### **AGENDA** HILLTOWN TOWNSHIP **BOARD OF SUPERVISORS REGULAR MEETING** Monday, July 28, 2025

Next Ordinance # 2025-002

Next Resolution # 2025-002 Next Resolution # 2025-014			
Me	eeting Called to Order: Pledge of Allegiance:		
	<ul> <li>CT</li></ul>		
1.	Announcements:		
	a. Executive Sessions		
2.	Public Comment on Agenda Items Only:		
3.	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 June 23, 2025, Board of Supervisors Meeting		
	b. Bills List: July 15, 2025		
	c. Bills List: July 29, 2025		
	As Written: With Corrections:		
	CT: JCG: JAM:		
4.	Confirmed Appointment:		
	a. None		
5.	Legal Solicitor's Report:		
	a. None		
6.	Planning:		

a. Reserve at Orchard Hill (Schreiner Tract) Subdivision

	b.	Cablevision Lightpath, LLC Land Development		
	c.	Jasinski Subdivision		
	d.	Solar Atmospheres Land Development		
7.	En	gineering:		
	a.	Teford Hauling (Waste Management) Land Development Work Hours Request		
8.	Parks & Recreation Recommendations:			
	a.	Hilltown Civic Park		
		i) Water line should be run to the park		
		ii) Water bottle filling station should be installed		
		iii) Water should be run through the snack bar		
		iv) Gray water tank should be evaluated and replaced if necessary		
	b.	Requesting an exception to the 'no alcohol' policy for Hilltown Fire Department fundraiser		
	c.	Requesting an RFP for field improvements at Civic Park, including a new scoreboard with a long chain or Bluetooth, lighting, batting practice cage, warm up pitching areas, netting, and dugouts.		
	d.	Requesting a staff member for Parks & Recreation be hired by the Township.		
9.	Un	finished Business:		
	a.	None		
10	. Ne	w Business:		
	a.	Motion to approve H&K Extended Hours Request for August, 2025		
11.	. Manager Update:			
	a.	Budget Update 2025 Quarter Two (2)		
12	. Su	pervisor's Comments:		
13.	3. Public Comment:			

Time: \_\_\_\_\_

14. Press Conference:

15. Adjournment:

### MINUTES from June 23, 2024 BOS Mtg.

#### HILLTOWN TOWNSHIP BOARD OF SUPERVISORS REGULAR MEETING MONDAY, JUNE 23, 2025

The work session scheduled meeting of the Hilltown Township Board of Supervisors was called to order by Chairman Torrice at 7:02 PM and opened with the Pledge of Allegiance. Also present were Vice Charman James Groff, Supervisor Joseph Metzinger, Township Manager Deanna Ferry, Township Solicitor Jack Wuerstle, and Township Engineer Timothy Fulmer.

#### 1. ANNOUNCEMENTS:

- a. <u>Executive Session</u>- Chairman Torrice announced that an Executive Session took place prior to the start of tonight's meeting to discussed legal and personnel matters.
- 2. PUBLIC COMMENT ON AGENDA ITEMS ONLY: None

#### 3. CONSENT AGENDA:

- a. Minutes of the April 28, 2025 Board of Supervisors Meeting
- b. Minutes of the May 27, 2025 Board of Supervisors Meeting
- c. Bills List: June 10, 2025
- d. Bills List: June 24, 2025

Motion was made by Vice Chairman Groff, seconded by Chairman Torrice, with a change to page 3 to fix the date at the top from February 24<sup>th</sup> to April 28<sup>th</sup>, and carried out 2-0, with Supervisor Metzinger abstaining, to approve item 'a' on the consent agenda.

Motion was made by Supervisor Metzinger, seconded by Chairman Torrice, and carried out 2-0, with Vice Chairman Groff abstaining, to approve item 'b' on the consent agenda.

Motion was made by Supervisor Metzinger, seconded by Chairman Torrice, and carried out unanimously to approve items 'c – d' on the consent agenda.

#### 4. CONFIRMED APPOINTMENT: None

#### 5. LEGAL:

- a. ZHB Appeal 2025-006, Mark Schmidt, 902 Morgan Lane Seeking Variance: Solicitor Wuerstle advised the Board that the applicant was seeking a 40ft setback variance for a porch setback, which the applicant would like to reduce to 31ft. Solicitor Wuerstle then addressed the public in general noting the importance of utilizing land use counsel to help applicants with variance requests due to the complexity of the laws they need to address versus that of personal preference.
- b. ZHB Appeal 2025-007 Buckwampum Hills, LLC, Landlocked property accessed by easement between 849-851 Callowhill Road Seeking Variance: Solicitor Wuerstle advised the Board that the applicant was seeking a lot size variance. Solicitor Wuerstle mentioned that Chairman Torrice does not believe a variance may be needed in accordance with Zoning Ordinance 160-50(b) and that he would speak with Zoning Officer Caitlin Mest further about this Hearing prior to it going to the Zoning Hearing Board.

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c. ZHB Appeal 2025-008 Jeshal Mistry - 502 E. Creamery Rd. - Seeking Variance: Solicitor Wuerstle advised the Board that the applicant was seeking a variance for accessory agriculture use for poultry on 2.4 acres. Solicitor Wuerstle noted that the current minimum for poultry is 3 acres. The Board was in agreement Solicitor Wuerstle did not need to attend this hearing.

#### 6. PLANNING:

- a. Country Central Mini-Storage Land Development Waiver: Township Engineer Fulmer noted that the waiver before the Board today is for the pre-existing structure on the property, which is required to have restroom facilities. Mr. Fulmer advised that the proposal to knock down the building and rebuild it is a better option than retrofitting the existing structure. Mr. Jason Smeland, Engineer for County Central Mini Storage, noted that the Stormwater Management Plan already includes the new building design and is requesting a land development waiver for the new proposed building with restrooms. A motion by Vice Chairman Groff, seconded by Supervisor Metzinger to approve the waiver of land development conditioned upon the approval of all items contained in the Township Engineer's letter dated June 2, 2025 within for the proposed building, and was unanimously approved.
- b. Calvary Church Extension Request: Township Engineer Fulmer advised that in 2005, the church received approval to redevelop and improve the property and that phase 1 of this redevelopment plan has been completed. He further noted that there is a phase 2 which consisted of an addition to the Church, storage building, ministry building, and additional parking areas. While the Church has no imminent plans to start phase 2, they desire to preserve the rights approved from 2005 by extending the approval for an additional 5 years to run through June 9, 2030. A motion by Supervisor Metzinger, seconded by Vice Chairman Groff to approve the extension of the redevelopment plan for an additional five years, to be extended to June 9, 2025, and was unanimously approved.

