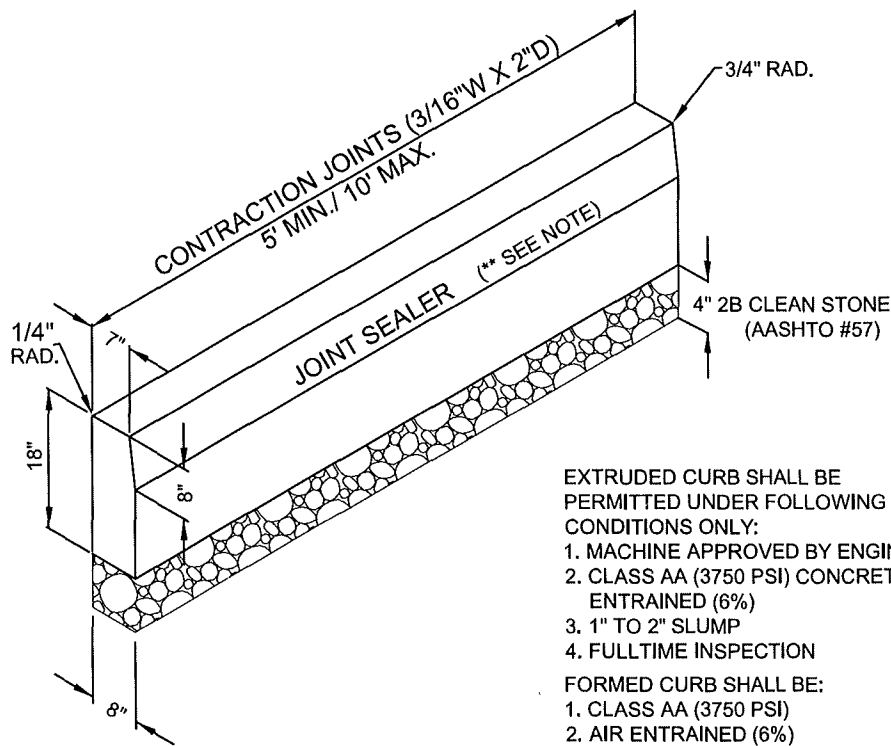


DATE

10-2013

NOT TO SCALE

CC203

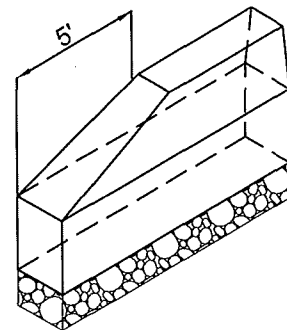


EXTRUDED CURB SHALL BE PERMITTED UNDER FOLLOWING CONDITIONS ONLY:

1. MACHINE APPROVED BY ENGINEER
2. CLASS AA (3750 PSI) CONCRETE AIR ENTRAINED (6%)
3. 1" TO 2" SLUMP
4. FULLTIME INSPECTION

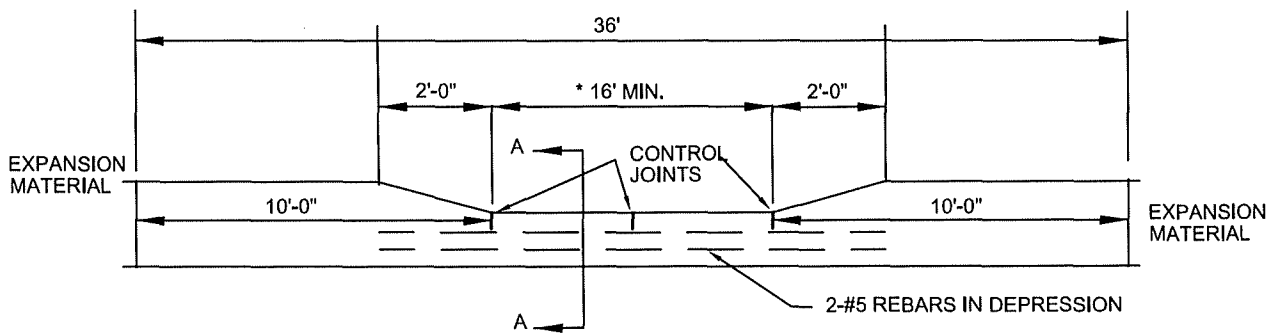
FORMED CURB SHALL BE:

1. CLASS AA (3750 PSI)
2. AIR ENTRAINED (6%)
3. 4" SLUMP



END OF CURB TAPER

** SEAL CURBLINE AFTER WEARING COURSE PLACEMENT WITH RUBBERIZED JOINT SEALING MATERIAL TYPE 4(C) AS MANUFACTURED BY CRAFCO, INC. OR APPROVED EQUAL. 2" VERTICALLY UP FACE OF CURB, 12" HORIZONTALLY OUT FROM FACE OF CURB.



* 16' FOR 10' WIDE DRIVEWAY.
FOR WIDER DRIVEWAYS ADD 6'
TO THE DRIVE WIDTH.

NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF PENNDOT PUBLICATION 408, CURRENT EDITION, AND AS MODIFIED HEREIN.
2. 3/4" PREMOLDED EXPANSION JOINT MATERIAL SHALL BE PLACED AT 30 FOOT MAXIMUM SPACING TO FULL DEPTH OF CURB. (40 FOOT MAXIMUM FOR EXTRUDED CURB), AT STRUCTURES AND AT THE END OF A DAYS WORK.
3. CURB SHALL BE DOWEL PINNED INTO INLETS. 2-#8X1'-0" DOWEL BARS ON BOTH SIDES OF INLET.
4. 4" 2B CLEAN STONE UNDER CURB.
5. WEATHER PROTECTION SHALL BE USED IN ACCORDANCE WITH PENNDOT PUBLICATION 408, CURRENT EDITION.
6. PENETRATING SEALER TO BE APPLIED IMMEDIATELY FOLLOWING FINISHING OPERATIONS. PENETRATING SEALER TO BE AQURON CPT2000 OR APPROVED EQUAL.

UPPER DUBLIN TOWNSHIP STANDARD DETAIL
CONCRETE CURB DETAIL

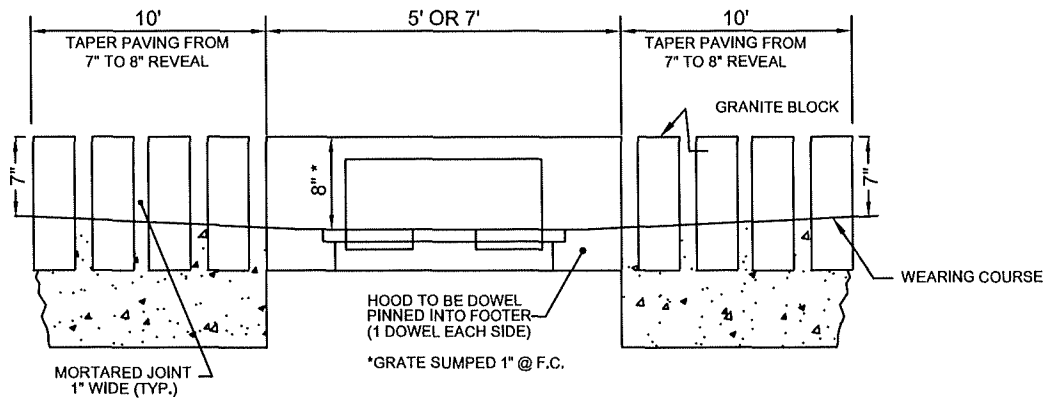


DATE

10-2013

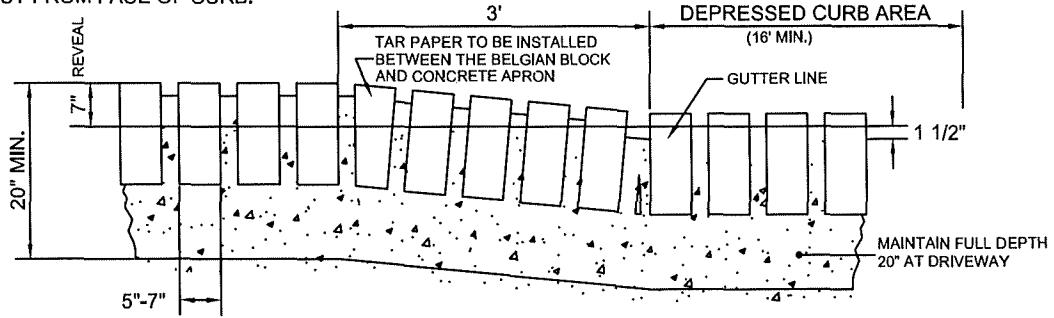
NOT TO SCALE

CC204

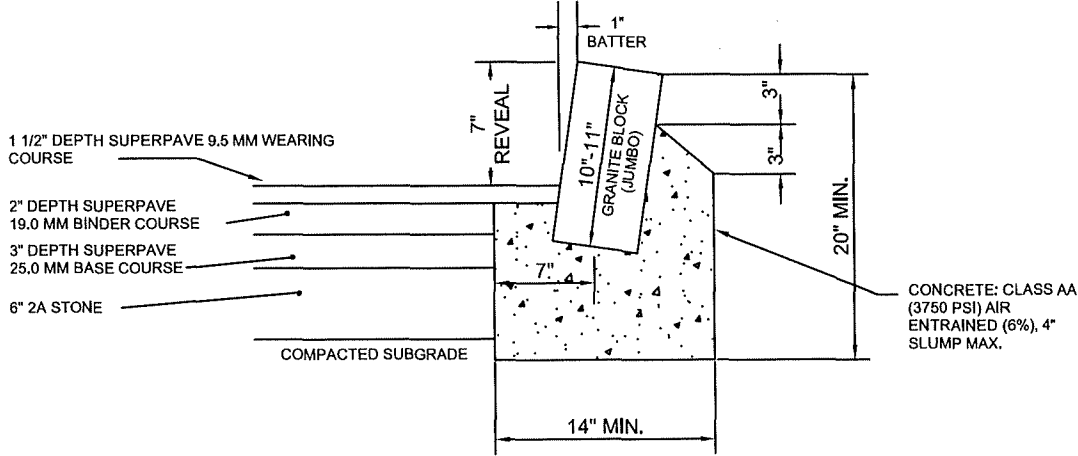


ELEVATION ADJACENT TO 4FT. OR 6FT. SPECIAL TOP FOR BELGIAN BLOCK CURB

* SEAL CURBLINE AFTER WEARING COURSE PLACEMENT WITH RUBBERIZED JOINT SEALING MATERIAL TYPE 4(C) AS MANUFACTURED BY CRAFCO, INC. OR APPROVED EQUAL. 2" VERTICALLY UP FACE OF CURB, 12" HORIZONTALLY OUT FROM FACE OF CURB.



DEPRESSED BELGIAN BLOCK CURB AT DRIVEWAY

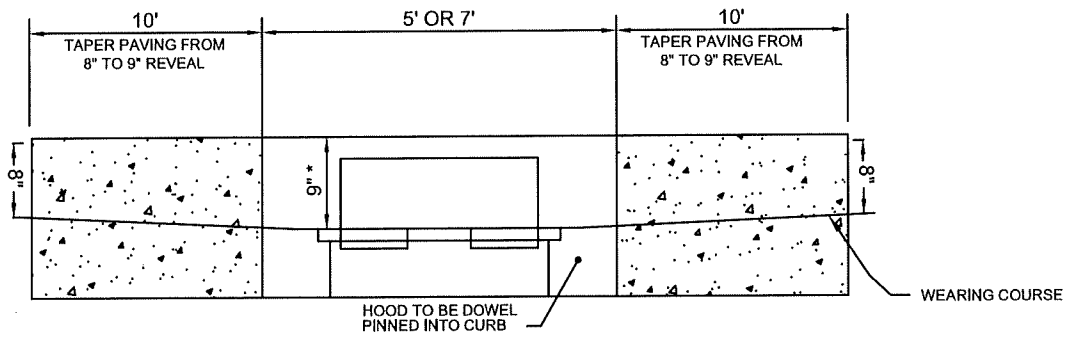


NOTE:
 1. WEATHER PROTECTION AND CURING COMPOUNDS SHALL BE USED IN ACCORDANCE WITH PENNDOT SPECIFICATIONS PUB. 408 CURRENT EDITION.
 2. CURING COMPOUND SHALL BE AASHTO M148 TYPE 1-D TO BE USED IN ACCORDANCE WITH PENNDOT PUB. 408, SEC. 711.2, CURRENT EDITION.

UPPER DUBLIN TOWNSHIP STANDARD DETAIL
 BELGIAN BLOCK CURB AND PAVING DETAIL

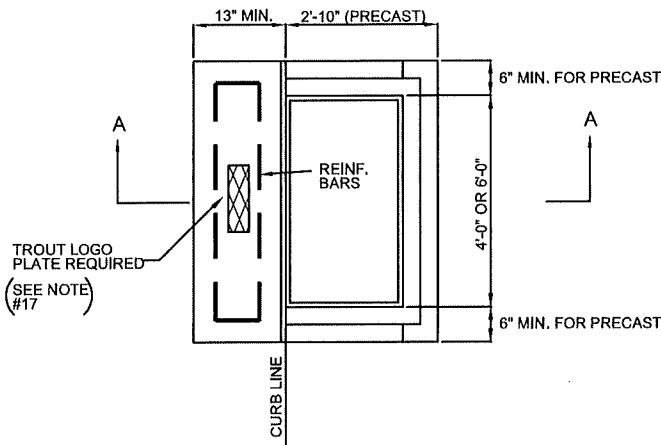


DATE	10-2013	NOT TO SCALE	CC206
------	---------	--------------	-------

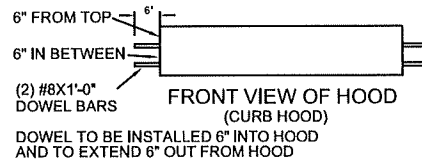


*GRATE SUMPED 1" @ F.C.

ELEVATION ADJACENT TO 4FT. OR 6FT. SPECIAL INLET



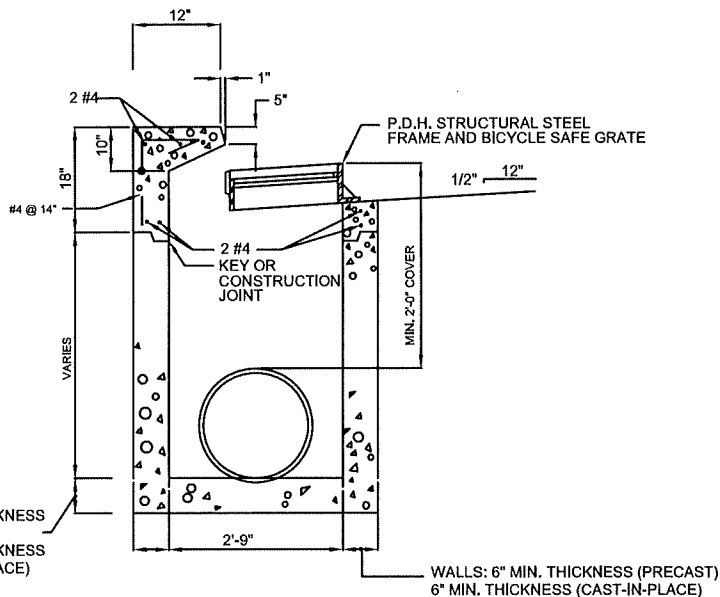
PLAN VIEW



NOTES:

1. CONSTRUCT INLETS IN ACCORDANCE WITH PENNDOT 408 CURRENT EDITION, RC-STANDARDS CURRENT EDITION AND AS MODIFIED HEREIN.
2. CONSTRUCT INLETS THAT EXCEED 5 FEET IN HEIGHT WITH STEPS SIMILAR TO MANHOLES.
3. CONCRETE TO BE CLASS AA MODIFIED DESIGN COMPRESSIVE STRENGTH (4000 P.S.I.).
4. PROVIDE STEEL REINFORCEMENT IN ACCORDANCE WITH SEC.709 PROVIDE MINIMUM YIELD STRENGTH OF 60,000 P.S.I. REINFORCE PER PENNDOT RC STANDARDS RC 46M, CURRENT EDITION. PROVIDE REINFORCEMENT FOR TYPE 4 INLET BOX.
5. CLEAR COVER FOR STEEL:

WALLS:	CAST-IN-PLACE	2"
	PRECAST	1 1/2"
FOOTINGS:	CAST-IN-PLACE	2 1/2" (TOP BARS)
		3" (BOTTOM BARS)
		2" (SIDE COVER)
	PRECAST	2" (TOP BARS)
		1 1/2" (BOTTOM BARS)
		1 1/2" (SIDE COVER)
	SLABS	CAST-IN-PLACE 2" (TOP AND BOTTOM BARS)
6. ONE PRECAST ADJUSTMENT RING AND NON SHRINK GROUT IS REQUIRED FOR UP TO 10" OF ADJUSTMENT. FOR ADJUSTMENT ABOVE 10" A PRECAST CONCRETE RISER OR RISERS ARE REQUIRED. BRICK OR BRICK AND MORTAR ARE NOT ALLOWED FOR GRADE ADJUSTMENTS.
7. ALL INLETS REQUIRE CONSTRUCTION JOINTS OR KEYS FOR RISER SECTIONS AND PRECAST COVER ADJUSTMENT SLABS.
8. MASTIC IS REQUIRED AT ALL CONSTRUCTION JOINTS OR KEYS UNDER STEEL FRAMES AND AS REQUIRED BY THE TOWNSHIP ENGINEER OR HIS/HER REPRESENTATIVE IN THE FIELD.
9. PROVIDE WEEP HOLES FOR DRAINAGE. AT THE DIRECTION OF TOWNSHIP ENGINEER OR HIS/HER REPRESENTATIVE IN THE FIELD.
10. DOWEL PIN ALL HOODS INTO CURB. (2) #8X1'-0" DOWELS BARS EACH SIDE OF HOOD.
11. FRAMES & GRATES SHALL BE PADOT TYPE C STRUCTURAL STEEL.
12. GRATES SHALL BE PADOT "BICYCLE SAFE".
13. PIPE OPENINGS ARE PERMITTED TO BE IN EACH WALL WHEN CORNER PENETRATIONS ARE NOT REQUIRED.
14. IF CORNER PENETRATION IS REQUIRED, PIPE OPENINGS ARE PERMITTED IN ONE (1) CORNER AND IN THE TWO (2) OTHER WALLS NOT AFFECTED BY THE CORNER PENETRATION.
15. ALL PENETRATIONS/OPENINGS AROUND THE PIPES(S) MUST BE FORMED AND FILLED WITH CLASS AA (3750 PSI MINIMUM COMPRESSIVE STRENGTH) CEMENT CONCRETE. REFER TO UPPER DUBLIN TOWNSHIP DETAIL DR348.
16. FORM BOTTOM OF INLET USING CLASS AA CEMENT CONCRETE. TO CHANNEL THE FLOW TOWARD THE OUTLET PIPE. REFER TO UD TWP DETAIL DR349.
17. PROVIDE TROUT LOGO PLATE, PRODUCT NO. 00700160, AS MANUFACTURED BY EAST JORDAN IRON WORKS OR APPROVED EQUAL. PLATE TO BE CAST INTO TOP OF HOOD. SEE UPPER DUBLIN TOWNSHIP DETAIL # DR345.



SECTION A-A

UPPER DUBLIN TOWNSHIP STANDARD DETAIL
4 FOOT AND 6 FOOT SPECIAL
INLETS

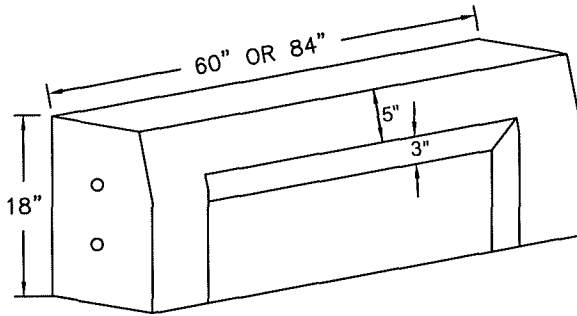


DATE

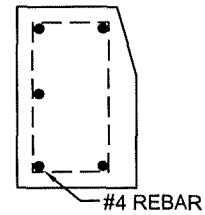
10-2013

NOT TO SCALE

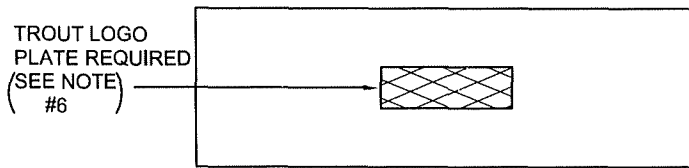
DR300



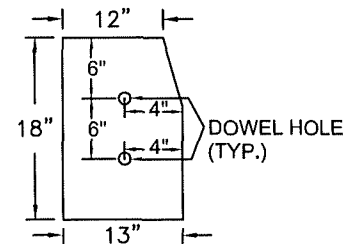
FRONT VIEW



REINFORCEMENT



TOP VIEW



SIDE VIEW

NOTES

1. CONSTRUCT IN ACCORDANCE WITH PENNDOT PUB. 408, CURRENT EDITION, SECTION 714 AND MODIFIED HEREIN;
2. ALL CONCRETE SHALL BE CLASS AA MODIFIED DESIGN COMPRESSIVE STRENGTH (4000 PSI) AND SHALL COMPLY WITH THE REQUIREMENTS OF PENNDOT SPECIFICATIONS PUB. 408 CURRENT EDITION, SEC. 704. FOR CEMENT CONCRETE.
3. HOOD TO BE REINFORCED PER PENNDOT SPECIFICATIONS PUB. 408 CURRENT EDITION.
4. ALL REINFORCEMENT SHALL COMPLY WITH PENNDOT SPECIFICATION PUB. 408 CURRENT EDITION SEC. 709. AND GUIDELINES OF PENNDOT RC STANDARDS CURRENT EDITION.
5. APPLY PENETRATING SEALER BEFORE SHIPMENT. PENETRATING SEALER TO BE AQURON CPT 2000 OR APPROVED EQUAL.
6. PROVIDE TROUT LOGO PLATE, PRODUCT NO. 00700160, AS MANUFACTURED BY EAST JORDAN IRON WORKS OR APPROVED EQUAL. PLATE TO BE CAST INTO TOP OF HOOD. SEE UPPER DUBLIN TOWNSHIP DETAIL #DR345.

UPPER DUBLIN TOWNSHIP STANDARD DETAIL
HOOD DETAIL

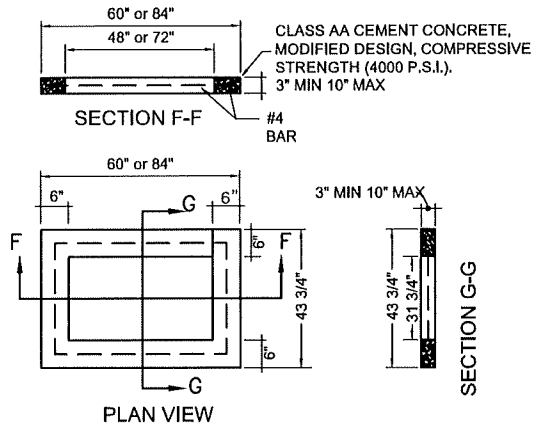


DATE

10-2013

NOT TO SCALE

DR301



NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF PENNDOT PUBLICATION 408, CURRENT EDITION, SECTIONS 605, 606 AND 714 AND PENNDOT RC STANDARDS, CURRENT EDITION. ONLY GRATES AND GRADE ADJUSTMENT SYSTEMS SUPPLIED BY A MANUFACTURER LISTED IN BULLETIN 15 SHALL BE PERMITTED. FOR A BULLETIN 15 LISTING, SUBMIT A 24"X36" REPRODUCIBLE SHOP DRAWING TO THE MATERIALS AND TESTING DIVISION, BUREAU OF CONSTRUCTION AND MATERIALS FOR REVIEW AND APPROVAL.
2. PRECAST CONCRETE GRADE ADJUSTMENT RINGS TO BE SET ON NON SHRINK GROUT AND/OR MASTIC PAD TO PROVIDE FULL BEARING ON THE SUPPORTING SURFACE.
3. ONLY ONE GRADE ADJUSTMENT RING IS PERMITTED.

**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
4 FOOT & 6 FOOT SPECIAL INLET
GRADE ADJUSTMENT RINGS**

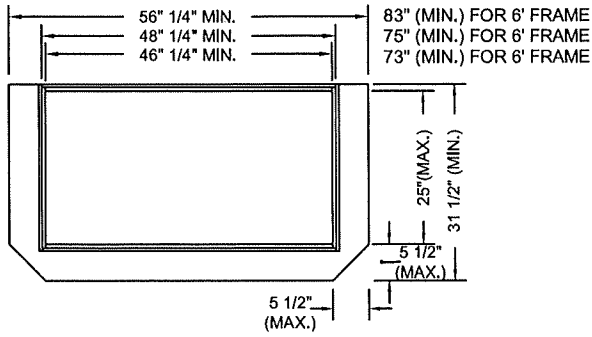


DATE

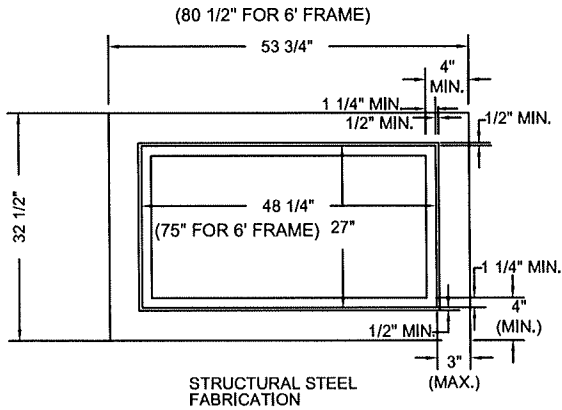
10-2013

NOT TO SCALE

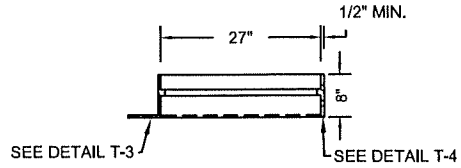
DR302



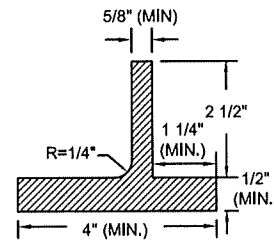
STRUCTURAL STEEL FABRICATION
TYPE C FRAME



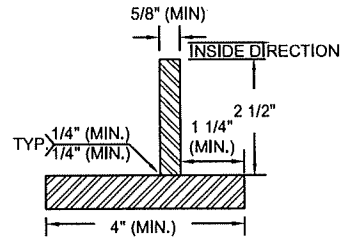
STRUCTURAL STEEL FABRICATION
TYPE M FRAME



SECTION D-D



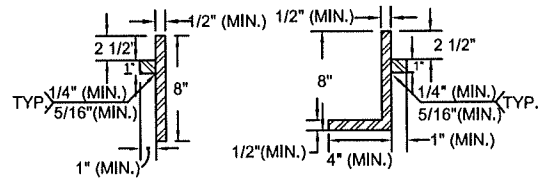
SECTION A-A



SECTION B-B

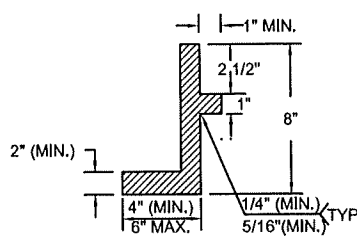
NOTES

1. THIS SHEET DEPICTS THE DIMENSIONS REQUIRED FOR UNIFORMITY AND INTERCHANGEABILITY. IT DOES NOT INCLUDE DETAILS REQUIRED FOR FABRICATION OR MANUFACTURING. ONLY FRAMES SUPPLIED BY A MANUFACTURER LISTED IN BULLETIN 15 SHALL BE PERMITTED.
2. PROVIDE STRUCTURAL STEEL FRAMES. SUPPLIED BY A MANUFACTURER LISTED IN BULLETIN 15.
3. PROVIDE MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH PENNDOT PUB. 408 CURRENT EDITION AND PENNDOT RC STANDARD, RC 45M, CURRENT EDITION.
4. WELD STRUCTURAL STEEL GRATES IN ACCORDANCE WITH THE REQUIREMENTS OF PUBLICATION 408, SECTION 1105, CURRENT EDITION.
5. DESIGN FRAMES TO MEET HS 25 LIVE LOADING.
6. COAT STRUCTURAL STEEL FRAMES WITH AN APPROVED BITUMINOUS PAINT. AS AN ALTERNATE TO BITUMINOUS PAINT, GALVANIZE STRUCTURAL STEEL GRATES AND FRAMES IN ACCORDANCE WITH SECTION 1105.02(S).

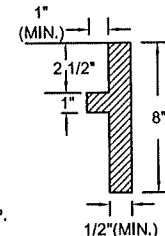


DETAIL T-1

DETAIL T-2



DETAIL T-3



DETAIL T-4

**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
STRUCTURAL STEEL INLET FRAMES**

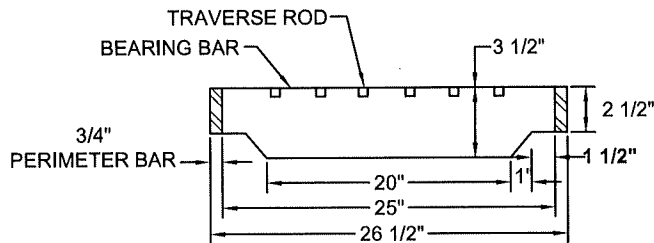
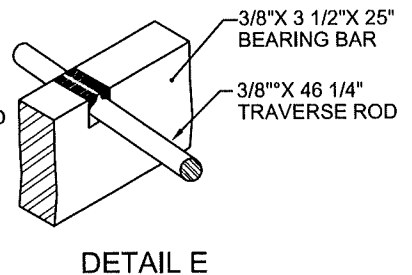
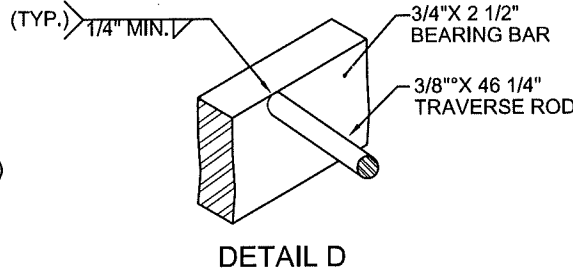
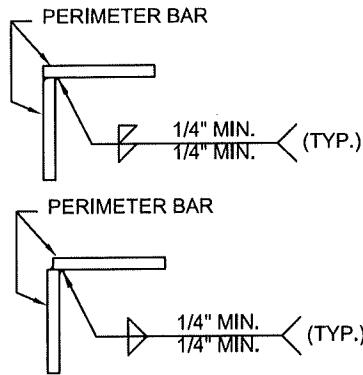
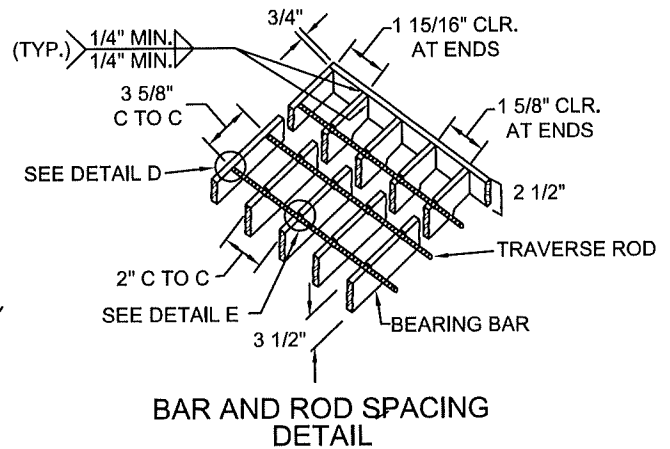
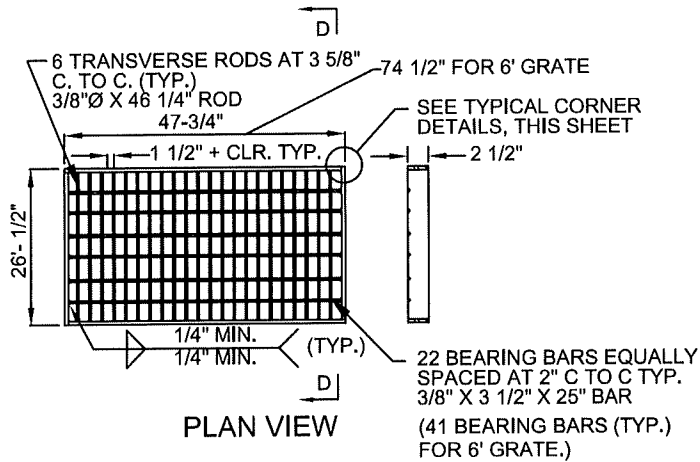


DATE

10-2013

NOT TO SCALE

DR303



NOTES:

1. THIS SHEET DEPICTS THE DIMENSIONS REQUIRED FOR UNIFORMITY AND INTERCHANGEABILITY. IT DOES NOT INCLUDE DETAILS REQUIRED FOR FABRICATION OR MANUFACTURING. ONLY GRATES SUPPLIED BY A MANUFACTURER LISTED IN BULLETIN 15 SHALL BE PERMITTED.
2. PROVIDE MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH PENNDOT PUB. 408 CURRENT EDITION AND PENNDOT RC STANDARDS, RC45M, CURRENT EDITION.
3. WELD STRUCTURAL STEEL GRATES IN ACCORDANCE WITH THE REQUIREMENTS OF PUBLICATION 408, SECTION 1105.
4. PROVIDE TRANSVERSE BARS, MEETING THE REQUIREMENTS OF PUB. 408. PROVIDE GRADE 50 STRUCTURAL STEEL FOR ALL PERIMETER AND BEARING BARS.
5. DESIGN GRATES TO MEET HS 25 LIVE LOADING.
6. FABRICATE SLOTS BY BURNING, DRILLING, SHEARING OR PUNCHING. HAVE THE BOTTOM OF ALL BURNED OR DRILLED SLOTS CONFORM TO THE SHAPE OF THE ROD.
7. PROVIDE STRUCTURAL STEEL GRATES WITH THE GRATE SPACERS LOCATED FLUSH ALONG THE TOP SURFACE OF THE GRATE.
8. PROVIDE A 1" WIDE YELLOW PAINT STRIP LENGTHWISE ALONG THE TOP OF THE INLET GRATE AS A FIELD IDENTIFIER OF CONFORMANCE TO THESE DETAILS. FOR PERMANENT IDENTIFICATION PLACE TWO RAISED WELD BEADS, EACH TWO INCHES LONG, ON THE CENTER TOP OF ONE LONGITUDINAL PERIMETER BAR.
9. DO NOT USE CAST IRON GRATES.
10. COAT STRUCTURAL STEEL GRATES WITH AN APPROVED BITUMINOUS PAINT. AS AN ALTERNATE TO BITUMINOUS PAINT, GALVANIZE STRUCTURAL STEEL GRATES IN ACCORDANCE WITH SECTION 1105.02(S).

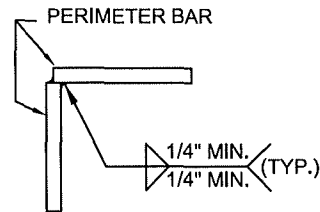
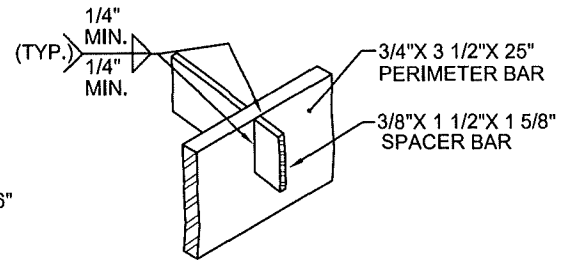
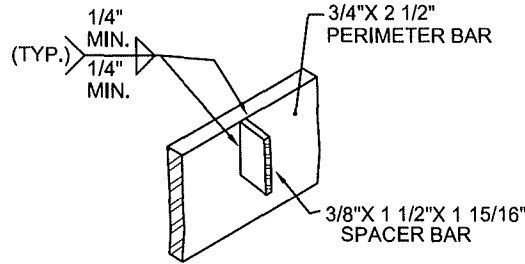
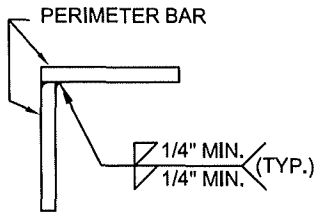
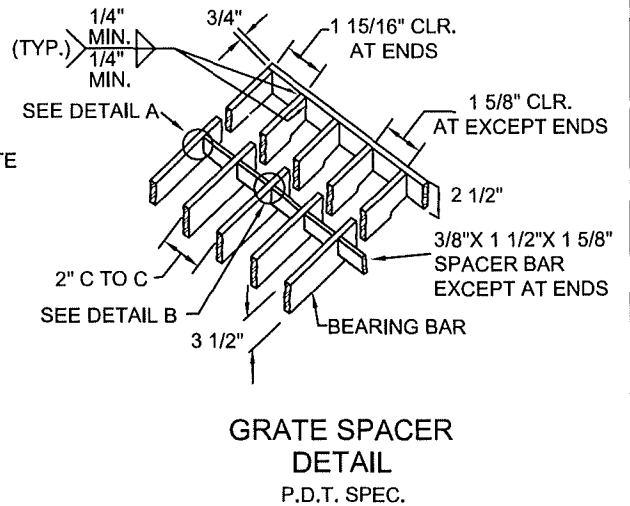
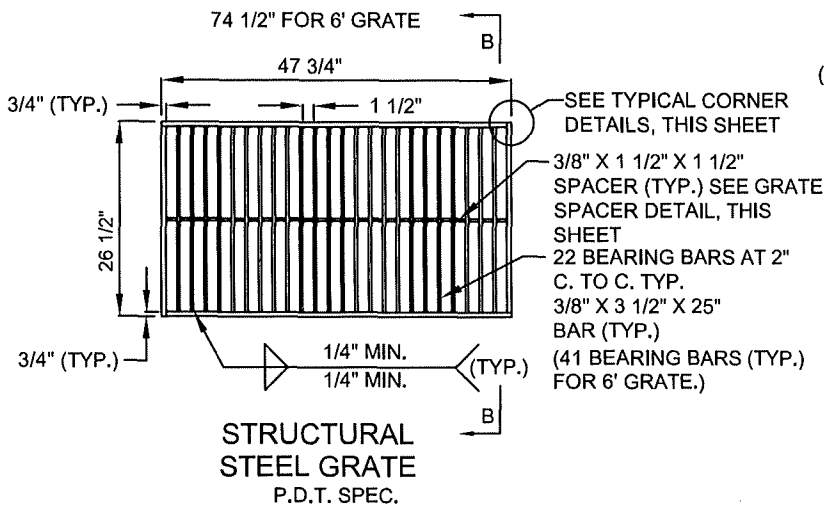
**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
STRUCTURAL STEEL GRATE
BICYCLE SAFE**



DATE 10-2013

NOT TO SCALE

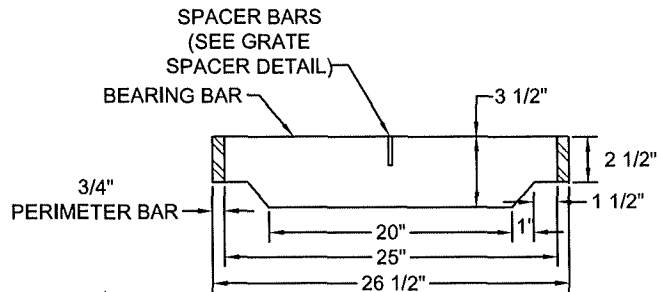
DR304



DETAIL A

DETAIL B

TYPICAL CORNER DETAILS
P.D.T. SPEC.



SECTION B-B

NOTES:

1. THIS SHEET DEPICTS THE DIMENSIONS REQUIRED FOR UNIFORMITY AND INTERCHANGEABILITY. IT DOES NOT INCLUDE DETAILS REQUIRED FOR FABRICATION OR MANUFACTURING. ONLY GRATES SUPPLIED BY A MANUFACTURER LISTED IN BULLETIN 15 SHALL BE PERMITTED.
2. PROVIDE MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH PENNDOT PUB. 408 CURRENT EDITION AND PENNDOT RC STANDARDS, RC45M, CURRENT EDITION.
3. WELD STRUCTURAL STEEL GRATES IN ACCORDANCE WITH THE REQUIREMENTS OF PENNDOT PUBLICATION 408, SECTION 1105.03(R).
4. PROVIDE TRANSVERSE BARS, MEETING THE REQUIREMENTS OF PENNDOT PUBLICATION 408.
5. FABRICATE SLOTS BY BURNING, DRILLING, SHEARING OR PUNCHING. HAVE THE BOTTOM OF ALL BURNED OR DRILLED SLOTS CONFORM TO THE SHAPE OF THE ROD.
6. PROVIDE STRUCTURAL STEEL GRATES WITH THE GRATE SPACERS LOCATED FLUSH ALONG THE TOP SURFACE OF THE GRATE.
7. DO NOT USE CAST IRON GRATES.
8. COAT STRUCTURAL STEEL GRATES WITH BITUMINOUS PAINT. AS AN ALTERNATE TO BITUMINOUS PAINT, GALVANIZE STRUCTURAL STEEL GRATES IN ACCORDANCE WITH SECTION 1105.02(S).

UPPER DUBLIN TOWNSHIP STANDARD DETAIL
STRUCTURAL STEEL GRATE

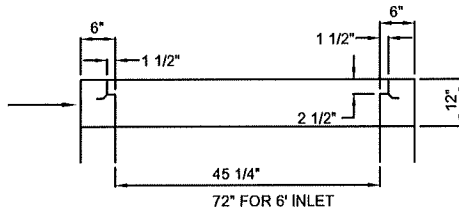
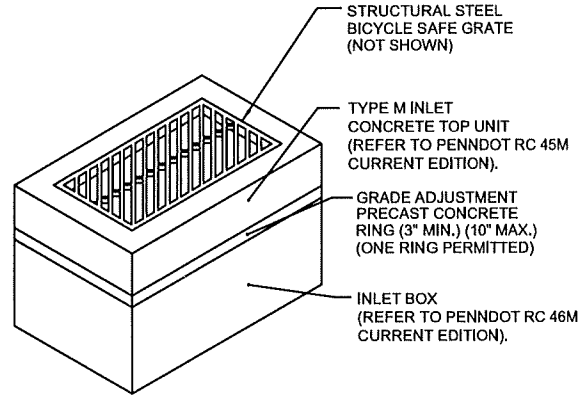
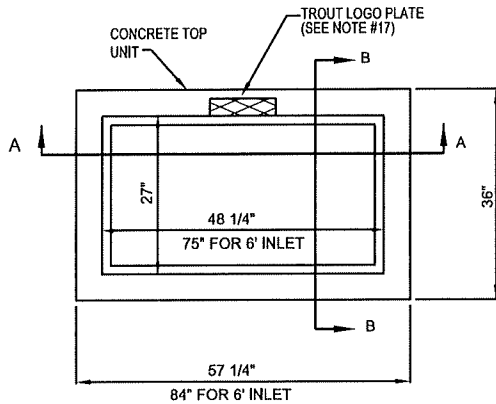


DATE

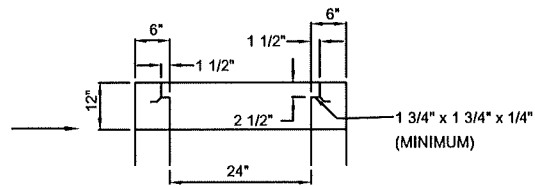
10-2013

NOT TO SCALE

DR305



SECTION A-A



SECTION B-B

NOTES

1. CONSTRUCTION REQUIREMENTS

A. CONSTRUCT IN ACCORDANCE WITH: PENNDOT 408, CURRENT EDITION, SECTIONS 605, 606, 714; PENNDOT RC STANDARDS, INCLUDING BUT NOT LIMITED TO RC 45M, RC 46M, CURRENT EDITION AND AS MODIFIED HEREIN.

