AGENDA HILLTOWN TOWNSHIP **BOARD OF SUPERVISORS REGULAR MEETING** Monday, February 26, 2024

Next Ordinance # 2024-001

Ne	ext Resolution # 2024-010
Me	eeting Called to Order: Pledge of Allegiance:
	 JCG CT JAM LEL ME
1.	Announcements:
	a. Executive Session
2.	Consent Agenda:
	[Items of business and matters listed under the Consent Agenda are considered to be routine and non-controversial and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired by Board Members, that item will be identified and removed from the Consent Agenda and will be considered separately at the appropriate place on the agenda.]
	 a. Minutes of the January 22, 2024, Board of Supervisors Meeting b. Bills List: February 13, 2024 c. Bills List: February 27, 2024 d. Financial Report: January 31, 2024
	As Written: With Corrections:
	JCG:
3.	Conditional Use Hearing
	a. Conditional Use Appeal 2024-001 Carson Helicopter
4.	Confirmed Appointment:
	a. Sweatshirt of Hope
	b. Zoning Hearing Board Appeal 2023-011 – Garlan Properties, LP: Requesting Variance
5.	Legal: Solicitor's Report:
	a. Zoning Hearing Board Appeal 2024-001 – Joe Cuciniello, 204 Pasquale Way: Requesting

b. Zoning Hearing Board Appeal 2024-002 – RB Ashley Customs, LLC c/o Anne Lorah, 2408

Diamond St.: Seeking Variance

6.	. Planning:									
	a.	County Central Mini-Storage Land Development								
	b.	Carson Helicopters Land Development								
7.	Engineering:									
	a.	None								
8.	3. Unfinished Business:									
	a.	Discussion regarding Broadcasting of Meeting								
	b.	Discussion regarding Department Liaison								
	c.	Discussion of Park and Recreation Committee								
9.	Ne	w Business:								
	a.	None								
10.	Su	pervisor's Comments:								
11.	Pul	blic Comment:								
12.	Pre	ess Conference:								
13.	Ad	ljournment:	_Time							

MINTUES from January 22, 2024 BOS MTG.

HILLTOWN TOWNSHIP BOARD OF SUPERVISORS REGULAR MEETING MONDAY, JANUARY 22, 2024

The regular meeting of the Hilltown Township Board of Supervisors was called to order by Chairman Caleb Torrice at 7:00 PM and opened with the Pledge of Allegiance. Also in attendance were Vice Chairman James Groff, Supervisor Joseph Metzinger, Township Manager Lorraine Leslie, Township Solicitor Jack Wuerstle, Township Engineer, Timothy Fulmer, Chief of Police Christopher Engelhart and Finance Director Marianne Egan.

1. <u>ANNOUNCEMENTS:</u> Chairman Torrice announced there was an Executive Session on January 10, 2024, to discuss legal matters.

2. <u>CONSENT AGENDA:</u>

- a) Minutes of the January 2, 2024, Board of Supervisors Reorganization Meeting
- b) Bills List: January 9, 2024
- c) Bills List: January 23, 2024

Motion was made by Vice Chairman Groff, seconded by Supervisor Metzinger, and carried unanimously to approve items 2(a) through 2(c) on the Consent Agenda. There was no public comment.

3. CONFIRMED APPOINTMENT: None.

4. LEGAL:

a) Zoning Hearing Board Appeal 2023-016: Michael & Kerry Tedesco (213 Casey Way) Requesting Variance: Solicitor Wuerstle stated the Tedesco variance application is for the increase of impervious surface for a pool. It was noted that the property is part of a development that is subject to a settlement stipulation which sets provisions/limitations for impervious coverage. Solicitor Wuerstle stated he will send correspondence to the Zoning Hearing Board Solicitor prior to the hearing so they are aware of the stipulation.

5. PLANNING:

a) <u>Janoski Land Development Waiver:</u> Mr. Fulmer stated the Planning Commission recommended approval for the Janoski land development waiver for a 50' x 40' agricultural barn located on their 10-acre property on Callowhill Road. Motion was made by Supervisor Metzinger, seconded by Vice Chairman Groff, and carried unanimously to approve the Janoski Land Development Waiver contingent upon the items contained in the Wynn Associates Inc. review letter dated January 5, 2024. There was no public comment.

6. ENGINEERING:

- a) MS4 Stormwater Management Update: Mr. Fulmer gave an overview of the status of the MS4 Stormwater Management for Hilltown Township stating:
 - Wynn Associates is nearly complete with monitoring of all regulated outfalls within the Township to identify possible illicit discharges within the Township owned storm sewer system.
 - Wynn Associates is in the process of preparing design plans to enable completion of various stormwater projects to comply with requirements of PADEP for pollution reduction.

Page 2 Board of Supervisors January 22, 2024

- Wynn Associates has prepared a compliance binder for documentation purposes, which contains all requirements of the NPDES permit in the event of a PADEP audit.
- A public works training seminar will be scheduled in the upcoming months to satisfy NPDES requirements for MS4 training of Township employees on topics including maintenance of BMPs and pollution control/cleanup techniques.
- An application for renewal of the Township's NPDES Permit must be completed before October 2, 2024.
- Wynn Associates must file the annual MS4 Report with PADEP by the end of September 2024.

Chairman Torrice asked for Public Comment on the MS4 Stormwater Management update as provided by Mr. Fulmer. There was no public comment.

7. <u>UNFINISHED BUSINESS:</u>

a) 2024 Fee Schedule: Chairman Torrice stated the fee schedule is under review and is tabled until next month.

8. NEW BUSINESS:

- a) <u>Discussion regarding Broadcasting of Meeting:</u> Supervisor Metzinger stated an analysis will be started to see about providing the meetings to be live broadcast/streamed, or to be recorded and stored out, so the public can access them for increased accessibility and transparency. He has reached out to Pennridge Community Outreach, he will research a variety of other proposals, as well as cost, functionality, and budget, in order to provide more information for the next meeting. Vice Chairman Groff stated he will see what everything costs, budgetarily wise, and go from there. Chairman Torrice stated he is excited what Supervisor Metzinger comes up with, and they are heading in the right direction with the idea.
- 9. <u>SUPERVISOR'S COMMENTS:</u> Vice Chairman Groff stated the Board is investigating ambulance services within Hilltown Township as there has been some concern with the way current calls have been handled by the first responding ambulance right now, and it will be an agenda item going forward. Chairman Torrice stated he is looking to discuss a liaison program for fire, water/sewer, police and public works in order to have participation in the departments and increasing understanding of what is happening if an issue arises. Chairman Torrice stated he is also looking to discuss re-instating the Park and Rec Board as there are a lot of parks with very little programs, and he knows people who would be good at it.
- 10. <u>PUBLIC COMMENT:</u> Wally Rosenthal, 530 Rosie Lane, introduced a 57-acre, bi-right sketch plan, where approximately 18 acres would be dedicated to the commercial front and the rest to be dedicated to an active adult community, which will be discussed at a staff meeting at a future date.

Dale Ott, 246 Mill Road, stated he is glad to hear of the proposed broadcast of the meetings, he asked if the agendas could be put on the website two weeks prior to the meetings, and can the Township solicit the state to have a "no left turn" sign placed at Route 309 and Church Road.

Page 3 Board of Supervisors January 22, 2024

- 11. PRESS CONFERENCE: None.
- 12. <u>ADJOURNMENT:</u> Upon motion by Vice Chairman Groff, seconded by Supervisor Metzinger, and carried unanimously, the January 22, 2024, Hilltown Township Board of Supervisors meeting was adjourned at 7:31 PM.

Respectfully submitted,

Lorraine E. Leslie Township Manager

(*NOTE: These minutes were transcribed from notes and recordings and should not be considered official until approved by the Board of Supervisors at a public meeting).

BILLS LIST

HILLTOWN TOWNSHIP

BILLS LIST SUMMARY

JANUARY 18, 2023 to FEBRUARY 7, 2024

DUE DATE - FEBRUARY 13, 2024

General Fund	\$ 148,319.89
Fire Fund	\$ 4,525.10
Park & Recreation Fund	\$ 2,716.45
Capital Projects Fund	\$ 3,167.28
Recreation Capital Reserve Fund	\$ 590.80
Stormwater System Reserve Fund	\$ 5,992.07
State Highway Aid Fund	\$ 48,865.08
Escrow Fund	\$ 28,455.86
Total All Funds	\$ 242,632.53

Invoice # Vendor #:	Inv 2	Date Post Date	Pay Term	PO # 1099 U	rg Bank #	Reference	<u>Description</u>	Invoice Amt
2555402	01/2		0 % 0 NET 0	0	11		2024 MEETING DATES/H	128.15
21ST MEDIA:	1 Record(s)						Total for 21ST MEDIA:	128.15
Vendor #: 910037447	ARMOUR (ARMOUR & 01/2		INC.) 0 % 0 NET 0	0	11		DIAMOND/ORCHARD	486.75
ARMOUR: 11	Record(s)						Total for ARMOUR:	486.75
Vendor #:	ASSOCIATED (Associa	ted Imaging Solutions	, Inc.)					
491679	02/0	1/24 02/01/24	0 % 0 NET 0	0	1 1		ADMIN/CONTRACT COP_	116.71
ASSOCIATED	: 1 Record(s)						Total for ASSOCIATED :	116.71
Vendor #: 01012424	BC CONDOY (BUCKS 01/0		TIUM) 0 % 0 NET 0	0	1.1		2024 MEMBERSHIP DUES	250.00
BC CONDOY.		1/24 01/01/24	0 % 0 NET 0	U	1 1		Total for BC CONDOY:	250.00
		TV DOLLGE A SSOCIA	TION)				Total for BC CONDOT.	230.00
Vendor #: 011024	BCPA (BUCKS COUNT 01/1		0 % 0 NET 0	0	11		PD/2024 RANGE MEMBE	1,000.00
BCPA: 1 Reco				Ţ.			Total for BCPA :	1,000.00
Vendor #:	BERKHEIMER (H. A. I	RERKHEIMER INC.)					Town for Bellit	-,
142	01/3		0 % 0 NET 0	0	11		EIT	2.76
BERKHEIME.	R: 1 Record(s)						Total for BERKHEIMER :	2.76
Vendor #:	BR SCHOLL (B.R. SCH	IOLL SALES & SERV	/ICE, INC.)					
116677	01/2		0 % 0 NET 0	0	11		PW/#50/INSPECTION	96.00
116693	01/3	1/24 01/31/24	0 % 0 NET 0	0	11		PW/#51/INSPECTION	86.00
BR SCHOLL:	2 Record(s)						Total for BR SCHOLL:	182.00
Vendor #:	CARDINAL (CARDINA	AL CAMERA & VIDE	EO CENTER)					
31786	01/2	2/24 01/22/24	0 % 0 NET 0	0	1 1		PD/OLYMPUS BATTERY	42.39
CARDINAL: 1	Record(s)						Total for CARDINAL:	42.39
Vendor #:	COM DEP (COMMONV		YLVANIA)					
1340652	01/2	2/24 01/22/24	0 % 0 NET 0	0	1 1		2024 MS4 INDIVIDUAL P	2,500.00
COM DEP: 1	Record(s)						Total for COM DEP:	2,500.00
Vendor #:	COMCAST (Comcast)	6/04 01/16/04	0.0/.0.1157.0				A DA MA AN ANTENNA METANA (A)	255.05
011624 011724	01/1 01/1		0 % 0 NET 0 0 % 0 NET 0	0	11		ADMIN/INTERNET/PHON PD/DIGITAL BOXES	255.05 22.42
COMCAST: 2		7721 01717721	0 70 0 1121 0	· ·	11		Total for COMCAST :	277.47
Vendor #:	COTTERINO (COTTER	DINO CUIDDI V & EOI	HDMENT CO. INC.	`			Total for ComeAST.	2//.4/
110714	01/1		0 % 0 NET 0		11		PW/PLOW PARTS	476.75
COTTERINO:							Total for COTTERINO :	476.75
Vendor #:	CRYSTAL (CRYSTAL S	SPRINGS)						
012724	01/2		0 % 0 NET 0	0	11		BOTTLED WATER	599.01
CRYSTAL: 1 F	Record(s)						Total for CRYSTAL:	599.01
Vendor #:	DAVIDHEIS (DAVIDHI	EISER'S INC.)						
28016	02/0	2/24 02/02/24	0 % 0 NET 0	0	11		PD/VASCAR TESTING	345.00
DAVIDHEIS:	1 Record(s)						Total for DAVIDHEIS:	345.00
Vendor #:	DE LAGE (DE LAGE L	ANDEN)						
81860999	01/2	0/24 01/20/24	0 % 0 NET 0	0	11		ADMIN/PD COPIER LEAS	575.12
DE LAGE: 1 I	Record(s)						Total for DE LAGE:	575.12
Vendor #:	DEBBIE'S (DEBBIE'S O							
12387	01/2	5/24 01/25/24	0 % 0 NET 0	0	11		OFFICE CLEANING	1,475.00
DEBBIE'S: 1	Record(s)						Total for DEBBIE'S:	1,475.00
Vendor #:	DVHT (DELAWARE VA				1.1		PPD HE COMPANY.	01.500.00
26415	02/0	1/24 02/01/24	0 % 0 NET 0	0	11		FEB HEALTH/DENTAL —	81,560.38
DVHT: 1 Reco	ora(s)						Total for DVHT :	81,560.38

Invoice #	<u>Inv Date</u>	Post Date	Pay Term	PO # 1099 Urg Bank #	Reference	<u>Description</u>	Invoice Amt
Vendor #:	EASTERN (EASTERN WAREH			0 11		DIVIGORE RETURN	65.00
5CN103538	02/05/24	02/05/24	0 % 0 NET 0	0 11		PW/CORE RETURN	-65.00
5IV806773	01/24/24	01/24/24	0 % 0 NET 0	0 11		PW/#45/OIL FILTER	19.44
5IV806774	01/24/24 01/24/24	01/24/24 01/24/24	0 % 0 NET 0 0 % 0 NET 0	0 11 0 11		PW/AIR FILTER PW/#45/FUEL FILTERS	93.94 37.55
5IV806776 5IV808387	01/30/24	01/24/24	0 % 0 NET 0	0 11		PW/LOW NOTE SCROLL	12.82
5IV808853	01/31/24	01/30/24	0 % 0 NET 0	0 11		PW/CHASE VEHICLE/AL'	416.65
5IV810151	02/05/24	02/05/24	0 % 0 NET 0	0 11		PW/IGNITION STARTER	34.64
5IV810781	02/06/24	02/06/24	0 % 0 NET 0	0 11		PW/OIL FILTER	20.59
EASTERN: 8 H	Record(s)					Total for EASTERN :	570.63
Vendor #:	ENGELHART (CHRISTOPHER	R ENGELHAR	Γ)				
012224	01/22/24	01/22/24	0 % 0 NET 0	0 11		PD/WRAP INSTRUCTOR	389.00
012324	01/23/24	01/23/24	0 % 0 NET 0	0 11		REIMBURSEMENT/THUN	153.68
ENGELHART.	2 Record(s)					Total for ENGELHART :	542.68
Vendor #:	GALCO (GALCO BUSINESS (COMMUNICA	TIONS, INC.)				
90346	01/29/24	01/29/24	0 % 0 NET 0	0 11		SITE VISIT/REPLACE BA	495.00
GALCO: 1 Red						Total for GALCO :	495.00
		E ATDIG AD	COMP. PUG.)			Total for GALCO.	155.00
Vendor #: 91724959	GOOD (GOOD PLUMBING, H 01/01/24	01/01/24	0 % 0 NET 0	0 11		HVAC SERVICE/MAINT	645.26
GOOD: 1 Rec		01/01/21	0 / 0 O TALL 0	V 11		Total for GOOD :	645.26
Vendor #:	GRIM (GRIM, BIEHN & THAT	CHED)				Total for GOOD.	013.20
221504	01/22/24	01/22/24	0 % 0 NET 0	0 11		ZHB/2023 HEARINGS LIS	240.50
221512	01/22/24	01/22/24	0 % 0 NET 0	0 11		TEDESCO ZHB	689.33
GRIM: 2 Reco	rd(s)					Total for GRIM :	929.83
Vendor #:	GROVE J (JOSHUA GROVE)						
012224	01/22/24	01/22/24	0 % 0 NET 0	0 11		SHOE REIMBURSEMENT	289.99
GROVE J: 1 R	ecord(s)					Total for GROVE J :	289.99
Vendor #:	H & K (H & K MATERIALS)						
42048	01/31/24	01/31/24	0 % 0 NET 0	0 11		ROAD MATERIAL/VARIC	312.76
H & K: 1 Reco	ord(s)					Total for H & K :	312.76
Vendor #:	HOME (HOME DEPOT CRED)	IT SERVICES)					
012824	01/28/24	01/28/24	0 % 0 NET 0	0 11		BLDG/PD/PW SUPPLIES	259.82
HOME: 1 Rec	ord(s)					Total for HOME :	259.82
Vendor #:	IT BUSI (IT BUSINESS SOLU'	TIONS, INC.)					
5036	01/26/24	01/26/24	0 % 0 NET 0	0 11		PD/BODY CAMERA/CAR	403.75
5051	02/01/24	02/01/24	0 % 0 NET 0	0 11		ADMIN MONTHLY MAIN	796.00
5052	02/01/24	02/01/24	0 % 0 NET 0	0 11		PD MONTHLY MAINT	849.00
IT BUSI: 3 Red	cord(s)					Total for IT BUSI :	2,048.75
Vendor #:	KEYSTONE G (KEYSTONE C	OLLECTIONS	GROUP)				
091104229297	01/31/24	01/31/24	0 % 0 NET 0	0 11		LST	351.04
091104229346	01/31/24	01/31/24	0 % 0 NET 0	0 11		EIT	2,465.47
461109229299	01/31/24	01/31/24	0 % 0 NET 0	0 11		LST	10.00
KEYSTONE G	: 3 Record(s)					Total for KEYSTONE G:	2,826.51
Vendor #:	LABELCRAFT (LABELCRAF					DD ALO BURNING	
24034	01/17/24	01/17/24	0 % 0 NET 0	0 11		PD/NO PARKING SIGNS	110.00
LABELCRAFT						Total for LABELCRAFT:	110.00
Vendor #:	LAPP'S (LAPP'S LANDSCAPE		0.0/.0.NET.0	0 11		TORON / ONO FAE	100.00
6658	02/01/24	02/01/24	0 % 0 NET 0	0 11		TOPSOIL/LONGLEAF -	180.00
LAPP'S: 1 Rec						Total for LAPP'S:	180.00
Vendor #:	LAWSON (LAWSON PRODUC		0.0/.031555			DW/GLIDDLIEG	500 10
9311202877	01/09/24	01/09/24	0 % 0 NET 0	0 11		PW/SUPPLIES	589.40
9311245556	01/25/24	01/25/24	0 % 0 NET 0	0 11		PW/SUPPLIES -	427.43
LAWSON: 2 R	ecora(s)					Total for LAWSON:	1,016.83

Invoice #		Inv Date	Post Date	Pay Term	PO # 1099 Urg	Bank#	Reference	Description	Invoice Amt
Vendor #: 8939	MAGLOCLEN (MA	AGLOCLEI 01/01/24	01/01/24	0 % 0 NET 0	0 1	1.1		PD/MEMBERSHIP (TILL (400.00
MAGLOCLEN.								Total for MAGLOCLEN :	400.00
Vendor #:	MINUTEMAN (MI	NIITEMAN	JPRESS)						
65685	•	01/17/24	01/17/24	0 % 0 NET 0	0 1	1.1		BUILDNG DEPT/LABELS	193.83
MINUTEMAN:								Total for MINUTEMAN :	193.83
Vendor #:	MOTOROLA (MO	TOPOLA S	OLUTIONS IN	IC)					170,00
1411061816	•	01/28/24	01/28/24	0 % 0 NET 0	0 1	11		PD/EVIDENCE ANNUAL	5,070.00
8281808522		01/26/24	01/26/24	0 % 0 NET 0		11		PD/REMOTE TRAINING	1,500.00
8281808669		01/29/24	01/29/24	0 % 0 NET 0	0 1	11		PD/LICENSE KEY	1,000.00
MOTOROLA: .	3 Record(s)							Total for MOTOROLA :	7,570.00
Vendor #:	NYCO (NYCO CO	RPORATIO	N)						
B2400351	•	01/23/24	01/23/24	0 % 0 NET 0	0 1	11		PW/SUPPLIES	107.85
NYCO: 1 Reco								Total for NYCO :	107.85
Vendor #:	PAONECALL (PEN	INICVI VAN	IA ONE CALI	SVSTEM INC.)				10001	
1039043		01/31/24	01/31/24	0 % 0 NET 0	0 1	1.1		PA ONE CALLS	85.45
PAONECALL:		01/31/21	01/31/21	0 70 0 1121 0				Total for PAONECALL:	85.45
		T.WODKW	T + D)					TOTAL TOT TAONECALE.	03.4.
Vendor #: 39788	PATRIOT (PATRIO	T WORKW 01/09/24	01/09/24	0 % 0 NET 0	0 1	1.1		PD/UNIFORMS/GODFRE'	282.00
39870		01/05/24	01/05/24	0 % 0 NET 0		11		PD/UNIFORMS	126.00
PATRIOT: 2 Re		01/13/24	01/13/24	0 70 0 NET 0	0 1			_	408.00
								Total for PATRIOT :	400.00
Vendor #:	PECO (PECO ENE	RGY COMI 01/30/24	PANY) 01/30/24	0 % 0 NET 0	0 1	1.1		RT 309	20.06
013124		01/30/24	01/30/24	0 % 0 NET 0	0 1	1 1		_	30.08
PECO: 1 Reco	ra(s)							Total for PECO:	30.08
Vendor #:	POWER DMS (PO			0.0/.0.NET.0	0 1			DD/GLIDGGDIDTION/TD AL	5 774 04
47482		01/23/24	01/23/24	0 % 0 NET 0	0 1	1 1		PD/SUBSCRIPTION/TRAI	5,774.04
POWER DMS:	1 Record(s)							Total for POWER DMS:	5,774.04
Vendor #:	PPL (PPL ELECTR								
010924430		01/09/24	01/09/24	0 % 0 NET 0		11		RT 113/SHOPPING MALL	35.28
011124025		01/11/24 01/11/24	01/11/24 01/11/24	0 % 0 NET 0 0 % 0 NET 0		l 1 l 1		OLD BETH PK/CENTRAL RT 113/RT 309	39.02 36.22
011124272 011124524		01/11/24	01/11/24	0 % 0 NET 0		11		RT 113/RT 309 RT 113/RT 309	53.34
011124524		01/11/24	01/11/24	0 % 0 NET 0		11		OLD RT 309/RT 113	38.40
011224439		01/12/24	01/12/24	0 % 0 NET 0		11		DIAMOND/GLENWOOD	36.58
011824097		01/18/24	01/18/24	0 % 0 NET 0	0 1	11		CALLOWHILL RD BLINK	27.05
011824177		01/18/24	01/18/24	0 % 0 NET 0	0 1	11		CALLOWHILL RD FLASI	27.49
011824366		01/18/24	01/18/24	0 % 0 NET 0	0 1	1 1		PW BLDG	447.60
011824373		01/18/24	01/18/24	0 % 0 NET 0	0 1	1 1		13 W CREAMERY ROAD	1,055.66
011824759		01/18/24	01/18/24	0 % 0 NET 0	0 1	1 1		POLE BARN/SALT SHED	158.43
011824801		01/18/24	01/18/24	0 % 0 NET 0		1 1		RT 113/CALLOWHILL	37.78
011824926		01/18/24	01/18/24	0 % 0 NET 0		1 1		RADIO SHELTER	29.36
011824947		01/18/24	01/18/24	0 % 0 NET 0		11		GREEN ST/NORTH OF FA	32.26
012324589		01/23/24 01/23/24	01/23/24	0 % 0 NET 0		l 1 l 1		DIAMOND FLASHING LI HILLTOWN PK/CALLOW	26.18 38.06
012324975 012524229		01/25/24	01/23/24 01/25/24	0 % 0 NET 0 0 % 0 NET 0		1 1 1		RT 113/DIAMOND	34.26
012524229		01/25/24	01/25/24	0 % 0 NET 0		11		RCKERT RD	25.32
012524441		01/25/24	01/25/24	0 % 0 NET 0		11		RICKERT ROAD	26.77
012624741		01/26/24	01/26/24	0 % 0 NET 0		11		HILLTOWN PK FLASHIN	25.82
012924564		01/29/24	01/29/24	0 % 0 NET 0	0 1	11		HILLTOWN PK/LIMEKIL	39.87
013024074		01/30/24	01/30/24	0 % 0 NET 0	0 1	11		STREET LIGHTS	3,996.99
013024512		01/30/24	01/30/24	0 % 0 NET 0	0 1	11		ARBORS LED LIGHTS	189.05
021624697		01/26/24	01/26/24	0 % 0 NET 0	0 1	11		HILLTOWN PK/SWARTLI	29.00
PPL: 24 Record	d(c)							Total for PPL :	6,485.79

Invoice #	Inv Date	Post Date	Pay Term	PO# 1099 Urg Bank#	Reference	Description	Invoice Amt
Vendor #:	REESE'S (REESE'S GARAGE	, INC.)					
62943	01/08/24	01/08/24	0 % 0 NET 0	0 11		PD/#36-02/LUBE/OIL/FILT	104.97
62991	01/12/24	01/12/24	0 % 0 NET 0	0 11		PD/#7/LUBE/OIL/FILTER/	146.67
63001	01/11/24	01/11/24	0 % 0 NET 0	0 11		PD/#36-10/LUBE/OIL/FIL7	90.69
63030	01/15/24	01/15/24	0 % 0 NET 0	0 11		PD/#3/4 TIRES MOUNTEI	119.00
63050	01/22/24	01/22/24	0 % 0 NET 0	0 11		PD/#36-08/OIL/CABIN FII	500.01
63132	01/29/24	01/29/24	0 % 0 NET 0	0 11		PD/#36-11/LUBE/OIL/FILT	104.67
63154	01/31/24	01/31/24	0 % 0 NET 0	0 11		PD/#36-09/BATTERY/OIL/	504.72
63176	02/01/24	02/01/24	0 % 0 NET 0	0 11		PD/#3/LUBE/OIL/FILTER/	94.19
REESE'S: 8 Re	ecord(s)					Total for REESE'S:	1,664.92
Vendor #:	RICHTER (RICHTER TOTAL	OFFICE)					
1909580	01/09/24	01/09/24	0 % 0 NET 0	0 11		ADMIN SUPPLIES	156.66
1910241	01/12/24	01/12/24	0 % 0 NET 0	0 11		PC/NAMEPLATE	16.00
1911205	01/23/24	01/23/24	0 % 0 NET 0	0 11		ADMIN/PD SUPPLIES	121.18
19112179	01/30/24	01/30/24	0 % 0 NET 0	0 11		ADMIN SUPPLIES	179.57
1912128	01/30/24	01/30/24	0 % 0 NET 0	0 11		ADMIN/PD SUPPLIES	43.67
RICHTER: 5 R	Record(s)					Total for RICHTER:	517.08
Vendor #:	STANDARD (STANDARD IN	SURANCE CO	MPANY)				
011624	01/16/24	01/16/24	0 % 0 NET 0	0 11		LIFE/DISABILITY	4,236.18
STANDARD: I	Record(s)					Total for STANDARD :	4,236.18
Vendor #:	SUBURBAN (SUBURBAN PR	ROPANE)					
609663	01/22/24	01/22/24	0 % 0 NET 0	0 11		PW/DIESEL FUEL	71.37
609727	01/29/24	01/29/24	0 % 0 NET 0	0 11		PW/DIESEL FUEL	227.45
609765	02/05/24	02/05/24	0 % 0 NET 0	0 11		PW/DIESEL FUEL	168.39
SUBURBAN: 3	3 Record(s)					Total for SUBURBAN :	467.21
Vendor #:	TRANSUNION (TransUnion R	tisk and Alterna	tive)				
202401	02/01/24	02/01/24	0 % 0 NET 0	0 11		PD/MONTHLY	90.20
TRANSUNION	V: 1 Record(s)					Total for TRANSUNION :	90.20
Vendor #:	TREEEX (TREE EX)						
17450	01/24/24	01/24/24	0 % 0 NET 0	0 11		STUMP GRINDING/BEEC	1,544.00
TREEEX: 1 Re						Total for TREEEX :	1,544.00
Vendor #:	TRIAD (TRIAD TACTICAL, I	NC) CHEC	K VOIDED - WRON	G VENDOR SELECTED		TOWN TOT TREEDERY	-,
0206356	01/19/24	01/19/24	0 % 0 NET 0	0 11		PW/CUTTING EDGE KIT/	234.00
0206482	01/26/24	01/26/24	0 % 0 NET 0	0 11		PW/CUTTING EDGE KIT	388.00
		01/20/21	0 70 0 1121 0	0 11		_	
TRIAD: 2 Reco		W EQUIDATES	n nuc)			Total for TRIAD :	622.00
Vendor #:	TRIAD TRUC (TRIAD TRUC)			0 11		DW/DLOW DADTC	224.00
0206356 0206482	01/19/24 01/26/24	01/19/24 01/26/24	0 % 0 NET 0 0 % 0 NET 0	0 11 0 11		PW/PLOW PARTS PW/PLOW PARTS	234.00 388.00
		01/20/24	0 76 0 NET 0	0 11		_	
TRIAD TRUC:						Total for TRIAD TRUC:	622.00
Vendor #:	VERIZON (VERIZON WIREL		0.0/.0.11577.0	0 11		CELL BUONES	557.56
9953611213	01/30/24	01/30/24	0 % 0 NET 0	0 11		CELL PHONES	557.56
9953641212	01/30/24	01/30/24	0 % 0 NET 0	0 11		PD/BROADBAND	360.11
VERIZON: 2 R						Total for VERIZON:	917.67
Vendor #:	VERIZON NY (VERIZON)	01/01/24	0.0/.0.NET.0	0 11		DD/Elog	00.00
010124	01/01/24	01/01/24	0 % 0 NET 0	0 11		PD/FIOS	99.00
VERIZON NY:	. ,					Total for VERIZON NY :	99.00
Vendor #: 345468	WAST (WM CORPORATE SE 01/16/24	RVICES, INC.) 01/16/24	0 % 0 NET 0	0 11		TRASH COLLECTION	1,212.49
WAST: 1 Reco		01/10/24	O /O O INET O	V 11		Total for WAST:	1,212.49
	17					iotalioi WASI:	1,212.7)
Vendor #: 94986041	WEX BANK (WEX BANK) 01/31/24	01/31/24	0 % 0 NET 0	0 11		GASOLINE/DIESEL FUEI	9,592.91
		01/31/24	U /U U INEI U	V 11		_	
WEX BANK: 1	Record(s)					Total for WEX BANK:	9,592.91

AP Invoice Summary Report

Invoice #		Inv Date	Post Date	Pay Term	PO # 1099 Ur	g Bank #	Reference	<u>Description</u>	Invoice Amt
Vendor #:	WITMER (WIT	MER PUBLIC	SAFETY GROU	UP, INC.)					
409411		01/31/24	01/31/24	0 % 0 NET 0	0	11		PD/CONES	29.90
WITMER: 1 R	ecord(s)							Total for WITMER :	29.90
Vendor #:	WRIGHT FL (W	RIGHT FLOO	RING)						
1223548		01/01/24	01/01/24	0 % 0 NET 0	0	11		PD/DET OFFICE FLOOR	325.00
WRIGHT FL: 1 Record(s) Total for WRIGHT FL:								325.00	
Vendor #:	WYNN ASSOC	(WYNN ASSO	CIATES, INC.))					
012624		01/26/24	01/26/24	0 % 0 NET 0	0	11		PROFESSIONAL	5,700.74
WYNN ASSOC	C: 1 Record(s)							Total for WYNN ASSOC:	5,700.74
Report: 111 Re	ecord(s)							Total for this Report :	148,941.89
							REVISI	ED TOTAL FOR THE REPORT:	148,319.89

CRITERIA

Detail Report Sorted by Vendor # + Invoice #

Specific Option(s):
1.) Include Regular Invoices
2.) Include Debit Invoices
3.) Include Prepayment Invoices

AP Invoice Summary Report

Invoice #		Inv Date	Post Date	Pay Term	PO# 1099 Urg	g Bank #	Reference	Description	Invoice Amt
Vendor #:	SELLERSVIL (SI	ELLERSVILL	E FIRE COMPA	ANY)					
020524		02/05/24	02/05/24	0 % 0 NET 0	0 1	1 03		2024 2ND DISTRIBUTION	4,525.10
SELLERSVIL:	1 Record(s)							Total for SELLERSVIL :	4,525.10
								-	
Report: 1 Reco	ord(s)							Total for this Report :	4,525.10

CRITERIA

Detail Report Sorted by Vendor # +Invoice #

Specific Option(s):
1.) Include Regular Invoices
2.) Include Debit Invoices
3.) Include Prepayment Invoices

Page 1 of 1

PARK & RECREATION FUND

AP Invoice Summary Report

Invoice #		Inv Date	Post Date	Pay Term	PO # 1099 Ur	g Bank #	Reference	Description	Invoice Amt
Vendor #:	DISPLAY (DISPLA	Y AND SIG	N CENTER, IN	IC.)					
52913		01/18/24	01/18/24	0 % 0 NET 0	0	1 05		FOREST ROAD TRAIL SI	305.00
DISPLAY: 1 R	Record(s)							Total for DISPLAY :	305.00
Vendor #:	MUTT MITT (MUT	TT MITT)							
590747		01/29/24	01/29/24	0 % 0 NET 0	0	1 05		PARK DOG WASTE BAGS	1,739.82
MUTT MITT:	1 Record(s)							Total for MUTT MITT :	1,739.82
Vendor #:	PACIFIC (PTS PRO	OVIDERS IN	IC)						
1124627		01/29/24	01/29/24	0 % 0 NET 0	0	1 05		CIVIC PK/PAY PHONE	99.00
1124637		01/29/24	01/29/24	0 % 0 NET 0	0	1 05		BLOOMING GL PK/PAY P	99.00
PACIFIC: 2 R	Record(s)							Total for PACIFIC :	198.00
Vendor #:	PORTABOWL (PO	RT A BOWL	RESTROOM	COMPANY)					
2674		01/31/24	01/31/24	0 % 0 NET 0	0	1 05		BLOOMING GL PK/REST	121.80
2828		02/01/24	02/01/24	0 % 0 NET 0	0	1 05		CIVIC PK/REST ROOMS	238.03
PORTABOWI	L: 2 Record(s)							Total for PORTABOWL:	359.83
Vendor #:	PPL (PPL ELECTR	IC UTILITI	ES)						
012324963		01/23/24	01/23/24	0 % 0 NET 0	0	1 05		CIVIC PARK	113.80
PPL: 1 Record	d(s)							Total for PPL :	113.80
Report: 7 Rec	ord(s)							Total for this Report :	2,716.45

CRITERIA

Detail Report Sorted by Vendor #+ Invoice #

- Specific Option(s):
 1.) Include Regular Invoices
 2.) Include Debit Invoices
 3.) Include Prepayment Invoices

02/07/24 08:30:35 AM CAPITAL PROJECTS FUND

Page 1 of 1

Printed By: Supervisor

AP Invoice Summary Report

Invoice #	Inv Date	Post Date	Pay Term	PO # 1099 Urg Bank #	Reference	Description	Invoice Amt
Vendor #: AXON (AXON)	ENTERPRISE,	INC.)					
US217512	01/04/24	01/04/24	0 % 0 NET 0	0 130		PD/TWO TASERS	3,167.28
AXON: 1 Record(s)						Total for AXON:	3,167.28
Report: 1 Record(s)						Total for this Report :	3,167.28

CRITERIA

Detail Report Sorted by Vendor # +Invoice #

- Specific Option(s):
 1.) Include Regular Invoices
 2.) Include Debit Invoices
 3.) Include Prepayment Invoices

02/07/24

Printed By: Supervisor

08:31:34 AM

RECREATION CAPITAL RESERVE FUND

Page 1 of 1

AP Inv	oice	Summary	Report
---------------	------	---------	--------

Invoice #	Inv Date	Post Date	Pay Term	PO# 1099 Urg Bank#	Reference	Description	Invoice Amt
Vendor #: W	YNN ASSOC (WYNN ASSO	OCIATES)					
012624	01/26/24	01/26/24	0 % 0 NET 0	0 131		PROFESSIONAL	590.80
WYNN ASSOC: 1 F	Pecord(s)					Total for WYNN ASSOC :	590.80
Report: 1 Record(s)					Total for this Report :	590.80

CRITERIA

Detail Report Sorted by Vendor #+ Invoice #

- Specific Option(s):
 1.) Include Regular Invoices
 2.) Include Debit Invoices
 3.) Include Prepayment Invoices

02/07/24

08:32:21 AM

STORMWATER SYSTEM RESERVE FUND

Page 1 of 1

Printed By: Supervisor

AP Invoice Summary Report

Invoice #		Inv Date	Post Date	Pay Term	PO# 1099 Urg Bank#	Reference	Description	Invoice Amt
Vendor #:	COMMONWEAL	H (COMMON	WEALTH PRE	CAST, INC.)				
29016A		01/01/24	01/01/24	0 % 0 NET 0	0 133		PW/SWM SWARTLEY RD	380.00
COMMONWE	EAH: 1 Record(s)						Total for COMMONWEAH:	380.00
Vendor #:	H & K (H & K M	ATERIALS, il	NC.)					
41972		01/13/24	01/13/24	0 % 0 NET 0	0 133		SWM/RELIANCE RD	192.40
H & K: 1 Reco	ord(s)						Total for H & K:	192.40
Vendor #:	WYNN ASSOC (WYNN ASSO	CIATES, INC)					
012324		01/26/24	01/26/24	0 % 0 NET 0	0 133		PROFESSIONAL	5,419.67
WYNN ASSOC	C: 1 Record(s)						Total for WYNN ASSOC :	5,419.67
Report: 3 Reco	ord(s)						Total for this Report :	5,992.07

CRITERIA

Detail Report Sorted by Vendor # + Invoice #

- Specific Option(s):
 1.) Include Regular Invoices
 2.) Include Debit Invoices
 3.) Include Prepayment Invoices

STATE HIGHWAY AID FUND Page 1 of 1

AP Invoice Summary Report

Printed By:	Supervisor
-------------	------------

Invoice #	Inv Date	Post Date	Pay Term	PO # 1099 Urg Bank #	Reference	Description	Invoice Amt
Vendor #:	SILVI (Silvi Cement)						
51031785	01/10/24	01/10/24	0 % 0 NET 0	0 1		DE-ICING MATERIAL	1,530.54
51032099	01/17/24	01/17/24	0 % 0 NET 0	0 1		DE-ICING MATERIAL	18,465.48
51032374	01/19/24	01/19/24	0 % 0 NET 0	0 1		DE-ICING MATERIAL	4,717.02
51032842	01/25/24	01/25/24	0 % 0 NET 0	0 1		DE-ICING MATERIAL	21,164.22
51032923	01/26/24	01/26/24	0 % 0 NET 0	0 1		DE-ICING MATERIAL	2,987.82
SILVI: 5 Recor	d(s)					Total for SILVI:	48,865.08
Report: 5 Reco	rd(s)					Total for this Report :	48,865.08

CRITERIA

Detail Report Sorted by Vendor #+ Invoice #

Specific Option(s):
1.) Include Regular Invoices
2.) Include Debit Invoices
3.) Include Prepayment Invoices

AP Invoice Summary Report

Invoice #		Inv Date	Post Date	Pay Term	PO # 1099 Urg Bank #	Reference	Description	Invoice Amt
Vendor #:	COOPER (COOPE	R REPORTI	NG)					
20		01/30/24	01/30/24	0 % 0 NET 0	0 1		APPEARANCE/TRANSCR	367.00
COOPER: 1 I	Record(s)						Total for COOPER :	367.00
Vendor #:	RFI (RFI PROPER	TY AND MA	NAGEMENT,	LLC)				
020524		02/05/24	02/05/24	0 % 0 NET 0	0 192		ESCROW RELEASE	19,173.60
RFI: 1 Record	l(s)						Total for RFI:	19,173.60
Vendor #:	SCOTT (MATTHE	W SCOTT)						
020624		02/06/24	02/06/24	0 % 0 NET 0	0 192		ESCROW RELEASE	634.91
SCOTT: 1 Red	cord(s)						Total for SCOTT:	634.91
Vendor #:	SUPERIOR (SUPE	ERIOR TANK	& ENERGY O	COMPANY LLC)				
020624		02/06/24	02/06/24	0 % 0 NET 0	0 192		ESCROW RELEASE	847.10
SUPERIOR: I	l Record(s)						Total for SUPERIOR:	847.10
Vendor #:	TEDESCO (Kerry	Tedesco)						
020624		02/06/24	02/06/24	0 % 0 NET 0	0 1		ESCROW RELEASE	2,500.00
TEDESCO: 1	Record(s)						Total for TEDESCO:	2,500.00
Vendor #:	WYNN ASSOC (W	VYNN ASSO	CIATES, INC.)					
012624		01/26/24	01/26/24	0 % 0 NET 0	0 192		PROFESSIONAL	4,933.25
WYNN ASSOC	C: 1 Record(s)						Total for WYNN ASSOC :	4,933.25
							_	
Report: 6 Rec	ord(s)						Total for this Report :	28,455.86

CRITERIA

Detail Report Sorted by Vendor # +Invoice #

- Specific Option(s):
 1.) Include Regular Invoices
 2.) Include Debit Invoices
 3.) Include Prepayment Invoices

BILLS LIST

HILLTOWN TOWNSHIP

BILLS LIST SUMMARY

FEBRUARY 8, 2023 to FEBRUARY 21, 2024

DUE DATE - FEBRUARY 27, 2024

General Fund	\$ 64,909.46
Fire Fund	\$ 3,553.50
Capital Projects Fund	\$ 14,257.50
Stormwater System Reserve Fund	\$ 47.05
State Highway Aid Fund	\$ 4,500.00
Escrow Fund	\$ 22,560.26
Total All Funds	\$ 109,827.77

Invoice # Vendor #:	AIRGAS (AIRGA	Inv Date	Post Date	Pay Term	<u>PO#</u> 1099 <u>U</u>	Jrg <u>Bank #</u>	Reference	<u>Description</u>	Invoice Amt
9146608684	AIRCOAD (AIRCOA	02/05/24	02/05/24	0 % 0 NET 0	0	11		PW/WELDING GAS/SHOI	299.76
AIRGAS: 1 Re	ecord(s)							Total for AIRGAS :	299.76
Vendor #:	ARMOUR (ARMO	OUR & SONS	ELECTRIC, II	NC.)					
910037733		02/06/24	02/06/24	0 % 0 NET 0	0	11		RT 309/ORVILLA/STUB P	1,492.75
ARMOUR: 1 I	Record(s)							Total for ARMOUR:	1,492.75
Vendor #:	ASSOCTRUCK (A	ASSOCIATED	TRUCK PAR	ΓS)					
06P9881		02/14/24	02/14/24	0 % 0 NET 0	0	11		PW/#40/TORQUE CLAMP_	18.96
ASSOCTRUC	K: 1 Record(s)							Total for ASSOCTRUCK:	18.96
Vendor #:	BARRY ISET (BA	ARRY ISETT &	& ASSOCIATE	S INC.)					
0185952		02/13/24	02/13/24	0 % 0 NET 0	0	11		JANUARY PLAN REVIEW	9,171.25
0185953		02/13/24	02/13/24	0 % 0 NET 0	0	1 1		JANUARY ZONING/PLAN	5,100.00
BARRY ISET:	2 Record(s)							Total for BARRY ISET:	14,271.25
Vendor #:	BCATO (BUCKS	CO. ASSOC.	OF TOWNSHI	P OFFICIALS)					
022124		02/21/24	02/21/24	0 % 0 NET 0	0	11		BCATO ANNUAL CONVE_	45.00
BCATO: 1 Rec	cord(s)							Total for BCATO:	45.00
Vendor #:	BCATO-2 (BUCK	S COUNTY A	SSOC OF TOV	WNSHIP OFFICIALS)					
2177		01/17/24	01/17/24	0 % 0 NET 0	0	11		2024 MEMBERSHIP DUES	300.00
BCATO-2: 1 R	Record(s)							Total for BCATO-2 :	300.00
Vendor #:	BRITTON (BRIT	TON INDUST	RIES)						
1069516	`	02/09/24	02/09/24	0 % 0 NET 0	0	11		PW/LONG LEAF BRUSH	30.00
BRITTON: 1 F	Record(s)							Total for BRITTON :	30.00
Vendor #:	CENTRAL B (CE	NTRAL BUCI	KS SPECIAL R	ESPONSE TEAM)					
021924	(02/19/24	02/19/24	0 % 0 NET 0	0	11		PD/TACTICAL SUPPLIES	3,200.00
CENTRAL B:	1 Record(s)							Total for CENTRAL B :	3,200.00
Vendor #:	COOPER RE (CO	OPER REPOR	PTING)						-,
22	COOTER RE (CO	02/08/24	02/08/24	0 % 0 NET 0	0	11		ZHB APPERANCE/TRANS	351.00
COOPER RE:	1 Record(s)							Total for COOPER RE :	351.00
Vendor #:		TTEDINO CI	IDDLV & EOU	IPMENT CO., INC.)					
110793	COTTEXINO (CC	02/04/24	02/04/24	0 % 0 NET 0	0	11		PW/SNOW PLOW BLADE	3,113.30
COTTERINO:	· 1 Record(s)	02/0//2/	02/01/21	0,001,210	· ·	• •		Total for COTTERINO :	3,113.30
		A D. CL. IZ						Total for COTTERING.	5,115.50
Vendor #: 111854	DUNLAP (DUNL	02/12/24	02/12/24	0 % 0 NET 0	0	11		PROGRESS BILLING/202	8,500.00
	Pagawd(a)	02/12/24	02/12/24	0 70 0 NET 0	O	11		_	8,500.00
DUNLAP: 1 R		EDM WARE	IOLIGE DIGER	UDTODG II G				Total for DUNLAP:	0,300.00
Vendor #: 5CN103844	EASTERN (EAST	02/15/24	02/15/24	0 % 0 NET 0	0	11		PW/WINDSHIELD WIPER	-136.80
5IV810997		02/07/24	02/07/24	0 % 0 NET 0	0	11		PW/#43/AIR/WATER FILT	322.52
5IV811226		02/07/24	02/07/24	0 % 0 NET 0	0	11		PW/#43/FUEL FILTER	40.99
5IV811227		02/07/24	02/07/24	0 % 0 NET 0	0	11		PW/#43/OIL FILTER	67.89
5IV811842		02/09/24	02/09/24	0 % 0 NET 0	0	11		PW/#48/OIL FILTER	19.49
5IV811845		02/09/24	02/09/24	0 % 0 NET 0	0	11		PW/#48/CABIN AIR FILTE	85.78
5IV811846		02/09/24	02/09/24	0 % 0 NET 0	0	11		PW/BACKHOE/AIR/OIL/F	385.52
5IV813482		02/15/24	02/15/24	0 % 0 NET 0	0	1 1		PW/#56/WIPER BLADES	68.40
5IV813523		02/15/24	02/15/24	0 % 0 NET 0	0	11		PW/#50/WINDSHIELD WI	17.34
5IV813656		02/16/24	02/16/24	0 % 0 NET 0	0	11		PW/#47/WINDSHIELD WI	70.40
5IV815026	December 1	02/21/24	02/21/24	0 % 0 NET 0	0	11		PW/OIL FILTERS —	107.18
EASTERN: 11								Total for EASTERN:	1,048.71
Vendor #:	ELAN FIN (Elan I			0.0/ 0.NET 0		1.1		DO ATO/DOOTA OF/ATH OF	2.547.24
020124	D (1/1)	02/12/24	02/12/24	0 % 0 NET 0	0	11		PSATS/POSTAGE/4TH QT	2,547.24
ELAN FIN: 1	Record(s)							Total for ELAN FIN:	2,547.24