#### 7. <u>ENGINEERING:</u>

- a. Regency at Hilltown Land Development Completion Status: Township Engineer Fulmer noted that his office is in the process of completing a comprehensive landscape inspection. Advising that there are over 1000 trees and shrubs that need to be planted which have been delayed due to the spring weather not being ideal. He also noted that even when the landscape is completed, there will still be an 18-month maintenance period. Ed Messeda, a Regency HOA Board member, came forward to request the Board write a letter to Toll Brothers advising that this extension is the final one that will be granted. A motion was made by Vice Chairman Groff, seconded by Supervisor Metzinger, to approve a conditional extension to the timeframe to complete the remaining improvements until December 31, 2025, subject to the requirements of the developer to complete the landscaping punch during suitable weather hopefully in Fall of 2025, and was unanimously approved.
- b. <u>HTWSA Well No. 1 Easement Revision Request:</u> Township Engineer Fulmer stated the request is to reconfigure the easement and add 50 feet to the right-hand side and move the back line closer to the facility which essentially produces a net zero difference in land area. Motion was made by Supervisor Metzinger, seconded by Chairman Torrice, to authorize the Township Engineer and Township Solicitor to prepare amended easement documents for the adjustment of the easement located at the Pleasant Meadows Well #1, and was approved 2-

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0. Vice Chairman Groff abstained and advised that the Water Authority Board authorized full payment to the Township to cover any expense related to this request.

#### 8. PARKS & RECREATION RECOMMENDATIONS:

- a. Hilltown Civic Park
  - i) Water Line Should be run to the Park
  - ii) Water bottle filling station should be installed
  - iii) Water should be run through the snack bar
  - iv) Gray water tank should be evaluated and replaced if necessary
- b. Requesting an exception to the 'no alcohol' policy for Hilltown Fire Department fundraiser.
- c. Requesting an audience with Tim Fulmer to expand Fairhill Road Park in order to host larger community events and expand the parking lot.
- d. Requesting an RFP for field improvements at Civic Park, including a new scoreboard with a long chain or Bluetooth, lighting, batting practice cage, warm up pitching areas, netting, and dugouts.
- e. Requesting a staff member for Parks & Recreation be hired by the Township.

Chairman Torrice noted Parks & Recreation did not meet in May and that he would like more specific information on costs from them before taking these items to a vote. Supervisor Groff noted that there is no issue to bring a line into the park from Route 152 and that the Hilltown Township Water & Sewer Authority would cover the costs. Chairman Torrice then asked the Board if Township Engineer Fulmer could have an audience to discuss Fairhill Road Park, and all were in agreement. A motion was made to table items 'a-e' by Supervisor Metzinger, seconded by Vice Chairman Groff, and approved unanimously.

#### 9. <u>UNFINISHED BUSINESS:</u>

a. Parks and Recreation Board Recommendations: Tabled under agenda item 8.

#### 10. NEW BUSINESS:

- a. Motion to advertise Ordinance 2025-001- Dr. Ferry noted that this ordinance would amend Ordinance No. 2014-001, stating the only change is to Article 3(F). Dr. Ferry advised this motion was only to advertise the Ordinance, which is the standard procedure for all ordinances. Motion was made by Vice Chairman Groff, seconded by Supervisor Metzinger, and carried unanimously to advertise Ordinance 2025-001.
- b. Motion to approve Resolution 2025-012 A Resolution of The Board of Supervisors of Hill Town Township Authorizing the Township's Participation in Establishing PSDALF and INVEST as Township Depositories. Motion was made by Supervisor Metzinger, seconded by Vice Chairman Groff, and carried out unanimously to approve Resolution 2025-012.
- c. <u>Motion to approve Resolution 2025-013</u> Providing for Transfer of Funds in the 2025 Budget. Motion was made by Vice Chairman Groff, seconded by Supervisor Metzinger, and carried out unanimously to approve Resolution 2025-013.

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d. Motion to approve H&K Extended Hours Request for July, 2025: Township Manager Ferry noted that H&K was seeking approval for the extended hours of 6:30pm – 6:30am, from July 1, 2025 thru July 31, 2025, excluding Holidays. Mr. Scott Drumbore, George and Jason Miller, and Air Quality Specialist Scott Taylor from H&K were all present.

Discussion ensued between the Board and H&K representatives regarding the need for these extension requests, noise, general operations, customers, equipment, wells, air quality, and quarry procedures. Following the discussion, Supervisor Metzinger asked Dr. Ferry to update H&K representative regarding Forest Road Park. Dr. Ferry advised that the Township has permanently closed Forest Road Park due to the anomalies at the park, and noted that the Board would like to meet with the representatives of H&K and the Department of Environmental Protection to further discuss the safety of the quarry workers and Township residents due to the issues at the park. Mr. Drumbore mentioned he was not all too concerned about the fractures as he believes the issue to be stormwater related, though he agreed to have a meeting.

A motion was made by Vice Chairman Groff, seconded by Supervisor Metzinger, and carried out unanimously to approve the extension of hours for Chalfont Asphalt and Quarry to operate between the hours of 6:30 pm - 6:30 am, Monday through Saturday, between July 1 and July 31, 2025, excluding holidays.

e. <u>PennDOT Highway Lighting Plan Review:</u> Dr. Ferry advised PennDOT is seeking approval from the Township for 22 lights to be installed as well as sign a full maintenance agreement in which the Township would financially responsible for all costs of light and roundabout maintenance in perpetuity. Dr. Ferry noted that if the Township did not agree, PennDOT advised that the lights would not be installed.

Supervisor Metzinger inquired if this is a State roadway and the Township said no, who would be liable. An immediate answer was not available. Dr. Ferry noted that an estimate was provided for the financial aspect of the lights on an annual basis of approximately \$1,200, however, this did not include additional expenses for the roundabout maintenance. Chairman Torrice inquired if the number of lights could be brought down to a lower number. Dr. Ferry advised this was the modified plan as the original plan had 36 lights, so it would not likely change. Township Engineer Fulmer noted that the agreement for the round-about is similar to those of the traffic signal obligations by the Township on State owned roads.

The Board agreed to have Dr. Ferry and Solicitor Wuerstle review the agreement and present it back to the Board at a later date. Dr. Ferry noted she would look into costs being covered by the Liquid Fuels Tax as well.

- 11. MANAGER UPDATE: None
- 12. <u>SUPERVISOR'S COMMENTS</u>: Vice Chairman Groff noted the Public Works Department did an excellent job on the bike path.
- 13. PUBLIC COMMENT: None
- 14. PRESS CONFERENCE: None

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15. <u>ADJOURMENT:</u> Upon a motion from Vice Chairman Groff, seconded by Supervisor Metzinger, and carried unanimously, the June 23, 2025, Hilltown Township Board of Supervisors meeting was adjourned at 8:18 PM.

Respectfully submitted,

Deanna Ferry, DPA 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).