B. MINIMUM CONCRETE COMPRESSIVE STRENGTH:
 CAST-IN-PLACE CLASS AA MODIFIED DESIGN COMPRESSIVE STRENGTH (4000 PSI)
 PRECAST CLASS AA MODIFIED DESIGN COMPRESSIVE STRENGTH (4000 PSI)

C. PROVIDE STEEL REINFORCEMENT IN ACCORDANCE WITH SEC. 709. PROVIDE MINIMUM YIELD STRENGTH OF 60,000 P.S.I.

D. CLEAR COVER FOR STEEL:

WALLS:	CAST-IN-PLACE	2"
	PRECAST	1 1/2"
FOOTINGS:	CAST-IN-PLACE	2 1/2" (TOP BARS)
		3" (BOTTOM BARS)
		2" (SIDE COVER)
	PRECAST	2" (TOP BARS)
		1 1/2" (BOTTOM BARS)
		1 1/2" (SIDE COVER)
SLABS	CAST-IN-PLACE	2" (TOP AND BOTTOM BARS)

2. THIS SHEET DEPICTS THE VARIOUS COMPONENTS REQUIRED FOR COMPLETE INLET ASSEMBLIES FOR INDIVIDUAL COMPONENTS AND OTHER SPECIAL DETAILS, FOR ADDITIONAL INFORMATION REFER TO PENNDOT RC STANDARDS, CURRENT EDITION.

3. THIS TYPE OF INLET SHOWN IS SUITED FOR A PARTICULAR SITUATION AS FOLLOWS:

* TYPE M INLET IS DESIGNATED FOR INSTALLATION IN MEDIAN AREAS AND MOUNTABLE CURBS.

4. THE SELECTION OF COMPONENTS TO ACHIEVE A SPECIFIED INLET ASSEMBLY IS THE CONTRACTORS RESPONSIBILITY
5. FOR BASE SECTION REINFORCEMENT: PROVIDE REINFORCEMENT PER PENNDOT RC STANDARDS, RC 46M, CURRENT EDITION.
6. FOR RISER SECTION REINFORCEMENT: PROVIDE REINFORCEMENT PER PENNDOT RC STANDARDS, RC 46M, CURRENT EDITION.
7. FRAMES AND GRATES SHALL BE PADOT TYPE C STRUCTURAL STEEL.
8. PROVIDE WEEP HOLES FOR DRAINAGE AT THE DIRECTION OF THE TOWNSHIP ENGINEER OR HIS/HER REPRESENTATIVE IN THE FIELD.
9. GRATES SHALL BE PADOT "BICYCLE SAFE".
10. CONSTRUCT INLETS THAT EXCEED 5 FEET IN HEIGHT WITH STEPS SIMILAR TO MANHOLES.
11. ONE PRECAST CONCRETE ADJUSTMENT RING AND NON SHRINK GROUT REQUIRED FOR UP TO 10" OF ADJUSTMENT. A PRECAST CONCRETE RISER OR RISERS IS REQUIRED FOR ADJUSTMENT ABOVE 10". BRICK OR BRICK AND MORTAR ARE NOT ALLOWED FOR GRADE ADJUSTMENTS.
12. ALL INLETS REQUIRE CONSTRUCTION JOINTS OR KEYS FOR RISER SECTIONS AND PRECAST COVER ADJUSTMENT SLABS.
13. MASTIC REQUIRED AT ALL CONSTRUCTION JOINTS OR KEYS. UNDER STEEL FRAMES AND AS REQUIRED BY THE TOWNSHIP ENGINEER OR HIS/HER REPRESENTATIVE IN THE FIELD.
14. FORM BOTTOM OF INLET USING CLASS AA CEMENT CONCRETE. TO CHANNEL THE FLOW TOWARD THE OUTLET PIPE. REFER TO UD TWP DETAIL DR349.
15. PIPE OPENINGS ARE PERMITTED TO BE IN EACH WALL WHEN CORNER PENETRATIONS ARE NOT REQUIRED.
16. IF CORNER PENETRATION IS REQUIRED, PIPE OPENINGS ARE PERMITTED IN ONE (1) CORNER AND IN THE TWO (2) OTHER WALLS NOT AFFECTED BY THE CORNER PENETRATION.
17. PROVIDE TROUT LOGO PLATE, PRODUCT NO. 00700360, AS MANUFACTURED BY EAST JORDAN IRON WORKS OR APPROVED EQUAL. PLATE TO BE CAST INTO TOP OF HOOD. SEE UPPER DUBLIN TOWNSHIP DETAIL #346.
18. ALL PENETRATIONS/OPENINGS AROUND THE PIPES(S) MUST BE FORMED AND FILLED WITH CLASS AA (3750 PSI MINIMUM COMPRESSIVE STRENGTH) CEMENT CONCRETE. REFER TO UPPER DUBLIN TOWNSHIP DETAIL DR348.
19. APPLY PENETRATING SEALER TO ALL INLET TOPS BEFORE SHIPMENT. PENETRATING SEALER TO BE AQURON CPT 2000 OR APPROVED EQUAL.

UPPER DUBLIN TOWNSHIP STANDARD DETAIL

TYPE "M" INLET- (4' & 6')

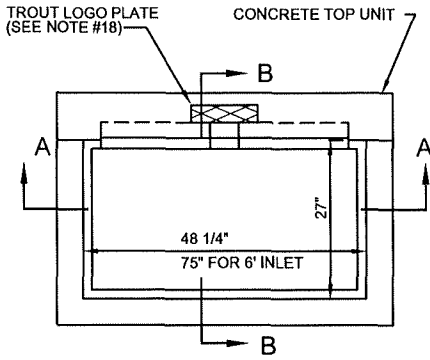


DATE

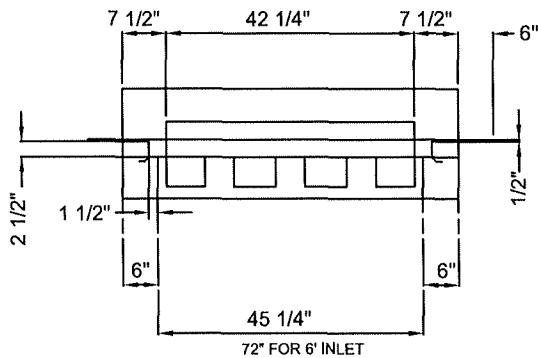
10-2013

NOT TO SCALE

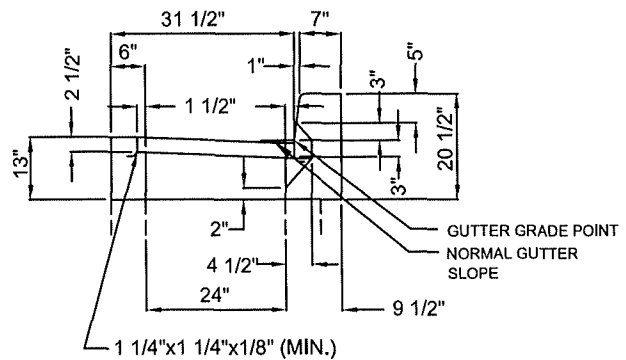
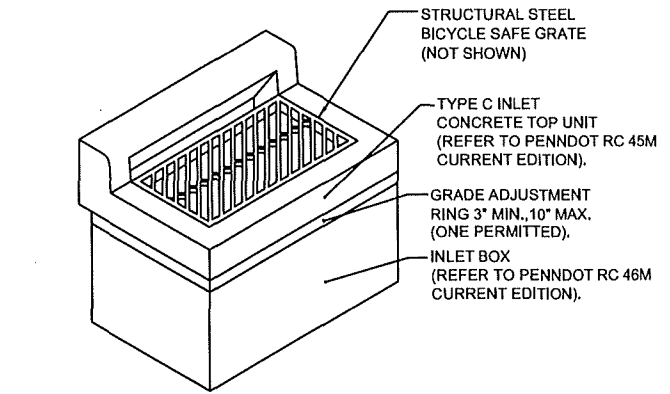
DR306



TOP VIEW



SECTION A-A



SECTION B-B

NOTES

1. CONSTRUCTION REQUIREMENTS

- A. CONSTRUCT IN ACCORDANCE WITH: PENNDOT 408, CURRENT EDITION, SECTIONS 605, 606, 714, PENNDOT RC STANDARDS, INCLUDING BUT NOT LIMITED TO RC 45M, RC 46M, CURRENT EDITION AND AS MODIFIED HEREIN.
- B. MINIMUM CONCRETE COMPRESSIVE STRENGTH:
 CAST-IN-PLACE CLASS AA MODIFIED DESIGN COMPRESSIVE STRENGTH (4000 PSI)
 PRECAST CLASS AA MODIFIED DESIGN COMPRESSIVE STRENGTH (4000 PSI)
- C. PROVIDE STEEL REINFORCEMENT IN ACCORDANCE WITH SEC. 709. PROVIDE MINIMUM YIELD STRENGTH OF 60,000 P.S.I.
- D. CLEAR COVER FOR STEEL:
 WALLS: CAST-IN-PLACE 2"
 PRECAST 1 1/2"
 FOOTINGS: CAST-IN-PLACE 2 1/2" (TOP BARS)
 3" (BOTTOM BARS)
 2" (SIDE COVER)
 PRECAST 2" (TOP BARS)
 1 1/2" (BOTTOM BARS)
 1 1/2" (SIDE COVER)
 SLABS CAST-IN-PLACE 2" (TOP AND BOTTOM BARS)
- 2. THIS SHEET DEPICTS THE VARIOUS COMPONENTS REQUIRED FOR COMPLETE INLET ASSEMBLIES FOR INDIVIDUAL COMPONENTS AND OTHER SPECIAL DETAILS. FOR ADDITIONAL INFORMATION REFER TO PENNDOT RC STANDARDS, CURRENT EDITION.
- 3. THIS INLET SHOWN IS SUITED FOR A PARTICULAR SITUATION AS FOLLOWS:
 * TYPE C INLET IS DESIGNATED FOR INSTALLATION WITH NON-MOUNTABLE CURBS.
- 4. THE SELECTION OF COMPONENTS TO ACHIEVE A SPECIFIED INLET ASSEMBLY IS THE CONTRACTORS RESPONSIBILITY
- 5. FOR BASE SECTION REINFORCEMENT, PROVIDE REINFORCEMENT PER PENNDOT RC STANDARDS, RC 46M, CURRENT EDITION.

- 6. FOR RISER SECTION REINFORCEMENT: PROVIDE REINFORCEMENT PER PENNDOT RC STANDARDS, RC 46M, CURRENT EDITION.
- 7. FRAMES AND GRATES SHALL BE PADOT TYPE C STRUCTURAL STEEL.
- 8. PROVIDE WEEP HOLES FOR DRAINAGE AT THE DIRECTION OF THE TOWNSHIP ENGINEER OR HIS/HER REPRESENTATIVE IN THE FIELD.
- 9. GRATES SHALL BE PADOT "BICYCLE SAFE".
- 10. DOWEL PIN ALL HOODS INTO CURB W/(2) #8X1'-0" DOWEL BARS.
- 11. CONSTRUCT INLETS THAT EXCEED 5 FEET IN HEIGHT WITH STEPS SIMILAR TO MANHOLES.
- 12. ONE PRECAST CONCRETE ADJUSTMENT RING AND NON SHRINK GROUT REQUIRED FOR UP TO 10" OF ADJUSTMENT. A PRECAST CONCRETE RISER OR RISERS IS REQUIRED FOR ADJUSTMENT ABOVE 10". BRICK OR BRICK AND MORTAR ARE NOT ALLOWED FOR GRADE ADJUSTMENTS.
- 13. ALL INLETS REQUIRE CONSTRUCTION JOINTS OR KEYS FOR RISER SECTIONS AND PRECAST COVER ADJUSTMENT SLABS.
- 14. FORM BOTTOM OF INLET USING CLASS AA CEMENT CONCRETE, TO CHANNEL THE FLOW TOWARD THE OUTLET PIPE. REFER TO UD TWP DETAIL DR349.
- 15. MASTIC REQUIRED AT ALL CONSTRUCTION JOINTS OR KEYS. UNDER STEEL FRAMES AND AS REQUIRED BY THE TOWNSHIP ENGINEER OR HIS/HER REPRESENTATIVE IN THE FIELD.
- 16. PIPE OPENINGS ARE PERMITTED TO BE IN EACH WALL WHEN CORNER PENETRATIONS ARE NOT REQUIRED.
- 17. IF CORNER PENETRATION IS REQUIRED, PIPE OPENINGS ARE PERMITTED IN ONE (1) CORNER AND IN THE TWO (2) OTHER WALLS NOT AFFECTED BY THE CORNER PENETRATION.
- 18. PROVIDE TROUT LOGO PLATE, PRODUCT NO. 00700160, AS MANUFACTURED BY EAST JORDAN IRON WORKS OR APPROVED EQUAL. PLATE TO BE CAST INTO TOP OF HOOD. SEE UPPER DUBLIN TOWNSHIP DETAIL #345.
- 19. ALL PENETRATIONS/OPENINGS AROUND THE PIPES(S) MUST BE FORMED AND FILLED WITH CLASS AA (3750 PSI MINIMUM COMPRESSIVE STRENGTH) CEMENT CONCRETE. REFER TO UPPER DUBLIN TOWNSHIP DETAIL DR348.
- 20. APPLY PENETRATING SEALER TO ALL INLET TOPS BEFORE SHIPMENT. PENETRATING SEALER TO BE AQURON CPT 2000 OR APPROVED EQUAL.

UPPER DUBLIN TOWNSHIP STANDARD DETAIL

TYPE "C" INLET- (4' & 6')

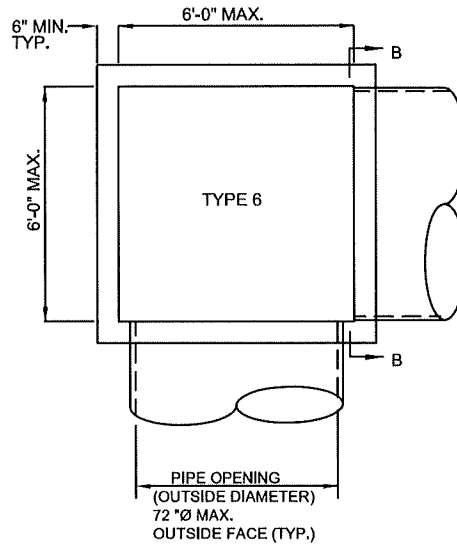
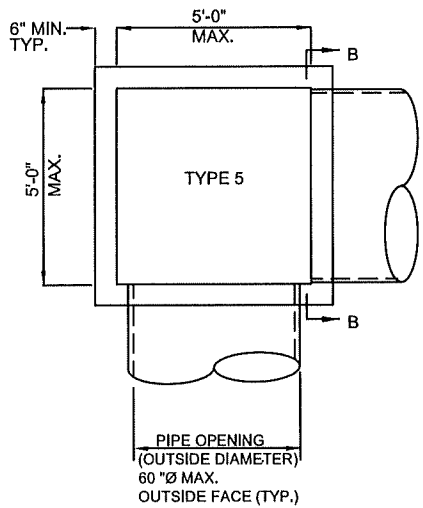
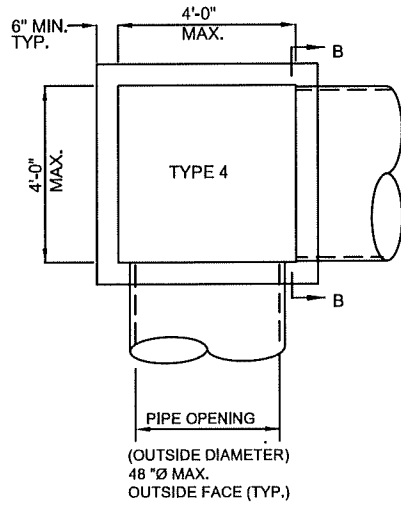
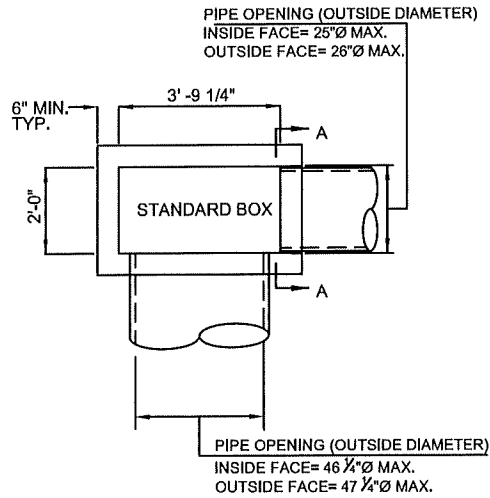


DATE

10-2013

NOT TO SCALE

DR307



UPPER DUBLIN TOWNSHIP STANDARD DETAIL
INLET BOXES / INLET BOX TYPES
(PRECAST)

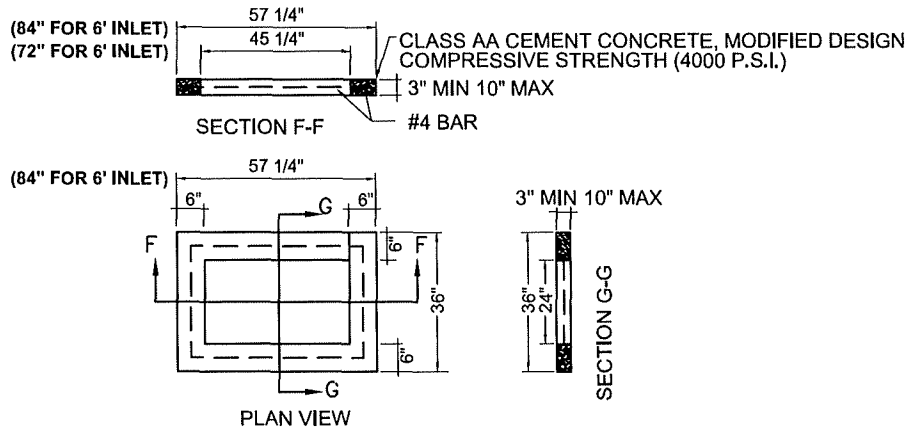


DATE

10-2013

NOT TO SCALE

DR308



NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF PENNDOT PUBLICATION 408, CURRENT EDITION, SECTIONS 605, 606 AND 714. ONLY GRATES AND GRADE ADJUSTMENT SYSTEMS SUPPLIED BY A MANUFACTURER LISTED IN BULLETIN 15 SHALL BE PERMITTED. FOR A BULLETIN 15 LISTING, SUBMIT A 24"X36" REPRODUCIBLE SHOP DRAWING TO THE MATERIALS AND TESTING DIVISION, BUREAU OF CONSTRUCTION AND MATERIALS FOR REVIEW AND APPROVAL.
2. PRECAST CONCRETE GRADE ADJUSTMENT RINGS TO BE SET ON NON SHRINK GROUT AND/OR MASTIC PAD TO PROVIDE FULL BEARING ON THE SUPPORTING SURFACE.
3. ONLY ONE GRADE RING PERMITTED.

UPPER DUBLIN TOWNSHIP STANDARD DETAIL
TYPE "M" & TYPE "C"- 4' & 6'
GRADE ADJUSTMENT RINGS

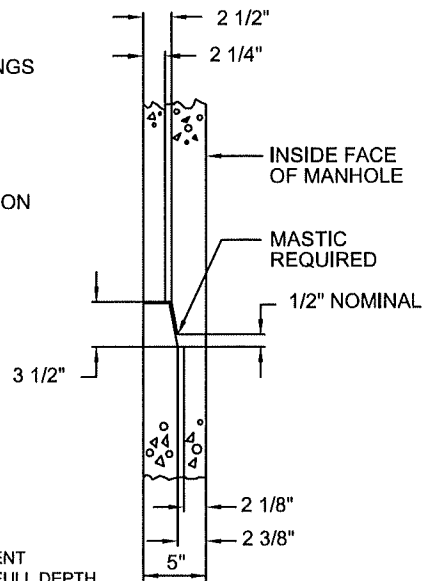
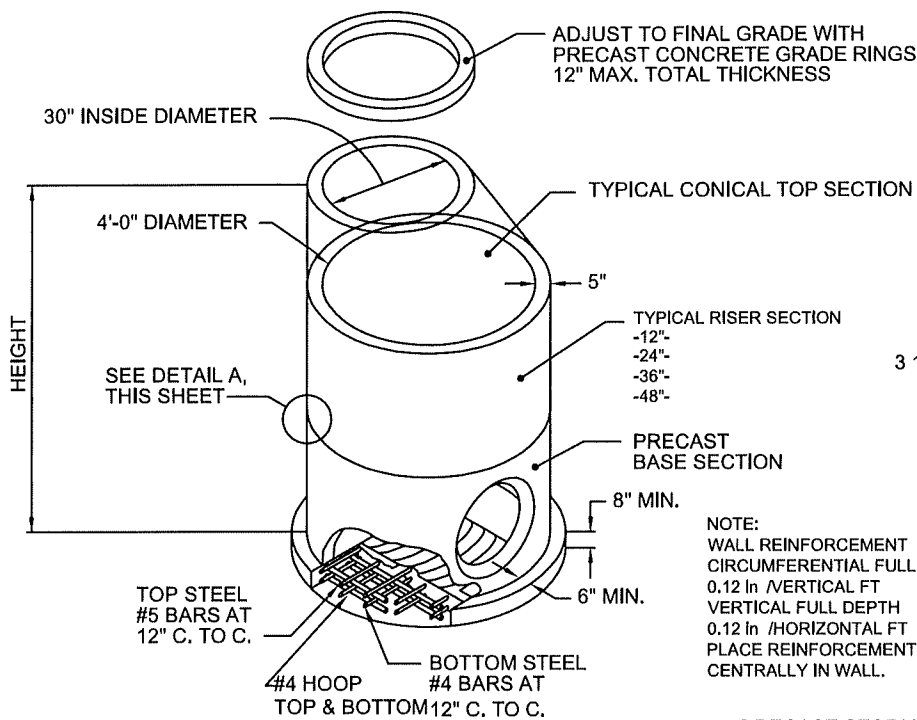


DATE

10-2013

NOT TO SCALE

DR309



NOTE:
WALL REINFORCEMENT CIRCUMFERENTIAL FULL DEPTH 0.12 in /VERTICAL FT
VERTICAL FULL DEPTH 0.12 in /HORIZONTAL FT
PLACE REINFORCEMENT MESH CENTRALLY IN WALL.

DETAIL A

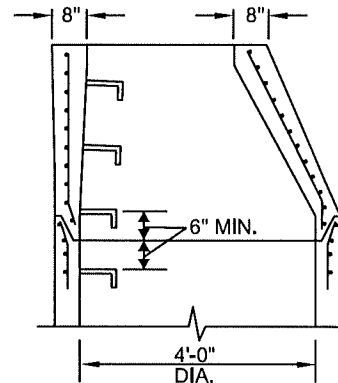
PRECAST STORM MANHOLE FOR PIPES 30" INSIDE DIAMETER AND LESS

NOTES

1. CONSTRUCTION REQUIREMENTS:
 - A. CONSTRUCT IN ACCORDANCE WITH PENNDOT PUBLICATION 408, CURRENT EDITION SECTIONS 605, 606 AND 714; AND ASTM C-478M-90, STANDARD SPECIFICATION FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS, AS MODIFIED HEREIN.
 - B. MINIMUM CONCRETE CLASS:

CAST-IN-PLACE	CLASS AA MODIFIED DESIGN COMPRESSIVE STRENGTH (4000 PSI)
PRECAST	CLASS AA MODIFIED DESIGN COMPRESSIVE STRENGTH (4000 PSI)
 - C. PROVIDE STEEL REINFORCEMENT IN ACCORDANCE WITH ASTM A185, STEEL WELDED WIRE FABRIC ASTM A663/A663M & A675/A675M, PLAIN BILLET STEEL BARS OR ASTM A615/A615M, DEFORMED BILLET STEEL BARS. PROVIDE MINIMUM YIELD STRENGTH OF 400 MPa (60,000 PSI).
 - D. CLEAR COVER FOR STEEL:

WALLS:	CAST-IN-PLACE	50 (2")
	PRECAST	40 (1 1/2")
FOOTINGS:	CAST-IN-PLACE	60 (2 1/2") TOP BARS
		80 (3") BOTTOM BARS
		50 (2") SIDE COVER
PRECAST		50 (2") TOP BARS
		40 (1 1/2") BOTTOM BARS
		40 (1 1/2") SIDE COVER
SLABS:	CAST-IN-PLACE	50 (2") TOP & BOTTOM BARS
2. FORM A CONCRETE CHANNEL AT THE BOTTOM OF THE MANHOLE CONFORMING TO THE SHAPE OF THE LOWER HALF OF THE INCOMING AND/OR OUTGOING PIPES. PROVIDE A FULL DEPTH U-SHAPED CHANNEL WHEN NECESSARY TO REDUCE ENERGY LOSSES.



CONE SECTION

3. USE 127 (5") THICK WALLS WITH ONE (1) ROW OF REINFORCING, OR USE 254 (10") THICK OR GREATER WALLS WITH TWO (2) ROWS OF REINFORCING.
4. CONSTRUCTION JOINTS AND KEYS MAY BE CONSTRUCTED UPWARDS OR DOWNWARDS. CLEAN JOINTS AND KEYS THOROUGHLY BEFORE PLACING NEXT CONCRETE SEGMENT.
5. MASTIC REQUIRED AT ALL CONSTRUCTION JOINTS AND KEYS AND UNDER MANHOLE FRAME.
6. MANHOLES THAT EXCEED 5 FEET IN DEPTH SHALL BE CONSTRUCTED WITH STEPS. REFER TO UPPER DUBLIN TOWNSHIP DETAIL DR312 & DR313 FOR SPEC OF STEPS.
7. REFER TO UPPER DUBLIN TOWNSHIP DETAIL DR311 FOR FRAME AND COVER.

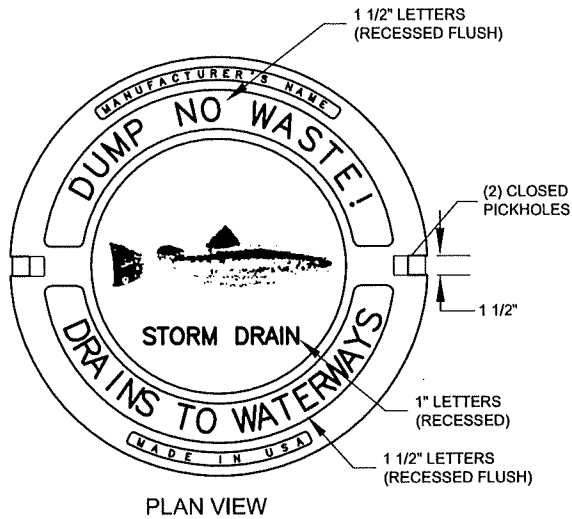
UPPER DUBLIN TOWNSHIP STANDARD DETAIL
PRECAST CONCRETE STORM
MANHOLE



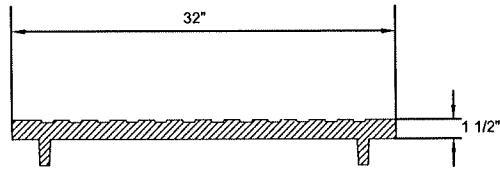
DATE 10-2013

NOT TO SCALE

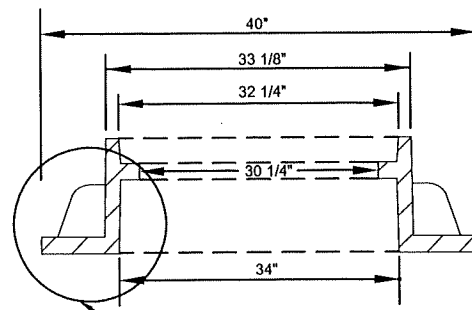
DR310



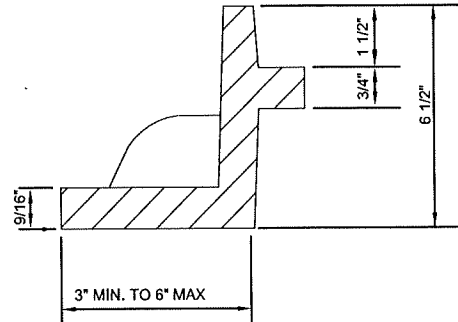
PLAN VIEW



ELEVATION VIEW



ELEVATION VIEW

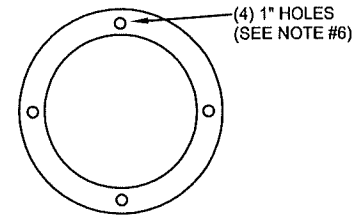


DETAIL C

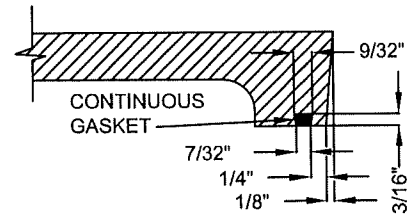
CAST IRON MANHOLE FRAMES

NOTES:

1. PROVIDE MANHOLE FRAMES AND COVERS MEETING THE REQUIREMENTS OF PENNDOT PUBLICATION 408 SPECIFICATIONS SECTION 605.2(B) CURRENT EDITION AND AASHTO M306 CURRENT EDITION AND AS MODIFIED HEREIN.
2. DESIGN MANHOLE FRAME, COVER AND GRADE ADJUSTMENT RINGS FOR (HS25) LIVE LOAD.
3. PROVIDE MANHOLE FRAMES AND COVERS SUPPLIED BY MANUFACTURER AS LISTED IN BULLETIN 15.
4. PROVIDE MANHOLE FRAMES AND COVERS AS MANUFACTURED BY EAST JORDAN IRON WORKS (FRAME 1322Z, PRODUCT NO. 00132212 DIPPED, COVER 1480 AGS, PRODUCT NO. 00148159) OR APPROVED EQUAL.
5. PROVIDE A GASKET SEALING SYSTEM (DOVETAIL GROOVE AND CONTINUOUS GASKET). AS INDICATED IN DETAIL A. TO PREVENT INFLOW THROUGH THE BEARING SURFACES OF SURFACE RUNOFF WATER INTO THE MANHOLE SYSTEM, WHEN SPECIFIED, PROVIDE 1/4 DIA. ONE PIECE SELF-SEAL POLYISOPRENE ROUND GASKET. 40 DUROMETER GLUED IN PLACE, PROVIDE TWO LIFT HOLES AT 180 *AS INDICATED IN DETAIL B. TO FACILITATE COVER REMOVAL FOR SELF-SEALING MANHOLE COVER.
6. FRAME AND GRADE ADJUSTMENT RISER TO HAVE A MINIMUM 1" BEARING SEAT COVER.
7. LOCATE TOP OF FRAME OF ADJUSTMENT RISER 1/8" BELOW THE TOP OF ROADWAY SURFACE.
8. FRAME AND/OR PRECAST CONCRETE GRADE RINGS TO BE ATTACHED RIGIDLY TO TOP OF MANHOLE. USE 4 - 7/8" DIA. THREADED STUDS WITH HEX HEAD NUTS AND WASHERS, INSERTED THROUGH 1" DIA. HOLES THROUGH FRAME AND/OR RINGS. HOLES TO BE SPACED AT 90 DEGREES(36" DIA. BOLT CIRCLE) AND 2" FROM OUTSIDE EDGE OF FRAME. EMBED STUDS 4" (MINIMUM) INTO MANHOLE. GROUT STUDS INTO MANHOLE.
9. THE PRECAST CONCRETE GRADE RINGS TO BE SET ON NON SHRINK GROUT. MASTIC TO BE REQUIRED UNDER MANHOLE FRAME.
10. COAT CAST IRON FRAMES AND COVERS WITH AN APPROVED BITUMINOUS PAINT.



MANHOLE FRAME



DETAIL A
GASKET SEALING SYSTEM
(REQUIRED)

**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
CAST IRON STORM SEWER
MANHOLE FRAME AND COVER**

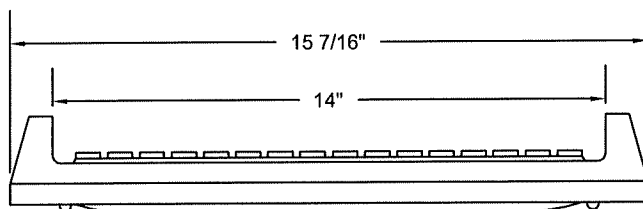
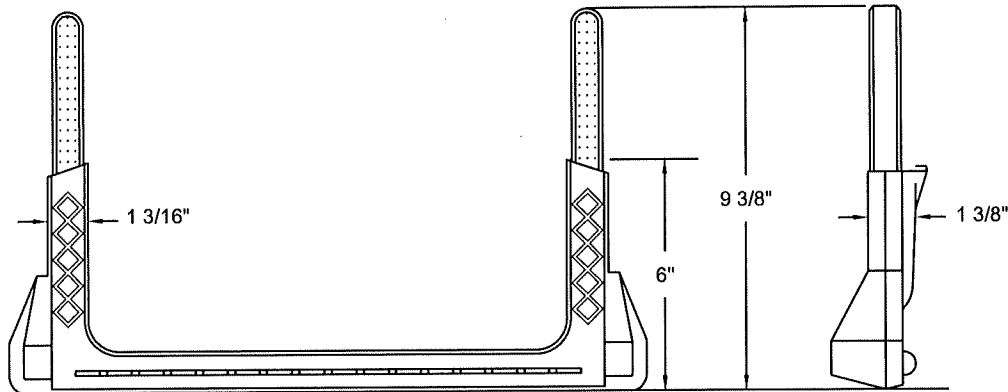


DATE

10-2013

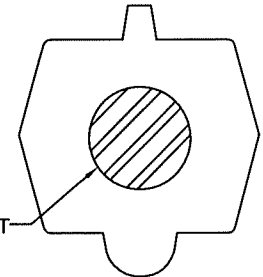
NOT TO SCALE

DR311



COPOLYMER POLYPROPYLENE PLASTIC

1/2" GRADE 60
STEEL REINFORCEMENT



COPOLYMER POLYPROPYLENE MANHOLE STEP (ASTM C-478)

PLASTIC

MANHOLE STEPS ARE TO BE MADE OF COPOLYMER POLYPROPYLENE.

THE COPOLYMER POLYPROPYLENE TO CONFORM TO A.S.T.M. D-4141-95B PPO344B33534Z02
(THE PREVIOUS STANDARD OF A.S.T.M. D-4101-92B, WAS REPLACED BY D-4101-95B.

STEEL REINFORCING BAR

THE STEEL TO BE USED IN MANUFACTURING OF THIS PRODUCT TO BE A DEFORMED 1/2" REINFORCING ROD.
THIS MATERIAL TO BE GRADE 60 AND CONFORM TO ALL THE REQUIREMENTS OF ASTM A-615.

UPPER DUBLIN TOWNSHIP STANDARD DETAIL
COPOLYMER POLYPROPYLENE
MANHOLE STEP

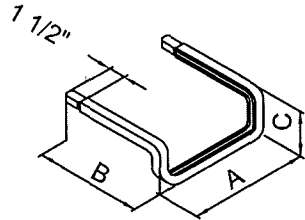
 Metz
Engineers

DATE

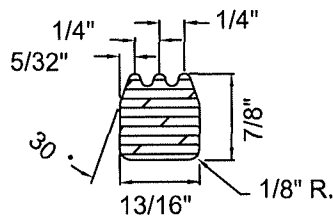
10-2013

NOT TO SCALE

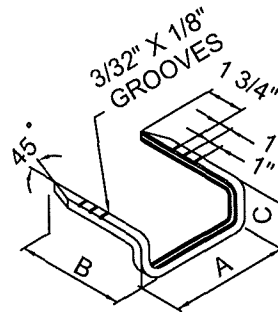
DR312



PRECAST M.H. (TYPE #1)



TYPICAL CROSS SECTION
ON ALL STEPS



PRECAST M.H. (TYPE #2)

APPLICATION	DIMENSION (IN)		
	A	B	C
CAST IN PLACE WALLS	17-3/4	13-13/16	3-3/4
PRECAST M.H. (TYPE #1)	13-3/4	10	3-3/4
PRECAST M.H. (TYPE #2)	13-3/4	11	3-3/4

UPPER DUBLIN TOWNSHIP STANDARD DETAIL
DROP FRONT ALUMINUM MANHOLE STEP

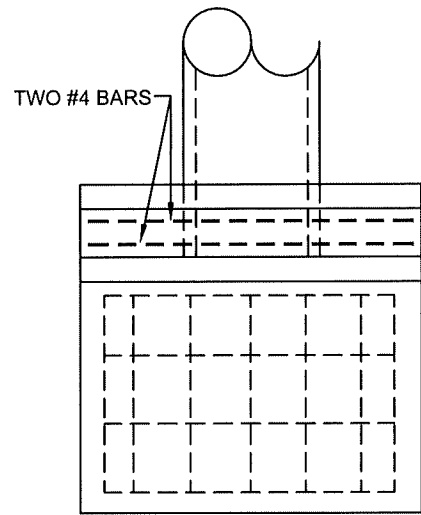
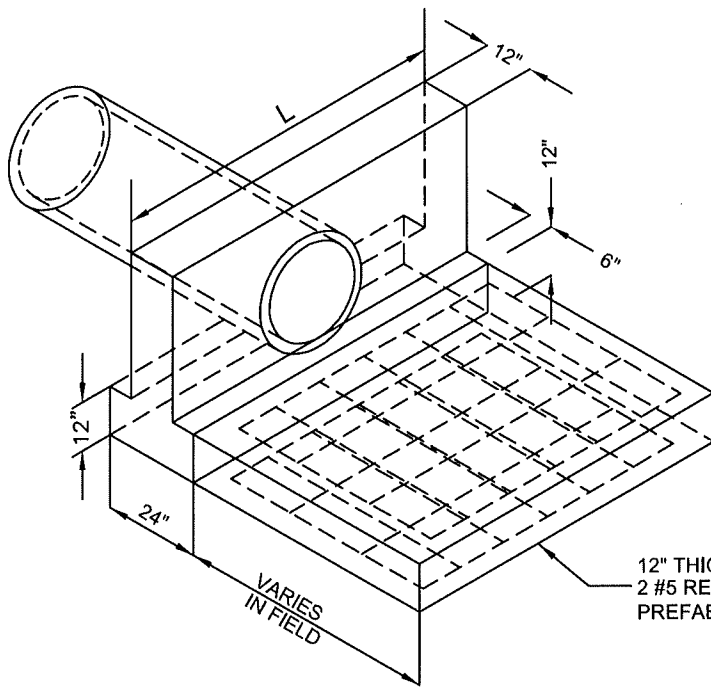


DATE

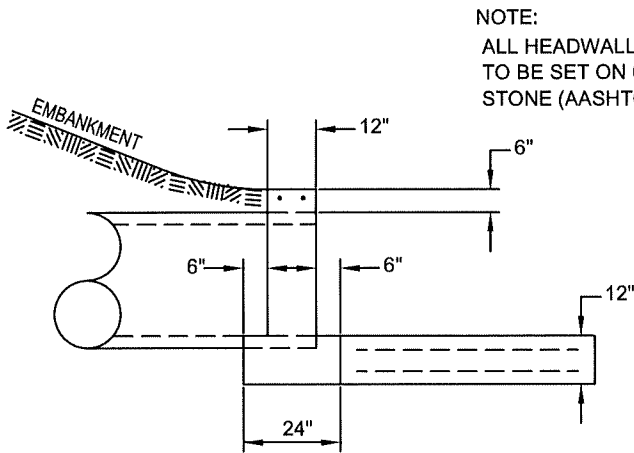
10-2013

NOT TO SCALE

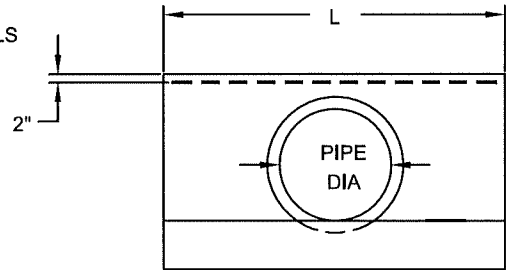
DR313



12" THICK SPLASH PAD W/
2 #5 REBAR MATS, 3" FROM TOP AND BOTTOM
PREFABED OR POURED IN FIELD



NOTE:
ALL HEADWALLS AND ENDWALLS
TO BE SET ON 6" 2B CLEAN
STONE (AASHTO #57)



PIPE DIA	L
15", 18", & 21"	5'
24" & 27"	7'
30" & 33"	9'

PAD:

POURED IN FIELD: REBAR MATS MUST BE DOWEL PINNED AND SECURED INTO ENDWALL WITH NONSHRINK GROUT. CONCRETE TO BE CLASS AA MODIFIED DESIGN COMPRESSIVE STRENGTH (4000 PSI), 4" SLUMP, AIR-ENTRAINED (6%)

PRECAST: FOLLOW PENNDOT 408 CURRENT EDITION.

NOTES:

- 1) PROVIDE MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE REQUIREMENTS OF PENNDOT PUB. 408 CURRENT EDITION SEC. 605 AND SEC. 714.
- 2) CONCRETE TO BE CLASS AA MODIFIED DESIGN COMPRESSIVE STRENGTH (4000 P.S.I.).
- 3) PROVIDE REINFORCEMENT IN ACCORDANCE WITH PENNDOT PUB. 408 CURRENT EDITION, SEC. 709.
- 4) CHAMFER ALL EXPOSED EDGES.