Invoice # Vendor #:	Inv Date ENGELHART (CHRISTOPHE	Post Date	Pay Term	<u>PO# 1099 U</u>	rg Bank #	Reference	Description	Invoice Amt
021924	02/19/24	02/19/24	0 % 0 NET 0	0	11		PD/STUMPO TRAINING/I	206.98
021924A	02/19/24	02/19/24	0 % 0 NET 0	0	11		PD/SUPPLIES	142.64
ENGELHART	: 2 Record(s)						Total for ENGELHART :	349.62
Vendor #:	GALCO (GALCO BUSINESS	COMMUNICA	TIONS, INC.)					
90389	02/10/24	02/10/24	0 % 0 NET 0	0	11		OFFICE PHONES	610.56
GALCO: 1 Re	cord(s)						Total for GALCO :	610.56
Vendor #:	GATEHOUSE (GATEHOUSE	MEDIA PA HO	LDINGS, LLC)					
9680203	01/31/24	01/31/24	0 % 0 NET 0	0	11		ADVERTISEMENT/ZHB 2	351.22
GATEHOUSE	: 1 Record(s)						Total for GATEHOUSE :	351.22
Vendor #:	GOOD (GOOD PLUMBING, I	HEATING, AIR	. COND., INC.)					
924413139	01/31/24	01/31/24	0 % 0 NET 0	0	11		EMERGENCY SERVICE/N	860.98
GOOD: 1 Rec	ord(s)						Total for GOOD :	860.98
Vendor #:	H & K (H & K MATERIALS)							
42109	02/10/24	02/10/24	0 % 0 NET 0	0	11		PW/MIDDLE ROAD/COLl	733.44
H & K: 1 Reco	ord(s)						Total for H & K :	733.44
Vendor #:	HARLEY ACE (HARLEYSVI	LLE ACE HAR	DWARE)					
907148	01/18/24	01/18/24	0 % 0 NET 0	0	11		PW/CALCIUM PELLETS	339.90
HARLEY ACE	: 1 Record(s)						Total for HARLEY ACE :	339.90
Vendor #:	IT BUSI (IT BUSINESS SOLU	JTIONS, INC.)						
5066	02/07/24	02/07/24	0 % 0 NET 0	0	11		ADMIN/BACKUP DRIVES	180.00
5067	02/15/24	02/15/24	0 % 0 NET 0	0	11		PD/COMPUTER SETUPS	807.50
IT BUSI: 2 Re	cord(s)						Total for IT BUSI :	987.50
Vendor #:	MOYER I/O (MOYER INDOC	OR/OUTDOOR)					
2132078	02/09/24	02/09/24	0 % 0 NET 0	0	11		TWP BLDG HEATING FU	2,833.54
2132079	02/09/24	02/09/24	0 % 0 NET 0	0	11		PW HEATING FUEL	4,157.67
MOYER I/O: 2	2 Record(s)						Total for MOYER I/O:	6,991.21
Vendor #:	NYCO (NYCO CORPORATIO	ON)						
B2400752	02/14/24	02/14/24	0 % 0 NET 0	0	11		PW/CLAMPS/SUPPLIES	66.00
NYCO: 1 Reco	ord(s)						Total for NYCO:	66.00
Vendor #:	PATRIOT (PATRIOT WORKW	/EAR)						
39925	01/31/24	01/31/24	0 % 0 NET 0	0	11		PD/2 TRAFFIC VESTS	143.00
PATRIOT: 1 R	ecord(s)						Total for PATRIOT:	143.00
Vendor #:	PPL (PPL ELECTRIC UTILIT	IES)						
020224804	02/02/24	02/02/24	0 % 0 NET 0	0	11		RT 309/ORVILLA RD	58.22
020224806	02/02/24	02/02/24	0 % 0 NET 0	0	11		WALMART/RT 309	55.03
020724430	02/07/24 02/09/24	02/07/24	0 % 0 NET 0	0	11		RT 113/SHOPPING MALL OLD BETH PK/CENTRAL	36.10
020924025 020924272	02/09/24	02/09/24 02/09/24	0 % 0 NET 0 0 % 0 NET 0	0	1 1 1 1		RT 113/RT 309	40.32 37.82
020924524	02/09/24	02/09/24	0 % 0 NET 0	0	11		RT 113/RT 309	55.50
020924580	02/09/24	02/09/24	0 % 0 NET 0	0	11		OLD RT 309/RT 113	39.53
021224439	02/12/24	02/12/24	0 % 0 NET 0	0	11		DIAMOND ST/GLENWOO	38.94
021524926	02/15/24	02/15/24	0 % 0 NET 0	0	11		RADIO SHELTER	28.38
PPL: 9 Record	d(s)						Total for PPL:	389.84
Vendor #:	RICHTER (RICHTER TOTAL	OFFICE)						
1913548	02/09/24	02/09/24	0 % 0 NET 0	0	11		ADMIN/PD SUPPLIES	215.48
1913996	02/14/24	02/14/24	0 % 0 NET 0	0	11		ADMIN/SUPPLIES/CARTI	183.99
RICHTER: 2 I	Record(s)						Total for RICHTER:	399.47
Vendor #:	STANDARD (STANDARD IN							
021324	02/13/24	02/13/24	0 % 0 NET 0	0	11		LIFE & DISABILITY INSU	4,270.68
STANDARD:	l Record(s)						Total for STANDARD:	4,270.68

AP Invoice Summary Report

Invoice #	Inv Date	Post Date	Pay Term	PO# 1099 Urg Bank#	Reference	Description	Invoice Amt
Vendor #: STARBRITE (S	STAR BRITE CA	AR WASH)					
HT37	01/01/24	01/01/24	0 % 0 NET 0	0 11		JAN PD EHICLE DETAILS	72.00
HT38	02/01/24	02/01/24	0 % 0 NET 0	0 11		FEB PD VEHICLE DETAIL	72.00
STARBRITE: 2 Record(s)						Total for STARBRITE :	144.00
Vendor #: SUBURBAN (SUBURBAN PR	OPANE)					
609864	02/19/24	02/19/24	0 % 0 NET 0	0 11		PW/DIESEL FUEL	152.18
SUBURBAN: 1 Record(s)						Total for SUBURBAN :	152.18
Vendor #: TOOL & EQ (T	OOL & EQUIP	MENT SOLUT	TONS)				
6616	02/12/24	02/12/24	0 % 0 NET 0	0 11		PW/LIFT INSPECTION	250.00
TOOL & EQ: 1 Record(s)						Total for TOOL & EQ :	250.00
Vendor #: TREEEX (TRE	E EX)						
17540	02/07/24	02/07/24	0 % 0 NET 0	0 11		11 E REMOVALS/TWP LI	5,880.00
TREEEX: 1 Record(s)						Total for TREEEX:	5,880.00
Vendor #: WAST (WM C	ORPORATE SE	RVICES, INC.)					
3459358	02/01/24	02/01/24	0 % 0 NET 0	0 11		TRASH COLLECTION	66.89
WAST: 1 Record(s)						Total for WAST :	66.89
Vendor #: WUERSTLE (J	ACK D. WUER	STLE)					
3457	02/09/24	02/09/24	0 % 0 NET 0	0 11		JANUARY PROFESSIONA	6,705.00
WUERSTLE: 1 Record(s)						Total for WUERSTLE :	6,705.00
Report: 56 Record(s)						Total for this Report :	64,909.46

CRITERIA

Detail Report Sorted by Vendor # + Invoice #

- Specific Option(s):
 1.) Include Regular Invoices
 2.) Include Debit Invoices
 3.) Include Prepayment Invoices

AP Invoice Summary Report

Invoice #		Inv Date	Post Date	Pay Term	PO # 1099 U	rg Bank #	Reference	Description	Invoice Amt
Vendor #:	NORTH PENN (1	NORTH PENN	WATER AUTI	HORITY)					
10-2023		02/08/24	02/08/24	0 % 0 NET 0	0	1 03		2023 HYDRANT RENTAL	3,553.50
NORTH PENN	V: 1 Record(s)							Total for NORTH PENN :	3,553.50
								<u> </u>	
Report: 1 Reco	ord(s)							Total for this Report :	3,553.50

CRITERIA

Detail Report Sorted by Vendor # +Invoice #

Specific Option(s):
1.) Include Regular Invoices
2.) Include Debit Invoices
3.) Include Prepayment Invoices

Page 1 of 1

CAPITAL PROJECTS FUND

Printed By: Supervisor

AP Invoice Summary Report

Bank # Reference Description Invoice Am
0 PD/1 DESKTOP/4 LAPTOI 7,920.00
Total for IT BUS SOL: 7,920.00
O PD/EVIDENCE LIBRARY 6,337.50
Total for MOTOROLA: 6,337.50
Total for this Report : 14.257.50
3

CRITERIA

Detail Report Sorted by Vendor #+ Invoice #

- Specific Option(s):
 1.) Include Regular Invoices
 2.) Include Debit Invoices
 3.) Include Prepayment Invoices

02/21/24

08:46:07 AM

STORMWATER SYSTEM RESERVE FUND

Page 1 of 1

Printed By: Supervisor

AP Invoice Summary Report

Invoice #	Inv	Date	Post Date	Pay Term	PO # 1099 U	rg Bank #	Reference	Description	Invoice Amt
Vendor #:	ANDIS (LANDIS BLO	OCK ANI	D CONCRETE)					
1019048	02/0	06/24	02/06/24	0 % 0 NET 0	0	1 33		PW/STORMWATER SUPP	47.05
LANDIS: 1 Recor	d(s)							Total for LANDIS :	47.05
Report: 1 Record	(s)							Total for this Report :	47.05

CRITERIA

Detail Report Sorted by Vendor # +Invoice #

Specific Option(s):
1.) Include Regular Invoices
2.) Include Debit Invoices
3.) Include Prepayment Invoices

STATE HIGHWAY AID FUND

Printed By: Supervisor

AP Invoice Summary Report

Invoice #	Inv Dat	e Post Date	Pay Term	PO# 1099 Urg Bank#	Reference	<u>Description</u>	Invoice Amt
Vendor #:	ETC (ESTABLISHED TRA	FFIC CONTROL)				
19845	02/09/24	02/09/24	0 % 0 NET 0	0 135		PW/SIGN SUPPLIES	580.00
ETC: 1 Recor	rd(s)					Total for ETC :	580.00
Vendor #:	KEN-JAN (KEN-JAN FAR	M, INC.)					
794	02/19/24	02/19/24	0 % 0 NET 0	0 135		FEBRUARY SNOW PLOW	1,662.50
KEN-JAN: 1 I	Record(s)					Total for KEN-JAN :	1,662.50
Vendor #:	SCHMIDT (SCHMIDT PAV	'ING, LLC)					
2161	02/15/24	02/15/24	0 % 0 NET 0	0 1		JAN/FEB SNOW PLOWIN	1,750.00
SCHMIDT: 1	Record(s)					Total for SCHMIDT :	1,750.00
Vendor #:	T. S. HESS (T. S. HESS & S	SONS EXCAVATI	ING INC.)				
24269	01/31/24	01/31/24	0 % 0 NET 0	0 135		JANUARY SNOW PLOW	507.50
T. S. HESS: 1	Record(s)					Total for T. S. HESS:	507.50
Report: 4 Rec	cord(s)					Total for this Report :	4,500.00

CRITERIA

Detail Report Sorted by Vendor #+ Invoice #

Specific Option(s):
1.) Include Regular Invoices
2.) Include Debit Invoices
3.) Include Prepayment Invoices

AP Invoice Summary Report

Invoice #		Inv Date	Post Date	Pay Term	PO # 1099 Urg Ban	nk# Reference	Description	Invoice Amt
Vendor #:	CHESTER (Ches	ter Chrzanows	ki)					
021924		02/20/24	02/20/24	0 % 0 NET 0	0 192		ESCROW RELEASE #6	19,867.50
CHESTER: 1 I	Record(s)						Total for CHESTER:	19,867.50
Vendor #:	GATEHOUSE (G	ATEHOUSE N	MEDIA PENNS	YLVANIA HOLDINGS)				
9678491		01/31/24	01/31/24	0 % 0 NET 0	0 1		ADVERTISEMENT/CARS	380.26
GATEHOUSE.	: 1 Record(s)						Total for GATEHOUSE :	380.26
Vendor #:	WUERSTLE (JA	CK D. WUER	STLE)					
3457		02/09/24	02/09/24	0 % 0 NET 0	0 192		JANUARY PROFESSIONA	2,312.50
WUERSTLE: I	l Record(s)						Total for WUERSTLE :	2,312.50
Report: 3 Reco	ord(s)						Total for this Report :	22,560.26

CRITERIA

Detail Report Sorted by Vendor # + Invoice #

Specific Option(s):
1.) Include Regular Invoices
2.) Include Debit Invoices
3.) Include Prepayment Invoices

CONFIRMED APPOINTMENT



HILLTOWN TOWNSHIP

DEC 28 202

P.O. Box 260 HILLTOWN

Hilltown, PA 18927

(215) 453-6000 Fax: (215) 453-1024

Date: December 26, 2023

COMMUNITY EVENT FORM

Request for Use of Hilltown Township Local Road for a Community Event (Resolution # 2007-022)

Dear Hilltown Township,

We, the undersigned Hilltown Township property ow		
consideration from Hilltown Township to allow us to	use 15-001-045-001 & 15-001-0436-00)4
for a Sweatshirt of Hope 2024	on the following date Sept 21 & 22	and
time <u>Saturday 9 am to</u> 9 pm - Sunday 10 am to 1 pm		

We have read and we understand and agree to all of the requirements of Hilltown Township Resolution #2007-022 and in compliance thereof, we have obtained the signatures of all Hilltown Township property owners who have land owner frontage affected by the location of our requested event. We further enclose a check payable to "Hilltown Township" in the amount of \$100.00, pursuant to Paragraph 3 of said Resolution.

We understand that we will be responsible for notifying all abutting property owners at least twenty one (21) days before the event. We also hereby agree to provide proof to you that individual notification was delivered to each resident on our affected street of the requested scheduled event. We will provide you with a receipt as required by Paragraph 9 of said Resolution and we will further provide to you a Letter of Indemnity pursuant to Paragraph 10 of said Resolution.

The contact person who is hereby authorized by all of the undersigned to be the contact person for purposes of Township response is Ferm S (Please Print) who can be reached at 215-872-3733 Terry's Cell (Phone Number)

Sincerely,

(PLEASE PROVIDE All PROPERTY OWNER'S SIGNATURES & ADDRESSES)

From: Terry S Derstine 130 N School Lane Souderton, PA 18964 215-872-3733



SPORTS & MUSIC FEST

To: Mark Bergey Bergey's Realty Co. 462 Harleysville Pike Souderton, PA 18964

Subject- Letter of Approval

Mark,

I am sending this letter on behalf of Hilltown Township seeking written approval to use your property Tax Parcel # 15-001-045-001 & # 15-001-0436-004 for a Sweatshirt of Hope event; HOPE 24 Saturday, September 21, and Sunday, September 22, 2024.

This is a FREE Community event with a vision of "Linking HOPE 4 Life" bringing the community together to understand the *mental*, *physical*, and *spiritual* needs and sharing resources for a healthier community!

Your signature indicates your approval.

Property Owner:

Date

Yours Sincerely

Terry S Derstine Founder & Chairman



RECEIVED FROM LAST OF FOR RENT OF THE PROPERTY	Chare DOC 2 Charles Collas Limidu E	8-23 No. FHOSE Southert	669232 \$ 100,00 On pollars
ACCOUNT PAYMENT O	CASH CHECK MONEY ORDER CREDIT CARD CASH SPA	- 21 हे <u>वे</u> वे	Maleut 3-11

SWEATSHIRT OF HOPE 130 N. SCHOOL LANE SOUDERTON, PA 18964 Harleysville Bank Harleysville, PA 19438 60-7236/2313

001279

PAY TO THE ORDER OF _

HILLTOWN TOWNSHIP

s **100.00

One Hundred and 00/100*********

***** DOLLARS

HILLTOWN TOWNSHIP PO BOX 260 HILLTOWN PA 18927

MEMO

COMMUNITY EVENT REE - HORE24

AND PHIZED SIGNATURE

MF

From: <u>Lorraine Leslie</u>
To: <u>Theresa Spehar</u>

Subject: FW: Application of Garlan Properties, LP - Appeal 2023-011

Date: Wednesday, January 31, 2024 3:36:52 PM

Attachments: <u>image002.png</u>

Theresa,

Can we put them on the February 25th agenda.

From: Caroline A. Edwards < caedwards@caedwardsesg.com>

Sent: Wednesday, January 31, 2024 3:35 PM

To: keberle@grimlaw.com

Cc: Lorraine Leslie < lleslie@hilltown.org>; jackw@wuerstlelaw.com; Leah Garlan (drleahgarlan@gmail.com) < drleahgarlan@gmail.com>; Scott CAMBURN

(scamburn@urwilerwalter.com) <scamburn@urwilerwalter.com> **Subject:** Application of Garlan Properties, LP - Appeal 2023-011

Kelly -

As you know, I represent the applicant, Garlan Properties, LP, in Appeal 2023-011 to the Hilltown Township Zoning Hearing Board. We are presently scheduled for a hearing on February 22, 2024.

The purpose of this email is to request a continuance due to the fact that we need to meet with the Board of Supervisors before proceeding to the ZHB, and the February 12 meeting of the Board of Supervisors has been cancelled.

We have requested placement on the next Board of Supervisors' agenda, on February 26,2024, but do not yet have confirmation that there is room on the agenda. We would propose to have the Zoning Hearing Board hearing at the next available meeting following our meeting with the Board of Supervisors.

Thanks -



Caroline A. Edwards, Esq. \mid Real Estate, Zoning & Land Development Law Admitted in PA & NJ \mid LEED AP

9 W. Centre Ave. tel. 215.504.8840 P. O. Box 1586 fax 215.504.8844

Newtown PA 18940 email: <u>caedwards@caedwardsesg.com</u>

www.caedwardsesq.com

Lisa Faust

From:

Kelly Eberle <keberle@grimlaw.com>

Sent:

Wednesday, September 20, 2023 4:51 PM

To:

Lisa Faust

Subject:

Garlan

Hi Lisa,

We will be continuing the hearing at Applicant's request to February 22, 2024 at 7pm. We will go back on the record and announce the continuance at tomorrow's hearing.



Caroline A. Edwards Attorney at Law 9 West Centre Avenue P.O. Box 1586 Newtown, PA 18940 **Phone** 215.504.8840 **Fax** 215.504.8844

www.caedwardsesq.com caedwards@caedwardsesq.com

Admitted in PA & NJ

September 18, 2023

SENT VIA EMAIL to keberle@grimlaw.com

Kelly L. Eberle, Esq. Grim, Biehn & Thatcher 104 S. 6th Street Perkasie PA 18944

RE: Application of Garlan Properties, LP to the Hilltown Township Zoning Hearing Board Tax Parcel Nos. 15-019-040, 15-019-041 and 15-019-042 Appeal No. 2023-011

Dear Ms. Eberle:

As you know, I represent the Applicant, Garlan Properties, LP, which has an application before the Zoning Hearing Board. When we met with the Hilltown Township Supervisors to review the application on July 24, 2023, issues were raised concerning past matters relating to the property. As a result, we submitted a Right To Know Request to Hilltown Township in early August. The Township extended the response date to thirty days. I received a copy of the cover letter for the response via email on August 31, 2023, and received the documents themselves by mail on September 5, 2023.

We are in the process of completing the review of the documents, and discussing how they may affect the Zoning Hearing Board application in combination with other issues raised by the Supervisors during their review. We will want to meet again with the Supervisors to discuss this matter prior to meeting with the Zoning Hearing Board. As a result, I would respectfully request that the Board grant a continuance from the scheduled September 21, 2023 Zoning Hearing Board hearing.

On behalf of the Applicant, I reiterate the previously-granted extension of time for the date of the hearing, and waive all rights to a hearing within sixty (60) days from

the date of the filing of the Application as provided under Section 908 of the Pennsylvania Municipalities Planning Code, 53 P.S. §10908.

I appreciate the Board's consideration of this request.

Sincerely yours,

Caroline A. Edwards

cc: Lorraine E. Leslie, Hilltown Township Manager (via email) Jack D. Wuerstle, Esq., Hilltown Township Solicitor (via email) Garlan Properties, LP (via email)

Urwiler & Walter, Inc. (via email)

1	BEFORE THE ZONING HEARING BOARD OF HILLTOWN TOWNSHIP		
2		OF HILLIOWN TOWNSHIP	
3	In re:	: Appeal No. 2023-011	
4	Garlan Propert 1283 Route 113		
5	113, and 1279 Hilltown Towns	Route 113, :	
6	HIIICOWII IOWIII	·111p	
7		TRANSCRIPT OF PROCEEDINGS	
8		ZONING HEARING	
9		September 21, 2023	
10		7:00 p.m.	
11			
12	Hi	lltown Township Municipal Building 13 Creamery Road	
13		Hilltown Township, Pennsylvania	
14			
15			
16	BEFORE:	THE ZONING HEARING BOARD	
17		DAVID HERSH, Chair BROOKE RUSH, Member	
18		KELLY L. EBERLE, ESQ., Solicitor	
19		REEL L. ESEREL, ESQ., SOTIOTOS	
20			
21			
22		* * *	
23		COOPER REPORTING 427 East Landis Street	
24		Coopersburg, PA 18036 267-377-7435	
25		stenoscooper@gmail.com	

1		TNDEY TO EVIITATE	
2		INDEX TO EXHIBITS	
3	EXHIBIT	DESCRIPTION	PAGE
4	B-5	Continuance request	3
5	B-6	Email from Attorney Christen Pionzio entering her appearance	4
6 7	в-7	Series of emails regarding continuance to February 22, 2024	4
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			

MR. HERSH: Good afternoon, or good evening, I guess, at this time. It's about three minutes after 7.

2.1

2.4

This is the Hilltown Township Zoning

Hearing Board. And we're here tonight to discuss -
I lost my thing here. Anyway, we're going to discuss
a continuance of the Garlan plan that was presented a

couple months ago. And I'm going to let our

solicitor explain exactly what's going on here and

what we're going to be doing here.

So I assume all the legal stuff was taken care of?

MS. EBERLE: Yes. So this matter was originally scheduled for August 3rd, at which time it was continued at the Applicant's request until tonight's hearing. At that point in time we entered, I believe it was Exhibits B-1 through 4, which covered all of the posting and advertising as well as Applicant's continuance request.

So we're going to start off with Exhibit B-5 tonight. And that is an email and a letter dated Monday, September 18th, from the Applicant's counsel requesting a continuance of tonight's hearing and waiving all time requirements for the hearing under the MPC. So this is B-5.

B-6, we have an email from Christen Pionzio entering her appearance on behalf of Sandra and Chris Engelhart in this matter. So a copy of that is marked as B-6 for the record.

And then finally, B-7 is a series of emails between the Applicant's attorney, myself,
Attorney Pionzio, and the township solicitor,
Attorney Wuerstle, requesting -- with the Applicant requesting the continuance until February 22, 2024, at 7 p.m.; and the township solicitor and Attorney Pionzio indicating that they have no objection to said request. So that is B-7.

So as you've heard me kind of explain, the Applicant has requested a continuance of tonight's hearing until February 22, 2024, at 7 p.m. And there is no objection from the other parties.

If the board grants the continuance, it will be without further advertising, so there will be no more postings or publications. Just like the prior continuance, this is your notice of that hearing, should the board grant it.

MR. HERSH: Okay. Thank you. I will at this time ask for a motion to accept the continuance.

MR. RUSH: I would propose a motion at

2.1

2.4

this point to continue the Garlan presentation to 1 2 February 22, 2024, contingent upon that this would be the last time a contingency would be granted. 3 MR. HERSH: Okay. And I will second 4 5 that motion. And all those in favor say aye. 6 (The motion passed unanimously.) MR. HERSH: Opposed? Obviously nobody 7 8 to oppose it. 9 So this Garlan proposal here will be back on the agenda on February 22, 2024; and as part 10 11 of the motion, we expect that to be the last 12 continuance on this subject. MR. RUSH: Unless they withdraw that. 13 14 MR. HERSH: Unless they withdraw it 15 and come back in again. 16 MS. EBERLE: So that would be at 7 17 p.m. on February 22nd in this room. MR. RUSH: And it would not be 18 19 advertised again or posted, but it would be on the website for Hilltown. 20 2.1 MS. EBERLE: I imagine that they will 22 put it on the website on the agendas, but there won't 23 be letters or advertisement or anything like that. 2.4 MR. HERSH: Okay. I'll look for a 25 motion to adjourn.

```
1
                       MR. RUSH: I'll make a motion to
        adjourn the meeting.
2
                       MR. HERSH: I second it.
3
                       Okay. Thank you very much. This is a
 4
5
        short meeting, but those things happen at times.
        Thank you very much.
 6
7
                        (Discussion off the record.)
                        (The proceedings concluded at 7:06
8
9
        p.m.)
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
```

September 23, 2023 I hereby certify that the evidence and proceedings are contained fully and accurately in the notes taken by me of the within hearing, and that this is a correct transcript of the same. Shari A. Cooper Registered Diplomate Reporter Certified Realtime Reporter Notary Public

NOTICE

The following matter(s) scheduled before the Hilltown Township Zoning Hearing Board on <u>August 3, 2023</u> have been continued to the date(s) and time(s) indicated below. The continuance(s) will be announced on the record with no further advertising or notice.

1. Appeal of Garlan Properties, LP

Appeal No.: 2023-011

Address: 1283, 1281, and 1279 Route 113, Hilltown

Township

Continued to September 21, 2023 at 7:00 p.m.







POSTING CERTIFICATION

ZHB File No:

2023-011

Applicant:

Garlan Properties, LP

Tax Map No:

15-019-040 & 15-019-042

Date of Posting: July 24, 2023

Posting Location: 1281 Route 113 & 1279 Route 113

I, the, Zoning Officer, hereby affirm that a notice of pending Public Zoning Hearing was posted in a conspicuous place on the subject property, and that the facts set forth here are true and correct to the best of my knowledge, information and belief.

Zoning Officer

Affirmed and subscribed before me this

Commonwealth of Pennsylvania - Notary Seal Kathleen A. Markloff, Notary Public **Bucks County** My commission expires May 11, 2026

Commission number 1420309

Member, Pennsylvania Association of Notaries

APPEAL NO: <u>2023-011</u> DATE FILED <u>6/15/2023</u>

ZONING NOTICE

Garlan Properties, LP

has appealed to the ZONING HEARING BOARD for consideration of

The Hilltown Township Zoning Hearing Board will meet at 7:00 P.M. on Thursday, August 3, 2023, at the Hilltown Township Municipal Building, 13 West Creamery Road, Hilltown Township, Pennsylvania, for the purpose of hearing the following Appeal:

Appeal No. 2023-011 of Garlan Properties, LP for the properties located at 1283 Route 113, 1281 Route 113 and 1279 Route 113, Hilltown Township and otherwise identified as Bucks County Tax Parcel Nos. 15-019-040, 15-019-041 and 15-019-042. The subject parcels are located in the VC (Village Commercial) Zoning District. Applicant seeks to reconfigure the parking area on all three parcels and requests variances from §160-62.A and Table 160 Attachment 3, in order to expand the existing nonconforming impervious coverage on each parcel as follows: parcel 15-019-040, an increase from the existing 29.5% to 60.3%; for parcel 15-019-041, a decrease from the existing 89.7% to 80.6%; and for parcel 15-019-042, an increase from the existing 44.1% to 54%. The total impervious surface coverage across all three properties will increase from 28,679 square feet to 37,062 square feet.

The application submitted, together with accompanying documents and site plans, is available at the Hilltown Township Municipal Building for public inspection during normal business hours. All interested persons are invited to attend this zoning hearing.

THE HILLTOWN TOWNSHIP ZONING HEARING BOARD under authority of the TOWNSHIP ZONING ORDINANCE invites all interested parties to appear and be heard at a PUBLIC HEARING to be held in The Hilltown Township Municipal Building located at 13 West Creamery Road.

On **August 3, 2023**

At 7:00 p.m.

THIS ZONING NOTICE must be posted in a conspicuous place on each road frontage in plain view of passersby and in such a place where it can be easily read and identified from road or street and must remain posted for <u>Seven Days</u> immediately preceding the PUBLIC HEARING.

The applicant is responsible for the maintenance of this notice and should it be destroyed or removed must immediately obtain another copy.

The premises will be inspected by the Township ZONING OFFICER and if this notice is not displayed, there will be no hearing.

WARNING

FAILURE TO COMPLY WITH THE ABOVE INSTRUCTIONS WILL RESULT IN A CANCELLING THE HEARING OF YOUR APPEAL AS SCHEDULED.

Caitlin M. Mest, EIT, BCO, CFM, CZO MARY C. EBERLE
JOHN B. RICE
DIANNE C. MAGEE *
DALE EDWARD CAYA
DAVID P. CARO +
DANIEL J. PACI +
JONATHAN J. REISS O
GREGORY E. GRIM †
PETER NELSON *
PATRICK M. ARMSTRONG
MATTHEW E. HOGOVER
KELLY L. EBERLE *
COLBY S. GRIM
MICHAEL K. MARTIN
JOEL STEINMAN
MITCHELL H. BAYLARIAN
WILLIAM D. OETINGER
SEAN P. DUFFY
DANIEL P. MARTIN

LAW OFFICES

GRIM, BIEHN & THATCHER

A PROFESSIONAL CORPORATION

SUCCESSOR TO GRIM & GRIM AND BIEHN & THATCHER ESTABLISHED 1895 AND 1956, RESPECTIVELY

www.grimlaw.com

Kelly L. Eberle e-mail: keberle@grimlaw.com J. LAWRENCE GRIM, JR., of counsel JOHN FREDERIC GRIM, of counsel

104 S. SIXTH STREET P.O. BOX 215 PERKASIE, PA. 18944-0215 (215) 257-6811 FAX (215) 257-5374

> (215) 536-1200 Fax (215) 538-9588

(215) 348-2199 FAX (215) 348-2520

* ALSO ADMITTED IN NEW JERSEY

July 12, 2023

Mr. David Hersh 805 Hilltown Pike Line Lexington, PA 18932

Mr. D. Brooke Rush 732 Creamery Road Perkasie, PA 18944

Mr. Stephen C. Yates 735 Minsi Trail Perkasie, PA 18944

Re: Hilltown Township Zoning Hearing Board

Garlan Properties, LP; Appeal No. 2023-011

Dear Gentlemen:

Please be advised that the above hearing has been scheduled for Thursday, August 3, 2023 at 7:00 p.m. Enclosed herewith is a copy of the Notice which was forwarded for publication.

The applicant, as well as all adjoining property owners, have been notified of the hearing.

If you should have any questions, please do not hesitate to contact me.

Very truly yours,

Grim, Biehn & Thatcher

KELLY L. EBERLE

KLE/kbs Enclosure

[♦] ALSO ADMITTED IN NEW YORK

[†] MASTERS IN TAXATION

⁺ ALSO A CERTIFIED PUBLIC ACCOUNTANT

NOTICE

The Hilltown Township Zoning Hearing Board will meet at 7:00 p.m. on Thursday, August 3, 2023, at the Hilltown Township Municipal Building, 13 West Creamery Road, Hilltown Township, Pennsylvania, for the purpose of hearing the following Appeal:

Appeal No. 2023-011 of Garlan Properties, LP for the properties located at 1283 Route 113, 1281 Route 113 and 1279 Route 113, Hilltown Township and otherwise identified as Bucks County Tax Parcel Nos. 15-019-040, 15-019-041 and 15-019-042. The subject parcels are located in the VC (Village Commercial) Zoning District. Applicant seeks to reconfigure the parking area on all three parcels and requests variances from §160-62.A and Table 160 *Attachment 3*, in order to expand the existing nonconforming impervious coverage on each parcel as follows: parcel 15-019-040, an increase from the existing 29.5% to 60.3%; for parcel 15-019-041, a decrease from the existing 89.7% to 80.6%; and for parcel 15-019-042, an increase from the existing 44.1% to 54%. The total impervious surface coverage across all three properties will increase from 28,679 square feet to 37,062 square feet.

The Application submitted, together with accompanying documents and site plans, are available at the Hilltown Township Municipal Building for public inspection during normal business hours. All interested persons are invited to attend this zoning hearing.

HILLTOWN TOWNSHIP ZONING HEARING BOARD

Kelly L. Eberle, Esquire Grim, Biehn & Thatcher 104 South Sixth Street Perkasie, PA 18944 MARY C, EBERLE JOHN B. RICE DIANNE C. MAGEE * DALE EDWARD CAYA DAVID P. CARO &
DANIEL J. PACI + † JONATHAN J. REISS O GREGORY E. GRIM † PETER NELSON * PATRICK M, ARMSTRONG MATTHEW E. HOOVER KELLY L. EBERLE * COLBY S. GRIM MICHAEL K. MARTIN JOEL STEINMAN MITCHELL H. BAYLARIAN WILLIAM D. OETINGER SEAN P. DUFFY

LAW OFFICES

GRIM, BIEHN & THATCHER

A PROFESSIONAL CORPORATION

SUCCESSOR TO GRIM & GRIM AND BIEHN & THATCHER ESTABLISHED 1895 AND 1956, RESPECTIVELY

www.grimlaw.com

Kelly L. Eberle e-mail: keberle@grimlaw.com J. LAWRENCE GRIM, JR., OF COUNSEL JOHN FREDERIC GRIM, OF COUNSEL

> 104 S. SIXTH STREET P.O. Box 215 PERKASIE, PA. 18944-0215 (215) 257-6811 FAX (215) 257-5374

(215) 536-1200 Fax (215) 538-9588

(215) 348-2199 FAX (215) 348-2520

† MASTERS IN TAXATION

* ALSO ADMITTED IN NEW JERSEY O ALSO ADMITTED IN NEW YORK

DANIEL P. MARTIN

July 12, 2023

Garlan Properties, LP c/o Caroline A. Edwards, Esquire Law Offices of Caroline Achey Edwards 9 W. Center Ave P.O. Box 1586 Newtown, PA 18940

Re: Hilltown Township Zoning Hearing Board Garlan Properties, LP; Appeal No. 2023-011

Dear Ms. Edwards:

Please be advised that the Zoning Hearing Board has scheduled the above matter for, and will hear your client's application on, Thursday, August 3, 2023 at 7:00 p.m. at the Hilltown Township Building located at 13 West Creamery Road, Hilltown, Pennsylvania. Enclosed is a copy of the Notice for your records.

Very truly yours,

Grim, Biehn & Thatcher

KELLY L. EBERLE

KLE/kbs Enclosure

Hilltown Township Manager cc:

Mr. David Hersh Mr. Stephen Yates D. Brooke Rush

Bucks County Court Reporting

^{*} ALSO A CERTIFIED PUBLIC ACCOUNTANT

MARY C, EBERLE
JOHN B. RICE
DIANNE C. MAGEE *
DALE EDWARD CAYA
DAVID P. CARO +
DANIEL J. PACI + †
JONATHAN J. REISS \(\)
GREGORY E. GRIM †
PETER NELSON *
PATRICK M. ARMSTRONG
MATTHEW E. HOOVER
KELLY L. EBERLE *
COLBY S. GRIM
MICHAEL K. MARTIN
JOEL STEINMAN
MITCHELL H. BAYLARIAN
WILLIAM D. OETINGER

LAW OFFICES

GRIM, BIEHN & THATCHER

A PROFESSIONAL CORPORATION

SUCCESSOR TO GRIM & GRIM AND BIEHN & THATCHER ESTABLISHED 1895 AND 1956, RESPECTIVELY

www.grimlaw.com

Kelly L. Eberle e-mail: keberle@grimlaw.com J. LAWRENCE GRIM, JR., of COUNSEL JOHN FREDERIC GRIM, OF COUNSEL

> 104 S. Sixth Street P.O. Box 215 Perkasie, PA. 18944-0215 (215) 257-6811 Fax (215) 257-5374

(215) 536-1200 FAX (215) 538-9588

(215) 348-2199 FAX (215) 348-2520

- * ALSO ADMITTED IN NEW JERSEY
- ♦ ALSO ADMITTED IN NEW YORK
- † MASTERS IN TAXATION

SEAN P. DUFFY DANIEL P. MARTIN

* ALSO A CERTIFIED PUBLIC ACCOUNTANT

July 12, 2023

SENT VIA EMAIL legals@theintell.com

The Intelligencer, c/o Mindy

Re: Hilltown Township Zoning Hearing Board

Garlan Properties, LP; Appeal No. 2023-011

Run in the Intelligencer, July 19, 2023 and July 26, 2023

Dear Mindy:

I enclose a public notice which I request that you advertise in the Intelligencer one time in the Wednesday, July 19, 2023 issue and one time in the Wednesday, July 26, 2023 issue of the Intelligencer.

You may send the invoice for the above directly to the Hilltown Township Zoning Officer/Manager, Township Zoning Officer, Hilltown Township Municipal Building, 13 West Creamery Road, Hilltown, PA 18927.

Please send the proof of publication back to our office in Perkasie. Please be advised that we need this proof of publication in our offices by no later than July 31st as this proof is needed for the August 3rd hearing. Thank you.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

Grim, Biehn & Thatcher

KELLY LÆBERLE

KLE/kbs Enclosure

cc: Hilltown Township Manager

MARY C. EBERLE JOHN B. RICE DIANNE C. MAGEE * DALE EDWARD CAYA DAVID P. CARO DANIEL J. PACI + JONATHAN J. REISS O GREGORY E. GRIM † PETER NELSON PATRICK M. ARMSTRONG MATTHEW E. HOOVER KELLY L. EBERLE COLBY S. GRIM MICHAEL K. MARTIN JOEL STEINMAN MITCHELL H. BAYLARIAN WILLIAM D. OETINGER SEAN P. DUFFY DANIEL P. MARTIN

LAW OFFICES

J. LAWRENCE GRIM, JR., of Counsel JOHN FREDERIC GRIM, OF COUNSEL GRIM, BIEHN & THATCHER

104 S. SIXTH STREET P.O. Box 215 PERKASIE, PA. 18944-0215 (215) 257-6811 FAX (215) 257-5374

> (215) 536-1200 FAX (215) 538-9588

(215) 348-2199 FAX (215) 348-2520

A PROFESSIONAL CORPORATION

SUCCESSOR TO GRIM & GRIM AND BIEHN & THATCHER ESTABLISHED 1895 AND 1956, RESPECTIVELY

www.grimlaw.com

Kelly L. Eberle e-mail: keberle@grimlaw.com

- * ALSO ADMITTED IN NEW JERSEY
- ♦ ALSO ADMITTED IN NEW YORK
- † MASTERS IN TAXATION
- ALSO A CERTIFIED PUBLIC ACCOUNTANT

July 12, 2023

Neighboring Property Owner(s)

Re: Hilltown Township Zoning Hearing Board Garlan Properties, LP; Appeal No. 2023-011

Dear Neighboring Property Owner:

Please be advised that the above hearing has been scheduled and the Zoning Hearing Board will hear the application in the above matter on Thursday, August 3, 2023 at 7:00 p.m. at the Hilltown Township Building located at 13 West Creamery Road, Hilltown, Pennsylvania.

Enclosed is a copy of the notice of the zoning hearing, which is being provided to you as a neighboring property owner. This notice is required under the Pennsylvania Municipalities Planning Code and the Hilltown Township Zoning Ordinance. The hearing is a public proceeding, and you are invited to attend. A full copy of the zoning application and accompanying plans are available for inspection at the Hilltown Township Municipal Building during normal business hours.

If you plan to attend the hearing, we recommend that you contact the Township Offices the day of the hearing to confirm that the hearing is still scheduled that evening and has not been cancelled or continued to another date and time.

Very truly yours,

Grim, Biehn & Thatcher

KELLY L. EBERLE

KLE/kbs Enclosure



HILLTOWN TOWNSHIP

13 West Creamery Road P.O. Box 260

Hilltown, PA 18927

(215) 453-6000 Fax: (215) 453-1024 www.hilltown.org

MEMORANDUM July 6, 2023

To: Board of Supervisors

From: Caitlin M. Mest, EIT, BCO, CFM, CZO

RE: 1283, 1281, & 1279 Route 113 – Variance

Applicant: Garlan Properties, LP

Affected Property: 1283 Route 113 - TMP # 15-019-040

1281 Route 113 - TMP # 15-019-041 1279 Route 113 - TMP # 15-019-042

Zoning District(s): VC – Village Commercial

Requested Action: Applicant is requesting a variance to exceed the maximum allowed

impervious surface ratio on all parcels.

Summary: Applicant requests to expand parking area on all three parcels. See

table for each parcel's allowed and proposed impervious surface

ratios:

Parcel	Maximum Allowed Impervious Surface Ratio	Proposed Impervious Surface Ratio
1283 Route 113	0.26	0.603
1281 Route 113	0.65	0.806
1279 Route 113	0.26	0.540

Requested Variance: ZO Table 160 Attachment 3. Table of Performance Standards – Bulk

and Area.

ZO §160-62.A. Expansion or alteration

cc: File

WYNN ASSOCIATES, INC.

MUNICIPAL ENGINEERING SERVICES

(215) 536·7336 · FAX (215) 536·5361 211 West Broad Street · Quakertown · PA · 18951

April 13, 2023

Caitlin Mest, EIT, BCO, CFM, CZO (via email) Hilltown Township P.O. Box 260 13 W. Creamery Road Hilltown, PA 18927

Subject:

Garlan Properties, LP Parking Lot Improvements Sketch Plan

1283, 1281, & 1279 Route 113

TMP #15-19-40, 15-19-41, & 15-19-42

File No. 01-509

Dear Ms. Mest,

The following comments and/or recommendations are made with respect to the subject "Parking Lot Reconfiguration Sketch Plan", sheet 1 of 1, dated March 20, 2023, prepared by Urwiler & Walter, Inc., which was received by the Township on April 3, 2023:

- 1. Sketch plan was submitted as a follow up to the meeting between the property owner and Township Staff held on January 26, 2023. A narrative document was received with the sketch plan, which provides some background information for the property and applicant; and includes some information on the proposal. It appears to be the intent of the applicant to reconstruct shared parking facilities on all three parcels to improve access, circulation, and safety. No changes to the existing uses found on the three parcels are proposed at this time. A project of this type will require approval from the Township via issuance of a Zoning Permit (Use I7); and installation of new impervious surfaces is a regulated activity pursuant to the Township Stormwater Management Ordinance, which requires submission of a Stormwater Management Application for review and approval.
- 2. Narrative document and plan information identifies uses of each parcel, which dictate corresponding parking requirements for each use. As this office has no means to verify the existing uses of the property other than as identified by the property owner, the Township should confirm the uses of the parcels based on available documentation/permitting and site inspection.
- 3. Existing parking facilities are non-conforming with respect to the number of required spaces, and parcels (collectively) are non-conforming with respect to impervious coverage. Although there are three separate tax map parcels that comprise the site, which are each owned by different entities, it appears to be the intention of the applicant to keep the parcels separate (unconsolidated), and instead, propose a joint access easement to permit all parking areas to be used as a common parking facility in favor of each parcel owner. The following issues should be addressed:
 - A. According to impervious surface tabulations contained on the plan, all three parcels currently exceed the maximum permitted impervious surface requirements of the Zoning Ordinance, and two of the three parcels are proposed to have further increases in impervious surface coverage as a result of the project. Variance approval is required to be received from the Zoning Hearing Board for the proposed increases in impervious coverage; or in the alternate, plan must be revised to maintain (or reduce) the existing amount of impervious cover on each parcel.

Caitlin Mest, EIT, BCO, CFM, CZO (via email)

Subject: Garlan Properties, LP Parking Lot Improvements Sketch Plan

April 13, 2023

Page 2

- B. Although the number of required parking spaces is calculated to be 32 spaces, plan identifies that 43 spaces (including one garage space on Parcel "C") are proposed. Applicant should provide additional information as to why more than the minimum required number of parking spaces is needed, and further clarify the total number of existing parking spaces that are currently available for use on the property, as the provision of excess parking spaces may be a cause of the impervious coverage increase noted in item 3.A above. It is also noted that the number of required spaces in a joint use parking spaces could be reduced by Special Exception if it can be demonstrated to the Zoning Hearing Board that the hours or days of peak parking needed for the uses are so different that a lower total will provide adequately for all uses served by the facility.
- C. As noted above, the applicant is not proposing to consolidate the three parcels that comprise the site; and instead, proposes to establish a joint access easement in favor of all three parcels to permit the parking area to be used as a common parking area. Easement documents prepared in a manner satisfactory to the Township Solicitor should include provisions to ensure joint access/usage of the parking area, and contain requirements for maintenance/repair of the parking facilities in the event that the parcels are separately sold.
- D. One proposed parking space is identified to be provided on Parcel A within an existing building (which currently does not include a garage door), which is proposed to be converted into a garage. A building permit must be obtained by the applicant prior to conversion of the building into a garage.
- 4. Type 5 (15 feet wide) buffer yards are proposed surrounding the parking facilities along property lines common with TMP #15-19-43 and TMP #15-19-39. Buffer yards must be encompassed by easements to ensure that buffer yard landscaping is preserved and maintained in accordance with requirements of Section 160-33 of the Zoning Ordinance. Additionally, landscaping must be proposed to meet buffer yard planting requirements of the Zoning Ordinance, unless existing vegetation is deemed to satisfy planting requirements of the Zoning Ordinance. Existing vegetation should be preserved where possible along adjoining property lines to maintain a natural buffer.
- 5. All access, improvement, and encroachment within the legal right of way of Route 113 and Blooming Glen Road requires approval from PennDot via issuance of a Highway Occupancy Permit.
- 6. The following issues related to parking lot/access design should be addressed:
 - A. Design of the new access driveway along Blooming Glen Road, and three additional parking spaces, will require the removal of two existing mature trees (not shown on the sketch plan). Parking lot landscaping design should consider additional landscaping to mitigate the loss of the existing mature trees, and a means to buffer the proposed parking spaces in this area.
 - B. It does not appear that the parking lot will be curbed. If not, a means to prevent vehicles from leaving the paved surface (such as concrete wheel stops) should be proposed.
 - C. Sketch plan does not show existing proposed grading to clarify how the parking area will be constructed to promote positive drainage, and whether the parking area (especially ADA spaces and pedestrian routes) will comply with ADA guidelines. Additional information must be provided for review.
 - D. Vehicle turning templates for the largest expected vehicles (delivery, emergency, trash hauling) using the facility should be provided to clarify that the proposed parking/driveway design accommodates large vehicle movements without requiring the removal of any parked vehicles.

Caitlin Mest, EIT, BCO, CFM, CZO (via email)

Subject: Garlan Properties, LP Parking Lot Improvements Sketch Plan

April 13, 2023

Page 3

- 7. Site is located in the East Branch Perkiomen Creek (District A) Watershed, which requires compliance with peak rate reduction and volume control requirements of the Stormwater Management Ordinance (Ordinance 2022-01). Design of stormwater management facilities must be based on on-site soil testing to confirm feasibility for use of infiltration BMPs as a first option. If earth disturbance will exceed one acre, project must also comply with requirements of the NPDES permit program administered by PADEP/Bucks County Conservation District. It is apparent that underground stormwater BMPs may be proposed due to the lack of area available to construct an above ground stormwater BMP. A means to discharge controlled runoff directly to existing drainage facilities along Route 113/Blooming Glen Road must be proposed.
- 8. It is recommended that the plan be reviewed by the servicing fire company (Silverdale Station 59) relative to site access and firefighting concerns.
- 9. It is questioned whether outdoor lighting will be proposed to illuminate the parking area. If so, a lighting plan must be submitted for review, which complies with requirements of Section 160-41 of the Zoning Ordinance.
- 10. The above comments are cursory only, and are based on limited information contained on the sketch plan. Additional comments are reserved pending submission of a fully engineered plan.

If you have any questions, do not hesitate to contact me.

Very Truly Yours,

Timothy Fulmer, P.E. Township Engineer

TAF

cc: Lorraine Leslie, Township Manager (via email)
Marianne Egan, Township Finance Director (via email)
Lisa Faust, Township Administrative Assistant (via email)
Theresa Spehar, Township Administrative Assistant (via email)
Jack Wuerstle, Esq. (via email)
Garlan Properties, L.P. (via email)
Caroline Achey Edwards, Esq. (via email)
Urwiler & Walter, Inc. (via email)



HILLTOWN TOWNSHIP

13 West Creamery Road P.O. Box 260 Hilltown, PA 18927 (215) 453-6000 Fax: (215) 453-1024 www.hilltown.org

June 15, 2023

Kelly L. Eberle 6th & Chestnut Street P.O. Box 215 Perkasie, PA 18944

Re: ZHB 2023-011

Garlan Properties, LP

Dear Kelly,

Enclosed please find, (4) copies of the application, 1 copy of the map, and listing of every property owner within 500 ft. in Hilltown Township.

If you have any questions, please contact the Township as soon as possible.

Sincerely,

Lisa Faust

Administrative Assistant

215-453-6000 Ext: 209

CC: File



HILLTOWN TOWNSHIP

13 West Creamery Road P.O. Box 260 Hilltown, PA 18927 (215) 453-6000 Fax: (215) 453-1024 www.hilltown.org



APPEAL TO ZONING HEARING BOARD HILLTOWN TOWNSHIP

<u>Please note:</u> It is <u>required</u> that all applicants make an application for a Subdivision/Land Development and/or apply for a <u>Zoning Permit</u> and receive a <u>review</u> from the Township prior to submitting an application to the Zoning Hearing Board.

TOWNSHIP USE:
Appeal #:2023-01/
Date Files: 6-15-23
Receipted By:

PLEASE COMPLETE ALL SECTIONS OF THEAPPLICATION

1 1 1

PLEASAE ATTACH ALL REQUESTED DOCUMENTATION. FAILURE TO COMPLETE ALL SECTIONS OR ATTACH ALL REQUESTED DOCUMENTATION MAY RESULT IN A DENIAL OF YOUR APPLICATION. YOUR INTIALS BELOW INDICATE THAT YOU HAVE A COMPLETE UNDERSTANDING OF THE SAME.

THE TOWNSHIP WILL NOT ACCEPT APPICATIONS UNLESS INTIALED BELOW.

Date:	_ U_	1123		Junitais
1.	Applic a.		operties, LP	
	b.	Mailing Address:	1281 Route 113	
		3	Blooming Glen PA	18911
	c.	Phone Number: 2	15-933-9794	Email: drleahgarlan@gmail.com
	d.	State whether the A	Applicant is: (Check	one or more if applicable)
		Owner	of Legal Title and A of Equitable Title twith the Permission	Applicant with permission of legal owner of Legal Title
2.	Applie	ant's Attorney: (if ar	• •	
	a.	Attorney's and Fire	n Name: Caroline A	. Edwards, Esq., Law Offices of Caroline Achey Edwards
	b.	Mailing Address:	9 W. Centre Ave., Po	O Box 1586
		_	Newtown PA 1894	0
	c.	Phone Number: 21	15-504-8840	Fax No.: 215-504-8844
	d.	Email Address:	aedwards@caedwar	dsesq.com

Page 1 of 3

HILLTOWN TOWNSHIP ZONING AND BUILDING DEPARTMENT

3.		ty Information:				
	a.	Present Zoning Use Classification: VC-Village Center District				
		Tax Parcel Number: 15-019-042 (Parcel A), 15-019-041 (Parcel B) and 15-019-040 (Parcel C)				
	c.	Location: (with reference to nearby intersections or prominent features): 1279 Rt-113				
	Intersection of Route 113 and Blooming Glen Road, with all three properties					
	frontage on the south side of Route 113.					
4.	Present	Use: See attached sheet				
5.		ed Use:(if different)No change in uses - parking lot is being reconfigured and improved.				
6.	Classif	ication of Appeal: (Check one or more if applicable)				
	X A. Request for a Variance (Zoning Ordinance §160-104.A) B. Request for Special Exception (Zoning Ordinance §160-104.B) C. Interpretation of Law D. Appeal from action of the Zoning Officer (Attach all related correspondence) E. Other (Please specify)					
7.		ning Ordinance sections applicable to, and summarize, relief request: (use separate paper if necessary) ttached sheet.				
8.		ny previous appeals been filed regarding this property: X Yes No If yes, please explain: Application to Zoning Hearing Board by a prior owner related to use				
		of Parcel B was granted in 2007.				
	b.	Prior Appeal Number:				
I (We)	hereby	ertify that the above information is true and correct to the best of my (our) knowledge,				
Name:	ition of t	MM/WD/M Date: 4-7-23				
	Gaylan F	Properties, LP by Johanna Leah Garlan for its General Partner,				
Name:	Garlan F	Properties GP, LLC Date: 0-1-23				
1 /						

GARLAN PROPERTIES, LP

APPLICATION TO THE HILLTOWN TOWNSHIP ZONING HEARING BOARD

TAX PARCEL NOS. 15-019-040, 15-019-041 AND 15-019-042

1279, 1281 and 1283 ROUTE 113

ADDITIONAL PAGES TO ZONING HEARING BOARD APPLICATION

1. Applicant and Property Owner information

a. Tax Parcel 15-019-042 located at 1283 Route 113 (Parcel A)

Owner: Garlan Investments, LP

Garlan Investments, LP is a Pennsylvania limited partnership under common ownership with the Applicant, Garlan Properties, LP. Garlan Investments, LP has authorized Garlan Properties, LP to submit this application to the Zoning Hearing Board involving Parcel A.

b. Tax Parcel 15-019-041 located at 1281 Route 113 (Parcel B)

Owner: Garlan Properties, LP

Garlan Properties, LP is a Pennsylvania limited partnership under common ownership with the legal owner of Parcel A. Garlan Properties, LP is the Applicant.

c. Tax Parcel 15-019-040 located at 1279 Route 113 (Parcel C)

Owners: Joseph R. and Margaret E. Garlan

Joseph N. and Hargaret E. Garlan
Joseph and Margaret Garlan are the parents of Johanna Leah Garlan, the principal
of the limited partnerships that own Parcel A and Parcel B. Joseph and Margaret
Garlan have authorized Garlan Properties, LP to submit this application to the
Zoning Hearing Board involving Parcel C.