### PLANNING REPORT

### WYNN ASSOCIATES, INC. MUNICIPAL ENGINEERING SERVICES

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

July 23, 2025

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: July 28, 2025 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. Reserve at Orchard Hill (Schreiner Tract) Subdivision At their meeting held on July 21, 2025, the Township Planning Commission approved a motion recommending preliminary plan approval of the subject application, which proposes 25 townhouse units along a new cul-de-sac road, conditional upon resolution of all items contained within the enclosed engineering review correspondence dated July 9, 2025 from this office, noting the following:
  - The Planning Commission recommended approval of all waivers contained in Comment 4 of engineering review correspondence dated July 9, 2025, subject to the Township and applicant agreeing to a capital contribution of waived street improvements along Walnut Street (the width of the frontage is only 15 feet); the Township receiving a capital contribution in lieu of recreation land dedication (\$2,685.00 per dwelling unit); and the applicant planting an acceptable number of reforestation trees within the open space area and providing a capital contribution for the remaining required reforestation trees not planted to the Township. The applicant indicated that perhaps 50 of the required 101 reforestation trees could be planted, with the applicant offering a capital contribution for the remaining required trees.
  - The applicant indicated that all other items in the engineering review correspondence are "will comply".
- 2. <u>Cablevision Lightpath, LLC Land Development</u> At their meeting held on July 21, 2025, the Township Planning Commission approved a motion recommending preliminary and final land development plan approval of the subject application, with proposes a utility use along Bethlehem Pike, conditional upon resolution of all items contained within the enclosed engineering review correspondence dated June 24, 2025 from this office, noting the following:
  - The Planning Commission recommended approval of all waivers contained in Comment 4 of engineering review correspondence dated June 24, 2025, subject to the applicant and Township agreeing to a capital contribution of waived street improvements along Keystone Drive and Bethlehem Pike (noting that the "Orchard Road" frontage is a paper street that is unopened and will remain as such in the future). A cost estimate for waived street improvements has not yet been submitted for review.
  - Regarding Comment 5.B of engineering review correspondence dated June 24, 2025, the applicant
    added this item to the list of requested waivers, to permit less than 20 feet of open space between the
    nearest parking space and the buildings. The Planning Commission recommended approval of the
    applicant's request for waiver, subject to the plan being reviewed by the servicing fire company
    (Sellersville Station 27).
  - The applicant indicated that all other items in the engineering review correspondence are "will comply".

Hilltown Township Board of Supervisors Subject: July 28, 2025 Board of Supervisors Agenda July 23, 2025 Page 2

- 3. <u>Jasinski Subdivision</u> At their meeting held on July 21, 2025, the Township Planning Commission approved a motion recommending preliminary subdivision plan approval for the subject application, which proposes 10 single family detached dwelling lots (9 building lots having frontage on a proposed cul-de-sac road; and an existing dwelling lot preserved with deed restricted open space) along Highland Park Road, conditional upon resolution of all items contained within the enclosed engineering review correspondence dated July 10, 2025 from this office, noting the following:
  - The Planning Commission recommended approval of all waivers contained in Comment 4 of engineering review correspondence dated July 10. 2025, subject to the applicant and Township agreeing to a capital contribution in lieu of certain required street improvements along Highland Park Road, and a capital contribution in lieu of reforestation trees. Additionally, it was noted that the waiver requested in Item 4.F should reference Section 140-17.J, instead of Section 140-33.H).
  - The applicant indicated that all other items in the engineering review correspondence are "will comply".
- 4. <u>Solar Atmospheres Land Development</u> At their meeting held on July 21, 2025, the Township Planning Commission approved a motion recommending preliminary and final land development approval for the subject application, which proposes expansion of the existing manufacturing building along Clearview Road, conditional upon resolution of all items contained within the enclosed engineering review correspondence dated June 24, 2025 from this office, noting the following:
  - The Planning Commission recommended approval of all waivers contained in Comment 6 of engineering review correspondence dated June 24, 2025.
  - With respect to Comment 7 of engineering review correspondence dated June 24, 2025, the applicant added this item to the list of requested waivers, to not require cartway overlay and sidewalk along Clearview Road within the frontage of the site. The Planning Commission recommended approval of the applicant's request, subject to the Township and applicant agreeing to a capital contribution in lieu of waived street improvements. A cost estimate for waived street improvements was not received for review.
  - With respect to Comment 8.B of engineering review correspondence dated June 24, 2025, the applicant added this item to the list of requested waivers, to permit less than 20 feet of open space between the nearest parking space and the buildings. The Planning Commission recommended approval of the applicant's request for waiver, subject to the plan being reviewed by the servicing fire company (Souderton Station 84).
  - The applicant indicated that all other items in the engineering review correspondence are "will comply".

The following item is included under the Engineering portion of your agenda:

- 1. Telford Hauling (Waste Management) Land Development Work Hours Request Construction has commenced at the subject site, which is located along Bethlehem Pike and Progress Drive within the HI Zoning District. The Township received the enclosed correspondence from Diversified Engineering, which requests approval of extended work hours for the project to enable construction of various utilities within the existing facility parking area to avoid conflict with the ongoing daytime operations of the business. Typically, construction activity associated with subdivision/land development projects is permitted between 7 AM and 7 PM, Monday thru Saturday with no work permitted on Sundays or holidays. Any proposed work outside of those times/dates must be approved by the Township. If you are inclined to approve the extended work hours as requested by the developer, I recommend that the following conditions of approval be considered:
  - Extended work hours should be limited between 5 PM and 12 midnight, as stated in the request.
  - No work of any kind should be permitted on Sundays or holidays.
  - Construction observation fees for any work performed on Saturdays or after 7 PM that requires
    Township oversight should be reimbursed by the developer at a rate of one and one-half times the
    standard hourly rate of the Township professionals responsible for oversight of the work.

Hilltown Township Board of Supervisors Subject: July 28, 2025 Board of Supervisors Agenda July 23, 2025 Page 3

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

Very truly yours,

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Timothy Fulmer, P.E. Township Engineer

#### TAF Enclosure

Deanna Ferry, Township Manager (via email)
Marianne Egan, Assistant Secretary/Treasurer (via email)
Theresa Spehar, Township Administrative Assistant (via email)
Janelle Lear, Township Administrative Assistant (via email)
Tiffany Crivelli, 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

July 9, 2025

Jon Apple, Chairman (via email) Planning Commission Hilltown Township P.O. Box 260 13 W. Creamery Road Hilltown, PA 18927

Subject: Reserve at Orchard Hill (formerly Schreiner Tract) Subdivision Preliminary Plan

919 E. Walnut Street TMP #15-11-59-1 File No. 01-691

Dear Planning Commission Members,

The following comments and/or recommendations are made with respect to the subject revised preliminary subdivision plan, sheets 1 thru 24, dated April 25, 2025, last revised June 27, 2025, prepared by Van Cleef Engineering Associates, LLC, which was received by the Township on June 26, 2025:

- 1. Site contains an unnamed tributary and associated 100-year floodplain, which was determined on the basis of a "100 Yr Flood Study Report", dated November 11, 2024, last revised June 12, 2025, prepared by Van Cleef Engineering Associates, LLC. A drainage easement is proposed to encompass the limits of the 100-year floodplain area, which is described by metes and bounds information on the record plan. A legal description, signed and sealed by the responsible professional land surveyor, should be submitted for review and preparation of easement documents by the Township Solicitor. Easement documents should be executed by the property owner in a manner satisfactory to the Township, prior to plan recordation.
- 2. Use B4 (Performance Subdivision) is permitted only in the CR-1 Zoning District where public water and public sanitary sewer is available, and must comply with use requirements contained in Section 160-23.B(4) of the Zoning Ordinance. Applicant elects to utilize the Townhouse (B4.4.7) dwelling type, consisting of 5 three-bedroom dwelling units per building. Site capacity calculations contained on record plan sheet 3 indicate that the maximum allowable number of dwelling units is 25, and 25 dwelling units are proposed. An open space area containing 5.76 acres (excluding basins, proposed emergency access, and ultimate right of way area) is proposed, which exceeds the required open space area per site capacity calculations. Parking tabulations indicate that the required number of parking spaces per dwelling unit (including spillover parking) can be achieved by use of garages and driveways (4 spaces total) on individual lots, plus approximately 10 on-street spaces along the south side of the proposed street. The following items should be addressed:
  - A. As individual garages are intended to be utilized to meet (in part) the off-street parking requirements of the Zoning Ordinance, Note 42 on sheet 3 states that the proposed garage areas will be deed restricted from any use other than storage, so that garages are available for off-street parking and may not be converted into additional living space. Additionally, Note 44 on sheet 3 states that a deed restriction will be established to specify that the minimum front yard building setback for the lots has been voluntarily increased to 20 feet (from 5 feet as specified in the Zoning Ordinance) to enable two full car length parking spaces to be provided in each driveway. Deed restrictions to memorialize the garage use and voluntary minimum front yard setback should be established in a manner satisfactory to the Township and Township Solicitor, prior to plan recordation.

- B. Plan identifies that the open space area, stormwater basins, and centralized mailbox will be owned and maintained by the property owner, as the property will be operated as a rental townhouse community. In the event that ownership of the community is subsequently transferred to another entity, such as a community homeowners association, documents to establish responsibilities for ownership and maintenance of common elements should be established at that time to ensure that the site is being maintained in accordance with requirements of the approved plan, as referenced in note 46 on sheet 3.
- C. As noted on the plan, a blanket easement over the open space area is offered to the Township to ensure that the Township can access the open space area and verify that the open space area and appurtenant facilities are being maintained by the landowner in accordance with requirements of the approved plan. Blanket easement should be established in a manner satisfactory to the Township and Township Solicitor, prior to plan recordation.
- 3. A 35 feet wide Type 1 buffer yard has been delineated along the westernmost property boundary, where the proposed multifamily residential use abuts existing single family detached dwelling lots. Buffer yard area contains existing wooded area proposed to remain. Buffer yard is proposed to be encompassed by an easement in favor of the Township, which requires the property owner to maintain the buffer area and all vegetation within the buffer easement and gives the Township the right to access the buffer easement to verify compliance with maintenance responsibilities. A legal description for the buffer yard easement, signed and sealed by the responsible professional land surveyor, should be submitted for review and preparation of easement documents by the Township Solicitor. Easement documents should be executed by the property owner in a manner satisfactory to the Township, prior to plan recordation. (Z.O. Section 160-33)
- 4. Correspondence dated April 28, 2025, revised June 27, 2025 (copy enclosed) was submitted by Van Cleef Engineering Associates, LLC on behalf of the applicant, which requests waivers of the following Ordinance requirements:
  - A. SLDO Section 140-27.B(4), which requires lot lines intersecting street lines to be substantially at right angles or radial to the street line, from the street line to the rear of the lot. Request notes that Lots 10 and 11 contain angle breaks in the side lot lines due to the orientation of the lots relative to the cul-desac bulbs. Provided the Township is satisfied with the proposed lot layout, this office has no objection to the applicant's request.
  - B. SLDO Section 140-27.B(11), which requires that residential lot depth shall not be less than one nor more than three times the lot width. Due to the typical configuration of townhouse lots (especially internal units in a group of lots), strict compliance with this requirement is not possible. As lot shapes are generally uniform as shown on the sketch plan, this office recommends approval of the applicant's request.
  - C. SLDO Section 140-28.P, which requires cartway reconstruction/overlay and drainage improvements to existing streets within the frontage of the site. As site contains limited (+/- 15 feet) frontage along E. Walnut Street, and no similar improvements exist within the vicinity of the site, this office recommends approval of the applicant's request.
  - D. SLDO Section 140-28.R, which requires that all new subdivisions/land developments containing 25 dwelling units or more, or generating 250 daily vehicular trips or more, shall have a minimum of two public street accesses to/from existing public roadways. Request notes that an emergency access is proposed between the cul-de-sac turnaround and Country Road, which enables a second access point for emergency vehicles in the event of an issue with the primary public access point. Additionally, request notes that the site layout was revised (from the originally proposed through street) to address concerns raised by the neighboring Country Roads development.

- E. SLDO Section 140-30.A, which does not permit cul-de-sac streets unless the applicant can demonstrate to the satisfaction of the Township that construction of a through street is not feasible. Request notes that although a through street is feasible, the cul-de-sac street is proposed to address concerns raised by the neighboring Country Roads development.
- F. SLDO Section 140-30.C, which requires permanent cul-de-sac streets to have a maximum length of 500 feet, or serve as access to no more than 12 dwelling units, whichever is more restrictive. Waiver is requested to enable the proposed cul-de-sac street to have a length of approximately 653 feet and serve 25 dwelling units. Request notes that the cul-de-sac street is proposed to address concerns raised by the neighboring Country Roads development.
- G. SLDO Section 140-36.A, which requires sidewalk along existing streets within the frontage of the site. Request notes that the site contains limited (+/- 15 feet) frontage along E. Walnut Street, and no similar improvements exist within the vicinity of the site. This office has no objection to the applicant's request.
- H. SLDO Section 140-37.G, which requires tree replacement/reforestation to compensate for the removal of existing trees of ten inches in diameter or greater during construction. Request notes that the number of required replacement trees is 101, and the installation of these trees within open areas of the site would effectively encumber the open space areas such that they could not be used for informal recreation opportunities by the residents. If a waiver from planting all or some of the require trees is approved by the Township, the Township should consider accepting a capital contribution in lieu of the number of required replacement trees not proposed for installation.
- I. SLDO Sections 140-47.B & C, which require residential developments containing 25 or more dwelling units to provide for the construction of recreational facilities (play fields/tot lots). Request notes that recreation facilities would not be required for one less lot.
- J. SLDO Sections 140-60 & 140-63, which require all residential developments to provide for public dedication of land suitable for park and or recreation use, unless a fee in lieu of recreation land dedication is agreed upon between the applicant and Township. Request notes that neither recreation land dedication, nor fee, is proposed; and no hardship on which the request is based has been cited. At a minimum, if a waiver is approved, the Township should accept a capital contribution in lieu of recreation land dedication, which is based upon the value per dwelling unit as set forth in the current Township Fee Schedule.
- K. SLDO Appendix I, which contains design requirements for permanent cul-de-sac bulbs (with landscaped islands). As the Township does not desire landscape islands within cul-de-sac bulbs due to snow plowing issus and other maintenance concerns, this office recommends approval of the waiver request.
- L. SMO Section 134-20.I(4), which contains limitations on the depth of detained runoff within a stormwater management basin. Request notes that the depths of detained runoff exceed the allowable maximum depths; however, the basin is proposed to be surrounded by split-rail safety fence. This office recommends approval of the applicant's request, noting that the basin is proposed to be fenced.
- 6. An internal cul-de sac street is proposed, having a 32 feet wide curbed cartway (with sidewalk both sides) within a 56 feet wide right of way. Street is proposed to intersect Applewood Drive within the Orchard Hill Subdivision. The following items pertaining to the internal road should be addressed:
  - A. Note 8 on sheet 3 offers the internal street for dedication to the Township fee simple. If ownership of the street will be accepted by the Township, a legal description for the proposed right of way, containing seal and signature by the responsible professional land surveyor, should be submitted to the Township for