**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
TYPE D ENDWALL**

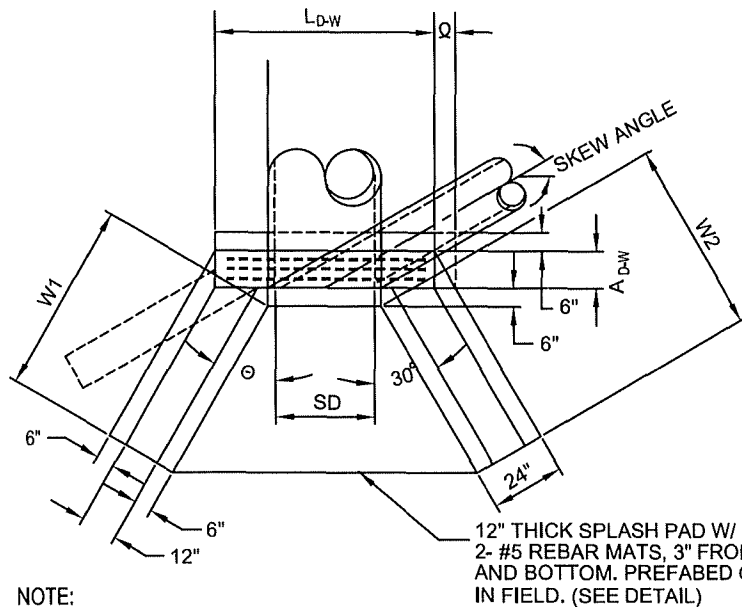


DATE

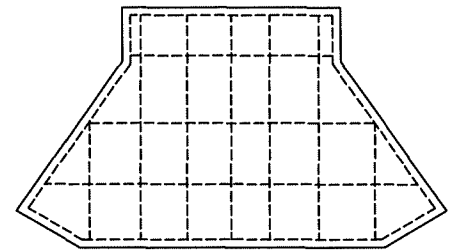
10-2013

NOT TO SCALE

DR314

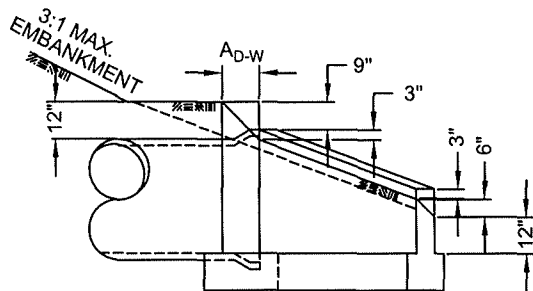


NOTE:
ALL HEADWALLS AND ENDWALLS
TO BE SET ON 6" 2B CLEAN
STONE (AASHTO #57)



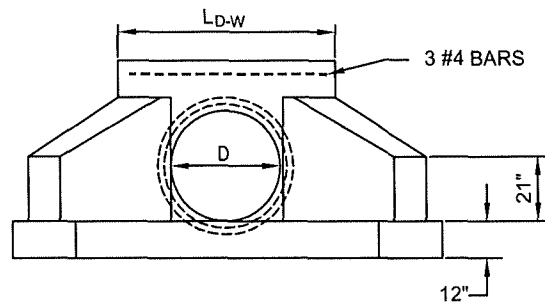
SPLASH PAD DETAIL

NOTE: 2- #5 REBAR MATS, 3" FROM TOP AND BOTTOM



PAD:
POURED IN FIELD: REBAR MATS MUST BE DOWEL PINNED WITH #5
REBAR @12" C. TO C. (TYP) AND SECURED INTO ENDWALL WITH
NON SHRINK GROUT. CONCRETE TO BE CLASS AA MODIFIED DESIGN
COMPRESSIVE STRENGTH (4000 PSI), 4" SLUMP, AIR-ENTRAINED (6%).
PRECAST: FOLLOW PENNDOT 408 CURRENT EDITION.

- NOTES:
- 1) PROVIDE MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE REQUIREMENTS OF PENNDOT PUB. 408 CURRENT EDITION SEC. 605 AND SEC. 714.
 - 2) CONCRETE TO BE CLASS AA MODIFIED DESIGN COMPRESSIVE STRENGTH (4000 PSI)
 - 3) PROVIDE REINFORCEMENT IN ACCORDANCE WITH PENNDOT PUB. 408 CURRENT EDITION, SEC. 709.
 - 4) CHAMFER ALL EXPOSED EDGES.



3:1 EMBANKMENT SLOPE			
PIPE DIAMETER	SKEW ANGLE = 90° TO 60°		
	$\Theta = 30^\circ$		
D_{D-W} (IN.)	L_{D-W} (FT.)	Ω (FT.)	$W1$ (FT.)
18	4.0	0	1.7
24	4.6	0	3.5
30	5.2	0	5.2
36	5.8	0	6.9
42	6.3	0	8.7
48	6.9	0	10.4
54	7.5	0	12.1
60	8.1	0	13.8
72	9.2	0	17.3

NOTE: FOR ALL OTHER SKEW ANGLES AND Θ GREATER THAN 30° AND FOR ALL OTHER SLOPES, REFER TO PENNDOT RC STANDARDS RC-31M SHEET 2 OF 2 CURRENT EDITION FOR FORMULAS FOR PROPER DESIGN.

**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
TYPE D-W ENDWALL
3:1 SLOPE**

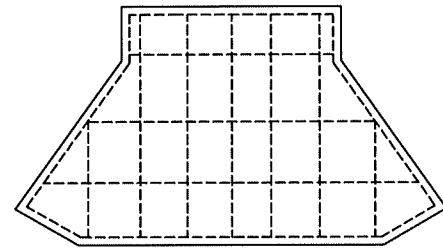
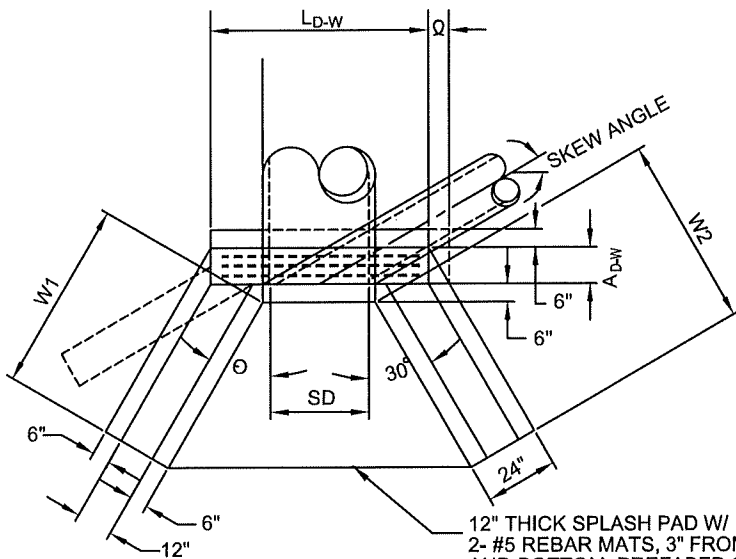


DATE

10-2013

NOT TO SCALE

DR315

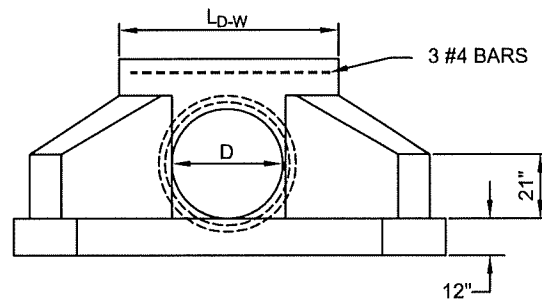
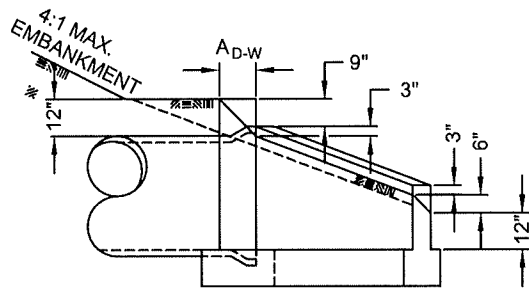


SPLASH PAD DETAIL

NOTE: 2- #5 REBAR MATS, 3" FROM TOP AND BOTTOM

NOTE:
ALL HEADWALLS AND ENDWALLS
TO BE SET ON 6" 2B CLEAN
STONE (AASHTO #57)

12" THICK SPLASH PAD W/
2- #5 REBAR MATS, 3" FROM TOP
AND BOTTOM. PREFABED OR POURED
IN FIELD. (SEE DETAIL)



PAD:
POURED IN FIELD: REBAR MATS MUST BE DOWEL PINNED WITH #5
REBAR @12" C. TO C. (TYP) AND SECURED INTO ENDWALL WITH
NON SHRINK GROUT. CONCRETE TO BE CLASS AA MODIFIED DESIGN
COMPRESSIVE STRENGTH (4000 PSI), 4" SLUMP, AIR-ENTRAINED (6%).
PRECAST: FOLLOW PENNDOT 408 CURRENT EDITION.

- NOTES:
- 1) PROVIDE MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE REQUIREMENTS OF PENNDOT PUB. 408 CURRENT EDITION SEC. 605 AND SEC. 714.
 - 2) CONCRETE TO BE CLASS AA MODIFIED DESIGN COMPRESSIVE STRENGTH (4000 PSI).
 - 3) PROVIDE REINFORCEMENT IN ACCORDANCE WITH PENNDOT PUB. 408 CURRENT EDITION, SEC. 709.
 - 4) CHAMFER ALL EXPOSED EDGES.

4:1 EMBANKMENT SLOPE			
PIPE DIAMETER	SKEW ANGLE = 90° TO 60°		
	Θ = 30°		
D _{D-W} (IN.)	L _{D-W} (FT.)	Q (FT.)	W1 (FT.)
18	4.0	0	2.3
24	4.6	0	4.6
30	5.2	0	6.9
36	5.8	0	9.2
42	6.3	0	11.6
48	6.9	0	13.9
54	7.5	0	16.2
60	8.1	0	18.5
72	9.2	0	23.1

NOTE: FOR ALL OTHER SKEW ANGLES AND Θ GREATER THAN 30° AND FOR ALL OTHER SLOPES, REFER TO PENNDOT RC STANDARDS RC-31M SHEET 2 OF 2 CURRENT EDITION FOR FORMULAS FOR PROPER DESIGN.

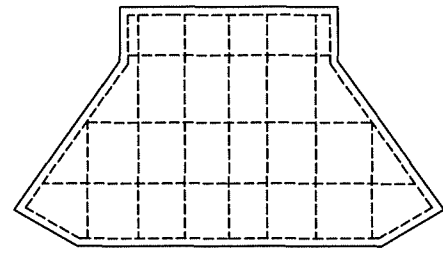
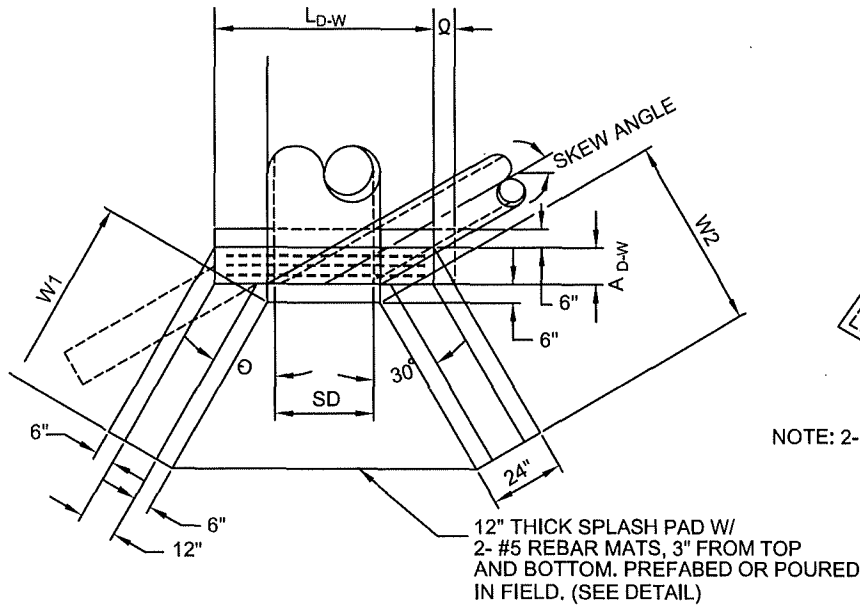
UPPER DUBLIN TOWNSHIP STANDARD DETAIL
TYPE D-W ENDWALL
4:1 SLOPE



DATE 10-2013

NOT TO SCALE

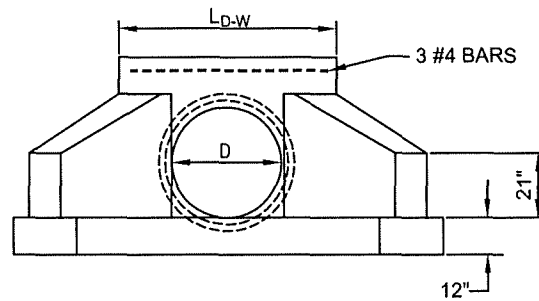
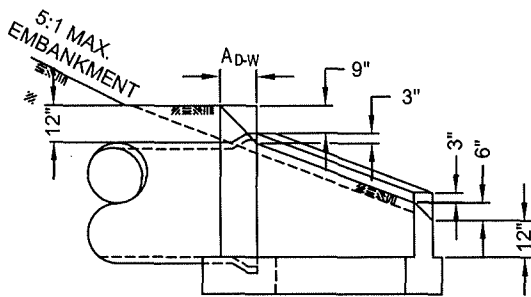
DR316



SPLASH PAD DETAIL

NOTE: 2- #5 REBAR MATS, 3" FROM TOP AND BOTTOM

NOTE:
ALL HEADWALLS AND ENDWALLS
TO BE SET ON 6" 2B CLEAN
STONE (AASHTO #57)



PAD:
POURED IN FIELD; REBAR MATS MUST BE DOWEL PINNED WITH #5
REBAR @12" C. TO C. (TYP) AND SECURED INTO ENDWALL WITH
NON SHRINK GROUT. CONCRETE TO BE CLASS AA MODIFIED DESIGN
COMPRESSIVE STRENGTH (4000 PSI), 4" SLUMP, AIR-ENTRAINED (6%).
PRECAST: FOLLOW PENNDOT 408 CURRENT EDITION.

- NOTES:
- 1) PROVIDE MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE REQUIREMENTS OF PENNDOT PUB. 408 CURRENT EDITION SEC. 605 AND SEC. 714.
 - 2) CONCRETE TO BE CLASS AA MODIFIED DESIGN COMPRESSIVE STRENGTH (4000 PSI).
 - 3) PROVIDE REINFORCEMENT IN ACCORDANCE WITH PENNDOT PUB. 408 CURRENT EDITION, SEC. 709.
 - 4) CHAMFER ALL EXPOSED EDGES.

5:1 EMBANKMENT SLOPES			
PIPE DIAMETER	SKEW ANGLE = 90° TO 60°		
	Θ = 30°		
D _{D-W} (IN.)	L _{D-W} (FT.)	Ω (FT.)	W1 (FT.)
18	4.0	0	2.9
24	4.6	0	5.8
30	5.2	0	8.7
36	5.8	0	11.6
42	6.3	0	14.4
48	6.9	0	17.3
54	7.5	0	20.2
60	8.1	0	23.1
72	9.2	0	28.9

NOTE: FOR ALL OTHER SKEW ANGLES AND Θ GREATER THAN 30° AND FOR ALL OTHER SLOPES, REFER TO PENNDOT RC STANDARDS RC-31M SHEET 2 OF 2 CURRENT EDITION FOR FORMULAS FOR PROPER DESIGN.

**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
TYPE D-W ENDWALL
5:1 SLOPE**

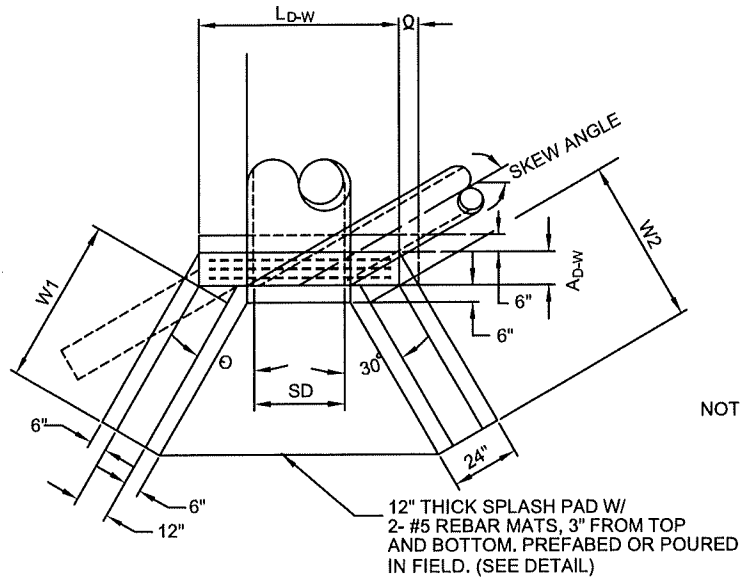


DATE

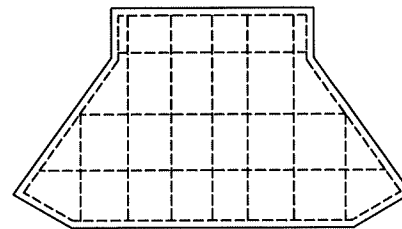
10-2013

NOT TO SCALE

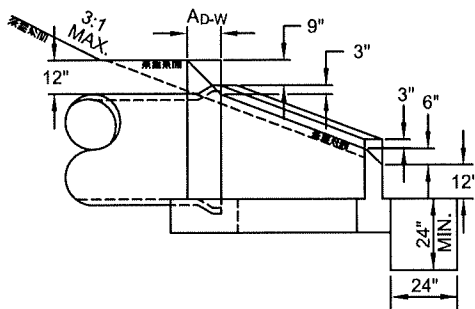
DR317



NOTE:
ALL HEADWALLS AND ENDWALLS TO BE SET ON 2' 2B CLEAN STONE (AASHTO #57)

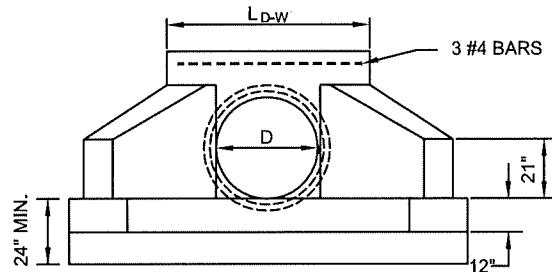


SPLASH PAD DETAIL
NOTE: 2- #5 REBAR MATS, 3" FROM TOP AND BOTTOM



PAD:
POURED IN FIELD: REBAR MATS MUST BE DOWEL PINNED WITH #5 REBAR @ 12" C. TO C. (TYP) AND SECURED INTO ENDWALL WITH NON SHRINK GROUT. CONCRETE TO BE CLASS AA MODIFIED DESIGN COMPRESSIVE STRENGTH (4000 PSI), 4" SLUMP, AIR-ENTRAINED (6%).
PRECAST: FOLLOW PENNDOT 408 CURRENT EDITION.

- NOTES:
1. PROVIDE MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE REQUIREMENTS OF PENNDOT PUBLICATION 408 CURRENT EDITION SEC. 605 AND SEC. 714.
 2. CONCRETE TO BE CLASS AA MODIFIED DESIGN COMPRESSIVE STRENGTH (4000 PSI).
 3. PROVIDE REINFORCEMENT IN ACCORDANCE WITH PENNDOT PUBLICATION 408 CURRENT EDITION, SEC. 709.
 4. CUTOFF WALL IS REQUIRED TO BE DOWEL PINNED INTO ENDWALL BASE/SPLASH PAD, #5 REBAR 12" C. TO C. (TYP.).



3:1 EMBANKMENT SLOPE			
PIPE DIAMETER (IN.)	SKEW ANGLE = 90° TO 60° θ = 30°		
	L D-W (FT.)	Ω (FT.)	W1 (FT.)
18	4.0	0	1.7
24	4.6	0	3.5
30	5.2	0	5.2
36	5.8	0	6.9
42	6.3	0	8.7
48	6.9	0	10.4
54	7.5	0	12.1
60	8.1	0	13.8
72	9.2	0	17.3

NOTE: FOR ALL OTHER SKEW ANGLES AND θ GREATER THAN 30° AND FOR ALL OTHER SLOPES, REFER TO PENNDOT RC STANDARDS RC-31M SHEET 2 OF 2 CURRENT EDITION FOR FORMULAS FOR PROPER DESIGN.

UPPER DUBLIN TOWNSHIP STANDARD DETAIL
TYPE D-W HEADWALL W/ CUTOFF WALL, 3:1 SLOPE
FOR UPSTREAM HEADWALLS

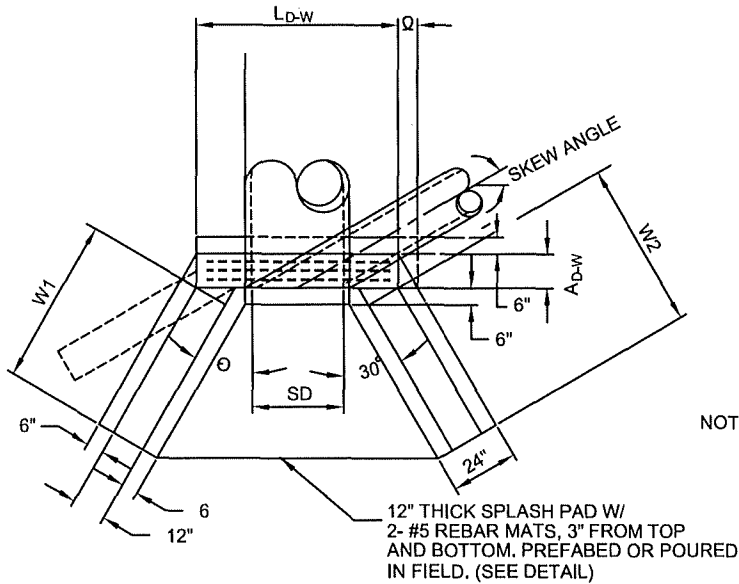


DATE

10-2013

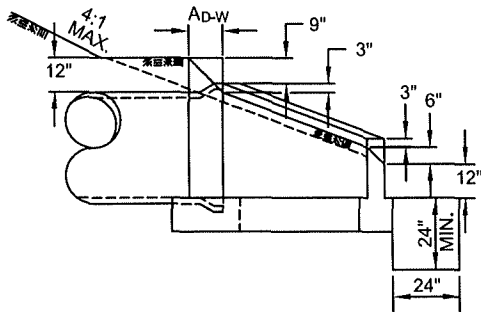
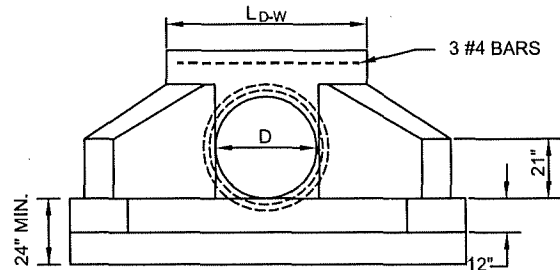
NOT TO SCALE

DR318



SPLASH PAD DETAIL
NOTE: 2- #5 REBAR MATS, 3" FROM TOP AND BOTTOM

NOTE:
ALL HEADWALLS AND ENDWALLS TO BE SET ON 6" 2B CLEAN STONE (AASHTO #57)



PAD:
POURED IN FIELD: REBAR MATS MUST BE DOWEL PINNED WITH #5 REBAR @12" C. TO C. (TYP) AND SECURED INTO ENDWALL WITH NON SHRINK GROUT. CONCRETE TO BE CLASS AA MODIFIED DESIGN COMPRESSIVE STRENGTH (4000 PSI), 4" SLUMP, AIR-ENTRAINED (6%). PRECAST: FOLLOW PENNDOT 408 CURRENT EDITION.

- NOTES:
1. PROVIDE MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE REQUIREMENTS OF PENNDOT PUBLICATION 408 CURRENT EDITION SEC. 605 AND SEC. 714.
 2. CONCRETE TO BE CLASS AA MODIFIED DESIGN COMPRESSIVE STRENGTH (4000 PSI).
 3. PROVIDE REINFORCEMENT IN ACCORDANCE WITH PENNDOT PUBLICATION 408 CURRENT EDITION, SEC. 709.
 4. CUTOFF WALL IS REQUIRED TO BE DOWEL PINNED INTO ENDWALL BASE/SPLASH PAD, #5 REBAR 12" C. TO C. (TYP.).

4:1 EMBANKMENT SLOPE			
PIPE DIAMETER	SKEW ANGLE = 90° TO 60° θ = 30°		
	D D-W (IN.)	L D-W (FT.)	W1 (FT.)
18	4.0	0	2.3
24	4.6	0	4.6
30	5.2	0	6.9
36	5.8	0	9.2
42	6.3	0	11.6
48	6.9	0	13.9
54	7.5	0	16.2
60	8.1	0	18.5
72	9.2	0	23.1

NOTE: FOR ALL OTHER SKEW ANGLES AND θ GREATER THAN 30° AND FOR ALL OTHER SLOPES, REFER TO PENNDOT RC STANDARDS RC-31M SHEET 2 OF 2 CURRENT EDITION FOR FORMULAS FOR PROPER DESIGN.

UPPER DUBLIN TOWNSHIP STANDARD DETAIL
TYPE D-W HEADWALL W/ CUTOFF WALL, 4:1 SLOPE
FOR UPSTREAM HEADWALLS

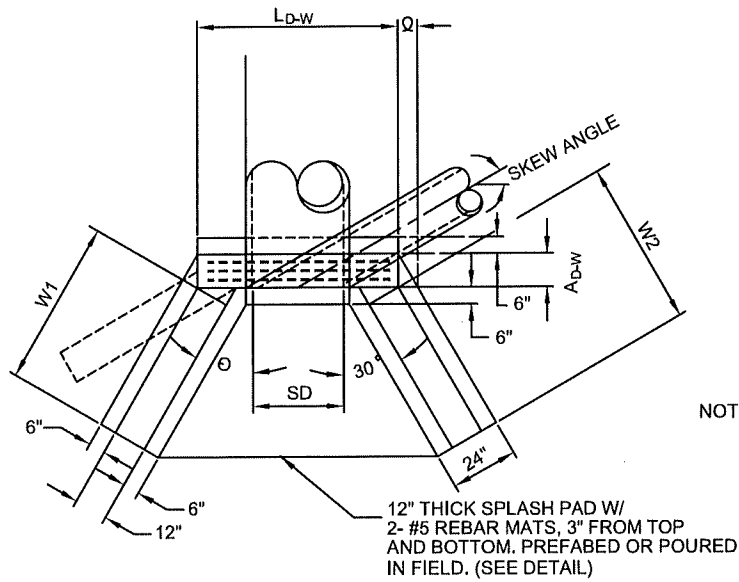


DATE

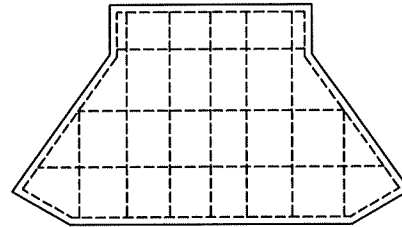
10-2013

NOT TO SCALE

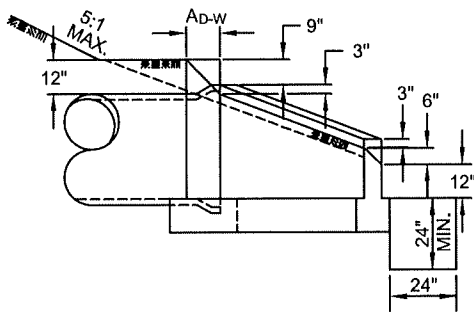
DR319



NOTE:
ALL HEADWALLS AND ENDWALLS TO BE SET ON 6"
2B CLEAN STONE (AASHTO #57)

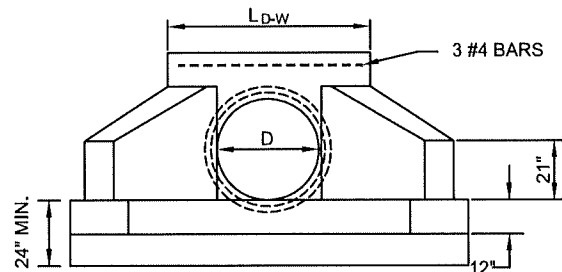


SPLASH PAD DETAIL
NOTE: 2- #5 REBAR MATS, 3" FROM TOP AND BOTTOM



PAD:
POURED IN FIELD; REBAR MATS MUST BE DOWEL PINNED WITH #5
REBAR @12" C. TO C. (TYP) AND SECURED INTO ENDWALL WITH
NON SHRINK GROUT. CONCRETE TO BE CLASS AA MODIFIED DESIGN
COMPRESSIVE STRENGTH (4000 PSI), 4" SLUMP, AIR-ENTRAINED (6%).
PRECAST: FOLLOW PENNDOT 408 CURRENT EDITION.

- NOTES:**
1. PROVIDE MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE REQUIREMENTS OF PENNDOT PUBLICATION 408 CURRENT EDITION SEC. 605 AND SEC. 714.
 2. CONCRETE TO BE CLASS AA MODIFIED DESIGN COMPRESSIVE STRENGTH (4000 PSI).
 3. PROVIDE REINFORCEMENT IN ACCORDANCE WITH PENNDOT PUBLICATION 408 CURRENT EDITION, SEC. 709.
 4. CUTOFF WALL IS REQUIRED TO BE DOWEL PINNED INTO ENDWALL BASE/SPLASH PAD, #5 REBAR 12" C. TO C. (TYP.).



5:1 EMBANKMENT SLOPES				
PIPE DIAMETER	SKEW ANGLE = 90° TO 60° Θ = 30°			
	D D-W (IN.)	L D-W (FT.)	Ω (FT.)	W1 (FT.)
18	4.0	0	2.9	
24	4.6	0	5.8	
30	5.2	0	8.7	
36	5.8	0	11.6	
42	6.3	0	14.4	
48	6.9	0	17.3	
54	7.5	0	20.2	
60	8.1	0	23.1	
72	9.2	0	28.9	

NOTE: FOR ALL OTHER SKEW ANGLES AND Θ GREATER THAN 30° AND FOR ALL OTHER SLOPES, REFER TO PENNDOT RC STANDARDS RC-31M SHEET 2 OF 2 CURRENT EDITION FOR FORMULAS FOR PROPER DESIGN.

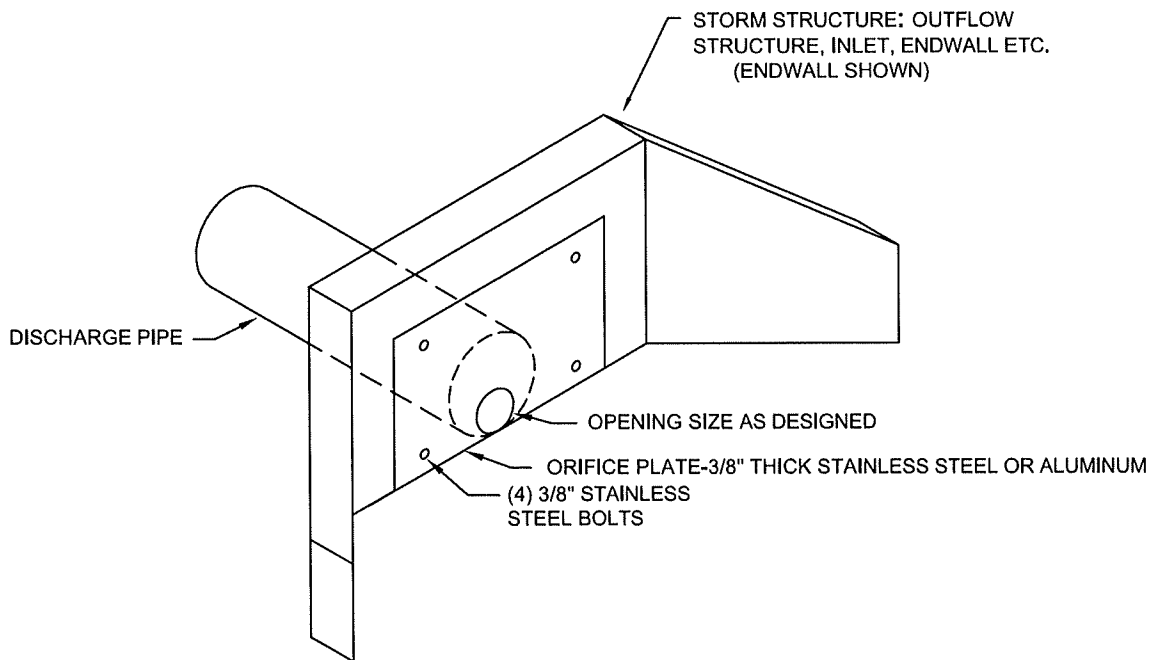
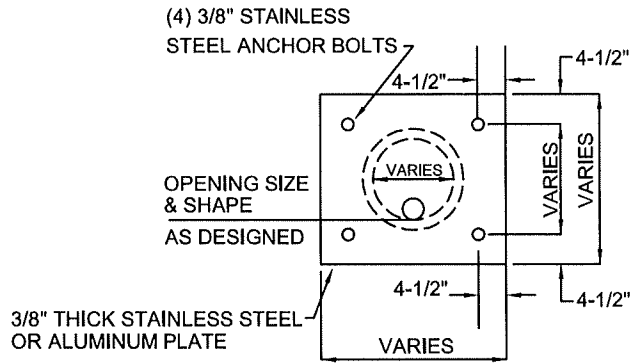
UPPER DUBLIN TOWNSHIP STANDARD DETAIL
TYPE D-W HEADWALL W/ CUTOFF WALL, 5:1 SLOPE
FOR UPSTREAM HEADWALLS



DATE 10-2013

NOT TO SCALE

DR320



**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
ORIFICE PLATE FOR
DISCHARGE CONTROL**

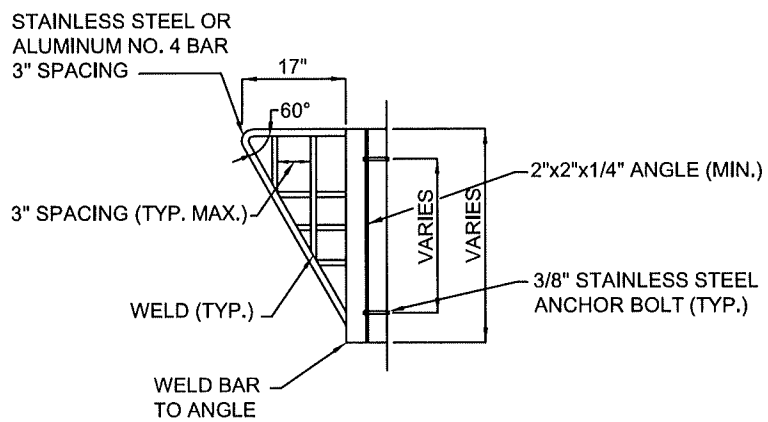
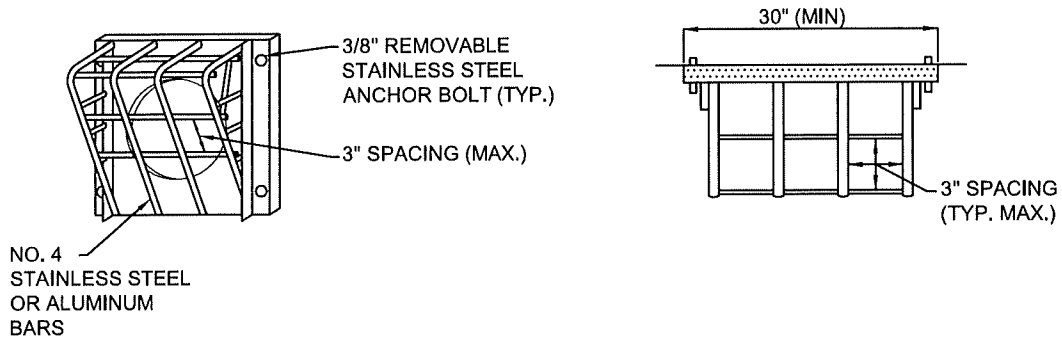


DATE

10-2013

NOT TO SCALE

DR321



UPPER DUBLIN TOWNSHIP STANDARD DETAIL
PERMANENT TRASH RACK DETAIL



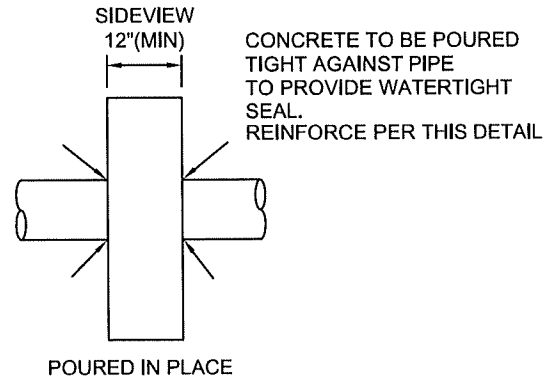
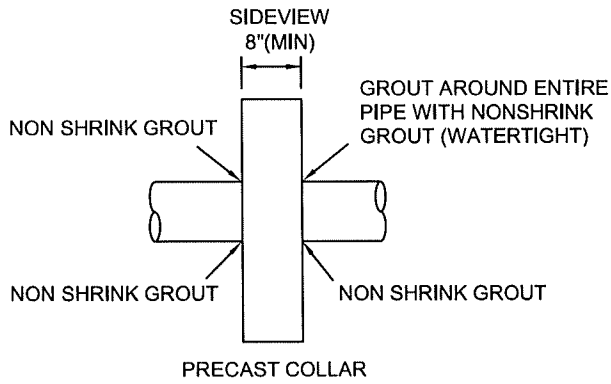
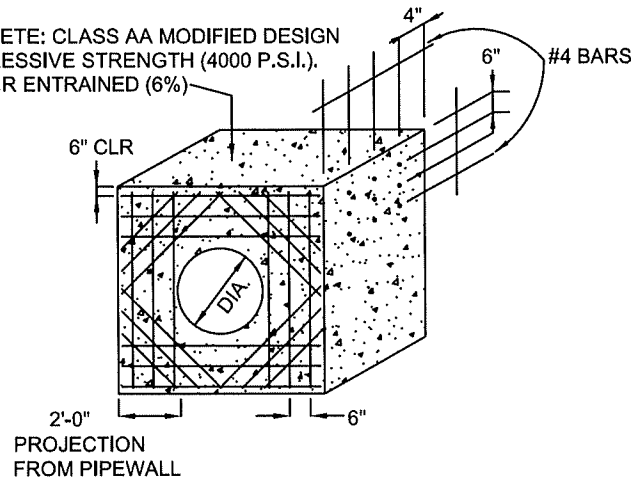
DATE

10-2013

NOT TO SCALE

DR322

CONCRETE: CLASS AA MODIFIED DESIGN
 COMPRESSIVE STRENGTH (4000 P.S.I.).
 AIR ENTRAINED (6%)



NOTE:

1. PRECAST COLLAR FOR PIPE DIAMETERS 12" TO 24" TO BE 8" THICK (MIN)
 FOR PIPE DIAMETERS 27" TO 48" INCREASE THICKNESS TO 12" THICK(MIN).

**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
 REINFORCED PRECAST
 CONCRETE ANTI-SEEP COLLAR**

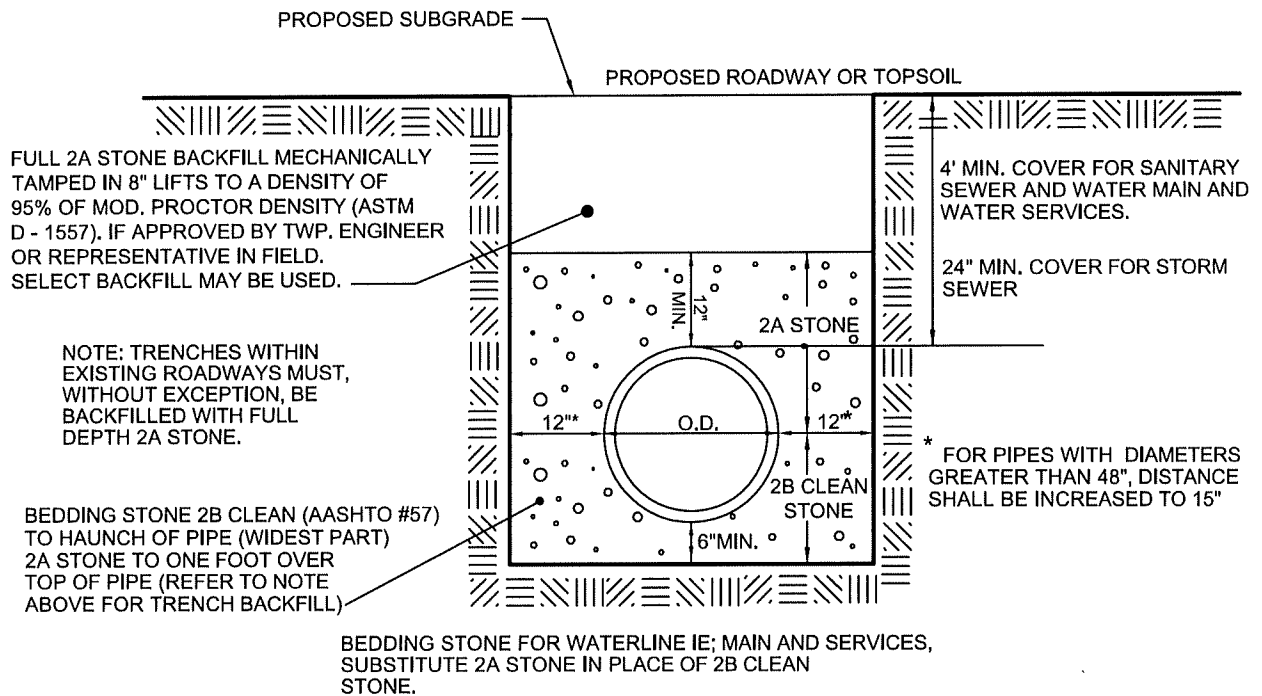


DATE

10-2013

NOT TO SCALE

DR323



NOTE:
 ALL GAS, ELECTRIC & TELECOMMUNICATION LINES, AND WATER SERVICE TRENCHES WITHIN EXISTING ROADWAYS, PROPOSED ROADWAYS, ALL RIGHT OF WAYS, BIKETRAIL EASEMENTS, PROPOSED DRIVEWAYS, APRONS AND SIDEWALKS MUST, WITHOUT EXCEPTION, BE BACKFILLED WITH FULL DEPTH 2A STONE AFTER TOP SCREENING.
 ALL UTILITY TRENCHES MUST BE COMPACTED (MECHANICALLY TAMPED) IN 8" LIFTS.