4. Present Uses.

Tax Parcel 15-019-042 located at 1283 Route 113 (Parcel A)

Parcel A contains a three story brick building and is located at the corner of Route 113 and Blooming Glen Road in the village of Blooming Glen. The building was built in 1890 and was originally used as a hotel. At some point, the building was converted to a four (4) unit apartment building, and has been used continuously as a four (4) unit apartment building since its conversion.

Garlan Properties, LP – Application to Hilltown Twp. Zoning Hearing Board Additional Pages
Page 2 of 4

Tax Parcel 15-019-041 located at 1281 Route 113 (Parcel B)

Parcel B contains a two story "L-shaped" brick building with frontage on Route 113 in the Village of Blooming Glen. The building was built in 1910 and in the first half of the 1900s Applicant believes the building was used as a commercial garage. At some point, the second floor of the building was converted to two 2-bedroom apartments, with the first floor remaining as a commercial use.

The first floor is presently being used for chiropractic offices, which is a permitted use as medical offices in the VC-Village Center Zoning District. The second floor apartment uses have continued without interruption.

Tax Parcel 15-019-040 located at 1279 Route 113 (Parcel C)

Parcel C contains a two story single family detached dwelling with frontage on Route 113. The home was constructed in 1885 and, to the best of Applicant's knowledge, has been used continuously as a single family dwelling since its construction.

The Applicant seeks to reconfigure the existing parking area that serves all three properties. The parking area reconfiguration will improve circulation, parking efficiency, and access, and the parking area will be upgraded and repaved. No changes are being proposed to the uses of the property, the building footprints, or the property lines.

To the best of Applicant's knowledge, the paving/stoned areas used for parking, which are located to the sides and rears of the buildings, have been in place for many years. These parking areas have been continuously used as common parking areas by all three properties, without regard for the location of the property lines of the individual parcels.

7. Cite Zoning Ordinances applicable to, and summarize, relief request.

The Applicant seeks variances from Section 160-62.A, Section 160-26 and the impervious surface ratio requirements applicable in the VC District as shown on Attachment 3 (Table of Performance Standards – Bulk and Area) of the Zoning Ordinance to permit the expansion of the currently nonconforming impervious surface coverage on Parcels A, B and C.

Garlan Properties, LP – Application to Hilltown Twp. Zoning Hearing Board Additional Pages
Page 3 of 4

The Applicant seeks variances to permit the following changes to the impervious surface coverage:

Property	Property Size (Net)*	Current impervious surface coverage ratio (rounded)*	Proposed impervious surface ratio (rounded)*
Parcel A	26,749 sf	29.5%	60.3%
Parcel B	15,484 sf	89.7%	80.6%
Parcel C	15,635 sf	44.1%	54.0%
Combined Parcels A, B and C	57,868 sf/1.33 acres	49.6%	64.1%

*Net areas and impervious surface ratios area calculated to the existing PennDOT legal right-of-way; future rights-of-way were not excluded as this project was deemed by the Township not to constitute a "land development."

The total impervious surface coverage on Parcels A, B and C will go from the current area of 28,679 sf to 37,062 sf, an increase of 8,383 sf. As part of the change to the properties, the Applicant will improve the properties to comply with current stormwater management standards.

The Applicant believes that the variances requested are justified for the following reasons:

- 1. Parcel A is irregularly configured, with a large "finger" of land running directly behind Parcels B and C.
- 2. The intersection of Route 113 and Blooming Glen Road forms an obtuse angle at the Property, so that even though property lines are perpendicular to the roadways, the overall configuration of Parcels A, B and C, viewed together, is very irregular in shape, which affects the ability to locate parking areas to serve the uses.
- Parcels A, B and C each contain an existing building, which counts towards the impervious surface coverage of the Property and which affect the availability of space for parking areas.
- 4. The areas behind and between the buildings on Parcels A, B and C have been paved and used as shared parking for the uses for a considerable period of time, and are nonconforming as to the amount of impervious surface coverage.
- The existing parking areas extend across all three parcels and are used by the occupants of all three properties. The existing parking is in poor condition, and individual parking spaces and driving lanes are not delineated.

Garlan Properties, LP – Application to Hilltown Twp. Zoning Hearing Board Additional Pages
Page 4 of 4

- 6. The existing parking area does not function to current standards for parking and circulation.
- 7. The current paving configuration has resulted in drainage issues.
- 8. The Applicant seeks to reconfigure the parking area, install/improve the base course, provide stormwater management features, to repave the entire parking area to create defined parking spaces and driving lanes using appropriate striping, and provide buffering between parking areas and adjoining properties, none of which currently exist.
- 9. The Applicant also seeks to create an additional access point to the parking area, from Blooming Glen Road, which it believes will be a better means of ingress and egress.
- 10. Since the Applicant presently controls or has the approval of the owner of Parcels A, B and C, the Applicant is in a position to create the necessary cross-easements for the use of the parking areas by the three parcels, and ensure the future maintenance of the improvements.
- 11. The increase in impervious surface coverage is needed to provide a parking area which meets the applicable Township requirements, allows for proper vehicular circulation, and complies with the parking requirements for the uses being conducted at Parcels A, B and C.
- 12. The characteristics of the Property and the uses constitute unique physical circumstances and conditions which create an unnecessary hardship, which hardship was not created by the property owners or the Applicant.
- 13. Because of the unique physical circumstances and conditions of the Property, the Property cannot conform to the requirement that there be no increase in the impervious surface coverage.
- 14. The variances, if authorized, will not alter the essential character of the neighborhood or zoning district, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.
- 15. The variances, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation at issue.

•	Control of the Contro
. •	RECEIPT 6-15-23 No.012613
	RECEIVED FROM CALLON PROPERTIES \$2000
	ADB27, Bloming Gen, PA DOLLARS
	8 FOR PENT (B-128/P1.113/15-19-43/
	ACCOUNT COASH 15-19-41/15-19-40
	PAYMENT ON MONEY FROM TO
	BAL DUE OREDIT BY HOLD 3-11



Caroline A. Edwards Attorney at Law



9 West Centre Avenue P.O. Box 1586 Newtown, PA 18940 Phone 215 504 8840 Fax 215 504 8844

www.caedwardsesq.com caedwards@caedwardsesq.com

Admitted in PA & NJ

June 13, 2023

SENT VIA FEDEX

Lorraine E. Leslie, Township Manager Hilltown Township 13 West Creamery Road Hilltown PA 18927

RE: Garlan Properties, LP – Zoning Hearing Board Application 1279 Route 113, Hilltown Township – Bucks County Tax Parcel No. 15-019-040 1281 Route 113, Hilltown Township – Bucks County Tax Parcel No. 15-019-041 1283 Route 113, Hilltown Township – Bucks County Tax Parcel No. 15-019-042 (collectively, the "Properties")

Dear Ms. Leslie:

I represent Garlan Properties, LLC, the applicant for variances relating to impervious surface ratio requirements in the VC District for the above-referenced Properties.

Enclosed in connection with this Application are the following:

- 1. A completed and signed Appeal to Zoning Hearing Board, including four (4) additional pages original and 6 copies.
- 2. Six (6) copies of the Deed for Bucks County Tax Parcel No. 15-019-040, showing that title is held by Joseph R. and Margaret E. Garlan.
- 3. Six (6) copies of the Deed for Bucks County Tax Parcel No. 15-019-041, showing that title is held by Garlan Properties, LP (the Applicant).
- 4. Six (6) copies of the Deed for Bucks County Tax Parcel No. 15-019-042, showing that title is held by Garlan Investments, LP.
- 5. Six (6) copies of the Sketch Parking Lot Reconfiguration Plan of the Properties prepared by Urwiler & Walter, Inc.

- 6. Executed Grant of Authorization to Garlan Properties, LP by Joseph R. Garlan and Margaret E. Garlan to act on their behalf with respect to the variance application - original and six (6) copies.
- 7. Executed Grant of Authorization to Garlan Properties, LP by Garlan Investments, LP to act on its behalf with respect to the variance application - original and six (6) copies.
- 8. Check payable to "Hilltown Township" in the amount of \$2,000.00 as the required fee for an application involving a non-residential use.

Please let me know if anything else is required to for this Application to be scheduled for hearing before the Zoning Hearing Board.

Thank you!

Sincerely yours,

Parline P. Edwards

Caroline A. Edwards

Garlan Properties, LP CC:

Paul Yaskowski - Urwiler & Walter, Inc. Scott Camburn - Urwiler & Walter, Inc.

GRANT OF AUTHORIZATION TO GARLAN PROPERTIES, LP

Property Owner:

Garlan Investments, LP

PO Box 27

Blooming Glen PA 18911

Property:

1283 Route 113

Hilltown Township, Bucks County PA Bucks County Tax Parcel No. 15-019-042

Authorized Party:

Garlan Properties, LP

Garlan Investments, LP, being the legal owner of the Property identified above, does hereby authorize Garlan Properties, LP to make an application for a variance or variances with the Hilltown Township Zoning Hearing Board, to request an increase in the impervious surface coverage on the Property, for the purpose of reconfiguring and improving the parking area shared by the Property, 1279 Route 113 and 1281 Route 113, and to take all actions it deems necessary and/or appropriate related to such application. Garlan Properties, LP is hereby authorized to exercise all rights that would be held by an equitable owner of the Property, including attending meetings and presenting testimony and evidence at hearings related to the application, and signing all documents necessary to carry out the purposes set forth above.

This Authorization is granted this _____ day of June, 2023.

GARLAN INVESTMENTS, LP by its General Partner, Garlan Properties GP,

LLC

BY: Y J Johanna Leah Garlan

GRANT OF AUTHORIZATION TO GARLAN PROPERTIES. LP

Property Owners:

Joseph R. Garlan and Margaret E. Garlan

537 Village Road W. Pittston PA 18643

Property:

1279 Route 113

Hilltown Township, Bucks County PA Bucks County Tax Parcel No. 15-019-040

Authorized Party:

Garlan Properties, LP

We, being all of the legal owners of the Property identified above, do hereby authorize Garlan Properties, LP to make an application for a variance or variances with the Hilltown Township Zoning Hearing Board, to request an increase in the impervious surface coverage on the Property, for the purpose of reconfiguring and improving the parking area shared by the Property, 1281 Route 113 and 1283 Route 113, and to take all actions it deems necessary and/or appropriate related to such application. Garlan Properties, LP is hereby authorized to exercise all rights that would be held by an equitable owner of the Property, including attending meetings and presenting testimony and evidence at hearings related to the application, and signing all documents necessary to carry out the purposes set forth above.

This Authorization is granted this ____

day of June, 2023.

foret E Harlan

Margaret E. Garlan

BUCKS COUNTY RECORDER OF DEEDS

55 East Court Street
Doylestown, Pennsylvania 18901
(215) 348-6209

Instrument Number - 2013073737 Recorded On 9/3/2013 At 2:52:01 PM

* Total Pages - 5

*Instrument Type - DEED

Invoice Number - 615600

User - KGB

* Grantor - JAMES, JACK A

* Grantee - GARLAN, JOSEPH R

* Customer - ASSOCIATES GROUP ABSTRACT INC

* FEES

STATE TRANSFER TAX \$2,300.00
RECORDING FEES \$65.00
PENNRIDGE SCHOOL \$1,150.00
DISTRICT REALTY TAX

HILLTOWN TOWNSHIP TOTAL PAID

WNSHIP \$1,150.00 \$4,665.00 Bucks County UPI Certification On September 3, 2013 By JQ

This is a certification page

DO NOT DETACH

This page is now part of this legal document.

RETURN DOCUMENT TO:
ASSOCIATES GROUP ABSTRACT INC
ATTN: SIS

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office of Bucks Centry, Pennsylvania.

Joseph J. Szafran, Jr. Recorder of Deeds

 Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

0E55DF

Prepared by and Return to:

Associates Group Abstract, Inc. 2701 York Road Jamison, PA 18929 267-927-0516

File No. 222977AGA UPI # 15-019-040

This Indenture, made the 30 day of August , 2013,

Between

JACK A. JAMES AND POLLY JAMES, HUSBAND AND WIFE

(hereinaster called the Grantors), of the one part, and

JOSEPH R. GARLAN AND MARGARET E. GARLAN, HUSBAND AND WIFE

(hereinafter called the Grantees), of the other part,

Witnesseth, that the said Grantors for and in consideration of the sum of Two Hundred Thirty Thousand And 00/100 Dollars (\$230,000.00)/lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell/release and confirm unto the said Grantees, as tenants by the entirety

ALL THOSE TWO CERTAIN lots of land with the messuage thereon situated in the Village of Blooming Glen, County of Bucks, Township of Hilltown, and State of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1

BEGINNING at a stake for a corner in the public road now known as the Souderton and Dublin Turnpike Road; thence extending along said road North 81.75 degrees East 50 feet to another stake a corner in said road; thence extending along lands of formerly John S. Moyer the following three courses and distances viz: South 8.25 degrees East 200 feet to a stake set for a corner; thence South 81.75 degrees West 50 feet to a stake set for a corner; thence North 8.25 degrees West 200 feet the place of beginning.

TRACT NO. 2

BEGINNING at an iron pin in line with lands about to be conveyed to Bernard Waldvogel and lands of John W. Nace; thence extending along lands of John W. Nace North 44.5 degrees West 136.9 feet to a post a corner in line with lands of Norman R. Yoder formerly Mrs. Kratz' land; thence along lands of Norman R. Yoder North 82.25 degrees East 82.5 feet to a post a corner in line with lands of Joseph Schwartz; thence along Joseph Schwartz' land the following two courses and distances viz: South 7.75

degrees East 17.5 feet to a post a corner; and South 44.25 degrees East 72.3 feet to an iron pin a corner in line with lands about to be conveyed to Bernard Waldvogel; thence along Bernard Waldvogel's land South 45.75 degrees West 55.5 feet to the place of beginning.

BEING County Parcel Number 15-19-40

BEING THE SAME PREMISES WHICH Laura J. Kelly by deed dated 12/28/2007 and recorded 1/7/2008 in LR Book 5656 Page 775 did grant and convey unto Jack A. James and Polly James, husband and wife.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors, and their heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under the said Grantor, his/her/their heirs or its successors, or any of them, subject as aforesaid,

SPECIALLY WARRANT and forever DEFEND.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Belivered IN THE PRESENCE OF US:	
	Jack A. James (SEAL)
topendicular control of the control	Polly James (SEAL)

Commonwealth of Pennsylvania } ss

On this, the 36 day of August, 203, before me, the undersigned Notary Public, personally appeared Jack A. James and Polly James, husband and wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My commission expires 3-16-2014 COMMONWEALTH OF PENNSYLVANIA Notarial Seal Nancy B. James, Notary Public Hilltown Twp., Bucks County My Corymission Expires March 11, 2014 Member, Pennsylvania Association of Notaries

I hereby certify the precise residence and the complete post office address of the above-named Grantees is:

1279 Route 113 Perkasie, PA 18944 537 Village Rd. W. Pittston, PA 18643

On behalf of the Grantees

BUCKS COUNTY RECORDER OF DEEDS

55 East Court Street Doylestown, Pennsylvania 18901 (215) 348-6209

Instrument Number - 2010061308 Recorded On 9/8/2010 At 1:49:45 PM

* Total Pages - 5

* Instrument Type - DEED

Invoice Number - 388924

User - KLJ

* Grantor - JAMES, JACK A

* Grantee - GARLAN PROP L P

*Customer - ASSOCIATES GROUP ABSTRACT, INC. - SIS

* PEES

STATE TRANSFER TAX

\$6,500.00

RECORDING FEES

\$60.00

PENNRIDGE SCHOOL

\$3,250.00

DISTRICT REALTY TAX HILLTOWN TOWNSHIP

\$3,250,00

TOTAL PAID

\$13,060.00

This is a certification page

DO NOT DETACH

This page is now part of this legal document.

RETURN DOCUMENT TO: ASSOCIATES GROUP ABSTRACT, INC. - SIS

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office of Bucks County, Pennsylvania.

Robert W. Dickson Acting Recorder of Deeds

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

Book: 6493 Page: 350

Prepared by and Return to:

Associates Group Abstract, Inc. 2701 York Road, P. O. Box 304 Jamison, PA 18929 E-mail: agadocs@yahoo.com 267-927-0516

File No. 221740AGA

CUPI#15-019-041

RECEIVED

2010 SEP -3 P 12: 34

BUCKS COUNTY
BC P.O.A.

Registry

This Indenture, made the 30 day of August, 2010,

Wetween

JACK A. JAMES AND POLLY JAMES, HUSBAND AND WIFE

(hereinafter called the Grantors), of the one part, and

GARLAN PROPERTIES, LP, A PENNSYLVANIAL IMITED PARTNERSHIP

(hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantors for and in consideration of the sum of Six Hundred Fifty Thousand Dollars 00/100 (\$650,000.00) lawful money of the United States of America, unto them well and truly paid by the said Grantee, after before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee, as

ALL THAT CERTAIN Messuage and tract of land together with the buildings now thereon erected, Situate on the Southerly side of State Traffic Route 113 in the Village of Blooming Glenn, Hilltown Township, Bucks County, PA, bounded and described according to a recent plan dated January 13, 1960, by George R. Nevells, Surveyor, as follows, to wit:

BEGINNIG at an iron pin in a cement driveway, said pin being in line with the curb along the Southern side of State Traffic Route 113, thence extending along the lands of Guenther L. Orthanus South fifteen degrees, ten minutes, East (S 15 degrees 10 minutes E) the distance of One hundred thirty nine and fifty hundredths feet (139.50 ft) to an iron pin in a corner; thence along the same South fifty three degrees twenty minutes West (S 53 degrees 20 minutes W) the distance of One hundred eight and eighty hundredths feet (108.80 ft) to a pipe, a corner, in line of lands of Norman R. Yoder; thence along the same North fourteen degrees seventeen minutes forty seconds West (N 14 degrees 17 minutes 40 seconds W) the distance of One hundredths eighty two and fifty four hundredths feet (182.54 ft) to a nail, a corner in the aforesaid curb line, along the Southern side of the aforementioned State Road; thence along the same North seventy six degrees forty minutes East (N 76 degrees 40 minutes E) the distance of ninety eight and fifty hundredths feet (98.50 ft) to the place of BEGINNING.

BEING Tax Parcel Number 15-19-41.

BEING THE SAME PREMISES WHICH S & H Properties LLC by deed dated 3/31/2006 and recorded 4/7/2006 in Deed Book 4904 Page 2395 did grant and convey unto Jack A. James and Polly James, husband and wife.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances unto the said Grantee, its successors and assigns, against them, the said Grantors, and their heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under the said Grantor, his/her/their heirs or its successors for any of them, subject as aforesaid,

SPECIALLY WARRANT and forever DEFEND

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Welivered	
IN THE PRESENCE OF US:	
	Jack A. James (SEAL)
	Jack A. James
	Tully James (SEAL)
	Polly James

County of Bucks On this, the day of August, 2010, before me, the undersigned Notary Public, personall appeared Jack A. James and Polly James, husband and wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.	سم. ٥٥
IN WITNESS WHEREOF, I hereunto set my hand and official seal.	
Notary Public COMMONWEALTH OF PENNSYLVANIA Notarial Seal Filizabeth A. Keller, Notary Public Solebury Twp., Bucks County My Commission Expires Dag. 13, 3012	iranidi eraniq

I hereby certify the precise residence and the complete post office address of the above-named Grantee is:

1281-Route 113

7030x 27 Blooming Glen, PA 18911

Perkasie, PA 18944-

On behalf of the Grantee

BUCKS COUNTY RECORDER OF DEEDS

55 East Court Street
Doylestown, Pennsylvania 18901
(215) 348-6209

Instrument Number - 2015016908 Recorded On 3/31/2015 At 8:33:08 AM

* Total Pages - 5

* Instrument Type - DEED Invoice Number - 714702

User - KGB

- * Grantor MYERS, JOSEPH L
- * Grantee GARLAN INVEST L P
- * Customer SIMPLIFILE LC E-RECORDING
- * FEES

STATE TRANSFER TAX \$2,850.00
RECORDING FEES \$77.00
PENNRIDGE SCHOOL \$1,425.00
DISTRICT REALTY TAX
HILLTOWN TOWNSHIP \$1,425.00
TOTAL PAID \$5,777.00

Bucks County UPI Certification On March 31, 2015 By SEC

This is a certification page

DO NOT DETACH

This page is now part of this legal document.

RETURN DOCUMENT TO: BRICKER, LANDIS, HUNSBERGER & GINGRICH LLP 114 E BROAD STREET PO BOX 64 SOUDERTON, PA 18964

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office of Bucks County, Pennsylvania.



Joseph J. Szafran, Jr. Recorder of Deeds

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

102E59

Prepared By: Jeffrey K. Landis, Esquire CERTIFIED PROPERTY IDENTIFICATION NUMBERS

15-019-042- - HILLTOWN TWP

CERTIFIED 03/31/2015 BY SEC

Return Document To: Bricker, Landis, Hunsberger & Gingrich, LLP 114 East Broad Street P.O. Box 64769 Souderton, PA 18964

Parcel No.: 15-019-042

This Indenture, made the 27th day of March, 2015,

Wetween

JOSEPH L MYERS AND CHARLOTTE M. MYERS

(liercinaftercalled the Grantors), of the one part, and

GARLAN INVESTMENTS EP

(liereinafter called the Grantee), of the other part,

Hittesseth, that the said Grantors for and in consideration of the sum of Two Hundred Eighty-Five Thousand And 00/100 Dollars (\$285,000.00) lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee, to be held as partnership property.

ALL THAT CERTAIN messuage and tract of land, together with the brick hotel building and all additional buildings now thereon erected, situate in the Village of Blooming Glen, Hilltown Township, Bucks County, Pennsylvania, bounded and described according to a survey thereof, as follows, to wit:

BEGINNING at an iron pin in the cement driveway said iron pin being in line with the lands now or late of Nicholas Buckner and also in line with the curb along the Southern side of Dublin and Souderton Turnpike Road (now a state road); thence extending along said curb North 76 degrees 45 minutes East 65.3 feet to a point, a corner; thence continuing along said curb with a curve to the right with a radius of 28 feet the distance of 25.3 feet to a point, a corner in the curb along the Western side of Blooming Glen and Hilltown Turnpike State Road; thence along said curb South 51 degrees East 110.7 feet to a point, a corner in line with lands now or late of Edwin S. Althouse; thence extending along said land now or late of Edwin S. Althouse; thence extending along said land now or late of Althouse the following 3 courses and distances, viz: South 39 degrees West 259.5 feet to an iron pin, a corner, and North 51 degrees West 72.3 feet to a post, a

corner, and North 14-1/2 degrees West 17-1/2 feet to a post, a corner in line with lands now or late of Nicholas Buckner; thence along the lands now or late of said Nicholas Buckner, the following courses and distances, viz: North 52 degrees 21 minutes East 108.8 feet to an iron pin for a corner and North 15 degrees 10 minutes West 139-1/2 feet to the place of beginning.

Being the same premises which Jacob A. Rice, Joseph L. Myers and N. Laverne Rice by Deed dated August 6, 2009 and recorded in the Office for the Recording of Deeds in and for the County of Bucks, at Doylestown, Pennsylvania, in Land Record Book 6197, Page 753, granted and conveyed unto Joseph L. Myers and Charlotte M. Myers, husband and wife, in fee.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, titles interest, property, claim and demand whatsoever of them, the said grantors, as well attawasah equity, of in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditainents and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever, as partnership property.

End the said Grantots, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against them, the said Grantors, and their heirs, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will

Warrant and Forever Defend.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered IN the presence of us:

Commonwealth of Pennsylvania } ss

On this the 27th day of March, 2015, before me, the undersigned Notary Public, personally appeared Joseph L Myers and Charlotte M. Myers, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Partice a J. S. Notary Public

My commission expires My 4,

NOTARIAL SEAL
PATRICIA A SHOEMAKER, NOTARY PUBLIC
SQUDERTON BOROUGH
MONTGOMERY COUNTY
MY COMMISSION EXPIRES MAY 04, 2015

The address of the above-named Grantee is:

1281 Route 113, Unit B P. d. Box 27

P.O. Box 27

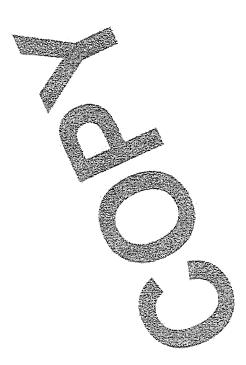
Blooming Glen, PA 18911

On behalf of the Grantee

DEED

FROM:

Joseph L Myers and Charlotte M. Myers



TO:

Garlan Investments, LP

Please return the recorded document to:

Jeffrey K. Landis, Esquire
Bricker, Landis, Hunsberger & Gingrich
114 E. Broad Street
P.O. Box 64769
Souderton, PA 18964
Telephone: 215-723-4350
Fax: 215-723-4353

FILE NO. 5181623

Total Records Selected: 51

PARCEL NUM: 15-019-034

PADDR: 3 HAMILTON STREET

OWNER: HAYNES DONNA

OWNADDR1: 3 HAMILTON AVENUE

OWNADDR2:

OWNCITY: BLOOMING GELN

OWNST: PA
OWNZIP: 18911

ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.38400000 AC

PARCEL_NUM: 15-019-039
PADDR: 1277 ROUTE 113

OWNER: WALSH KEVIN & KIMBERLY BERLY

OWNADDR1: PO BOX 62

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911

ZONE: VC

LANDUSE: 1001

DEED_AREA: 1.45000000 AC

PARCEL NUM: 15-019-041

PADDR: 1281 ROUTE 113 OWNER: GARLAN PROP LP OWNADDR1: PO BOX 27

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911 ZONE: VC

LANDUSE: 4116

DEED AREA: 0.38500000 AC

PARCEL_NUM: 15-019-014

PADDR: 1272 ROUTE 113

OWNER: MEACHAM CHRISTOPHER & SHANNON

OWNADDR1: 1272 ROUTE 113

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA OWNZIP: 18944

ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.17000000 AC

PARCEL NUM: 15-019-050

PADDR: 818 BLOOMING GLEN ROAD OWNER: ROSENBERGER TONYA N.

OWNADDR1: P.O. BOX 8

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911

ZONE:

LANDUSE: 1011

DEED_AREA: 0.43000000 AC

PARCEL NUM: 15-019-061

PADDR: 809 BLOOMING GLEN ROAD

OWNER: ULLE DEBORAH B

OWNADDR1: BOX 213 809 BLOOMING GLEN ROAD

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911

ZONE:

LANDUSE: 1024

DEED_AREA: 0.12000000 AC

PARCEL NUM: 15-019-063-001 PADDR: 805 BLOOMING GLEN ROAD OWNER: LYNNDALE PROPERTY LLC OWNADDR1: 852 BLOOMING GLEN ROAD

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA OWNZIP: 18944

ZONE: VC

LANDUSE: 1001

DEED AREA: 0.17000000 AC

PARCEL NUM: 15-019-047

PADDR: 812 BLOOMING GLEN ROAD

OWNER: STEGIGERWALT FRANCIS E. & MARY G.

OWNADDR1: 812 BLOOMING GLEN ROAD

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA OWNZIP: 18944 ZONE: VC

LANDUSE: 1001

DEED AREA: 0.62000000 AC

PARCEL NUM: 15-017-049 PADDR: 1239 ROUTE 113

OWNER: ROSENBERGER HENRY L & CHARLOTTE C

OWNADDR1: 1239 ROUTE 113 OWNADDR2: P.O. BOX 59 OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911

ZONE:

LANDUSE: 1056

DEED AREA: 82.61000000 AC

PARCEL_NUM: 15-019-018
PADDR: 1280 ROUTE 113
OWNER: FOIGHT MICHAEL P.
OWNADDR1: 1280 ROUTE 113

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA OWNZIP: 18944 ZONE: VC

LANDUSE: 1010

DEED ADEA

DEED_AREA: 0.17700000 AC

PARCEL_NUM: 15-019-016
PADDR: 1276 ROUTE 113

OWNER: CONSTANTINE WILLIAM E & NORMA JANE HAIR

OWNADDR1: 110 MAIN STREET OWNADDR2: P.O. BOS 336 OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911 ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.17700000 AC

PARCEL NUM: 15-019-024

PADDR: 727 BLOOMING GLEN ROAD OWNER: RUTT ROBERT D & REGINA B

OWNADDR1: BOX 223

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911 ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.52000000 AC

PARCEL_NUM: 15-019-025

PADDR: 729 BLOOMING GLEN ROAD OWNER: BATMAN BARRY W & JILL D

OWNADDR1: BOX 214

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911

ZONE: VC

LANDUSE: 1001

DEED AREA: 0.52000000 AC

PARCEL_NUM: 15-019-032
PADDR: 4 HAMILTON STREET

OWNER: DETWEILER KEVIN L & PATRICIA L

OWNADDR1: BOX 73

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911

ZONE: VC

LANDUSE: 1023

DEED_AREA: 0.25000000 AC

PARCEL NUM: 15-019-060

PADDR: 811 BLOOMING GLEN ROAD

OWNER: KOSLING BRENT R. OWNADDR1: P.O. BOX 395

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911 ZONE: VC

LANDUSE: 1024

DEED_AREA: 0.12000000 AC

PARCEL NUM: 15-019-059

PADDR: 813 BLOOMING GLEN ROAD

OWNER: WARWICK ALEXANDRA J. ERICH C. SCHULTZ

OWNADDR1: 813 BLOOMING GLEN ROAD

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA OWNZIP: 18944

ZONE: VC

LANDUSE: 1001

DEED AREA: 0.53000000 AC

PARCEL NUM: 15-019-048

PADDR: 814 BLOOMING GLEN ROAD

OWNER: BARINGER RICHARD W & MARY ELIZABETH

OWNADDR1: BOX 46

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911

ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.20100000 AC

PARCEL NUM: 15-019-037

PADDR: 1273 ROUTE 113

OWNER: SCHAFFER TIMOTHY J

OWNADDR1: 571 CENTER HILL ROAD

OWNADDR2:

OWNCITY: UPPER BLACK EDDY

OWNST: PA

OWNZIP: 18972

ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.35000000 AC

PARCEL NUM: 15-019-044

PADDR: BLOOMING GLEN RD

OWNER: ENGELHART, CHRISTOPHER E & SANDRA

OWNADDR1:

OWNADDR2:

OWNCITY:

P.O.Box 14 Blooming Glen OWNST: OWNZIP:

ZONE: LANDUSE: DEED_AREA:

PARCEL NUM: 15-019-017

PADDR: 1278 ROUTE 113 OWNER: FITTING JOAN L OWNADDR1: 1278 ROUTE 113

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911

ZONE: VC

LANDUSE: 1010

DEED AREA: 0.17700000 AC

PARCEL NUM: 15-019-065

PADDR: 1305 ROUTE 113 OWNER: PRIETO PHILLIP OWNADDR1: 1305 ROUTE 113

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA OWNZIP: 18944 ZONE: VC

LANDUSE: 1001

DEED AREA: 0.13800000 AC

PARCEL_NUM: 15-019-036 PADDR: 1269 ROUTE 113

OWNER: FREDERICK DENNIS R & JANET E

OWNADDR1: BOX 35

OWNADDR2:

OWNCITY: BLOOMING GLEN PA

OWNST: PA OWNZIP: 18911

ZONE: VC

LANDUSE: 1001

DEED AREA: 0.43000000 AC

PARCEL_NUM: 15-019-040

PADDR: 1279 ROUTE 113 OWNER: GARLAN JOSEPH

OWNADDR1: 537 VILLAGE ROAD

OWNADDR2:

OWNCITY: WEST PITTSTON

OWNST: PA OWNZIP: 18963

ZONE: VC

LANDUSE: 1001

DEED AREA: 0.38600000 AC

PARCEL NUM: 15-019-062

PADDR: 807 BLOOMING GLEN ROAD OWNER: WALTER CATHERINE A

OWNADDR1: 807 BLOOMING GLEN ROAD PO BOX 156

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA OWNZIP: 18944

ZONE: VC

LANDUSE: 1024

DEED AREA: 0.13000000 AC

PARCEL_NUM: 15-019-047-001
PADDR: 810 BLOOMING GLEN ROAD

OWNER: GEHMAN LEIGHSCOTT

OWNADDR1: 938 BLOOMING GLEN ROAD PO BOX 3

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911

ZONE: VC

LANDUSE: 1001

DEED AREA: 0.10000000 AC

B

PARCEL_NUM: 15-019-042

PADDR: 1283 ROUTE 113 OWNER: GARLAN INVEST OWNADDR1: P.O. BOX 27

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911 ZONE: VC

LANDUSE: 1011

DEED AREA: 0.65200000 AC

PARCEL_NUM: 15-019-059-001
PADDR: 815 BLOOMING GLEN ROAD
OWNER: LEWIS KEVIN J & JENNIFER Z

OWNADDR1: P.O. BOX 146

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911

ZONE: VC LANDUSE: 1001

DEED_AREA: 0.3400000 AC

PARCEL NUM: 15-019-046

PADDR: 808 BLOOMING GLEN ROAD

OWNER: ENGELHART CHRISTOPHER E & SANDRA

OWNADDR1: BOX 14

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911

ZONE: VC

LANDUSE: 1001

DEED_AREA: 1.36000000 AC

PARCEL_NUM: 15-019-038
PADDR: 1275 ROUTE 113

OWNER: MYERS JAMES D & BARBARA A

OWNADDR1: BOX 133

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911

ZONE: VC

LANDUSE: 1010

DEED_AREA: 0.18700000 AC

PARCEL NUM: 15-019-064

PADDR: 1303 ROUTE 113 OWNER: MYERS CHARLES R. OWNADDR1: 1303 ROUTE 113

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA OWNZIP: 18944

ZONE: VC LANDUSE: 1001

DEED AREA: 0.16500000 AC

PARCEL NUM: 15-019-026

PADDR: 1300 ROUTE 113 OWNER: TEEPLE JASON X. OWNADDR1: 1300 ROUTE 113

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA OWNZIP: 18944

ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.66000000 AC

PARCEL NUM: 15-019-043

PADDR: 804 BLOOMING GLEN ROAD

OWNER: THOMPSON ROSE M

OWNADDR1: BOX 204

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911

ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.48500000 AC

PARCEL_NUM: 15-019-015

PADDR: 1274 ROUTE 113

OWNER: HOFMANN LAURYN ANN & THOMAS & KURT BETTY

OWNADDR1: 1274 ROUTE 113

OWNADDR2:

OWNCITY: PERKAISE

OWNST: PA OWNZIP: 18944

ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.18300000 AC

PARCEL_NUM: 15-019-019
PADDR: 1282 ROUTE 113

OWNER: BLOOMING GLEN RESTORATIONS LLC

OWNADDR1: 732 EAST CREAMERY ROAD

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA OWNZIP: 18944

ZONE: VC

LANDUSE: 1011

DEED AREA: 0.37400000 AC

PARCEL_NUM: 15-019-066 / PADDR: 1307 ROUTE 113

OWNER: WEISSMAN JONATHAN M OWNADDR1: 1307 ROUTE 113

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA OWNZIP: 18944

ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.19800000 AC

PARCEL NUM: 15-019-049

PADDR: 816 BLOOMING GLEN ROAD OWNER: OWEN DYLAN & VICTORIA LYNNE OWNADDR1: 816 BLOOMING GLEN ROAD

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA OWNZIP: 18944

ZONE: VC

LANDUSE: 1001

DEED AREA: 0.25000000 AC

PARCEL NUM: 15-019-047-002

PADDR: 1004 MIRIAM DRIVE

OWNER: DETWEILER DAVID J & AMY L

OWNADDR1: BOX 25

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911

ZONE: VC LANDUSE: 1002

DEED_AREA: 0.75200000 AC

PARCEL NUM: 15-019-045

PADDR: 806 BLOOMING GLEN ROAD

OWNER: BAUER JOSPEH

OWNADDR1: 806 BLOOMING GLEN ROAD

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA OWNZIP: 18944

ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.19300000 AC

PARCEL_NUM: 15-019-012

PADDR: 1268 ROUTE 113

OWNER: LANDIS EARL S & CHERYL L

OWNADDR1: BOX 224

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911

ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.34500000 AC

PARCEL NUM: 15-019-023

PADDR: 725 BLOOMING GLEN ROAD

OWNER: DETWEILER RAYMOND W. TRUST & GARRY LONGACRE & RICHARD

OWNADDR1: 727 DEEP RUN ROAD

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA OWNZIP: 18944

ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.90000000 AC

PARCEL_NUM: 15-019-035 PADDR: 1265 ROUTE 113

OWNER: STOUDT ADAM & ELISE OWNADDR1: 1265 ROUTE 113

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA OWNZIP: 18944

ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.50600000 AC

PARCEL_NUM: 15-019-027
PADDR: 1302 ROUTE 113

OWNER: RYAN ROBERT J & PATRICIA D

OWNADDR1: 1302 ROUTE 113

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA
OWNZIP: 18944

ZONE: VC

LANDUSE: 1001

DEED AREA: 1.53000000 AC

PARCEL_NUM: 15-019-013
PADDR: 1270 ROUTE 113
OWNER: KAHN SUSAN K

OWNADDR1: 1270 ROUTE 113

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911 ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.29000000 AC

PARCEL_NUM: 15-019-010

PADDR: 1264 ROUTE 113 OWNER: KEDRA ROBERT II OWNADDR1: 1264 ROUTE 113

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA OWNZIP: 18944 ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.66700000 AC

PARCEL_NUM: 15-017-044-002 PADDR: 720 BLOOMING GLEN ROAD

OWNER: PENNRIDGE FULL GOSPEL TABERNACLE

OWNADDR1: P.O.BOX 361

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA
OWNZIP: 18911
ZONE: CR-2
LANDUSE: 5105

DEED_AREA: 8.77000000 AC

PARCEL_NUM: 15-019-028
PADDR: 1304 ROUTE 113

OWNER: MOESER KRISTIN & RONALD T. TYSON

OWNADDR1: P.O.BOX 372

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911 ZONE: VC

LANDUSE: 1031

DEED_AREA: 0.51000000 AC

PARCEL_NUM: 15-019-011
PADDR: 1266 ROUTE 113

OWNER: OCONNER EVAN GARRETT & AMANDA NICOLE TABAKA

OWNADDR1: 1266 ROUTE 113

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA OWNZIP: 18944 ZONE: VC

LANDUSE: 1001

DEED AREA: 0.42800000 AC

PARCEL NUM: 15-019-020

PADDR: 726 BLOOMING GLEN ROAD

OWNER: EBERHARD JOAN

OWNADDR1: 726 BLOOMING GLEN ROAD BOX 130

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911

ZONE: VC

LANDUSE: 1001

DEED AREA: 0.51000000 AC

PARCEL_NUM: 15-019-063 PADDR: 1301 ROUTE 113

OWNER: YATES JOSEPH P & NANCY LEE

OWNADDR1: BOX 393

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911 ZONE: VC

LANDUSE: 1001

DEED AREA: 0.43000000 AC

PARCEL NUM: 15-019-058

PADDR: 817 BLOOMING GLEN ROAD

OWNER: NICOLO HERBERT W & BONITA C

OWNADDR1: BOX 215

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911 ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.33600000 AC

PARCEL_NUM: 15-017-058-002

PADDR: 1316 ROUTE 113

OWNER: ROBERTS CAROLE M. & RENEE & LEE MEMMO

OWNADDR1: 1316 ROUTE 113 OWNADDR2: P.O.BOX 55 OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911

ZONE:

LANDUSE: 1056

DEED_AREA: 10.34000000 AC

15-019-039	STREET	HAYNES DONNA	O LIAMU TON AVENUE				1	12 (17 (17 (17 (17 (17 (17 (17 (17 (17 (17
		HATILODOMA	3 HAMILTON AVENUE	11-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-	GELN	PA	18911	VC
1 1 1	113	WALSH KEVIN & KIMBERLY BERLY	PO BOX 62		GLEN	PA	18911	VC
15-019-041	113	GARLAN PROP LP	PO BOX 27		GLEN	PA	18911	VC
15-019-014	113	MEACHAM CHRISTOPHER & SHANNON	1272 ROUTE 113		PERKASIE	PA	18944	VC
15-019-050	GLEN ROAD	ROSENBERGER TONYA N.	P.O. BOX 8		GLEN	PA	18911	
15-019-061	GLEN ROAD	ULLE DEBORAH B	BOX 213 809 BLOOMING GLEN ROAD		GLEN	PA	18911	
15-019-063-001	GLEN ROAD	LYNNDALE PROPERTY LLC	852 BLOOMING GLEN ROAD		PERKASIE	PA	18944	VC
15-019-047	GLEN ROAD	STEGIGERWALT FRANCIS E. & MARY G.	812 BLOOMING GLEN ROAD		PERKASIE	PA	18944	VC
15-017-049	113	ROSENBERGER HENRY L & CHARLOTTE C	1239 ROUTE 113	P.O. BOX 59	GLEN	PA	18911	W TO NOTICE TO THE TABLE
15-019-018	113	FOIGHT MICHAEL P.	1280 ROUTE 113		PERKASIE	PA	18944	VC
15-019-016	113	HAIR	110 MAIN STREET	P.O. BOS 336	GLEN	PA	18911	VC
15-019-024	GLEN ROAD	RUTT ROBERT D & REGINA B	BOX 223	AMADIANAMANA, ALCO ANT ALBOY NIA	GLEN	PA	18911	VC
15-019-025	GLEN ROAD	BATMAN BARRY W & JILL D	BOX 214		GLEN	PA	18911	VC
15-019-032	STREET	DETWEILER KEVIN L & PATRICIA L	BOX 73		GLEN	PA	18911	VC
15-019-060	GLEN ROAD	KOSLING BRENT R.	P.O. BOX 395		GLEN	PA	18911	VC
15-019-059	GLEN ROAD	WARWICK ALEXANDRA J. ERICH C. SCHULTZ	813 BLOOMING GLEN ROAD	MA Januari C. or adduktori	PERKASIE	PA	18944	VC
15-019-048	GLEN ROAD	BARINGER RICHARD W & MARY ELIZABETH	BOX 46		GLEN	PA	18911	VC
15-019-037	113	SCHAFFER TIMOTHY J	571 CENTER HILL ROAD	see as remember on the arrange	EDDY	PA	18972	VC
15-019-044	GLEN RD			AMADONNA SILOMO PLAN WIRANDON	DATE TO SERVICE SECOND			
		FITTING JOAN L	1278 ROUTE 113		GLEN	PA	18911	VC
		PRIETO PHILLIP						VC
								VC
	110001100			A LANCEY HAVE TANKEN AS THE		MINERAL MARKET M		VC
	I MILLION							VC
								VC
				(3) (7) (7) (7) (7) (7) (7) (7) (7) (7) (7				VC
- And the state of				AMADA LAMANGA (Kur hua) duja da				VC
						Water Commencer	more 4 mars and a second	VC
								VC
				1001000000 00000 000000000				VC
								VC
								VC
	I I THE REAL PROPERTY OF THE PARTY OF THE PA			PARESTALL UNID MANAGE WAS IN THE	Maria			VC
				Plante		THE PERSON NAMED IN THE PROPERTY OF THE PERSON NAMED IN THE PERSON	at part and a section and the	VC
				***************************************				VC
	70.000			manuscript of the state of the				VC
				The second secon	Editoria control de Co			VC
				THE				VC
				to shirter to the control of the con				VC
								VC
					WIT (WW. 1777-1777-1777-1777-1777-1777-1777-177			VC
								VC
			+					VC
								VC
								CR-2
								VC
								VC
								VC
	15-019-063-001 15-019-047 15-017-049 15-019-018 15-019-016 15-019-024 15-019-025 15-019-032 15-019-060 15-019-059 15-019-044 15-019-047 15-019-065 15-019-040 15-019-040 15-019-042 15-019-042 15-019-042 15-019-046 15-019-046 15-019-048 15-019-049 15-019-049 15-019-040 15-019-040 15-019-040 15-019-040 15-019-040 15-019-040 15-019-040 15-019-040 15-019-040 15-019-040 15-019-040 15-019-040 15-019-040 15-019-040 15-019-040 15-019-040 15-019-040 15-019-043 15-019-045 15-019-045 15-019-045 15-019-045 15-019-045 15-019-035 15-019-035 15-019-035 15-019-031 15-019-010	15-019-063-001 GLEN ROAD 15-019-047 GLEN ROAD 15-017-049 113 15-019-016 113 15-019-024 GLEN ROAD 15-019-025 GLEN ROAD 15-019-032 STREET 15-019-060 GLEN ROAD 15-019-059 GLEN ROAD 15-019-048 GLEN ROAD 15-019-044 GLEN RD 15-019-047 113 15-019-065 113 15-019-065 113 15-019-062 GLEN ROAD 15-019-040 113 15-019-042 113 15-019-042 113 15-019-040 GLEN ROAD 15-019-040 GLEN ROAD 15-019-041 GLEN ROAD 15-019-042 113 15-019-040 GLEN ROAD 15-019-047-002 GLEN ROAD 15-019-047-002 GLEN ROAD 15-019-045 GLEN ROAD	15-019-063-001 GLEN ROAD LYNNDALE PROPERTY LLC 15-019-047 GLEN ROAD STEGIGERWALT FRANCIS E. & MARY G. 15-019-018 113 ROSENBERGER HENRY L. & CHARLOTTE C. 15-019-018 113 HAIR 15-019-016 113 HAIR HAIR 15-019-024 GLEN ROAD BATMAN BARRY W. & JILL D. 15-019-032 STREET DETWELLER KEVIN L. & PATRICIA L. KOSLING BRENT R. LOSENBERGER HENRY L. & PATRICIA L. KOSLING BRENT R. LOSENBERGEN BROAD GLEN ROAD BARINGER RICHARD W. & MARY ELIZABETH S-019-037 113 SCHAFFER TIMOTHY J. ENGELHART, CHRISTOPHER E. & SANDRA 15-019-037 113 FITTING JOAN L. FITTING JOAN L. 15-019-036 113 FREDERICK DENNIS R. & JANET E. 15-019-036 113 FREDERICK DENNIS R. & JANET E. 15-019-040 113 GARLAN JOSEPH GEN ROAD GEN ROAD	15-019-063-001 GLEN ROAD	15-019-083-001 GLEN ROAD	15-019-063-001 GLEN ROAD	19-079-963-901 GLEN ROAD LYNNDALE PROPERTY LIC 852 BLOMING GLEN ROAD PERKASIE PA 19-071-949 113 ROSENBERGER HENRY & CHARLOTTE C 1238 ROUTE 113 P.O. BOX 59 GLEN PA 19-071-949 113 ROSENBERGER HENRY & CHARLOTTE C 1238 ROUTE 113 P.O. BOX 59 GLEN PA 19-071-949 113 ROSENBERGER HENRY & CHARLOTTE C 1238 ROUTE 113 P.O. BOX 59 GLEN PA 19-071-941 113 P.O. BOX 59 GLEN PA 19-071-941 113 P.O. BOX 50 GLEN PA 19-071-941 113 P.O. BOX 50 GLEN PA 19-071-940 113 P.O. BOX 50 GLEN PA 19-071-9426 GLEN ROAD BATMAN BARRY W & JILL D BOX 223 GLEN PA 19-071-9426 GLEN ROAD BATMAN BARRY W & JILL D BOX 214 GLEN PA 19-071-940 GLEN ROAD BATMAN BARRY W & JILL D BOX 235 GLEN PA 19-071-940 GLEN ROAD GLEN ROAD GLEN ROAD MARNIVCK ALEXANDRA J. ERICH C, SCHULTZ 8/13 BLOOMING GLEN ROAD PERKASIE PA 19-071-940 GLEN ROAD MARNIVCK ALEXANDRA J. ERICH C, SCHULTZ BOX 46 GLEN PA 19-071-940 GLEN ROAD BARINGER RICHARD W & MARY ELIZABETH BOX 46 GLEN PA 19-071-940 GLEN ROAD BARINGER RICHARD W & MARY ELIZABETH BOX 46 GLEN PA 19-071-940 GLEN ROAD BARINGER RICHARD W & MARY ELIZABETH BOX 46 GLEN PA 19-071-940 GLEN ROAD BARINGER RICHARD W & MARY ELIZABETH BOX 46 GLEN PA 19-071-940 GLEN ROAD GLEN ROAD ENGELHART. CHRISTOPHER E & SANDRA FERENCIS PA 19-071-940 GLEN ROAD GLEN ROAD PREPASSIE PA 19-071-940 GLEN ROAD PREPASSIE PA 19-071-940 GLEN ROAD	15-019-083-091 GLEN ROAD CHYNDALE PROPERTY LLC \$52 PLOOMING GLEN ROAD PERKASIE PA 18944 15-017-049 113 ROSENBERGER HENRY LE CHARLOTTE C 129 ROUTE 113 P. D. D.X. 59 GLEN PA 18941 15-019-048 113 ROSENBERGER HENRY LE CHARLOTTE C 129 ROUTE 113 P. D. D.X. 59 GLEN PA 18941 15-019-048 113 ROSENBERGER HENRY LE CHARLOTTE C 129 ROUTE 113 P. D. D.X. 59 GLEN PA 18941 15-019-048 GLEN ROAD PERKASIE PA 18941 15-019-046 LT

6530	15-019-063	1113	YATES JOSEPH P & NANCY LEE	BOX 393	graf to the majorant extracts where the same reconstruction and the second according to the second acc	GLEN	[PA	18911	VC
6611	15-019-058	GLEN ROAD	NICOLO HERBERT W & BONITA C	BOX 215		GLEN	PA	18911	VC
6645	15-017-058-002	113	ROBERTS CAROLE M. & RENEE & LEE MEMMO	1316 ROUTE 113	P.O.BOX 55	GLEN	PA	18911	######################################

.