# Hilltown Township Planning Commission (via email) Subject: Reserve at Orchard Hill (formerly Schreiner Tract) Subdivision Revised Preliminary Plan July 9, 2025 Page 4

review and preparation of dedication documents by the Township Solicitor. Dedication documents should be executed by the property owner in a manner satisfactory to the Township, prior to plan recordation.

- B. Plan indicates that an emergency access will be proposed between the cul-de-sac turnaround area and Country Road. Plan specifies a 20 feet wide paved driveway for emergency access, with two bollards/chain proposed at the common property line with the Country Roads Development to restrict unauthorized access. Signage (Authorized Vehicles Only) is proposed at each end of the emergency access driveway to alert motorists that the driveway is not a thru street. Design of the emergency access driveway and bollards/chain should be reviewed by the servicing fire company (Silverdale Station 59).
- C. Two snow storage easement areas are proposed around the perimeter of the cul-de-sac turnaround. Legal descriptions for the snow storage easements, signed and sealed by the responsible professional land surveyor, should be submitted for review and preparation of easement documents by the Township Solicitor. Easement documents should be executed by the property owner in a manner satisfactory to the Township, prior to plan recordation. (SLDO Section 140-30.F)
- D. Plan identifies the location of a cluster mailbox along the north side of the road (east of Lot 25). Township should determine if the cluster mailbox location is appropriate to provide safe and efficient access to all residents of the development. Ownership/maintenance responsibilities of the cluster mailbox are noted to be that of the property owner. The cluster mailbox location/design should be reviewed by the servicing postmaster to ensure that it complies with requirements of USPS.
- E. Vineyard Court is proposed as the name for the internal road, which is subject to review by the servicing postmaster and Township to verify that the name does not duplicate, or otherwise conflict with, existing street names within the postal service area and the Township. Street name is subject to approval of the Board of Supervisors. (SLDO Section 140-28.L)
- 7. "Stormwater Management and Erosion & Sedimentation Control Report", dated April 28, 2025, prepared by Van Cleef Engineering Associates, LLC, was submitted with the preliminary plan. Site is located in the East Branch Perkiomen Creek Watershed (Release Rate District A), which requires compliance with peak rate reduction and volume control requirements of the Stormwater Management Ordinance. Plan proposes two stormwater management MRC basins, which are to be owned and maintained by the property owner. A Stormwater Facility Maintenance and Monitoring Agreement, prepared by the Township Solicitor, should be executed between the property owner and the Township to ensure that the property owner maintains the BMPs in accordance with requirements of the approved plan; and gives the Township the right, but not the obligation, to inspect the site to ensure the BMP is being maintained in accordance with the approved plan.
- 8. Written verification of approval for design of proposed erosion and sediment control measures to be implemented during construction activity should be received from Bucks County Conservation District. As earth disturbance will exceed one acre, an NPDES permit must be obtained by the applicant from Bucks County Conservation District/PADEP. (SLDO Section 140-40)
- 9. Site is proposed to be served by public water facilities owned by HTWSA, which exist within Applewood Drive to the south of the site. Written confirmation should be received from HTWSA, which indicates that HTWSA has available water capacity to supply the proposed development. Design of proposed public water facilities should receive approval from HTWSA. Plan should also be reviewed by the servicing fire company (Silverdale Station 59) relative to site access and firefighting concerns. (SLDO Section 140-41)

Hilltown Township Planning Commission (via email)
Subject: Reserve at Orchard Hill (formerly Schreiner Tract) Subdivision Revised Preliminary Plan
July 9, 2025
Page 5

- 10. Site is proposed to be served by public sewer disposal facilities owned by HTWSA, which exist within the site. Written confirmation should be received that verifies that HTWSA (and PWTA, as applicable) has adequate capacity to collect, convey, and treat effluent generated by the project, and that no hydraulic overload exists, or is projected to exist within five years. Design of public sanitary sewer facilities should receive approval from HTWSA. A Sewage Facilities Planning Module Exemption Mailer was submitted with the preliminary plan application, which should not be executed by the Township until the capacity certifications is/are received from HTWSA (and PWTA, as applicable). Sewage Facilities Planning Module approval, or exemption, must be received from PADEP, prior to plan recordation. (SLDO Section 140-21 & 140-42)
- 11. All property and right of way monumentation should be installed and certified in writing by the responsible surveyor, unless same is guaranteed via the Development/Financial Security Agreement. (SLDO Section 140-44)
- 12. Note 8 on sheet 3 offers the ultimate right of way area of E. Walnut Street (major collector street, 40 feet wide half width) within the frontage of the site for dedication to the Township as an easement, which should be accepted by the Township pursuant to Section 140-29.B(1) of the Subdivision Ordinance. A legal description for the right of way area, signed and sealed by the responsible professional land surveyor, should be submitted for review and preparation of easement documents by the Township Solicitor. Easement documents should be executed by the property owner in a manner satisfactory to the Township, prior to plan recordation.
- 13. Two streetlights are proposed (at the intersection with Applewood Drive, and within the cul-de-sac turnaround area). Streetlights should comply with requirements of PPL.
- 14. Development/Financial Security Agreement should be executed between the applicant and Township, to guarantee installation of required improvements. Pending preliminary plan approval, an Opinion of Probable Construction Cost, prepared by a licensed Professional Engineer, should be submitted to the Township for review. (SLDO Section 140-55)
- 15. The following engineering/drafting detail items should be satisfactorily addressed:
  - A. Inlet 8 should be labelled in plan view on the grading plan (sheet 6). (SLDO Section 140-17.F(5))
  - B. Landscaping Schedule for Basin #2 on sheet 8 indicates that 5 Norway Spruce trees are proposed, which does not agree with the number of symbols shown in plan view (6) and should be clarified.
  - C. The minimum height of shrubs at planting should be 36 inches, for consistency with Section 134-20.I.7(c) of the Stormwater Management Ordinance.
  - D. Japanese Zelkova is proposed for installation as a street tree and basin planting, which is not contained on the Township's list of approved landscape materials. A different deciduous tree should be selected from the list of approved trees.
  - E. Runoff coefficient for meadow (utilized in the pre-development condition for unforested areas of the site) should also be used for unforested areas of the site in the post development condition that are outside the limits of disturbance shown on the plan. Post development peak rate calculations for the bypass watershed (used in the analysis to DP001) should be revised accordingly.

