BERKSHIRE HATHAWAY
HomeServices
Fox & Roach, REALTORS®

JONES LANG LASALLE®

Land Development
Executive Offices
49 East Lancaster Avenue
Malvern, Pennsylvania, 19355
Direct 610-306-3933
Office 610-647-2600
Fax 610-993-3257
Email ed.ritti@foxroach.com

EXECUTIVE SUMMARY:

240.9 Acres, Uwchlan Township, Chester County, PA

- Truly an impact development property in the heart of expanding Chester County
- Visibility and frontage along the Downingtown Interchange of the Pennsylvania Turnpike
- Convenient access to Route 100 and the Pennsylvania Turnpike
- Frontage along Route 113
- Zoned PIC with multiple uses
- Serviced by public water and sewer
- Presently owned by the Downingtown Area School District
- The property is for sale or offered to a partnership to develop multiple uses with possibly a future school use

For further details contact :

John Perkins
Jones Lang LaSalle
1000 Continental Drive
King of Prussia, Pennsylvania, 19406

610-715-1815 (cell)
john.perkins@am.jll.com

Edward Ritti
Prudential Fox & Roach Realtors
49 East Lancaster Avenue
Malvern, Pennsylvania, 19355

610-306-3933 (cell)
ed.ritti@foxroach.com

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMMISSIONS, CHANGES OF PRICE OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

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DASD Uwchlan Project

Land Development Team

Ed Ritti and John Perkins

ed.ritti@foxroach.com
john.perkins@am.jll.com

DASD Team Members

Real Estate

Edward Ritti
Prudential Fox & Roach Realtors
610-306-3933
ed.ritti@foxroach.com

John Perkins
Jones Lang LaSalle
610-715-1815
john.perkins@am.jll.com

Land Planning

Greg Newell
Nave Newell
610-265-8323
gnewell@navenewell.net

DASD Soliciter

Guy Donatelli, Esq.
Lamb McErlane, PC
610-701-4419
gdonatelli@chescolaw.com

Real Estate Title

William Lally
Trident Land Transfer Company
610-889-5597
william.lally@prufoxroach.com

Appraisal

Reaves Lukens
Lukens Wolf Associates
215-545-1500
reaves@rclukensco.com

Third Middle School Project
Project Directory – January 2008

Owner

Downingtown Area School District	Bill MacLaughlin (x6218)
122 Wallace Avenue	wmaclaughlin@dasd.org
Downingtown, PA 19335	610-405-2447 (C)
610-269-8460	Dave Renn (x6223)
610-269-1227 (fax)	drenn@dasd.org

Construction Management

Reynolds Consulting Engineers	Damion Spahr
1265 Drummers Lane – Suite 104	dspahr@reynoldsconstruction.com
Wayne, PA 19087	610-688-6010 (x11)
	717-773-5860 (C)
	610-688-6020 (F)
	Walt Tack
	wtack@reynoldsconstruction.com
	717-443-1042 (C)

Civil Engineer

CMX Engineering	Mark Bowen (x111)
412 Creamery Way – Suite 100	mbowen@cmxengineering.com
Exton, PA 19341	
610-594-3500	Keith Lieberman (x112)
	klieberman@cmxengineering.com
	215-514-4276 (C)

Architect

Buchart Horn-BASCO Associates	Steve Krug
445 W. Philadelphia Street	skrug@bh-ba.com
PO Box 15040	717-487-4996 (C)
York, PA 17405-7040	717-852-1449 (O)
	717-852-1619 (F)
Fanning Howey Associates	George Kacan
210 North Lee Street – Suite 208	gkacan@fhai.com
Alexandria, VA 22314	419-305-3333 (C)
	703-519-9822 (O)
	703-519-9823 (F)

Traffic Engineer

Heinrich & Klein Associates, Inc.	Andreas (Andy) Heinrich
(Traffic Study)	andyh1@verizon.net
480 Herald Drive	215-514-1626 (C)
Ambler, PA 19002	215-793-4177 (O)
	215-793-4179 (F)