Total Records Selected: 53

PARCEL_NUM: 15-019-034
PADDR: 3 HAMILTON STREET

OWNER: HAYNES DONNA

OWNADDR1: 3 HAMILTON AVENUE

OWNADDR2:

OWNCITY: BLOOMING GELN

OWNST: PA
OWNZIP: 18911

ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.38400000 AC

PARCEL_NUM: 15-019-039 PADDR: 1277 ROUTE 113

OWNER: WALSH KEVIN & KIMBERLY BERLY

OWNADDR1: PO BOX 62

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911

ZONE: VC

LANDUSE: 1001

DEED_AREA: 1.45000000 AC

PARCEL_NUM: 15-019-041 PADDR: 1281 ROUTE 113 OWNER: GARLAN PROP LP OWNADDR1: PO BOX 27

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911

ZONE: VC

LANDUSE: 4116

DEED_AREA: 0.38500000 AC

PARCEL_NUM: 15-019-014 PADDR: 1272 ROUTE 113

OWNER: MEACHAM CHRISTOPHER & SHANNON

OWNADDR1: 1272 ROUTE 113

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA OWNZIP: 18944

ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.17000000 AC

PARCEL_NUM: 15-019-050

PADDR: 818 BLOOMING GLEN ROAD OWNER: ROSENBERGER TONYA N.

OWNADDR1: P.O. BOX 8

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA
OWNZIP: 18911

ZONE:

LANDUSE: 1011

DEED_AREA: 0.43000000 AC

PARCEL NUM: 15-019-061

PADDR: 809 BLOOMING GLEN ROAD

OWNER: ULLE DEBORAH B

OWNADDR1: BOX 213 809 BLOOMING GLEN ROAD

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA
OWNZIP: 18911

ZONE:

LANDUSE: 1024

DEED_AREA: 0.12000000 AC

PARCEL_NUM: 15-019-063-001
PADDR: 805 BLOOMING GLEN ROAD
OWNER: LYNNDALE PROPERTY LLC
OWNADDR1: 852 BLOOMING GLEN ROAD

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA OWNZIP: 18944

ZONE: VC LANDUSE: 1001

DEED_AREA: 0.17000000 AC

PARCEL NUM: 15-019-047

PADDR: 812 BLOOMING GLEN ROAD

OWNER: STEGIGERWALT FRANCIS E. & MARY G.

OWNADDR1: 812 BLOOMING GLEN ROAD

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA

OWNZIP: 18944

ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.62000000 AC

PARCEL_NUM: 15-017-049 PADDR: 1239 ROUTE 113 OWNER: ROSENBERGER HENRY L & CHARLOTTE C

OWNADDR1: 1239 ROUTE 113 OWNADDR2: P.O. BOX 59 OWNCITY: BLOOMING GLEN

OWNST: PA
OWNZIP: 18911

ZONE:

LANDUSE: 1056

DEED_AREA: 82.61000000 AC

PARCEL_NUM: 15-019-018
PADDR: 1280 ROUTE 113
OWNER: FOIGHT MICHAEL P.
OWNADDR1: 1280 ROUTE 113

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA
OWNZIP: 18944
ZONE: VC

ANDUCE. 10

LANDUSE: 1010

DEED_AREA: 0.17700000 AC

PARCEL_NUM: 15-019-016 PADDR: 1276 ROUTE 113

OWNER: CONSTANTINE WILLIAM E & NORMA JANE HAIR

OWNADDR1: 110 MAIN STREET OWNADDR2: P.O. BOS 336 OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911

ZONE: VC LANDUSE: 1001

DEED AREA: 0.17700000 AC

PARCEL_NUM: 15-019-024

PADDR: 727 BLOOMING GLEN ROAD OWNER: RUTT ROBERT D & REGINA B

OWNADDR1: BOX 223

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911

ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.52000000 AC

PARCEL NUM: 15-019-025

PADDR: 729 BLOOMING GLEN ROAD OWNER: BATMAN BARRY W & JILL D

OWNADDR1: BOX 214

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911

ZONE: VC

LANDUSE: 1001

DEED AREA: 0.52000000 AC

PARCEL NUM: 15-019-060

PADDR: 811 BLOOMING GLEN ROAD

OWNER: KOSLING BRENT R. OWNADDR1: P.O. BOX 395

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911

ZONE: VC

LANDUSE: 1024

DEED_AREA: 0.12000000 AC

PARCEL NUM: 15-019-059

PADDR: 813 BLOOMING GLEN ROAD

OWNER: WARWICK ALEXANDRA J. ERICH C. SCHULTZ

OWNADDR1: 813 BLOOMING GLEN ROAD

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA OWNZIP: 18944

ZONE: VC

LANDUSE: 1001

DEED AREA: 0.53000000 AC

PARCEL NUM: 15-019-048

PADDR: 814 BLOOMING GLEN ROAD

OWNER: BARINGER RICHARD W & MARY ELIZABETH

OWNADDR1: BOX 46

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911

ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.20100000 AC

PARCEL NUM: 15-019-037 PADDR: 1273 ROUTE 113

OWNER: SCHAFFER TIMOTHY J

OWNADDR1: 571 CENTER HILL ROAD

OWNADDR2:

OWNCITY: UPPER BLACK EDDY

OWNST: PA OWNZIP: 18972

ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.35000000 AC

PARCEL_NUM: 15-019-044
PADDR: BLOOMING GLEN RD

OWNER: ENGELHART, CHRISTOPHER E & SANDRA

OWNADDR1:
OWNADDR2:
OWNCITY:
OWNST:
OWNZIP:
ZONE:
LANDUSE:
DEED AREA:

PARCEL_NUM: 15-019-017
PADDR: 1278 ROUTE 113
OWNER: FITTING JOAN L
OWNADDR1: 1278 ROUTE 113

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911 ZONE: VC

LANDUSE: 1010

DEED_AREA: 0.17700000 AC

PARCEL_NUM: 15-019-067
PADDR: 1309 ROUTE 113
OWNER: MARLEY JONATHAN
OWNADDR1: 1309 ROUTE 113

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA OWNZIP: 18944

ZONE: VC LANDUSE: 1001

DEED_AREA: 0.31000000 AC

PARCEL_NUM: 15-019-065 PADDR: 1305 ROUTE 113 OWNER: PRIETO PHILLIP OWNADDR1: 1305 ROUTE 113

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA
OWNZIP: 18944

ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.13800000 AC

PARCEL_NUM: 15-019-036 PADDR: 1269 ROUTE 113

OWNER: FREDERICK DENNIS R & JANET E

OWNADDR1: BOX 35

OWNADDR2:

OWNCITY: BLOOMING GLEN PA

OWNST: PA OWNZIP: 18911 ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.43000000 AC

PARCEL_NUM: 15-019-040 PADDR: 1279 ROUTE 113 OWNER: GARLAN JOSEPH

OWNADDR1: 537 VILLAGE ROAD

OWNADDR2:

OWNCITY: WEST PITTSTON

OWNST: PA OWNZIP: 18963

ZONE: VC

LANDUSE: 1001

DEED AREA: 0.38600000 AC

PARCEL_NUM: 15-019-062

PADDR: 807 BLOOMING GLEN ROAD OWNER: WALTER CATHERINE A

OWNADDR1: 807 BLOOMING GLEN ROAD PO BOX 156

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA
OWNZIP: 18944
ZONE: VC

LANDUSE: 1024

DEED_AREA: 0.13000000 AC

PARCEL_NUM: 15-019-047-001 PADDR: 810 BLOOMING GLEN ROAD

OWNER: GEHMAN LEIGHSCOTT

OWNADDR1: 938 BLOOMING GLEN ROAD PO BOX 3

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911

ZONE: VC

LANDUSE: 1001

DEED AREA: 0.10000000 AC

PARCEL_NUM: 15-019-042 PADDR: 1283 ROUTE 113 OWNER: GARLAN INVEST OWNADDR1: P.O. BOX 27

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA
OWNZIP: 18911
ZONE: VC

LANDUSE: 1011

DEED_AREA: 0.65200000 AC

PARCEL_NUM: 15-019-059-001
PADDR: 815 BLOOMING GLEN ROAD
OWNER: LEWIS KEVIN J & JENNIFER Z

OWNADDR1: P.O. BOX 146

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA
OWNZIP: 18911

ZONE: VC

LANDUSE: 1001

DEED AREA: 0.34000000 AC

PARCEL NUM: 15-019-046

PADDR: 808 BLOOMING GLEN ROAD

OWNER: ENGELHART CHRISTOPHER E & SANDRA

OWNADDR1: BOX 14

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911 ZONE: VC

LANDUSE: 1001

DEED_AREA: 1.36000000 AC

PARCEL_NUM: 15-019-038 PADDR: 1275 ROUTE 113

OWNER: MYERS JAMES D & BARBARA A

OWNADDR1: BOX 133

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911

ZONE: VC

LANDUSE: 1010

DEED_AREA: 0.18700000 AC

PARCEL NUM: 15-019-064 PADDR: 1303 ROUTE 113 OWNER: MYERS CHARLES R. OWNADDR1: 1303 ROUTE 113

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA OWNZIP: 18944

ZONE: VC

LANDUSE: 1001

DEED AREA: 0.16500000 AC

PARCEL NUM: 15-019-026 PADDR: 1300 ROUTE 113 OWNER: TEEPLE JASON X. OWNADDR1: 1300 ROUTE 113

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA OWNZIP: 18944

ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.66000000 AC

PARCEL NUM: 15-019-043

PADDR: 804 BLOOMING GLEN ROAD

OWNER: THOMPSON ROSE M

OWNADDR1: BOX 204

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911

ZONE: VC

LANDUSE: 1001

DEED AREA: 0.48500000 AC

PARCEL NUM: 15-019-015 PADDR: 1274 ROUTE 113

OWNER: HOFMANN LAURYN ANN & THOMAS & KURT BETTY

OWNADDR1: 1274 ROUTE 113

OWNADDR2:

OWNCITY: PERKAISE

OWNST: PA OWNZIP: 18944

ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.18300000 AC

PARCEL_NUM: 15-019-019 PADDR: 1282 ROUTE 113

OWNER: BLOOMING GLEN RESTORATIONS LLC

OWNADDR1: 732 EAST CREAMERY ROAD

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA

OWNZIP: 18944

ZONE: VC

LANDUSE: 1011

DEED_AREA: 0.37400000 AC

PARCEL_NUM: 15-019-066
PADDR: 1307 ROUTE 113
OWNER: WEISSMAN JONATHAN M
OWNADDR1: 1307 ROUTE 113

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA OWNZIP: 18944

ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.19800000 AC

PARCEL NUM: 15-019-049

PADDR: 816 BLOOMING GLEN ROAD

OWNER: OWEN DYLAN & VICTORIA LYNNE OWNADDR1: 816 BLOOMING GLEN ROAD

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA
OWNZIP: 18944

ZONE: VC

LANDUSE: 1001

DEED AREA: 0.25000000 AC

PARCEL_NUM: 15-019-047-002 PADDR: 1004 MIRIAM DRIVE

OWNER: DETWEILER DAVID J & AMY L

OWNADDR1: BOX 25

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911

ZONE: VC

LANDUSE: 1002

DEED_AREA: 0.75200000 AC

PARCEL NUM: 15-019-045

PADDR: 806 BLOOMING GLEN ROAD

OWNER: BAUER JOSPEH

OWNADDR1: 806 BLOOMING GLEN ROAD

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA OWNZIP: 18944

ZONE: VC LANDUSE: 1001

DEED AREA: 0.19300000 AC

PARCEL_NUM: 15-019-031 PADDR: 1310 ROUTE 113

OWNER: DEKKER JOHN PAUL D. & MARCIA CORDAS

OWNADDR1: 1310 ROUTE 113

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA
OWNZIP: 18944

ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.42000000 AC

PARCEL_NUM: 15-019-030 PADDR: 1306 ROUTE 113

OWNER: CRESSMAN ROBERT SCOTT & IRONS ALLEGRA ANNE

OWNADDR1: BOX 34

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA
OWNZIP: 18911
ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.32000000 AC

PARCEL_NUM: 15-019-012 PADDR: 1268 ROUTE 113

OWNER: LANDIS EARL S & CHERYL L

OWNADDR1: BOX 224

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911 ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.34500000 AC

PARCEL NUM: 15-019-023

PADDR: 725 BLOOMING GLEN ROAD

OWNER: DETWEILER RAYMOND W. TRUST & GARRY LONGACRE & RICHARD

OWNADDR1: 727 DEEP RUN ROAD

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA

OWNZIP: 18944

ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.90000000 AC

PARCEL_NUM: 15-019-035 PADDR: 1265 ROUTE 113

OWNER: STOUDT ADAM & ELISE OWNADDR1: 1265 ROUTE 113

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA

OWNZIP: 18944

ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.50600000 AC

PARCEL_NUM: 15-019-027 PADDR: 1302 ROUTE 113

OWNER: RYAN ROBERT J & PATRICIA D

OWNADDR1: 1302 ROUTE 113

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA OWNZIP: 18944

ZONE: VC

LANDUSE: 1001

DEED_AREA: 1.53000000 AC

PARCEL_NUM: 15-019-013
PADDR: 1270 ROUTE 113
OWNER: KAHN SUSAN K

OWNADDR1: 1270 ROUTE 113

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911

ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.29000000 AC

PARCEL_NUM: 15-019-010
PADDR: 1264 ROUTE 113
OWNER: KEDRA ROBERT II
OWNADDR1: 1264 ROUTE 113

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA
OWNZIP: 18944

ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.66700000 AC

PARCEL_NUM: 15-017-044-002 PADDR: 720 BLOOMING GLEN ROAD

OWNER: PENNRIDGE FULL GOSPEL TABERNACLE

OWNADDR1: P.O.BOX 361

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA
OWNZIP: 18911
ZONE: CR-2
LANDUSE: 5105

DEED_AREA: 8.77000000 AC

PARCEL_NUM: 15-019-028 PADDR: 1304 ROUTE 113

OWNER: MOESER KRISTIN & RONALD T. TYSON

OWNADDR1: P.O.BOX 372

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA
OWNZIP: 18911
ZONE: VC

LANDUSE: 1031

DEED_AREA: 0.51000000 AC

PARCEL_NUM: 15-019-011 PADDR: 1266 ROUTE 113

OWNER: OCONNER EVAN GARRETT & AMANDA NICOLE TABAKA

OWNADDR1: 1266 ROUTE 113

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA OWNZIP: 18944 ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.42800000 AC

PARCEL NUM: 15-019-020

PADDR: 726 BLOOMING GLEN ROAD

OWNER: EBERHARD JOAN

OWNADDR1: 726 BLOOMING GLEN ROAD BOX 130

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911

ZONE: VC

LANDUSE: 1001

DEED AREA: 0.51000000 AC

PARCEL_NUM: 15-019-063 PADDR: 1301 ROUTE 113

OWNER: YATES JOSEPH P & NANCY LEE

OWNADDR1: BOX 393

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911 ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.43000000 AC

PARCEL NUM: 15-019-058

PADDR: 817 BLOOMING GLEN ROAD

OWNER: NICOLO HERBERT W & BONITA C

OWNADDR1: BOX 215

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911

ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.33600000 AC

PARCEL NUM: 15-017-058-002

PADDR: 1316 ROUTE 113

OWNER: ROBERTS CAROLE M. & RENEE & LEE MEMMO

OWNADDR1: 1316 ROUTE 113 OWNADDR2: P.O.BOX 55 OWNCITY: BLOOMING GLEN

OWNST: PA
OWNZIP: 18911

ZONE:

LANDUSE: 1056

DEED_AREA: 10.34000000 AC

shape	PARCEL_NUM	PADDR	OWNER	OWNADDR1	OWNADDR2	OWNCITY	OWNST	OWNZIP	ZONE	LANDUSE	DEED_AREA
46	15-019-034	STREET	DONNA	AVENUE		GELN	PA	18911	VC	1001	0.38400000 AC
54	15-019-039	113	& KIMBERLY	PO BOX 62		GLEN	PA	18911	VC	1001	1.45000000 AC
32	15-019-041	113	LP	PO BOX 27		GLEN	PA	18911	VC	4116	0.38500000 AC
160	15-019-014	113	CHRISTOPHER	113		PERKASIE	PA	18944	VC	1001	0.17000000 AC
163	15-019-050	GLEN ROAD	R TONYA N.	P.O. BOX 8	100 SE VIL THERM WHILE NO TOWNER VS OF F	GLEN	PA	18911		1011	0.43000000 AC
249	15-019-061	GLEN ROAD	DEBORAH B	BLOOMING		GLEN	PA	18911		1024	0.12000000 AC
347	15-019-063-001	GLEN ROAD	PROPERTY	GLEN ROAD		PERKASIE	PA	18944	VC	1001	0.17000000 AC
447	15-019-047	GLEN ROAD	T FRANCIS E.	GLEN ROAD		PERKASIE	PA	18944	VC	1001	0.62000000 AC
512	15-017-049	113	R HENRY L &	113	P.O. BOX 59	GLEN	PA	18911	and sale AM 1999	1056	AC
753	15-019-018	113	MICHAEL P.	113		PERKASIE	PA	18944	VC	1010	0.17700000 AC
807	15-019-016	113	WILLIAM E &	STREET	P.O. BOS 336	GLEN	PA	18911	VC	1001	0.17700000 AC
902	15-019-024	GLEN ROAD	D & REGINA B	BOX 223		GLEN	PA	18911	VC	1001	0.52000000 AC
1208	15-019-025	GLEN ROAD	BARRY W &	BOX 214	and the second suit and paterns and the second second second (14) NASSA (14) NASSA (14)	GLEN	PA	18911	VC	1001	0.52000000 AC
1291	15-019-060	GLEN ROAD	BRENT R.	P.O. BOX 395		GLEN	PA	18911	VC	1024	0.12000000 AC
1440	15-019-059	GLEN ROAD	ALEXANDRA J.	O THEORIES AND PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PARTY OF THE PROPERTY OF THE PR	THE PARTY OF THE P	PERKASIE	PA	18944	VC	1001	0.53000000 AC
2100	15-019-048	GLEN ROAD	WWW.	BOX 46		GLEN	PA	18911	VC	1001	0.20100000 AC
2194	15-019-037	113	TIMOTHY J	HILL ROAD	wy argument about abbumbat a daubh bhai	EDDY	PA	18972	VC	1001	0.35000000 AC
2217	15-019-044	GLEN RD	CHRISTOPHER		, server errores		***************************************				
2608	15-019-017	113	L	113	BATTON SA CALLES SECURES AND PROPERTY APPROPRIATE TO A PROPERTY APPROPRIETY APPROPRIETY APPROPRIETY APPROPRIETY APPROPRIET	GLEN	PA	18911	VC	1010	0.17700000 AC
2757	15-019-067	113	JONATHAN	113		PERKASIE	PA	18944	VC	1001	0.31000000 AC
2984	15-019-065	113	PHILLIP	113	Name to the same of the same o	PERKASIE	PA	18944	VC	1001	0.13800000 AC
3010	15-019-036	113	DENNIS R &	BOX 35		GLEN PA	PA	18911	VC	1001	0.43000000 AC
3253	15-019-040	113	JOSEPH	ROAD		PITTSTON	PA	18963	VC	1001	0.38600000 AC
3633	15-019-062	GLEN ROAD	re no become	GLEN ROAD		PERKASIE	PA	18944	VC	1024	0.13000000 AC
3640	15-019-047-001	GLEN ROAD	and the second s	GLEN ROAD	Wall was a state of the state o	GLEN	PA	18911	VC	1001	0.10000000 AC
3729	15-019-042	113	INVEST	P.O. BOX 27		GLEN	PA	18911	VC	1011	0.65200000 AC
3840	15-019-059-001	GLEN ROAD		P.O. BOX 146		GLEN	PA	18911	VC	1001	0.34000000 AC
3891	15-019-046	GLEN ROAD	CHRISTOPHER			GLEN	PA	18911	VC	1001	1.36000000 AC
3930	15-019-038	113	D & BARBARA	BOX 133		GLEN	PA	18911	VC	1010	0.18700000 AC
4137	15-019-064	113	CHARLES R.	113		PERKASIE	PA	18944	VC	1001	0.16500000 AC
4203	15-019-026	113	JASON X.	113	AND THE PROPERTY OF THE PARTY O	PERKASIE	PA	18944	VC	1001	0.66000000 AC
4256	15-019-043	GLEN ROAD	ROSE M	BOX 204		GLEN	PA	18911	VC	1001	0.48500000 AC
4274	15-019-015	113	LAURYN ANN &			PERKAISE	PA	18944	VC	1001	0.18300000 AC
4392	15-019-019	113	GLEN	CREAMERY	A ST THE PROPERTY OF THE PARTY	PERKASIE	PA	18944	VC	1011	0.37400000 AC
4621	15-019-066	113	JONATHAN M	113	MAN PARAMETER OF THE PROPERTY	PERKASIE	PA	18944	VC	1001	0.19800000 AC
4758	15-019-049	GLEN ROAD	& VICTORIA	GLEN ROAD		PERKASIE	PA	18944	VC	1001	0.25000000 AC
4931	15-019-047-002		DAVID J & AMY		no nore nov	GLEN	PA	18911	VC	1002	0.75200000 AC
5082	15-019-047-002	GLEN ROAD	JOSPEH	GLEN ROAD		PERKASIE	PA	18944	VC	1001	0.19300000 AC
5498	15-019-031	113	PAUL D. &	113		PERKASIE	PA	18944	VC	1001	0.42000000 AC
5653	15-019-030	113	ROBERT	BOX 34		GLEN	PA	18911	VC	1001	0.32000000 AC
5772	15-019-012	113		BOX 224	EV/Teles	GLEN	PA	18911	VC	1001	0.34500000 AC
5862	15-019-012	GLEN ROAD		ROAD		PERKASIE	PA	18944	VC	1001	0.90000000 AC
5991	15-019-025	113		113		PERKASIE	PA	18944	VC	1001	0.50600000 AC
			& ELISE		-			18944	VC	1001	1.53000000 AC
6076	15-019-027	113	J & PATRICIA D		-	PERKASIE	PA			1001	0.29000000 AC
6110	15-019-013	113	K	113		GLEN	PA	18911	VC		0.66700000 AC
6169	15-019-010	113	ROBERT II	113		PERKASIE	PA	18944	VC	1001	
6222	15-017-044-002	1	FULL GOSPEL			GLEN	PA	18911	CR-2	5105	8.77000000 AC
6357	15-019-028	113	KRISTIN &	P.O.BOX 372		GLEN	PA	18911	VC	1031	0.51000000 AC

6358	15-019-011	113	EVAN	1113	**************************************	PERKASIE	PA	18944	VC	1001	0.42800000 AC
6477	15-019-020	GLEN ROAD	JOAN	GLEN ROAD	a a taut y mangaring, of the pure appears and open appearance on community and appearance are green appearance.	GLEN	PA	18911	VC	1001	0.51000000 AC
6530	15-019-063	113	JOSEPH P &	BOX 393		GLEN	PA	18911	VC	1001	0.43000000 AC
6611	15-019-058	GLEN ROAD	HERBERT W &	BOX 215	2 24 a space to the executar page of the first and the fir	GLEN	PA	18911	VC	1001	0.33600000 AC
6645	15-017-058-002	113	CAROLE M. &	113	P.O.BOX 55	GLEN	PA	18911	1000012878000000000000000000012770000000000	1056	AC

-

Total Records Selected: 55

PARCEL_NUM: 15-019-069 PADDR: 1313 ROUTE 113

OWNER: BALLARD RICHARD L & JANET L

OWNADDR1: BOX 37

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911 ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.20500000 AC

PARCEL_NUM: 15-019-034
PADDR: 3 HAMILTON STREET

OWNER: HAYNES DONNA

OWNADDR1: 3 HAMILTON AVENUE

OWNADDR2:

OWNCITY: BLOOMING GELN

OWNST: PA OWNZIP: 18911

ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.38400000 AC

PARCEL_NUM: 15-019-039 PADDR: 1277 ROUTE 113

OWNER: WALSH KEVIN & KIMBERLY BERLY

OWNADDR1: PO BOX 62

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911 ZONE: VC

LANDUSE: 1001

DEED_AREA: 1.45000000 AC

PARCEL_NUM: 15-019-041 PADDR: 1281 ROUTE 113 OWNER: GARLAN PROP LP OWNADDR1: PO BOX 27

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911 ZONE: VC

LANDUSE: 4116

DEED_AREA: 0.38500000 AC

PARCEL_NUM: 15-019-014 PADDR: 1272 ROUTE 113

OWNER: MEACHAM CHRISTOPHER & SHANNON

OWNADDR1: 1272 ROUTE 113

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA
OWNZIP: 18944

ZONE: VC LANDUSE: 1001

DEED_AREA: 0.17000000 AC

PARCEL NUM: 15-019-050

PADDR: 818 BLOOMING GLEN ROAD OWNER: ROSENBERGER TONYA N.

OWNADDR1: P.O. BOX 8

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA
OWNZIP: 18911

ZONE:

LANDUSE: 1011

DEED_AREA: 0.43000000 AC

PARCEL NUM: 15-019-061

PADDR: 809 BLOOMING GLEN ROAD

OWNER: ULLE DEBORAH B

OWNADDR1: BOX 213 809 BLOOMING GLEN ROAD

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA
OWNZIP: 18911

ZONE:

LANDUSE: 1024

DEED_AREA: 0.12000000 AC

PARCEL_NUM: 15-019-063-001
PADDR: 805 BLOOMING GLEN ROAD
OWNER: LYNNDALE PROPERTY LLC
OWNADDR1: 852 BLOOMING GLEN ROAD

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA
OWNZIP: 18944

ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.17000000 AC

PARCEL_NUM: 15-019-047

PADDR: 812 BLOOMING GLEN ROAD

OWNER: STEGIGERWALT FRANCIS E. & MARY G.

OWNADDR1: 812 BLOOMING GLEN ROAD

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA OWNZIP: 18944

ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.62000000 AC

PARCEL_NUM: 15-017-049 PADDR: 1239 ROUTE 113

OWNER: ROSENBERGER HENRY L & CHARLOTTE C

OWNADDR1: 1239 ROUTE 113 OWNADDR2: P.O. BOX 59 OWNCITY: BLOOMING GLEN

OWNST: PA
OWNZIP: 18911

ZONE:

LANDUSE: 1056

DEED AREA: 82.61000000 AC

PARCEL_NUM: 15-019-018
PADDR: 1280 ROUTE 113
OWNER: FOIGHT MICHAEL P.
OWNADDR1: 1280 ROUTE 113

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA OWNZIP: 18944

ZONE: VC

LANDUSE: 1010

DEED_AREA: 0.17700000 AC

PARCEL_NUM: 15-019-016 PADDR: 1276 ROUTE 113

OWNER: CONSTANTINE WILLIAM E & NORMA JANE HAIR

OWNADDR1: 110 MAIN STREET OWNADDR2: P.O. BOS 336 OWNCITY: BLOOMING GLEN

OWNST: PA
OWNZIP: 18911

ZONE: VC

LANDUSE: 1001

DEED AREA: 0.17700000 AC

PARCEL_NUM: 15-019-024

PADDR: 727 BLOOMING GLEN ROAD OWNER: RUTT ROBERT D & REGINA B

OWNADDR1: BOX 223

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911

ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.52000000 AC

PARCEL NUM: 15-019-025

PADDR: 729 BLOOMING GLEN ROAD OWNER: BATMAN BARRY W & JILL D

OWNADDR1: BOX 214

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA
OWNZIP: 18911

ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.52000000 AC

PARCEL NUM: 15-019-060

PADDR: 811 BLOOMING GLEN ROAD

OWNER: KOSLING BRENT R. OWNADDR1: P.O. BOX 395

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911

ZONE: VC

LANDUSE: 1024

DEED_AREA: 0.12000000 AC

PARCEL NUM: 15-019-059

PADDR: 813 BLOOMING GLEN ROAD

OWNER: WARWICK ALEXANDRA J. ERICH C. SCHULTZ

OWNADDR1: 813 BLOOMING GLEN ROAD

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA OWNZIP: 18944

ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.53000000 AC

PARCEL NUM: 15-019-048

PADDR: 814 BLOOMING GLEN ROAD

OWNER: BARINGER RICHARD W & MARY ELIZABETH

OWNADDR1: BOX 46

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911

ZONE: VC

LANDUSE: 1001

DEED AREA: 0.20100000 AC

PARCEL_NUM: 15-019-037 PADDR: 1273 ROUTE 113 OWNER: SCHAFFER TIMOTHY J

OWNADDR1: 571 CENTER HILL ROAD

OWNADDR2:

OWNCITY: UPPER BLACK EDDY

OWNST: PA
OWNZIP: 18972
ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.35000000 AC

PARCEL_NUM: 15-019-044
PADDR: BLOOMING GLEN RD

OWNER: ENGELHART, CHRISTOPHER E & SANDRA

OWNADDR1:
OWNADDR2:
OWNCITY:
OWNST:
OWNZIP:
ZONE:
LANDUSE:
DEED_AREA:

PARCEL_NUM: 15-019-017
PADDR: 1278 ROUTE 113
OWNER: FITTING JOAN L
OWNADDR1: 1278 ROUTE 113

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911 ZONE: VC

LANDUSE: 1010

DEED_AREA: 0.17700000 AC

PARCEL_NUM: 15-019-067 PADDR: 1309 ROUTE 113 OWNER: MARLEY JONATHAN OWNADDR1: 1309 ROUTE 113

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA OWNZIP: 18944 ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.31000000 AC

PARCEL_NUM: 15-019-065 PADDR: 1305 ROUTE 113 OWNER: PRIETO PHILLIP OWNADDR1: 1305 ROUTE 113

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA OWNZIP: 18944

ZONE: VC

LANDUSE: 1001

DEED AREA: 0.13800000 AC

PARCEL_NUM: 15-019-036 PADDR: 1269 ROUTE 113

OWNER: FREDERICK DENNIS R & JANET E

OWNADDR1: BOX 35

OWNADDR2:

OWNCITY: BLOOMING GLEN PA

OWNST: PA OWNZIP: 18911

ZONE: VC

LANDUSE: 1001

DEED AREA: 0.43000000 AC

PARCEL_NUM: 15-019-040 PADDR: 1279 ROUTE 113 OWNER: GARLAN JOSEPH

OWNADDR1: 537 VILLAGE ROAD

OWNADDR2:

OWNCITY: WEST PITTSTON

OWNST: PA
OWNZIP: 18963
ZONE: VC

LANDUSE: 1001

DEED AREA: 0.38600000 AC

PARCEL_NUM: 15-019-062

PADDR: 807 BLOOMING GLEN ROAD OWNER: WALTER CATHERINE A

OWNADDR1: 807 BLOOMING GLEN ROAD PO BOX 156

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA OWNZIP: 18944

ZONE: VC

LANDUSE: 1024

DEED_AREA: 0.13000000 AC

PARCEL_NUM: 15-019-047-001 PADDR: 810 BLOOMING GLEN ROAD

OWNER: GEHMAN LEIGHSCOTT

OWNADDR1: 938 BLOOMING GLEN ROAD PO BOX 3

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911 ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.10000000 AC

PARCEL_NUM: 15-019-042 PADDR: 1283 ROUTE 113 OWNER: GARLAN INVEST OWNADDR1: P.O. BOX 27

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911 ZONE: VC

LANDUSE: 1011

DEED_AREA: 0.65200000 AC

PARCEL_NUM: 15-019-059-001
PADDR: 815 BLOOMING GLEN ROAD
OWNER: LEWIS KEVIN J & JENNIFER Z

OWNADDR1: P.O. BOX 146

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA
OWNZIP: 18911
ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.34000000 AC

PARCEL NUM: 15-019-046

PADDR: 808 BLOOMING GLEN ROAD

OWNER: ENGELHART CHRISTOPHER E & SANDRA

OWNADDR1: BOX 14

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA
OWNZIP: 18911

ZONE: VC

LANDUSE: 1001

DEED_AREA: 1.36000000 AC

PARCEL_NUM: 15-019-038 PADDR: 1275 ROUTE 113

OWNER: MYERS JAMES D & BARBARA A

OWNADDR1: BOX 133

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911 ZONE: VC

LANDUSE: 1010

DEED_AREA: 0.18700000 AC

PARCEL_NUM: 15-019-064
PADDR: 1303 ROUTE 113
OWNER: MYERS CHARLES R.
OWNADDR1: 1303 ROUTE 113

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA OWNZIP: 18944

ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.16500000 AC

PARCEL_NUM: 15-019-026
PADDR: 1300 ROUTE 113
OWNER: TEEPLE JASON X.
OWNADDR1: 1300 ROUTE 113

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA
OWNZIP: 18944

ZONE: VC

LANDUSE: 1001

DEED AREA: 0.66000000 AC

PARCEL NUM: 15-019-043

PADDR: 804 BLOOMING GLEN ROAD

OWNER: THOMPSON ROSE M

OWNADDR1: BOX 204

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911 ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.48500000 AC

PARCEL_NUM: 15-019-015 PADDR: 1274 ROUTE 113 OWNER: HOFMANN LAURYN ANN & THOMAS & KURT BETTY

OWNADDR1: 1274 ROUTE 113

OWNADDR2:

OWNCITY: PERKAISE

OWNST: PA OWNZIP: 18944

ZONE: VC

LANDUSE: 1001

DEED AREA: 0.18300000 AC

PARCEL_NUM: 15-019-019 PADDR: 1282 ROUTE 113

OWNER: BLOOMING GLEN RESTORATIONS LLC

OWNADDR1: 732 EAST CREAMERY ROAD

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA

OWNZIP: 18944

ZONE: VC

LANDUSE: 1011

DEED AREA: 0.37400000 AC

PARCEL_NUM: 15-019-066
PADDR: 1307 ROUTE 113
OWNER: WEISSMAN JONATHAN M
OWNADDR1: 1307 ROUTE 113

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA
OWNZIP: 18944

ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.19800000 AC

PARCEL_NUM: 15-019-049

PADDR: 816 BLOOMING GLEN ROAD

OWNER: OWEN DYLAN & VICTORIA LYNNE OWNADDR1: 816 BLOOMING GLEN ROAD

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA OWNZIP: 18944

ZONE: VC

LANDUSE: 1001

DEED AREA: 0.25000000 AC

PARCEL_NUM: 15-019-047-002 PADDR: 1004 MIRIAM DRIVE

OWNER: DETWEILER DAVID J & AMY L

OWNADDR1: BOX 25

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911

ZONE: VC LANDUSE: 1002

DEED_AREA: 0.75200000 AC

PARCEL_NUM: 15-019-045

PADDR: 806 BLOOMING GLEN ROAD

OWNER: BAUER JOSPEH

OWNADDR1: 806 BLOOMING GLEN ROAD

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA OWNZIP: 18944

ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.19300000 AC

PARCEL_NUM: 15-019-031 PADDR: 1310 ROUTE 113

OWNER: DEKKER JOHN PAUL D. & MARCIA CORDAS

OWNADDR1: 1310 ROUTE 113

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA
OWNZIP: 18944

ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.42000000 AC

PARCEL_NUM: 15-019-030 PADDR: 1306 ROUTE 113

OWNER: CRESSMAN ROBERT SCOTT & IRONS ALLEGRA ANNE

OWNADDR1: BOX 34

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911 ZONE: VC

LONE. VC

LANDUSE: 1001

DEED_AREA: 0.32000000 AC

PARCEL_NUM: 15-019-012 PADDR: 1268 ROUTE 113

OWNER: LANDIS EARL S & CHERYL L

OWNADDR1: BOX 224

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA
OWNZIP: 18911

ZONE: VC

LANDUSE: 1001

DEED AREA: 0.34500000 AC

PARCEL NUM: 15-019-023

PADDR: 725 BLOOMING GLEN ROAD

OWNER: DETWEILER RAYMOND W. TRUST & GARRY LONGACRE & RICHARD

OWNADDR1: 727 DEEP RUN ROAD

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA
OWNZIP: 18944

ZONE: VC LANDUSE: 1001

DEED_AREA: 0.90000000 AC

PARCEL_NUM: 15-019-068 PADDR: 1311 ROUTE 113

OWNER: SCHROKERANDREW G& KUBIANTHERESA M

OWNADDR1: BOX 116

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911 ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.85000000 AC

PARCEL NUM: 15-019-057

PADDR: 819 BLOOMING GLEN ROAD

OWNER: SYCAMORE EQUITIES

OWNADDR1: 45 CREEKVIEW DRIVE

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA
OWNZIP: 18944

ZONE: VC

LANDUSE: 4000

DEED AREA: 0.78000000 AC

PARCEL_NUM: 15-019-035
PADDR: 1265 ROUTE 113

OWNER: STOUDT ADAM & ELISE OWNADDR1: 1265 ROUTE 113

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA
OWNZIP: 18944

ZONE: VC

LANDUSE: 1001

DEED AREA: 0.50600000 AC

PARCEL_NUM: 15-019-027 PADDR: 1302 ROUTE 113

OWNER: RYAN ROBERT J & PATRICIA D

OWNADDR1: 1302 ROUTE 113

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA OWNZIP: 18944

ZONE: VC

LANDUSE: 1001

DEED AREA: 1.53000000 AC

PARCEL_NUM: 15-019-013
PADDR: 1270 ROUTE 113
OWNER: KAHN SUSAN K
OWNADDR1: 1270 ROUTE 113

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA
OWNZIP: 18911

ZONE: VC

LANDUSE: 1001

DEED AREA: 0.29000000 AC

PARCEL_NUM: 15-017-044-002 PADDR: 720 BLOOMING GLEN ROAD

OWNER: PENNRIDGE FULL GOSPEL TABERNACLE

OWNADDR1: P.O.BOX 361

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA
OWNZIP: 18911
ZONE: CR-2
LANDUSE: 5105

DEED AREA: 8.77000000 AC

PARCEL_NUM: 15-019-028 PADDR: 1304 ROUTE 113

OWNER: MOESER KRISTIN & RONALD T. TYSON

OWNADDR1: P.O.BOX 372

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA
OWNZIP: 18911

ZONE: VC

LANDUSE: 1031

DEED AREA: 0.51000000 AC

PARCEL_NUM: 15-019-011 PADDR: 1266 ROUTE 113

OWNER: OCONNER EVAN GARRETT & AMANDA NICOLE TABAKA

OWNADDR1: 1266 ROUTE 113

OWNADDR2:

OWNCITY: PERKASIE

OWNST: PA OWNZIP: 18944 ZONE: VC

LANDUSE: 1001 DEED AREA: 0.42800000 AC

PARCEL NUM: 15-019-020

PADDR: 726 BLOOMING GLEN ROAD

OWNER: EBERHARD JOAN

OWNADDR1: 726 BLOOMING GLEN ROAD BOX 130

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911 ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.51000000 AC

PARCEL_NUM: 15-019-063 PADDR: 1301 ROUTE 113

OWNER: YATES JOSEPH P & NANCY LEE

OWNADDR1: BOX 393

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911 ZONE: VC

LANDUSE: 1001

DEED AREA: 0.43000000 AC

PARCEL NUM: 15-019-058

PADDR: 817 BLOOMING GLEN ROAD OWNER: NICOLO HERBERT W & BONITA C

OWNADDR1: BOX 215

OWNADDR2:

OWNCITY: BLOOMING GLEN

OWNST: PA OWNZIP: 18911 ZONE: VC

LANDUSE: 1001

DEED_AREA: 0.33600000 AC

PARCEL_NUM: 15-017-058-002

PADDR: 1316 ROUTE 113

OWNER: ROBERTS CAROLE M. & RENEE & LEE MEMMO

OWNADDR1: 1316 ROUTE 113 OWNADDR2: P.O.BOX 55 OWNCITY: BLOOMING GLEN

OWNST: PA
OWNZIP: 18911

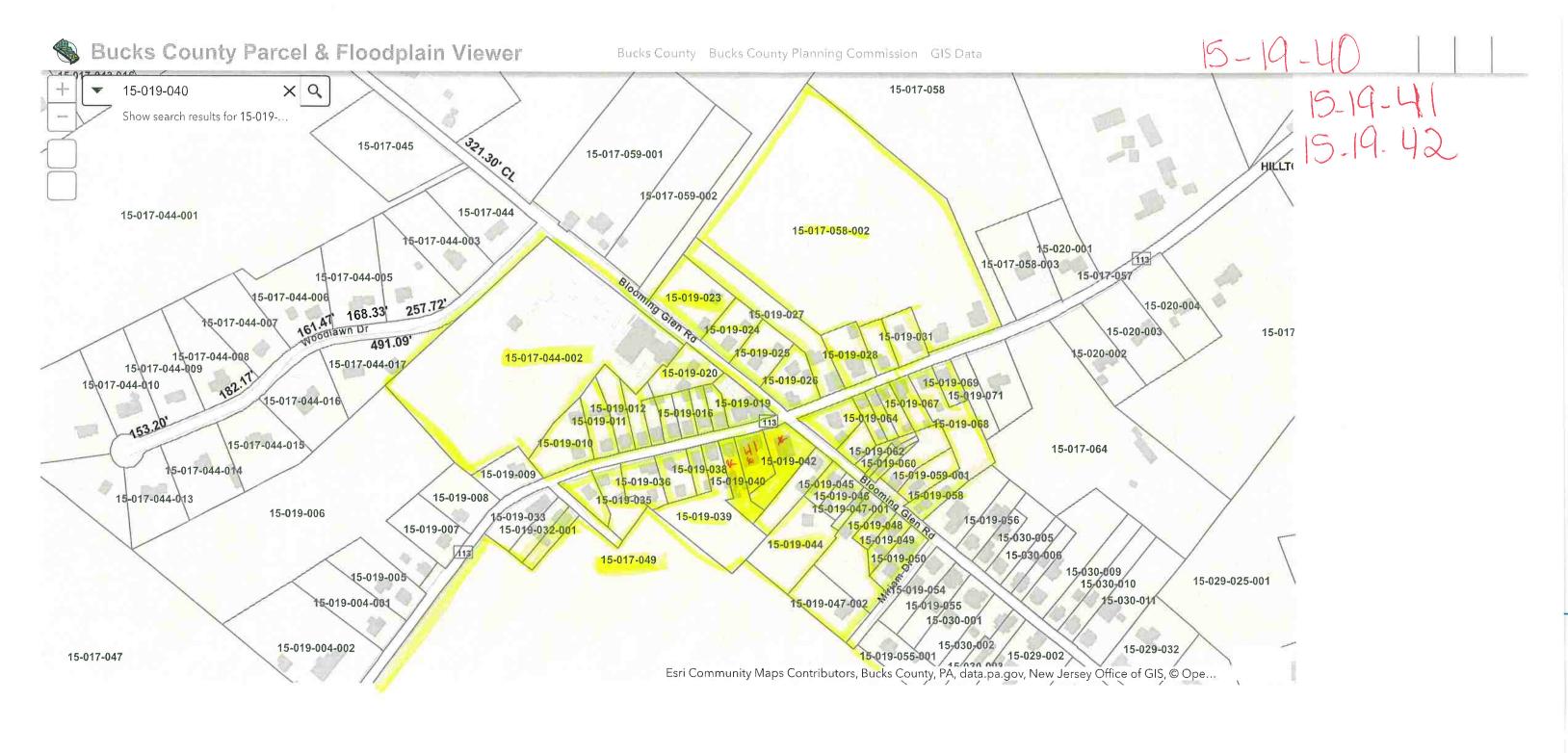
ZONE:

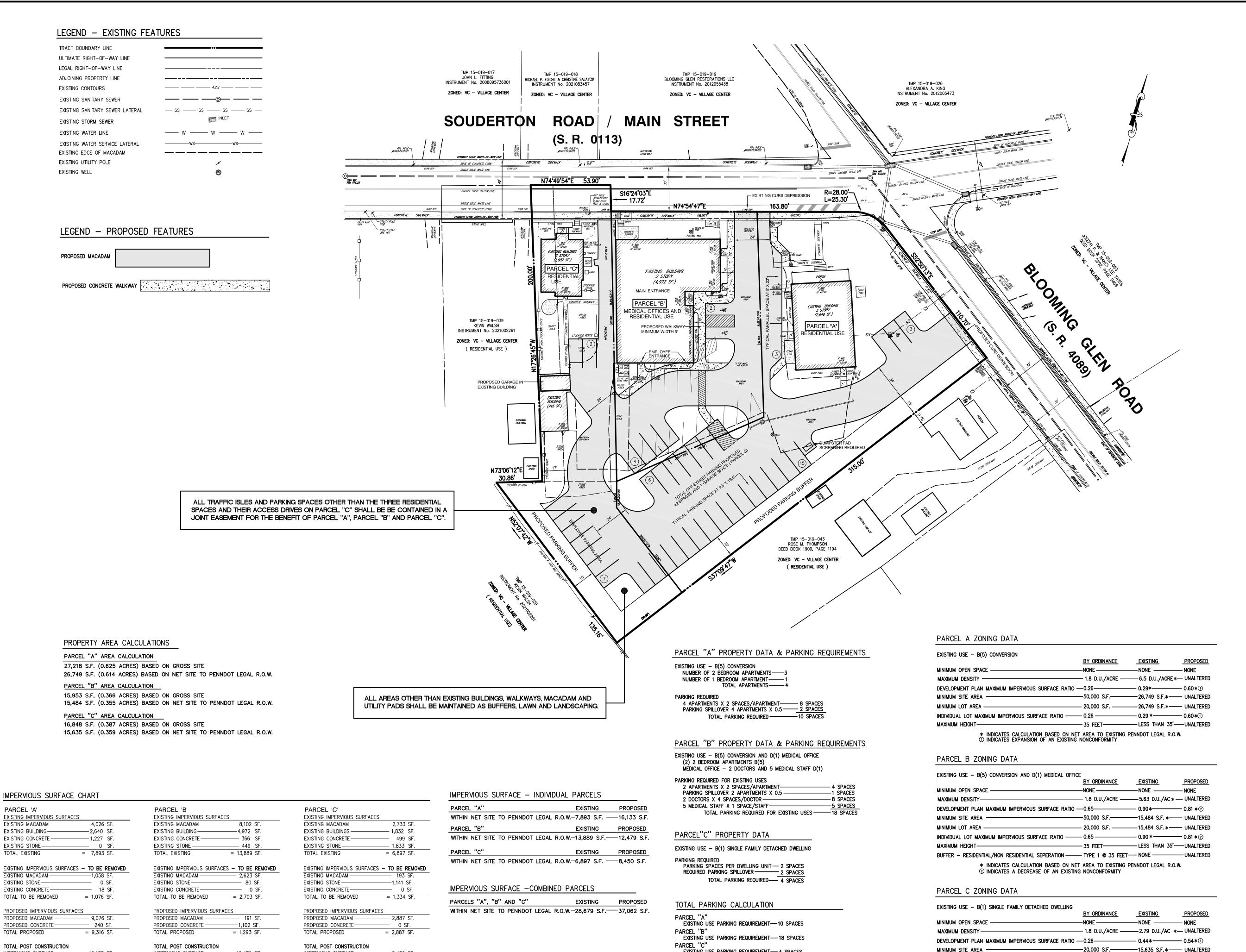
LANDUSE: 1056

DEED_AREA: 10.34000000 AC

shape	PARCEL_NUM	PADDR	OWNER	OWNADDR1	OWNADDR2	OWNCITY	OWNST	OWNZIP	ZONE	LANDUSE	DEED_AREA
40	15-019-069	113	RICHARD L &	BOX 37		GLEN	PA	18911	VC	1001	0.20500000 AC
46	15-019-034	STREET	DONNA	AVENUE		GELN	PA	18911	VC	1001	0.38400000 AC
54	15-019-039	113	& KIMBERLY	PO BOX 62		GLEN	PA	18911	VC	1001	1.45000000 AC
62	15-019-041	113	LP	PO BOX 27	10. N. av	GLEN	PA	18911	VC	4116	0.38500000 AC
160	15-019-014	113	CHRISTOPHER	113		PERKASIE	PA	18944	VC	1001	0.17000000 AC
163	15-019-050	GLEN ROAD	R TONYA N.	P.O. BOX 8		GLEN	PA	18911		1011	0.43000000 AC
249	15-019-061	GLEN ROAD	DEBORAH B	BLOOMING		GLEN	PA	18911		1024	0.12000000 AC
347	15-019-063-001	GLEN ROAD	PROPERTY	GLEN ROAD	N MALE M. of M	PERKASIE	PA	18944	VC	1001	0.17000000 AC
447	15-019-047	GLEN ROAD	T FRANCIS E.	GLEN ROAD		PERKASIE	PA	18944	VC	1001	0.62000000 AC
512	15-017-049	113	R HENRY L &	113	P.O. BOX 59	GLEN	PA	18911	NA	1056	AC
753	15-019-018	113	MICHAEL P.	113	TO AMPLEM	PERKASIE	PA	18944	VC	1010	0.17700000 AC
807	15-019-016	113	WILLIAM E &	STREET	P.O. BOS 336	GLEN	PA	18911	VC	1001	0.17700000 AC
902	15-019-024	GLEN ROAD	D & REGINA B	BOX 223		GLEN	PA	18911	VC	1001	0.52000000 AC
1208	15-019-025	GLEN ROAD	BARRY W &	BOX 214		GLEN	PA	18911	VC	1001	0.52000000 AC
1291	15-019-060	GLEN ROAD	BRENT R.	P.O. BOX 395		GLEN	PA	18911	VC	1024	0.12000000 AC
1440	15-019-059	GLEN ROAD		GLEN ROAD		PERKASIE	PA	18944	VC	1001	0.53000000 AC
2100	15-019-048	GLEN ROAD		BOX 46		GLEN	PA	18911	VC	1001	0.20100000 AC
2194	15-019-037	113	TIMOTHY J	HILL ROAD		EDDY	PA	18972	VC	1001	0.35000000 AC
2217	15-019-044	GLEN RD	CHRISTOPHER	TILL NOAD				10372	V C	1001	0.00000000710
2608	15-019-017	113	I	113		GLEN	PA	18911	VC	1010	0.17700000 AC
2757	15-019-067	113	JONATHAN	113		PERKASIE	PA	18944	VC	1001	0.31000000 AC
2984	15-019-065	113	PHILLIP	113		PERKASIE	PA	18944	VC	1001	0.13800000 AC
3010	15-019-036	113	DENNIS R &	BOX 35	700 30000 1001100	GLEN PA	PA	18911	VC	1001	0.43000000 AC
		113			L.min.	AN INVIDUAL PRODUCTION	THE RESERVE OF THE RE		TO PARTY TO THE PA		
3253 3633	15-019-040		JOSEPH	ROAD		PITTSTON	PA	18963	VC	1001	0.38600000 AC
	15-019-062	GLEN ROAD		GLEN ROAD		PERKASIE	PA	18944	VC	1024	0.13000000 AC
3640	15-019-047-001	GLEN ROAD		GLEN ROAD	aumana	GLEN	PA	18911	VC	1001	0.10000000 AC
3729	15-019-042	113	INVEST	P.O. BOX 27	Name and	GLEN	PA	18911	VC	1011	0.65200000 AC
3840	15-019-059-001	GLEN ROAD		P.O. BOX 146		GLEN	PA	18911	VC	1001	0.34000000 AC
3891	15-019-046	GLEN ROAD	CHRISTOPHER			GLEN	PA	18911	VC	1001	1.36000000 AC
3930	15-019-038	113	D & BARBARA	BOX 133	man and a second a	GLEN	PA	18911	VC	1010	0.18700000 AC
4137	15-019-064	113	CHARLES R.	113		PERKASIE	PA	18944	VC	1001	0.16500000 AC
4203	15-019-026	113	JASON X.	113		PERKASIE	PA	18944	VC	1001	0.66000000 AC
4256	15-019-043	GLEN ROAD	ROSE M	BOX 204	- umuna sa	GLEN	PA	18911	VC	1001	0.48500000 AC
4274	15-019-015	113	LAURYN ANN &			PERKAISE	PA	18944	VC	1001	0.18300000 AC
4392	15-019-019	113	GLEN	CREAMERY		PERKASIE	PA	18944	VC	1011	0.37400000 AC
4621	15-019-066	113	JONATHAN M	113		PERKASIE	PA	18944	VC	1001	0.19800000 AC
4758	15-019-049	GLEN ROAD	& VICTORIA	GLEN ROAD		PERKASIE	PA	18944	VC	1001	0.25000000 AC
4931	15-019-047-002	DRIVE	DAVID J & AMY	BOX 25		GLEN	PA	18911	VC	1002	0.75200000 AC
5082	15-019-045	GLEN ROAD	JOSPEH	GLEN ROAD		PERKASIE	PA	18944	VC	1001	0.19300000 AC
5498	15-019-031	113	PAUL D. &	113		PERKASIE	PA	18944	VC	1001	0.42000000 AC
5653	15-019-030	113	ROBERT	BOX 34		GLEN	PA	18911	VC	1001	0.32000000 AC
5772	15-019-012	113	S & CHERYL L	BOX 224	AM II WA	GLEN	PA	18911	VC	1001	0.34500000 AC
5862	15-019-023	GLEN ROAD	RAYMOND W.	ROAD		PERKASIE	PA	18944	VC	1001	0.90000000 AC
5906	15-019-068	113	DREW G&	BOX 116		GLEN	PA	18911	VC	1001	0.85000000 AC
5971	15-019-057	GLEN ROAD	EQUITIES	CREEKVIEW		PERKASIE	PA	18944	VC	4000	0.78000000 AC
5991	15-019-035	113	& ELISE	113		PERKASIE	PA	18944	VC	1001	0.50600000 AC
6076	15-019-027	113	J & PATRICIA D		No. (As tastrales to	PERKASIE	PA	18944	VC	1001	1.53000000 AC
6110	15-019-013	113	K	113	1	GLEN	PA	18911	VC	1001	0.29000000 AC

6222	15-017-044-002	GLEN ROAD	FULL GOSPEL	P.O.BOX 361		GLEN	PA	18911	CR-2	5105	8.77000000 AC
6357	15-019-028	113	KRISTIN &	P.O.BOX 372		GLEN	PA	18911	VC	1031	0.51000000 AC
6358	15-019-011	113	EVAN	113		PERKASIE	PA	18944	VC	1001	0.42800000 AC
6477	15-019-020	GLEN ROAD	JOAN	GLEN ROAD		GLEN	PA	18911	VC	1001	0.51000000 AC
6530	15-019-063	113	JOSEPH P &	BOX 393	1911	GLEN	[PA	18911	VC	1001	0.43000000 AC
6611	15-019-058	GLEN ROAD	HERBERT W &	BOX 215		GLEN	PA	18911	VC	1001	0.33600000 AC
6645	15-017-058-002	113	CAROLE M. &	113	P.O.BOX 55	GLEN	PA	18911	***************************************	1056	AC





IMPERVIOUS SURFACE 16,133 SF.