#### **RECOMMENDATION:**

Plan should not be approved unless the above items are resolved in a manner satisfactory to the Township.

# Hilltown Township Planning Commission (via email) Subject: Reserve at Orchard Hill (formerly Schreiner Tract) Subdivision Revised Preliminary Plan July 9, 2025 Page 6

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

Very Truly Yours,

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Timothy Fulmer, P.E. Township Engineer

#### TAF

#### Enclosure

cc: Dave Bartholomew, Jr., Vice Chairperson, Planning Commission (via email)

Eric Nogami, Secretary, Planning Commission (via email)

Robert Sichelstiel, Planning Commission (via email)

Carol Pierce, 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)

Deanna Ferry, Township Manager (via email)

Marianne Egan, Assistant Secretary/Treasurer (via email)

Theresa Spehar, Township Administrative Assistant (via email)

Janelle Lear, Township Administrative Assistant (via email)

Tiffany Crivelli, Township Administrative Assistant (via email)

Jack Wuerstle, Esq. (via email)

Heritage Properties Group, LLC (via email)

Nate Fox, Esq. (via email)

Van Cleef Engineering Associates, LLC (via email)

HTWSA (via email)

## WYNN ASSOCIATES, INC. MUNICIPAL ENGINEERING SERVICES

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

June 24, 2025

Jon Apple, Chairman (via email) Planning Commission Hilltown Township P.O. Box 260 13 W. Creamery Road Hilltown, PA 18927

Subject: Cablevision Lightpath, LLC Land Development

4697 Bethlehem Pike

TMP #15-1-94 File No. 01-704

Dear Planning Commission Members,

The following comments and/or recommendations are made with respect to the subject preliminary plan, sheets 1 thru 10, dated June 5, 2025, prepared by Mease Engineering, PC, which was received by the Township on June 9, 2025:

#### SUBMISSION:

The 2.83 acres (net) parcel located southeast corner of the intersection of Keystone Drive and Bethlehem Pike within the PC-1 Zoning District is proposed to be developed for a Public and Commercial Utilities (F1) use, consisting of three 7,744 SF buildings (one initially proposed, plus two "future"), 5 parking spaces, outdoor generator/electrical pads, and a driveway access along Bethlehem Pike. Site is currently vacant, and is predominantly open field. Site is bounded to the northeast by Keystone Drive (and the Village at Dorchester Age Qualified residential community to the east of Keystone Drive), to the west by Bethlehem Pike (and residential/commercial uses in the HI District along the west side of Bethlehem Pike), and to the south by unopened right of way associated with Orchard Road (and existing residential uses in the CR-2 and LI Zoning Districts). Site is proposed to be served by public water provided by Telford Borough Authority; and a holding tank for on-lot sewage disposal.

#### **DISCUSSION:**

- 1. Proposal was subject of a Conditional Use application, which received approval from the Board of Supervisors on May 27, 2025. Record Plan note #16 should reference the date of the written Conditional Use Adjudication; and all conditions imposed by the Township must be satisfied prior to land development plan approval.
  - A condition of Conditional Use approval stipulates that the Applicant shall provide enhanced buffering, as determined during land development review, to better screen the new building(s) from public view. Township should consider the amount and location of proposed landscaping shown on sheet 5, and whether any additional trees/shrubs/berms/fencing should be proposed.
- 2. Project is proposed to be phased, with the site access, two parking spaces, stormwater BMP, and one 7,744 SF building to be initially constructed. Plan should clarify that all buffer yard and street tree plantings will also be constructed as part of the initial phase of construction. If phasing is approved, plan should note that subsequent construction of additional buildings/parking areas must occur consistent with that shown on the approved land development plan; otherwise, revised land development approval must be obtained from the Township prior to issuance of building/zoning permits for future phases of the construction.

- 3. Type 1 (35 feet wide) buffer yard is proposed where the non-residential use abuts land in residential use (parcels to the south and east). A mixture of deciduous and evergreen trees and shrubs is proposed within the buffer yard area, noting that some existing vegetation is proposed to remain along the southern property boundary nearest to Bethlehem Pike. Buffer yard should be encompassed by an easement, described by metes and bounds information on the record plan, to ensure that existing and proposed vegetation is preserved and maintained in accordance with requirements of Section 160-33 of the Zoning Ordinance. Legal description, containing seal and signature by the responsible professional land surveyor, should be submitted for review and preparation of easement documents by the Township Solicitor. Easement documents should be executed by the property owner in a manner satisfactory to the Township, prior to plan recordation.
- 4. Correspondence dated June 5, 2025 was submitted by Mease Engineering, PC on behalf of the applicant, which requests waivers of the following Land Development Ordinance sections:
  - A. SLDO Section 140-17.D, which requires existing features within 100 feet of the site to be shown on the site plan. Applicant request relief to permit the use of the aerial photograph to identify existing features within 100 feet of the site. This office has no objection to the applicant's request, provided that any existing feature within 100 feet of the site deemed necessary by the Township be shown upon request.
  - B. SLDO 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 to be installed along existing roads within the frontage of the site. Request notes that curbs and sidewalks are not characteristic of this area of the Township. The proposal involves a single Minimum Use Driveway access along Bethlehem Pike (a State Highway), and no access along Keystone Drive. Cartway widening, drainage improvements, curb, and sidewalk (partial) exist along the east side of Keystone Drive (constructed as part of the Village at Dorchester development). As the proposed use will have minimal impact on the surrounding road network, this office has no objection to the applicant's request, conditional upon a capital contribution in lieu of required road improvements being agreed upon between the applicant and the Township.
  - C. SLDO Sections 140-38.C(2)(c)&(d), which require all storm sewer pipes to have a minimum diameter of 18 inches, and be constructed utilizing reinforced concrete. Relief is requested to permit use of High Density Polyethylene Pipe (HDPEP) having diameters less than 18 inches, noting that the storm sewer system is privately owned and consists mainly of roof drain downspout conveyance pipes designed for low flow rates. This office has no objection to the applicant's request, provided the basin outlet pipe (proposed as a 15 inch RCP) is constructed as such as shown on the plan.
- 5. The following issues related to parking lot/access design should be addressed:
  - A. Plan should verify that the access driveway/parking/loading areas provide sufficient width and alignment to permit the circulation of emergency vehicles and large delivery trucks within the site. Truck turning templates for the largest vehicles (delivery & emergency services) should be provided for review. (SLDO Section 140-45.C(12))
  - B. In accordance with Section 140-45.G(4) of the Land Development Ordinance, a minimum of 20 feet of open space shall be provided between the outside wall of the building and any parking space to provide access for firefighting equipment, unless waived by the Township. Twelve feet of open space is proposed between the nearest parking spaces and the buildings. Plan should be revised accordingly, unless a waiver is requested in writing, and review by the servicing fire company (Sellersville Station 27) agrees that the provision of the required open space is not necessary.
  - C. Proposed driveway access along Bethlehem Pike should receive approval from PennDot via issuance of a Highway Occupancy Permit. (SLDO Section 140-28.B)