Attorney

Gawthrop Greenwood	Bob Adams, Esq.
17 E. Gay Street- Suite 100	rfadams@gawthropgreenwood.com
P.O. Box 562	610-696-8225 (O)
West Chester, PA 19381-0562	610-344-0932 (F)

Siemens Property House Addresses

401 Lionville Station Road (first house on right heading north on Lionville Station Road)

425 Lionville Station Road (little house on right thereafter)

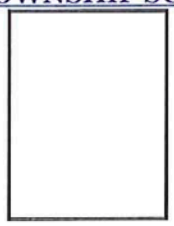
430 Lionville Station Road (big house on left - the tenant house - continuing north on Lionville Station Road)

UWCHLAN ONLINE

715 North Ship Road, Exton, PA 19341 | www.uwchlan.com | 610.363-9450 | FAX 610-363-0518

UWCHLAN TOWNSHIP SUPERVISORS

Joseph E. Toner III
Vice Chairman
Term expires
January 1, 2018



Frederick W. Gaines
Chairman
Term expires
January 1, 2014

Milton H. Bozarth
Member
Term expires
January 1, 2016

UWCHLAN HOME

Pennsylvania Right to Know Act

ADMINISTRATION

Doug Hanley	email	TOWNSHIP MANAGER
Joseph Pontarelli	email	CHIEF OF POLICE
Katie Churchill	email	TOWNSHIP SECRETARY
Susan Bernhard	email	TOWNSHIP TREASURER
Michael Holmes	email	FIRE MARSHAL
Thomas Cooke	email	BUILDING & ZONING
Charles Cadden	email	ASST. BUILDING INSPECTORS
Ted Gacomis		TOWNSHIP ENGINEER
E.B. Walsh & Associates		(Contact Township with questions)
Jean Hoffman	email	TAX COLLECTOR (484) 888-1401

BOARDS & COMMISSIONS

TOWNSHIP PHONE NUMBERS

EMERGENCY	911
Non-Emergency Police	610-692-5100
Police Administration	610-363-6947
Township Administration	610-363-9450
Non-Emergency Fire Board	610-436-4700
J.P.Mascaro & Sons Trash / Recycling	800-334-3403
Aqua Pennsylvania	610-525-1400
Barking Dogs	610-692-5100
Chester County MAIN Switchboard	610-344-6000
Chester County Real Estate Tax Info	610-344-6370
Dead Birds-Chester County Health Dept	610-344-6225
Dead Deer Removal PA Game Commission	610-926-3136
Downingtown Area Recreation Consortium (DARC)	610-269-9260
Downingtown Area School District	610-873-0930
Earned Income Tax Information (Keystone Collects)	610-269-4402 or 866-539-1100
Lionville Fire Company (Administration Only)	610-363-7663
LYA Hotline	610-594-9289
PECO Emergency	800-841-4141
Uwchlan Ambulance Corps (Business Only)	610-363-1067
Uwchlan Township Real Estate Tax Information	610-363-9450
Wild Animal Removal-dead or alive-Wildlife Associates	610-363-3639
Dog Licenses	http://dsf.chesco.org/treasurer/site/default.asp

TOWNSHIP/MUNICIPAL DIRECTORIES FOR LOCAL GOVERNMENT

Uwchlan Township

715 N. Ship Rd., Exton, PA 19341
610-363-9450 FAX 610-363-0518
Police Admin. 610-363-6947
8 a.m. - 4:30 p.m. M - F

email: lphiel@uwchlan.com
Web Site: www.uwchlan.com

Legal Notices: Daily Local News

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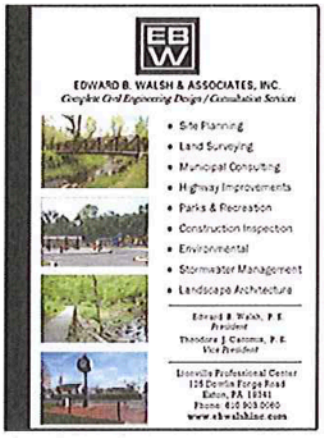
Multi-County Page Chester County Page