UPPER DUBLIN TOWNSHIP STANDARD DETAIL
TYPICAL TRENCH DETAIL

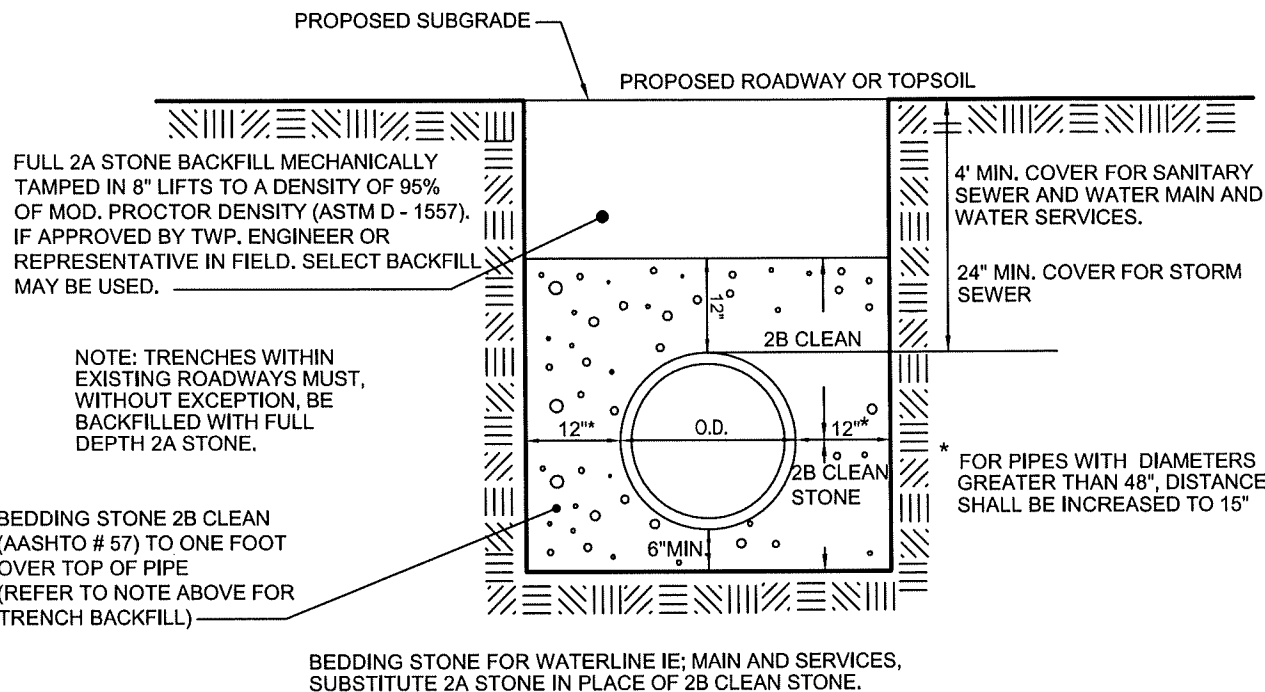


DATE

10-2013

NOT TO SCALE

DR324

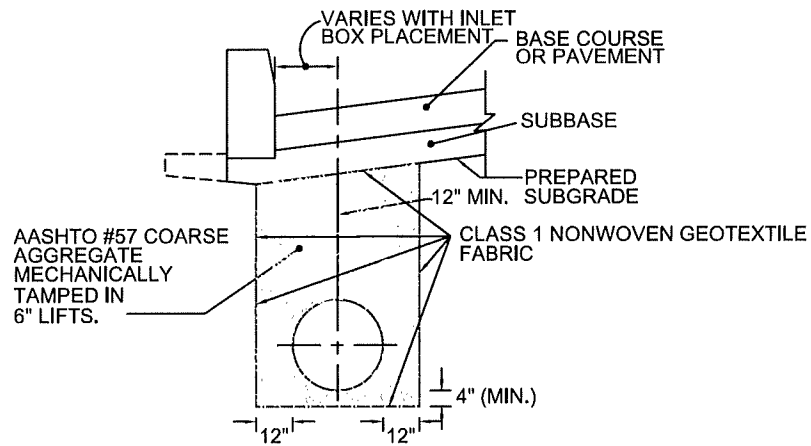


NOTE:
 ALL GAS, ELECTRIC & TELECOMMUNICATION LINES, AND WATER SERVICE TRENCHES WITHIN EXISTING ROADWAYS, PROPOSED ROADWAYS, ALL RIGHT OF WAYS, BIKETRAIL EASEMENTS, PROPOSED DRIVEWAYS, APRONS AND SIDEWALKS MUST, WITHOUT EXCEPTION, BE BACKFILLED WITH FULL DEPTH 2A STONE AFTER TOP SCREENING.
 ALL UTILITY TRENCHES MUST BE COMPACTED (MECHANICALLY TAMPED) IN 8" LIFTS.

**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
 TYPICAL TRENCH DETAIL CIRCULAR
 H.D.P.E. STORM SEWER**



DATE	10-2013	NOT TO SCALE	DR325
------	---------	--------------	-------



NOTE:

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PENNDOT PUBLICATION 408, CURRENT EDITION AND SECTION 604 FOR COMBINATION STORM SEWER AND UNDERDRAIN.
2. PIPE JOINTS (OPEN JOINT).

UPPER DUBLIN TOWNSHIP STANDARD DETAIL
 COMBINATION STORM SEWER AND
 UNDERDRAIN REINFORCED
 CONCRETE PIPE

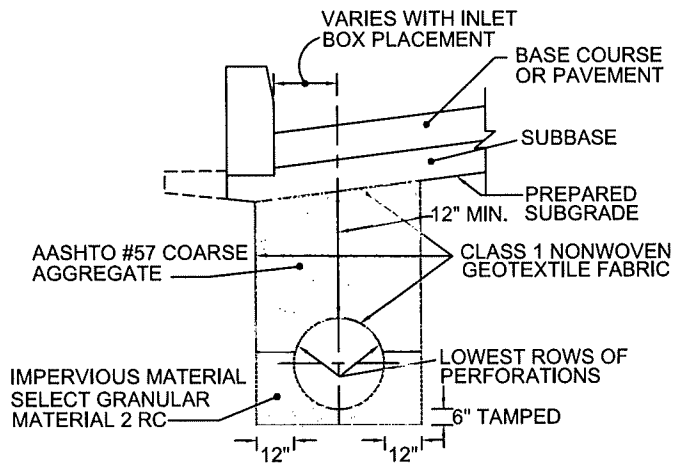


DATE

10-2013

NOT TO SCALE

DR326



NOTE:

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PENNDOT PUBLICATION 408, CURRENT EDITION AND SECTION 604 FOR COMBINATION STORM SEWER AND UNDERDRAIN.
2. PLACE SELECT GRANULAR MATERIAL (2RC), MECHANICALLY TAMPED IN LAYERS 6" THICK TO A DENSITY OF 95% OF MODIFIED PROCTOR DENSITY (ASTM D-1557).
3. PLACE NO. #57 COARSE AGGREGATE, TAMPED IN LAYERS 6" THICK STARTING PIPE AT THE LOWEST ROWS OF PERFORATIONS. PLACE GROUPS OF PERFORATIONS SYMMETRICALLY ABOUT THE VERTICAL CENTER LINE.

**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
COMBINATION STORM SEWER
AND UNDERDRAIN HDPE PIPE**

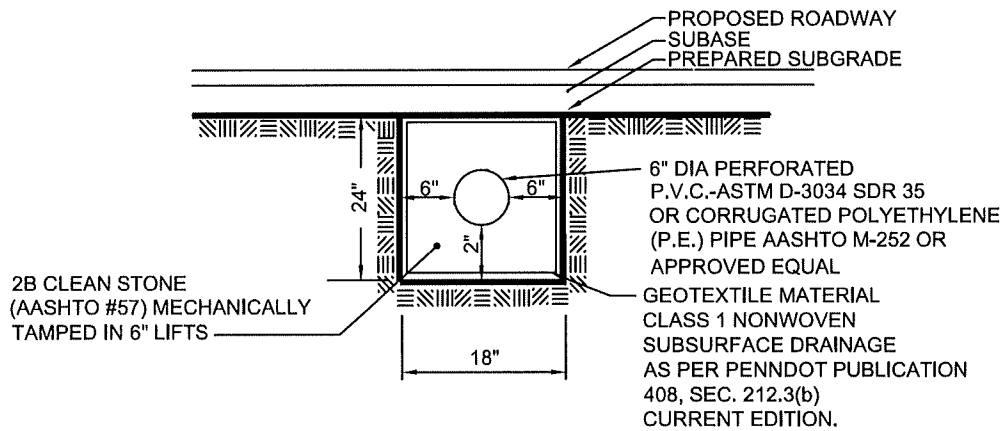


DATE

10-2013

NOT TO SCALE

DR327



NOTE:

1. PROVIDE MATERIALS AND CONSTRUCTION IN ACCORDANCE WITH PENNDOT PUBLICATION 408, CURRENT EDITION AND AS MODIFIED HEREIN.

UPPER DUBLIN TOWNSHIP STANDARD DETAIL
PERFORATED UNDER-DRAIN



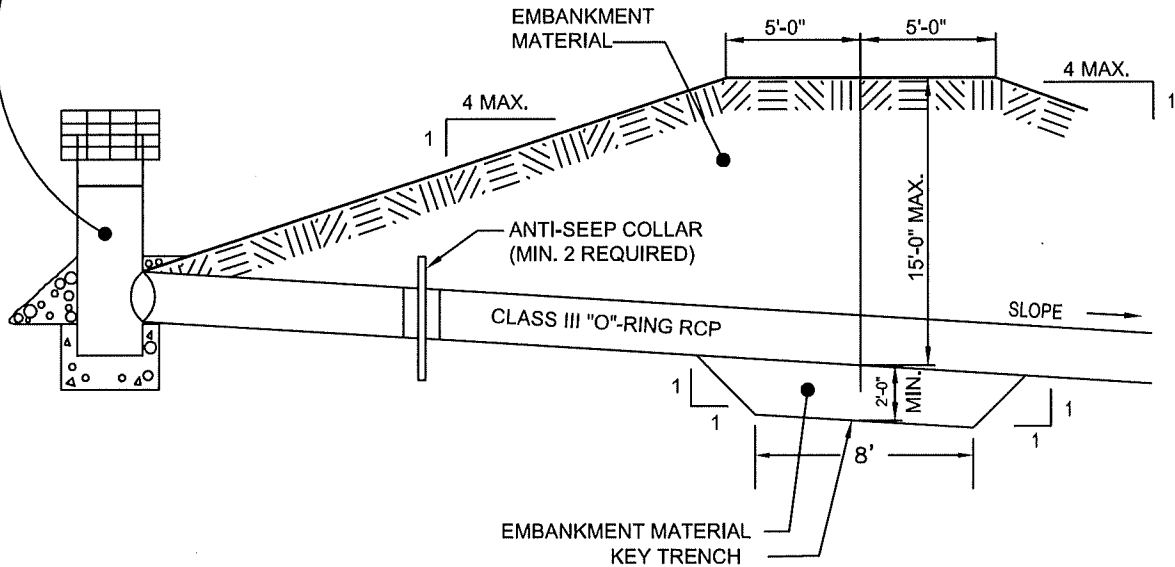
DATE

10-2013

NOT TO SCALE

DR328

REFER TO E&S PLANS AND DETAILS
FOR REQUIRED E&S CONTROLS
AS APPROVED BY DEP AND MCCD.



NOTES:

- 1) EMBANKMENT AND KEY WAY MATERIAL AS WELL AS BACKFILL MATERIAL AROUND ENTIRE OUTFALL PIPE THROUGH BERM AND ANTI SEEP COLLARS TO BE TYPE CL OR ML SOILS, CLAYSOIL.
- 2) EMBANKMENT AND KEY WAY MATERIAL AS WELL AS BACKFILL MATERIAL AROUND ENTIRE OUTFALL PIPE THROUGH BERM AND ANTI SEEP COLLARS SHOULD CONTAIN SUFFICIENT MOISTURE SO THAT IT CAN BE FORMED BY HAND INTO A BALL WITHOUT CRUMBLING. IF WATER CAN BE SQUEEZED OUT OF THE BALL, IT IS TOO WET FOR PROPER COMPACTION.
- 3) EMBANKMENT AND KEY WAY MATERIAL AS WELL AS BACKFILL MATERIAL AROUND ENTIRE OUTFALL PIPE THROUGH BERM AND ANTI SEEP COLLARS SHALL BE PLACED IN 8" LIFTS AND COMPACTED TO 95% MAX. DRY DENSITY PER (ASTM D-1557).
- 4) AS-BUILT BASIN FOR TWP. APPROVAL, AFTER PLACING TOPSOIL IN BASIN AREA.

**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
BASIN**



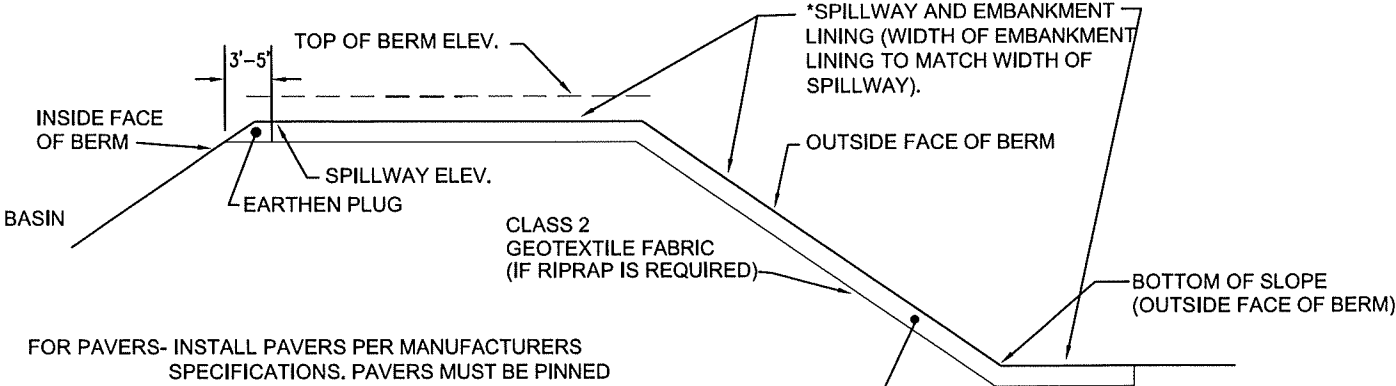
DATE

10-2013

NOT TO SCALE

DR330

*SPILLWAY TO BE LINED WITH RIPRAP, PAVERS, TRM OR SOD (AS SHOWN ON DESIGN PLANS)

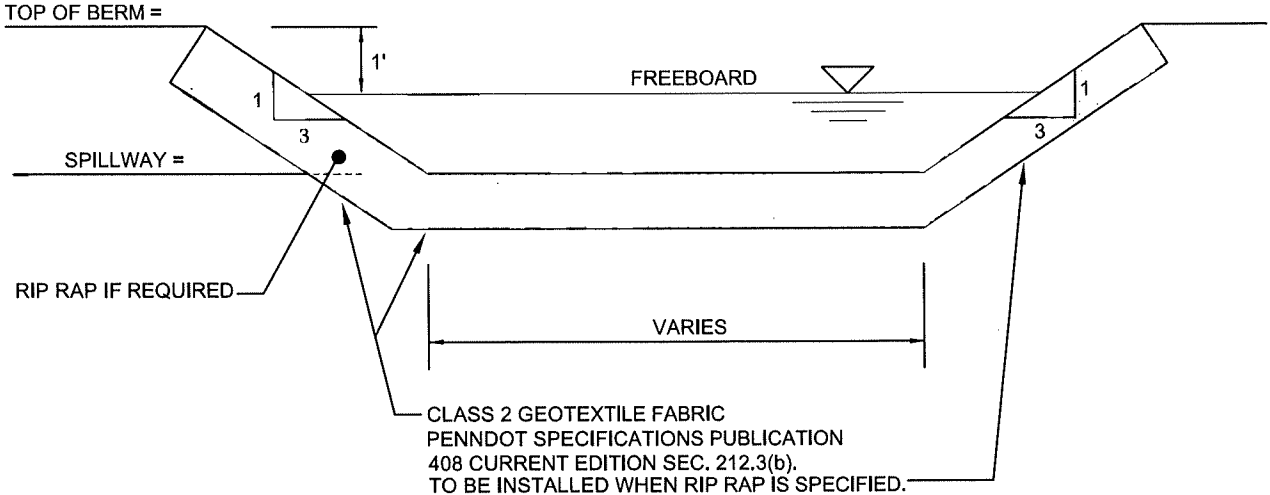


FOR PAVERS- INSTALL PAVERS PER MANUFACTURERS SPECIFICATIONS. PAVERS MUST BE PINNED OR SECURED PER MANUFACTURERS SPECIFICATIONS.

FOR TRM- TURF REINFORCEMENT MAT TO BE TOED INTO THE INSIDE FACE OF BERM (BASIN) AND AT THE BOTTOM OF SLOPE OF THE OUTSIDE FACE OF BERM (EMBANKMENT). TURF REINFORCEMENT MAT MUST BE PINNED OR SECURED PER MANUFACTURERS SPECIFICATIONS.

FOR SOD- SOD FROM INSIDE FACE OF BERM (BASIN) TO THE BOTTOM OF SLOPE OF THE OUTSIDE FACE OF BERM (EMBANKMENT). ALL SOD TO BE PINNED.

RIPRAP (IF REQUIRED) TO BE SIZED PER STORMWATER MANAGEMENT REPORT. RIPRAP TO BE KEYED INTO EMBANKMENT 12" MINIMUM OR AS NECESSARY TO ACCOMODATE RIPRAP SIZE SPECIFIED.



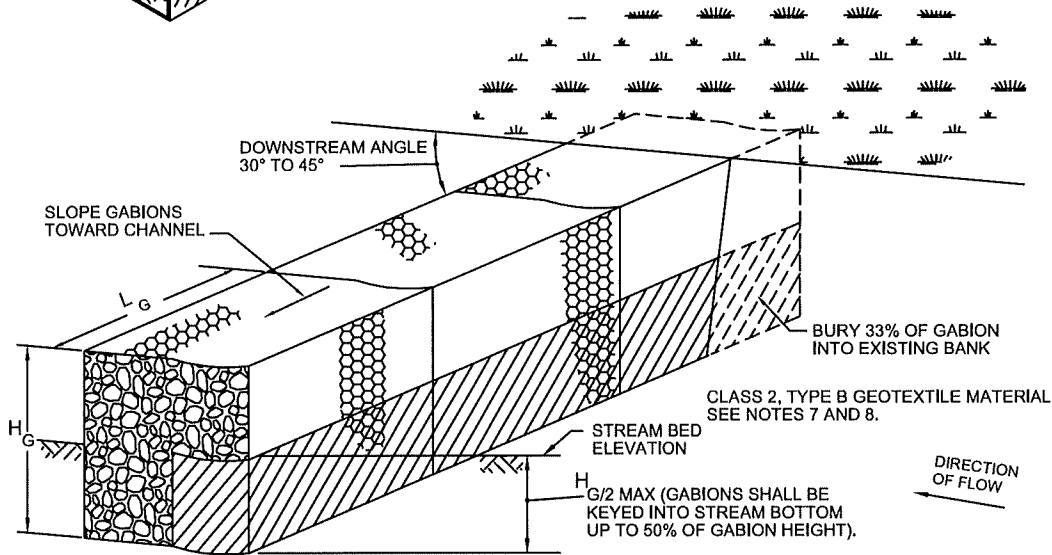
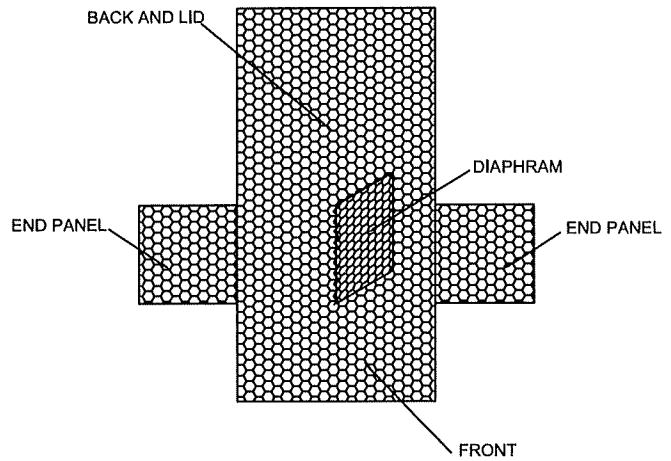
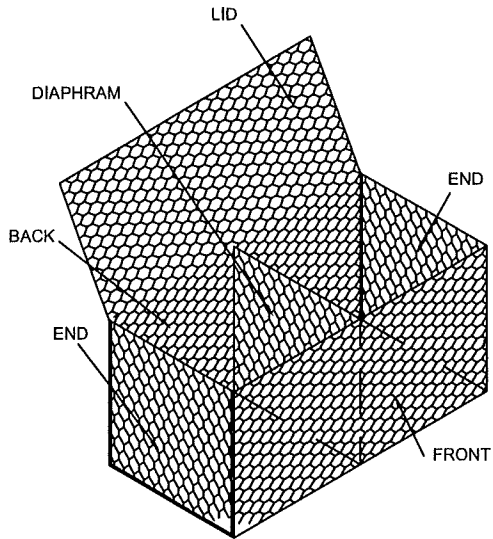
NOTES:

1. SPILLWAYS IN FILL TO BE LINED WITH CLASS 2 GEOTEXTILE FABRIC AND ARMORED WITH RIPRAP OR PAVERS. (RIPRAP TO BE SIZED PER STORMWATER MANAGEMENT REPORT) OR SPILLWAY AND EMBANKMENT TO BE LINED WITH NAG C-350 PERMANENT TURF REINFORCEMENT MAT OR APPROVED EQUAL.
2. SPILLWAYS IN CUT TO BE SOD LINED AND PINNED FROM INSIDE TOP OF BERM TO THE BOTTOM OF SLOPE (OUTSIDE OF BERM) OR SPILLWAY AND EMBANKMENT TO BE LINED WITH NAG C-350 PERMANENT TURF REINFORCEMENT MAT OR APPROVED EQUAL.

**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
BASIN SPILLWAYS**



DATE	10-2013	NOT TO SCALE	DR331
------	---------	--------------	-------



NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PUBLICATION 408, CURRENT EDITION, SECTION 626.
2. TYPE 'A' GABIONS SHALL CONSIST OF WIRE-MESH BASKETS FILLED BY HAND PLACEMENT OF COURSE AGGREGATE, AT LEAST ALONG THE EXPOSED FACES, FOR A UNIFORM APPEARANCE.
3. SPECIFY TYPE 'B' GABIONS OF WIRE-MESH BASKETS FILLED BY HAND PLACEMENT OR SMALL POWER EQUIPMENT PLACEMENT OF COURSE AGGREGATE.
4. MAKE CORROSION RESISTANT TYPE 'A' AND TYPE 'B' GABIONS THE SAME AS TYPE 'A' AND TYPE 'B' GABIONS EXCEPT SHEATH THE WIRE-MESH IN POLYVINYL CHLORIDE PLASTIC.
5. THE APRON OR TOE WALL IS REQUIRED WHERE THE SLOPE WALL IS INSTALLED ADJACENT TO WATER. MAKE THE APRON APPROXIMATELY TWO TIMES AS WIDE AS THE ANTICIPATED DEPTH OF SCOUR AND THE TOE WALL HEIGHT AT LEAST EQUAL TO THE ANTICIPATED DEPTH OF SCOUR.
6. WHEN GABIONS ARE PLACED ON A :1.5 (1.5:1) SIDE SLOPE OR STEEPER, DRIVE HARDWOOD STAKES THROUGH THE GABIONS, ALONG THE TOP EDGE, TO ANCHOR THE INSTALLATION. EMBED STAKES 18" MIN. BELOW GABION BOTTOM.
7. PROVIDE GEOTEXTILE MATERIAL MEETING THE REQUIREMENTS OF PUBLICATION 408, SECTION 212 AND SECTION 735, CURRENT EDITION.
8. INSTALL GEOTEXTILE MATERIAL ALONG ALL INTERFACE AREAS WITH GROUND CONTACT.
9. ALL DIMENSIONS ARE IN U.S. CUSTOMARY UNITS.

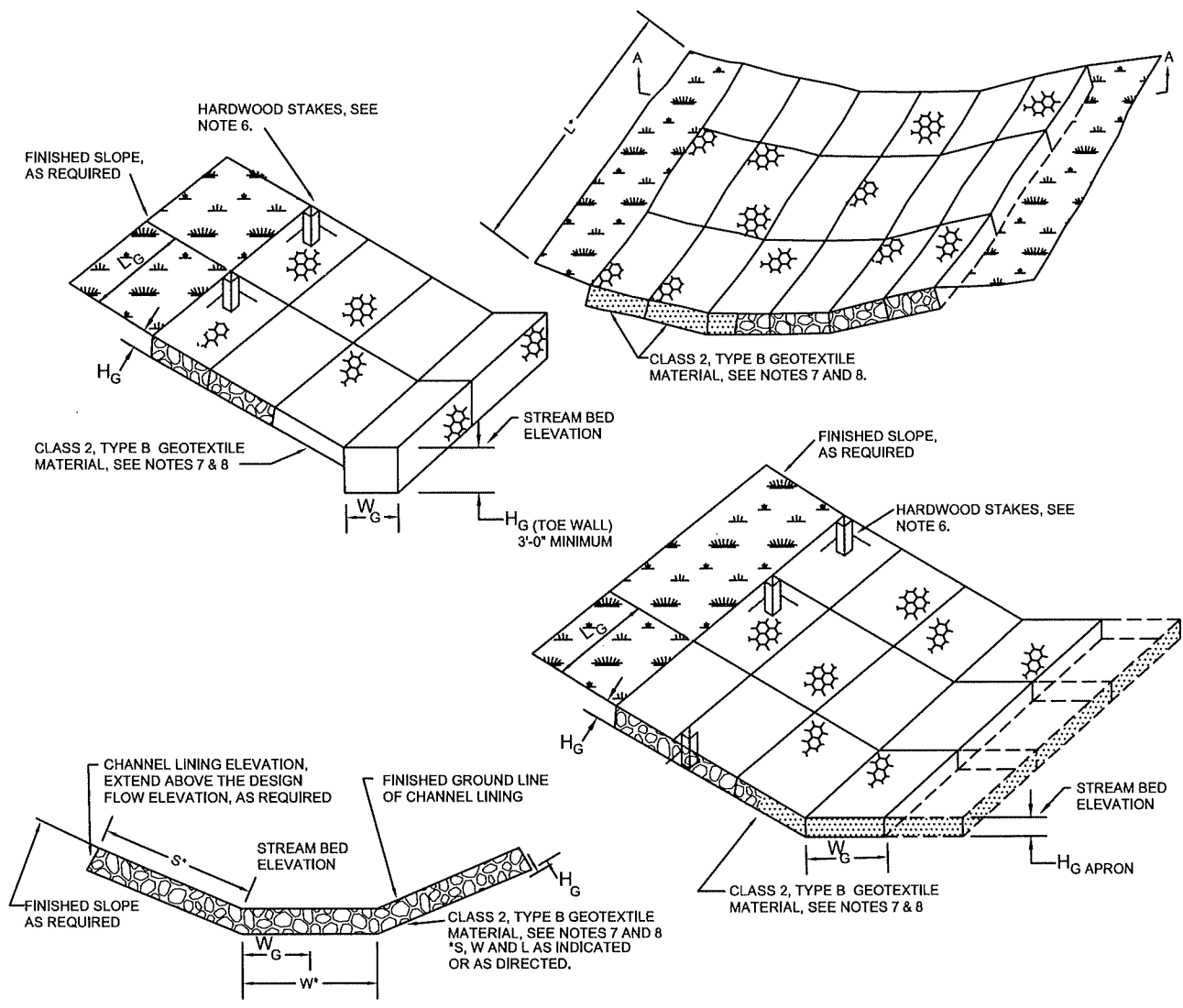
MATTRESS TYPE		
W_G	L_G	H_G
6'-0"	9'-0"	0'-9"
6'-0"	12'-0"	0'-9"

MATTRESS TYPE		
W_G	L_G	H_G
3'-0"	6'-0"	1'-0"
3'-0"	12'-0"	1'-0"
3'-0"	9'-0"	1'-6"
3'-0"	6'-0"	3'-0"
3'-0"	9'-0"	3'-0"
3'-0"	12'-0"	3'-0"

**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
GABIONS (CORROSION RESISTANT)**



DATE	10-2013	NOT TO SCALE	DR332
------	---------	--------------	-------



NOTES:

1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PUBLICATION 408, CURRENT EDITION, SECTION 626.
2. TYPE 'A' GABIONS SHALL CONSIST OF WIRE-MESH BASKETS FILLED BY HAND PLACEMENT OF COURSE AGGREGATE, AT LEAST ALONG THE EXPOSED FACES, FOR A UNIFORM APPEARANCE.
3. SPECIFY TYPE 'B' GABIONS OF WIRE-MESH BASKETS FILLED BY HAND PLACEMENT OR SMALL POWER EQUIPMENT PLACEMENT OF COURSE AGGREGATE.
4. MAKE CORROSION RESISTANT TYPE 'A' AND TYPE 'B' GABIONS THE SAME AS TYPE 'A' AND TYPE 'B' GABIONS EXCEPT SHEATH THE WIRE-MESH IN POLYVINYL CHLORIDE PLASTIC.
5. THE APRON OR TOE WALL IS REQUIRED WHERE THE SLOPE WALL IS INSTALLED ADJACENT TO WATER. MAKE THE APRON APPROXIMATELY TWO TIMES AS WIDE AS THE ANTICIPATED DEPTH OF SCOUR AND THE TOE WALL HEIGHT AT LEAST EQUAL TO THE ANTICIPATED DEPTH OF SCOUR.
6. WHEN GABIONS ARE PLACED ON A 1:1.5 (1.5:1) SIDE SLOPE OR STEEPER, DRIVE HARDWOOD STAKES THROUGH THE GABIONS, ALONG THE TOP EDGE, TO ANCHOR THE INSTALLATION. EMBED STAKES 450 (18") MIN. BELOW GABION BOTTOM.
7. PROVIDE GEOTEXTILE MATERIAL MEETING THE REQUIREMENTS OF PUBLICATION 408 /2000, SECTION 212 AND SECTION 735.
8. INSTALL GEOTEXTILE MATERIAL ALONG ALL INTERFACE AREAS WITH GROUND CONTACT.
9. ALL DIMENSIONS ARE IN U.S. CUSTOMARY UNITS.

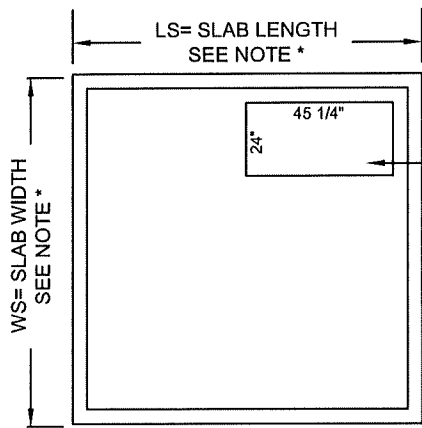
MATTRESS TYPE		
W_G	L_G	H_G
6'-0"	9'-0"	0'-9"
6'-0"	12'-0"	0'-9"

MATTRESS TYPE		
W_G	L_G	H_G
3'-0"	6'-0"	1'-0"
3'-0"	12'-0"	1'-0"
3'-0"	9'-0"	1'-6"
3'-0"	6'-0"	3'-0"
3'-0"	9'-0"	3'-0"
3'-0"	12'-0"	3'-0"

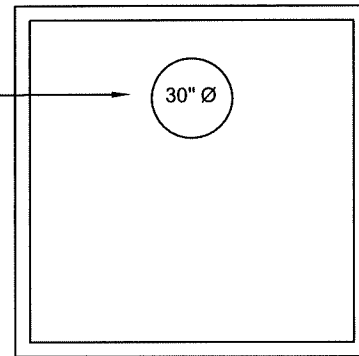
**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
GABIONS (CORROSION RESISTANT)**



DATE	10-2013	NOT TO SCALE	DR333
------	---------	--------------	-------

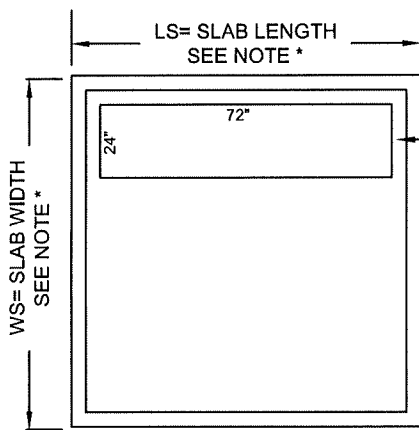


TOP UNIT (STANDARD INLET)



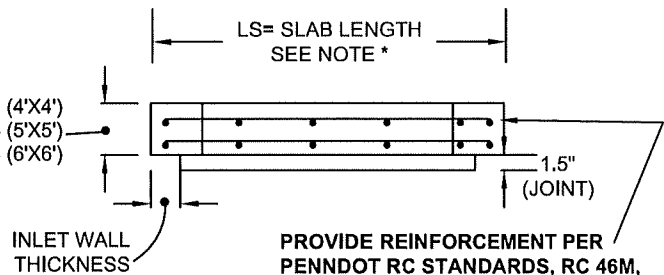
TOP UNIT

LOCATION MAY VARY ACCORDING TO FIELD REQUIREMENTS SET EDGE OF OPENING AT INSIDE FACE OF INLET BOX FOR ACCESS.



TOP UNIT (2'X6' INLET OPENING)
TYPE 6 (6'X6') BOX REQUIRED

10" FOR TYPE 4 (4'X4')
12" FOR TYPE 5 (5'X5')
12" FOR TYPE 6 (6'X6')



PROVIDE REINFORCEMENT PER PENNDOT RC STANDARDS, RC 46M, CURRENT EDITION.

TOP UNIT

NOTE: *

OUT TO OUT DIMENSIONS OF TOP SLABS TO MATCH THE SIZE OF THE INLET BOX.

CONSTRUCTION REQUIREMENTS:

1. CONSTRUCT IN ACCORDANCE WITH PENNDOT 408 CURRENT EDITION SECTION 714, PENNDOT RC STANDARDS, RC 46M, CURRENT EDITION AND AS MODIFIED HEREIN.
2. ALL CONCRETE SHALL BE CLASS AA MODIFIED DESIGN COMPRESSIVE STRENGTH (4000 PSI).
3. PROVIDE STEEL REINFORCEMENT IN ACCORDANCE WITH PENNDOT 408 CURRENT EDITION SECTION 709.
4. ALL REINFORCEMENT SHALL HAVE A MINIMUM CLEARANCE OF 1.5" FROM FACE OF CONCRETE.
5. ALL SLABS ARE REQUIRED TO BE DESIGNED TO MEET HS25 LIVE LOADING.
6. COVER ADJUSTMENT SLABS REQUIRE A CONSTRUCTION JOINT BETWEEN INLET BOX AND SLAB.
7. COVER ADJUSTMENT SLABS AS MANUFACTURED BY RAHNS CONSTRUCTION MATERIALS CO. OR APPROVED EQUAL.

UPPER DUBLIN TOWNSHIP STANDARD DETAIL
TOP SLAB
STANDARD AND 6' INLET AND MANHOLE OPENING

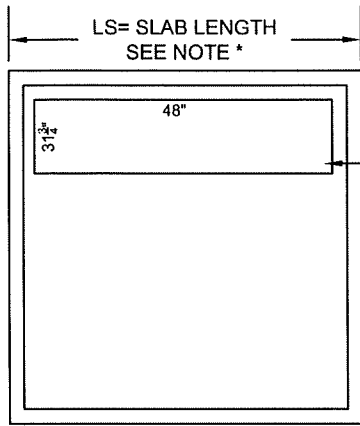


DATE

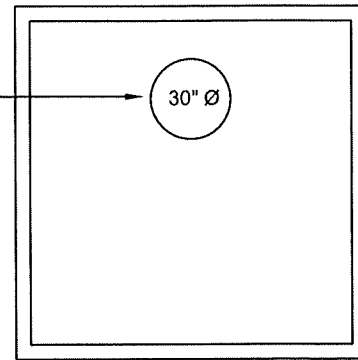
10-2013

NOT TO SCALE

DR334

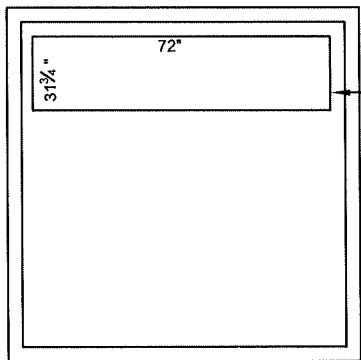


TOP UNIT (FOR 4' SPECIAL)



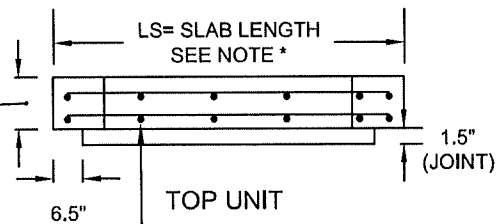
TOP UNIT
MANHOLE OPENING

LOCATION MAY VARY ACCORDING TO FIELD REQUIREMENTS SET EDGE OF OPENING AT INSIDE FACE OF INLET BOX FOR ACCESS.



TOP UNIT (FOR 6' SPECIAL)
TYPE 6 (6'X6') BOX REQUIRED

10" FOR TYPE 4 (4'X4')
12" FOR TYPE 5 (5'X5')
12" FOR TYPE 6 (6'X6')



TOP UNIT

PROVIDE REINFORCEMENT PER PENNDOT RC STANDARDS, RC 46M, CURRENT EDITION.

NOTE: *
OUT TO OUT DIMENSIONS OF
TOP SLABS TO MATCH THE
SIZE OF THE INLET BOX.

1. CONSTRUCT IN ACCORDANCE WITH PENNDOT 408 CURRENT EDITION SECTION 714, PENNDOT RC STANDARDS, RC 46M, CURRENT EDITION AND AS MODIFIED HEREIN.
2. ALL CONCRETE SHALL BE CLASS AA MODIFIED DESIGN COMPRESSIVE STRENGTH (4000 PSI).
3. PROVIDE STEEL REINFORCEMENT IN ACCORDANCE WITH PENNDOT 408 CURRENT EDITION SECTION 709.
4. ALL REINFORCEMENT SHALL HAVE A MINIMUM CLEARANCE OF 1.5" FROM FACE OF CONCRETE.
5. ALL SLABS ARE REQUIRED TO BE DESIGNED TO MEET HS25 LIVE LOADING.
6. COVER ADJUSTMENT SLABS REQUIRE A CONSTRUCTION JOINT BETWEEN INLET BOX AND SLAB.
7. COVER ADJUSTMENT SLABS AS MANUFACTURED BY RAHNS CONSTRUCTION MATERIALS CO. OR APPROVED EQUAL.

UPPER DUBLIN TOWNSHIP STANDARD DETAIL
TOP SLAB
FOR 4' AND 6' SPECIAL INLET OPENING AND MANHOLE OPENING



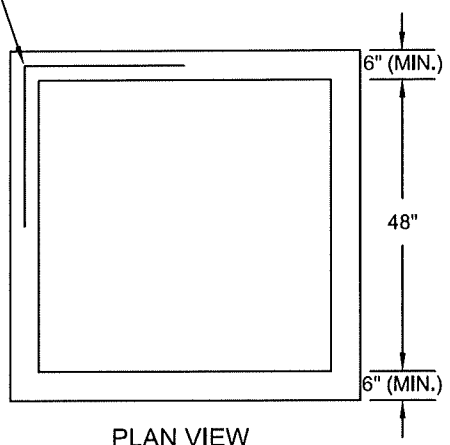
DATE

10-2013

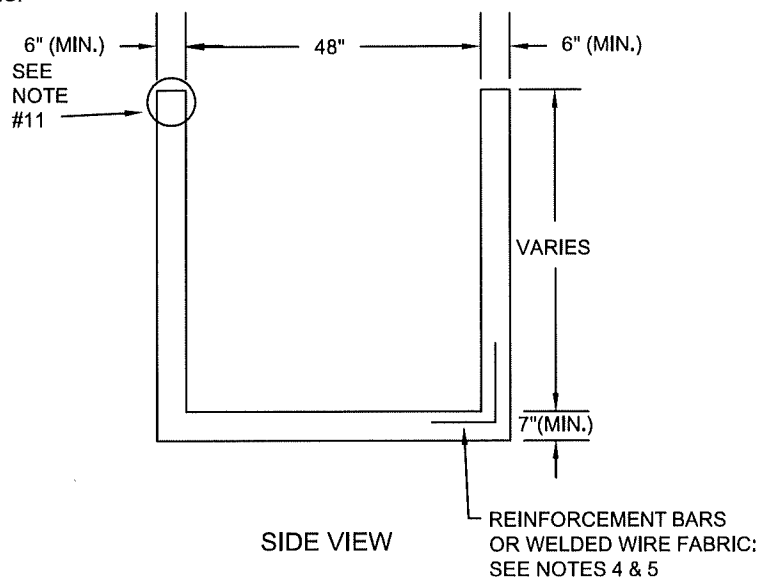
NOT TO SCALE

DR335

REINFORCEMENT BARS OR WELDED WIRE FABRIC:
SEE NOTES 4 & 5



PLAN VIEW



SIDE VIEW

NOTES

1. CONSTRUCTION REQUIREMENTS
 - A. CONSTRUCT IN ACCORDANCE WITH: PENNDOT 408, CURRENT EDITION, SECTIONS 605, 714, PENNDOT RC STANDARDS, RC 46M, CURRENT EDITION AND AS MODIFIED HEREIN.
 - B. MINIMUM CONCRETE COMPRESSIVE STRENGTH:

CAST-IN-PLACE	CLASS AA MODIFIED DESIGN
	COMPRESSIVE STRENGTH (4000 PSI).
PRECAST	CLASS AA MODIFIED DESIGN
	COMPRESSIVE STRENGTH (4000 PSI).
 - C. PROVIDE STEEL REINFORCEMENT IN ACCORDANCE WITH SEC. 709. PROVIDE MINIMUM YIELD STRENGTH OF 60,000 P.S.I.
 - D. CLEAR COVER FOR STEEL:

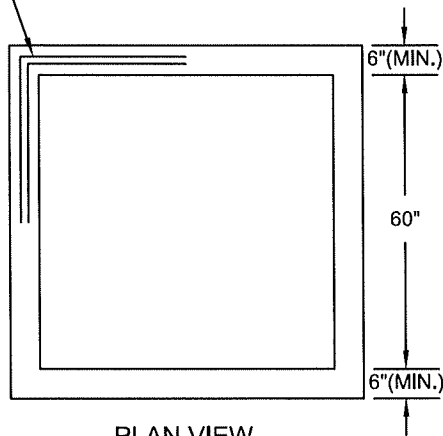
WALLS:	CAST-IN-PLACE	2"
	PRECAST	1 1/2"
FOOTINGS:	CAST-IN-PLACE	2 1/2" (TOP BARS)
		3" (BOTTOM BARS)
		2" (SIDE COVER)
	PRECAST	2" (TOP BARS)
		1 1/2" (BOTTOM BARS)
		1 1/2" (SIDE COVER)
SLABS:	CAST-IN-PLACE	2" (TOP AND BOTTOM BARS)
 - E. DESIGN FOR HS 25 LIVE LOADING.
2. THE SELECTION OF COMPONENTS TO ACHIEVE A SPECIFIED INLET ASSEMBLY IS THE CONTRACTORS RESPONSIBILITY
3. FOR BASE SECTION REINFORCEMENT: PROVIDE REINFORCEMENT PER PENNDOT RC STANDARDS, RC 46M, CURRENT EDITION.
4. FOR RISER SECTION REINFORCEMENT: PROVIDE REINFORCEMENT PER PENNDOT RC STANDARDS, RC 46M, CURRENT EDITION.
5. FRAMES AND GRATES SHALL BE PADOT TYPE C STRUCTURAL STEEL.
6. PROVIDE WEEP HOLES FOR DRAINAGE AT THE DIRECTION OF THE TOWNSHIP ENGINEER OR HIS/HER REPRESENTATIVE IN THE FIELD.
7. GRATES SHALL BE PADOT "BICYCLE SAFE".
8. DOWEL PIN ALL HOODS INTO CURB W/(2) #8X1'-0" DOWEL BARS.
9. CONSTRUCT INLETS THAT EXCEED 5 FEET IN HEIGHT WITH STEPS SIMILAR TO MANHOLES.
10. ONE PRECAST CONCRETE ADJUSTMENT RING AND NON SHRINK GROUT IS REQUIRED FOR UP TO 10" OF ADJUSTMENT. A PRECAST CONCRETE RISER OR RISERS IS REQUIRED FOR ADJUSTMENT ABOVE 10". BRICK OR BRICK AND MORTAR ARE NOT ALLOWED FOR GRADE ADJUSTMENTS.
11. ALL INLETS REQUIRE CONSTRUCTION JOINTS OR KEYS FOR RISER SECTIONS AND PRECAST COVER ADJUSTMENT SLABS.
12. MASTIC REQUIRED AT ALL CONSTRUCTION JOINTS OR KEYS. UNDER STEEL FRAMES AND AS REQUIRED BY THE TOWNSHIP ENGINEER OR HIS/HER REPRESENTATIVE IN THE FIELD.
13. PIPE OPENINGS ARE PERMITTED TO BE IN EACH WALL WHEN CORNER PENETRATIONS ARE NOT REQUIRED.
14. IF CORNER PENETRATION IS REQUIRED, PIPE OPENINGS ARE PERMITTED IN ONE (1) CORNER AND IN THE TWO (2) OTHER WALLS NOT AFFECTED BY THE CORNER PENETRATION.
15. FORM BOTTOM OF INLET USING CLASS AA CEMENT CONCRETE. TO CHANNEL THE FLOW TOWARD THE OUTLET PIPE. REFER TO UD TWP DETAIL DR349.
16. 4'X4' INLET BOXES AS MANUFACTURED BY RAHNS CONSTRUCTION MATERIALS CO. OR APPROVED EQUAL.
17. FORM BOTTOM OF INLET USING CLASS AA CEMENT CONCRETE. TO CHANNEL THE FLOW TOWARD THE OUTLET PIPE. REFER TO UD TWP DETAIL DR349.
18. PIPE OPENINGS ARE PERMITTED TO BE IN EACH WALL WHEN CORNER PENETRATIONS ARE NOT REQUIRED.
19. ALL PENETRATIONS/OPENINGS AROUND THE PIPES(S) MUST BE FORMED AND FILLED WITH CLASS AA (3750 PSI MINIMUM COMPRESSIVE STRENGTH) CEMENT CONCRETE. REFER TO UPPER DUBLIN TOWNSHIP DETAIL DR348.