IMPERVIOUS SURFACE — 12,479 SF.

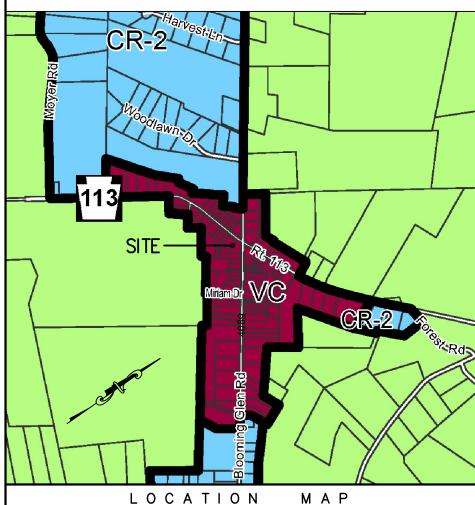
IMPERVIOUS SURFACE — 8,450 SF.

EXISTING USE PARKING REQUIREMENT—4 SPACES

TOTAL PARKING PROVIDED FOR COMBINED PARCELS

TOTAL PARKING REQUIRED FOR COMBINED PARCELS = 32 SPACES

42 PARKING SPACES AND 1 GARAGE SPACE (PARCEL "C") = 43 SPACE TOTAL



SCALE 1"=1,200'

GENERAL NOTES

BENCHMARK:

PROPERTY BOUNDARY SURVEYED AND COMPUTED BY URWILER & WALTER, INC. IN JULY 2022. PROPERTY LINE BEARINGS HAVE BEEN ROTATED TO STATE PLANE COORDINATES.

2. TOTAL TRACT AREA: 1.378 ACRES (GROSS)

3. TOPOGRAPHY SURVEY PERFORMED BY URWILER & WALTER, INC. IN JULY 2022.

ELEVATION: 415.69 DESCRIPTION: SANITARY SEWER MANHOLE RIM LOCATION: INTERSECTION OF SOUDERTON ROAD (S.R. 0113) AND BLOOMING GLEN ROAD (S.R. 4089) DATUM: NAVD 88 VERTICAL DATUM

PENNDOT LEGAL RIGHT-OF-WAY FOR SOUDERTON ROAD (S.R. 0113) TAKEN FROM COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS FORM 989 RIGHT-OF-WAY RECORD - WIDTH OF RIGHT-OF-WAY FORTY FEET (40').

PENNDOT LEGAL RIGHT-OF-WAY FOR BLOOMING GLEN ROAD (S.R.4089) TAKEN FROM COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS FORM 989 RIGHT-OF-WAY RECORD - WIDTH OF RIGHT-OF-WAY THIRTY THREE FEET (33'). 7. PARCELS "A", "B" AND "C" SERVICED BY EXISTING PUBLIC SANITARY SEWER

OWNERS OF RECORD

PARCEL "A" GARLAN INVEST LP PO BOX 27 BLOOMING GLEN, PA 18911 TAX PARCEL No. 15-019-042 PARCEL "B" GARLAN PROPERTIES LP PO BOX 27 BLOOMING GLEN, PA 18911 TAX PARCEL No. 15-019-041

DEED BOOK 6493, PAGE 0350

INSTRUMENT No. 20100613080001 SITE ADDRESS: 1283 ROUTE 113 SITE ADDRESS: 1281 ROUTE 113

JOSEPH R. & MARGARET E. GARLAN 537 VILLAGE ROAD W PITTSTON, PA 18643

TAX PARCEL No. 15-019-040 INSTRUMENT No. 2013073737

INSTRUMENT No. 2015016908

SITE ADDRESS: 1279 ROUTE 113

APPLICANT GARLAN PROPERTIES LP PO BOX 27 BLOOMING GLEN, PA 18911



LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM EXISTING RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK BY CALLING PA ONE CALL (DIAL 811) THREE DAYS PRIOR TO EXCAVATION. REFERENCE NUMBER: 20221671152 - SOUDERTON ROAD (ROUTE 113)

20221671166 – BLOOMING GLEN RÒAD

REVISIONS DESCRIPTION

SKETCH - PARKING LOT RECONFIGURATION TAX PARCELS 15-019-040, 15-019-041 & 15-019-042

PREPARED FOR

GARLAN PROPERTIES, LP.

SITUATE IN

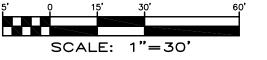
—— 35 FEET———LESS THAN 35'——UNALTERED

1 INDICATES EXPANSION OF AN EXISTING NONCONFORMITY

* INDICATES CALCULATION BASED ON NET AREA TO EXISTING PENNDOT LEGAL R.O.W.

HILLTOWN TOWNSHIP BUCKS COUNTY, PENNSYLVANIA

MARCH 20, 2023 PROJECT No. 22030 FILE: 22030-SUBMITTAL SKETCH(30)



SHEET No. 1 OF 1



SOLICITOR'S REPORT



13 West Creamery Road P.O. Box 260 Hilltown, PA 18927

(215) 453-6000 Fax: (215) 453-1024 www.hilltown.org

MEMORANDUM

February 16, 2024

To:

Board of Supervisors

From:

Caitlin M. Mest, EIT, BCO, CFM, CZO

RE:

204 Pasquale Way – Variance

Applicant:

Joe Cuciniello

Affected Property:

204 Pasquale Way - TMP # 15-022-179-007

Zoning District(s):

RR - Rural Residential

Requested Action:

Applicant is requesting a variance to exceed the maximum allowed impervious area with installation of a pool and accessory structure to create a condition of 20% impervious

area and a rear yard setback of 41.5 ft.

Summary:

Applicant requests to install a pool and accessory structure, accessory to the existing single family dwelling. The proposed work will create a condition of 20% impervious area; whereas, a maximum 15% impervious area is allowed. Also, the proposed work will create a 41.5 ft rear yard setback; whereas,

a minimum 75 ft rear yard setback is required.

Requested Variance:

ZO Table 160 Attachment 3. Table of Performance Standards –

Bulk and Area.

ZO § 160-23.B(1). Single-family detached.

cc:

File



13 West Creamery Road P.O. Box 260 Hilltown, PA 18927 (215) 453-6000 Fax: (215) 453-1024 www.hilltown.org

February 8, 2024

Kelly L. Eberle 6th & Chestnut Street P.O. Box 215 Perkasie, PA 18944

Re: ZHB 2024-001

Joe Cuciniello

Dear Kelly,

Enclosed please find, (4) copies of the application, 1 copy of the map, and listing of every property owner within 500 ft. in Hilltown Township.

If you have any questions, please contact the Township as soon as possible.

Sincerely,

Lisa Faust

Administrative Assistant

215-453-6000 Ext: 209

CC: File



13 West Creamery Road P.O. Box 260 Hilltown, PA 18927 (215) 453-6000 Fax: (215) 453-1024 www.hilltown.org

DECEIVED N FEB - 8 2024

APPEAL TO ZONING HEARING BOARD HILLTOWN TOWNSHIP

<u>Please note:</u> It is <u>required</u> that all applicants make an application for a <u>Subdivision/Land Development</u> and/or apply for a <u>Zoning Permit</u> and receive a <u>review</u> from the Township prior to submitting an application to the Zoning Hearing Board.

TOWNSHIP USE:
Appeal #: 2024-001

Date Files: 2-8-24

Receipted By:

PLEASE COMPLETE ALL SECTIONS OF THEAPPLICATION

PLEASAE ATTACH ALL REQUESTED DOCUMENTATION. FAILURE TO COMPLETE ALL SECTIONS OR ATTACH ALL REQUESTED DOCUMENTATION MAY RESULT IN A DENIAL OF YOUR APPLICATION. YOUR INTIALS BELOW INDICATE THAT YOU HAVE A COMPLETE UNDERSTANDING OF THE SAME.

THE TOWNSHIP WILL NOT ACCEPT APPICATIONS UNLESS INTIALED BELOW, Initials Date: 1/25/2024 1. Applicant: a. Name: Joe Cuciniello Mailing Address: 204 Pasquale Way Hatfield Pa 19440 Phone Number: 610-730-8830 Email: joseph.cuciniello@gmail.com d. State whether the Applicant is: (Check one or more if applicable) Wowner of Legal Title Owner of Equitable Title Tenant with the Permission of Legal Title 2. Applicant's Attorney: (if any) a. Attorney's and Firm Name: Mailing Address: Phone Number: _____ Fax No.: _____ d. Email Address:

HILLTOWN TOWNSHIP ZONING AND BUILDING DEPARTMENT

3.	Proper	ty Information:								
	a.	Present Zoning Use Classification:								
	b.	Tax Parcel Number: 15-022-179-007)								
	c.	Location: (with reference to nearby intersections or prominent features):								
		204 Pasquale Way Hatfield Pa 19440								
4.	Present	Residential Use:								
5.		ed Use:(if different)								
6.	Classif	ication of Appeal: (Check one or more if applicable)								
		A. Request for a Variance (Zoning Ordinance §160-104.A) B. Request for Special Exception (Zoning Ordinance §160-104.B) C. Interpretation of Law D. Appeal from action of the Zoning Officer (Attach all related correspondence) E. Other (Please specify)								
7.	Cite Zo	oning Ordinance sections applicable to, and summarize, relief request: (use separate paper if necessary)								
	a seepage to have a septic lin	sking for zoning relief for impervious coverage and rear yard setback. Our engineer has designed a pit to accommodate the new additional square footage being added. In addition, we would like shade and storage structure by the pool and we are trying to avoid the hillside along with a e from our sand mound to the septic tanks that we can not dig near so we had to move the pool ack which has caused our shade / storage structure to go outside the 75ft rear yard setback.								
8.		ny previous appeals been filed regarding this property:YesX_ No								
	a.	If yes, please explain:								
	b.	Prior Appeal Number:								
I (We)	hereby o	certify that the above information is true and correct to the best of my (our) knowledge, belief.								
Name:		Date: 25 Jan 2024								
Name:		Date:								

Page 2 of 3

HILLTOWN TOWNSHIP ZONING AND BUILDING DEPARTMENT

The following need to accompany this application:

- 1. Six (6) copies of the application
- 2. Six (6) copies of the deed (MUST BE ATTACHED TO APPLICATION)
- 3. Six (6) copies of the plans (MUST BE ATTACHED TO APPLICATION)
 - a. Commercial Properties: plan(s) must be prepared by a professional engineer or surveyor.
 - b. <u>Residential Applications</u>: The Board will accept any plans which are complete and accurate. If the plan(s) are not prepared by a professional engineer or surveyor, the person who prepared the plan must be ready to state under oath, that the plan(s) are complete and accurate. The plan(s) must contain all the information relevant to the Appeal, including but not limited to the following:
 - The related to a street
 - The dimensions and area of the lot
 - The dimensions and location of existing buildings or improvements
 - The dimensions and locations of proposed uses
 - Building(s) or improvements
- 4. Six (6) copies of any and all information you feel explains or is supportive of your application
- 5. Six (6) copies of Zoning Permit Review Letter Denial
- 6. One (1) electronic version (flash drive) of all documents stated 1-5 above including, but not limited to: application, deed, plans, denial letter and any other supportive documentation.
- 7. The required filing fee, (listed below), is not returnable once the Appeal is accepted.

Application to Zoning Hearing Board	FEE
A. Residential Use	\$950.00
B. Residential Development (3 or More Lots)	\$1,500.00
C. Non-Residential Use	\$2,000.00
D. Multiple Hearing-Additional Testimony Only	50 % of Original Fee
E. Court Ordered Remand Hearing	50% of Original Fee
F. Legal Non-Profit Corporation	25% of Non-Residential Use Fee

	RECEIPT DATE 2 - 2 - 2 U No. 56936]
	RECEIVED FROM USLOH CUCHULLO \$950.00
	204 Pasquale Way Hatald DOLLARS
	OFOR FENTYB - 204 PASGLALL WALL
	ACCOUNT CASH 5-22-179-7
	PAYMENT 760 SCHECK FROM TO TO ORDER
	BAL. DUE CARD BY 3-11
:	



13 West Creamery Road P.O. Box 260 Hilltown, PA 18927

(215) 453-6000 Fax: (215) 453-1024 www.hilltown.org

December 12, 2023

Dave Reaser PO Box 840 Montgomeryville, PA 18936

RE: 204 Pasquale Way - Pool

Dear Mr. Reaser.

This letter is to notify you that your permit application for 204 Pasquale Way (TMP 15-022-179-007) in the RR zoning district has been denied at this time. The permit application has been denied due to the following reason(s).

- (Table 160 Attachment 3, Hilltown Township Zoning Ordinance) The addition of the pool and accessory structre on the property creates a condition of 20 % impervious area ratio; whereas, the maximum allowed impervious area ratio allowed is 15% for a B1 use (Single-Family Detached.)
- (§ 160-23.B(1), Hilltown Township Zoning Ordinance) A minimum rear yard setback of the accessory structure, greater than 250 sqft, is 75 ft; whereas, the proposed setback is 41.5 ft.

You may modify the application to comply with the zoning ordinance or you may appeal the decision to the Hilltown Township Zoning Hearing Board (ZHB.)

Please note that once any additional information is received and reviewed, additional comments may be forthcoming during the plan review process.

If you should have any questions at this time, please feel free to contact me.

Sincerely,

Caitlin M. Mest, EIT, BCO, CFM, CZO Hilltown Township Zoning Officer BuildingandZoning@hilltown.org

BUCKS COUNTY RECORDER OF DEEDS

55 East Court Street
Doylestown, Pennsylvania 18901
(215) 348-6209

Instrument Number - 2022045477 Recorded On 7/21/2022 At 8:25:55 AM

* Total Pages - 5

- * Instrument Type DEED Invoice Number - 1287295
- User KLJ
- * Grantor TROILO, LAWRENCE A
- * Grantee GOIDAS, PAMELA A
- * Customer SIMPLIFILE LC E-RECORDING
- * FEES

STATE TRANSFER TAX \$11,000.00
RECORDING FEES \$81.75
PENNRIDGE SCHOOL \$5,500.00
DISTRICT REALTY TAX
HILLTOWN TOWNSHIP \$5,500.00
TOTAL PAID \$22,081.75

Bucks County UPI Certification On July 20, 2022 By TF

This is a certification page

DO NOT DETACH

This page is now part of this legal document.

RETURN DOCUMENT TO: CLOSING EDGE, LLC 1126 HORSHAM RD STE 100 AMBLER, PA 19002-1178

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office of Bucks County, Pennsylvania.



Daniel J. McPhillips Recorder of Deeds

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.



CERTIFIED PROPERTY IDENTIFICATION NUMBERS
15-022-179--007 - HILLTOWN TWP
CERTIFIED 07/20/2022 BY TF

Prepared by and Return to:

Closing Edge, LLC 1126 Horsham Road Ambler, PA 19002 File No. CE-22-2595

Parcel No 15-022-179-007

This Indenture, made the 2 day of July, 2022

Between

Lawrence A. Troilo and Josephine Troilo

(hereinafter called the Grantors), of the one part, and

Pamela A. Goidas and Joseph J. Cuciniello, WIFE AND HUSBAND (hereinafter called the Grantees), of the other part,

Witnesseth, that the said Grantors for and in consideration of the sum of ONE MILLION ONE HUNDRED THOUSAND AND 00/100 (\$1,100,000.00) lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the scaling and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees as

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in the Township of Hilltown, in the County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a "Plan of Subdivision prepared for Sal Lapio Inc.," made by Stout, Tacconelli and Associates, Inc., dated 2/4/1994 and last revised 10/26/1998 and recorded in the office for recording of deeds, in and for Bucks County, at Doylestown, Pennsylvania, in Plan Book Number 297 page 93 as follows, to wit:

BEGINNING at a point on the Southwesterly side of Pasquale Way, (50.00 feet wide) at the Easterly corner of Lot Number 9 on said Plan; thence extending from said beginning point along the Southwesterly side of Pasquale Way, South 50 degrees 27 minutes 55 seconds East 188.00 feet to a point; thence extending along Lot Number 7 on said on said plan, South 39 degrees 32 minutes 05 seconds West 270.00 feet to a point; thence extending along the Rear of Lot Number 5 on said plan, North 50 degrees 27 minutes 55 seconds West 147.91 feet to a point; thence extending along the Rear line of Lot Number 4 on said plan, North 35 degrees 23 minutes 40 seconds West 41.52 feet to a point; thence extending along Lot Number 9 on said plan, North 39 degrees 32 minutes 05 seconds East 259.25 feet to the point of beginning.

BEING Lot Number 8 on said plan.

Being the same premises which Salvatore Lapio and Maria Lapio, husband and wife by

Being the same premises which Salvatore Lapio and Maria Lapio, husband and wife by Deed dated April 17, 2000 and recorded NA in Bucks County in Record Book 2044 Page 518 conveyed unto Sal Lapio, Inc., (a Pennsylvania Corporation), in fee.

Being the same premises which Sal Lapio, Inc., (a Pennsylvania Corporation) by Deed dated April 20, 2001 and recorded May 3, 2001 in Bucks County in Record Book 2285 Page 987 conveyed unto Lawrence A. Troilo and Josephine Deck, as joint tenants with right of survivorship, in fee.

Being the same premises which Lawrence A. Troilo and Josephine Troilo, formerly Josephine Deck, husband and wife by Deed dated November 25, 2002 and recorded December 4, 2002 in Bucks County in Record Book 2999 Page 2343 conveyed unto Lawrence A. Troilo and Josephine Troilo, husband and wife, in fee.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors, and their heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered IN THE PRESENCE OF US:	
	San Coled.
所以我们的时间的时候,不是我们的人们的时候,我可以在这一点,我们也没有一个人们的人们的人们的人们,我们就是一个人们的人们的人们的人们的人们的人们的人们的人们的人	Lawrence A. Troilo
	Josephine Proilo

COMMONWE	ALTH	OF PEN	INSYL	/ANIA
COUNTY OF	Me	rrtuo	rusu	į.

> Commonwealth of Pennsylvania - Hotary Seal' JUDITH A. EISENHOWER, Notary Public Montgomery County My Commission Expires July 5, 2024 Commission Number 1045166

In witness whereof, I hereunto set my hand and official seals.

Signature

The precise residence and the complete post office address of the above-named Grantee is:

204 Pasquale Way Hatfield, PA 19440

On behalf of the Grantee

Deed

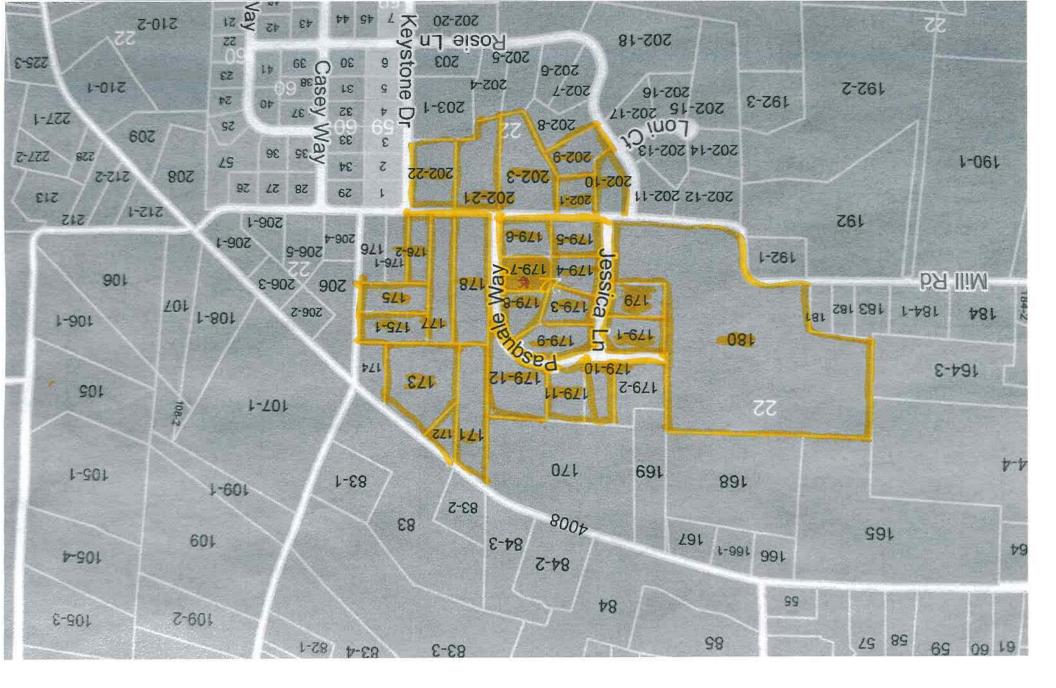
Parcel No 15-022-179-007

Lawrence A. Troilo and Josephine Troilo

TO

Pamela A. Goldas and Joseph J. Cuciniello

Closing Edge, LLC 1126 Horsham Road Ambler, PA 19002



Total Records Selected: 26

PARCEL NUM: 15-022-202-010

PADDR: 430 MILL ROAD

OWNER: GALLO JOSEPH M & CARRIE A

OWNADDR1: 430 MILL ROAD

OWNADDR2:

OWNCITY: HATFIELD

OWNST: PA OWNZIP: 19440

ZONE: RR

LANDUSE: 1003

DEED_AREA: 1.31000000 AC

PARCEL NUM: 15-022-202-009

PADDR: 441 ROSIE LANE

OWNER: SANDERS JOHN & RACHEL

OWNADDR1: 441 ROSIE LANE

OWNADDR2:

OWNCITY: HATFIELD

OWNST: PA OWNZIP: 19440

ZONE: RR

LANDUSE: 1010

DEED_AREA: 1.15000000 AC

PARCEL NUM: 15-022-202-001

PADDR: 502 MILL ROAD
OWNER: FREEMAN MARC
OWNADDR1: 502 MILL ROAD

OWNADDR2:

OWNCITY: HATFIELD

OWNST: PA
OWNZIP: 19440

ZONE: RR

LANDUSE: 1010

DEED_AREA: 1.14000000 AC

PARCEL NUM: 15-022-202-003

PADDR: 524 MILL ROAD

OWNER: SUCHESKI BRIAN & JEANETTE

OWNADDR1: 524 MILL ROAD

OWNADDR2:

OWNCITY: HATFIELD

OWNST: PA OWNZIP: 19440

ZONE: RR

LANDUSE: 1010

DEED_AREA: 2.73200000 AC



PARCEL_NUM: 15-022-202-021

PADDR: 530 MILL ROAD

OWNER: CASEY STEVEN E & CATHERINE M

OWNADDR1: 530 MILL ROAD

OWNADDR2:

OWNCITY: HATFIELD

OWNST: PA OWNZIP: 19440

ZONE: RR

LANDUSE: 1010

DEED_AREA: 2.72900000 AC

PARCEL_NUM: 15-022-202-022
PADDR: 2110 Keystone Drive

OWNER: CORRADO SANDRO & CHRISTINA OWNADDR1: 2110 KEYSTONE DRIVE

OWNADDR2:

OWNCITY: HATFIELD

OWNST: PA OWNZIP: 19440

ZONE: RR

LANDUSE: 1010

DEED AREA: 2.13800000 AC

PARCEL_NUM: 15-022-178
PADDR: 521 MILL ROAD
OWNER: Strasser Alex B.
OWNADDR1: 521 MILL ROAD

OWNADDR2:

OWNCITY: HATFIELD

OWNST: PA OWNZIP: 19440

ZONE: RR LANDUSE: 1001

DEED_AREA: 3.17000000 AC

PARCEL_NUM: 15-022-176.002

PADDR: 533 MILL ROAD

OWNER: Deibler Jeremy D. & Jamie L.

OWNADDR1: 533 MILL ROAD

OWNADDR2:

OWNCITY: HATFIELD

OWNST: PA OWNZIP: 19440

ZONE: RR

LANDUSE: 1002

DEED AREA: 1.07000000 AC

PARCEL_NUM: 15-022-177
PADDR: 529 MILL ROAD

OWNER: Clark Michael J. & Kyle Carol

OWNADDR1: 529 MILL ROAD

OWNADDR2:

OWNCITY: HATFIELD

OWNST: PA OWNZIP: 19440

ZONE: RR

LANDUSE: 1002

DEED_AREA: 2.09000000 AC

PARCEL NUM: 15-022-175

PADDR: 2020 KEYSTONE DRIVE

OWNER: Petrenko Michael & Oksana OWNADDR1: 110 Wheatscheaf Road

OWNADDR2:

OWNCITY: Warminster

OWNST: PA OWNZIP: 18974

ZONE: RR

LANDUSE: 1002

DEED_AREA: 1.40000000 AC

PARCEL_NUM: 15-022-171
PADDR: 530 CHURCH ROAD

OWNER: SCHRAMM JOHN G & MILDRED W

OWNADDR1: 530 CHURCH ROAD

OWNADDR2:

OWNCITY: HATFIELD

OWNST: PA OWNZIP: 19440 ZONE: RR

LANDUSE: 1005

DEED AREA: 2.67000000 AC

PARCEL_NUM: 15-022-175-001 PADDR: 2012 KEYSTONE DRIVE

OWNER: FOOTE JAMES R & GINNA M OWNADDR1: 2012 KEYSTONE DRIVE

OWNADDR2:

OWNCITY: HATFIELD

OWNST: PA OWNZIP: 19440

ZONE: RR LANDUSE: 1005

DEED AREA: 1.40000000 AC

PARCEL_NUM: 15-022-173
PADDR: 700 CHURCH ROAD

OWNER: APPLE JON PAUL & SUSAN SCHRAMM

OWNADDR1: 700 CHURCH ROAD

OWNADDR2:

OWNCITY: HATFIELD

OWNST: PA OWNZIP: 19440

ZONE: RR

LANDUSE: 1018

DEED_AREA: 4.08000000 AC

PARCEL NUM: 15-022-179

PADDR: 305 JESSICA LANE OWNER: MOSCARIELLO VICTOR M OWNADDR1: 305 JESSICA LANE

OWNADDR2:

OWNCITY: HATFIELD

OWNST: PA OWNZIP: 19440

ZONE: RR

LANDUSE: 1010

DEED_AREA: 1.15200000 AC

PARCEL_NUM: 15-022-179-001

PADDR: 307 JESSICA LANE

OWNER: DAVID RICHARD A & LORNA F OWNADDR1: 5509 SHELBROOKE DRIVE

OWNADDR2:

OWNCITY: STROUDSBURG

OWNST: PA OWNZIP: 18360

ZONE: RR

LANDUSE: 1010

DEED_AREA: 1.37900000 AC

PARCEL NUM: 15-022-179-005

PADDR: 300 JESSICA LANE

OWNER: CROSSON LEONARD & DONNA

OWNADDR1: 300 JESSICA LANE

OWNADDR2:

OWNCITY: HATFIELD

OWNST: PA OWNZIP: 19440

ZONE: RR

LANDUSE: 1010

DEED_AREA: 1.23900000 AC

PARCEL NUM: 15-022-179-004

PADDR: 304 JESSICA LANE

OWNER: EGAN DANIEL J & LOUISE OWNADDR1: 304 JESSICA LANE

OWNADDR2:

OWNCITY: HATFIELD

OWNST: PA OWNZIP: 19440

ZONE: RR LANDUSE: 1001

DEED_AREA: 1.20500000 AC

PARCEL_NUM: 15-022-179-006 PADDR: 200 PASQUALE WAY

OWNER: Jang Young & Liz OWNADDR1: 200 PASQUALE WAY

OWNADDR2:

OWNCITY: HATFIELD

OWNST: PA OWNZIP: 19440

ZONE: RR

LANDUSE: 1010

DEED_AREA: 1.28900000 AC

PARCEL_NUM: 15-022-179-003

PADDR: 306 JESSICA LANE OWNER: ReSawn Timber

OWNADDR1: 306 JESSICA LANE

OWNADDR2:

OWNCITY: HATFIELD

OWNST: PA OWNZIP: 19440

ZONE: RR LANDUSE: 1010

DEED_AREA: 1.23300000 AC

PARCEL NUM: 15-022-179-007

PADDR: 204 PASQUALE WAY

OWNER: Goidas Pamela A. & Joseph J. Cuciniello

OWNADDR1: 204 PASQUALE WAY

OWNADDR2:

OWNCITY: HATFIELD

OWNST: PA OWNZIP: 19440 ZONE: RR

LANDUSE: 1010

DEED_AREA: 1.16000000 AC

PARCEL NUM: 15-022-179-010

PADDR: 215 PASQUALE WAY

OWNER: LOOSE THOMAS M & TINA M OWNADDR1: 215 PASQUALE WAY

OWNADDR2:

OWNCITY: HATFIELD

OWNST: PA OWNZIP: 19440 Heinel, Steven J+ Gwen R.

ZONE: RR

LANDUSE: 1010

DEED AREA: 1.17400000 AC

PARCEL NUM: 15-022-179-009

PADDR: 308 JESSICA LANE

OWNER: SEILER JEFF F & MICHELLE M

OWNADDR1: 308 JESSICA LANE

OWNADDR2:

OWNCITY: HATFIELD

OWNST: PA OWNZIP: 19440

ZONE: RR

LANDUSE: 1010

DEED_AREA: 1.54400000 AC

PARCEL NUM: 15-022-179-008

PADDR: 206 PASQUALE WAY

OWNER: Esmond Edward & Kimberly

OWNADDR1: 206 PASQUALE WAY

OWNADDR2:

OWNCITY: HATFIELD

OWNST: PA OWNZIP: 19440

ZONE: RR

LANDUSE: 1010

DEED_AREA: 1.19700000 AC

PARCEL_NUM: 15-022-179-011

PADDR: 213 PASQUALE WAY

OWNER: VARILLO DOMINIC J JR & MARY K

OWNADDR1: 213 PASQUALE WAY

OWNADDR2:

OWNCITY: HATFIELD

OWNST: PA
OWNZIP: 19440

ZONE: RR

LANDUSE: 1010

DEED_AREA: 1.37500000 AC

PARCEL NUM: 15-022-179-012

PADDR: 209 PASQUALE WAY

OWNER: Hudson Valerie L. & Ronald J.

OWNADDR1: 209 PASQUALE WAY

OWNADDR2:

OWNCITY: HATFIELD

OWNST: PA OWNZIP: 19440

ZONE: RR

LANDUSE: 1001

DEED_AREA: 2.63800000 AC

PARCEL_NUM: 15-022-180

PADDR: 337 MILL ROAD

OWNER: Smith Carol J. & Frederick & Linda

OWNADDR1: 309 Mill Road

OWNADDR2:

OWNCITY: HATFIELD

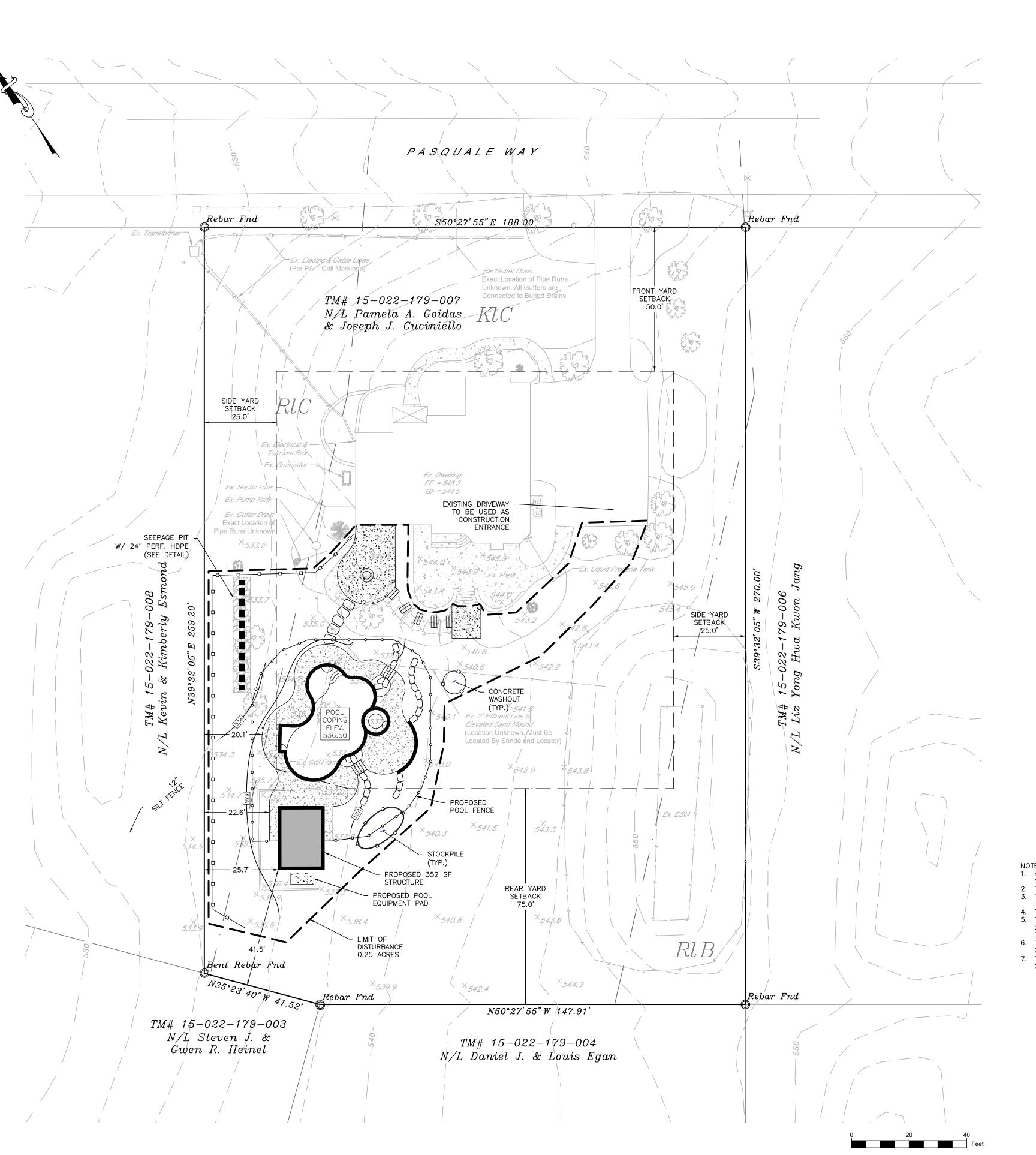
OWNST: PA OWNZIP: 19440

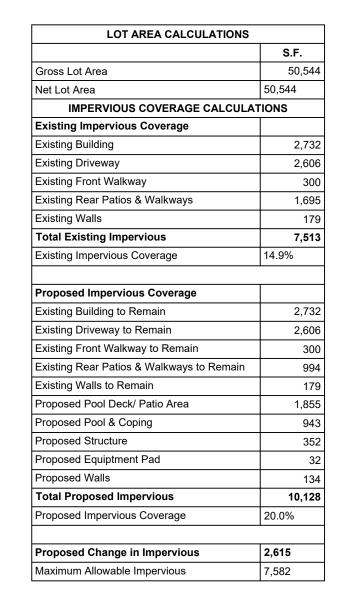
ZONE: RR

LANDUSE: 1056

DEED_AREA: 22.59000000 AC

shape	PARCEL_NUM	PADDR	OWNER	OWNADDR1	OWNADDR2	OWNCITY	OWNST	OWNZIP	ZONE	LANDUSE	DEED AREA
126	15-022-202-010	430 MILL ROAD	JOSEPH M &	430 MILL ROAD	A CALL STREET,	HATFIELD	PA	19440	RR	1003	1.31000000 AC
218	15-022-202-009	LANE	JOHN &	LANE	The state of the s	HATFIELD	PA	19440	RR	1010	1.15000000 AC
225	15-022-202-001	502 MILL ROAD	MARC ·	502 MILL ROAD	tander in the Metal Profession will all the Profession Profession Towns and	HATFIELD	PA	19440	RR	1010	1.14000000 AC
236	15-022-202-003	524 MILL ROAD	BRIAN &	524 MILL ROAD	jarna) ulti Periolojia (Pere-Eliko o medilo n. 1787 na d. 4 - 2000 (ARO, Albeldija, Rojina, november 🕮	HATFIELD	PA	19440	RR	1010	2.73200000 AC
245	15-022-202-021	530 MILL ROAD	STEVEN E &	530 MILL ROAD	Orden park - Ang Sulfablish dimen 1924 - An minute, serent enggelen (million display) 29 deput	HATFIELD	PA	19440	RR	1010	2.72900000 AC
256	15-022-202-022	Drive	SANDRO &	KEYSTONE	gagement or specifical general to the specific of the specific specific specific specific contributions and policy (Specific contributions).	HATFIELD	PA	19440	RR	1010	2.13800000 AC
271	15-022-178	521 MILL ROAD	Strasser Alex B.	521 MILL ROAD	der Elder daar kallet voor	HATFIELD	PA	19440	RR	1001	3.17000000 AC
274	15-022-176.002	533 MILL ROAD	D. & Jamie L.	533 MILL ROAD	A. S. M. C. W. C. W. C. S. M. S. M. C.	HATFIELD	PA	19440	RR	1002	1.07000000 AC
279	15-022-177	529 MILL ROAD	& Kyle Carol	529 MILL ROAD	en de statement de statement en	HATFIELD	PA	19440	RR	1002	2.09000000 AC
292	15-022-175	KEYSTONE	Michael &	Wheatscheaf	A CONTRACTOR OF THE PROPERTY O	Warminster	PA	18974	RR	1002	1.40000000 AC
301	15-022-171	ROAD	JOHN G &	ROAD	, it was don't en hit an air le 190 de 190 de seu year en leefe drie print 200 air 19 ₇ gift de dagley degen 190 danne ye	HATFIELD	PA	19440	RR	1005	2.67000000 AC
305	15-022-175-001	KEYSTONE	R & GINNA M	KEYSTONE	eta - (- magaineage) - galetata de material (- (- ()) () (- ()) () (- ()) () (HATFIELD	PA	19440	RR	1005	1.40000000 AC
312	15-022-173	ROAD	PAUL & SUSAN	ROAD	and the second of the second s	HATFIELD	PA	19440	RR	1018	4.08000000 AC
5271	15-022-179	LANE	VICTOR M	LANE	and the second s	HATFIELD	PA	19440	RR	1010	1.15200000 AC
5272	15-022-179-001	LANE	RICHARD A &	SHELBROOKE		G	PA	18360	RR	1010	1.37900000 AC
5679	15-022-179-005	LANE	LEONARD &	LANE		HATFIELD	PA	19440	RR	1010	1.23900000 AC
5680	15-022-179-004	LANE	J & LOUISE	LANE		HATFIELD	PA	19440	RR	1001	1.20500000 AC
5681	15-022-179-006	WAY	Liz	WAY	Autoritististe i Mariellawin - units palantitum 1834a Municipi muudan 1840a - uu in 1844a -	HATFIELD	PA	19440	RR	1010	1.28900000 AC
5683	15-022-179-003	Lane	& Gwen	Lane		HATFIELD	PA	19440	RR	1010	1.23300000 AC
5684	15-022-179-007	WAY	A. & Joseph J.	WAY	a garage and a second control of the second	HATFIELD	PA	19440	RR	1010	1.16000000 AC
5685	15-022-179-010	WAY	THOMAS M &	WAY	Protestable Section in the Association of the Control of the Contr	HATFIELD	PA	19440	RR	1010	1.17400000 AC
5686	15-022-179-009	LANE	& MICHELLE M	LANE	The third and the control of the con	HATFIELD	PA	19440	RR	1010	1.54400000 AC
5687	15-022-179-008	WAY	& Kimberly	WAY		HATFIELD	PA	19440	RR	1010	1.19700000 AC
5688	15-022-179-011	WAY	DOMINIC J JR	WAY	The second state development of the second state and second secon	HATFIELD	PA	19440	RR	1010	1.37500000 AC
5689	15-022-179-012	WAY	L. & Ronald J.	WAY	arman er samman arman - 1900-1840 et artisak a tilari silari silari 1901 kilotilari silgan yata vasika samminn	HATFIELD	PA	19440	RR	1001	2.63800000 AC
6859	15-022-180	337 MILL ROAD	Frederick &	309 Mill Road	gotte vall, veltre abores, och ern an visalien etter vall, en, en veltaget var annanna.	HATFIELD	PA	19440	RR	1056	AC





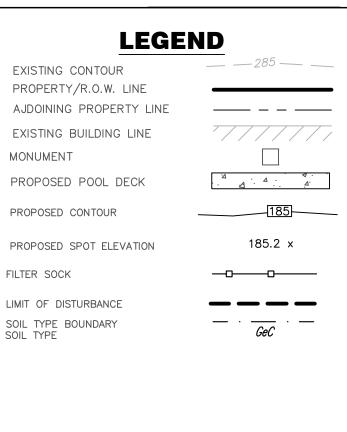
HILLTOWN TOW	NSHIP ZONING DATA 1	TABLE
ZONING DISTRIC	T: RURAL RESIDENTIA	AL (RR)
ЕМ	REQUIRED / PERMITTED	PROPOSED
e:	B-1: Single Family Detached	I-11: Swimming Pool
n. Lot Area:	50,000 SF	50,544 SF
n. Lot Width at Setback:	150 FT	188.0 FT
n. Front Yard Setback:	50 FT	51.9 FT
n. Side Yard Setback:	25 FT	25.7 FT
n. Rear Yard Setback:	75 FT	41.5 FT (V)
x. Impervious Surface per Lot*	15%	20.0% (V)
x. Building Height:	35 FT	< 35 FT
Variance Required		

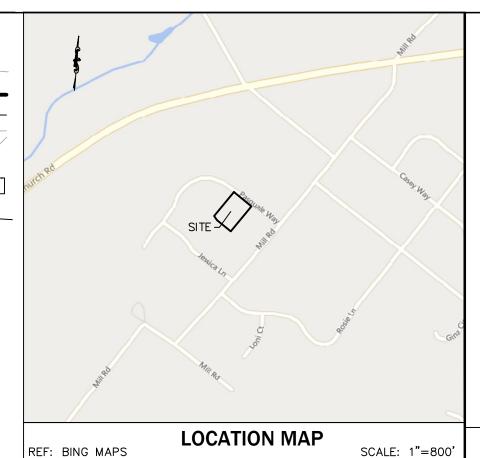
16" RIVER ROCK STONE AT SURFACE PROPOSED GRADE -PROPOSED GRADE No. 3 CLEAN STONE (TABLE VALUE IS FOR MIN. DEPTH OF STONE; DEPTH MAY VARY WITH PERFORATED PROPOSED GRADE ELEVATION NONWOVEN GEOTEXTILE LINING AROUND ALL SIDES OF INFILTRATION TRENCH **PROFILE** TRENCH A (WIDTH) B (DEPTH) C (LENGTH) (FT) (FT) (FT) 1 6.0 4.0 40.0 <u>PLAN</u>

- 1. EXCAVATION FOR THE INFILTRATION FACILITY SHALL BE PERFORMED WITH EQUIPMENT THAT WILL
- NOT COMPACT THE BOTTOM OF THE PIT.

 THE BOTTOM OF THE PIT SHALL BE SCARIFIED PRIOR TO THE PLACEMENT OF AGGREGATE.
- THE BOTTOM OF THE PIT SHALL BE CONSTRUCTED AT A LEVEL GRADE TO PROMOTE INFILTRATION. 4. THE GEOTEXTILE FABRIC SHALL OVERLAP A MINIMUM OF 12 INCHES AT JOINTS.
- 5. THE PROPERTY OWNER IS RESPONSIBLE FOR THE PROPER OPERATION AND MAINTENANCE OF THE STORMWATER INFILTRATION PIT. THE OWNER SHALL INSPECT, CLEAN, REMOVE SILT OR OTHER DEBRIS AND OTHERWISE MAINTAIN THE INFILTRATION PIT IN PROPER WORKING ORDER.
- 6. THE PROPOSED INFILTRATION PIT SHALL BE PROTECTED FROM COMPACTION DURING
- THE PIT SHALL BE PROTECTED FROM SEDIMENTATION DURING EXCAVATION BY AN 12"0 COMPOST FILTER SOCK LOCATED UPHILL OF THE PIT EXCAVATION.

SEEPAGE PIT DETAIL





	SOIL TYPES								
ym	Name	Hydric (Y/N)	Depth to Bedrock (in.)	Depth to Water Table (in.)	HSG				
(iC	Klinesville Very Channery Silt Loam, 8 to 15 Percent Slopes	N	10-20	> 80	D				
RiB	Reaville Channery Silt Loam, 3 to 8 Percent Slopes	N	20-40	6-36	D				
RiC	Reaville Channery Silt Loam, 8 to 15 Percent Slopes	N	20-40	6-36	D				
LIMIT	ATIONS AND DESCRIPTION.	-							

SOIL LIMITATIONS AND RESOLUTION:

THE SOILS FOUND WITHIN THE PROJECT LIMITS HAVE LIMITATIONS DUE TO POSSIBLE SHALLOW DEPTH TO GROUNDWATER AND POSSIBLE SHALLOW DEPTH TO BEDROCK. IN ORDER TO RESOLVE THE GROUNDWATER LIMITATION, ANY STANDING WATER SHOULD BE PUMPED THROUGH A SEDIMENT FILTER BAG. TO RESOLVE THE BEDROCK LIMITATION, THE CONTRACTOR SHALL DETERMINE WHETHER ROCK IS RIPPABLE. IF ROCK IS NOT RIPPABLE, BLASTING WILL BE REQUIRED. ALL BLASTING SHALL MEET ALL LOCAL, COUNTY, STATE AND FEDERAL REGULATIONS.