General Information

Current Population	18,088
Assessed Valuation	$1,450.696,354
Municpal Road Miles	80.99
State Road Miles	9.63

Taxes & Fees

Munic Real Estate Millage (total)	0.12
School Real Estate Millage (Eff. 7/1/11	26.728
Per Capita Tax	0
Real Estate Transfer Tax (Munic. & School)	1%
LST Tax	$52
Municipal Earned Inc. Tax	1/2%
School Earned Inc. Tax	1/2%
Mercantile Tax	0
Business Privilege Tax	0
Mechanical Device Tax	$100
Contractor Registration Fee	$50

Ordinances

Zoning Ord	Yes
Comprehensive Plan	Yes
Building Code	Yes
Subdivision Ord	Yes

SUPERVISORS
Chairman: Joseph E. Toner, III
Vice Chairman: Frederick W. Gaines
Member: Milton H. Bozarth
Manager: Doug Hanley
Sec./Administrative Supervisor: Lynda C. Phiel
Treasurer: Susan M. Bernhard
Solicitor: Lamb & McErlane
P.O. Box 565, West Chester, PA 19380
Engineer: E.B Walsh & Assoc.
125 Dowlin Forge Road, Exton, PA 19341

PLANNING COMMISSION
Chairman: Charles Kalemjian
Vice Chairman: Richard Jordan
Secretary: Frank Hogan
Member: Joseph Ferry
Member: John Marbach
Member: Samuel Matthews
Member: William Flanagan
Member(ex officio): Alice Johnson

ZONING HEARING BOARD
Chairman: Rudy Ducharme
Vice Chairman: Vernet Spence-Brown
Member: Michael Ryan
Alternate: Michael Callahan

BOARD OF AUDITORS
Chairman: Paul Brown
Vice Chairman: Kathleen Pearse
Secretary: Michael Dougherty

MEETING SCHEDULE & LOCATION
715 N. Ship Rd., Exton, PA 19341

Supervisors: 2nd & 4th Monday, 7:30 pm
Planning Commission: 1st Wednesday, 7:30 pm
Historical Commission: 2nd Thursday, 7:30 pm
Park & Recreation Board: 1st Monday, 7:30 pm
Municipal Authority: 2nd Thursday, 4:15 pm as needed

TAX COLLECTORS
Elected: Jean Hoffman
P.O. Box 351, Lionville, PA 19353
Earned Income:
Keystone Collections Group 888-519-3903
144 Wallace Ave., Downingtown, PA 19335

OTHER
Police Chief: Lt. Joseph Pontarelli
717 N. Ship Rd., Exton, PA 19341
Zoning Off./Building Insp: Thomas J. Cooke
Road Master: Jim Peterson
Fire Marshal: Michael J. Holmes
Emergency Mgt. Dir.: John McNamara

HISTORICAL COMMISSION
Chairman: Patricia Gaines
Vice Chairman: Connie Habersett
Secretary: Michael Huffman
Member: Robin Brendza

PARK & RECREATION BOARD
Chairman: Bea Yorczyk
Vice Chairman: Scott Darling
Secretary: Tom Cellucci
Member: Jenny Bower
Member: William Fagan
Member: Ashley Amborgi
Member: Harry Amborgi
Member: Kevin Ryan
Member: Nancy Toner
Ex-Officio: Larry Baker

MUNICIPAL AUTHORITY
Chairman: Joe Ferry
Vice Chairman: Neil Liebman
Secretary: Samuel Matthews
Treasurer: Robert S. Yorczyk
Asst. Sec./Treas.: William Flanagan

INDUSTRIAL DEVELOPMENT AUTHORITY
Member: Joseph E. Toner, III
Member: Paul Brown
Member: Patricia Gaines
Member: Joyce McLean
Member: Timothy McCloskey

VACANCY BOARD
Chairman: Joyce McLean