UPPER DUBLIN TOWNSHIP STANDARD DETAIL
TYPE 4 (4'X4') INLET BOX

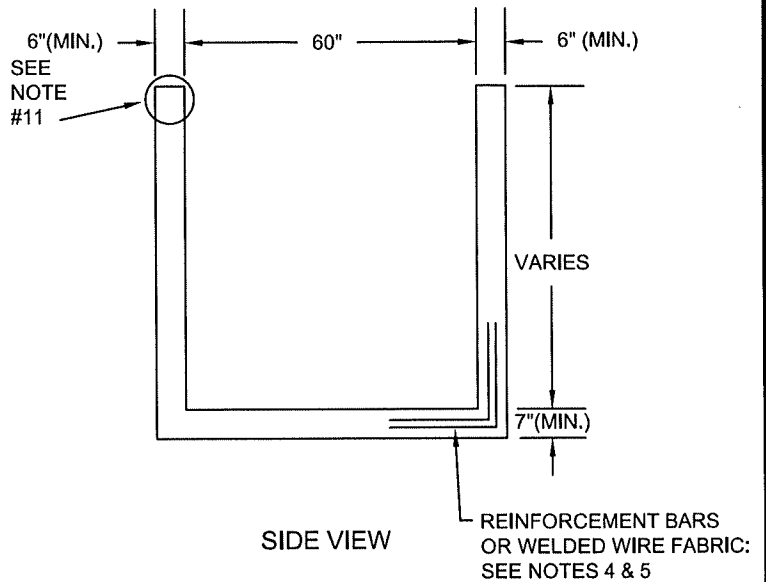


DATE	10-2013	NOT TO SCALE	DR336
------	---------	--------------	-------

REINFORCEMENT BARS OR WELDED WIRE FABRIC:
SEE NOTES 4 & 5



PLAN VIEW



SIDE VIEW

NOTES

1. CONSTRUCTION REQUIREMENTS
 - A. CONSTRUCT IN ACCORDANCE WITH: PENNDOT 408, CURRENT EDITION, SECTIONS 605, 714, PENNDOT RC STANDARDS, RC 46M, CURRENT EDITION AND AS MODIFIED HEREIN.
 - B. MINIMUM CONCRETE COMPRESSIVE STRENGTH:

CAST-IN-PLACE	CLASS AA MODIFIED DESIGN
	COMPRESSIVE STRENGTH (4000 PSI).
PRECAST	CLASS AA MODIFIED DESIGN
	COMPRESSIVE STRENGTH (4000 PSI).
 - C. PROVIDE STEEL REINFORCEMENT IN ACCORDANCE WITH SEC. 709. PROVIDE MINIMUM YIELD STRENGTH OF 60,000 P.S.I.
 - D. CLEAR COVER FOR STEEL:

WALLS:	CAST-IN-PLACE	2"
	PRECAST	1 1/2"
FOOTINGS:	CAST-IN-PLACE	2 1/2" (TOP BARS)
		3" (BOTTOM BARS)
		2" (SIDE COVER)
	PRECAST	2" (TOP BARS)
		1 1/2" (BOTTOM BARS)
		1 1/2" (SIDE COVER)
 - E. DESIGN FOR HS 25 LIVE LOADING.
2. THE SELECTION OF COMPONENTS TO ACHIEVE A SPECIFIED INLET ASSEMBLY IS THE CONTRACTORS RESPONSIBILITY
3. FOR BASE SECTION REINFORCEMENT: PROVIDE REINFORCEMENT PER PENNDOT RC STANDARDS, RC 46M, CURRENT EDITION.
4. FOR RISER SECTION REINFORCEMENT: PROVIDE REINFORCEMENT PER PENNDOT RC STANDARDS, RC 46M, CURRENT EDITION.
5. FRAMES AND GRATES SHALL BE PADOT TYPE C STRUCTURAL STEEL.
6. PROVIDE WEEP HOLES FOR DRAINAGE AT THE DIRECTION OF THE TOWNSHIP ENGINEER OR HIS/HER REPRESENTATIVE IN THE FIELD.
7. GRATES SHALL BE PADOT "BICYCLE SAFE".
8. DOWEL PIN ALL HOODS INTO CURB W/(2) #8X1'-0" DOWEL BARS.
9. CONSTRUCT INLETS THAT EXCEED 5 FEET IN HEIGHT WITH STEPS SIMILAR TO MANHOLES.
10. ONE PRECAST CONCRETE ADJUSTMENT RING AND NON SHRINK GROUT IS REQUIRED FOR UP TO 10" OF ADJUSTMENT. A PRECAST CONCRETE RISER OR RISERS IS REQUIRED FOR ADJUSTMENT ABOVE 10". BRICK OR BRICK AND MORTAR ARE NOT ALLOWED FOR GRADE ADJUSTMENTS.
11. ALL INLETS REQUIRE CONSTRUCTION JOINTS OR KEYS FOR RISER SECTIONS AND PRECAST COVER ADJUSTMENT SLABS.
12. MASTIC REQUIRED AT ALL CONSTRUCTION JOINTS OR KEYS. UNDER STEEL FRAMES AND AS REQUIRED BY THE TOWNSHIP ENGINEER OR HIS/HER REPRESENTATIVE IN THE FIELD.
13. PIPE OPENINGS ARE PERMITTED TO BE IN EACH WALL WHEN CORNER PENETRATIONS ARE NOT REQUIRED.
14. IF CORNER PENETRATION IS REQUIRED, PIPE OPENINGS ARE PERMITTED IN ONE (1) CORNER AND IN THE TWO (2) OTHER WALLS NOT AFFECTED BY THE CORNER PENETRATION.
15. FORM BOTTOM OF INLET USING CLASS AA CEMENT CONCRETE. TO CHANNEL THE FLOW TOWARD THE OUTLET PIPE. REFER TO UD TWP DETAIL DR349.
16. 5'X5' INLET BOXES AS MANUFACTURED BY RAHNS CONSTRUCTION MATERIALS CO. OR APPROVED EQUAL.
17. FORM BOTTOM OF INLET USING CLASS AA CEMENT CONCRETE. TO CHANNEL THE FLOW TOWARD THE OUTLET PIPE. REFER TO UD TWP DETAIL DR349.
18. PIPE OPENINGS ARE PERMITTED TO BE IN EACH WALL WHEN CORNER PENETRATIONS ARE NOT REQUIRED.
19. ALL PENETRATIONS/OPENINGS AROUND THE PIPES(S) MUST BE FORMED AND FILLED WITH CLASS AA (3750 PSI MINIMUM COMPRESSIVE STRENGTH) CEMENT CONCRETE. REFER TO UPPER DUBLIN TOWNSHIP DETAIL DR348.

**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
TYPE 5 (5'X5') INLET BOX**



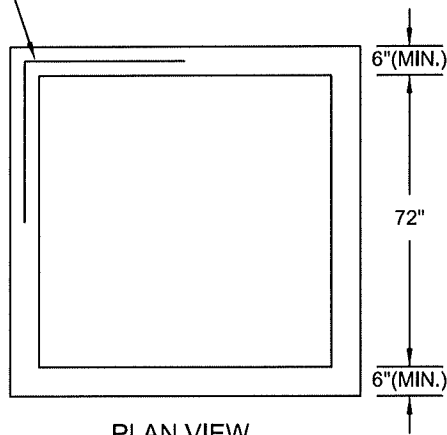
DATE

10-2013

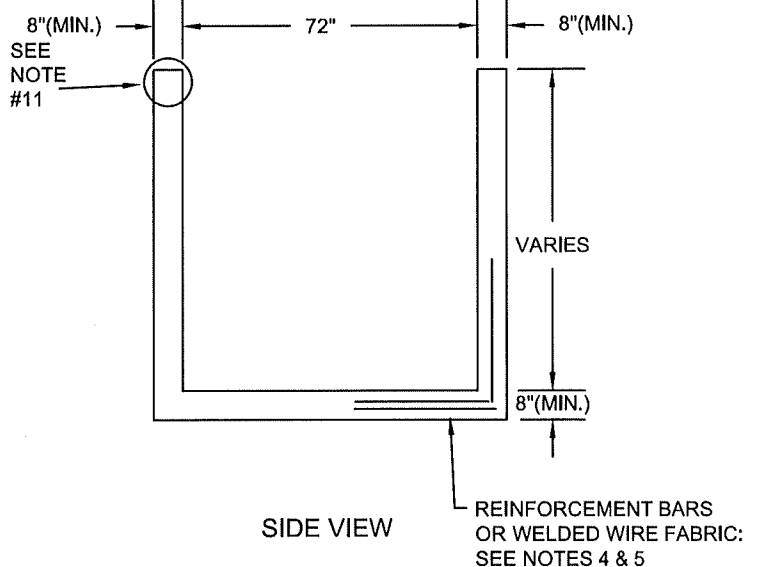
NOT TO SCALE

DR337

REINFORCEMENT BARS OR WELDED WIRE FABRIC:
SEE NOTES 4 & 5



PLAN VIEW



SIDE VIEW

NOTES

1. CONSTRUCTION REQUIREMENTS
 - A. CONSTRUCT IN ACCORDANCE WITH: PENNDOT 408, CURRENT EDITION, SECTIONS 605, 714, PENNDOT RC STANDARDS, RC 46M, CURRENT EDITION AND AS MODIFIED HEREIN.
 - B. MINIMUM CONCRETE COMPRESSIVE STRENGTH:

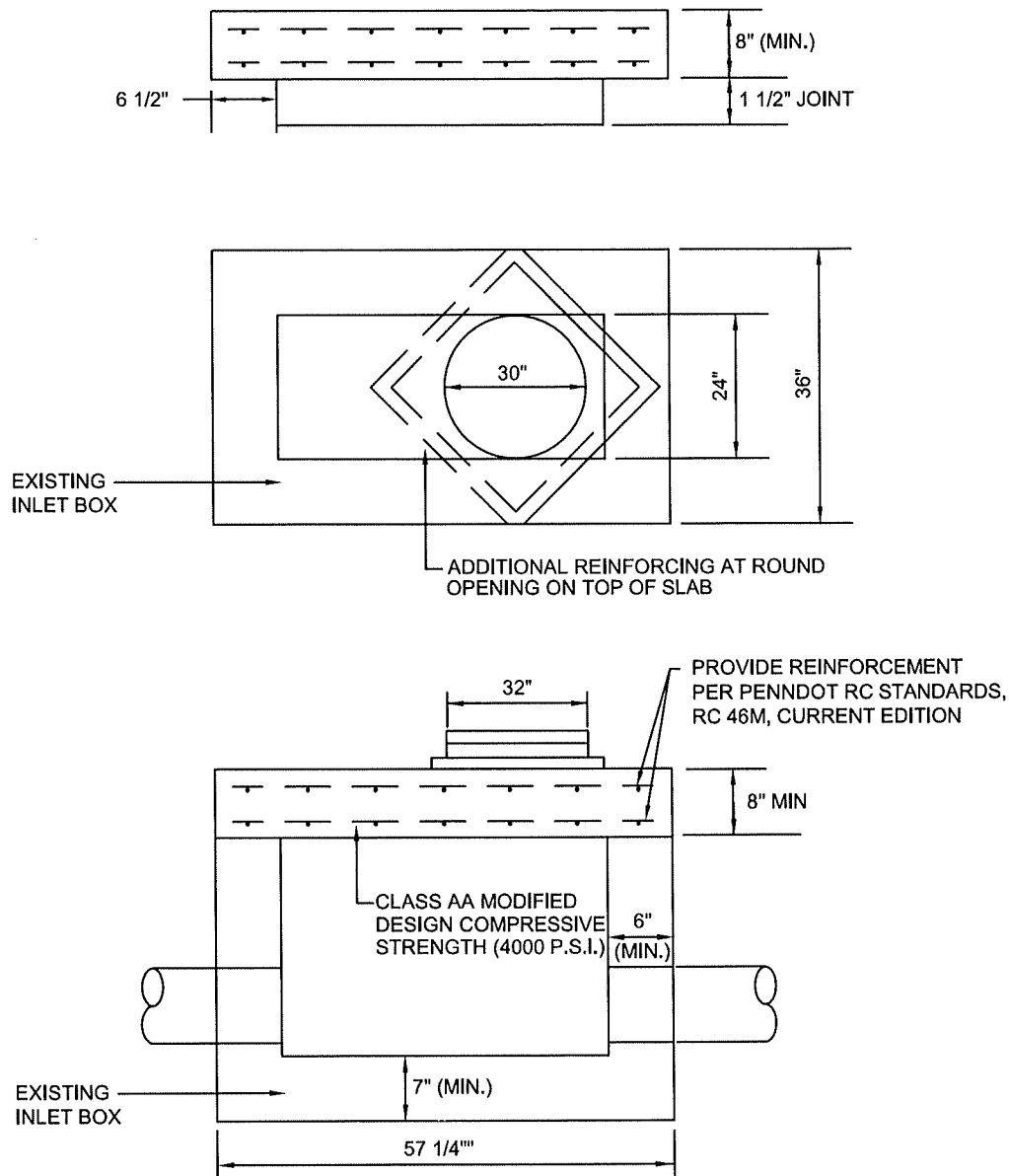
CAST-IN-PLACE	CLASS AA MODIFIED DESIGN	COMPRESSIVE STRENGTH (4000 PSI).
PRECAST	CLASS AA MODIFIED DESIGN	COMPRESSIVE STRENGTH (4000 PSI).
 - C. PROVIDE STEEL REINFORCEMENT IN ACCORDANCE WITH SEC. 709. PROVIDE MINIMUM YIELD STRENGTH OF 60,000 P.S.I.
 - D. CLEAR COVER FOR STEEL:

WALLS: CAST-IN-PLACE	2"
PRECAST	1 1/2"
FOOTINGS: CAST-IN-PLACE	2 1/2" (TOP BARS)
	3" (BOTTOM BARS)
	2" (SIDE COVER)
PRECAST	2" (TOP BARS)
	1 1/2" (BOTTOM BARS)
	1 1/2" (SIDE COVER)
SLABS: CAST-IN-PLACE	2" (TOP AND BOTTOM BARS)
 - E. DESIGN FOR HS 25 LIVE LOADING.
2. THE SELECTION OF COMPONENTS TO ACHIEVE A SPECIFIED INLET ASSEMBLY IS THE CONTRACTOR'S RESPONSIBILITY
3. FOR BASE SECTION REINFORCEMENT: PROVIDE REINFORCEMENT PER PENNDOT RC STANDARDS, RC 46M, CURRENT EDITION.
4. FOR RISER SECTION REINFORCEMENT: PROVIDE REINFORCEMENT PER PENNDOT RC STANDARDS, RC 46M, CURRENT EDITION.
5. FRAMES AND GRATES SHALL BE PADOT TYPE C STRUCTURAL STEEL.
6. PROVIDE WEEP HOLES FOR DRAINAGE AT THE DIRECTION OF THE TOWNSHIP ENGINEER OR HIS/HER REPRESENTATIVE IN THE FIELD.
7. GRATES SHALL BE PADOT "BICYCLE SAFE".
8. DOWEL PIN ALL HOODS INTO CURB W/(2) #8X1'-0" DOWEL BARS.
9. CONSTRUCT INLETS THAT EXCEED 5 FEET IN HEIGHT WITH STEPS SIMILAR TO MANHOLES.
10. ONE PRECAST CONCRETE ADJUSTMENT RING AND NON SHRINK GROUT IS REQUIRED FOR UP TO 10" OF ADJUSTMENT. A PRECAST CONCRETE RISER OR RISERS IS REQUIRED FOR ADJUSTMENT ABOVE 10". BRICK OR BRICK AND MORTAR ARE NOT ALLOWED FOR GRADE ADJUSTMENTS.
11. ALL INLETS REQUIRE CONSTRUCTION JOINTS OR KEYS FOR RISER SECTIONS AND PRECAST COVER ADJUSTMENT SLABS.
12. MASTIC REQUIRED AT ALL CONSTRUCTION JOINTS OR KEYS, UNDER STEEL FRAMES AND AS REQUIRED BY THE TOWNSHIP ENGINEER OR HIS/HER REPRESENTATIVE IN THE FIELD.
13. PIPE OPENINGS ARE PERMITTED TO BE IN EACH WALL WHEN CORNER PENETRATIONS ARE NOT REQUIRED.
14. IF CORNER PENETRATION IS REQUIRED, PIPE OPENINGS ARE PERMITTED IN ONE (1) CORNER AND IN THE TWO (2) OTHER WALLS NOT AFFECTED BY THE CORNER PENETRATION.
15. FORM BOTTOM OF INLET USING CLASS AA CEMENT CONCRETE. TO CHANNEL THE FLOW TOWARD THE OUTLET PIPE. REFER TO UD TWP DETAIL DR349.
16. 6'X6' INLET BOXES AS MANUFACTURED BY RAHNS CONSTRUCTION MATERIALS CO. OR APPROVED EQUAL.
17. FORM BOTTOM OF INLET USING CLASS AA CEMENT CONCRETE. TO CHANNEL THE FLOW TOWARD THE OUTLET PIPE. REFER TO UD TWP DETAIL DR349.
18. PIPE OPENINGS ARE PERMITTED TO BE IN EACH WALL WHEN CORNER PENETRATIONS ARE NOT REQUIRED.
19. ALL PENETRATIONS/OPENINGS AROUND THE PIPES(S) MUST BE FORMED AND FILLED WITH CLASS AA (3750 PSI MINIMUM COMPRESSIVE STRENGTH) CEMENT CONCRETE. REFER TO UPPER DUBLIN TOWNSHIP DETAIL DR348.

**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
TYPE 6 (6'X6') INLET BOX**



DATE	10-2013	NOT TO SCALE	DR338
------	---------	--------------	-------



NOTES

1. CONSTRUCT IN ACCORDANCE WITH THE REQUIREMENTS OF PENNDOT PUB. 408 SEC. 714, PENNDOT RC STANDARDS, RC46M, CURRENT EDITION.
2. ALL CONCRETE SHALL BE CLASS AA MODIFIED DESIGN COMPRESSIVE STRENGTH (4000 PSI).
3. PROVIDE STEEL REINFORCEMENT IN ACCORDANCE WITH PENNDOT PUB. 408. SEC. 709.
4. ALL REINFORCEMENT SHALL HAVE A MINIMUM CLEARANCE OF 1.5" FROM FACE OF CONCRETE.
5. ALL SLABS ARE REQUIRED TO BE DESIGNED TO MEET HS 25 LIVE LOADING.
6. FOR A STANDARD BOX, PROVIDE A 24" OPENING IN TOP SLAB.
7. DESIGN MANHOLE FRAME, COVER AND GRADE ADJUSTMENT RINGS FOR (HS 25) LIVE LOAD.
8. PROVIDE MANHOLE FRAMES AND COVERS SUPPLIED BY MANUFACTURER AS LISTED IN BULLETIN 15.
9. REFER TO UPPER DUBLIN TOWNSHIP DETAIL DR311 FOR FRAME AND COVER.
10. FRAME AND/OR PRECAST CONCRETE GRADE RING TO BE ATTACHED RIGIDLY (BOLTED) TO TOP SLAB.

UPPER DUBLIN TOWNSHIP STANDARD DETAIL CONVERTING STANDARD INLET BOX TO STORM MANHOLE

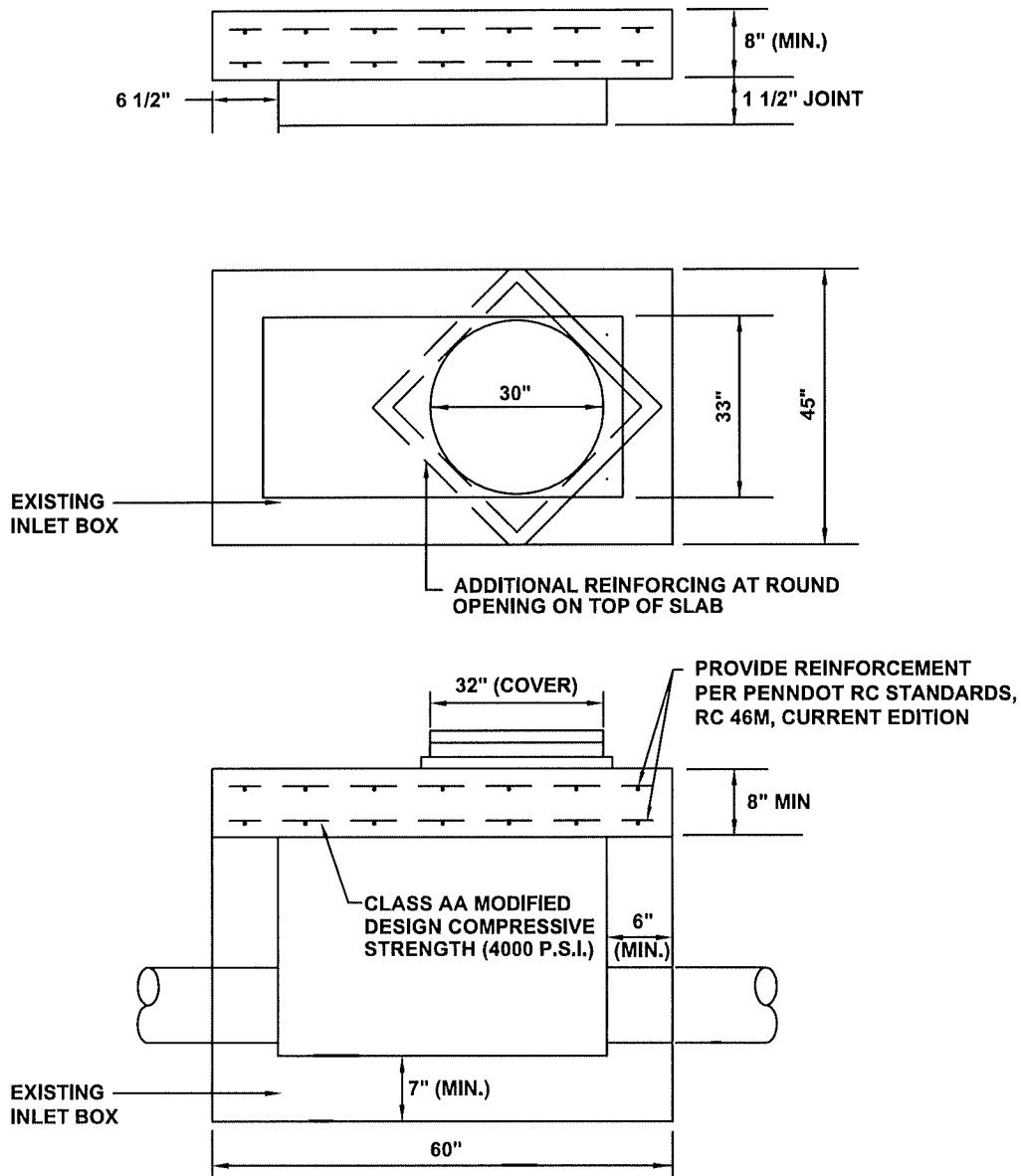
 Metz
Engineers

DATE

10-2013

NOT TO SCALE

DR339



NOTES

1. CONSTRUCT IN ACCORDANCE WITH THE REQUIREMENTS OF PENNDOT PUB. 408 SEC. 714, PENNDOT RC STANDARDS, RC 46M, CURRENT EDITION.
2. ALL CONCRETE SHALL BE CLASS AA MODIFIED DESIGN COMPRESSIVE STRENGTH (4000 PSI).
3. PROVIDE STEEL REINFORCEMENT IN ACCORDANCE WITH PENNDOT PUB. 408. SEC. 709.
4. ALL REINFORCEMENT SHALL HAVE A MINIMUM CLEARANCE OF 1.5" FROM FACE OF CONCRETE.
5. ALL SLABS ARE REQUIRED TO BE DESIGNED TO MEET HS 25 LIVE LOADING.
6. REFER TO UPPER DUBLIN TOWNSHIP DETAIL DR311 FOR FRAME AND COVER.
7. FRAME AND/OR PRECAST CONCRETE RINGS TO BE ATTACHED RIGIDLY (BOLTED) TO TOP SLAB.

**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
CONVERTING 4' SPECIAL INLET BOX
TO STORM MANHOLE**

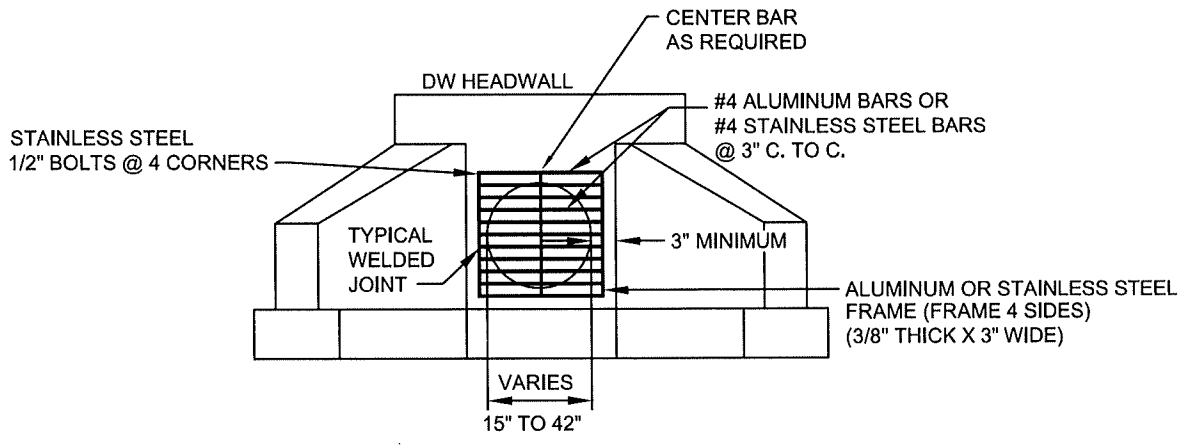


DATE

10-2013

NOT TO SCALE

DR340



UPPER DUBLIN TOWNSHIP STANDARD DETAIL
SAFETY GRATE DETAIL

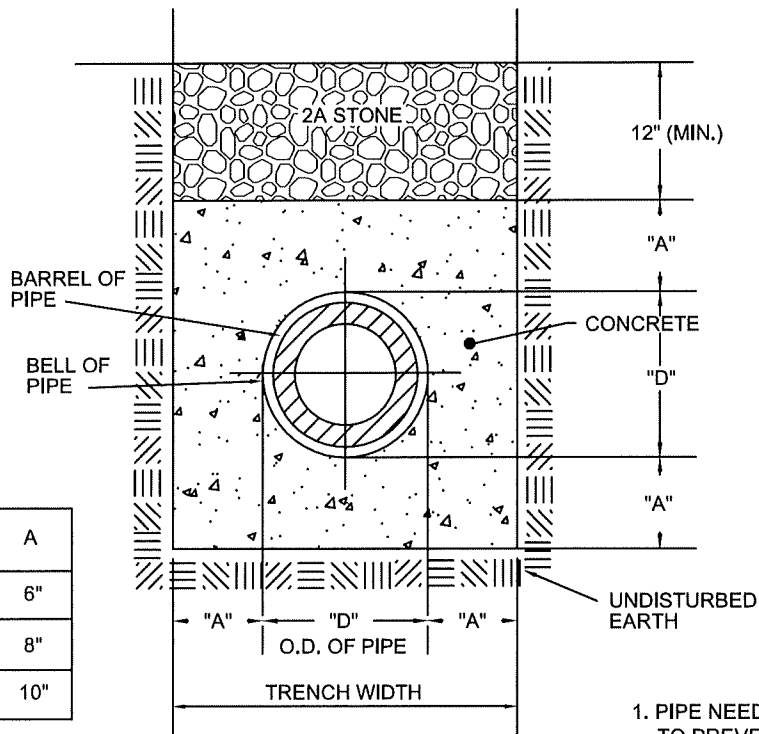


DATE

10-2013

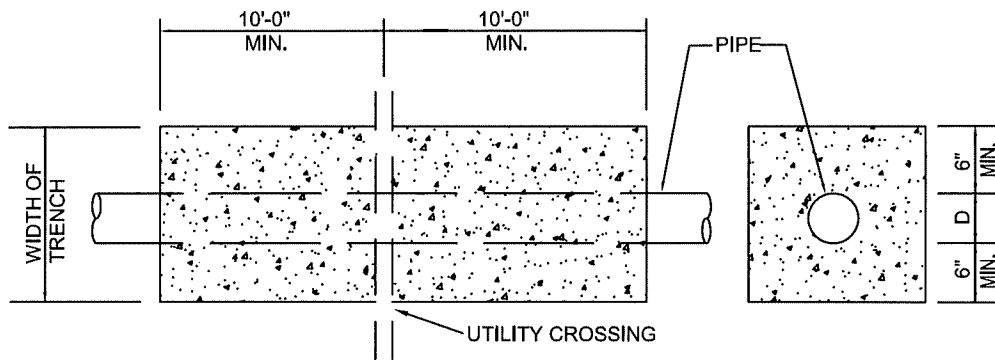
NOT TO SCALE

DR341



PIPE SIZE	A
4"-16"	6"
18"-48"	8"
54"-84"	10"

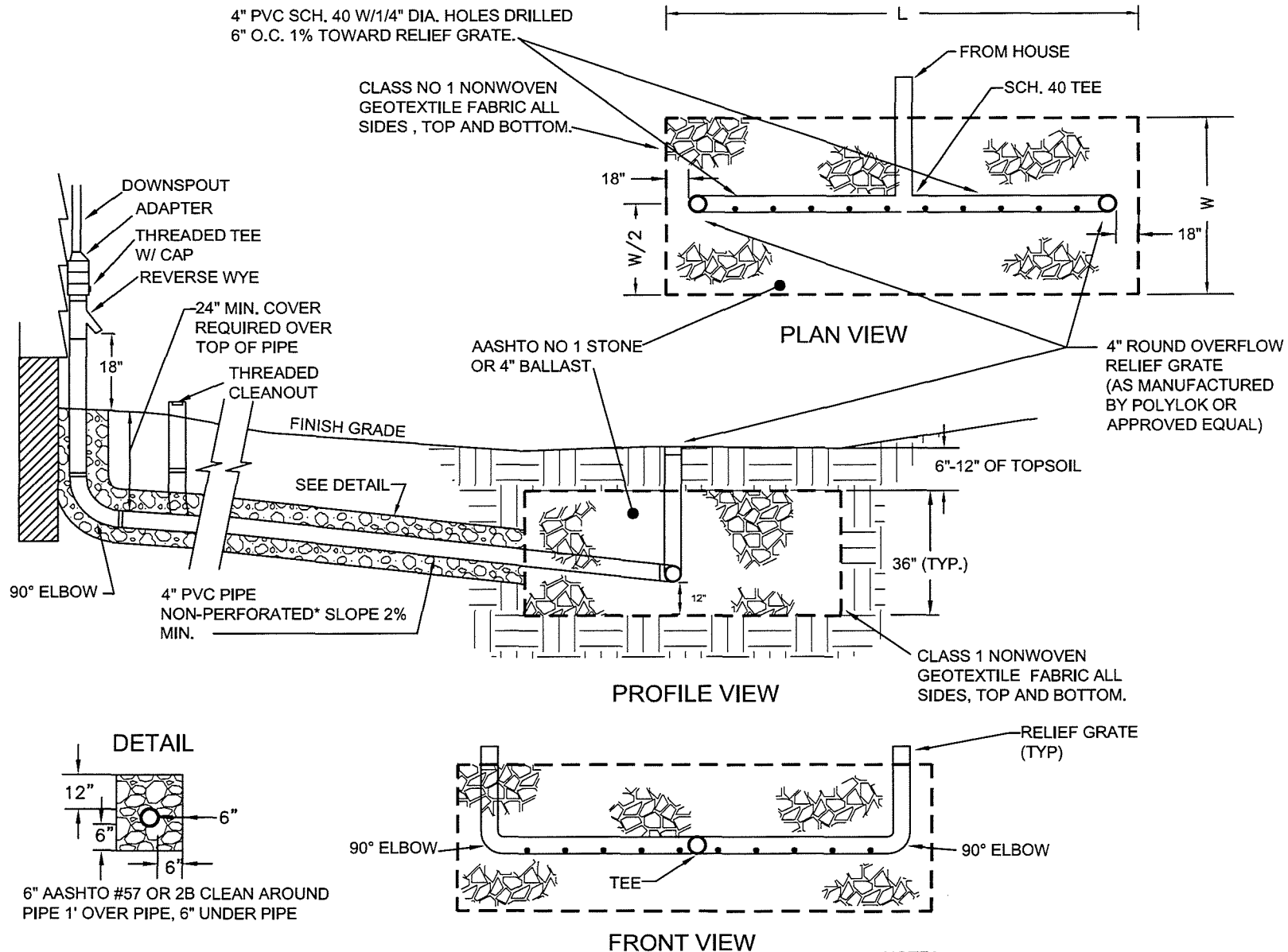
1. PIPE NEEDS TO BE SECURED TO PREVENT FLOATATION. PRIOR TO CONCRETE POUR.
2. 3750 PSI HIGH EARLY STRENGTH CONCRETE.



UPPER DUBLIN TOWNSHIP STANDARD DETAIL
TYPICAL CONCRETE ENCASEMENT DETAIL



DATE	10-2013	NOT TO SCALE	DR342
------	---------	--------------	-------



DOWNSPOUT SEEPAGE BED RUN OFF CAPTURE CALCULATION

NEW SITE IMPERVIOUS AREA-(a)X SQ. FT.
 RUN OFF CAPTURE STORAGE REQUIRED- (a)X SQ. FT./ 6=(b) Y CUBIC FT. OF CAPTURE VOLUME
 SEEPAGE BED DESIGN-(b)Y CUBIC FEET OF CAPTURE VOLUME REQUIRED X 2.5 (TOTAL
 VOLUME/ VOIDS FOR AASHTO #1 [4" STONE] BALLAST)=(c) Z CUBIC FT SEEPAGE BED VOLUME
 $c=0.417a$

NOTES:

1. ALL PIPE IS 4" SCHEDULE 40 (NON-PERFORATED, SOLID CORE) PVC UNLESS OTHERWISE SPECIFIED.
2. LENGTH, WIDTH AND DEPTH TO BE DETERMINED PER DESIGN AND FIELD CONDITIONS.
3. PROVIDE CLEANOUTS EVERY 100 FT. AND AT EACH CHANGE IN DIRECTION GREATER THAN 45 DEGREES. CLEANOUTS TO BE SET FLUSH WITH FINISHED GRADE.

**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
DOWNSPOUT SEEPAGE BED DETAIL**

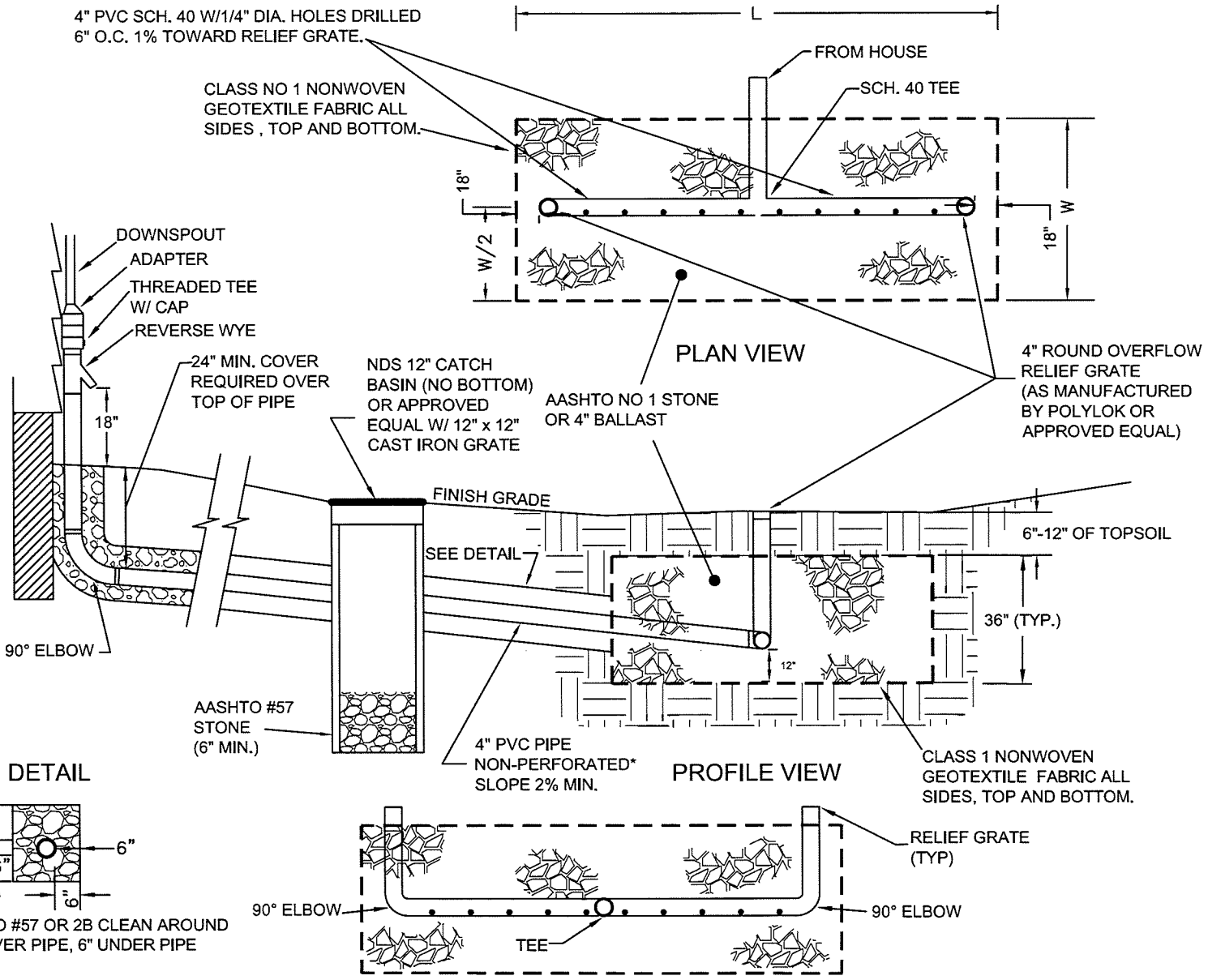
DR343

NOT TO SCALE

10-2013

DATE

UPPER DUBLIN TOWNSHIP STANDARD DETAIL
ALTERNATE DOWNSPOUT SEEPAGE BED DETAIL



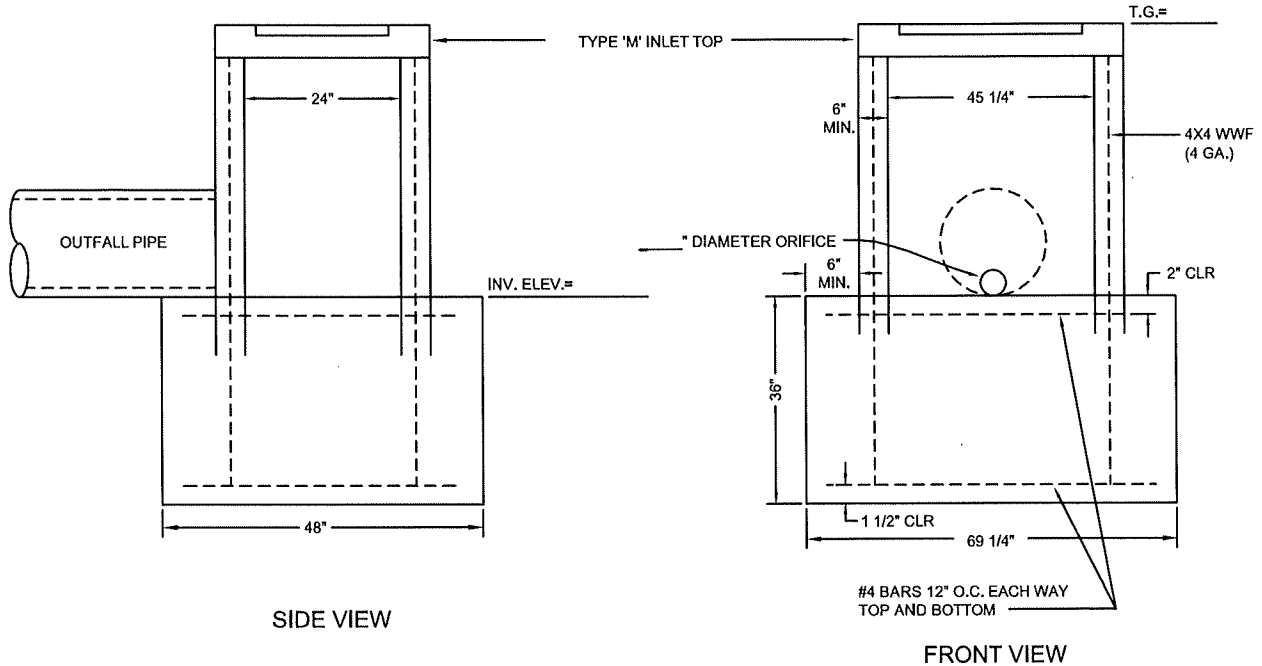
DOWNSPOUT SEEPAGE BED RUN OFF CAPTURE CALCULATION

NEW SITE IMPERVIOUS AREA-(a) X SQ. FT.
 RUN OFF CAPTURE STORAGE REQUIRED- (a) X SQ. FT. / 6 = (b) Y CUBIC FT. OF CAPTURE VOLUME
 SEEPAGE BED DESIGN-(b) Y CUBIC FEET OF CAPTURE VOLUME REQUIRED X 2.5 (TOTAL VOLUME/ VOIDS FOR AASHTO #1 [4" STONE] BALLAST) = (c) Z CUBIC FT SEEPAGE BED VOLUME
 c=0.417a

FRONT VIEW

NOTES:

1. ALL PIPE IS 4" SCHEDULE 40 (NON-PERFORATED, SOLID CORE) PVC UNLESS OTHERWISE SPECIFIED.
2. LENGTH, WIDTH AND DEPTH TO BE DETERMINED PER DESIGN AND FIELD CONDITIONS.
3. PROVIDE CLEANOUTS EVERY 100 FT. AND AT EACH CHANGE IN DIRECTION GREATER THAN 45 DEGREES. CLEANOUTS TO BE SET FLUSH WITH FINISHED GRADE.