GENERAL NOTES:

- 1. THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM A 'BOUNDARY & TOPOGRAPHIC SURVEY' PLAN PREPARED BY JOHNSON SURVEYING INC., DATED
- NOVEMBER 17, 2022. HORIZONTAL DATUM IS ASSUMED. VERTICAL DATUM IS ASSUMED.
- SUBJECT PROPERTY AND SURROUNDING PROPERTIES ARE WITHIN RR - RURAL RESIDENTIAL ZONING DISTRICT. FLOOD ZONE INFORMATION: SUBJECT PARCEL AREA IS LOCATED OUTSIDE ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) OF THE FLOOD INSURANCE MAP, PANEL NO. 258

NO.42017C0258J WHICH BEARS AN EFFECTIVE DATE OF MARCH 16, 2015.

OF 532, COMMUNITY MAP

APPLICANT'S ACKNOWLEDGEMENT

ACKNOWLEDGE THAT THE PROPERTY OWNER IS RESPONSIBLE TO OWN AND MAINTAIN THE RAIN GARDEN IN PERPETUITY; AND GIVE THE TOWNSHIP THE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS THE SITE TO VERIFY THAT THE RAIN GARDEN IS BEING MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH REQUIREMENTS OF THE APPROVED PLAN. THE STORMWATER MANANGEMENT BMPS MAY NOT BE REMOVED/ALTERED WITHOUT THE WRITTEN CONSENT OF HILLTOWN

APPLICANT



Total Site Area: Protected Site Area: Managed Area:

						Q Runoff	Runoff
Cover Type/ Condition	Soil Type	Area (ac)	Area (sf)	CN	S	(in)	Volume (ft
Meadow	D	0.23	10,202	78	2.82	1.32	1,120
Woods	D	0.00	0	79	2.66	1.38	0
Impervious		0.02	701	98	0.20	3.03	177
TOTAL:		0.25					1,297

Developed Conditions:

					_	Q Runoff	
Cover Type/ Condition	Soil Type	Area (ac)	Area (sf)	CN	S	(in)	Volume (ft ³)
Grass; good condition	D	0.17	7,587	80	2.50	1.45	916
Impervious		0.08	3,316	98	0.20	3.03	837
TOTAL:		0.25					1,752

2-Year Volume Increase = Developed Conditions Runoff Volume - Existing Conditions Runoff Volume

- 1. Runoff (in) = $Q = (P-0.2S)^2 / (P+0.8S)$ where
- P = 2-Year Rainfall (in) S = (1000/CN)-10

2-Year Volume Increase (ft3): Proposed Volume Storage (ft3):

2. Runoff Volume (CF) = Q x Area x 1/12 Q = Runoff (in)Area = Land use area (sq. ft)

for volume calculations is not acceptable.

Note: Runoff Volume must be calculated for EACH land use type/condition and HSGI. The use of a weighted CN value

TMP # 15-022-179-007 TOWNSHIP, BUCKS COUNT

204

HILLTOWN

PLAN

				2
File N	No.			
1977	7_Peri	nit Pla	n.DW	G
1977	12/4/2023	1"=20'	RC	of 2
HCE Job	Date 12	Scale	Designed	Sheet 1
H	D	Sc	۵	ठ

Drawing No.

C1.0

NOTE: SITE DEVELOPMENT OPERATIONS SHOULD BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING GENERAL SEQUENCE OF OPERATIONS. THE CONTRACTOR MAY DEVIATE FROM THE STAGING OF PERMANENT SITE IMPROVEMENT TEMPORARY SEEDING: CONSTRUCTION ITEMS, WITH APPROVAL OF THE CONSERVATION DISTRICT INSPECTOR. DEVIATION FROM THE RELATIVE ORDER OF EROSION AND SEDIMENT CONTROL MEASURES SHOULD NOT OCCUR WITHOUT APPROVAL OF THE CONSERVATION DISTRICT INSPECTOR AND SITE ENGINEER.

CONTACT THE BUCKS COUNTY CONSERVATION DISTRICT (215-345-7577), HILLTOWN TOWNSHIP AND HILLTOWN TWP. ENGINEER AT LEAST THREE (3) WORKING DAYS PRIOR TO SITE DISTURBANCE. EACH STAGE OF THE SEQUENCE OF CONSTRUCTION MUST BE COMPLETED PRIOR TO INITIATION OF THE NEXT STAGE OF THE SEQUENCE OF CONSTRUCTION. CONSTRUCTION MAY OVERLAP INTO A SUBSEQUENT PHASE AS

LONG AS ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED IN THE PREVIOUS PHASE. TREE PROTECTION FENCE WHERE SHOWN ON THE PLAN.

STRIP TOPSOIL AND STOCKPILE WHERE SHOWN ON PLAN. *TOPSOIL WITH ORGANIC MATERIAL SHALL BE 5. TEMPORARY SEEDING STEPS: SEPARATED AND FROM OTHER TOPSOIL FOR REUSE. ALL STRIPPED TOPSOIL STOCKPILES SHALL HAVE TEMPORARY SEEDING INSTALLED. ROUGH GRADE SITE, PARKING AND BUILDING PADS. INSTALL TEMPORARY EROSION CONTROL BLANKETS, ROCK FILTERS AND RIP RAP. INSTALL WATER AND SANITARY SEWER STARTING AT THE DOWNSTREAM ENDS AND WORKING UPSTREAM. ALL

TRENCHES SHALL BE BACKFILLED AT THE END OF EACH DAY, MAKE OFFSITE UTILITY CONNECTIONS. INSTALL SUBBASE AND BASE COURSE FOR THE DRIVEWAY. CONSTRUCT BUILDINGS. AND OTHER SITE AMENITIES! IMPROVEMENTS. AFTER FINAL GRADING IS COMPLETED. PROVIDE SOIL AMENDMENT/ RESTORATION IN ACCORDANCE WITH THE PCSM PLAN. APPLY PERMANENT SEEDING MIXTURE AND INSTALL ALL REQUIRED PLANTINGS, FENCING, AND LIGHTING.

UPON COMPLETE STABILIZATION OF EACH BUILDING LOT, INSTALL REMAINING PERMANENT STORMWATER BMP'S PER THE INFILTRATION BMP/RAIN GARDEN CONSTRUCTION SEQUENCE.

INSTALL WEARING COURSE AT THE DRIVEWAY AFTER THE BUILDING IS COMPLETED AND RAIN GARDEN IS

UPON COMPLETE STABILIZATION OF SITE, REMOVE EROSION CONTROL DEVICES. THE SITE SHALL BE CONSIDERED 1 STABILIZED WHEN THE PERMANENT VEGETATION HAS PROVIDED A 70% GROUNDCOVER. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION CONTROLS AFTER EACH STORM EVENT OR ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN-OUT

. WITHIN 90 DAYS AFTER CONSTRUCTION IS COMPLETED, INSTALL WEARING COURSE FOR THE ROAD. REPAIR ANY DAMAGED, SANITARY SEWER STRUCTURES, LANDSCAPING, DRIVEWAYS, AND/OR ANY OTHER AMENITIES FROM INSTALLATION OF WEARING COURSE.

REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING, MUST BE PERFORMED

THE SITE WILL NEED TO HAVE FILL IMPORTED FROM AN OFF SITE LOCATION, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND THE DETERMINATION OF CLEAN FILL WILL RESIDE WITH THE OPERATOR.

CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE.)

ENVIRONMENTAL DUE DILIGENCE: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERT INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL". EROSION / SEDIMENT CONTROL PLAN STANDARD NOTES

STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET; STOCKPILE SLOPES MUST NOT EXCEED 2L:1V.

THE OPERATOR/RESPONSIBLE PERSON (O/RP) ON SITE SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.

MMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION $^4\cdot$ AND/OR SEDIMENT POLLUTION, THE O/RP SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES (BMPS) TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

THE O/RP SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY ${f 5}$ THE BUCKS COUNTY CONSERVATION DISTRICT AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS REGARDLESS OF THEIR LOCATIONS.

ALL PUMPING OF SEDIMENT—LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER UNDISTURBED AREAS.

A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE ON THE PROJECT SITE AT $\widetilde{}$ EROSION AND SEDIMENT BMPS MUST BE CONSTRUCTED, STABILIZED AND FUNCTIONAL BEFORE SITE DISTURBANCE

BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPS AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP CONTROLS MUST

BE REMOVED. AREAS DISTURBED DURING THE REMOVAL OF THE BMPS MUST BE STABILIZED IMMEDIATELY. T LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY. THE O/RP SHALL INVITE ALL.

CONTRACTORS INVOLÝED IN THAT ACTIVITY, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL ÓFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN DESIGNER AND THE BUCKS COUNTY CONSERVATION DISTRICT TO A PRE-CONSTRUCTION MEETING. ALSO, AT LEAST THREE DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, ALL CONTRACTORS INVOLVED IN THAT ACTIVITY SHALL NOTIFY THE PENNSYLVANIA ONE—CALL SYSTEM INC. AT -800-242-1776 TO DETERMINE ANY UNDERGROUND UTILITIES LOCATIONS.

IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITY CEASES, THE O/RP SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITY. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT SPECIFIED RATES. DISTURBED AREAS THAT ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS.

DISTURBED AREAS THAT ARE AT FINISHED GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.

AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% (PERCENT) VEGETATIVE OR OTHER PERMANENT NON—VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST CCELERÁTED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER

UPON THE INSTALLATION OF TEMPORARY SEDIMENT BASIN RISER(S), A QUALIFIED SITE REPRESENTATIVE SHALL CONDUCT AN IMMEDIATE INSPECTION OF THE RISER(S), WHEREUPON THE BUCKS COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING THAT THE RISER IS SEALED (WATERTIGHT).

AT STREAM CROSSINGS, A 50-FOOT BUFFER SHALL BE MAINTAINED. ON BUFFERS, CLEARINGS, SOD DISTURBANCES AND EXCAVATIONS, EQUIPMENT TRAFFIC SHOULD BE MINIMIZED. ACTIVITY SUCH AS STACKING LOGS, BURNING CLEARED BRUSH, DISCHARGING RAINWATER FROM TRENCHES, WELDING PIPE SECTIONS, REFUELING AND MAINTAINING EQUIPMENT SHOULD BE AVOIDED WITHIN BUFFER ZONES.

UNTIL A SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION CONTROL BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE

SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF ON-SITE IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED OR PLACED IN SOIL

ALL BUILDING MATERIAL AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED IN ACCORDANCE WITH DEP'S SOLID WASTE REGULATIONS (25 PA CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ.), AND/OR ANY ADDITIONAL LOCAL, STATE OR FEDERAL REGULATIONS. NO BUILDING MATERIALS (USED OR UNUSED) OR WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED OR DISCHARGED AT THE SITE.

<u>LIMITING EXPOSED EXTENT AND DURATION OF DISTURBED AREAS</u>THE INITIAL PHASE OF THE PROPOSED PROJECT CONSISTS OF ESTABLISHING THE SOIL EROSION CONTROL MEASURES IN A SEQUENCE APPROPRIATE TOWARD LIMITING SOIL EROSION. THE EXTENT OF DISTURBED LAND HAS BEEN LIMITED TO INCLUDE ONLY THOSE AREAS REQUIRED FOR THE DEVELOPMENT OF THE SUBJECT SITE. ALL SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL DISTURBANCE ACTIVITY, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED. THE CONSTRUCTION SITE. WASHING OF THE ROADWAY WITH WATER WILL NOT BE PERMITTED. SEQUENCE OF CONSTRUCTION ACTIVITIES IS OUTLINED IN THE SEQUENCE OF CONSTRUCTION CONTAINED HEREIN AND ON THE DRAWINGS.

PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION

OPERATIONAL UNTIL PERMANENT CONTROL MEASURES ARE IN PLACE.

THE PROJECT PROPOSES TO MINIMIZE DISTURBANCE TO THE EXISTING VEGETATION AT THE SITE BY ONLY PROPOSING DISTURBANCE IN THE AREA WHERE NEEDED. THE SITE VEGETATION PROPOSED FOR DISTURBANCE IS MAINLY SCRUB VEGETATION AND VINES WHICH ARE CURRENTLY DETRIMENTAL TO THE LARGE TREES ON THE SOUTHERN PROPERTY LINE

MINIMIZE SOIL COMPACTION THE PROJECT DESIGN LIMITS THE BULK/ MASS EARTHWORK TO BE PERFORMED AS MUCH AS POSSIBLE. ADDITIONALLY, SOIL COMPACTION WILL NOT BE REQUIRED OTHER THAN IN PROPOSED IMPERVIOUS

FEATURES AND MEASURES TO MINIMIZE STORMWATER RUNOFF TEMPORARY STABILIZATION: UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED. THE DISTURBED AREAS WILL ALSO BE MULCHED WITH UNROTTED STRAW OR SALT HAY. TEMPORARY STABILIZATION MEASURES ARE SPECIFIED ON SOIL EROSION AND SEDIMENT POLLUTION CONTROL

PERMANENT STABILIZATION: ALL SLOPES AND DISTURBED AREAS SHALL BE STABILIZED WITH PERMANENT SEEDING 8. AND LANDSCAPING AS SOON AS POSSIBLE AFTER THE FINAL EARTHMOVING AND CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED. AREAS THAT ARE PROPOSED TO HAVE SPECIFIC LINING SHALL BE STABILIZED WITH THE SPECIFIED LINING AS SOON AS THE EARTHMOVING AND CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED. TEMPORARY SOIL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL A UNIFORM EROSION RESISTANT 10. PLANT TREES AND SHRUBS ACCORDING TO THE INFILTRATION BASIN DETAILS AND NOTES. PERENNIAL VEGETATIVE COVER OF THE DISTURBED AREA IS ESTABLISHED. PERMANENT STABILIZATION MEASURES 11. ARE SPECIFIED ON THE EROSION AND SEDIMENT POLLUTION CONTROL DETAIL PLANS.

SOLIDS SEPARATION: PRIOR TO ANY SITE DISTURBANCE OR CONSTRUCTION ACTIVITIES, A GRAVEL BUFFER WILL BE INSTALLED AT THE EXISTING DRIVEWAYS TO SERVE AS A CONSTRUCTION ENTRANCE. IN ADDITION, FILTER FABRIC SEDIMENT FROM LEAVING THE SITE. FILTER FABRIC SILT FENCING WILL BE CONSTRUCTED AND WILL REMAIN

SEEDING NOTES:

TEMPORARY SEEDING SHALL BE DONE IN AREAS WHERE NO ACTIVITY WORK WILL BE PERFORMED. ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED MUST BE SEEDED AND MULCHED IMMEDIATELY.

DURING NON-GERMINATING PERIODS, ONLY MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. AREAS MULCHED DURING THE NON-GERMINATING PERIODS, MUST BE LIMED, FERTILIZED, SEEDED, AND MULCHED IMMEDIATELY FOLLOWING THE END OF THE DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE (1) YEAR MAY BE SEEDED AND

MULCHED WITH A QUICK GROWING TEMPORARY SEED MIXTURE. INSTALL CONSTRUCTION ENTRANCE AT SITE ACCESS, CONSTRUCTION STAGING AREAS SILT FENCE, SILT SOCK & 4. DISTURBED AREAS WHICH ARE AT EITHER FINISHED GRADE OR WILL NOT BE DISTURBED AGAIN WITHIN ONE (1) YEAR MUST BE SEEDED WITH A PERMANENT SEED MIXTURE AND MULCHED.

APPLY AGRICULTURAL LIMESTONE AT A RATE OF ONE (1) TON PER ACRE. (5 POUNDS PER, 1000 SQUARE FEET)

APPLY FERTILIZER AT THE RATE OF 50-50-50 PER ACRE.

WORK THE LIMESTONE AND FERTILIZER INTO THE SOIL. UTILIZING THE FOLLOWING SEEDING TYPES, RATES AND TIME SCHEDULE

TEMPORARY SEEDING

MARCH 1 TO JUNE 15 1 LB./1000 SF ANNUAL RYEGRASS MAY 15 TO SEPT 15 1 LB./1000 SF SUDAN GRASS SEPT 15 TO OCT 15 168 LB./AC WINTER RYE

APPLY HAY OR STRAW MULCH (IN ACCORDANCE WITH SECTION NO. 4) AT A RATE OF THREE (3) TONS PER ACRE. ALL SEED SHALL BE LABELED, DATED AND QUALITY CONSISTENT WITH SECTION NO. 2

PERMANENT SEEDING:

SEASON

DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE DISTURBED AGAIN WITHIN ONE (1) YEAR MUST BE SEEDED WITH A PERMANENT SEED MIXTURE AND MULCHED.

0. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION CONTROLS MUST BE MAINTAINED PROPERLY. 2. SEEDING SHALL BE DONE DURING PERIODS FROM APRIL 15TH TO OCTOBER PT, UNLESS OTHERWISE DIRECTED. IF SEEDING IS DONE AFTER OCTOBER 1", DORMANT SEED MUST BE USED AND DISTURBED AREAS MUST BE MULCHED.

. DISTURBED FINAL GRADED AREAS AND DRAINAGE SWALES WILL BE PERMANENTLY SEEDED AS FOLLOWS: MINIMUM OF 4" OF TOPSOIL SHALL BE SPREAD OVER ALL AREAS TO BE SEEDED. TOPSOIL SHALL BE FREE OF STONES, STICKS, WASTE MATERIAL AND SIMILAR DEBRIS. FROZEN GROUND SHALL NOT BE SPREAD AS TOPSOIL AND TOPSOIL SHALL NOT BE SPREAD OVER FROZEN GROUND

A SOIL ANALYSIS IS RECOMMENDED, HOWEVER, IN LIEU OF AN ANALYSIS APPLY AGRICULTURAL LIMESTONE AND FERTILIZER AT RATES RECOMMENDED BELOW (OR AS SUGGESTED BY THE SOIL TEST RESULTS (ONE (1) TEST PER 25 ACRES)). THE LIMESTONE AND FERTILIZER SHALL BE WORKED INTO THE SOIL TO DEPTHS OF 3 TO 4 INCHES. D. GRASS SHALL NOT BE PLANTED AFTER HEAVY RAIN OR WATERING

ALL SEED USED SHALL BE LABELED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT IN EFFECT AT THE TIME OF PURCHASE. INERT MATTER SHALL NOT EXCEED 15% AND BLUE TAG CERTIFIED SEED SHALL BE SUPPLIED WHEREVER POSSIBLE. SMOOTH AND FIRM SEED BED WITH CULTIPACKER OR SIMILAR EQUIPMENT PRIOR TO SEEDING. APPLY SEED UNIFORMLY BY

BROADCASTING, DRILLING OR HYDRO SEEDING. COVER SEEDS WITH 1/2" OF SOIL WITH SUITABLE EQUIPMENT. APPLY HAY OR STRAW MULCH (IN ACCORDANCE WITH SECTION NO. 4) AT A RATE OF THREE (3) TONS PER ACRE.

PERMANENT SEEDING FOR NORMAL MOWED LAWN AREAS: RATE

MARCH 1 TO JUNE 1 & AUG 15 TO OCT 1 2 LBS./1000 SF KY31 TALL FESCUE

OCT 1 TO MARCH 1 & JUNE 1 TO AUG 1 2 LBS./1000 SF RED TOP* ((*) USE DORMANT SEED, UNIFORMLY APPLIED, WORKING INTO A DEPTH OF 1/4 INCH. THE USE OF MULCH IS REQUIRED. THE USE OF NETTING OR EROSION CONTROL MATS MAY BE REQUIRED.)

PERMANENT SEEDING FOR SPECIAL AREAS (SWALES, POND EMBANKMENTS, LEVEES, DIVERSION CHANNELS, ETC):

RATE MARCH 1 TO JUNE 1 & AUG 15 TO OCT 1 2 LBS./1000 SF KY31 TALL FESCUE 80% AND RYEGRÁSS 20%

NOTE: SEEDING PERIODS AND SPECIFICATIONS MAY VARY DUE TO SITE CONDITIONS AND VARIANCES FROM THE TIME THIS REPORT IS WRITTEN AND APPROVED. IT MAY BE NECESSARY TO ADAPT SEED SPECIFICATION, VARIETIES, AND QUALITIES. FOR SPECIAL CONDITIONS CONSULT "GUIDELINE FOR RECLAMATION OF SEVERELY DISTURBED AREAS", PENNSYLVANIA STATE UNIVERSITY. FERTILIZER: A SOIL ANALYSIS IS RECOMMENDED BUT IN LIEU OF AN ANALYSIS APPLY AGRICULTURAL LIMESTONE AT A RATE OF FOUR (4) TONS/ACRE AND 10-20-20 FERTILIZED AT A RATE OF 50 LBS. PER 1000 SF. THESE MATERIALS WILL BE UNIFORMLY APPLIED AND WORKED INTO THE TOPSOIL TO A DEPTH OF 3 TO 4 INCHES. IMMEDIATELY BEFORE SEEDING, A 1 0- 1 0- 10 FERTILIZER WILL BE WORKED INTO THE SURFACE AT A RATE OF 10 LBS. PER 1000 SF.

HYDRO SEEDING: LIME AND SEED SHALL BE AS SPECIFIED ABOVE, AND FERTILIZER SHALL BE APPLIED AT A RATE OF 40-80. CROWN VETCH SHALL BE INOCULATED AT FOUR TIMES THE MANUFACTURER'S RATE. SHOULD FERTILIZER BE APPLIED WITH THE INOCULANT, THE MIXTURE SHALL NOT REMAIN IN A SLURRY FOR MORE THAN ONE HOUR. WOOD CELLULOSE FIBER, APPLIED AT A RATE OF 35 LBS. PER 1000 SF, MAY BE APPLIED AS PART OF THE SLURRY IN LIEU OF MULCHING. SYNTHETIC MULCH BINDER, SUCH AS CURASOL, DCA—70, TERRE-TACK OR AN APPROVED EQUAL SHALL BE USED PER THE MANUFACTURER'S INSTRUCTIONS TO ANCHOR THE MULCH.

STRAW - SHALL BE ALL DRIED AND FREE FROM UNDESIRABLE SEEDS AND COURSE MATERIAL, APPLY AT A RATE OF 115 TO 150 LBS. PER 1000 SF OR 3 TONS PER ACRE. MULCHED AREAS SHALL BE CHECKED PERIODICALLY AND IMMEDIATELY AFTER STORMS AND WIND. DAMAGED OR MISSING MULCH SHALL BE REPLACED. A TACKIFIER APPLIED AFTER STRAW IS RECOMMENDED. TACKIFIER MAY BE ASPHALT OR POLYMER SPRAY. APPLY AT A RATE RECOMMENDED BY THE MANUFACTURER WITH SUITABLE EQUIPMENT. IN LIEU OF

MANUFACTURERS RECOMMENDATIONS APPLY AT A RATE OF .04 TO .06 GALLONS PER SQUARE YARD. NETTING / EROSION CONTROL BLANKETS - THE USE AND INSTALLATION OF EROSION CONTROL BLANKETS OR NETTING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION AND SHALL BE SELECTED FOR THE PROPER APPLICATION AND CONDITIONS.

TEMPORARY BMP MAINTENANCI

CONSTRUCTION REQUIREMENTS A. LIMIT ADVANCE CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY

WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.

LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED

WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING AS REQUIRED, TO A FACILITY FOR REMOVAL OF SEDIMENTS IN ACCORDANCE WITH PADEP GUIDELINES ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND

APPROPRIATE TEMPORARY EROSION AND SEDIMENT POLLUTION CONTROL MEASURES/FACILITIES WILL BE INSTALLED. SEEDING AND MULCHING OF ALL DISTURBED AREAS WILL BE DONE AT THE END OF EACH WEEK. 2. EXCEPTIONS - IN CERTAIN CASES TRENCHES CANNOT BE BACKFILLED UNTIL THE PIPE IS HYDROSTATICALLY TESTED, OR ANCHORS AND OTHER

PERMANENT FEATURES ARE INSTALLED IN THESE CASES, ALL OF THE REQUIREMENTS LISTED UNDER ITEM 1 WILL REMAIN IN EFFECT WITH THE A. DAILY BACKFILLING OF THE TRENCH MAY BE DELAYED FOR SIX DAYS. ALL PRESSURE TESTING AND THE COMPLETE BACKFILLING OF THE

OPEN TRENCH MUST BE COMPLETED BY THE SEVENTH WORKING DAY.

B. IF DAILY BACKFILLING IS DELAYED, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS, APPROPRIATE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES/FACILITIES WILL BE INSTALLED, AND THE AREAS SEEDED AND MULCHED WITHIN THE NEXT TWO CALENDAR

THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION STABILIZATION. AND MAINTENANCE OF ALL TEMPORARY FROSION AND SEDIMENTATION CONTROL MEASURES AND RELATED ITEMS INCLUDED WITHIN THIS PLAN. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR THE PROPER CONSTRUCTION AND STABILIZATION OF PERMANENT CONTROL MEASURES AND RELATED ITEMS INCLUDED WITHIN THIS PLAN. DURING CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING INSPECTIONS OF THE BMPS AFTER EACH RUNOFF EVENT AS WELL AS ON A WEEKLY BASIS. THE CONTRACTOR SHALL KEEP A LOG OF ALL INPECTIONS AND MAINTENANCE PERFORMED ON THE BMPS

THE OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PERMANENT CONTROL MEASURES. SOIL SEDIMENT REMOVED FROM ANY TEMPORARY CONTROL MEASURE DURING REGULAR MAINTENANCE WILL BE INCORPORATED BACK INTO THE EARTHWORK AS FILL ON THE SITE. SOIL SEDIMENT MATERIAL SHALL BE DISTRIBUTED ON-SITE WITHOUT CHANGING DRAINAGE PATTERNS DURING A SPECIFIC CONSTRUCTION STAGE.

SILT FENCE AND ROCK FILTERS WILL BE INSPECTED ONCE A WEEK OR AFTER EVERY STORM EVENT, WHICHEVER COMES FIRST. ANY NECESSARY REPAIRS WILL BE MADE IMMEDIATELY. ACCUMULATED SEDIMENTS WILL BE REMOVED AS REQUIRED TO KEEP THE FENCE FUNCTIONAL. DEPOSITS WILL BE REMOVED WHERE ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE FENCE/ FILTER. UNDERCUTTING OR EROSION OF THE TOE ANCHOR OF THE SILT FENCE WILL BE REPLACED IMMEDIATELY WITH ROCK FILTER OUTLETS. ANY MANUFACTURER'S RECOMMENDATIONS WILL BE ADHERED TO FOR REPLACING SILT FENCE DUE TO WEATHERING.

THE CONSTRUCTION ENTRANCE WILL BE INSPECTED AT THE END OF EACH WORK DAY. THE THICKNESS WILL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSION BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL WILL BE MAINTAINED ON THE SITE FOR THIS PURPOSE. PERMANENT PROTECTION IS ESTABLISHED. UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH AT THE END OF EACH CONSTRUCTION DAY, ANY SEDIMENT DEPOSITED ON PUBLIC ROADWAYS, WILL BE REMOVED AND RETURNED TO THE

> INFILTRATION BMP / RAIN GARDEN CONSTRUCTION SEQUENCE 1. IF ANY UNFAVORABLE CONDITIONS ARE ENCOUNTERED DURING THE INSTALLATION OF THE INFILTRATION BASIN (I.E. GROUNDWATER

AND/OR BEDROCK PINNACLES OF CARBONATE BEDROCK, ETC.), THE OWNER/ENGINEER SHOULD BE NOTIFIED IMMEDIATELY SINCE THE PROPOSED INFILTRATION BASIN MAY NEED TO BE RELOCATED TO A MORE SUITABLE LOCATION ON THE PROPERTY. INSTALL TEMPORARY SEDIMENT CONTROL BMPS AS SHOWN ON THE PLANS. EXISTING SUB-GRADE IN BIOINFILTRATION AREAS SHALL NOT BE COMPACTED OR SUBJECTED TO EXCESSIVE CONSTRUCTION

EQUIPMENT TRAFFIC INITIAL EXCAVATION CAN BE PERFORMED DURING ROUGH SITE GRADING BUT SHALL NOT BE CARRIED TO WITHIN ONE FEET OF THE FINAL BOTTOM ELEVATION. FINAL EXCAVATION SHOULD NOT TAKE PLACE UNTIL ALL DISTURBED AREAS IN THE DRAINAGE AREA HAVE BEEN STABILIZED. INFILTRATION BMP BED AREAS MAY BE USED AS TEMPORARY SEDIMENT FACILITIES PROVIDED THAT THE PROPOSED FINISH ELEVATION OF THE BED IS 12 INCHES LOWER THAN THE BOTTOM ELEVATION OF THE SEDIMENT TRAP. IF SEDIMENT FACILITIES ARE LOCATED WITHIN 12 INCHES OF BMP ELEVATION, CONTRACTOR SHALL EXCAVATE MATERIAL TO A DEPTH 36 INCHES BELOW FINAL GRADE AND REPLACE WILL 12 INCHES OF CLEAN, LIGHTLY COMPACTED SOIL PRIOR TO PLACING PLANTING

WHERE EROSION OF SUB-GRADE HAS CAUSED ACCUMULATION OF FINE MATERIALS AND/OR SURFACE PONDING IN THE GRADED BOTTOM, THIS MATERIAL SHALL BE REMOVED WITH LIGHT EQUIPMENT AND THE UNDERLYING SOILS SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES WITH A YORK RAKE OR EQUIVALENT BY LIGHT TRACTOR.

BRING SUBGRADE OF BIOINFILTRATION AREA TO LINE, GRADE AND ELEVATIONS INDICATED. FILL AND LIGHTLY REGRADE ANY AREAS

DAMAGED BY EROSION, PONDING OR TRAFFIC. UPON COMPLETION OF THE SUBGRADE WORK, THE ENGINEER SHALL BE NOTIFIED AND SHALL INSPECT AT THE ENGINEER'S DISCRETION BEFORE PROCEEDING WITH INSTALLATION. PLANTING SOIL SHALL BE PLACED IMMEDIATELY AFTER APPROVAL OF SUBGRADE. ANY ACCUMULATION OF DEBRIS OR SEDIMENT

THAT TAKES PLACE AFTER APPROVAL OF SUBGRADE SHALL BE REMOVED PRIOR TO INSTALLATION OF PLANTING SOIL AT NO EXTRA COST TO THE OWNER. INSTALL PLANTING SOIL IN 18 INCH MAXIMUM LIFTS AND LIGHTLY COMPACT (TAMP WITH BACKHOE OR BY HAND). KEEP EQUIPMENT MOVING TO A MINIMUM. DO NOT OVER COMPACT. INSTALL PLANTING SOIL TO GRADES SHOWN ON PLANS.

MEASURES SHALL BE USED AT THE TOE OF THE SLOPES THAT ARE ADJACENT TO THE RAIN GARDENS TO PREVENT SEDIMENT FROM WASHING INTO THESE AREAS DURING SITE DEVELOPMENT. WHEN SITE IS FULLY VEGETATED AND THE SOIL MANTLE IS STABILIZED THE PLAN DESIGNER SHALL BE NOTIFIED AND SHALL INSPECT THE RAIN GARDEN DRAINAGE AREA AT THE ENGINEER'S DISCRETION BEFORE THE AREA IS BROUGHT ONLINE AND SEDIMENT

PROTECT THE INFILTRATION BASIN FROM SEDIMENT AT ALL TIMES. HAYBALES, DIVERSION BERMS AND/OR OTHER APPROPRIATE

FENCING WILL BE INSTALLED AROUND THE PROJECT AREA, DOWNGRADIENT FROM ANY DISTURBANCE, TO PREVENT 13. CONTINUOUS MOISTURE FOR 4-6 WEEKS MUST BE INSURED TO ALLOW PROPER GERMINATION, IF RAIN DOES NOT OCCUR CONTRACTOR SHALL PROVIDE SUPPLEMENTAL IRRIGATION TO NEWLY SEEDED AREAS PER INSTRUCTIONS INCLUDED IN SEEDING

INFILTRATION BMP/RAIN GARDENS SEED IN ERNST SEED MIX (ERNMX-180); RAIN GARDEN AREA MIX SEEDING RATE IS 20 LBS. PER ACRE WITH 30 LBS. PER ACRE GRAIN RYE (COVER CROP) BASIN FLOOR & RAIN GARDEN AREAS = 24,510 SF $(24510/43560) \times 20 = 11.20 LBS. ERNMX-180$

(24510/43560) X 30 = 16.80 LBS. GRAIN RYE ERNMX-180 RAIN GARDEN AREA MIX 26% River Oats, PA/VA Ecotype blend (Chasmanthium latifolium (Uniola latifolia), PA/VA Ecotype blend) 17% Virginia Wildrye, PA Ecotype (Elymus virginicus, PA Ecotype)

15% Fowl Bluegrass (Poa palustris) 10% Fox Sedge, PA Ecotype (Carex vulpinoidea, PA Ecotype) 6% Purple Coneflower (Echinacea purpurea) 4% Blackeyed Susan, Coastal Plain NC Ecotype (Rudbeckia hirta, Coastal Plain NC Ecotype) 3% Zigzag Aster, PA Ecotype (Aster prenanthoides (Symphyotrichum p.), PA Ecotype) 3% Blue False Indigo, Southern WV Ecotype (Baptisia australis, Southern WV Ecotype)

3% Ohio Spiderwort, PA Ecotype (Tradescantia ohiensis, PA Ecotype) 2% Lanceleaf Coreopsis, Coastal Plain NC Ecotype (Coreopsis lanceolata, Coastal Plain NC Ecotype) 2% Wild Bergamot, PA Ecotype (Monarda fistulosa, PA Ecotype) 2% Wild Senna, VA & WV Ecotype (Senna hebecarpa (Cassia h.), VA & WV Ecotype) 2% Autumn Bentgrass, PA Ecotype (Agrostis perennans, PA Ecotype) 2% Marsh (Dense) Blazing Star (Spiked Gayfeather), PA Ecotype (Liatris spicata, PA Ecotype) 1% Early Goldenrod, PA Ecotype (Solidago juncea, PA Ecotype) 1% Oxeye Sunflower, PA Ecotype (Heliopsis helianthoides, PA Ecotype)

1% Swamp Milkweed, PA Ecotype (Asclepias incarnata, PA Ecotype) RAIN GARDEN SIDE SLOPES SEED IN ERNST SEED MIX (ERNMX-181): NATIVE STEEP SLOPE MIX W/ ANNUAL RYEGRASS SEEDING RATE IS 60 LBS. PER ACRE

SIDE SLOPE AREAS = 25,270 SF $(25270/43560) \times 60 = 34.80 LBS. ERNMX-181$ ERNMX-181 NATIVE STEEP SLOPE MIX W/ ANNUAL RYEGRASS

20% Annual Ryegrass (Lolium multiflorum (L. perenne var. italicum))

18% Virginia Wildrye, PA Ecotype (Elymus virginicus, PA Ecotype) 15% Purpletop (Tridens flavus) 12% Creeping Red Fescue (Festuca rubra)

EARLY MAY). RAKE MOWN MATERIAL AND COMPOST OR DISPOSE OF OFF SITE.

12% Indiangrass, 'Prairie View'-IN Ecotype (Sorghastrum nutans, 'Prairie View'-IN Ecotype) 5% Big Bluestem, 'Southlow'—MI Ecotype (Andropogon gerardii, 'Southlow'—MI Ecotype) 4% Autumn Bentgrass, Albany Pine Bush-NY Ecotype (Agrostis perennans, Albany Pine Bush-NY Ecotype) 4% Ticklegrass (Rough Bentgrass), PA Ecotype (Agrostis scabra, PA Ecotype) 2% Partridge Pea, PA Ecotype (Chamaecrista fasciculata (Cassia f.), PA Ecotype) 2% Purple Coneflower (Echinacea purpurea)

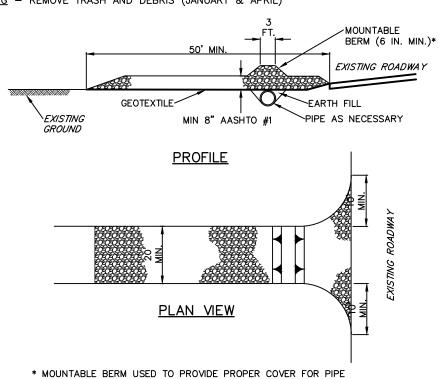
2% Blackeyed Susan (Rudbeckia hirta) 1% Marsh (Dense) Blazing Star (Spiked Gayfeather), PA Ecotype (Liatris spicata, PA Ecotype) 1% Oxeye Sunflower, PA Ecotype (Heliopsis helianthoides, PA Ecotype) 1% Lanceleaf Coreopsis, Coastal Plain NC Ecotype (Coreopsis lanceolata, Coastal Plain NC Ecotype) 1% Wild Bergamot (Monarda fistulosa)

THIS BASIN IS DESIGNED TO BECOME NATURALIZED OVER TIME AND WILL REQUIRE LESS MAINTENANCE AS <u>MOWING</u> — ESTABLISH AND MAINTAIN A NO-MOW ZONE THAT ENCOMPASSES THE BASIN FLOOR AND SIDE SLOPES. MOW THE NO-MOW ZONE 1X/YEAR TO A MINIMUM HEIGHT OF 6". (ANNUALLY IN LATE APRIL/

NSPECTIONS - INSPECT BASIN AND NO-MOW ZONES FOR INVASIVE SPECIES SUCH AS PURPLE LOOSESTRIFE, PHRAGMITES, HONEYSUCKLE, ETC. (ANNUALLY IN JULY). IF INVASIVE SPECIES ARE FOUND REMOVE PER RECOMMENDED STANDARDS FOR SPECIFIC SPECIES FOLLOWING GUIDELINES BY PA DCNR (DEPT OF CONSERVATION & NATURAL RESOURCES).

CLEANING - REMOVE TRASH AND DEBRIS (JANUARY & APRIL)

INFILTRATION BMP/ RAIN GARDEN LANDSCAPE MAINTENANCE



REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR

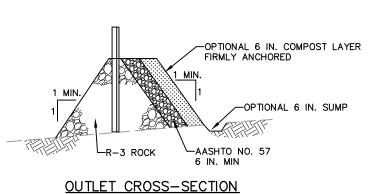
TO ENTERING ROCK CONSTRUCTION ENTRANCE. MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

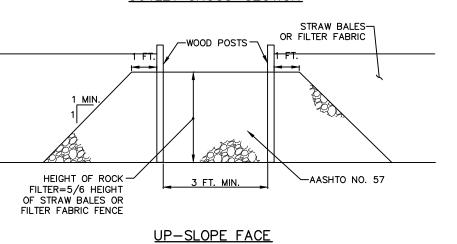
AINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT RE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE E 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

> STANDARD CONSTRUCTION DETAIL #3-1 **ROCK CONSTRUCTION ENTRANCE**

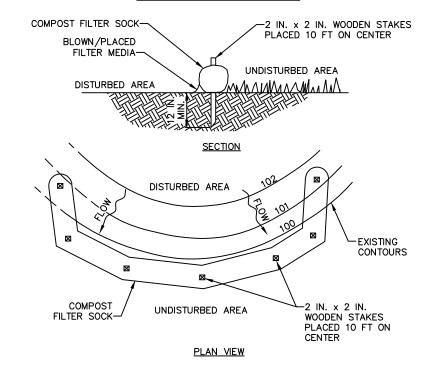
CYCLIING/ DISPOSAL OF MATERIALS CONSTRUCTION WASTES ANTICIPATED INCLUDE DEMOLITION MATERIALS FROM THE BUILDING AND SITE DEMOLITION AND EXCESS BUILDING MATERIAL SUCH AS CONCRETE

ALL BUILDING MATERIAL AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED IN ACCORDANCE WITH DEP'S SOLID WASTE REGULATIONS (25 PA CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ.), AND/OR ANY ADDITIONAL LOCAL, STATE OR FEDERAL REGULATIONS. NO BUILDING MATERIALS (USED OR UNUSED) OR WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED OR DISCHARGED AT THE SITE.





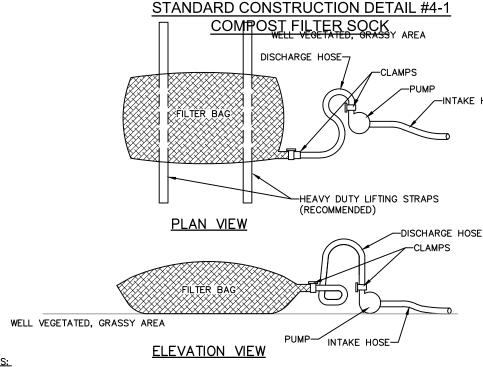
A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRAW BALE BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST LAYER SHALL BE USED ON UPSLOPE FACE IN HQ AND EV WATERSHEDS. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET. STANDARD CONSTRUCTION DETAIL #4-6 ROCK FILTER OUTLET



SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL CONTROL MANUAL COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA. TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR

BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.



LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGEF THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE

-OLLOWING STANDARDS:		
PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%

AOS % RETAINED ASTM D-4751 80 SIEVE

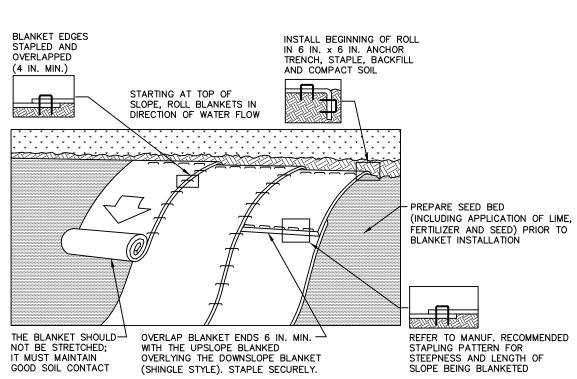
AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED. BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%. FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS. NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOS FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THI MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED. FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY

STANDARD CONSTRUCTION DETAIL #3-16

PUMPED WATER FILTER BAG

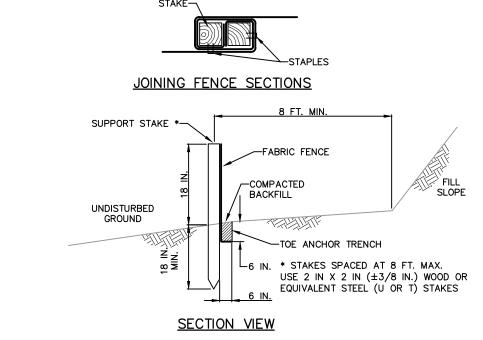
A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL B



SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.

SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH

THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS. STANDARD CONSTRUCTION DETAIL #11-1 EROSION CONTROL BLANKET INSTALLATION



FABRIC SHALL HAVE THE MINIMUM PROPERTIES AS SHOWN IN TABLE 4.3 OF THE PA DEP EROSION FABRIC WIDTH SHALL BE 30 IN. MINIMUM. STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL (U OR T) STAKES. SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF ANY SECTION OF SILT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET (STANDARD CONSTRUCTION DETAIL # 4-6).

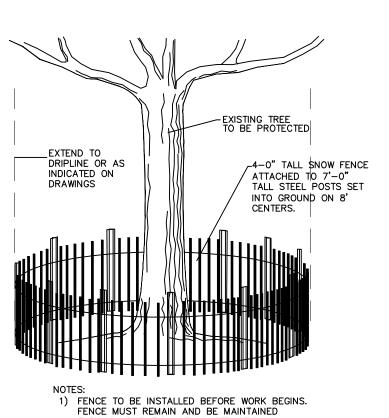
STANDARD CONSTRUCTION DETAIL #4-7

STANDARD SILT FENCE (18" HIGH)

- SILT FENCE - TOPSOIL STOCKPILE

PLAN VIEW

SILT FENCE MUST BE PLACED DOWNSLOPE OF ALL STOCKPILES. IMMEDIATELY APPLY TEMPORARY SEEDING TO ALL WHICH WILL REMAIN IN PLACE 20 DAYS OR MORE. STOCKPILE AREA DETAIL



THROUGH DURATION OF CONSTRUCTION.

TREE PROTECTION FENCING DETAIL

2) ORANGE CONSTRUCTION FENCE MAY BE

SUBSTITUTED FOR SNOW FENCE.

FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY Q

S

0

1977_Permit Plan.DWG

Drawing No.



HILLTOWN TOWNSHIP

13 West Creamery Road P.O. Box 260 Hilltown, PA 18927

(215) 453-6000 Fax: (215) 453-1024

www.hilltown.org

MEMORANDUM

February 16, 2024

To:

Board of Supervisors

From:

Caitlin M. Mest, EIT, BCO, CFM, CZO

RE:

2408 Diamond St - Variance

Applicant:

RB Ashley Customs, LLC c/o Anne Lorah

Affected Property:

2408 Diamond St - TMP # 15-022-140

Zoning District(s):

RR - Rural Residential

Requested Action:

Applicant is requesting a variance to for a front yard setback of

27 ft for a proposed new single-family detached building.

Summary:

cc:

Applicant proposes to erect a new detached building used as a single-family dwelling (use B1.) The proposed construction will have a front yard setback of 27 ft; whereas 50 ft front yard

setback is required.

Requested Variance:

ZO § 160-23.B(1). Single-family detached.

File



HILLTOWN TOWNSHIP

13 West Creamery Road P.O. Box 260 Hilltown, PA 18927 (215) 453-6000 Fax: (215) 453-1024 www.hilltown.org

February 12, 2024

Kelly L. Eberle 6th & Chestnut Street P.O. Box 215 Perkasie, PA 18944

Re: ZHB 2024-002

RB Ashley Customs, LLC

Dear Kelly,

Enclosed please find, (4) copies of the application, 1 copy of the map, and listing of every property owner within 500 ft. in Hilltown Township.

If you have any questions, please contact the Township as soon as possible.

Sincerely,

Lisa Faust

Administrative Assistant

215-453-6000 Ext: 209

CC: File



HILLTOWN TOWNSHI

13 West Creamery Road P.O. Box 260 Hilltown, PA 18927

(215) 453-6000 Fax: (215) 453-1024 www.hilltown.org



APPEAL TO ZONING HEARING BOARD HILLTOWN TOWNSHIP

<u>Please note:</u> It is <u>required</u> that all applicants make an application for a Subdivision/Land Development and/or apply for a <u>Zoning Permit</u> and receive a <u>review</u> from the Township prior to submitting an application to the Zoning Hearing Board.



PLEASE COMPLETE ALL SECTIONS OF THEAPPLICATION

PLEASAE ATTACH ALL REQUESTED DOCUMENTATION, FAILURE TO COMPLETE ALL SECTIONS OR ATTACH ALL REQUESTED DOCUMENTATION MAY RESULT IN A DENIAL OF YOUR APPLICATION. YOUR INTIALS BELOW INDICATE THAT YOU HAVE A COMPLETE UNDERSTANDING OF THE SAME.

THE TOWNSHIP WILL NOT ACCEPT APPICATIONS UNLESS INTIALED BELOW.

Date:	2/6/202	24 Initials	
1.	Applica	ant."	
	a.	Name: RB Ashley Customs, LLC	_
	Ъ.	Mailing Address: 1011 Ridge Road, Pottstown, PA 19465	
		SEATHER THE HILL SHOW THE RESIDENCE WHEN SHOW THE RESIDENCE OF THE SEATHER SHOW THE PERSON OF THE SEATHER SHOW THE SHOW THE SEATHER SHOW THE SHOW THE SEATHER SHOW THE SHOW THE SEATHER SHOW THE SHOW THE SEATHER	
2	c.	Phone Number: 610-422-1000 Email: ALorah@rotelle.com	
	d.	State whether the Applicant is: (Check one or more if applicable)	
		Owner of Legal Title Owner of Equitable Title Tenant with the Permission of Legal Title	
2.	Applica	ant's Attorney: (if any)	
	a.	Attorney's and Firm Name:	_
	b.	Mailing Address:	
	c.	Phone Number: Fax No.:	
14	d.	Email Address:	

240069

HILLTOWN TOWNSHIP ZONING AND BUILDING DEPARTMENT

3.	Property Information:
	a. Present Zoning Use Classification: Rural Residential District
	b. Tax Parcel Number: 15-022-140
	c. Location: (with reference to nearby intersections or prominent features):
	2408 Diamond Street, Sellersville PA 18960
4.	Present Use: Vacant
5.	Proposed Use:(if different) Single Family detached dwelling
6.	Classification of Appeal: (Check one or more if applicable)
	A. Request for a Variance (Zoning Ordinance §160-104.A) B. Request for Special Exception (Zoning Ordinance §160-104.B) C. Interpretation of Law D. Appeal from action of the Zoning Officer (Attach all related correspondence) E. Other (Please specify)
7.	Cite Zoning Ordinance sections applicable to, and summarize, relief request: (use separate paper if necessary)
	Section 160-23.B(1) - Required minimum front yard setback is 50 ft, proposed setback is 27 feet.
	Section 160-26.A - Required maximum impervious surface ratio is 0.15, proposed ratio is 0.181.
	Setback from Ultimate Right-of-Way excessively reduces useable building envelope and coverage allowar
8.	Have any previous appeals been filed regarding this property: Yes If yes, please explain:
	b. Prior Appeal Number:
	hereby certify that the above information is true and correct to the best of my (our) knowledge, nation or belief.
Name:	Date: 2/7/24
Name:	•

HILLTOWN TOWNSHIP ZONING AND BUILDING DEPARTMENT

The following need to accompany this application:

- 1. Six (6) copies of the application
- 2. Six (6) copies of the deed (MUST BE ATTACHED TO APPLICATION)
- 3. Six (6) copies of the plans (MUST BE ATTACHED TO APPLICATION)
 - a. Commercial Properties: plan(s) must be prepared by a professional engineer or surveyor.
 - b. Residential Applications: The Board will accept any plans which are complete and accurate. If the plan(s) are not prepared by a professional engineer or surveyor, the person who prepared the plan must be ready to state under oath, that the plan(s) are complete and accurate. The plan(s) must contain all the information relevant to the Appeal, including but not limited to the following:
 - The related to a street
 - The dimensions and area of the lot
 - The dimensions and location of existing buildings or improvements
 - The dimensions and locations of proposed uses
 - Building(s) or improvements
- 4. Six (6) copies of any and all information you feel explains or is supportive of your application
- 5. Six (6) copies of Zoning Permit Review Letter Denial
- 6. One (1) electronic version (flash drive) of all documents stated 1-5 above including, but not limited to: application, deed, plans, denial letter and any other supportive documentation.
- 7. The required filing fee, (listed below), is not returnable once the Appeal is accepted.