- D. Width of passenger vehicle parking spaces should be increased from 9 feet to 9.5 feet, as required by Section 140-45.G(1) of the Land Development Ordinance.
- 6. "Drainage and Stormwater Management Report", dated June 5, 2025, prepared by Mease Engineering, PC, was submitted with the preliminary plan. Site is located within the East Branch Perkiomen Creek (District B) Watershed, which requires compliance with peak rate reduction and volume control requirements of the Stormwater Management Ordinance (Ordinance 2022-01). A stormwater management raingarden/bioretention basin is proposed in the northwest corner of the site, which has been designed to manage stormwater runoff from the project area assuming construction of all current and future improvements shown on the site plan.

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)

Additional comments relative to stormwater management analysis and design of BMPs are included in the engineering/drafting detail portion of this review.

- 7. 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. Limits of disturbance shown on the plan (for construction of Phase 1) indicate that the total area of earth disturbance is 0.97 acres. If earth disturbance exceeds one acre, project must also comply with requirements of the NPDES permit program administered by PADEP/Bucks County Conservation District via issuance of an NPDES permit. (SLDO Section 140-40)
- 8. Site is proposed to be served by public water facilities owned by Telford Borough Authority (TBA). Written confirmation should be received from TBA that verifies the Authority has adequate capacity to provide public water service (domestic and fire suppression) for the proposed project (full buildout). Design approval for public water connection should also be received from TBA, prior to plan approval. Plan should also be reviewed by the servicing fire company (Sellersville Station 27) relative to site access and firefighting concerns. (SLDO Section 140-41)
- 9. Site is proposed to be served by a holding tank. A permit for use of a holding tank should be received from Bucks County Department of Health; and a Holding Tank Operation and Maintenance Agreement should be executed between the applicant and Township to guarantee the long-term ownership and maintenance of the holding tank. Written confirmation should also be received from PADEP relative to a waiver of Sewage Facilities Planning. (SLDO Section 140-21 & 140-42)
- 10. Ultimate right of way areas of Bethlehem Pike and Keystone Drive within the frontage of the site may have been previously dedicated to the Township as part of a prior subdivision in 1986. Deed research for prior dedication of right of way should be provided to confirm this assumption. Deed of record refers to a prior subdivision (Ralph Beaver Strassburger Estate Subdivision), and describes the boundary of the parent tract excluding the right of way areas of both streets. Plan should reference (by note) the prior recorded subdivision plan; and clarify the status of the ultimate right of way areas shown on the plan. Plan should also offer the ultimate right of way of (extended) Orchard Road for dedication by note on the plan; however this office recommends that the Township decline to accept the right of way at this time.

- 11. Plan refers to exterior lighting (Note 9 on sheet 1), but a lighting plan prepared in accordance with Section 140-17.I was not submitted with the preliminary plan for review. Lighting plan should be submitted for review, and plan should also clarify, by note, that all outdoor lighting shall be controlled by automatic switching devices, such as time clocks or combination motion detectors and photocells, to permit extinguishing lighting between 11:00 PM and 7:00 AM. (ZO Section 160-41.D(6))
- 12. 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, driveway access/parking, street improvements (if required), lighting, 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)
- 13. If not already accomplished, the applicant proposing land development shall notify all abutting landowners of record, including parcels across public roadways via certified United States first class mail, return receipt requested. Return receipt cards must be supplied to the Township at least 10 days prior to the first meeting of the Planning Commission at which the plans are to be discussed. (SLDO Section 140-17.M.)
- 14. Attached to this correspondence is a review of engineering/drafting detail items, which should be satisfactorily addressed.

#### **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,

timony a. Falmy

Timothy Fulmer, P.E. Township Engineer

TAF

cc: Dave Bartholomew, Jr., Vice Chairperson, Planning Commission (via email)

Eric Nogami, Secretary, Planning Commission (via email)

Robert Sichelstiel, Planning Commission (via email)

Carol Pierce, Planning Commission (via email)

Caleb Torrice, Chairperson, Board of Supervisors (via email)

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Janelle Lear, Township Administrative Assistant (via email)

Tiffany Crivelli, Township Administrative Assistant (via email)

Jack Wuerstle, Esq. (via email)

Cablevision Lightpath, LLC (via email)

Hilltown Historical Society (via email)

Mease Engineering, PC (via email)