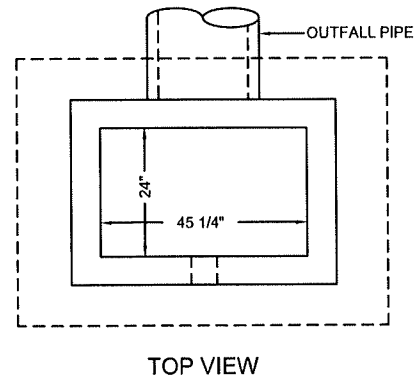


NOTES

1. CONSTRUCTION REQUIREMENTS
 - A. CONSTRUCT IN ACCORDANCE WITH: PENNDOT 408, CURRENT EDITION, SECTIONS 605, 606, 714; PENNDOT RC STANDARDS, RC 46M, CURRENT EDITION AND AS MODIFIED HEREIN.
 - B. MINIMUM CONCRETE COMPRESSIVE STRENGTH:

CAST-IN-PLACE	CLASS AA MODIFIED DESIGN
	COMPRESSIVE STRENGTH (4000 PSI).
PRECAST	CLASS AA MODIFIED DESIGN
	COMPRESSIVE STRENGTH (4000 PSI).
 - C. PROVIDE STEEL REINFORCEMENT IN ACCORDANCE WITH SEC. 709. PROVIDE MINIMUM YIELD STRENGTH OF 60,000 P.S.I.
 - D. CLEAR COVER FOR STEEL:

WALLS:	CAST-IN-PLACE	2"
	PRECAST	1 1/2"
FOOTINGS:	CAST-IN-PLACE	2 1/2" (TOP BARS)
		3" (BOTTOM BARS)
	PRECAST	2" (TOP BARS)
		2" (SIDE COVER)
		1 1/2" (BOTTOM BARS)
SLABS:	CAST-IN-PLACE	2" (TOP AND BOTTOM BARS)
		1 1/2" (SIDE COVER)
2. INLET DESIGN TO MEET HS 25 LIVE LOADING.
3. THE SELECTION OF COMPONENTS TO ACHIEVE A SPECIFIED INLET ASSEMBLY IS THE CONTRACTORS RESPONSIBILITY
4. USE ONE PRECAST CONCRETE GRADE ADJUSTMENT RING (3" MIN.-10" MAX.) WHEN REQUIRED, AND NON SHRINK GROUT.
5. FOR BASE SECTION REINFORCEMENT: PROVIDE REINFORCEMENT PER PENNDOT RC STANDARDS, RC 46M, CURRENT EDITION.
6. FOR RISER SECTION REINFORCEMENT: PROVIDE REINFORCEMENT PER PENNDOT RC STANDARDS, RC 46M, CURRENT EDITION.
7. FRAMES AND GRATES SHALL BE PADOT TYPE C STRUCTURAL STEEL.
8. GRATES SHALL BE PADOT "BICYCLE SAFE".
9. CONSTRUCT INLETS THAT EXCEED 5 FEET IN HEIGHT WITH STEPS SIMILAR TO MANHOLES.
10. INLETS THAT ARE NOT MONOLITHIC REQUIRE CONSTRUCTION JOINTS OR KEYS FOR RISER SECTIONS.
11. MASTIC OR NON SHRINK GROUT REQUIRED AT ALL CONSTRUCTION JOINTS OR KEYS.



**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
PRECAST OUTLET STRUCTURE**

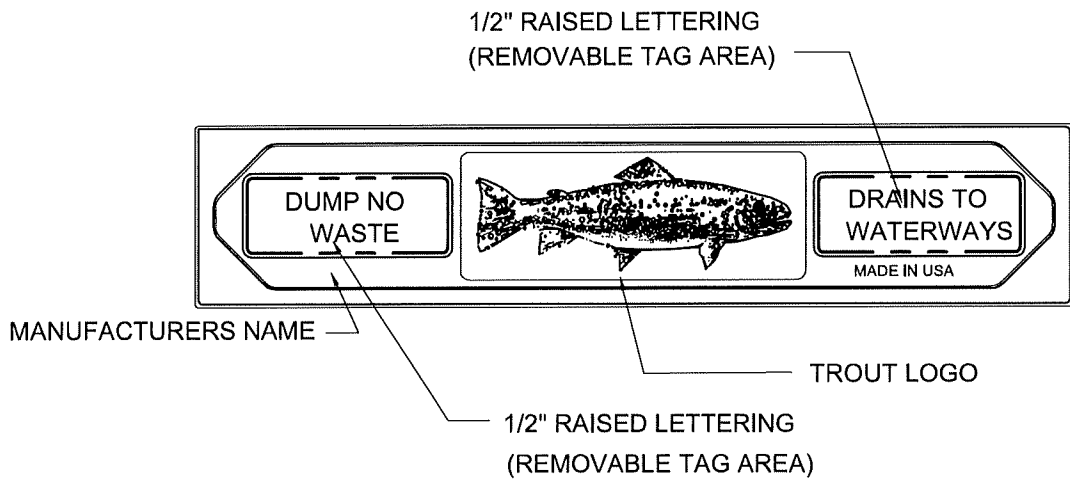


DATE

10-2013

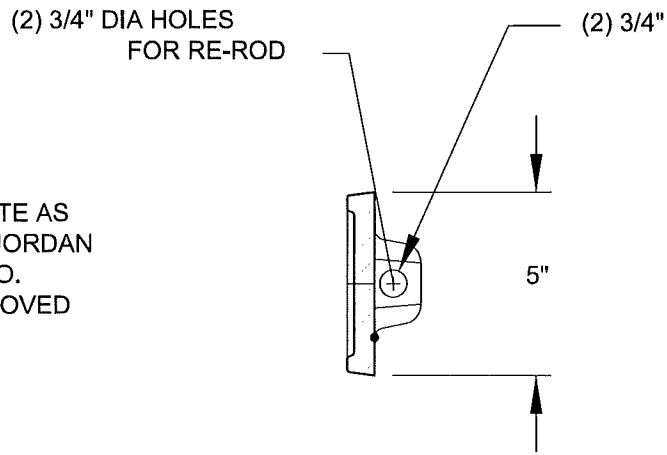
NOT TO SCALE

DR344

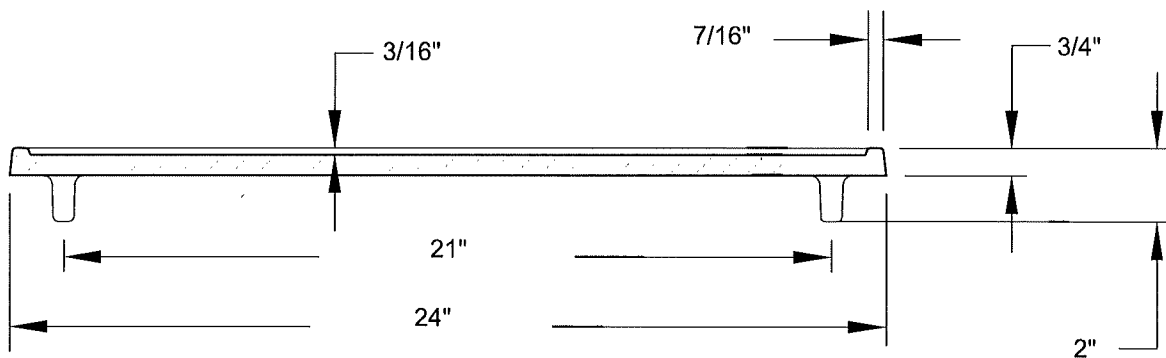


NOTE:

1. PROVIDE TROUT LOGO PLATE AS MANUFACTURED BY EAST JORDAN IRON WORKS. (PRODUCT NO. 00700160 DIPPED) OR APPROVED EQUAL.



CROSS SECTION



CROSS SECTION

**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
TROUT LOGO PLATE
(FOR TYPE 'C', 4' AND 6' SPECIAL INLETS)**



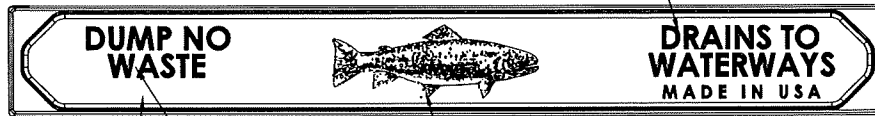
DATE

10-2013

NOT TO SCALE

DR345

1/2" RAISED LETTERING
(REMOVABLE TAG AREA)



MANUFACTURERS NAME

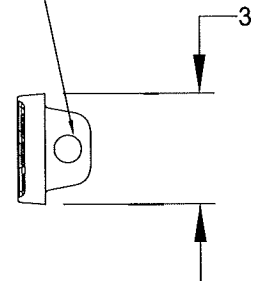
TROUT LOGO

1/2" RAISED LETTERING
(REMOVABLE TAG AREA)

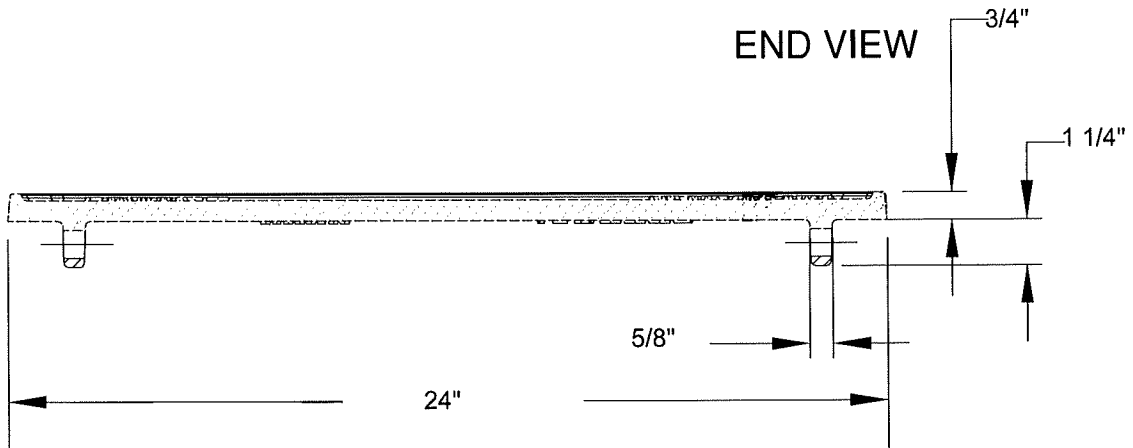
(2) 3/4" DIA HOLES
FOR RE-ROD

NOTE:

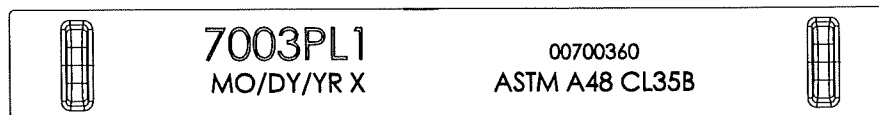
- 1. PROVIDE TROUT LOGO PLATE AS MANUFACTURED BY EAST JORDAN IRON WORKS. (PRODUCT NO. 00700360 DIPPED) OR APPROVED EQUAL.



END VIEW



CROSS SECTION



BOTTOM VIEW

UPPER DUBLIN TOWNSHIP STANDARD DETAIL

TROUT LOGO PLATE
(FOR TYPE 'M' INLETS)



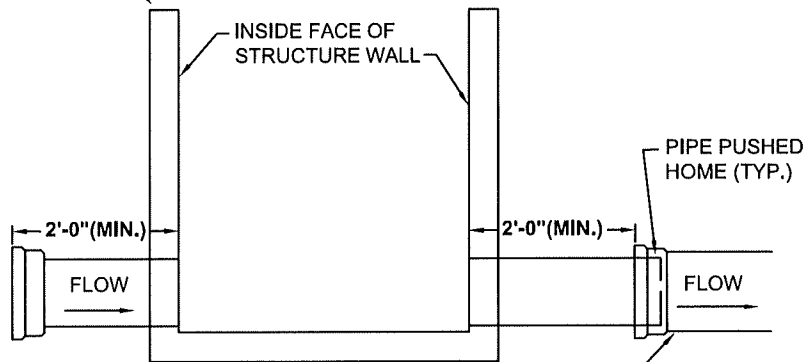
DATE

10-2013

NOT TO SCALE

DR346

REQUIRED FOR
ALL STORM
STRUCTURES,
INLETS, MANHOLES,
ENDWALLS, ETC.
(INLET SHOWN)



BELL AND SPIGOT PIPE
SHOWN.
(REQUIRED FOR ALL STORM
PIPE. BELL AND SPIGOT,
TONGUE AND GROOVE ETC.
ROUND AND ELLIPTICAL.)

UPPER DUBLIN TOWNSHIP STANDARD DETAIL
MINIMUM PIPE LENGTH FOR STORM TIE IN TO STRUCTURES

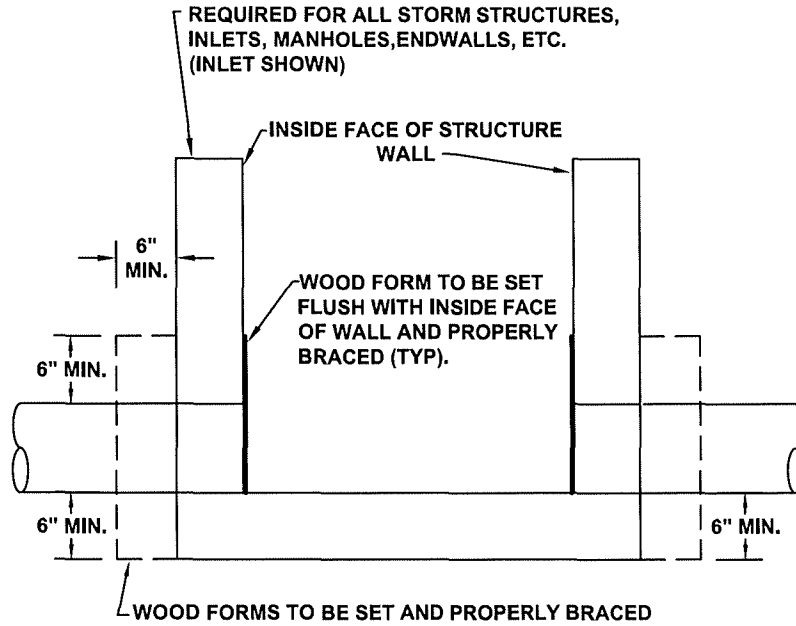


DATE

10-2013

NOT TO SCALE

DR347



NOTES

1. ALL PENETRATIONS/OPENINGS AROUND THE PIPES(S) MUST BE FORMED AND FILLED WITH CLASS AA (3750 PSI MINIMUM COMPRESSIVE STRENGTH) CEMENT CONCRETE. CONCRETE MUST BE VIBRATED WITH A VIBRATOR TO FILL THE OPENING(S) AND ELIMINATE VOIDS.
2. FORMS SHALL BE SET A MINIMUM OF 6" ALL THE WAY AROUND THE PIPE(S). LARGER OPENINGS SUCH AS CORNER PENETRATIONS WILL REQUIRE REINFORCED CONCRETE WALLS TO BE INSTALLED IN THE FIELD. USE THE SAME REINFORCEMENT USED IN THE MANUFACTURING OF THE STRUCTURE. ALL REINFORCEMENT TO BE DOWELED (4" DEEP MIN.) INTO EXISTING WALLS.

UPPER DUBLIN TOWNSHIP STANDARD DETAIL
SEALING OF PENETRATIONS/OPENINGS
AROUND PIPE(S)

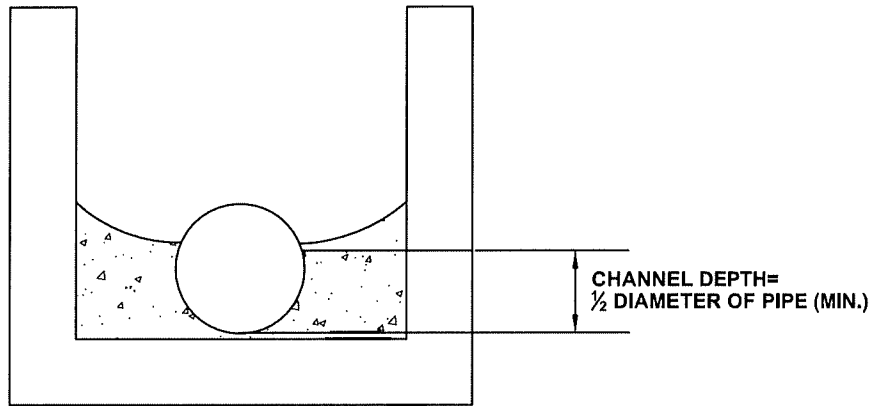


DATE

10-2013

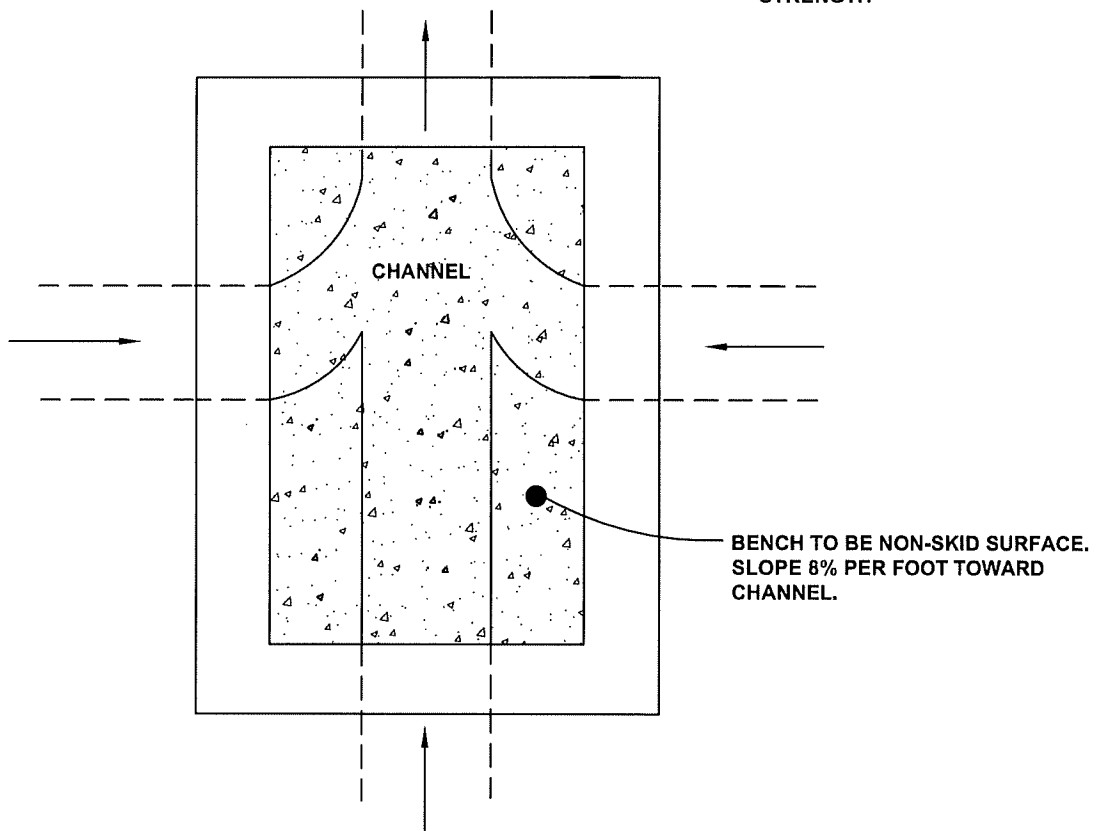
NOT TO SCALE

DR348



FRONT VIEW

CONCRETE SHALL BE
 CLASS AA (3750 PSI)
 MINIMUM COMPRESSIVE
 STRENGTH

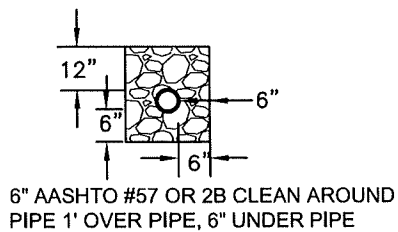
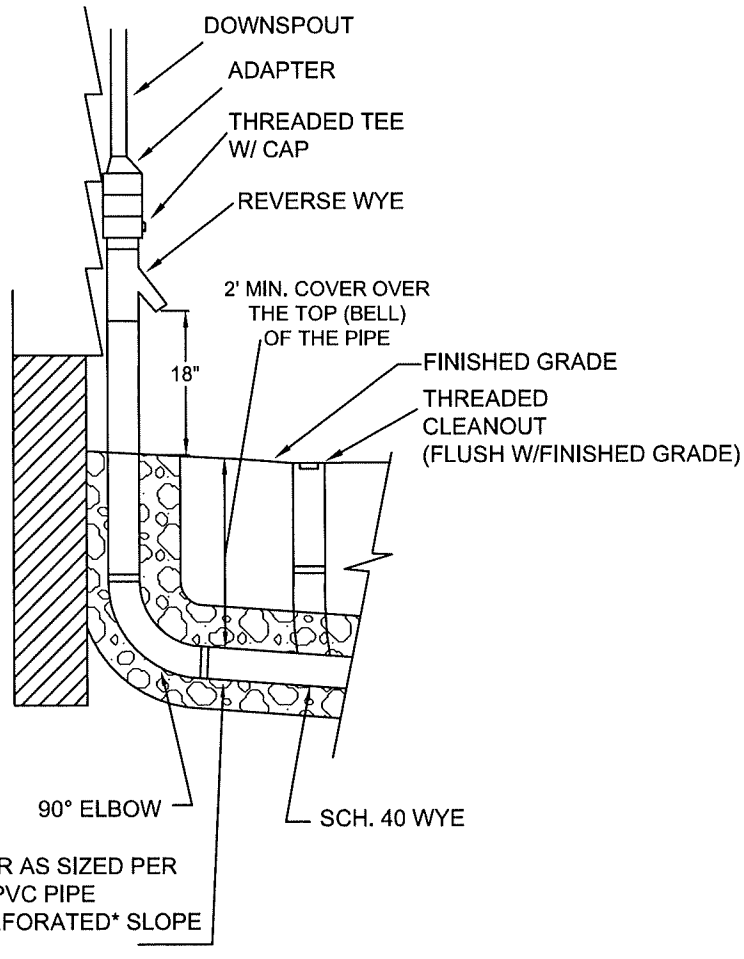


TOP VIEW

**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
 INLET CHANNELS**



DATE	10-2013	NOT TO SCALE	DR349
------	---------	--------------	-------



BEDDING DETAIL

NOTES:

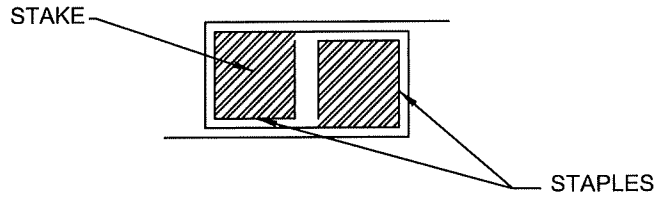
1. ALL PIPE IS 4" MINIMUM OR AS SIZED PER DESIGN. PIPE SHALL BE SCHEDULE 40 (NON-PERFORATED, SOLID CORE) PVC, HDPE N-12 WITH BELL AND SPIGOT JOINTS OR SDR 35 PVC WITH GASKETED JOINTS UNLESS OTHERWISE SPECIFIED.
2. PROVIDE CLEANOUTS EVERY 100 FT. AND AT EACH CHANGE IN DIRECTION GREATER THAN 45 DEGREES. CLEANOUTS TO BE SET FLUSH WITH FINISHED GRADE.
3. ALL PIPE SHALL HAVE A MINIMUM OF 2' COVER OVER THE TOP (BELL) OF THE PIPE(S).

**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
DOWNSPOUT AND ROOF DRAIN DETAIL**

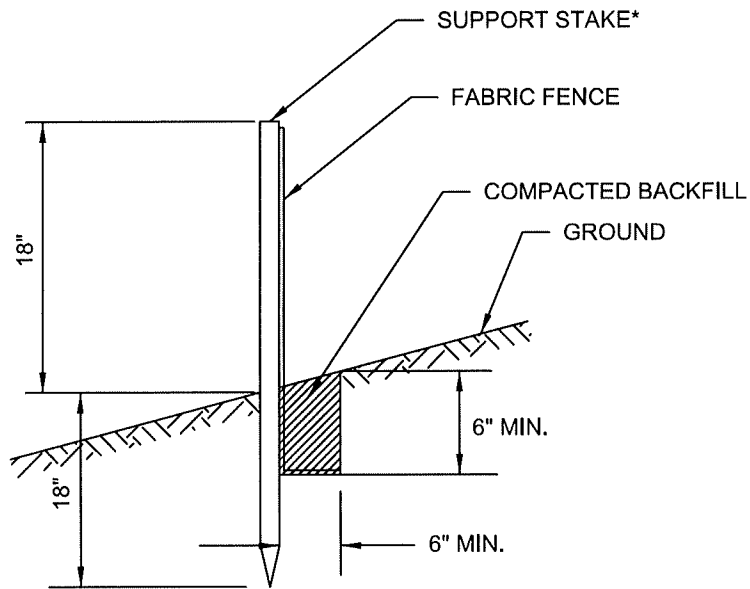


DATE	10-2013	NOT TO SCALE	DR350
------	---------	--------------	-------

STANDARD CONSTRUCTION DETAIL #19
Standard Filter Fabric Fence (18" High)



JOINING FENCE SECTIONS



* Stakes spaced @ 8' maximum. Use 2" x 2" wood or equivalent steel stakes.

Filter Fabric Fence must be placed at level existing grade. Both ends of the barrier must be extended at least 8 feet up slope at 45 degrees to the main barrier alignment.

Sediment must be removed when accumulations reach 1/2 the above ground height of the fence.

Any section of Filter Fabric Fence which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18. (See Upper Dublin Township Standard Detail ES 403).

UPPER DUBLIN TOWNSHIP STANDARD DETAIL
18" STANDARD FILTER FABRIC FENCE



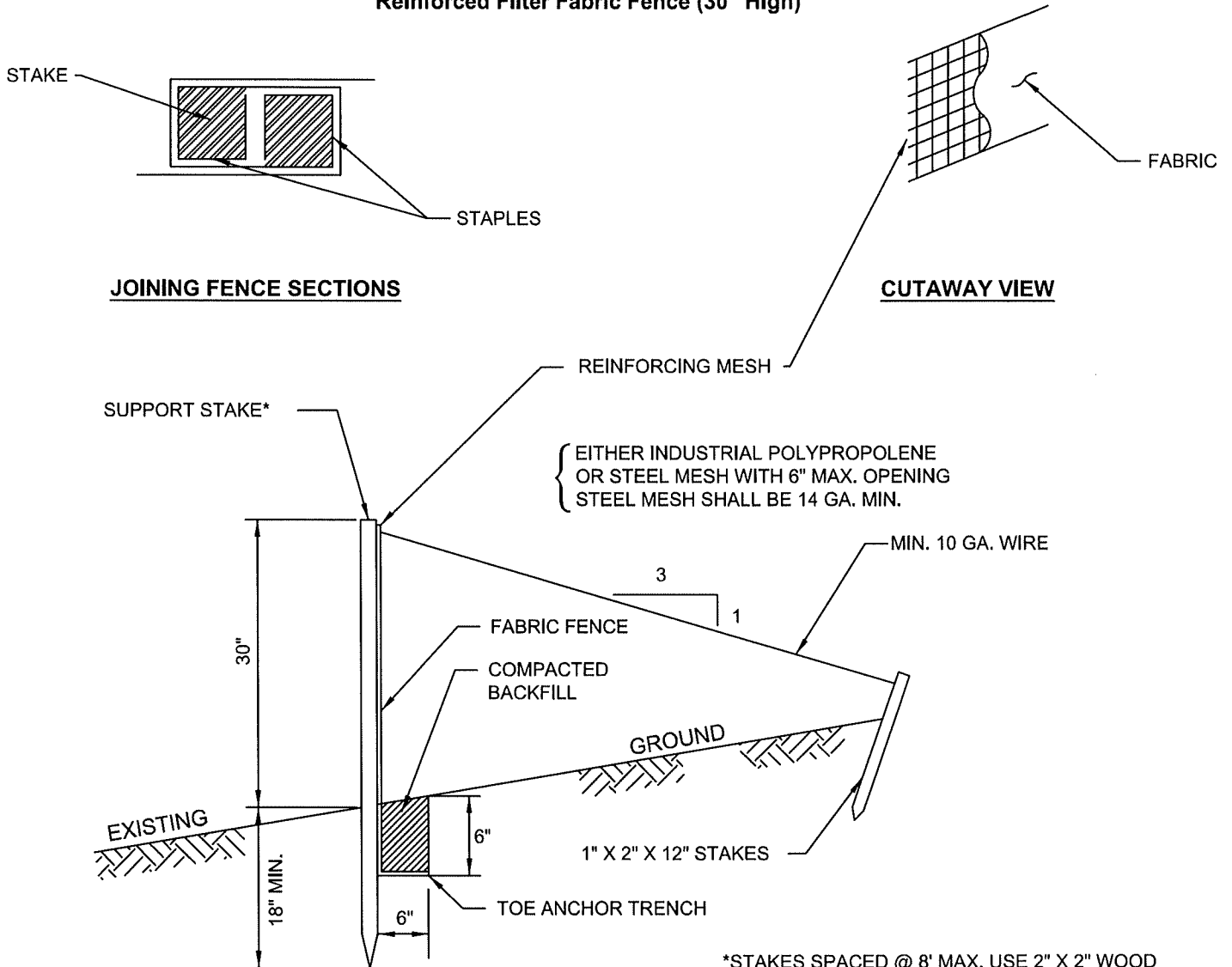
DATE

10-2013

NOT TO SCALE

ES 400

**STANDARD CONSTRUCTION DETAIL #20
Reinforced Filter Fabric Fence (30" High)**



*STAKES SPACED @ 8' MAX. USE 2" X 2" WOOD OR EQUIVALENT STEEL STAKES.

NOTE: SHOW ALL DETAILS AND CONSTRUCTION DIMENSIONS ON PLAN DRAWINGS.

Filter Fabric Fence must be installed at existing level grade. Both ends of each fence section must be extended at least 8 feet upslope at 45 degrees to the main fence alignment.

Sediment must be removed where accumulations reach 1/2 the above ground height of the fence.

Any fence section which has been undermined or topped must be immediately replaced with a Rock Filter Outlet. See Standard Construction Detail #18. (See Upper Dublin Township Standard Detail ES 403).

**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
30" REINFORCED FILTER FABRIC FENCE**

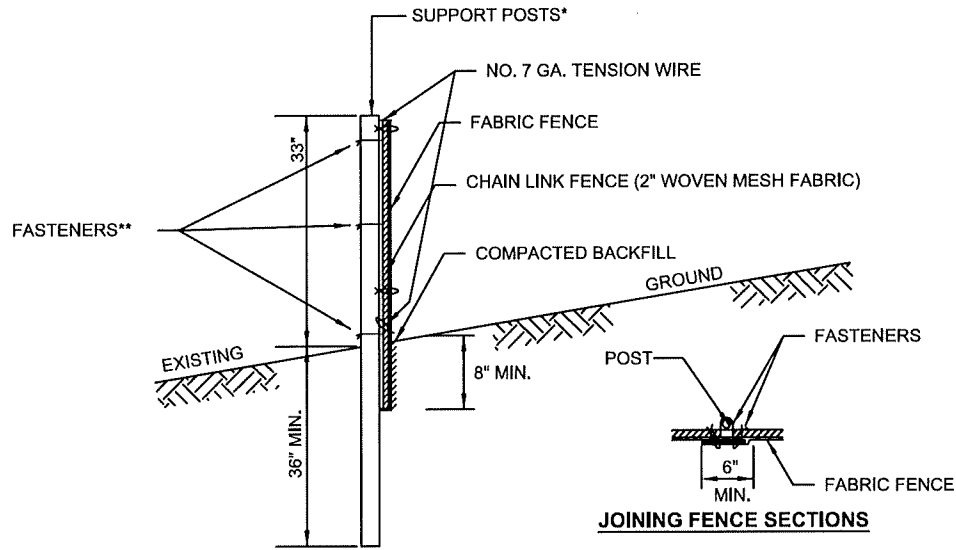


DATE

10-2013

NOT TO SCALE

ES 401



* POSTS SPACED @ 10' MAX. USE 2 1/2" DIA. GALVANIZED OR ALUMINUM POSTS.

** CHAIN LINK TO POST FASTENERS SPACED @ 14" MAX. USE NO. 6 GA. ALUMINUM WIRE OR NO. 9 GALVANIZED STEEL PRE-FORMED CLIPS. CHAIN LINK TO TENSION WIRE FASTENERS SPACED @ 60" MAX. USE NO. 10 GA. GALVANIZED STEEL WIRE. FABRIC TO CHAIN FASTENERS SPACED @ 24" MAX. C TO C.

NO. 7 GA. TENSION WIRE INSTALLED HORIZONTALLY AT TOP AND BOTTOM OF CHAIN-LINK FENCE.

FILTER FABRIC FENCE MUST BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER MUST BE EXTENDED AT LEAST 8 FEET UPSLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT.

SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE FENCE.

UPPER DUBLIN TOWNSHIP STANDARD DETAIL
SUPER SILT FENCE



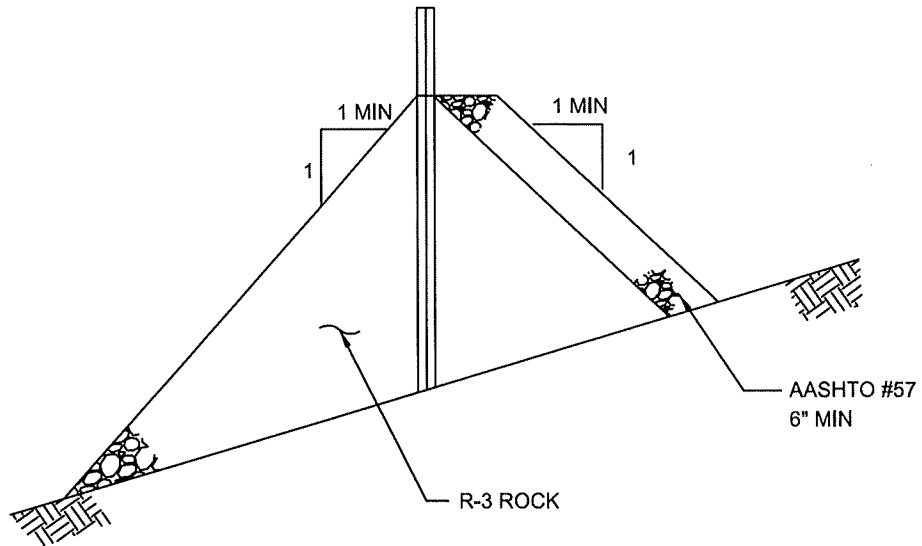
DATE

10-2013

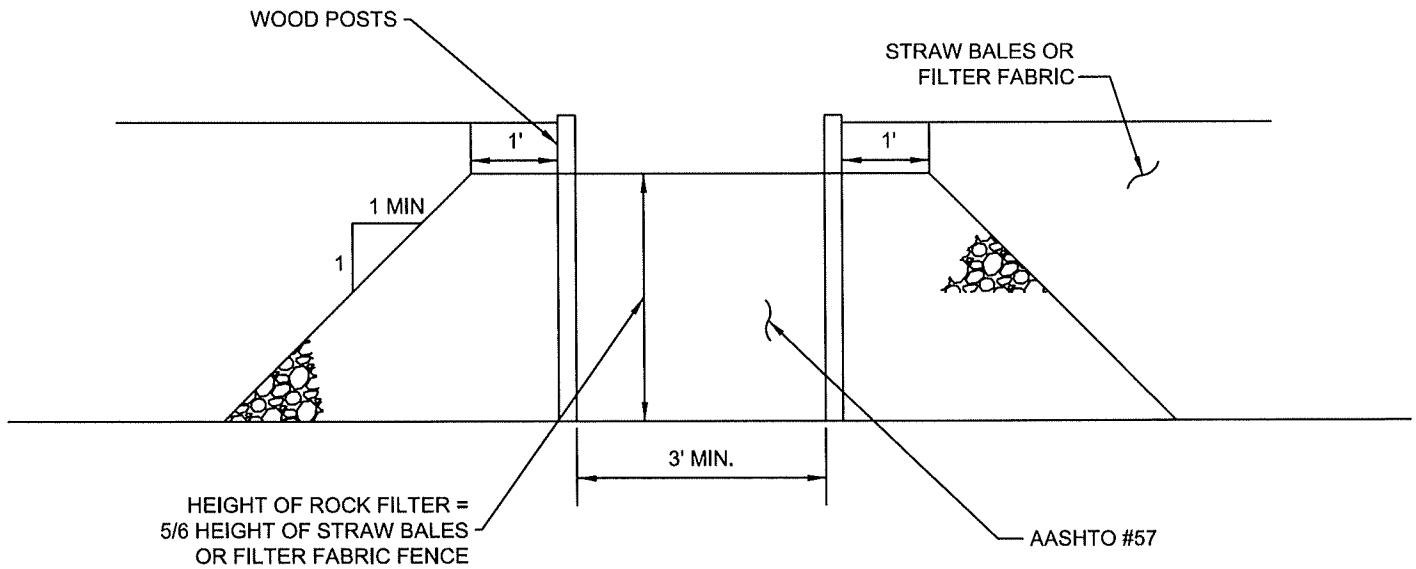
NOT TO SCALE

ES402

STANDARD CONSTRUCTION DETAIL #18
Rock Filter Outlets



OUTLET CROSS-SECTION



UP-SLOPE FACE

MAINTENANCE OF STONE FILTERS:
 STONE FILTERS SHALL BE INSPECTED WEEKLY AND AFTER EACH RAIN EVENT. ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED FROM THE UPSLOPE FACE (INFLOW SIDE) OF THE STONE FILTER WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET OR AS DIRECTED BY THE COUNTY CONSERVATION DISTRICT AND/OR THE TOWNSHIP REPRESENTATIVE, RESPECTFULLY. A SUFFICIENT STOCKPILE OF AASHTO #1 AND AASHTO #57 STONE MUST BE AVAILABLE ON SITE TO REPLENISH STONE FILTER(S) AS NECESSARY OR REQUIRED.

UPPER DUBLIN TOWNSHIP STANDARD DETAIL
ROCK FILTER OUTLETS

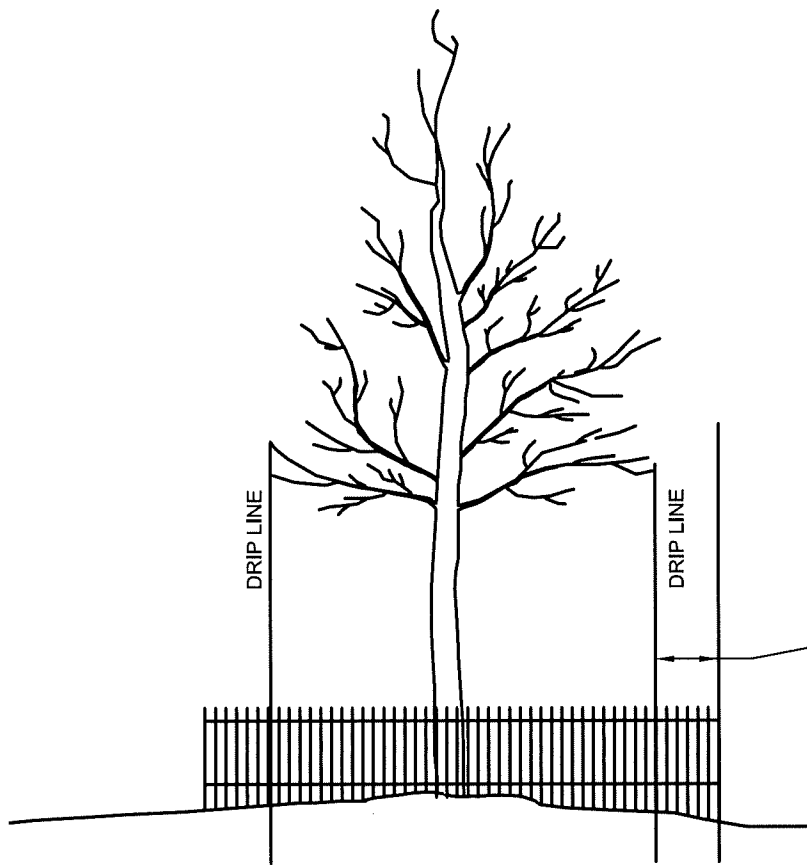


DATE

10-2013

NOT TO SCALE

ES 403



4" HIGH SAFETY FENCE TO BE SET 5' MIN. OUTSIDE OF DRIP LINE OR 20' FROM THE TRUNK WHICHEVER IS GREATER.
 4" HIGH SAFETY FENCE TO BE FLUORESCENT YELLOW-GREEN OR HIGH VISIBILITY ORANGE AS MANUFACTURED BY TENAX OR APPROVED EQUAL.