Application to Zoning Hearing Board	<u>FEE</u>
A. Residential Use	\$950.00
B. Residential Development (3 or More Lots)	\$1,500.00
C. Non-Residential Use	\$2,000.00
D. Multiple Hearing-Additional Testimony Only	50 % of Original Fee
E. Court Ordered Remand Hearing	50% of Original Fee
F. Legal Non-Profit Corporation	25% of Non-Residential Use Fee

DATE	_No. 564561
RECEIVED FROM ROTCLL DU	\$950 L
1011 Redge Rd. Pottotor	LD DOLLAF
OFOR FIENT B-2408 DIAMONC	184
ACCOUNT DICASH 15-22-	140
PAYMENT ON CHECK FROM ONDER	- TO
BAL DUE CREDIT BY	aux_



HILLTOWN TOWNSHIP

13 West Creamery Road P.O. Box 260 Hilltown, PA 18927 (215) 453-6000 Fax: (215) 453-1024 www.hilltown.org

January 25, 2024

Anne Lorah Rotelle Development Co 1011 Ridge Rd Pottstown, PA 19465

RE: 2408 Diamond St – New Single Family Dwelling

Dear Ms. Lorah,

This letter is to notify you that your permit application for 2408 Diamond St (TMP 15-022-140) in the RR zoning district has been denied at this time. The permit application has been denied due to the following reason(s).

• (§ 160-23.B(1), Hilltown Township Zoning Ordinance) A minimum front yard setback required is 50 ft; whereas, the proposed setback is 27 ft.

You may modify the application to comply with the zoning ordinance or you may appeal the decision to the Hilltown Township Zoning Hearing Board (ZHB.)

Please note that once any additional information is received and reviewed, additional comments may be forthcoming during the plan review process.

If you should have any questions at this time, please feel free to contact me.

Sincerely,

Caitlin M. Mest, EIT, BCO, CFM, CZO Hilltown Township Zoning Officer BuildingandZoning@hilltown.org

BUCKS COUNTY RECORDER OF DEEDS

55 East Court Street
Doylestown, Pennsylvania 18901
(215) 348-6209

Instrument Number - 2021080139 Recorded On 8/30/2021 At 1:20:22 PM

* Total Pages - 7

* Instrument Type - DEED - RERECORD

Invoice Number - 1212833

User - KLJ

- * Grantor FANNIE MAE
- * Grantee SZTUKOWSKI, EDWARD
- * Customer SIMPLIFILE LC E-RECORDING
- * FEES

RECORDING FEES

\$92.75

TOTAL PAID

\$92.75

Bucks County UPI Certification On August 27, 2021 By TF

This is a certification page

DO NOT DETACH

This page is now part of this legal document.

RETURN DOCUMENT TO: CROWN TITLE CORPORATION 1 SANFORD AVENUE BALTIMORE, MD 21228

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office of Bucks County, Pennsylvania.



Robin M. Robinson Recorder of Deeds

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.



TO BE RE-RECORDED TO CORRECT DATE

BUCKS COUNTY RECORDER OF DEEDS

55 East Court Street Doylestown, Pennsylvania 18901 (215) 348-5209

Instrument Number - 2021045059 Recorded On 5/12/2021 At 10:43:24 AM

* Total Pages - 6

15-022-140-

* Instrument Type - DEED

Invoice Number - 1181381

User - KLJ

* Grantor - FANNIE MAE

- * Grantee SZTUKOWSKI, EDWARD
- * Customer SIMPLIFILE LC E-RECORDING

* FEES

STATE TRANSFER TAX \$810.00 \$86.75 RECORDING FEES \$405.00 PENNRIDGE SCHOOL DISTRICT REALTY TAX HILLTOWN TOWNSHIP \$405.00 TOTAL PAID \$1,706.75

Bucks County UPI Certification

On May 12, 2021 By TF

HILLTOWN TWP

CERTIFIED PROPERTY IDENTIFICATION NUMBERS

_

CERTIFIED 08/27/2021 BY TF

This is a certification page

DO NOT DETACH

This page is now part of this legal document.

RETURN DOCUMENT TO: CROWN TITLE CORPORATION 1 SANFORD AVENUE **BALTIMORE, MD 21228**

I hereby CERTIFY that this document is recorded in the Recorder of Daeds Office of Bucks County, Pennsylvania.



Mobin M. Robinson

Robin M. Robinson Recorder of Deeds

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.



CERTIFIED PROPERTY IDENTIFICATION NUMBERS
15-022-140- - HILLTOWN TWP
CERTIFIED 05/12/2021 BY TF

Prepared by and Return to:

Crown Title Corporation 1 Sanford Avenue Baltimore, MD 21228 410-719-0200 File No. 106907-20HFM

DELIVERED TO GRANTEE 4/30/2021

UPI#15-022-140

This Indenture, made the

day of HURIC

2021,

Between

FANNIE MAE AKA FEDERAL NATIONAL MORTGAGE ASSOCIATION whose address is P.O. Box 650043, Dallas, TX 75265-0043, by its Attorney-in-Fact Crown Title Corporation pursuant to Power of Attorney recorded among the Bucks County Land Records in Instrument #2020006684.

(hereinafter called the Grantor), of the one part, and

EDWARD SZTUKOWSKI AND PATRICIA SZTUKOWSKI,

(heremafter called the Grantees), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of Eighty-One Thousand And 00/100 Dollars (\$31,000.00) lawful money of the United States of America, unto it well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, Edward Sztukowski and Patricia Sztukowski as tenants by the entireties, their assigns, and unto the survivor of them, the survivor's personal representatives, heirs and assigns

ALL THAT CERTAIN messuage and tract of land together with the dwelling and buildings now thereon erected, Situate in HILLTOWN TOWNSHIP, Bucks County, Pennsylvania, described according to a Plan dated October 25, 1944, as prepared by Herbett H. Metz, Surveyor, as follows, to wit:

BEGINNING at an iron pin on the West side of Sellersville Road (Thirty-three feet wide) and its intersection with a Lane (Sixteen and one-half feet wide) thence along the Easterly side of said land and land now or late of Leidy S. Scholl, North forty-eight degrees forty-nine minutes West two hundred forty-seven and five tenths feet to an iron pin a corner; thence along land now or late of Joseph Rosenberger North forty-degrees five minutes East two hundred sixty and forty-two one-hundredths feet to a spike in the middle of the aforesaid Sellersville Road; thence along the middle of the aforesaid Sellersville Road South four degrees thirty-seven minutes East three hundred fifty-one and Seventy hundredths feet to a spike in the middle of the aforesaid Sellersville Road; thence South thirty-nine degrees fifty-five minutes West the distance of fifteen and seventeen hundredths feet to the place of beginning.

(ADDRESS REFERENCE IS FOR INFORMATIONAL PURPOSES ONLY)
The improvements thereon being known as 2408 Diamond Street, Sellersville, PA 18960.

BEING all and the same lot of ground which by Deed dated March 3, 2017, and recorded March 3, 2017 among the Land Records of Bucks County, Pennsylvania, as Instrument No. 2017013261, was granted and conveyed by Edward J. Donnelly, Sheriff of the County of Bucks, in the State of Pennsylvania unto Federal National Mortgage Association.

Tax Account No. 15-022-140

10

Conether with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said grantor, as well at law as in equity, of, in another the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

Att) the said Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against it, the said Grantor, and its successors and assigns, will WARRANT SPECIALLY and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the undersigned has set his/her hand and seal, for and on behalf of the said granter Fannie Mae also known as Federal National Mortgage Association, by its Attorney-In-Fact, Crown Title Corporation, its Successors and Assigns, under its authority.

NOTICE—THIS DOCUMENT MAY NOT / DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE / HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGES MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

[This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P. L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]

Sealed and Delivered IN THE PRESENCE OF US:

FANNIE MAE AKA FEDERAL NATIONAL MORTGAGE ASSOCIATION By its Attorney-in-Fact Crown Title Corporation

By: Rachel Sonntag, Vice President

Witness: Name: Margaret Salazar

State of Maryland County of Baltimore:

This record was acknowledged before me on April 27,201 by Rachel Sonntag as Vice President of Crown Title Corporation, who represents that she is authorized to act on behalf of Fannie Mae aka Federal National Mortgage Association; its Attorney in Fact. Power of Attorney recorded among the Bucks County Land Records in Instrument #2020006684.

Notary Publid

My commission expires

POLICE THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURES TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, ARE FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL.

THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966, AS AMENDED 1980, OCT. 10, P.L. 874, NO. 156 \S 1.

The precise residence and the complete post office address of the above-named Grantees is:

Sealed and Belivered

2408 Diamond Street Sellersville, PA 18969

n behalf of the Grantees

File No. 106907-20HFM Record and return to: Crown Title Corporation 1 Sanford Avenue Baltimere, MD 21228 Commonwealth of Pennsylvania - Notary Seal ALICIA N JONES - NOTARY PUBLIC Bucks County

My Commission Expires Jul 8, 2024 Commission Number 1375405



UPI#15-022-140

Fannie Mae aka Federal National Mortgage Association

TO

Edward Sztukowski and Patricia Sztukowski

Crown Title Corporation 1 Sanford Avenue Baltimore, MD 21228 Total Records Selected: 17

PARCEL_NUM: 15-022-142
PADDR: 2426 DIAMOND STREET

OWNER: HETRICK, TRAVIS P. & LAURA LYN

OWNADDR1: 2426 DIAMOND STREET

OWNADDR2:

OWNCITY: SELLERSVILLE

OWNST: PA OWNZIP: 18960

ZONE: RR

LANDUSE: 1002

DEED_AREA: 4.48000000 AC

PARCEL_NUM: 15-022-138
PADDR: 326 RICKERT ROAD

OWNER: PRICE, JAMIE & HEIDI WERTZ

OWNADDR1: 326 RICKERT ROAD

OWNADDR2:

OWNCITY: SELLERSVILLE

OWNST: PA OWNZIP: 18960

ZONE: RR

LANDUSE: 1002

DEED_AREA: 3.16000000 AC

PARCEL_NUM: 15-022-139-001 PADDR: 2326 DIAMOND STREET

OWNER: LUDLOW, WILLIAM R & DAWN A OWNADDR1: 2326 DIAMOND STREET

OWNADDR2:

OWNCITY: SELLERSVILLE

OWNST: PA OWNZIP: 18960 ZONE: RR

LANDUSE: 1018

DEED_AREA: 2.06000000 AC

PARCEL NUM: 15-022-148

PADDR: 2401 DIAMOND STREET OWNER: HARDY, WILLIAM N

OWNADDR1: 576 GROFFS MILL ROAD

OWNADDR2:

OWNCITY: HARLEYSVILLE

OWNST: PA OWNZIP: 19438

ZONE: RR

LANDUSE: 2204

DEED_AREA: 16.22000000 AC

PARCEL_NUM: 15-022-137
PADDR: 318 RICKERT ROAD

OWNER: GEHMAN, GERALD & J ELAINE

OWNADDR1: 318 RICKERT ROAD

OWNADDR2:

OWNCITY: SELLERSVILLE

OWNST: PA OWNZIP: 18960 ZONE: RR

LANDUSE: 1002

DEED_AREA: 3.19000000 AC

PARCEL_NUM: 15-022-154
PADDR: 2417 DIAMOND STREET

OWNER: AZZOPARDI, JOHN P & NANCY BARIN

OWNADDR1: 2417 DIAMOND STREET

OWNADDR2:

OWNCITY: SELLERSVILLE

OWNST: PA OWNZIP: 18960 ZONE: RR

LANDUSE: 1005

DEED_AREA: 4.12000000 AC

PARCEL_NUM: 15-022-151-006

PADDR: 2433 DIAMOND STREET

OWNER: ROSSER, JENNIFER L

OWNADDR1: 2433 DIAMOND STREET

OWNADDR2:

OWNCITY: SELLERSVILLE

OWNST: PA OWNZIP: 18960 ZONE: RR

LANDUSE: 1001

DEED_AREA: 1.44000000 AC

PARCEL_NUM: 15-022-136

PADDR: 306 RICKERT ROAD

OWNER: ROGY, JAMES G. III

OWNADDR1: 306 RICKERT ROAD

OWNADDR2:

OWNCITY: TELFORD

OWNST: PA OWNZIP: 18969 ZONE: RR

LANDUSE: 1001

DEED_AREA: 3.12000000 AC

PARCEL_NUM: 15-022-141
PADDR: 2416 DIAMOND STREET

OWNER: PUZINAS, DARIUS J & RUTH OWNADDR1: 2416 DIAMOND STREET

OWNADDR2:

OWNCITY: SELLERSVILLE

OWNST: PA OWNZIP: 18960

ZONE: RR

LANDUSE: 1050

DEED AREA: 6.98000000 AC

PARCEL_NUM: 15-022-155
PADDR: 2409 DIAMOND STREET

OWNER: KONIK, STANISLAW & MALGORZATA

OWNADDR1: 2409 DIAMOND STREET

OWNADDR2:

OWNCITY: SELLERSVILLE

OWNST: PA OWNZIP: 18960 ZONE: RR

LANDUSE: 1002

DEED AREA: 1.00000000 AC

PARCEL_NUM: 15-022-140
PADDR: 2408 DIAMOND STREET

OWNER: SZTUKOWSKI, EDWARD & PATRICIA C/O ROTELLE DEVELOPMENT CO.

OWNADDR1: 1011 RIDGE ROAD

OWNADDR2:

OWNCITY: POTTSTOWN

OWNST: PA
OWNZIP: 19465

ZONE: RR

LANDUSE: 2101

DEED_AREA: 0.71000000 AC

PARCEL_NUM: 15-022-154-001
PADDR: 2425 DIAMOND STREET
OWNER: LOEFFLER, ERIC R.

OWNADDR1: 2425 DIAMOND STREET

OWNADDR2:

OWNCITY: SELLERSVILLE

OWNST: PA OWNZIP: 18960 ZONE: RR

LANDUSE: 1018

DEED AREA: 1.45000000 AC

PARCEL_NUM: 15-022-143
PADDR: 2502 DIAMOND STREET

OWNER: WEBSTER, RAYMOND K. & PATRICA S.

OWNADDR1: 2502 DIAMOND STREET

OWNADDR2:

OWNCITY: SELLERSVILLE

OWNST: PA
OWNZIP: 18960

ZONE: RR

LANDUSE: 1002

DEED_AREA: 4.04000000 AC

PARCEL_NUM: 15-022-154-002 PADDR: 2419 DIAMOND STREET

OWNER: MILLS, JUDITH C. NEST EGG TRUST & JUDITH C. MILLS TRUST

OWNADDR1: 2419 DIAMOND STREET

OWNADDR2:

OWNCITY: SELLERSVILLE

OWNST: PA OWNZIP: 18960 ZONE: RR

LANDUSE: 1051

DEED AREA: 10.31000000 AC

PARCEL_NUM: 15-022-139-002 PADDR: 340 RICKERT ROAD

OWNER: FOGLIA, GLENN & Rachel A.

OWNADDR1: 340 RICKERT ROAD

OWNADDR2:

OWNCITY: SELLERSVILLE

OWNST: PA OWNZIP: 18960 ZONE: RR

LANDUSE: 1002

DEED_AREA: 2.17000000 AC

PARCEL_NUM: 15-022-235
PADDR: 2325 DIAMOND STREET

OWNER: HARDY, DAVID N & FLORENCE L

OWNADDR1: 2325 DIAMOND STREET

OWNADDR2:

OWNCITY: SELLERSVILLE

OWNST: PA OWNZIP: 18960

ZONE: RR

LANDUSE: 1002

DEED_AREA: 3.16000000 AC

PARCEL NUM: 15-022-139

PADDR: 2306 DIAMOND STREET

OWNER: HARDY, DAVID & FLORENCE L OWNADDR1: 2325 DIAMOND STREET

OWNADDR2:

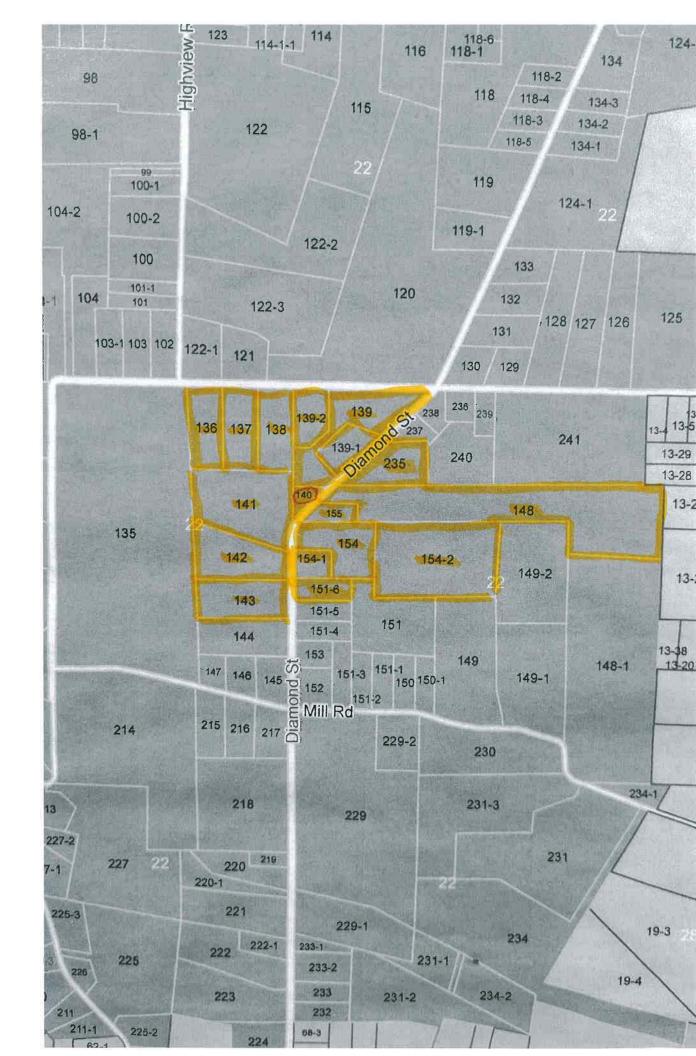
OWNCITY: SELLERSVILLE

OWNST: PA OWNZIP: 18960

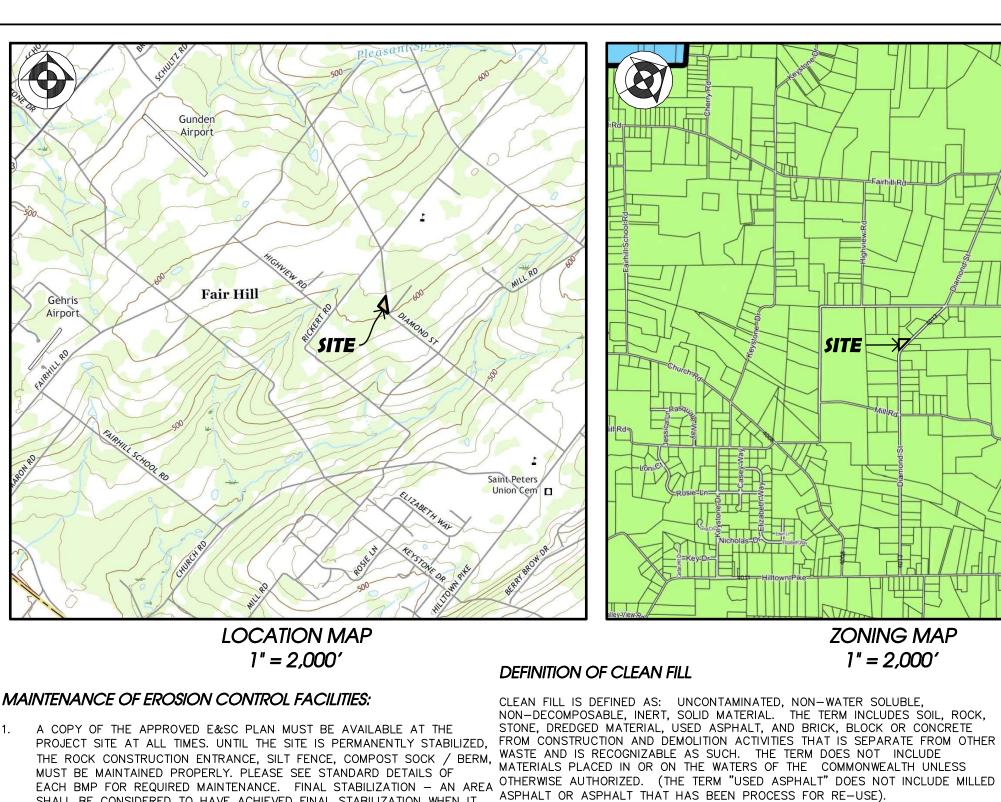
ZONE: RR

LANDUSE: 2133

DEED_AREA: 5.55000000 AC



shape	PARCEL_NUM	PADDR	OWNER	OWNADDR1	OWNADDR2	OWNCITY	OWNST	OWNZIP	ZONE	LANDUSE	DEED_AREA
137	15-022-142	STREET	TRAVIS P. &	STREET		SELLERSVILLE	PA	18960	RR	1002	4.48000000 AC
322	15-022-138	ROAD	& HEIDI	ROAD	Proposed granten 42015 region administrativo (2000 region 2000)	SELLERSVILLE	PA	18960	RR	1002	3.16000000 AC
404	15-022-139-001	STREET	WILLIAM R &	STREET		SELLERSVILLE	PA	18960	RR	1018	2.06000000 AC
849	15-022-148	STREET	WILLIAM N	MILL ROAD	Mich (Annaber) (Annaber) (Bellett British (Bellett) (Bellett British (Bellett) (Bellet	HARLEYSVILLE	PA	19438	RR	2204	AC
975	15-022-137	ROAD	GERALD & J	ROAD	- And Andrews (1999) (the Andrews (1994) (the	SELLERSVILLE	PA	18960	RR	1002	3.19000000 AC
1339	15-022-154	STREET	JOHN P &	STREET		SELLERSVILLE	PA	18960	RR	1005	4.12000000 AC
1495	15-022-151-006	STREET	JENNIFER L	STREET		SELLERSVILLE	PA	18960	RR	1001	1.44000000 AC
2274	15-022-136	ROAD	G. III	ROAD	ATTING TOTAL ARMY EXCENTIONAL PROPERTY AND A STORE AND ARTHUR SHAPE COMMERCIAL RESIDENCE	TELFORD	PA	18969	RR	1001	3.12000000 AC
2414	15-022-141	STREET	DARIUS J &	STREET	d de Laboratoria de la companya de La companya de la companya de	SELLERSVILLE	PA	18960	RR	1050	6.98000000 AC
2887	15-022-155	STREET	STANISLAW &	STREET		SELLERSVILLE	PA	18960	RR	1002	1.00000000 AC
3678	15-022-140	STREET	EDWARD &	ROAD	made N. (1975) 48 24 47 70 70 70 46 71 71 47 47 47 57 57 57 57 57 57 57 57 57 57 57 57 57	POTTSTOWN	PA	19465	RR	2101	0.71000000 AC
3744	15-022-154-001	STREET	ERIC R.	STREET		SELLERSVILLE	PA	18960	RR	1018	1.45000000 AC
3992	15-022-143	STREET	RAYMOND K. &	STREET	ARTINI STANIS CONTROLLES PER RECENSION PARRICIA MINICIPALI CON MINICIPALI POR PARA PER SER PROPERTI ANTONIO PE	SELLERSVILLE	PA	18960	RR	1002	4.04000000 AC
5094	15-022-154-002	STREET	C. NEST EGG	STREET	ezantologoja, apis i denominos praestos estrantes estantis estantis estantis estantis estantis estantis estanti	SELLERSVILLE	PA	18960	RR	1051	AC
5528	15-022-139-002	ROAD	GLENN &	ROAD	tri tri nasti menjetimen i katalaga ki a traditi i pri tri tri paja menjetim en ga pri tri tri traditi i katal	SELLERSVILLE	PA	18960	RR	1002	2.17000000 AC
6022	15-022-235	STREET	N & FLORENCE	STREET	The second secon	SELLERSVILLE	PA	18960	RR	1002	3.16000000 AC
6134	15-022-139	STREET	& FLORENCE L	STREET		SELLERSVILLE	PA	18960	RR	2133	5.55000000 AC



SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION

ALL PREVENTIVE MAINTENANCE SHOULD BE PERFORMED IMMEDIATELY TO PREVENT AND ELIMINATE MAINTENANCE PROBLEMS.

CONTROL BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. AND/OR OTHER MEANS TO PREVENT WATER FROM COLLECTING, CONCENTRATING, AND CREATING AN E&S PROBLEM, MUST BE MAINTAINED.

THE DEPARTMENT (DEP) OR COUNTY CONSERVATION DISTRICT MAY REQUIRE LIABILITY NOTE: ENSURE THE MAINTENANCE AND PROTECTION OF WATER QUALITY AND EXISTING AND DESIGNATED USES (PA CODE 25 §102.4(C)).

OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.

IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION. THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF DEP.

UNTIL THE SITE ACHIEVES FINAL STABILIZATION, THE OPERATOR SHALL ASSURE THAT THE BMPS ARE IMPLEMENTED, OPERATED, AND MAINTAINED PROPERLY AND COMPLETELY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL BMP FACILITIES. THE OPERATOR WILL MAINTAIN AND MAKE AVAILABLE TO LEBANON COUNTY CONSERVATION DISTRICT COMPLETE, WRITTEN INSPECTION LOGS OF ALL THOSE INSPECTIONS. ALL MAINTENANCE WORK, INCLUDING CLEANING, REPAIR, REPLACEMENT, REGRADING, AND RESTABILIZATION SHALL BE PERFORMED IMMEDIATELY

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

SILT FENCE OR COMPOST FILTER SOCK - SILT FENCE OR COMPOST FILTER SOCK TO BE CLEANED ONCE SEDIMENT LEVEL REACHES 1/2 THE FENCE

ROCK CONSTRUCTION ENTRANCE - WILL BE RECONSTRUCTED WHEN CLOGGED WITH SEDIMENTS. MATERIALS MUST BE WASHED COMPLETELY FREE OF ALL FOREIGN MATERIALS OR NEW ROCK USED TO REBUILD THE FILTER.

ROCK FILTER - ROCK FILTER BERM AND ROCK FILTER OUTLET TO BE

CLEANED OR RECONSTRUCTED ONCE SEDIMENT LEVEL REACHES 1/2 THE

BERM HEIGHT.

BMPs IMPLEMENTED SILT FENCE AND/OR COMPOST FILTER SOCK IS/ARE USED ON THE PERIMETER AREAS WHERE SUFFICIENT TO FILTER SEDIMENTATION FROM DISTURBED AREAS PRIOR TO LEAVING

- ROCK CONSTRUCTION ENTRANCE(S) ARE USED TO CLEAN CONSTRUCTION VEHICLE TIRES PRIOR TO EXITING THE CONSTRUCTION SITE
- CONSTRUCTION AND GRADING AREAS ARE LIMITED TO THOSE
- AREAS NECESSARY FOR PROJECT EXECUTION. CONSTRUCTION ACTIVITIES ARE SEQUENCED IN ORDER
- MINIMIZE POTENTIAL EROSION POLLUTION EVENTS. WHENEVER CONCRETE IS POURED ON-SITE, UTILIZE CONCRETE

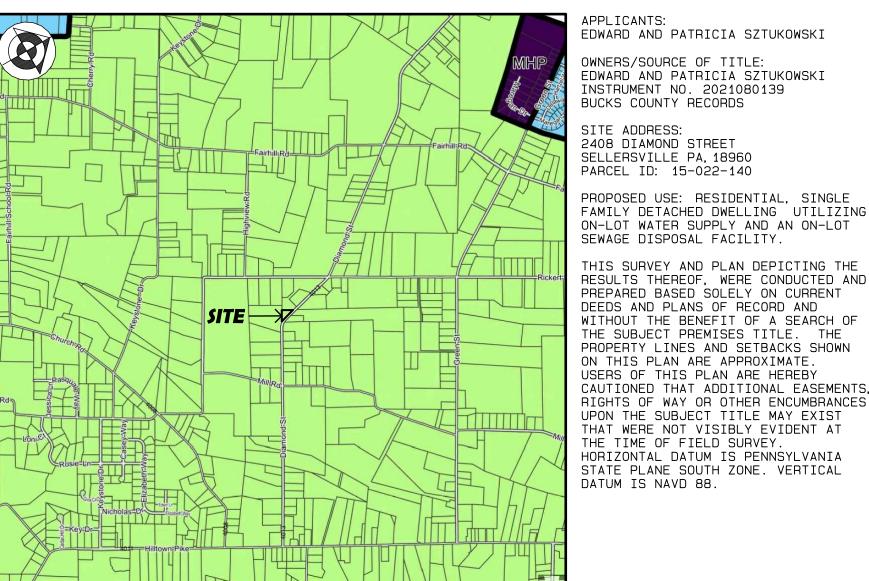
WASHOUT FOR WASHING TRUCK AND CHUTES.

ESC PLAN LEGEND

____ EXISTING GROUND CONTOUR LINE —— PROPOSED FINISH GRADE CONTOUR PROPOSED DRAINAGE AREA TO BMP SOIL BOUNDARY LINE COMPOST FILTER SOCK ROCK CONSTRUCTION ENTRANCE RCE CONCRETE WASHOUT

RIP-RAP APRON CHANNEL LINER

INFILTRATION TEST INLET PROTECTION



ZONING MAP 1" = 2,000'

CLEAN FILL IS DEFINED AS: UNCONTAMINATED. NON-WATER SOLUBLE. NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS

CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL LIMITS IN TABLES FP-1A AND FP-1B FOUND IN THE MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT DEPARTMENT'S POLICY "MANAGEMENT OF FILL"

THE PARKING AREA, IF NOT PERMANENTLY STABILIZED WITH ASPHALT OR ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR SIMILAR HARD SURFACE, WILL REQUIRE CONSTANT ROUTINE MAINTENANCE RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE TO PREVENT EROSION AND SEDIMENT (E&S) POLLUTION TO THE WATERS OF ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO THIS COMMONWEALTH. WATER BARS, BROAD BASED DIPS, GRADE BREAKS QUALIFY THE MATERIAL AS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL. A COPY OF FORM FP-001 CAN BE FOUND AT THE END OF THESE INSTRUCTIONS.

ADDITIONAL BMPS (BEST MANAGEMENT PRACTICES) WHEN NECESSARY, TO FAILURE TO CORRECTLY INSTALL EROSION AND SEDIMENT POLLUTION CONTROL BMPS. FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF EROSION AND SEDIMENT POLLUTION CONTROL BMPS MAY SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN LANDSCAPED AREAS RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.

RECYCLING AND DISPOSAL METHODS:

ALL BUILDING MATERIALS AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.

POTENTIAL THERMAL IMPACTS ANALYSIS:

POTENTIAL THERMAL IMPACTS EXIST THROUGH THE INTRODUCTION OF NEW IMPERVIOUS ROOF AND DRIVEWAY AREA. POTENTIAL THERMAL IMPACTS OF STORMWATER RUNOFF FROM THE PROJECT SITE ARE MITIGATED THROUGH THE USE OF INFILTRATION FACILITIES AND REVEGETATION OF DISTURBED AREAS. THE "FIRST FLUSH" OF STORMWATER IS TREATED THROUGH INFILTRATION PRACTICES AND REMOVES POTENTIAL THERMAL IMPACTS FROM STORMWATER RUNOFF. PERMANENT VEGETATION AND OTHER LANDSCAPING AREAS WILL BE INTRODUCED TO THE SITE TO PROMOTE MITIGATION OF THERMAL IMPACTS OF EXISTING AND/OR PROPOSED LAND USES DURING CONSTRUCTION POTENTIAL THERMAL IMPACTS ARE MITIGATED THROUGH THE UTILIZATION OR BEST EROSION CONTROL MANAGEMENT PRACTICES INCLUDING SEQUENCING OF ACTIVITIES TO MINIMIZE POTENTIAL EROSION, STABILIZATION AND REVEGETATION OF DISTURBED AREAS, AND FILTERING OF

RUNOFF THROUGH SEDIMENT REMOVAL FACILITIES SUCH AS FILTER FABRIC FENCE.

ANTICIPATED CONSTRUCTION WASTES:

CONSTRUCTION WASTES ANTICIPATED ARE RELATED TO RESIDENTIAL BUILDING CONSTRUCTION. (SEE RECYCLING & DISPOSAL METHODS NOTE)

GEOLOGIC CONDITIONS:

IS A SINGLE-FAMILY RESIDENCE.

THERE ARE NO KNOWN SPECIAL GEOLOGICAL CONDITIONS WITH THE POTENTIAL TO CAUSE POLLUTION.

PAST, PRESENT, & PROPOSED LAND USES: THE LAND USE FOR THE PAST 50 YEARS IS A VACANT WOODED LOT. THE CURRENT LAND USE IS A VACANT WOODED LOT. THE PROPOSED USE OF THE SITE

INSPECTION & MAINTENANCE SCHEDULE:

E&S BMPs WILL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH STORMWATER EVENT TO MAINTAIN, REPAIR, AND REPLACE BMPs AS NECESSARY, AND PROVIDE FOR THE COMPLETION OF WRITTEN REPORT DOCUMENTING EACH INSPECTION AND ALL BMP REPAIR OR REPLACEMENT AND MAINTENANCE

RECEIVING WATERS:

ACTIVITIES.

THIS SITE IS TRIBUTARY TO UNT TO WEST BRANCH NESHAMINY CREEK WHICH HAS A CHAPTER 93 DESIGNATION OF WARM WATER FISHES (WWF).

PLAN NOTES:

SITE PROPERTY LINE AND TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY PERFORMED BY CARTA ENGINEERING, COMPLETED MAY 2023. THIS PROPERTY WAS SURVEYED AND THIS PLAN WAS PREPARED USING DEEDS AND PLANS OF RECORD WITHOUT THE BENEFIT OF A TITLE SEARCH. THIS SURVEY IN NO WAY GUARANTEES, WARRANTS OR IMPLIES THAT THE PROPERTY IS NOT AFFECTED BY RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. WHICH MAY BE DISCOVERED BY A COMPLETE "TITLE SEARCH". HORIZONTAL SURVEY DATUM IS PA STATE PLANE SOUTH ZONE.

VERTICAL DATUM IS NAVD88. DURING SITE CONSTRUCTION, ALL INFILTRATION PRACTICE COMPONENTS SHALL BE PROTECTED FROM COMPACTION DUE TO HEAVY EQUIPMENT

OPERATION OR STORAGE OF FILL OR CONSTRUCTION MATERIAL INFILTRATION AREAS SHALL ALSO BE PROTECTED FROM SEDIMENTATION. AREAS THAT ARE ACCIDENTALLY COMPACTED OR GRADED SHALL BE REMEDIATED TO RESTORE SOIL COMPOSITION AND POROSITY. ADEQUATE DOCUMENTATION TO THIS EFFECT SHALL BE SUBMITTED TO THE MUNICIPAL ENGINEER FOR REVIEW.

THE ESTIMATED SCHEDULE FOR PROJECT COMPLETION IS ONE-HUNDRED AND EIGHTY (180) DAYS FROM COMMENCEMENT OF CONSTRUCTION

THIS PLAN PROPOSES APPROXIMATELY 3,854 SQUARE FEET OF NEW IMPERVIOUS SURFACE. THE STORMWATER MANAGEMENT PLAN HAS BEEN DETERMINED TO ACCOMMODATE A MINIMUM OF 4,200 SQUARE FEET OF NEW IMPERVIOUS SURFACES TO ALLOW FOR CONSTRUCTION ADJUSTMENTS AND/OR FUTURE ADDITIONS OF IMPERVIOUS COVER.

RUNOFF FROM ADDITIONAL IMPERVIOUS COVER (IF CONSTRUCTED) SHALL

BE DIRECTED TO THE STORMWATER MANAGEMENT FACILITY.

CONSTRUCTION SEQUENCE NOTES

1. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.

APPLICANTS:

SITE ADDRESS

OWNERS/SOURCE OF TITLE

BUCKS COUNTY RECORDS

2408 DIAMOND STREET

SELLERSVILLE PA, 18960

PARCEL ID: 15-022-140

EDWARD AND PATRICIA SZTUKOWSKI

PROPOSED USE: RESIDENTIAL, SINGLE

THIS SURVEY AND PLAN DEPICTING THE

WITHOUT THE BENEFIT OF A SEARCH OF

THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED BY THE APPLICANT, SUBMITTED TO AND APPROVED BY THE CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATIONS

BEFORE INITIATING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE

4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.

EROSION AND SEDIMENT BMPS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPS.

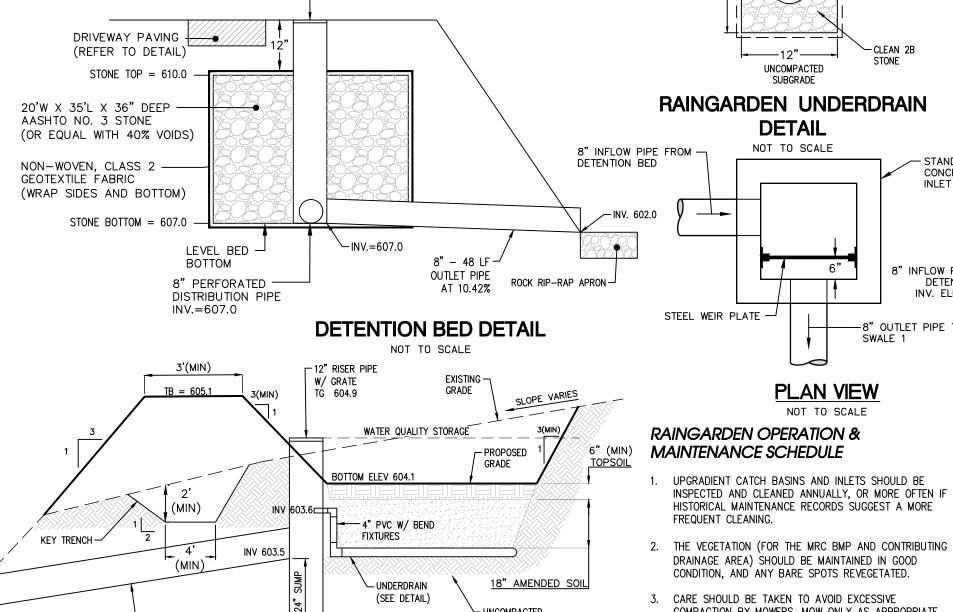
5. AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN PREPARER, AND THE CONSERVATION DISTRICT TO AN ON-SITE MEETING. ALSO, AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR BURIED UTILITIES LOCATIONS.

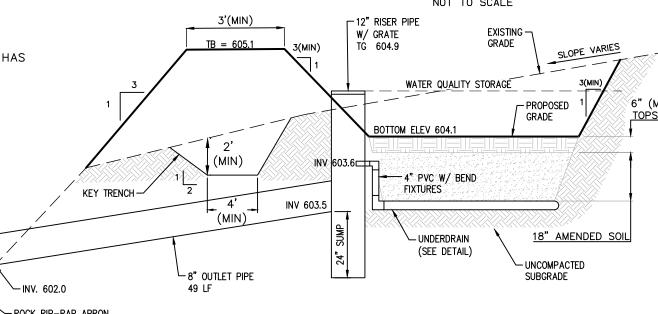
AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMPS MUST BE STABILIZED IMMEDIATELY.

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

8. CESSATION OF OF ACTIVITY FOR 4 DAYS OR LONGER REQUIRES TEMPORARY

9. AT LEAST 24 HOURS BEFORE STARTING STORMWATER FACILITY INSTALLATION, THE OFFICE OF THE TOWNSHIP ENGINEER SHALL BE CONTACTED FOR OBSERVATION OF INSTALLATION. OUTLET STRUCTURE 0S-1-(REFER TO DETAIL)





1. COMPACTED EARTH SUBSOIL - ONLY COHESIVE SOILS COMPACTED TO 95% COMPACTION. PLACE SOIL IN CONTINUOUS 8" LAYERS. COMPACTION OVER ENTIRE LENGTH OF EMBANKMENT.

2. CORE MATERIAL WITHIN THE KEY TRENCH SHALL BE IMPERVIOUS MATERIAL OF THE UNIFIED SOIL CLASSIFICATION CL OR ML EXTENDING THE FULL LENGTH OF THE EMBANKMENT. 3. PERMANENT BASIN BOTTOM AND INSIDE SLOPES SHALL BE F.M. BROWN "CONSERVE - LOW MAINTENANCE BASIN MIXTURE" OR

4. THE BASIN SHALL BE OVER-EXCAVATED AND REPLACED WITH AMENDED SOILS OR HAVE AMENDED SOILS TILLED IN. THE RECOMMENDED DEPTH OF AMENDED SOIL IS 12 TO 18-INCHES WITH 6 TO 12-INCHES OF TOPSOIL. AMENDED SOILS SHALL BE COMPRISED OF SUITABLE IN-SITU OR IMPORTED SOIL AND CONTAIN NO MORE THAN 35% (BY VOLUME) COMPOST MATERIAL. ANY COMPOSTS UTILIZED SHALL BE CERTIFIED IN COMPLIANCE WITH U.S. COMPOSTING COUNCIL SEAL OF TESTING COMPLIANCE

RAINGARDEN FACILITY DETAIL

NOT TO SCALE

ZONING DATA

25 FT EACH

1,540 S.F.

3% CROSS SLOPE OR AS SPECIFIED ON PLAN

DRIVEWAY PAVING

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE

ACTIVITIES ARE NOT PERMITTED OUTSIDE THE LIMITS OF DISTURBANCE.

DELINEATE THE RAINGARDEN AND SEPTIC SYSTEM AREAS AND PREVENT

UNNECESSARY TRAFFIC, COMPACTION SILTATION, AND EROSION OF THESE

CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE THROUGH A

STABILIZED ROCK CONSTRUCTION ENTRANCE.

2. THE CONTRACTOR SHALL INSTALL THE ROCK CONSTRUCTION ENTRANCE(S). ALL

3. INSTALL COMPOST FILTER SOCKS DOWNSLOPE OF THE CONSTRUCTION AREA AS

GENERAL CONSTRUCTION ACTIVITIES MAY COMMENCE INCLUDING, BUT NOT

5. THE CONTRACTOR SHALL INSTALL THE DRIVEWAY. THE DRIVEWAY SHALL BE

MAY BE INSTALLED ONCE SURROUNDING AREA HAS BEEN STABILIZED.

6. ONCE THE CONTRIBUTING DRAINAGE AREA HAS BEEN COMPLETELY AND

FROSION CONTROL MEASURES INCLUDING RUT NOT NECESSARIL

SYSTEM INSTALLATION, AND WATER SUPPLY INSTALLATION.

NECESSARILY LIMITED TO SITE EARTHWORK, BUILDING CONSTRUCTION, SEPTIC

PAVED STARTING FROM THE GARAGE TOWARD THE ROAD. THE DETENTION BED

PERMANENTLY STABILIZED, THE CONTRACTOR SHALL INSTALL THE SWALE AND

UPON 70% UNIFORM PERMANENT STABILIZATION OF THE SITE AREA, TEMPORARY

COMPOST FILTER SOCK AND ROCK CONSTRUCTION ENTRANCE MAY BE REMOVED

ANY AREAS DISTURBED DURING REMOVAL OF TEMPORARY FACILITIES SHALL BE

IMMEDIATELY STABILIZED. ANY REMAINING SOIL STOCKPILE SHALL BE REMOVED AND DISPOSED OF ON A SITE WITH AN TAPPROVED EROSION CONTROL PLAN.

6" TOPSOIL

18" MUD SOIL

PLANTING MIX

UNCOMPACTED

SUBGRADE

DETAIL

NOT TO SCALE

- NON-WOVEN

GEOTEXTILE

(TOP, SIDES,

& BOTTOM)

INLET BOX

-8" OUTLET PIPE TO

SWALE

NOT TO SCALE

INSPECTED AND CLEANED ANNUALLY, OR MORE OFTEN IF

HISTORICAL MAINTENANCE RECORDS SUGGEST A MORE

CONDITION, AND ANY BARE SPOTS REVEGETATED.

COMPACTION BY MOWERS. MOW ONLY AS APPROPRIATE

EVENTS GREATER THAN 0.8 INCH AND MAKE SURE THAT

4. INSPECT AT LEAST TWO TIMES PER YEAR AFTER RUNOFF

CONTROL STRUCTURES, EROSION, SIGNS OF WATER

FUNCTIONALITY, RESTORE ORIGINAL CROSS SECTION.

PROPERLY DISPOSE OF SEDIMENT.

FREQUENT CLEANING.

FOR VEGETATIVE SPECIES.

FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED TO ONLY THOSE

PRIOR TO ANY SITE DISTURBANCE OR CONSTRUCTION ACTIVITY, THE LIMITS OF

CONSTRUCTION AND DISTURBANCE SHALL BE DELINEATED. EARTH DISTURBANCE

75 FT

IMPERVIOUS COVERAGE TABULATION

* INCLUDES PORCH AND PATIO AREA

WEARING COURSE

CONSTRUCTION SEQUENCE

AREAS DESCRIBED IN EACH STAGE.

REQUIREMENT

MIN LOT AREA

BUILDING SETBACK

YARD DIMENSIONS

FRONT YARD

SIDE YARD

DRIVEWAY

<u>WALKWAY</u>

REAR YARD

MAX LOT

COVERAGE

MIN LOT WIDTH AT 150 FT

<u>PROVIDED</u> 50,000 S.F 34,090 S.F. (GROSS)

20,433 S.F. (NET)

18.1% (3,683 S.F.) PR.

25 FT AND 38 FT

DETENTION BED

INFLOW AREA

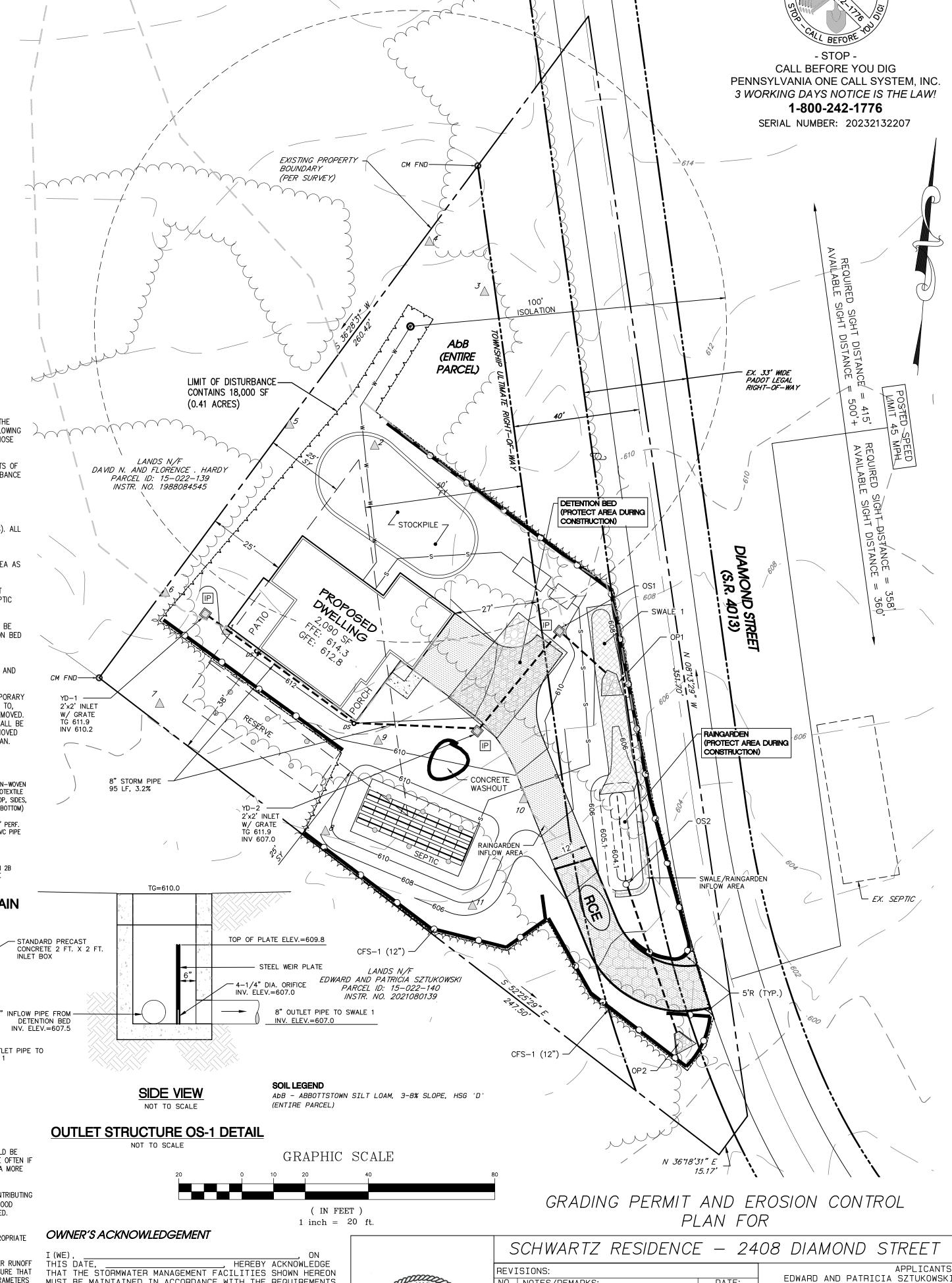
CONTAMINATION/SPILLS, AND INSTABILITY. LEAF LITTER NEEDS TO BE REMOVED ANNUALLY. AS NEEDED, REMOVE ACCUMULATED SEDIMENT AS REQUIRED TO MAINTAIN INFILTRATION THROUGH THE MRCS SOIL MEDIA AND TO MAINTAIN WATER QUALITY

THIS DATE,

RUNOFF DRAINS DOWN WITHIN THE DESIGN PARAMETERS MUST BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS (A LICENSED PROFESSIONAL ENGINEER SHOULD CLEARLY OF THE APPROVED STORMWATER MANAGEMENT PLAN AND CAN BE IDENTIFY WHAT THESE PARAMETERS ARE). ALTERED OR REMOVED ONLY AFTER APPROVAL OF A REVISED PLAN APPROVED BY THE TOWNSHIP AND/OR DEP AS APPLICABLE AT LEAST TWO TIMES PER YEAR, OR MORE IF HISTORICAL MAINTENANCE INDICATE IT IS NECESSARY, INSPECT FOR ACCUMULATION OF SEDIMENT, DAMAGE TO OUTLET

DESIGN ENGINEER'S CERTIFICATION

BRYNN SCHAFFER, ON THIS DATE, OCTOBER 20, 2023, HAVE REVIEWED AND HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE HILLTOWN TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.



SED PER TWP & BCCD REVIEW 1/08/2024

CONSULTING * CIVIL ENGINEERING * SITE PLANNIN

LAND DEVELOPMENT * LAND SURVEYING

9533 OLD 22 $^{\sim}$ P.O. BOX 135 $^{\sim}$ BETHEL, PA

717.742.4245 $^{\sim}$ bas.carta@outlook.com

SITE LOCATION:

2408 DIAMOND STREET

HILLTOWN TOWNSHIF

SELLERSVILLE PA, 18960

BUCKS COUNTY. PENNSYLVANIA

RAWN/CHECKED

ELIMINATE PERVIOUS PAVING

PERMANENT SEEDING

- PERMANENT SEEDING SHALL OCCUR IMMEDIATELY AFTER THE FINE GRADING IS COMPLETED AND BETWEEN THE PERIODS: MARCH 1 TO JUNE 1 OR AUGUST 1 TO OCTOBER 1, WITH THE PERMANENT SEEDING MIXTURE LISTED. (SEE CHART) REMOVE AND LEGALLY DISPOSE OF ALL DEBRIS INCLUDING LARGE STONES, OVER 6" IN ANY
- APPLY LIMESTONE AND PERMANENT SEED AT THE RATES LISTED. (SEE CHART)
- MULCH WITH HAY, STRAW OR WOOD-CELLULOSE FIBER WITHIN 48 HOURS AFTÉR SEEDING AND AT THE RATES LISTED. (SEE CHART) PERMANENT STABILIZATION: MINIMUM 70 PERCENT UNIFORM VEGETATIVE COVER.

TEMPORARY SEEDING

- 1. THE FOLLOWING SURFACES OF THE SITE SHALL BE TEMPORARILY SEEDED AND MULCHED:
- A. THE SURFACE OF ALL STOCKPILES. B. THE SURFACE OF EXPOSED ROUGH GRADED EARTH AREAS THAT WILL BE EXPOSED WITHOUT CONSTRUCTION ACTIVITY THEREON FOR A PERIOD IN EXCESS OF 20 DAYS . FINE GRADED AREAS WHICH WILL NOT RECEIVE PERMANENT SEEDING WITHIN 20 DAYS,). THE SURFACE OF ALL TEMPORARY SWALES AND EARTH BERMS REQUIRED FOR STORMWATER SILTATION CONTROL
- 2. SEEDING SHALL OCCUR IMMEDIATELY AFTER ESTABLISHMENT OF THE AREAS TO BE SEEDED. SEEDING SHALL BE WITH THE TEMPORARY SEED MIXTURE INDICATED. (SEE CHART) REMOVE AND LEGALLY DISPOSE OF ALL DEBRIS, INCLUDING LARGE STONES OVER 6 INCHES IN ANY
- APPLY LIMESTONE AND TEMPORARY SEED AT THE RATES LISTED. (SEE CHART) MULCH WITH HAY, STRAW OR WOOD-CELLULOSE FIBER WITHIN 48 HOURS AFTÉR SEEDING AND AT
- THE RATES LISTED. (SEE CHART) . SHOULD SEEDING OCCUR BETWEÉN OCTOBER 1 AND MARCH 1, USE AN ACCEPTABLE MATTING (SUCH AS JUTE MATTING) IN ADDITION TO MULCH TO PROTECT AGAINST EROSION AND SEDIMENTATION RUNOFF
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT. THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.

STABILIZATION

DIMENSION.

- MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SLOPES OF 3:1 OR STEEPER. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.
- NOTE: THE FOLLOWING SEEDING SPECIFICATIONS ARE GENERAL GUIDELINES ONLY AND ARE INTENDED FOR THE STABILIZATION OF DISTURBED AREAS. ALL CONTRACTORS, LOT OWNERS SHOULD CONDUCT A SOIL TEST PRIOR TO STABILIZATION TO DETERMINE THE EXACT NUTRIENT REQUIREMENTS OF THE SOIL PRIOR TO STABILIZATION EFFORTS. TEMPORARY SEEDING AND MULCHING ALL DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY HAS CEASED TEMPORARILY SHALL BE STABILIZED AS FOLLOWS:

DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE OR WHICH WILL BE REDISTURBED WITHIN 1 YEAR SHALL BE SEEDED WITH ANNUAL RYE GRASS AT A RATE OF 64 LBS. PER ACRE AFTER WORKING LIME AND FERTILIZER INTO THE SOIL (DOES NOT APPLY TO NON-GERMINATING SEASONS). DISTURBED AREAS THAT ARE AT FINISHED GRADE OR WILL NOT BE REDISTURBED WITHIN ONE YEAR SHALL BE PERMANENTLY SEEDED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATIONS. ALL SEED SHALL BE LABELED, DATED AND OF QUALITY CONSISTENT WITH ITEM 6 OF THE PERMANENT SEEDING

APPLY HAY OR STRAW MULCH IN ACCORDANCE WITH MULCHING SPECIFICATIONS. DURING NON GERMINATING PERIODS, APPLY MULCH ONLY. OCTOBER 15TH TILL APRIL 15TH.

WHEN THE FINISHED GRADE SURFACE IS TO BE STABILIZED BY SEEDING, THE FOLLOWING PROCEDURE

- . A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE SPREAD OVER AREAS TO BE SEEDED. TOPSOIL SHALL BE FREE OF STONES, STICKS, WASTE MATERIAL AND SIMILAR DEBRIS. FROZEN GROUND SHALL NOT BE SPREAD AS TOPSOIL AND TOPSOIL SHALL NOT BE SPREAD OVER FROZEN GROUND. TOPSOIL SHALL BE SPREAD ONLY WHEN PREPARED TO FOLLOW UP WITH FERTILIZATION AND
- AFTER SPREADING AND RAKING THE TOPSOIL, THE FOLLOWING SHALL BE SPREAD AND WORKED INTO THE SOIL TO AGRICULTURAL GRADE LIMESTONE AT A RATE OF 6 TONS PER ACRE OR RATE DETERMINED FROM SOIL TESTING FERTILIZER, 10-10-20 AT A RATE OF 1,000 LBS. PER ACRE. SEEDING SHALL BE DONE DURING THE PERIODS OF APRIL 15TH TO OCTOBER 1ST UNLESS
- OTHERWISE DIRECTED. GRASS SEED SHALL NOT BE PLANTED AFTER A HEAVY RAIN OR WATERING ALL SEED SHALL BE LABELED IN ACCORDANCE WITH THE US DEPT. OF AGRICULTURE RULES AND
- REGULATIONS UNDER THE FEDERAL SEED ACT IN EFFECT AT TIME OF PURCHASE. INERT MATTER SHALL NOT EXCEED 15% AND BLUE TAG CERTIFIED SEED SHALL BE PROVIDED WHEREVER POSSIBLE. SMOOTH AND FIRM SEED BED WITH A CULTIPACKER OR SIMILAR EQUIPMENT PRIOR TO SEEDING. APPLY SEED UNIFORMLY BY BROADCASTING, DRILLING OR HYDROSEEDING. COVER SEEDS WITH 1/4"
- OF SOIL WITH SUITABLE . APPLY MULCH PER SPECIFICATIONS.

DURING NON-GERMINATING PERIODS (OCTOBER 15TH THRU APRIL 15TH) APPLY HAY OR STRAW MULCH IN ACCORDANCE WITH MULCHING SPECIFICATIONS.

REVEGETATED AREAS SHALL BE INSPECTED ON A WEEKLY BASIS FOR THE FIRST FEW MONTHS T ENSURE ESTABLISHMENT OF VEGETATION. THEREAFTER, REVEGETATED AREAS SHOULD BE INSPECTED BIANNUALLY FOR EROSION OR NEED FOR REPLACEMENT.

UPON DISCOVERY OF BARE OR ERODED AREAS, PERMANENT SEEDING SPECIFICATIONS SHALL BE RE-APPLIED TO RE-ESTABLISH STABILIZED VEGETATION.

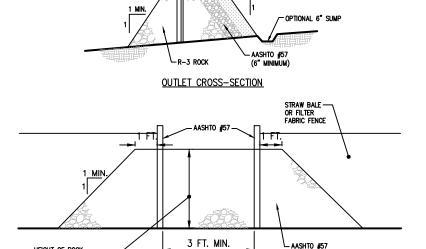
SEEDING TABLE

TEMPORARY SEED (* SEE NOTES) ANNUAL RYEGRASS 64 Ibs PER ACRE 1.5 Ibs PER 1000 S.F. PERMANENT SEED (TYPE A) (* SEE NOTES)				
William Control of the Control of th				
PERMANENT SEED (TYPE A)(* SEE NOTES)				
PERMANENT SEED (TYPE A) (* SEE NOTES)				
KENTUCKY BLUEGRASS 25-50 lbs PER ACRE 9-18 oz. PER 1000 S.F.				
PENNLAWN RED FESCUE 30 lbs PER ACRE 20 oz PER 1000 S.F.				
PERENNIAL RYEGRASS 20 lbs PER ACRE 8 oz. PER 1000 S.F.				
TOTAL 100 lbs PER ACRE 37 oz. PER 1000 S.F.				
SPECIAL AREAS (I.E. SWALES, POND EMBANKMENTS) (* SEE NOTES)				
RED TOP 88 lbs PER ACRE 32 oz. PER 1000 S.F.				
ORCHARD GRASS 22 lbs PER ACRE 8 oz. PER 1000 S.F.				
TOTAL 110 lbs PER ACRE 40 oz. PER 1000 S.F.				
CEDTULZED AND AUTOU TADIE				

FERTILIZER AND MULCH TABLE

	LIME (** SEE NOTES)				
	TEMPORARY	1 TON PER ACRE	50 lbs PER 1000 S.F.		
PERMANENT		6 TONS PER ACRE	280 lbs PER 1000 S.F.		
	FERTILIZER (** SEE NOTES)				
	TEMPORARY: 10-10-10	500 lbs PER ACRE	12 lbs PER 1000 S.F.		
	PERMANENT: 10-20-20	1000 lbs PER ACRE	25 lbs PER 1000 S.F.		
		MULCH			

HAY OR STRAW (1" DEEP) 3 TONS PER ACRE 140 lbs PER 1000 S.F.



OPTIONAL COMPOST LAYER

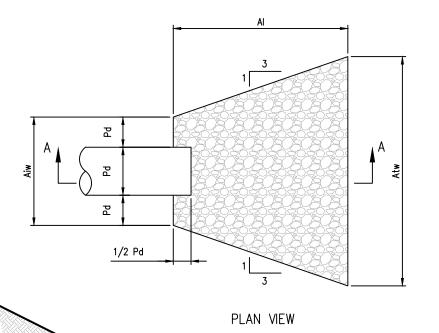
A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRAW BALE BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST LAYER SHALL BE USED ON UPSLOPE FACE IN HQ AND EV WATERSHEDS. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE

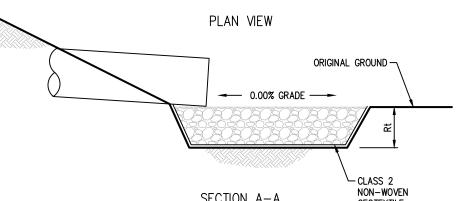
<u>UP-SLOPE FACE</u>

PADEP STANDARD CONSTRUCTION DETAIL #4-6

FILTER=5//6 HEIGHT OF STRAW BALES OR FILTER FABRIC FENCE

Rock Filter Outlet Detail

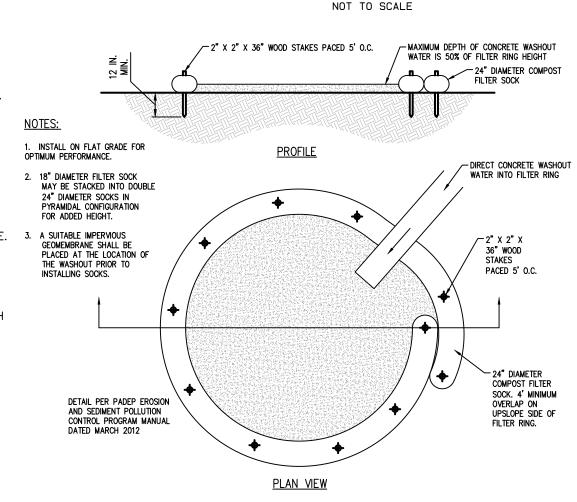




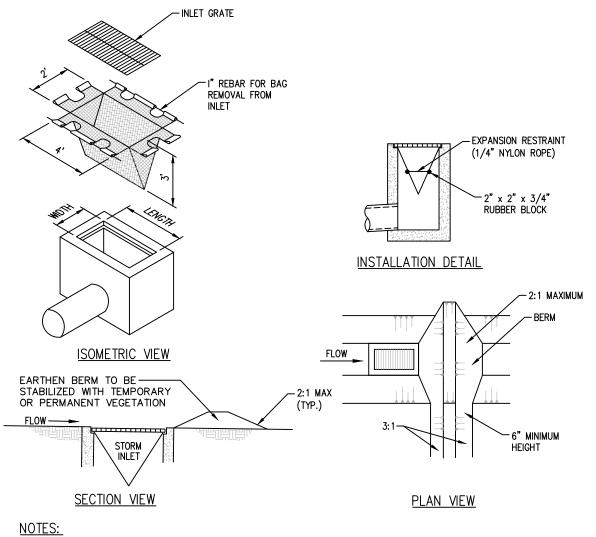
SECTION A—A GEOTEXTILE							
	DIDE	RIP	RAP	APRON			
OUTLET NO.	PIPE DIA Pd (IN)	SIZE R	THICK. Rt (IN)	LENGTH AI (FT)	INITIAL WIDTH Aiw (FT)	TERMINAL WIDTH Atw (FT)	
0P1	8	R-3	9	6	2	6	
OP2	8	R-3	9	6	2	8	
NOTES:							

ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS. ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY. EXTEND RIPRAP ON BACK SIDE OF APRON TO AT LEAST 1/2 DEPTH OF PIPE ON BOTH SIDES TO PREVENT SCOUR AROUND THE PIPE.

PADEP STANDARD CONSTRUCTION DETAIL #9-2 RIP RAP APRON AT PIPE OUTLET NO FLARED ENDWALL



Typical Compost Sock Washout Installation



MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

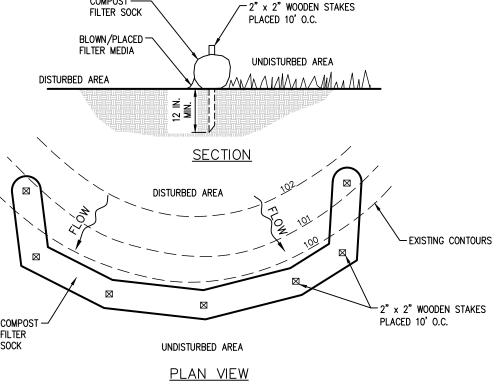
ROLLED FARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS

SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE. INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET, DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS. PADEP STANDARD CONSTRUCTION DETAIL #4-16

FILTER BAG INLET PROTECTION - TYPE M INLET

NOT TO SCALE



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

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

BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN. COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

PADEP STANDARD CONSTRUCTION DETAIL #4-1 **Compost Filter Sock**

TABLE 4.2

Compost S	Standards		
Organic Matter Content	25% - 100% (dry weight basis)		
Organic Portion	Fibrous and elongated		
рН	5.5 - 8. 5		
Moisture Content	30% - 60%		
Particle Size	30% - 50% pass through 3/8" sieve		
Soluble Salt Concentration	5.0 dS/m (mmhos/cm) Maximum		

FILTER BAG*

<u>PLAN VIEW</u>

ELEVATION VIEW

Filter bags shall be made from non-woven geotextile material sewn with high

strength, double stitched "j" type seams. They shall be capable of trapping

A suitable means of accessing the bag with machinery required for disposal purposes must be provided. Filter bags shall be replaced when they become

1/2 full. Spare bags shall be kept available for replacement of those that have failed or are filled.

Bags shall be located in well—vegetated (grassy) area, and discharge onto stable, erosion resistant areas. Where this is not possible, a geotextile flow path shall be provided. Bags shall not be placed on slopes greater than

The pump discharge hose shall be inserted into the bags in the manner specified by the manufacturer and securely clamped.

The pumping rate shall be no greater than $750~{\rm gpm}$ or 1/2 the maximum specified by the manufacturer, whichever is less. Pump intakes should be

Filter bags shall be inspected daily. If any problem is detected, pumping

PRECAST CONCRETE

PROVIDE 1 FT. SUMP

ON INLETS

shall cease immediately and not resume until the problem is corrected

PUMPED WATER FILTER BAG

NOT TO SCALE

<u>PLAN VIEW</u>

SECTION A-A

4. USE PRECAST CATCH BASIN BY MONARCH PRODUCTS, INC., OR APPROVED EQUAL.

STANDARD PRECAST CONCRETE 2' x 2'

STORM INLET BOX WITH GRATE TOP

1. SEE SITE PLAN FOR INLET LOCATIONS, PIPE SIZES AND INVERT ELEVATIONS.

2. CAST HOLES IN INLET BOXES AS REQUIRED TO MEET PLAN PIPING DESIGN

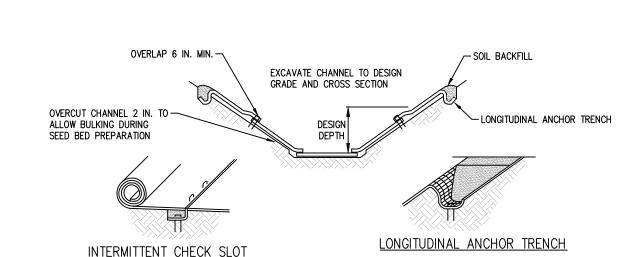
3. PLACE INLET BOXES ON THOROUGHLY COMPACTED EARTH SUBGRADE.

WELL VEGETATED, GRASSY AREA

WELL VEGETATED, GRASSY AREA

STD. STRUCTURAL STEEL -

FINISH GRADE



- EXISTING GROUND

OVER FULL WIDTH OF ENTRANCE.

TO ENTERING ROCK CONSTRUCTION ENTRANCE.

OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

GEOTEXTILE -

MIN 8" AASHTO #

PROFILE

<u>PLAN VIEW</u>

REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK

RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR

MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND

PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED

TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE

FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT

ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY

50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE

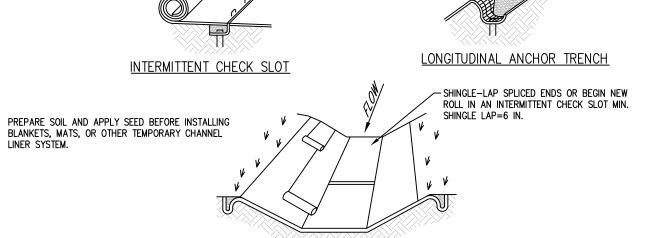
PADEP STANDARD CONSTRUCTION DETAIL #3-1

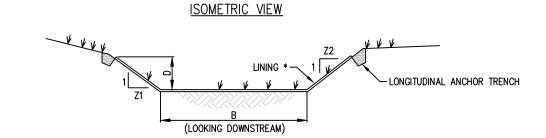
Rock Construction Entrance

NOT TO SCALE

ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR

SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.





CHANNEL CROSS-SECTION * SEE MANUFACTURER'S LINING INSTALLATION DETAIL FOR STAPLE PATTERNS, VEGETATIVE STABILIZATION FOR SOIL AMENDMENTS,

CHANNEL ND.	STATIONS	BOTTOM WIDTH B (FT)	DEPTH D (FT)	TOP WIDTH W (FT)	Z1 (FT)	Z2 (FT)	LINING *
1	SEE PLAN	2	0.75	6.4	3	3	NAG S75

BY 25% AT ANY LOCATION.

SEED MIXTURES AND MULCHING INFORMATION

ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED

SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO

CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY. NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.

> PADEP STANDARD CONSTRUCTION DETAIL #6-1 **VEGETATED CHANNEL** NOT TO SCALE

SOIL LIMITATIONS AND RESOLUTIONS:

CUTBANKS CAVE	LAYBACK SLOPES
CORROSIVE TO STEEL/CONCRETE	CORROSION RESISTANT CONCRETE
DROUGHTY	N/A
EASILY ERODIBLE	MAINTAIN EROSION CONTROL BMPs
FLOODING	AVOID WORK IN FLOOD AREAS
DEPTH TO WATER TABLE/SATURATED ZONE	PUMPED WATER FILTER, FOOTER DRAINS
HYDRIC/HYDRIC INCLUSIONS	AVOIDANCE
LOW STRENGTH/LANDSLIDE PRONE	LAYBACK SLOPES/ DESIGN FOR CONDITIONS
SLOW PERCOLATION	DRAINAGE DITCH, PUMPED WATER FILTER BAG
PIPING	TRENCH PLUGS
 POOR SOURCE OF TOPSOIL	AVOID REUSE AS TOPSOIL OR AMEND AS NECESSARY
FROST ACTION	CONSTRUCT BELOW FROST DEPTHS/ POSITIVE SUBGRADE
SHRINK/SWELL	AVOID USE OF CLAY SOILS IN BUILDING AREAS
POTENTIAL SINKHOLE	SINKHOLE MITIGATION TECHNIQUES
PONDING	PROVIDE POSITIVE DRAINAGE
WETNESS	UTILIZE GOOD WEATHER/ TEMPORARY DRAIN TILE



OTHER OBJECTIONABLE MATERIAL.

- MOUNTABLE BERM

ROADWAY

-EARTH FILL

- 1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THEREVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY DEP PRIOR
- AREAS TO BE FILLED SHOULD BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND
- 4. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE EROSION AND SEDIMENT POLLUTION CONTROL BMPS SPECIFIED BY THE CONSTRUCTION SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS EROSION AND
- 5. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAPS (S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2H:1V OR FLATTER.
- ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN EROSION AND SEDIMENT CONTROL PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR DEP FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
- 8. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL.FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING
- 9. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS. VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM THE SITE ONTO THE ROAD.
- 10. A LOG SHOWING DATES THAT EROSION CONTROL BMPS WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT
- 11. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER
- 12. ALL SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
- 13. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES (6 TO 12 INCHES ON COMPACTED SOILS) PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL
- 14. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- 15. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- 16. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- 17. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- 18. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- 19. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- 20. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
- 21. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
- 22. EROSION AND SEDIMENT POLLUTION CONTROL BMPS MUST REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION
- 23. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE EROSION AND SEDIMENT POLLUTION CONTROL BMPS.
- 24. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPS. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPS MUST BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS SHOULD BE DONE ONLY DURING THE GERMINATING SEASON.
- 25. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
- 26. CONCRETE WASHWATER SHALL BE HANDLED IN A MANNER DESCRIBED ON PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.
- 27. ALL EXCAVATION FOR UTILITY LINE INSTALLATION SHALL BE LIMITED TO THE AMOUNT THAT CAN BE EXCAVATED, INSTALLED, BACKFILLED AND STABILIZED WITHIN ONE WORKING DAY. ALL EXCAVATED MATERIAL SHALL BE DEPOSITED ON THE UPSLOPE
- 28. SEDIMENT REMOVED FROM EROSION CONTROL BMPs SHALL BE SPREAD OUT ON-SITE AND STABILIZED OR DEPOSITED IN THE STOCKPILE AREA.

1. GENERAL: All areas which are seeded with the temporary or permanent seeding or hydroseeding will receive mulch. Grass hay and cereal straw are preferred mulches. On steep slopes, hay rather than straw mulch is recommended but typical hay mulch may introduce undesirable weeds; therefore, for steep slopes use clean mulch if weeds might be a problem.

2. WINTER MULCH: If the fall or winter seeding time periods were missed and disturbance occurs apply mulch and the anchoring system as stated below until the spring seeding mixture can be applied

3. MULCH APPLICATION: Apply mulch to produce a loose layer of 0.75 to 1.0 inch deep, generally a minimum of three (3) tons of mulch per acre. As a guideline, a thickness of five (5) to six (6) overlapping straw or hay stems is acceptable for mulching. Straw or hay should not be chopped or finely broken during application.

STABILIZATION NOTES:

Upon completion of an earth disturbance activity or any stage or phase of an activity, the operator shall immediately stabilize the disturbed areas to protect from accelerated erosion. During non-germinating periods, mulch must be applied at the specified rates. Disturbed areas which are not at finished grade and which will be redisturbed within 1 year may be stabilized in accordance with temporary seeding specifications. Disturbed areas which are either at finished grade or will not be redisturbed within 1 year must be stabilized in accordance with permanent seeding specifications.

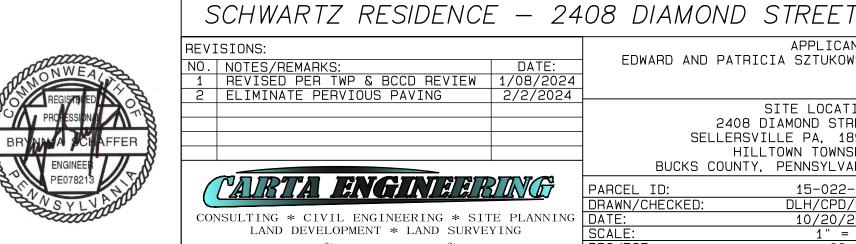
Hay or straw mulch must be applied at rates of at least 3.0 tons per acre.

Until the site has achieved final stabilization the owner and/or contractor shall properly implement, operate and maintain all the best management practices. Maintenance shall include inspections of all erosion and sedimentation control after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, remulching, and renetting, must be performed

An area shall be considered to have achieved final stabilization when it has a minimum of 70% uniform perennial vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated surface erosion and subsurface characteristics sufficient to resist sliding or other movements.

Mulch with mulch control netting or erosion control blankets must be installed on all slopes greater than 3:1.

GRADING PERMIT AND EROSION CONTROL PLAN FOR



ISED PER TWP & BCCD REVIEW | 1/08/2024 CONSULTING * CIVIL ENGINEERING * SITE PLANNIN LAND DEVELOPMENT * LAND SURVEYING 9533 OLD 22 $^{\sim}$ P.O. BOX 135 $^{\sim}$ BETHEL, PA 717.742.4245 ~ bas.carta@outlook.com

SITE LOCATION: 2408 DIAMOND STREET SELLERSVILLE PA, 18960 HILLTOWN TOWNSHIF BUCKS COUNTY, PENNSYLVANIA ARCEL ID: RAWN/CHECKED

EDWARD AND PATRICIA SZTUKOWSKI

PLANNING REPORT

WYNN ASSOCIATES, INC.

MUNICIPAL ENGINEERING SERVICES

(215) 536·7336 • FAX (215) 536·5361 211 West Broad Street • Quakertown • PA • 18951

February 20, 2024

Caleb Torrice, Chairperson (via email) Jim Groff, Vice Chairperson (via email) Joe Metzinger, Supervisor (via email) Hilltown Township Board of Supervisors 13 W. Creamery Road, PO Box 260 Hilltown, PA 18927

Subject: February 26, 2024 Board of Supervisors Meeting

Planning/Engineering Agenda Items

File No. 03-000

Dear Supervisors,

The following items are included under the Planning portion of your agenda:

- 1. <u>County Central Mini-Storage Land Development</u> At their meeting held on February 19, 2024, the Planning Commission recommended final approval of the plan to develop a mini-storage (E20) use on the site, conditional upon completion of items contained within engineering review correspondence dated February 8, 2024 (copy enclosed), with the following items noted:
 - With respect to Comment #2 of engineering review dated February 8, 2024, the applicant offers a capital contribution in lieu of street improvements (cartway widening/curb/sidewalk) and planting of reforestation trees in the amount of \$61,090.83, with the planting of 28 reforestation trees on an adjacent parcel also owned by the applicant; or alternately, offers a capital contribution of \$68,090.83 in lieu of street improvements and planting of reforestation trees, with no planting of reforestation trees on the adjoining parcel. Township should determine whether to accept the capital contribution with, or without, planting 28 reforestation trees on the adjoining parcel. The Planning Commission recommends that the Township not require the planting of 28 trees on the adjoining parcel, and instead, accept the additional capital contribution offered by the applicant.
 - With respect to Comment #6 of engineering review dated February 8, 2024, the applicant's design consultant advises that he has been unable to obtain a review of the plan by the servicing fire company (Souderton Station 74) despite several attempts to contact the fire company.
 - All other comments contained in engineering review correspondence dated February 8, 2024 from this office are "will comply" as stated by the applicant's design consultant.
- 2. <u>Carson Helicopters Land Development</u> At their meeting held on January 16, 2024, the Planning Commission recommended preliminary and final approval of the plan to construct an accessory storage building on the site, conditional upon completion of items contained within engineering review correspondence dated January 5, 2024 (copy enclosed), with the following items noted:
 - An updated waiver request letter, dated November 24, 2023, last revised January 16, 2024 (copy enclosed) was received, which memorializes the formal request of waivers outlined in Comment #2 (A-C) of engineering review dated January 5, 2024, as well as the request to waive street improvements as outlined in Comment #3, and maximum slope requirements outlined in Comment 8.G. The Planning Commission recommended approval of all waivers contained in the updated waiver request letter, subject to the applicant proposing revegetative netting for the steeper sloped area as recommended by the engineering review correspondence.
 - All other comments contained in engineering review correspondence dated January 5, 2024 are "will comply" as stated by the applicant's consultants.

Hilltown Township Board of Supervisors Subject: February 26, 2024 Board of Supervisors Agenda February 20, 2023 Page 2

- Action on the land development plan should be taken in consideration of the Board's decision on whether to grant Conditional Use approval to the applicant's request to expand the non-conforming use of the site. If Conditional Use approval is granted, then a condition of land development approval should state that the land development plan must comply with all conditions of Conditional Use approval.
- Review timeframe provided by the Municipalities Planning Code will expire on March 16, 2024, unless a written extension of the review timeframe is offered by the applicant.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

Timothy Fulmer, P.E. Township Engineer

TAF Enclosure

c: Lorraine Leslie, Township Manager (via email)
Lisa Faust, Township Administrative Assistant (via email)
Marianne Egan, Township Finance Director (via email)
Theresa Spehar, Township Administrative Assistant (via email)
Jack Wuerstle, Esq. (via email)

WYNN ASSOCIATES, INC. MUNICIPAL ENGINEERING SERVICES

(215) 536·7336 • FAX (215) 536·5361 211 West Broad Street • Quakertown • PA • 18951

February 8, 2024

David Christ, Jr., Chairman (via email)
Planning Commission
Hilltown Township
P.O. Box 260
13 W. Creamery Road
Hilltown, PA 18927

Subject: County Central Mini Storage Land Development Final Plan

707 S. County Line Road

TMP #15-4-21 File No. 01-674

Dear Planning Commission Members,

The following comments and/or recommendations are made with respect to the subject final land development plan, sheets 1 thru 19, dated June 2, 2023, last revised January 15, 2024, prepared by Lenape Valley Engineering, which was received by the Township on January 25, 2024; and conditions of preliminary plan approval granted by the Township on August 28, 2023:

- Site layout shown on the final plan is substantially the same as that shown on the preliminary plan, noting that the existing driveway north of the dwelling is now shown to be removed (as directed by PennDot), and stormwater facility design is revised nearest to County Line Road to eliminate connection to existing storm sewer facilities along County Line Road (also directed by PennDot).
- 2. In consideration of waivers of Sections 140-28.P, 140-29.D, 140-35, and 140-36 (street improvements), and Section 140-37.G (replacement trees), the applicant offers a capital contribution in lieu of required improvements, based on a cost estimate dated January 18, 2024 prepared by Lenape Valley Engineering. Two offers are proposed: \$61,090.83, which assumes the planting of 28 reforestation trees on an offsite parcel also owned by the applicant; or \$68,090.83, which does not include installing the 28 reforestation trees offsite. Township should determine the appropriate fee-in-lieu of street improvements and reforestation trees, which must be deposited by the applicant with the Township, prior to plan recordation.
- 3. Proposed driveway access must receive approval from PennDot via issuance of a Highway Occupancy Permit, prior to plan recordation. (SLDO Section 140-28.B)
- 4. A "Post Construction Stormwater Management Report", dated May 31, 2023, last revised January 18, 2024, prepared by Lenape Valley Engineering, was submitted to document compliance with peak rate and volume control requirements of the Neshaminy Creek Watershed. A series of raingardens is proposed, which is designed to manage increased runoff from the proposed impervious surfaces associated with the project.

Proposed stormwater management facilities are the responsibility of the property owner to maintain in perpetuity. A Stormwater Facilities Maintenance and Monitoring Agreement, prepared by the Township Solicitor, must be executed between the applicant and Township to ensure that the stormwater facilities are maintained in accordance with the approved plan; and gives the Township the right, but not the obligation, to inspect the site to verify the condition of the stormwater facilities. (SMO Section 134-42)

Additional comments relative to stormwater management facilities are included in the engineering/drafting detail portion of this review.

Hilltown Township Planning Commission (via email)
Subject: County Central Mini Storage Land Development Final Plan
February 8, 2024
Page 2

- Written verification of approval for design of proposed erosion and sediment control measures to be implemented during construction activity must be received from Bucks County Conservation District. As earth disturbance exceeds one acre, verification of receipt of an NPDES Permit must be received from PADEP, prior to plan recordation. (SLDO Section 140-40)
- 6. General Note 3 on sheet 1 states that the existing uses are serviced by public water and public sewer facilities provided by Telford Borough Authority (TBA). The mini-storage building is not proposed to have water or sewer services. Confirmation must be received from TBA that verifies that the site has sufficient water and sewer capacity to serve the existing uses (dwelling and commercial/industrial crafts building). Plan must also be reviewed by the servicing fire company (Souderton Station 74) relative to site access and firefighting concerns. (SLDO Sections 140-41 and 140-42)
- 7. Ultimate right of way area of County Line Road within the frontage of the site is offered for dedication to the Township by General Note 6 on sheet 1, and will be accepted by the Township as an easement. A legal description for the right of way area was submitted with the final plan for review. Legal description must be signed and sealed by the responsible professional surveyor. Easement documents prepared by the Township Solicitor must be executed by the property owner prior to plan recordation. (SLDO Section 140-29.B(1))
- 8. Right of way monumentation must be installed and certified in writing by the responsible professional land surveyor, prior to plan recordation. (SLDO Section 140-44)
- 9. Development/Financial Security Agreement must be executed between the applicant and Township to guarantee completion of required improvements, including, but not limited to, erosion and sediment control measures, stormwater management facilities, landscaping, driveway access, street improvements, lighting, and associated improvements. An Opinion of Cost, was submitted with the final plan, which will be reviewed by this office under separate cover. (SLDO Section 140-55)
- 10. The following engineering/drafting details must be satisfactorily addressed:
 - A. General Note 8 on sheet 1 must be revised to identify the correct number of sheets in the plan set (19).
 - B. Existing Features/Demolition Plan must be revised to clarify the removal of the existing paved driveway north of the existing dwelling, for consistency with other plan sheets.
 - C. Pond Report for the MRC basin contains outlet structure information that varies from that shown on the Rain Garden Detail BMP #6 on sheet 9. Specifically, the outlet pipe length (24 feet vs. 28 feet) and primary orifice dimension (13.50 inches wide vs. 10" wide) must be revised for consistency.
 - D. Pipe entering the side of Inlet A2, as labeled in profile view on sheets 10 and 19, must be identified as originating from FES A2b instead of A1.
 - E. Dimension of the distance between the centerline of County Line Road and the legal right of way, as labeled on the "Typical Road Widening" detail on sheet 14, must be clarified, as plan information indicates the dimension should be 20 feet instead of 30 feet.
 - F. "Inlet Report" (second last page of the Stormwater Report) appears to reflect a prior storm sewer design, and must be removed in favor of the "Inlet Report" (last page of the Stormwater Report).

RECOMMENDATION:

Plan should not be approved until the above items are resolved in a manner satisfactory to the Township.

Hilltown Township Planning Commission (via email) Subject: County Central Mini Storage Land Development Final Plan February 8, 2024 Page 3

If you have any questions, do not hesitate to contact me.

Very Truly Yours,

timony a. Falmy

Timothy Fulmer, P.E. Township Engineer

TAF

cc: Jon Apple, Vice Chairperson, Planning Commission (via email)
Eric Nogami, Secretary, Planning Commission (via email)
Robert Sichelstiel, Planning Commission (via email)
Dave Bartholomew, Jr., Planning Commission (via email)
Caleb Torrice, Chairperson, Board of Supervisors (via email)
James Groff, Vice Chairperson, Board of Supervisors (via email)
Joe Metzinger, Supervisor, Board of Supervisors (via email)
Lorraine Leslie, Township Manager (via email)
Marianne Egan, Township Finance Director (via email)
Lisa Faust, Township Administrative Assistant (via email)
Theresa Spehar, Township Administrative Assistant (via email)
Jack Wuerstle, Esq. (via email)
County Central, LLC (via email)
Lenape Valley Engineering (via email)

WYNN ASSOCIATES, INC.

MUNICIPAL ENGINEERING SERVICES

(215) 536·7336 • FAX (215) 536·5361 211 West Broad Street • Quakertown • PA • 18951

January 5, 2024

David Christ, Jr., Chairman (via email)
Planning Commission
Hilltown Township
P.O. Box 260
13 W. Creamery Road
Hilltown, PA 18927

Subject: Carson Helicopters, Inc. (Phase IV) Land Development

952 Blooming Glen Road TMPs #15-28-173 & 174

File No. 01-165

Dear Planning Commission Members,

The following comments and/or recommendations are made with respect to the subject preliminary land development plan, sheets 1 thru 9, dated November 24, 2023, prepared by Irick, Eberhardt & Mientus, Inc., which was received by the Township on November 27, 2023:

SUBMISSION:

Two parcels totalling 51.6 acres (net) contain an existing Manufacturing (H1) and Warehousing (G7) use along the west side of Blooming Glen Road within the RR Zoning District. Applicant proposes to construct a 150 feet by 250 feet warehouse building within TMP #15-28-173 to supplement the existing use of the site. Access to the site is provided via an existing driveway along Blooming Glen Road. TMP #15-28-173 (23.4225 acres, net) contains an existing single family detached dwelling, office building, paint shop, driveway access, parking, and stormwater management facilities. TMP #15-28-174 (28.1727 acres, net) contains two manufacturing/warehouse buildings and associated parking/access driveways. Site also contains a licensed heliport/private airstrip. TMP #15-28-174 was subject of a prior minor subdivision (approved in 2022), which created a separate lot containing an existing single family detached dwelling. Site is served by on-lot wells and on-lot sewage disposal facilities.

DISCUSSION:

- 1. Manufacturing/warehousing uses are existing non-conforming uses in the RR Zoning District. Non-residential uses predate zoning, and have been expanded over the years by approval of the Zoning Hearing Board. Pursuant to Section 160-62.B of the Zoning Ordinance (as amended by Ordinance 2023-002), certain non-conforming institutional and industrial uses may be expanded by Conditional Use, subject to additional criteria contained in Ordinance 2023-002. A Conditional Use Application was filed with the Township on December 11, 2023, which will be reviewed by this office under separate cover. Conditional Use approval must be received prior to, or concurrent with, land development approval.
- 2. Correspondence dated November 24, 2023 (copy enclosed) was submitted by Irick, Eberhardt & Mientus, Inc. on behalf of the applicant, which requests waivers of the following Ordinance sections:
 - A. SLDO Section 140-17.B(1), incorrectly identified as Section 140-16.B(1) in the waiver request, which requires that the plan be drawn at a scale of not more than 50 feet to the inch. Waiver is requested to permit the plan to be drawn at a scale of 1"=80", to permit the entire site area to be shown on a standard sized plan sheet. Noting that site improvement details are provided on plans drawn at a scale of 1"=40", and information is generally legible, this office has no objection to the applicant's request.

Hilltown Township Planning Commission (via email)
Subject: Carson Helicopters, Inc. (Phase IV) Land Development
January 5, 2024
Page 2

- B. SLDO Section 140-38.C(2)(d), which requires a minimum storm sewer pipe diameter of 18 inches. Waiver is requested to permit certain storm sewer pipes (conveying runoff between a trench drain and an existing storm sewer system) to have a diameter of 10 inches or 12 inches. As storm sewer is privately owned and maintained by the property owner, this office has no objection to the applicant's request.
- C. SMO Section 134-20.C, which contains requirements relative to emergency spillway design for a stormwater basin. Waiver is requested to permit a reduction in the freeboard dimension from 1 foot to 0.50 feet, in order to reduce the embankment height and minimize the impact of the basin. As the basin is privately owned and maintained by the property owner, this office has no objection to the applicant's request.
- 3. Street improvements, including drainage improvements, cartway widening, curb and sidewalk, should be proposed along Blooming Glen Road within the frontage of the site as required by Sections 140-28.P, 140-29.D(1), 140-35, and 140-36 of the Land Development Ordinance, unless waivers are requested in writing and are approved by the Township. Blooming Glen Road is a state highway in good condition, and no curb or sidewalk exists in the vicinity of the site.
- 4. A PCSM Narrative, dated November 24, 2023, prepared by Irick, Eberhardt & Mientus, Inc., was submitted, which analyses management of stormwater runoff associated with the proposed impervious area expansion proposed as part of the current project. Site is located within the East Branch Perkiomen Creek Watershed, which requires compliance with peak rate and volume control requirements of the Township Stormwater Management Ordinance. Proposed building results in the removal of an existing water quality basin BMP, which will be replaced by a new stormwater basin designed to mitigate the increased runoff from the developed portion of the site. The following issues pertaining to stormwater management should be addressed:
 - A. Proposed stormwater management facilities are the responsibility of the property owner to maintain in perpetuity. A Stormwater Facilities Maintenance and Monitoring Agreement, prepared by the Township Solicitor, should be executed between the applicant and Township to ensure that the stormwater facilities are maintained in accordance with the approved plan; and gives the Township the right, but not the obligation, to inspect the site to verify the condition of the stormwater facilities. (SMO Section 134-42)
 - B. Additional comments relative to stormwater management facilities are included in the engineering/drafting detail portion of this review.
- 5. Written verification of approval for design of erosion and sediment control measures to be implemented during construction activity should be received from Bucks County Conservation District (BCCD). As limits of earth disturbance will be in excess of 1 acre, an NPDES permit should be obtained by the applicant from PADEP, prior to plan recordation. (SLDO Section 140-40)
- 6. Plan notes that project does not involve an increase in employees, and no increase in water usage (that would require increased sewage disposal facilities) is expected. Plan should clarify whether the new warehouse building will include plumbing fixtures that will require water and/or sewage facilities. If so, confirmation should be received from Bucks County Department of Health that existing on-lot sewage disposal facilities are adequate to serve the proposed building. Plan should also be submitted for review by the servicing fire company (Dublin Station 23) relative to site access and firefighting concerns. (SLDO Section 140-41)

Hilltown Township Planning Commission (via email)
Subject: Carson Helicopters, Inc. (Phase IV) Land Development
January 5, 2024
Page 3

- 7. Development/Financial Security Agreement should be executed between the applicant and Township to guarantee completion of required improvements, including, but not limited to, erosion and sediment control measures, stormwater management facilities, landscaping, and associated improvements. An Opinion of Cost, prepared by a licensed professional engineer, should be submitted to the Township for review. (SLDO Section 140-55)
- 8. The following engineering/drafting details should be satisfactorily addressed:
 - A. Upon issuance of a review memorandum by Bucks County Planning Commission, the BCPC review memorandum number should be completed within the County Planning Commission certification on the record plan.
 - B. Existing Features Plan (by shading/legend) should clarify the location of various areas of steep slopes for comparison with information contained in the Resource Protection Table on sheet 2.
 - C. Landscaping table on sheet 3 should include information on the minimum caliper/height of landscaping materials at the time of installation, which should be consistent with requirements contained in Appendix K of the Land Development Ordinance.
 - D. Trench Drain Profile on sheet 3 should also include existing grade profile. Additionally, a profile for the proposed basin outlet pipe (from outlet structure to endwall) should be included on the plan for review.
 - E. Conflicting information between the plan and PCSM report (Pond Report in Appendix A) should be clarified, including the length/slope of the basin outlet pipe and elevation/width of the emergency spillway.
 - F. PCSM report should include a calculation for volume control as specified in Section 134-18 of the Stormwater Management Ordinance, which may be satisfied by considering the volume of soil amendments within the basin area, as well as any non-structural BMP credits applicable to the project.
 - G. Maximum slope of the proposed embankment around the perimeter of the building area should be 4:1 for vertical drops in excess of 5 feet. (SLDO Section 140-39.B) Additionally, consideration should be given to stabilizing the embankment with revegetative netting, to resist erosion until vegetation has fully germinated.
 - H. Five existing parking spaces in the area of the proposed building will remain upon completion of building construction, which are located in a manner to potentially obstruct one of the overhead doors of the new warehouse. It is questioned whether parking spaces could be relocated elsewhere to avoid conflict with building access.

RECOMMENDATION:

Plan should not be approved unless the above items are resolved in a manner satisfactory to the Township.

If you have any questions, do not hesitate to contact me.

Very Truly Yours,

Timody A Falmy

Timothy Fulmer, P.E. Township Engineer

TAF Enclosure Hilltown Township Planning Commission (via email) Subject: Carson Helicopters, Inc. (Phase IV) Land Development January 5, 2024 Page 4

cc: Jon Apple, Vice Chairperson, Planning Commission (via email) Eric Nogami, Secretary, Planning Commission (via email) Robert Sichelstiel, Planning Commission (via email) Dave Bartholomew, Jr., Planning Commission (via email) Caleb Torrice, Chairperson, Board of Supervisors (via email) James Groff, Vice Chairperson, Board of Supervisors (via email) Joe Metzinger, Supervisor, Board of Supervisors (via email) Lorraine Leslie, Township Manager (via email) Marianne Egan, Township Finance Director (via email) Lisa Faust, Township Administrative Assistant (via email) Theresa Spehar, Township Administrative Assistant (via email) Jack Wuerstle, Esq. (via email) Frank Carson (via email) Irick, Eberhardt & Mientus, Inc. (via email) Steve Harris, Esq. (via email)



LAND USE CONSULTANTS

Rev.: January 16, 2024 Rev.: January 15, 2024 November 24, 2023

Ms. Lorraine Leslie Hilltown Township Manager 13 West Creamery Road P.O. Box 260 Hilltown, PA 18927

RE: 21-103 Carson Helicopters Inc. Phase IV-Warehouse Building 'B' TMP 15-28-174 952 Blooming Glen Road

Dear Lorraine,

On behalf of my client, we are hereby requesting the following waivers in support of the Phase IV Land Development for Carson Helicopters, Inc:

- A. SALDO Section 140-17.B(1), which requires the plan to be drawn at a scale of 1"=50' or 1"=100'. Land Development Plan is drawn at a scale of 1"=80', to permit the entire site area to be shown on a standard sized plan sheet. Information is legible at the 1"=80' scale. Site improvement details are provided on 1"=40' plans.
- B. SALDO Section 134-20.C, Requires any stormwater management facility designed to store runoff and requiring a berm or earthen embankment required or regulated by this chapter shall be designed to provide an emergency spillway to handle flow up to and including the 100-year post-development conditions. The height of embankment must be set as to provide a minimum of 1.0 foot of freeboard above the maximum pool elevation computed when the facility functions for the 100-year post-development inflow. A freeboard of 0.50' is proposed to reduce embankment height and minimize impact of basin.
- C. SALDO Section 140-38.C.(2)(d) which requires a minimum pipe size of 18 inches. Due to grading conditions at the proposed building B, a trench drain will be used with 10 or 12" conveyance pipes.
- D. SALDO Sections 140-28.P, 140-29.D(1), 140-35, and 140-36, which require cartway reconstruction/overlay, drainage improvements, cartway widening, curb, and sidewalk along existing roads within the frontage of the site. Blooming Glen road is a state highway, and no development activity is being proposed that would have adverse impact on the condition of the road, street improvements do not appear necessary.

- E. SALDO Sections 140-39.B, which requires maximum embankment 4:1 slope for vertical drops in excess of 5 feet. 3:1 slopes are provided around the perimeter embankment of the proposed warehouse to reduce fill material requirement and extent. The embankment area will be stabilized with netting and privately maintained by Carson Helicopter, Inc.
- F. SALDO Section 140-11 C.(1)(a) Requires Final Plan submission after preliminary plan approval. Waiver request to process this application as concurrent preliminary/final Plan. Project is limited in scope with no increase in employees, parking or traffic.

If you have any questions or require additional information, please contact me.

Sincerely yours,

Irick, Eberhardt & Mientus, Inc.

Estelle T. Eberhardt

Estelle T. Eberhardt, P.E.

C: Frank Carson Steve Harris

21-103 twp-waivers-Phase IV

UNFINISHED BUSINESS

- a. Discussion on Broadcasting of Meetings
- b. Discussion on Department Liaisons
- c. Discussion of Park & Rec. Committee