FENCE TO BE STAKED AT LEAST EVERY 10'

**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
 TREE PROTECTION FENCE**

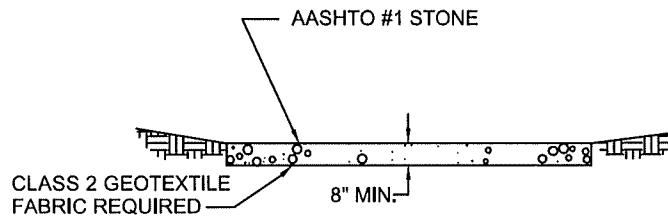
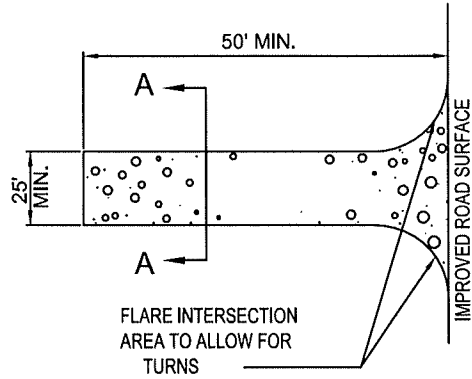


DATE

10-2013

NOT TO SCALE

ES404



SECTION A-A

MAINTENANCE: THE STRUCTURE'S THICKNESS WILL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSION BY ADDING AASHTO #1 STONE. A STOCKPILE OF AASHTO #1 STONE SHALL BE KEPT ON THE SITE FOR THIS PURPOSE. ALL ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES. ANY SEDIMENT LOOSE STONE ETC. MUST BE CLEANED FROM ROADS IMMEDIATELY AND RETURNED TO THE CONSTRUCTION SITE.

UPPER DUBLIN TOWNSHIP STANDARD DETAIL
ROCK CONSTRUCTION ENTRANCE

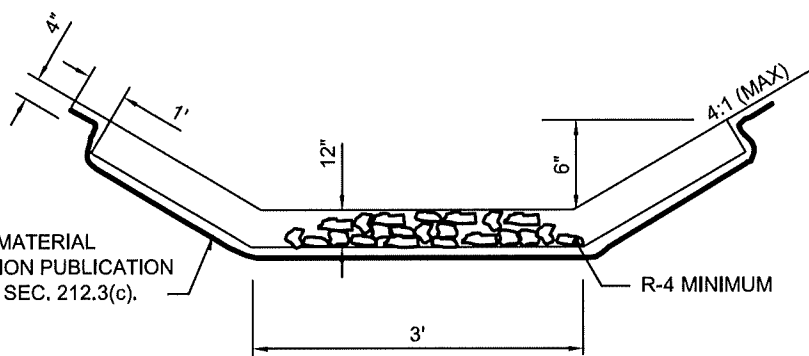


DATE

10-2013

NOT TO SCALE

ES405



CLASS 2 GEOTEXTILE MATERIAL
 PENNDOT SPECIFICATION PUBLICATION
 408 CURRENT EDITION SEC. 212.3(c).

UPPER DUBLIN TOWNSHIP STANDARD DETAIL
CROSS-SECTION RIP RAP LINED LOW FLOW CHANNEL



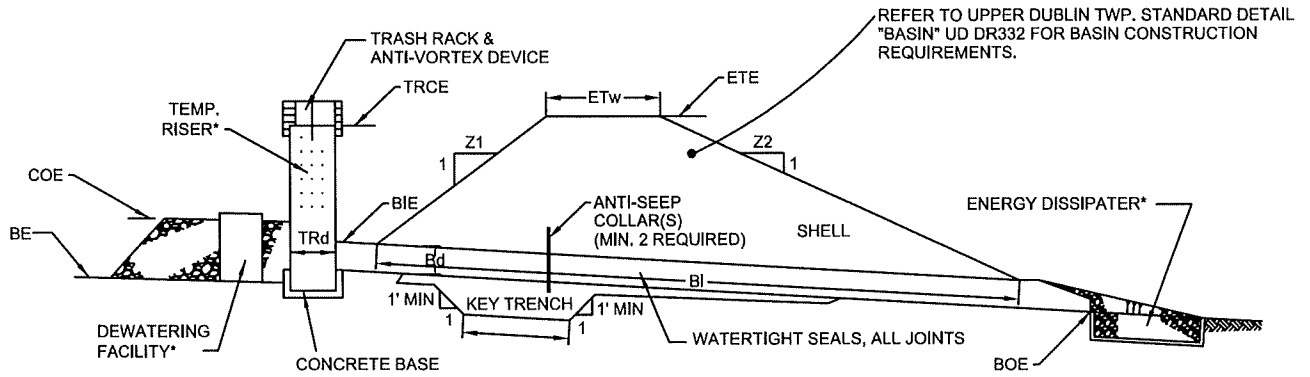
DATE

10-2013

NOT TO SCALE

ES406

Sediment Basins



EMBANKMENT SECTION ALONG PRINCIPAL SPILLWAY*

BASIN NO.	Z1 (FT)	Z2 (FT)	TEMPORARY RISER			BARREL				EMBANKMENT		CLEAN OUT ELEV COE (FT)	BOTTOM ELEV BE (FT)
			DIA TRd (IN)	CREST ELEV TRCE (FT)	MAT'L	DIA Bd (IN)	INLET ELEV BIE (FT)	MAT'L	LENGTH BI (FT)	OUTLET ELEV BOE (FT)	TOP ELEV ETE (FT)		

* Also refer to Sediment Basin Temporary Riser, Emergency Spillway, Energy Dissipater, Trash Rack & Anti-vortex Device, and Sediment Storage Dewatering Facility Details.

A clean out stake shall be placed near the center of each basin. Accumulated sediment shall be removed when it has reached the clean out elevation on the stake.

**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
SEDIMENT BASINS**



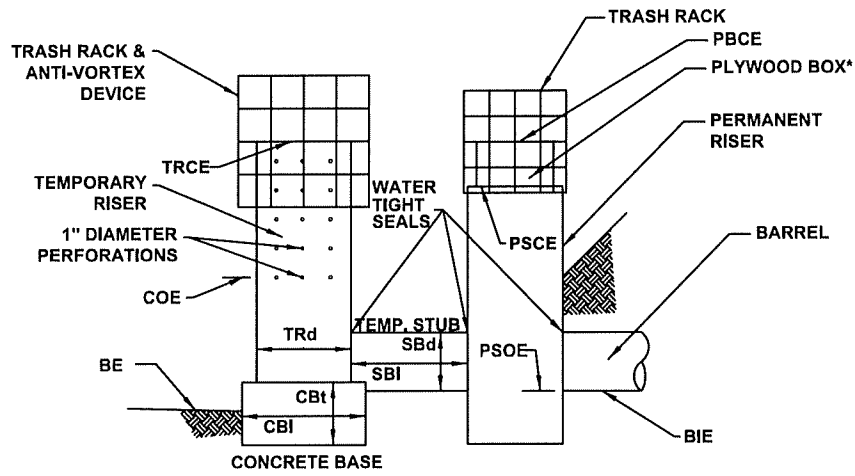
DATE

10-2013

NOT TO SCALE

ES407

Sediment Basin Temporary Riser & Permanent Structure*



BASIN NO.	TEMPORARY RISER			PERFORATIONS		CONCRETE BASE			BARREL
	DIA TRd (IN)	CREST ELEV TRCE (FT)	MAT'L	NO. HOLES PER ROW	VERTICAL SPACING OF ROWS (FT)	LENGTH CBI (IN)	WIDTH CBw (IN)	THICK. CBt (IN)	INLET ELEV BIE (FT)

BASIN NO.	TEMPORARY STUB				PERMANENT STRUCTURE			
	DIA SBd (IN)	INVERT ELEV SBIE (FT)	MAT'L	LENGTH SBI (FT)	CREST ELEV PSCE (FT)	OPENING LENGTH PSOI (IN)	OPENING WIDTH PSOW (IN)	OUTLET ELEV PSOE (FT)

* See Trash Rack & Anti-vortex Device and Plywood Box Details.

UPPER DUBLIN TOWNSHIP STANDARD DETAIL
SEDIMENT BASIN TEMPORARY RISER & PERMANENT STRUCTURE



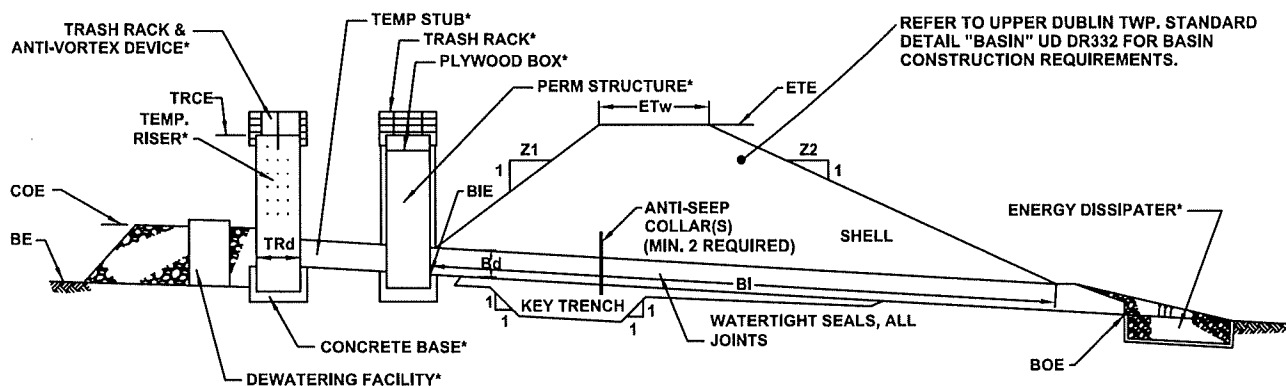
DATE

10-2013

NOT TO SCALE

ES408

Sediment Basins With Permanent Storm Water Structures*



EMBANKMENT SECTION ALONG PRINCIPAL SPILLWAY*

BASIN NO.	Z1 (FT)	Z2 (FT)	TEMPORARY RISER			BARREL					EMBANKMENT		CLEAN OUT ELEV COE (FT)	BOTTOM ELEV BE (FT)	
			DIA TRd (IN)	CREST ELEV TRCE (FT)	MAT'L	DIA Bd (IN)	INLET ELEV BIE (FT)	MAT'L	LENGTH BI (FT)	OUTLET ELEV BOE (FT)	TOP ELEV ETE (FT)	TOP WIDTH ETw (FT)			

* See Sediment Basin Temporary Riser & Permanent Structure, Emergency Spillway, Trash Rack & Anti-vortex Device, Energy Dissipater, and Sediment Storage Dewatering Facility Details.

A Clean Out Stake shall be placed near the center of each basin. Accumulated sediment shall be removed when it has reached the clean out level marked on the stake.

**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
SEDIMENT BASINS WITH PERMANENT STORM WATER STRUCTURES**



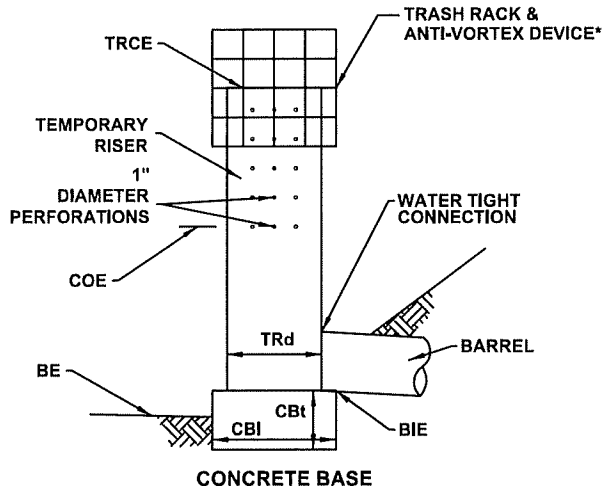
DATE

10-2013

NOT TO SCALE

ES409

Sediment Basin Temporary Risers*



BASIN NO.	TEMPORARY RISER			PERFORATIONS		CONCRETE BASE		BARREL	
	DIA TRd (IN)	CREST ELEV TRCE (FT)	MAT'L	NO. HOLES PER ROW	VERTICAL SPACING OF ROWS (FT)	LENGTH CBI (IN)	WIDTH CBw (IN)	THICK. CBt (IN)	INLET ELEV BIE (FT)

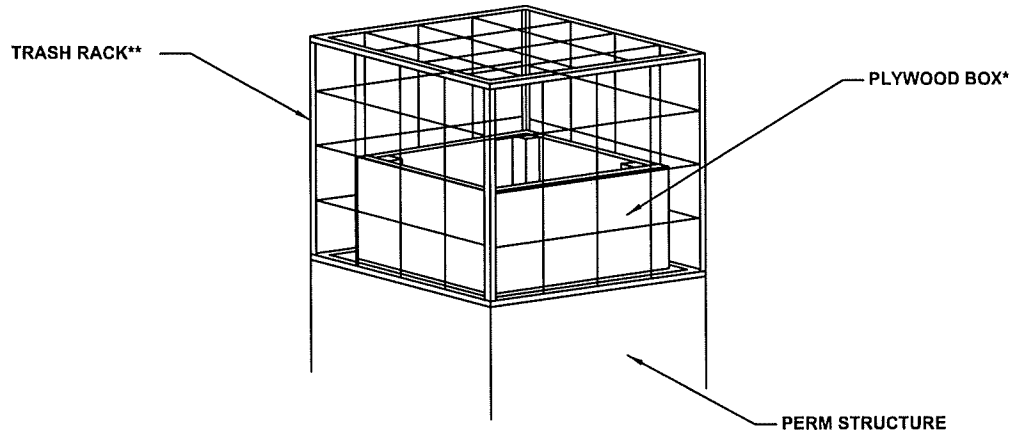
* See Trash Rack & Anti-vortex Device Detail

**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
SEDIMENT BASIN TEMPORARY RISERS**



DATE	10-2013	NOT TO SCALE	ES410
------	---------	--------------	-------

Plywood Boxes and Trash Racks for Permanent Structures



* $\frac{3}{4}$ " Marine grade plywood box with 2" x 2" pressure treated corner supports, set into 1 $\frac{1}{2}$ " grate offsets, caulk all seams to form watertight seals.

** Trash rack composed of 1" x 1" x $\frac{1}{8}$ " L (Typ.) and #4 Bars (Typ.) welded to the angles and at each intersection of the bars; #4 Bars spaced @ $\frac{1}{2}$ the diameter of the barrel max.

Plywood box must be bolted or strapped to the permanent riser.

Top of plywood box must be at least as high as temporary riser.

**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
PLYWOOD BOXES AND TRASH RACKS
FOR PERMANENT STRUCTURES**



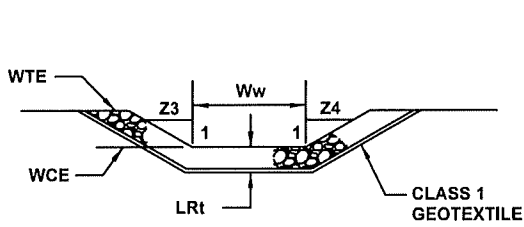
DATE

10-2013

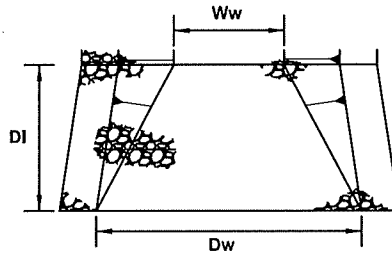
NOT TO SCALE

ES411

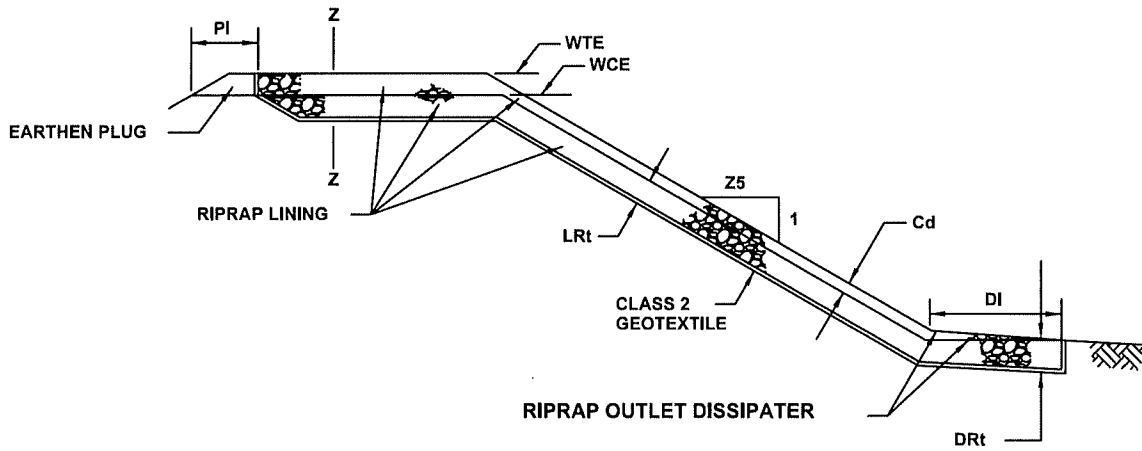
Sediment Basin Emergency Spillways



**WEIR
SECTION Z-Z**



**RIPRAP OUTLET DISSIPATER
PLAN VIEW**



EMBANKMENT SECTION ALONG EMERGENCY SPILLWAY

BASIN NO.	WEIR				LINING			CHANNEL		DISSIPATER			
	Z3 (FT)	Z4 (FT)	TOP ELEV WTE (FT)	CREST ELEV WCE (FT)	WIDTH Ww (FT)	RIPRAP SIZE (R-)	RIPRAP THICK. LRt (IN)	Z5 (FT)	DEPTH Cd (FT)	LENGTH DI (FT)	WIDTH Dw (FT)	RIPRAP SIZE (R-)	RIPRAP THICK. DRt (IN)

Dimension PI should be 5' minimum.

**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
TEMPORARY SEDIMENT BASIN EMERGENCY SPILLWAYS**

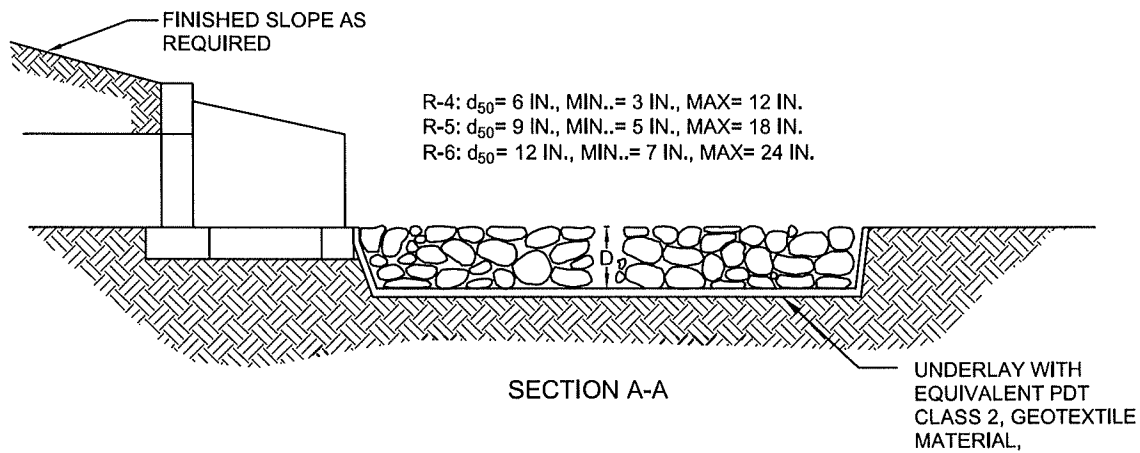
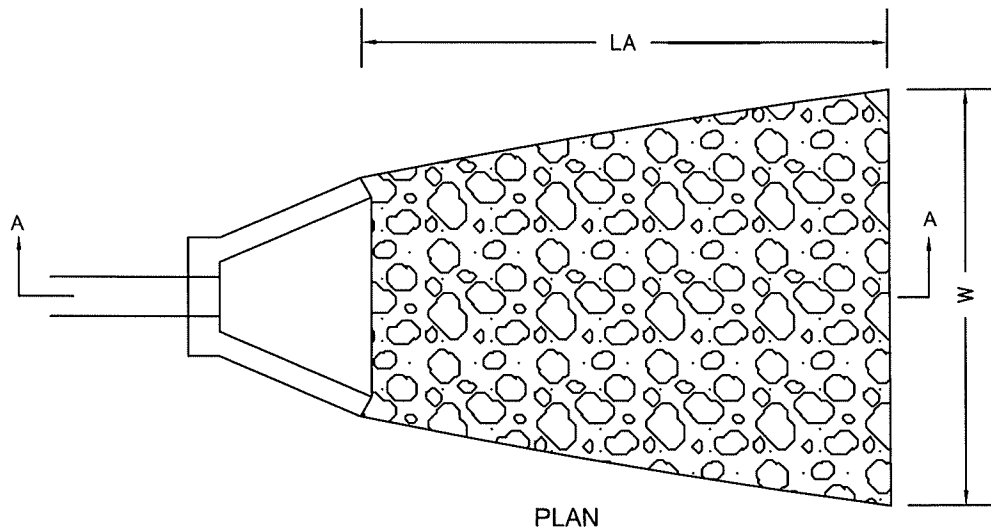


DATE

10-2013

NOT TO SCALE

ES412



END SECTION	PIPE DIA.	FLOW (Q) (CFS)	3Do	LA	W	D	RIP-RAP SIZE

NOTE: TO BE INSTALLED AT 0% SLOPE FOR ENTIRE LENGTH OF RIP-RAP

UPPER DUBLIN TOWNSHIP STANDARD DETAIL
 RIP-RAP APRON & CHART

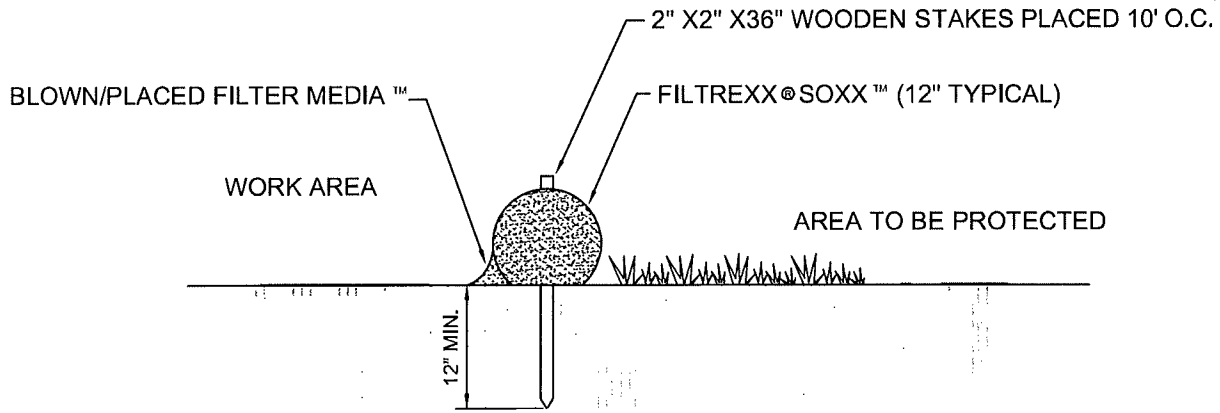


DATE

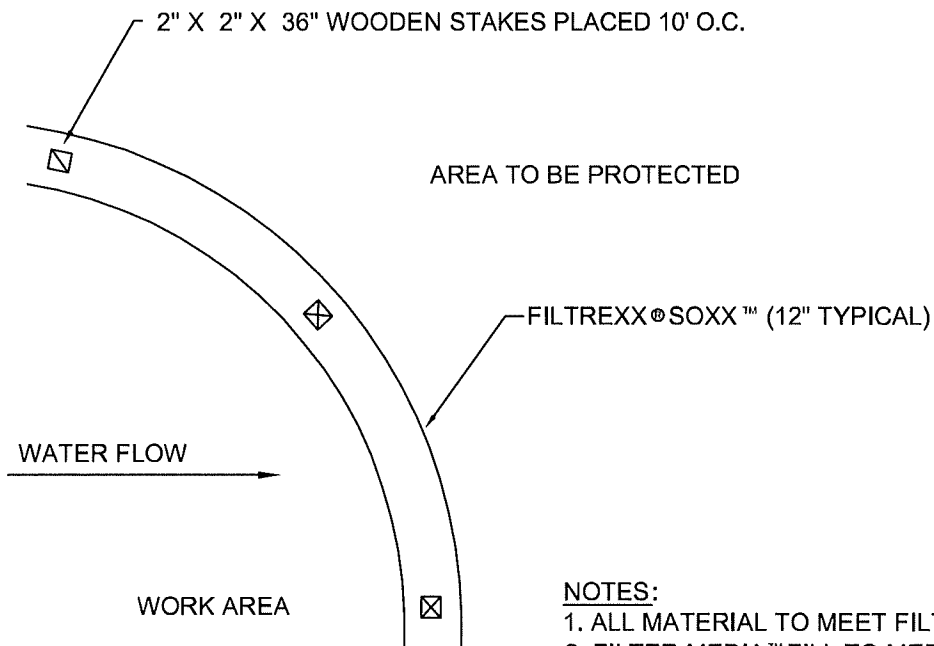
10-2013

NOT TO SCALE

ES413



SECTION N.T.S.



NOTES:

1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. FILTER MEDIA™ FILL TO MEET APPLICATION.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

PLAN N.T.S.

UPPER DUBLIN TOWNSHIP STANDARD DETAIL
FILTREXX® SOXX™ SEDIMENT CONTROL DETAIL

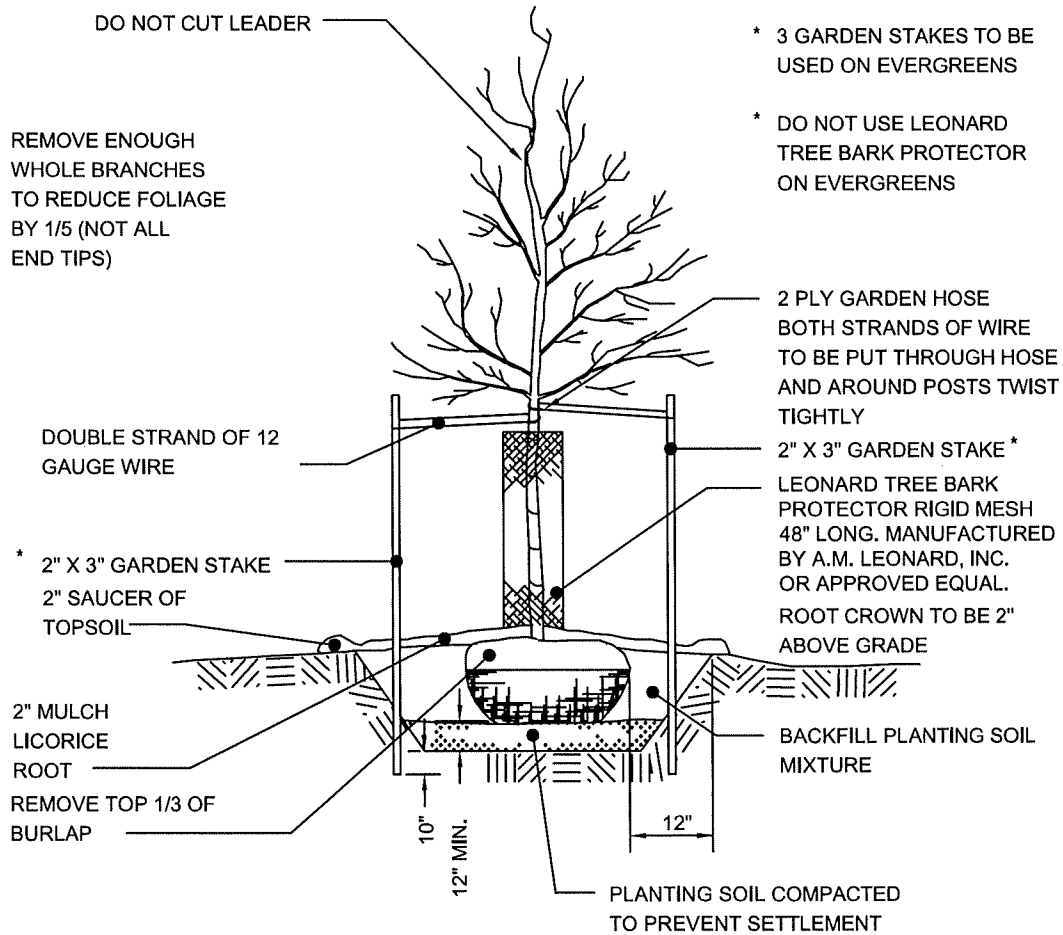


DATE

10-2013

NOT TO SCALE

ES414



UPPER DUBLIN TOWNSHIP STANDARD DETAIL
TREE PLANTING AND STAKING DETAIL

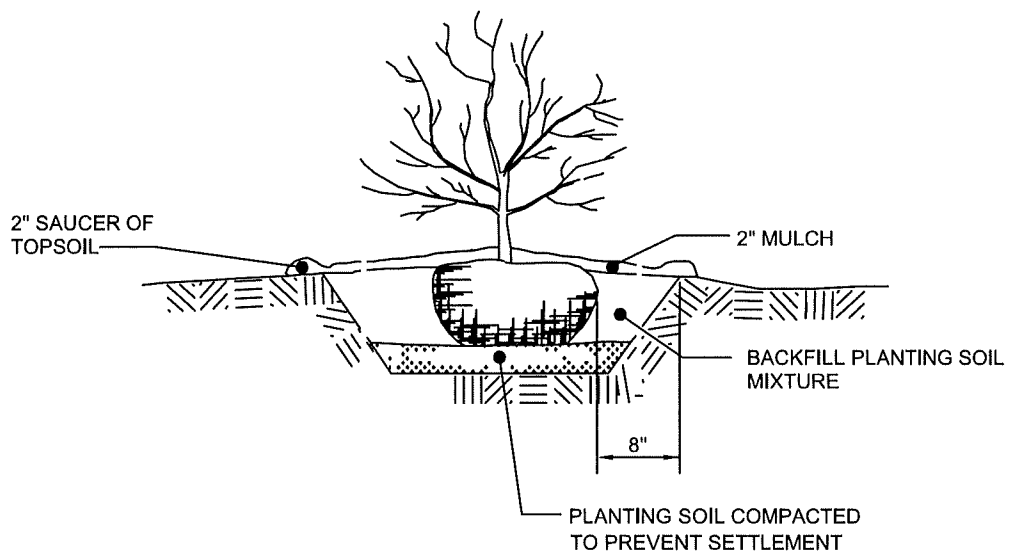


DATE

10-2013

NOT TO SCALE

LS500



UPPER DUBLIN TOWNSHIP STANDARD DETAIL
SHRUB PLANTING DETAIL

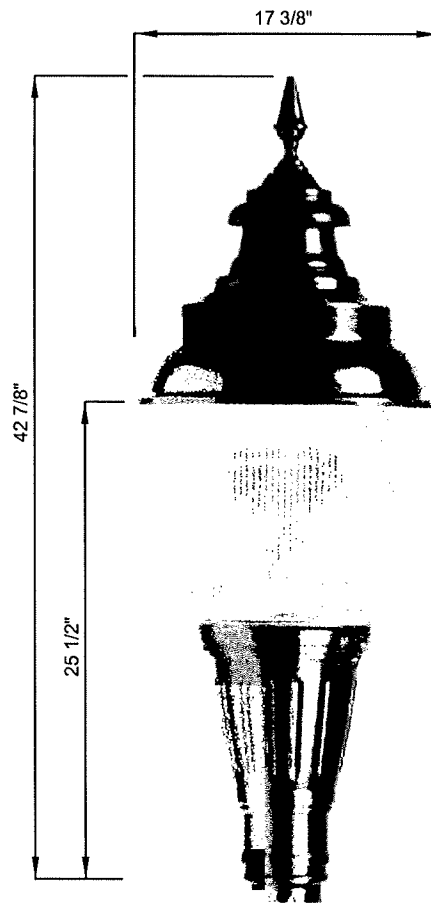


DATE

10-2013

NOT TO SCALE

LS501



Finial: Decorative cast 356 aluminum, mechanically assembled.

Hood: Spun aluminum 1100-0 dome, permanently assembled to globe.

Globe: ACDR - One-piece, seamless, injected-molded impact-resistant (DR) acrylic globe having an inner prismatic surface with semi-prismatic house side shield and glare softening prisms on the street or (residential) side. The smooth external finish offers self-cleaning properties. The globe is mechanically assembled to the access mechanism.

Optical System: DSX3 - Type III asymmetrical or (DSX5 - Type V symmetrical), cutoff distribution with less than 1% upright. Smartseal Optical system, composed of bright-anodized hydroformed aluminum reflector, permanently assembled on a prismatic globe. Weatherproof IP66 rating.

Access-Mechanism: A cast A360.1 aluminum technical ring with latch and hinge. The mechanism shall offer toolfree access to the inside of the luminaire. An embedded memory-retentive gasket shall ensure weatherproofness.

Fitter: Cast aluminum A360.1 c/w 4 set screws 3/8-16 UNC. Fits on a 4" outside diameter by 4" long tenon.

**UPPER DUBLIN TOWNSHIP STANDARD DETAIL
RESIDENTIAL STREET LIGHT STANDARD (FIXTURE)**



DATE

10-2013

NOT TO SCALE

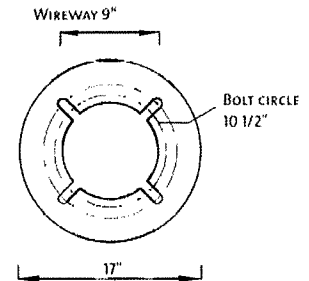
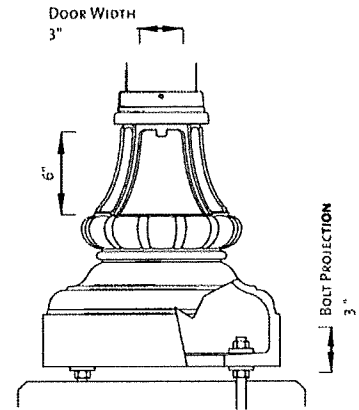
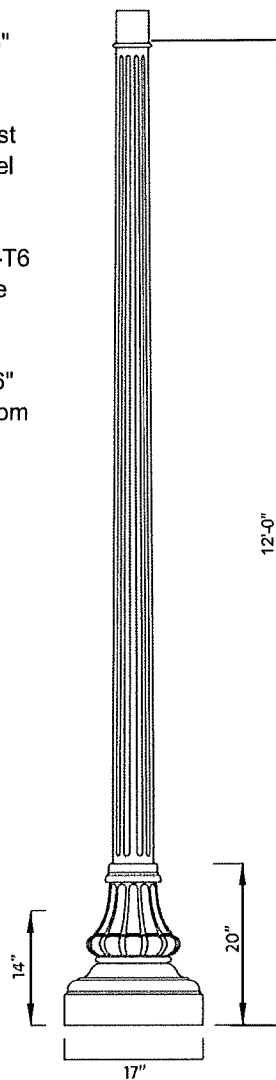
LS502

Pole Shaft: Shall be made from a mandrel formed aluminum tapered shaft, 12 fluted round, having a 0.125" wall thickness, welded to the pole base.

Joint Cover: One-piece round joint cover made from cast 356 aluminum, mechanically fastened with stainless steel screws.

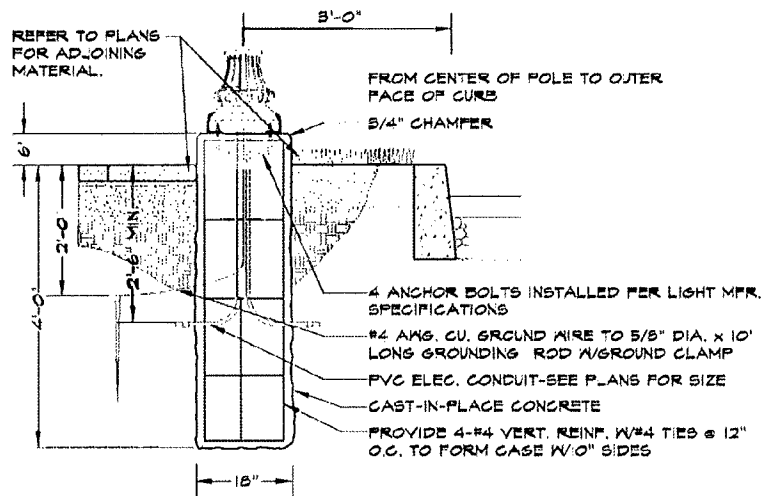
Pole Base: Shall be made from a round fluted cast 356-T6 aluminum base having a 0.375" wall thickness, complete with a cast-in anchor plate.

Maintenance Opening: The pole shall have a 2 7/8" to 6" wide x 5 1/2" long maintenance opening centered 14" from the bottom of the anchor plate, complete with a weatherproof cast 356 aluminum cover and a copper ground lug.



Comes with 4 anchor bolts,
8 nuts and 8 washers.
B.C. from: 10 1/2" to 12 1/2"

POLE/ BASE DETAIL



FOOTING DETAIL

UPPER DUBLIN TOWNSHIP STANDARD DETAIL
RESIDENTIAL STREET LIGHT STANDARD (POLE, FOOTING)



DATE	10-2013	NOT TO SCALE	LS503
------	---------	--------------	-------

APPENDIX C

APPENDIX C

UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY SPECIFICATIONS FOR VEGETATION COVER FOR SELECTED APPLICATIONS

PERMANENT SEEDING OF RESIDENTIAL YARDS

(Includes all areas of disturbance in connection with residential development and all other grass cover areas except as listed below)

80% Kentucky Bluegrass	OR,	60% Kentucky Bluegrass
20% Perennial Ryegrass		30% Fine Fescue
3 lbs./1,000 sq. ft.		10% Perennial Ryegrass
		3lbs./1,000 sq. ft.

OPEN SPACE AREAS

(Except stormwater management basins)

60% Hard Fescue	OR	100% Tall Fescue (turf type)
40% Perennial Ryegrass		8 lbs./1,000 sq.
3lbs./1,000 sq. ft.		

RECREATIONAL FIELDS AND ACTIVE PLAY AREAS

100% Kentucky Bluegrass	OR	80% Kentucky Bluegrass	OR	100% Tall Fescue (turf type)
4lbs./1,000 sq. ft.		20% Perennial Ryegrass		8lbs./1,000 sq. ft.
		4 lbs./1,000 sq. ft.		

STORMWATER MANAGEMENT BASINS

Seed mix will depend on type and extent of Best Management Practice chosen; however, the Township will ultimately approve the final seeding criteria

TEMPORARY SEEDING

(For all disturbed areas)

Annual Ryegrass (80lbs./acre)

APPENDIX D

APPENDIX D

**UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY
GRADING PERMIT — FIRST FLOOR CERTIFICATION**

Subdivision Name _____

Lot # as listed on subdivision plan _____

Address _____

Zoning Permit # _____ Building Permit # _____

Lot Owner _____

Phone # _____

Contractor/Builder _____

Phone # _____

Surveyor/Engineer _____

Phone # _____

I hereby certify that, as of this date, the foundation for the building and lot noted in this certification has been constructed, and that the foundation has been inspected by the Upper Dublin Township Building Inspector and found to be acceptable, and that the foundation elevation conforms to grading and elevations depicted on the recorded site plan, without modification.

Professional Seal

Print Engineer/Surveyor Name

Signature of Engineer/Surveyor

Registration Number

Date

ORDINANCE NO. 22-1379

ANNUAL BUDGET OF THE TOWNSHIP OF UPPER DUBLIN FOR THE YEAR 2023

AN ORDINANCE OF UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA APPROPRIATING SPECIFIC SUMS ESTIMATED TO BE REQUIRED FOR THE SPECIFIC PURPOSES OF THE MUNICIPAL GOVERNMENT, HEREINAFTER SET FORTH, DURING 2023.

The Board of Commissioners of the Township of Upper Dublin does hereby ENACT AND ORDAIN as follows:

SECTION 1: That for the expenses for the fiscal year 2023 the following amounts are hereby appropriated from the revenues available for the current year for the specific purposes set forth below, which amounts are more fully itemized in the budget form.

SUMMARY OF ALL ESTIMATED RECEIPTS

Receipts from Current Tax Levy	14,433,763
Receipts from Taxes of Prior Years	40,000
Local Enabling Taxes	11,500,000
Other Revenues and Receipts	<u>18,579,080</u>
TOTAL ESTMATED RECEIPTS	44,552,843

SUMMARY OF ALL APPROPRIATIONS

GENERAL GOVERNMENT	
Administration and Finance	2,489,605
Treasurer and Tax Collector	19,765
Municipal Buildings	607,976
Economic Development/Engineering	<u>370,804</u>
TOTAL	3,488,150
PROTECTION TO PERSON AND PROPERTY	
Police	9,091,551
Fire	847,561
Emergency Services	<u>320,717</u>
TOTAL	10,259,829

LIBRARY	1,595,980
SANITATION	2,872,272
CODE ENFORCEMENT/ZONING	1,365,480
PUBLIC WORKS	4,320,303
PARKS AND RECREATION	2,814,064
DEBT SERVICE	2,792,786
NON EXPENDABLE TRUSTS	1,300
CAPITAL PROJECTS	
General Capital	1,533,816
ARPA	814,000
Building Reserve	10,000,000
Fire Capital	2,049,612
Open Space	<u>632,000</u>
	15,029,428
COMMUNITY CONTRIBUTIONS	13,250
TOTAL APPROPRIATIONS	\$44,552,843

SECTION 2: An estimate of the specific items making up the amounts appropriated to the respective departments is on file in the office of the Township of Upper Dublin, Montgomery County, Pennsylvania.

SECTION 3: That an Ordinance, or part of an Ordinance, conflicting with this Ordinance be and the same is hereby repealed insofar as the same affects this Ordinance.

SECTION 4: Nothing in this Ordinance shall be construed to affect any suit or processing in any Court, any rights acquired or liability incurred, any permit issued, or any causes of action existing prior to the adoption of this amendment.

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. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION 6: This Ordinance shall take effect and be in force from and after January 1, 2023.

ENACTED AND ORDAINED THIS 13th day of December 2022.

BOARD OF COMMISSIONERS
UPPER DUBLIN TOWNSHIP

BY:


Ira S. Tackel, President

ATTEST:


Jonathan K. Bleemer, Secretary

ORDINANCE NO. 22-1380

AN ORDINANCE OF UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, FIXING THE TAX RATE FOR THE YEAR 2023 FOR GENERAL PURPOSES, THE TAX RATE FOR THE YEAR 2023 FOR DEBT SERVICE, THE TAX RATE FOR THE YEAR 2023 FOR FIRE PROTECTION, THE TAX RATE FOR THE YEAR 2023 FOR PARKS AND RECREATION, THE TAX RATE FOR THE YEAR 2023 FOR VOTER APPROVED OPEN SPACE DEBT, THE TAX RATE FOR THE YEAR 2023 FOR LIBRARY SERVICES, AND ESTABLISHING DISCOUNTS AND PENALTIES THEREFOR.

The Board of Commissioners of the Township of Upper Dublin does hereby ENACT AND ORDAIN as follows:

SECTION 1: Tax Rate for General Purposes

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2023, as follows:

Tax rate for General Purposes, the sum of 2.941 mils
on each dollar of assessed valuation, or the sum of 29.410 cents
on each one hundred dollars of assessed valuation.

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for General Purposes	2.941	29.410

SECTION 2: Tax Rate for Debt Service

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2023, as follows:

Tax rate for Debt Service, the sum of 0.948 mils
on each dollar of assessed valuation, or the sum of 9.480 cents
on each one hundred dollars of assessed valuation.

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for Debt Service	0.948	9.480

SECTION 3: Tax Rate for Fire Protection

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2023, as follows:

Tax rate for Fire Protection, the sum of 0.656 mils
on each dollar of assessed valuation, or the sum of 6.560 cents
on each one hundred dollars of assessed valuation.

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for Fire Protection	.656	6.560

SECTION 4: Tax Rate for Parks and Recreation

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2023, as follows:

Tax rate for Parks and Recreation the sum of 0.961 mils
on each dollar of assessed valuation, or the sum of 9.610 cents
on each one hundred dollars of assessed valuation.

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for Parks and Recreation	.961	9.610

SECTION 5: Tax Rate for Voter Approved Open Space Debt

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2023, as follows:

Tax rate for Voter Approved Open Space Debt, the sum of 0.07 mils
on each dollar of assessed valuation, or the sum of 0.700 cents
on each one hundred dollars of assessed valuation.

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Voter Approved Open Space Debt	.07	0.700

SECTION 6: Tax Rate for Library Services

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2023, as follows:

Tax rate for Library Services, the sum of	0.566 mils
on each dollar of assessed valuation, or the sum of	5.660 cents
on each one hundred dollars of assessed valuation.	

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for Library Services	0.566	5.660

SECTION 7: Discounts and Penalties

All taxpayers shall be entitled to a discount of two per centum (2%) from the amount of tax levied upon property, upon making payment of amount of such tax within two months of the date of the tax notice. All taxpayers who shall fail to make payment of any such taxes charged against them within four months of the date of the tax notice, shall be charged a penalty of ten per centum (10%) of the amount of the tax, which penalty shall be added to the taxes by the tax collector and collected as provided by law.

SECTION 8: Nothing in this Ordinance shall be construed to affect any suit or processing in any Court, any rights acquired or liability incurred, any permit issued, or any causes of action existing prior to the adoption of this amendment.

SECTION 9: 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. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION 10: This Ordinance shall take effect and be in force from and after January 1, 2023.


ENACTED AND ORDAINED THIS 13th day of December 2022.

BOARD OF COMMISSIONERS
UPPER DUBLIN TOWNSHIP

BY:


Ira S. Tackel, President

ATTEST:


Jonathan K. Bleemer, Secretary

AN ORDINANCE

NO. 23-1381

AN ORDINANCE To Amend The Zoning Code Of Upper Dublin Township, Chapter 255, By Amending Article VII Residential Districts, Section 255-40 Truck Exclusions.

The Board of Commissioners of the Township of Upper Dublin hereby ordains:

Section 1. The Code of Upper Dublin Township, Chapter 255, entitled Zoning, Article VII Residential Districts, § 255-40 Truck exclusions, shall be deleted in its entirety and restated to read as follows:

§ 255-40. Truck exclusions

A. It shall be unlawful for the owner or operator of any tractor-trailer, construction vehicle, commercial motor vehicle, or motor carrier vehicle (as defined by the PA Vehicle Code) having a gross vehicle weight of 9,000 pounds or more to park such vehicle at any time on any street within a residential district or on property within a residential district in the Township of Upper Dublin, except when making deliveries or improvements to the property on such street.

B. One tractor-trailer, construction vehicle, commercial vehicle or motor carrier vehicle having a gross vehicle weight of 9,000 pounds or less may be parked or stored on any property within a residential district at any time, provided the tractor-trailer, construction vehicle, commercial vehicle or motor carrier vehicle is parked or stored in an enclosed structure or on a paved driveway.

C. This section shall not apply to police, fire or other emergency vehicles.

D. This section shall not apply to the following vehicles, when otherwise legally parked:

- (1) Vehicles owned by the township.
- (2) Vehicles owned by utility companies when utility work is underway nearby.
- (3) Construction vehicles when the vehicle is connected with an active work site that is permitted by the township or PennDOT.

E. Enforcement. The Police Department will initially investigate reported violations of this section. If there are no safety issues that need to be addressed immediately, the Police Department will report the relevant information about the violation to the Zoning Officer for enforcement in accordance with § 255-197.

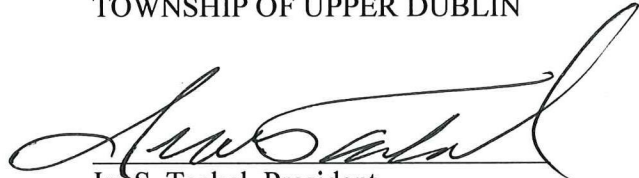
Section 2. Nothing in this Ordinance or in Chapter 255 of the Code of the Township of Upper Dublin, as hereby amended, shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 255 prior to the adoption of this amendment.

Section 3. 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 this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

Section 4. This Ordinance shall take affect and be in force from and after its approval as required by law.

Enacted by the Board of Commissioners of Upper Dublin Township this 10th day of
January, 2023.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN



Ira S. Tackel, President

ATTEST:



Jonathan Bleemer, Secretary

AN ORDINANCE

NO. 23-1382

AN ORDINANCE To Amend The Zoning Code Of Upper Dublin Township, Chapter 255, By Amending Article I General Provisions, Section 255-7 Definitions, To Add A Definition For The Word “Day,” And By Adding To Article VII Residential Districts, A New Section 255-40.1 Storage of Vehicles and Equipment in Street Prohibited.

The Board of Commissioners of the Township of Upper Dublin hereby ordains:

Section 1. The Code of Upper Dublin Township, Chapter 255, entitled Zoning, Article I General Provisions, §255-7 Definitions, shall be amended by adding a new definition for the word “DAY,” to read as follows:

§ 255-7. Definitions

* * * * *

DAY – a period of twenty-four hours as a unit of time, calculated from one midnight to the next.

* * * * *

Section 2. The Code of Upper Dublin Township, Chapter 255, entitled Zoning, Article VII Residential Districts, shall be amended by adding a new § 255-41 Storage of Vehicles and Equipment in Street Prohibited, to read as follows:

§ 255-40.1 – Storage of Vehicles and Equipment in Street Prohibited

A. Definitions.

1. Recreational vehicle – Any boat, boat trailer, house coach, house trailer, mobile home, truck camper (mounted on a truck or dismounted), travel trailer, folding tent camper, recreational cargo trailer or other motor vehicle adapted for vacation, residential or recreational use.

B. No person shall store a recreational vehicle equal to or greater than 20 feet in overall length upon any street in a residential district in the Township of Upper Dublin. For purposes of this section, storage shall mean to park a vehicle on the street on more than 5 days in any 30-day period. One recreational vehicle may be parked or stored on any property in a residential district at any time, provided the recreational vehicle is parked or stored in an enclosed structure or on a paved driveway.

C. Enforcement. The Police Department will initially investigate reported violations of this section. If there are no safety issues that need to be addressed immediately, the Police

Department will report the relevant information about the violation to the Zoning Officer for enforcement in accordance with § 255-197.

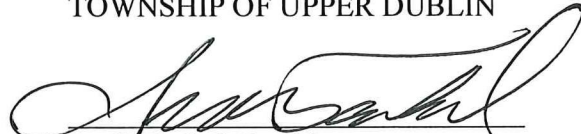
Section 3. Nothing in this Ordinance or in Chapter 255 of the Code of the Township of Upper Dublin, as hereby amended, shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 255 prior to the adoption of this amendment.

Section 4. 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 this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

Section 5. This Ordinance shall take affect and be in force from and after its approval as required by law.

Enacted by the Board of Commissioners of Upper Dublin Township this 10th day of
January, 2023.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN



Ira S. Tackel, President

ATTEST:



Jonathan Bleemer, Secretary

ORDINANCE NO. 23-1383

**AN ORDINANCE Of Upper Dublin Township, Montgomery County,
Pennsylvania, Establishing The Dates Of The Regular Meetings Of The
Commissioners Of The Township Of Upper Dublin During The Year 2023.**

The Board of Commissioners of the Township of Upper Dublin does hereby ENACT and ORDAIN as follows:

SECTION 1. The regular stated monthly meetings of the Commissioners of the Township of Upper Dublin for the year 2023 shall be held on the second Tuesday of each month unless the same shall be a legal holiday or election day, in which case the meeting will be held on the next regular business day following, at 7:00 PM, local time, and, as needed, on the fourth Tuesday of the month, unless the same shall be a legal holiday or Election Day, in which case the meeting will be held on the next regular business day following, at 7:00 P.M. local time.

SECTION 2. The Economic Development and Finance Committee meetings of the Township of Upper Dublin for the year 2023 shall be held on the first Tuesday of February, May, August, November, unless the same shall be a legal holiday or Election Day, in which case the meeting will be held on the next regular business day following, at 6:30 PM, local time.

SECTION 3. The Public Safety, Works and Services Committee meetings of the Township of Upper Dublin for the year 2023 shall be held on the first Tuesday of February, May, August, November, unless the same shall be a legal holiday or Election Day, in which case the meeting will be held on the next regular business day following, immediately following the Economic Development and Finance Committee meeting at 6:30 PM., local time.

SECTION 4. The Planning, Parks and Library Committee meetings for the year 2023 shall be held on the fourth Tuesday of February, May, August, November, unless the same shall be a legal holiday or election day, in which case the meeting will be held on the next regular business day following, at 7:00 PM., local time.

SECTION 5. The public is welcome to attend all meetings, and participation by the public is welcome. See Section 7.

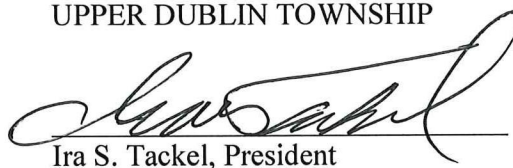
SECTION 6. Persons with disabilities who wish to attend any public meeting and require auxiliary aid, service or other accommodations to participate in the proceedings may contact the Township Manager's Office to discuss how the Township may best accommodate an individual's needs. See Section 7.

SECTION 7. All meetings will be held in person. Any additional information will be posted on the Township's website at:
<https://www.upperdublin.net/government/meeting-agendas-minutes-2/>. Agendas will be

posted to the same webpage at least 24 hours in advance of the meeting. Any changes to location will be posted on the same website page. Citizen participation will occur in two ways. Attend the meeting in person or email questions/comments in advance to meeting@upperdublin.net by 4PM the day of the meeting along with your name and address and the Board/Commission you wish to address.

ENACTED AND ORDAINED this 10^h day of January, 2023.

BOARD OF COMMISSIONERS
UPPER DUBLIN TOWNSHIP



Ira S. Tackel, President

Attest:



Jonathan Bleemer, Secretary

AN ORDINANCE

NO. 23-1384

AN ORDINANCE To Amend The Zoning Code Of Upper Dublin Township, Chapter 255, By Amending Article III General Regulations, by adding a new Section 255-24.1 Merger of Lots.

The Board of Commissioners of the Township of Upper Dublin hereby ordains:

Section 1. The Code of Upper Dublin Township, Chapter 255, entitled Zoning, Article III General Regulations, § 255-24.1 Merger of lots, shall be added to read as follows:

§ 255-24.1. Merger of lots.

Where two or more adjacent lots, one or more of which is nonconforming, are owned by the same owner, and the ownership of the lots is concurrent, such lots shall be combined to create conforming lots, or to lessen the non-conformity if it is not possible to create all conforming lots. The sale, conveyance, or assignment of a non-conforming lot which is deemed to have been merged by this provision is prohibited and a violation of the Zoning Ordinance.

Section 2. Nothing in this Ordinance or in Chapter 255 of the Code of the Township of Upper Dublin, as hereby amended, shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 255 prior to the adoption of this amendment.

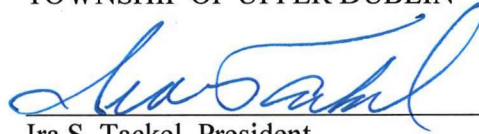
Section 3. The provisions of this Ordinance are severable, and if any section, sentence, clause, part, or provision thereof shall be held illegal, invalid, or unconstitutional by any Court of competent jurisdiction, such decision of this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Section 4. This Ordinance shall take affect and be in force from and after its approval as required by law.

Enacted by the Board of Commissioners of Upper Dublin Township this 14th day of February, 2023.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN



Ira S. Tackel, President

ATTEST:



Jonathan Bleemer, Secretary

AN ORDINANCE

NO. 23-1385

AN ORDINANCE To Amend The Zoning Code Of Upper Dublin Township, Chapter 255, Article XXXV, Alternative Energy, By Requiring Roof Mounted Solar Panels To Be Designed And Installed In Conformance With The Uniform Construction Code.

The Board of Commissioners of the Township of Upper Dublin hereby ordains:

Section 1. The Code of Upper Dublin Township, Chapter 255, entitled Zoning, Article XXXV, Alternative Energy, § 255-263 Solar Energy Systems, Subsection B, Design and installation requirements, paragraph (5) thereof, shall be amended to provide as follows:

Article XXXV Alternative Energy

§ 255-263 Solar Energy Systems

B. Design and installation requirements

- (5) Roof access, pathways, smoke ventilation and setbacks for roof mounted solar panels (photovoltaic arrays) must conform to the requirements of the Uniform Construction Code (IBC, IFC and IRC) adopted by the Township in Chapter 73, Uniform Construction Code, §73-6.

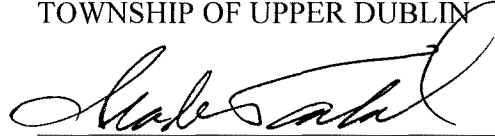
Section 2. Nothing in this Ordinance or in Chapter 255 of the Code of the Township of Upper Dublin, as hereby amended, shall be construed to affect any suit or proceedings in any Court, any rights acquired or liability incurred, any permit issued, or any cause or causes of action existing under the said Chapter 255 prior to the adoption of this amendment.

Section 3. 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 this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.

Section 4. This Ordinance shall take affect and be in force from and after its approval as required by law.

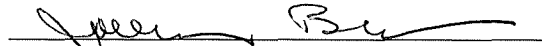
Enacted by the Board of Commissioners of Upper Dublin Township this 11th day of April, 2023.

BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN



Ira S. Tackel, President

ATTEST:


Jonathan Bleemer, Secretary

AN ORDINANCE

NO. 23-1386

AN ORDINANCE To Amend The Code Of Upper Dublin Township By The Addition Of A New Chapter 120, Volunteer Service Credit Program, Enacting Tax Credits For Volunteer Members Of The Fort Washington Fire Company No. 1; And Establishing Administrative Procedures And Appeals

The Board of Commissioners of Upper Dublin Township does hereby enact and ordain:

Section 1. The Code of Upper Dublin Township is hereby amended by the addition of a new Chapter 120, Volunteer Service Credit Program, to provide as follows:

Chapter 120 Volunteer Service Credit Program

§ 120-1. Definitions.

Unless otherwise expressly stated, the following words and phrases shall be construed throughout this chapter to have the meanings indicated in this article:

Active Volunteer.

A Volunteer for the Fort Washington Fire Company No. 1 who has complied with, and is certified under, the Volunteer Service Credit Program.

Chief.

The Chief of the Fort Washington Fire Company No. 1

Earned Income Tax (EIT). The earned income tax levied by Upper Dublin Township under the Local Tax Enabling Act.

Eligibility Period.

The timeframe when Volunteers may earn credit under the Volunteer Service Credit Program.

Emergency Responder.

A Volunteer who responds to an emergency call with the Fort Washington Fire Company No. 1.

Emergency Response Call.

Any emergency call to which a Volunteer responds, including travel directly from and to a Volunteer's home, place of business or other place where he/she shall have been when the call was received.

Fire Company.

The Fort Washington Fire Company No. 1. (FWFC)

Fire Services Administrator

The person retained by Upper Dublin Township to serve as the administrative head of the Upper Dublin Fire Department.

Qualified Real Property.

A residential real property in Upper Dublin Township owned individually or jointly by an Active Volunteer and occupied as that Volunteer's domicile.

Volunteer.

A member of the Fort Washington Fire Company No. 1.

§120-2. Volunteer service credit program - description

- A. **Establishment.** Upper Dublin Township hereby establishes a Volunteer Service Credit Program pursuant to Act 91 of 2020 and Act 172 of 2016, 35 Pa. C.S. §§79A01-79A33. The goal of the program is to encourage membership and service in the Fort Washington Fire Company No. 1.

- B. **Program Criteria.** The Board of Commissioners shall establish, by resolution, the annual criteria that must be met to qualify for credits under the program based on some or all of the following:
 - (1) The number of emergency response calls to which a Volunteer responds.
 - (2) The level of training and participation in formal training and drills for a Volunteer.
 - (3) The total amount of time expended by a Volunteer on administrative and other support services, including but not limited to:
 - (i) fundraising

(ii) providing facility or equipment maintenance

(iii) financial bookkeeping

(4) The involvement in other events or projects that aid the financial viability, emergency response or operational readiness of the Fire Company.

(5) The total number of years the Volunteer has served.

- C. **Eligible Entities.** The Volunteer Service Credit Program is available to residents of Upper Dublin Township who are Volunteers with the FWFC.
- D. **Eligibility Period.** A Volunteer must meet the minimum criteria, set by resolution under this section, during the eligibility period to qualify for the tax credits established under § 120-3 and § 120-4. For 2024, and each subsequent year thereafter, the eligibility period shall run from January 1st until December 31st.
- E. **Recordkeeping.** The Chief shall keep specific records of each Volunteer's activities in a service log to establish credits under the Volunteer Service Credit Program. Service logs shall be subject to review by the Board of Commissioners, the State Fire Commissioner and the State Auditor General. The Chief shall annually transmit to the Fire Services Administrator a notarized eligibility list documenting the eligibility of all Volunteers that have met the minimum criteria for the Volunteer Service Credit Program. The notarized eligibility list and accompanying documentation shall be transmitted to the Fire Services Administrator no later than February 1st of each year. The Chief shall post the notarized eligibility list in an accessible area of the fire company's facilities. The Fire Services Administrator shall certify the eligibility list to the Board of Commissioners
- F. **Application.** Volunteers that have met the minimum criteria of the Volunteer Service Credit Program shall sign and submit an application for certification to the Chief on or before March 1st of each year. The Chief and another officer shall sign the application if the Volunteer has met the minimum criteria of the Volunteer Service Credit Program, and forward it to the Fire Services Administrator. Applications shall not be accepted by the Fire Services Administrator after March 15th of each year.
- G. **Municipal Review.** The Fire Services Administrator shall review the applications for credit under the Volunteer Service Credit Program and shall cross

reference them with the notarized eligibility list approved by the Board of Commissioners. If approved by the Fire Services Administrator, applicants shall be issued a tax credit certificate by the Township Secretary.

H. **Official Tax Credit Register.** The Township Secretary shall keep an official Tax Credit Register of all Active Volunteers that were issued tax credit certificates. The Township Secretary shall transmit a copy of the Tax Credit Register, together with updates, as needed, to the following:

- (1) Board of Commissioners.
- (2) Fire Services Administrator.
- (3) The Chief of the Fire Company.
- (4) Township Treasurer.

I. **Injured Volunteers.**

- (1) An emergency responder that is injured during an emergency response call may be eligible for future tax credits. The injury must have occurred while responding to, participating in, or returning from an emergency response call with the Fire Company
- (2) An injured emergency responder shall provide documentation from a licensed physician with the application required under § 120-2 stating that their injury prevents them from performing duties to qualify as an Active Volunteer. In such a case, the injured emergency responder shall be deemed an Active Volunteer for that tax year.
- (3) An injured emergency responder shall annually submit the application required under § 120-2, along with updated documentation from a licensed physician stating that the injury still exists and prevents them from qualifying as an Active Volunteer. The injured emergency responder shall again be deemed an Active Volunteer for that tax year. An injured emergency responder shall only be deemed an Active Volunteer for a maximum of five consecutive tax years.

§ 120-3. Procedure to File Tax Credit Claim.

- A. Real Property Tax Credit.** Each Active Volunteer who has been certified under the Upper Dublin Volunteer Service Credit Program shall be eligible to receive a real property tax credit of 100% of the municipal tax liability for the year following that during which the credit was earned on Qualified Real Property, up to a maximum credit of One Thousand Two Hundred Dollars (\$1200.00). If the tax is paid in the penalty period, the tax credit shall only apply to the base tax year liability as though paid at discount. The total tax credits applicable to a property may not exceed One Thousand Two Hundred Dollars (\$1200.00) in a given year.
- B. Earned Income Tax Credit.** Each Active Volunteer who has been certified under the Upper Dublin Volunteer Service Credit Program shall be eligible to receive an earned income tax credit of up to One Thousand Two Hundred Dollars (\$1200.00) to be applied against their EIT obligation for the prior year's earnings.
- C. Claim.**
- (1) An Active Volunteer with a tax credit certificate may file a claim for the tax credit against either (a) their Qualified Real Property tax liability for the township's real estate tax levy for the year for which the certificate was issued, or (b) their earned income tax liability for the earned income tax levied by the Township for the year for which the certificate was issued.
 - (2) Claim for real estate tax credit. The real estate tax credit shall be administered as a refund by the Township. If the total tax credits for a single property exceed 100%, the refund will be prorated evenly between the Volunteers owning an interest in such property. An Active Volunteer shall file the following with the Finance Director of the Township:
 - (a) A true and correct receipt from the Township real estate tax collector of the paid municipal real property taxes for the tax year for which the claim is being filed.
 - (b) The tax credit certificate.

- (c) Photo Identification.
 - (d) Documentation, such as a copy of a deed, showing that the tax paid was for Qualified Real Property.
- (3) If the Active Volunteer provides all documents required under this subsection, the Finance Director shall issue the real estate tax refund to the Active Volunteer.
 - (4) Claim for earned income tax credit. The credit shall be claimed on the EIT form filed with the Township. The Volunteer shall file a copy of their tax credit certificate with their EIT return.
 - (5) A Volunteer submitting a claim shall verify the accuracy of the information submitted by signing the following statement:

“I hereby verify that the facts contained in the documents submitted with this claim are true and correct to the best of my knowledge, information, and belief. I understand that this statement is made subject to the criminal penalties set forth at 18 Pa.C.S.A. §4904, relating to unsworn falsification to authorities.”
 - (6) Any person who knowingly makes or conspires to make a false service record report, or who knowingly provides or conspires to provide false information that is used to compile a service record report shall be subject to the criminal penalties set forth at 35 Pa.C.S.A. § 79A31

Rejection of the Tax Credit Claim.

- (1) The Finance Director shall reject the claim for a tax credit if the Active Volunteer fails to provide the documents required under § 120-3(C).
- (2) If the Finance Director rejects the claim, the Active Volunteer shall be notified in writing of the decision. The notice shall include the reasons for the rejection and provide the method of appealing the decision pursuant to §120-4.

§120-4. APPEALS.

- A. Any Active Volunteer aggrieved by a decision of the Finance Director under § 78-52(C) shall have a right to file an administrative appeal of said decision within 30 days of its date.
- B. The appeal shall be filed with the Township Secretary and shall be decided by the Township Manager, who shall serve as the Hearing Officer, pursuant to the procedures set forth in Chapter 224, Taxation, Article III, Administrative Appeals.

Section 2. 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 this court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this ordinance. It is hereby declared to be the intent of the Board that this ordinance would have been adopted if such illegal, invalid, or unconstitutional section, sentence, clause, part, or provision had not been included herein.


Section 3 This Ordinance shall take effect and be in force from and after its approval as required by law.

Approved by the Board this 14th day of November, 2023.

BOARD OF COMMISSIONERS OF
UPPER DUBLIN TOWNSHIP


Robert H. McGuckin, Vice President

ATTEST:


Jonathan Bleemer, Secretary

ORDINANCE NO. 23-1387

ANNUAL BUDGET OF THE TOWNSHIP OF UPPER DUBLIN FOR THE YEAR 2024

AN ORDINANCE OF UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA APPROPRIATING SPECIFIC SUMS ESTIMATED TO BE REQUIRED FOR THE SPECIFIC PURPOSES OF THE MUNICIPAL GOVERNMENT, HEREINAFTER SET FORTH, DURING 2024.

The Board of Commissioners of the Township of Upper Dublin does hereby ENACT AND ORDAIN as follows:

SECTION 1: That for the expenses for the fiscal year 2024 the following amounts are hereby appropriated from the revenues available for the current year for the specific purposes set forth below, which amounts are more fully itemized in the budget form.

SUMMARY OF ALL ESTIMATED RECEIPTS

Receipts from Current Tax Levy	14,802,969
Receipts from Taxes of Prior Years	40,000
Local Enabling Taxes	11,750,000
Other Revenues and Receipts	<u>33,950,899</u>
TOTAL ESTMATED RECEIPTS	60,543,868

SUMMARY OF ALL APPROPRIATIONS

GENERAL GOVERNMENT	
Administration and Finance	2,807,008
Treasurer and Tax Collector	19,765
Municipal Buildings	631,093
Economic Development/Engineering	<u>383,491</u>
TOTAL	3,841,357
PROTECTION TO PERSON AND PROPERTY	
Police	9,567,034
Fire	892,799
Emergency Services	<u>321,692</u>
TOTAL	10,781,525

LIBRARY	1,682,587
SANITATION	3,101,646
CODE ENFORCEMENT/ZONING	1,456,157
PUBLIC WORKS	4,423,206
PARKS AND RECREATION	2,973,368
DEBT SERVICE	3,195,221
NON EXPENDABLE TRUSTS	1,300
CAPITAL PROJECTS	
General Fund	1,888,380
ARPA	1,075,870
Building Reserve	25,000,000
Fire Capital	1,068,000
Open Space	<u>42,000</u>
	TOTAL
	29,074,250
COMMUNITY CONTRIBUTIONS	13,250
TOTAL APPROPRIATIONS	60,543,868

SECTION 2: An estimate of the specific items making up the amounts appropriated to the respective departments is on file in the office of the Township of Upper Dublin, Montgomery County, Pennsylvania.

SECTION 3: That an Ordinance, or part of an Ordinance, conflicting with this Ordinance be and the same is hereby repealed insofar as the same affects this Ordinance.

SECTION 4: Nothing in this Ordinance shall be construed to affect any suit or processing in any Court, any rights acquired or liability incurred, any permit issued, or any causes of action existing prior to the adoption of this amendment.


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. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION 6: This Ordinance shall take effect and be in force from and after January 1, 2024.

ENACTED AND ORDAINED THIS 12th day of December 2023.

BOARD OF COMMISSIONERS
UPPER DUBLIN TOWNSHIP

BY: 
Ira S. Tackel, President

ATTEST: 
Jonathan Bleemer, Secretary

ORDINANCE NO. 23-1388

AN ORDINANCE OF UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, FIXING THE TAX RATE FOR THE YEAR 2024 FOR GENERAL PURPOSES, THE TAX RATE FOR THE YEAR 2024 FOR DEBT SERVICE, THE TAX RATE FOR THE YEAR 2024 FOR FIRE PROTECTION, THE TAX RATE FOR THE YEAR 2024 FOR PARKS AND RECREATION, THE TAX RATE FOR THE YEAR 2024 FOR VOTER APPROVED OPEN SPACE DEBT, THE TAX RATE FOR THE YEAR 2024 FOR LIBRARY SERVICES, AND ESTABLISHING DISCOUNTS AND PENALTIES THEREFOR.

The Board of Commissioners of the Township of Upper Dublin does hereby ENACT AND ORDAIN as follows:

SECTION 1: Tax Rate for General Purposes

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2024, as follows:

Tax rate for General Purposes, the sum of	2.924 mils
on each dollar of assessed valuation, or the sum of	29.240 cents
on each one hundred dollars of assessed valuation.	

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for General Purposes	2.924	29.240

SECTION 2: Tax Rate for Debt Service

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2024, as follows:

Tax rate for Debt Service, the sum of	0.948 mils
on each dollar of assessed valuation, or the sum of	9.480 cents
on each one hundred dollars of assessed valuation.	

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for Debt Service	0.948	9.480

SECTION 3: Tax Rate for Fire Protection

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2024, as follows:

Tax rate for Fire Protection, the sum of	0.631 mils
on each dollar of assessed valuation, or the sum of	6.310 cents
on each one hundred dollars of assessed valuation.	

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for Fire Protection	0.631	6.310

SECTION 4: Tax Rate for Parks and Recreation

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2024, as follows:

Tax rate for Parks and Recreation the sum of	1.020 mils
on each dollar of assessed valuation, or the sum of	10.200 cents
on each one hundred dollars of assessed valuation.	

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for Parks and Recreation	1.020	10.200

SECTION 5: Tax Rate for Voter Approved Open Space Debt

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2024, as follows:

Tax rate for Voter Approved Open Space Debt, the sum of	0.07 mils
on each dollar of assessed valuation, or the sum of	0.700 cents
on each one hundred dollars of assessed valuation.	

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Voter Approved Open Space Debt	0.07	0.700

SECTION 6: Tax Rate for Library Services

That a tax be and the same is hereby levied on all property and occupation within the said municipality subject to taxation for the fiscal year 2024, as follows:

Tax rate for Library Services, the sum of	0.641 mils
on each dollar of assessed valuation, or the sum of	6.410 cents
on each one hundred dollars of assessed valuation.	

The same being summarized in tabular form as follows:

	<u>Mils on Each Dollar of Assessed Valuation</u>	<u>Cents on Each One Hundred Dollars of Assessed Valuation</u>
Tax Rate for Library Services	0.641	6.410

SECTION 7: Discounts and Penalties

All taxpayers shall be entitled to a discount of two per centum (2%) from the amount of tax levied upon property, upon making payment of amount of such tax within two months of the date of the tax notice. All taxpayers who shall fail to make payment of any such taxes charged against them within four months of the date of the tax notice, shall be charged a penalty of ten per centum (10%) of the amount of the tax, which penalty shall be added to the taxes by the tax collector and collected as provided by law.

SECTION 8: Nothing in this Ordinance shall be construed to affect any suit or processing in any Court, any rights acquired or liability incurred, any permit issued, or any causes of action existing prior to the adoption of this amendment.

SECTION 9: 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. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted as if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION 10: This Ordinance shall take effect and be in force from and after January 1, 2024.

ENACTED AND ORDAINED THIS 12th day of December 2023.

BOARD OF COMMISSIONERS
UPPER DUBLIN TOWNSHIP

BY: 
Ira S. Tackel, President

ATTEST: 
Jonathan Bleemer, Secretary

AN ORDINANCE

NO. 24-1389

AN ORDINANCE Amending The Code of Upper Dublin Township, Part II, General Legislation, By Amending The Title Of Chapter 203 “Solid Waste” To Chapter 203 “Health And Sanitation,” And by Adding A New Chapter 203, Article V “Single Use Plastic Regulations,” Prohibiting Retail Establishments From Providing Single Use Carry-Out Plastic Bags to Customers, Setting Forth The Purposes Of Such Prohibition And Related Findings, Definitions And Requirements, And Providing For The Enforcement Of The Regulations, Including The Imposition Of Penalties; And, Repealing All Inconsistent Ordinances Or Parts Thereof In Conflict Therewith; And, Providing A Severability Clause And An Effective Date.

WHEREAS, Upper Dublin Township, Montgomery County, Pennsylvania (hereinafter the “Township”) is a Township of the First Class, organized and existing under the laws of the Commonwealth of Pennsylvania; and

WHEREAS, the First Class Township Code authorizes the Board of Commissioners (“Board”) of Upper Dublin Township to make, amend, and adopt ordinances that are consistent with the constitution and laws of the Commonwealth when necessary for the proper management, care and control of the Township and the maintenance of peace, good government, health and welfare of the Township and its citizens; and

WHEREAS, Article 1, Section 27 of the Pennsylvania Constitution, known as the Environmental Rights Amendment (the “Amendment”), provides that people have the right to clean air, pure water and to the preservation of the natural, scenic, historic, and aesthetic values of the environment; Pennsylvania's public natural resources are the common property of all the people, including generations yet to come; as a Trustee of these resources, the Commonwealth and its political subdivisions shall conserve and maintain these resources for the benefit of all the people; and

WHEREAS, the Amendment imposes two basic duties on the Commonwealth and its political subdivisions such as the Township: one is to prohibit the degradation, diminution, and depletion of the public natural resources; and, the second is to act affirmatively *via* legislative action to protect the environment, *Pennsylvania Environmental Defense Foundation v. Commonwealth of Pennsylvania*, 161 A.3d 911 (Pa. 2017); and

WHEREAS, this Ordinance is enacted to achieve the Township’s duties under the Amendment by minimizing the degradation, diminution, and depletion of the public natural resources and to affirmatively enact legislation designed to protect the environment; and

WHEREAS, for the reasons set forth in more detail below, the Board intends to preserve, maintain, and enhance the health of its residents and visitors, as well as the public natural resources

and common property within the Township, by regulating the distribution of single-use plastic bags within the Township; and

WHEREAS, the Board after due consideration of the proposed Ordinance at a duly advertised public hearing, has determined that the health, safety, and general welfare of the residents of the Township will be served by this amendment of the Township Code to regulate the distribution of single-use plastic bags within the Township.

NOW, THEREFORE, it is ordained and enacted by the Board of Commissioners of the Township of Upper Dublin that:

Section 1. The Code of Upper Dublin Township, Part II: General Legislation, Chapter 203 Solid Waste, is hereby amended by changing the title of Chapter 203 to Chapter 203 “Health and Sanitation.”

Section 2. The Code of Upper Dublin Township, Part II: General Legislation, Chapter 203, entitled Health and Sanitation, shall be amended by adding a new Article V entitled “Single Use Plastic Regulations” to provide as follows:

* * * * *

Article V Single Use Plastic Regulations

§ 203-48 Purpose and Findings.

A. Purpose

- (1) The purpose of this Article is to reduce the use of single-use plastic bags by retail establishments within the Township.
- (2) To curb litter on the streets, in the parks, and in the trees, protect the local streams, rivers, waterways and other aquatic environments, reduce greenhouse gas emissions, reduce solid waste generation, promote the use of reusable, compostable, and recyclable materials within the Township, and to preserve the natural, scenic, historic, and esthetic values of the Township.
- (3) To relieve the pressure for landfills and resource recovery facilities to manage the disposition of single-use products.

B. Findings

- (1) The use of single-use plastic bags has severe environmental impacts, including greenhouse gas emissions, litter, harm to wildlife and aquatic life, ground level ozone formation, atmospheric acidification, water consumption, and solid waste generation.
- (2) There are numerous retail establishments within the Township which provide single-use plastic bags to their customers.

(3) The majority of such single-use plastic bags are made from plastic or other material that does not readily decompose.

(4) Approximately one hundred billion single-use plastic bags are discarded by United States consumers each year. Given the difficulty of recycling these materials, less than 1 percent of single-use plastic bags are returned for recycling in the United States and in the Township, such bags are not curbside recyclable.

(5) Numerous studies have documented the prevalence of single-use plastic bags littering the environment, blocking storm drains, entering local waterways, and becoming stuck in or upon natural resources and public property.

(6) The taxpayers of the Township pay the costs related to the cleanup of single-use plastic bags from the roadways, trees, sewers, waters, and parks within the Township.

(7) From an overall environmental and economic perspective, the best alternative to single-use plastic bags is a shift to reusable bags or recyclable paper bags.

(8) There are several alternatives to single-use plastic bags readily available in and around the Township.

(10) An important goal of the Township is to procure and use sustainable products and services.

(11) An important goal of the Township is to preserve the natural, scenic, historic, and esthetic values of the Township.

(12) It is the Township's desire to conserve resources, reduce the amount of greenhouse gas emissions, waste, litter, water pollution, and to protect the public health and welfare, including wildlife and aquatic life, all of which increases the quality of life for the Township's residents and visitors to the Township.

(13) As required by the Environmental Rights Amendment to the Pennsylvania Constitution, the Board seeks to preserve the natural, scenic, historic, and aesthetic values of the Township.

(14) It is the Board's desire to conserve resources, reduce the amount of greenhouse gas emissions, waste, litter, water pollution and to protect the public health and welfare, including wildlife and aquatic life, all of which increases the quality of life for the Township's residents and visitors.

§ 203-49. Definitions.

CUSTOMER - Any person purchasing goods or services from a Retail Establishment.

EFFECTIVE DATE - The effective date of this ordinance is one hundred and eighty (180) days from adoption by the Board of Commissioners of Upper Dublin Township.

EXEMPTED BAG - A bag used inside a retail establishment by a customer to deliver perishable items to the point-of-sale at that establishment. "Exempted bag" shall include:

- (1) a bag used to package bulk items such as fruit, vegetables, nuts, grains, or candy;
- (2) a bag used to contain or wrap meats or fish; to contain unwrapped prepared foods or bakery goods;
- (3) a bag used solely to contain live animals, such as fish or insects sold in a pet store; or
- (4) a bag sold in packaging containing multiple bags and packaged at the time of manufacture of the bag.

NON-RECYCLABLE PAPER BAG – A non-recyclable paper bag means a paper bag that is not a recyclable paper bag.

PLASTIC - A synthetic material made from linking monomers through a chemical reaction to create a polymer chain that can be molded or extruded at high heat into various solid forms that retain their defined shapes during their life cycle and after disposal, including material derived from either petrochemicals or a biologically based polymer, such as corn or other plant sources.

RECYCLABLE PAPER BAG - A paper bag that meets the following, but not including an exempted bag:

- (1) Is 100% recyclable;
- (2) contains no old growth fiber;
- (3) contains a minimum of 40% post-consumer recycled content; and
- (4) Displays the word "Recyclable" in a highly visible manner on the outside of the bag and is labeled in a highly visible manner on the outside of the bag with the name of the manufacturer, the location where manufactured, and the percentage of post-consumer recycled content of the bag in an easy-to-read font size.

RETAIL ESTABLISHMENT - Any store, commercial establishment, or any other location that sells perishable or nonperishable goods, including, but not limited to, clothing, food, and personal items, directly to the customer and is located within or doing business within the geographical limits of Upper Dublin Township. Retail establishments include, but are not limited to: a business establishment that generates a sales or use tax; a drugstore, pharmacy, supermarket, grocery store, farmers market, convenience food store, food mart, food truck, or other commercial entity engaged in the retail sale of a limited line of goods such as milk, bread, soda and snack foods; a public eating establishment (i.e. a restaurant, take-out food establishment, or any other business that prepares and sells prepared food to be eaten on or off its premises); and a business establishment that sells clothing, hardware, or any other nonperishable goods.

REUSABLE BAG - A carryout bag that is designed and manufactured for multiple uses and is: (a) made of cloth or other machine-washable fabric that has stitched handles; or (b) a polypropylene bag that has stitched handles.

SINGLE-USE PLASTIC BAG/NON-REUSABLE PLASTIC BAG - A bag made from plastic through a blown-film extrusion process, but not including a reusable bag or an exempted bag.

§ 203-50. Single-use plastic bags and non-reusable plastic bags prohibited.

Beginning after the effective date, retail establishments are prohibited from providing a single-use plastic bag or a bag that does not qualify as a reusable bag to a customer at the retail establishment or through a delivery.

§ 203-51. Single-use paper bags prohibited.

- A. Beginning after the effective date, retail establishments are prohibited from providing a non-recyclable paper bag to a customer at a retail establishment or through a delivery.
- B. A retail establishment may provide a customer a recyclable paper bag at the point of sale if the bag is provided to the customer for a maximum charge of \$0.10 per recyclable paper bag.
- C. All monies collected by a retail establishment under this section for provision of a recyclable paper bag shall be retained by the retail establishment.
- D. Any charge for a recyclable paper bag shall be separately stated on any receipt provided to the customer at the time of sale and shall be identified thereon as the “carry-out bag charge” or through use of equivalent language as deemed acceptable by the Township.

§ 203-52. Signage Requirement.

Beginning 30 days after the effective date, and for six months thereafter, retail establishments shall post at all points of sale conspicuous signage: informing customers that single-use plastic bags and non-recyclable paper bags will no longer be provided by the establishment as of the date the prohibition begins; explaining what types of bags and purchases are impacted; and providing any other information the Township may require by regulation or written policy.

§ 203-53. Temporary Exemptions.

The Board of Commissioners or its designee, may, in its sole discretion, upon written request of a retail establishment, exempt a retail establishment from the requirements of this Ordinance for a period of not more than one year from the effective date upon a finding by the Board or its designee that the requirements of this Article would cause undue hardship to the retail establishment. The Board or its designee may make a finding of undue hardship only in the following circumstances or situations, and any exemptions that may be provided by the Board pursuant hereto may, in the Board's discretion, contain conditions:

- (1) The retail establishment has a unique circumstance or situation such that there are no reasonable alternatives to single-use plastic bags and/or non-recyclable paper bags; or

- (2) Additional time is necessary to draw down an existing inventory held by the retail establishment of single-use plastic bags, non-reusable bags or non-recyclable paper bags.

§ 203-54. Enforcement.

- A. The Township Manager or his/her designee(s) shall have the primary responsibility for enforcement of this Article.
- B. A person, store, or food service establishment that violates the requirements of this Chapter 203, Article V shall:
 - (1) be issued a written warning for a first offense;
 - (2) be subject to a civil penalty of \$100.00 for a second offense;
 - (3) be subject to a civil penalty of \$200.00 for a third offense; and
 - (4) be subject to a civil penalty of \$500.00 for a fourth or any subsequent offense.
- C. For the purposes of enforcement under this subchapter, an offense shall be each day a person, store, or food service establishment is violating a requirement of this Ordinance.
- D. In addition to the penalties set forth in this Article, the Township may seek legal, injunctive, or other equitable relief to enforce the requirements of this Article.
- E. The failure of the Township to enforce any provision of this Article shall not constitute a waiver by the Township of its rights to future enforcement hereunder.

Section 3. The terms, conditions and provisions of this Ordinance are hereby declared to be severable, and should any portion, part or provision of this Ordinance be found by a court of competent jurisdiction to be invalid, unenforceable or unconstitutional, the Upper Dublin Township Board of Commissioners hereby declares its intent that the Ordinance shall have been enacted without regard to the invalid, unenforceable, or unconstitutional portion, part or provision of this Ordinance.

Section 4. Any and all other Ordinances or parts of Ordinances in conflict with the terms, conditions and provisions of this Ordinance are hereby repealed to the extent of such irreconcilable conflict.

Section 5. This Ordinance shall be effective one hundred and eighty (180) days from enactment.


ORDAINED AND ENACTED by the Board of Commissioners of Upper Dublin Township on this 12th day of March, 2024.

BOARD OF COMMISSIONERS OF THE
UPPER DUBLIN TOWNSHIP

By:


Ira S. Tackel, President

ATTEST:


Jonathan Bleemer, Secretary