#### **ENGINEERING/DRAFTING DETAILS:**

- 1. Recording acknowledgements on the record plan sheets should be revised to remove the certification of the Township Planning Commission, which is not required.
- 2. Upon issuance of a review memorandum by the Bucks County Planning Commission, the BCPC review number should be completed within the certification on the record plan.
- 3. Plan should clarify the horizontal/vertical datums utilized for the boundary and topographic information shown the plan. It appears that boundary is based on the horizontal bearing orientation contained in the deed of record. Vertical datum should be specified (NAV88 is required). (SLDO Section 140-17.D(6))
- 4. Record plan should contain a reference to the prior recorded subdivision plan. (SLDO Section 140-17.C(10).
- 5. Storm sewer bedding/backfill details on sheet 8 are for reinforced concrete pipe per Township specifications. As HDPEP is proposed, a bedding/backfill detail conforming to minimum requirements of the pipe manufacturer should be included on the plan.
- 6. Required and available sight distance, looking left and right from the proposed driveway, should be identified on the plan as required by Section 140-17.E(10) of the Land Development Ordinance.
- 7. Landscaping plan should clarify (by shading/hatching or other means) the extent and location of the groundcover plantings within the required buffer yard.
- 8. Raingarden/Bioretention detail on sheet 8 should label the length and slope of the basin discharge pipe.
- 9. Storm Sewer Profile on sheet 8 should label the structure number and invert of the endwall/pipe into the basin.
- 10. Swale cross-section detail on sheet 8 references three swales (S-1, S-2, & S-3); however, swale design calculations for capacity and stability were not included within the stormwater report for review, and should be submitted.
- 11. Underdrain system within the bottom of the stormwater BMP should be revised to include a junction box (which may also be used as a cleanout) at the obtuse bend in the U-drain alignment at the southwestern side of the basin, to enable conveyance of flow and allow access for cleaning and maintenance.
- 12. Stormwater analysis treats the entire site area as one watershed in the predevelopment and post-development condition. Site design results in runoff from a large area of the development being diverted to the stormwater management facility in the north corner of the site, which discharges to an existing culvert under Bethlehem Pike. Site topography indicates that there is a ridge line within the site, such that a portion of the site currently drains toward the existing culvert under Bethlehem Pike near the intersection with Keystone Drive; and the remaining area of the site sheet flows toward the east side of Bethlehem Pike (and flows in a southerly direction along the shoulder of Bethlehem Pike away from the aforementioned culvert). Based on this, stormwater analysis should be revised such that the site is evaluated for two points of interest, to verify that peak rate and volume control requirements are achieved for each point of interest.
- 13. Stormwater BMP design contains no analysed outflow, other than the overflow structure. (An underdrain system is proposed within the bottom of the BMP, but is not part of the outflow system utilized in the basin routing calculations). As infiltration of stormwater runoff is infeasible, outflow from the basin via the underdrain system (to effectively dewater the entire storage area of the BMP) should be accounted for in the post development calculations.
- 14. Source and date of the aerial imagery shown on the Aerial Plan (sheet 10) should be labelled on the plan. (SLDO Section 140-17.L.(5))
- 15. Additional comments are reserved pending completion of plan revisions and submission of required information.

## WYNN ASSOCIATES, INC. MUNICIPAL ENGINEERING SERVICES

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

July 10, 2025

Jon Apple, Chairman (via email) Planning Commission Hilltown Township P.O. Box 260 13 W. Creamery Road Hilltown, PA 18927

Subject: Jasinski Subdivision Preliminary Plan

34 & 106 Highland Park Road TMP #15-1-130 & 15-7-10

File No. 01-694

Dear Planning Commission Members,

The following comments and/or recommendations are made with respect to the subject preliminary subdivision plan, sheets 1 thru 14, dated March 28, 2025, last revised June 27, 2025, prepared by Mease Engineering, P.C., which was received by the Township on June 30, 2025:

#### **SUBMISSION:**

Two parcels totalling 18.83 acres (gross) located along the south side of Highland Park Road within the CR-2 Zoning District are proposed to be subdivided into 10 single family detached dwelling lots using provisions of the Single Family Detached Cluster Subdivision (Use B3, Option 2). Lots 1-9 contain frontage on a proposed cul-de-sac street. Lot 10 (containing an existing dwelling, accessory structures, and driveway access along Highland Park Road) contains frontage on Highland Park Road. In addition to existing manmade improvements to remain on Lot 10, site is partially wooded, and contains fallow agricultural fields. Site is bounded to the north by Highland Park Road (and large lot residential and vacant properties to the north of Highland Park Road), to the east by single family detached dwelling lots along Highland Park Road and Diamond Street; to the south by single family detached dwelling lots and open space owned by Arbors at Hilltown Community Association, and to the west by a rural residential parcel. Lots will be served by public water and public sanitary sewage facilities owned by Hilltown Township Water and Sewer Authority (HTWSA).

#### **DISCUSSION:**

- 1. Site was subject of two prior sketch plans, which were reviewed by this office within correspondence dated May 7, 2024 and August 23, 2024; and were discussed at your meetings held on June 17, 2024 and September 16, 2024. Layout shown on the preliminary plan is substantially similar to that shown on the latest sketch plan, dated August 13, 2024.
- 2. Use B3 (Single Family Detached Cluster Subdivision) is permitted in the CR-2 Zoning District where public water and public sanitary sewer is available, and must comply with use requirements contained in Section 160-23.B(3) of the Zoning Ordinance. Site capacity calculations contained on the plan indicate that the maximum allowable number of dwelling units is 14, and 10 dwelling units are proposed. 12.10 acres of open space (excluding the shaded areas of the stormwater BMP area, narrow open space strips around TMP #25-1-130-1, and manmade features) are proposed within lot 10 to satisfy open space requirements based on site capacity calculations. The following items should be considered with respect to Use B3 requirements:
  - A. Plan identifies that both parent tracts (TMP #15-1-130 & 15-7-10) will be consolidated into one parcel to establish a tract large enough (10 acres or greater) to utilize provisions of Use B3 in the CR-2 Zoning

- District. Site capacity calculations are also predicated on the consolidation of parcels. Parcel consolidation should be accomplished as part of the subdivision process.
- B. Note 14 on the record plan states that the open space area is part of Lot 10, which will be privately owned and deed restricted from further subdivision. Open space will be maintained in agricultural use. The Township should retain a conservation easement over the open space area to restrict development activity and enable Township access to ensure that open space is being maintained in agricultural use in accordance with the approved plan. Declaration documents should include sufficient detail to clarify allowable and prohibited uses within the open space areas. (Z.O. Sections 160-56, 160-57, 160-58, and 160-60)
- C. Fence posts/rails are proposed at angle breaks in the property line between building lots and Lot 10 to enable delineation of the required open space area from private lot area. Township should determine if method of delineation is acceptable.
- 3. A corner lot (Type 1) buffer yard is proposed between the side of the proposed dwelling on Lot 1 and the ultimate right of way of Highland Park Road, which is proposed to be planted in accordance with requirements of the Zoning Ordinance. An easement encompassing the limits of the buffer yard should be proposed, which requires the property owner to be responsible for maintenance of the buffer area and all vegetation within the easement area. A legal description for the buffer yard easement, signed and sealed by the responsible professional surveyor, should be submitted for review and preparation of easement documents by the Township Solicitor. Easement documents should be executed by the property owner in a manner satisfactory to the Township, prior to plan recordation. (Z.O. Section 160-33.A(8))
- 4. Correspondence dated June 30, 2025 (copy enclosed) was submitted by Mease Engineering, P.C. on behalf of the applicant, which requests waivers of the following Subdivision Ordinance requirements:
  - A. SLDO Section 140-17.B(1), which requires the plan to 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"=60 feet, to enable the entire property to be shown on one plan sheet. As information appears legible, this office has no objection to the applicant's request.
  - B. SLDO Section 140-17.D, which requires existing features within 100 feet of the site to be shown. Request notes that an aerial plan is included in the plan set, which identifies features within 400 feet of the tract boundary. This office has no objection to the applicant's request, provided that any feature not identified on the survey plan or aerial plan within 100 feet of the site that is deemed necessary by the Township be shown if requested by the Township.
  - C. SLDO Section 140-27.B(11), which requires residential lot depth to be between 1 and 3 times the lot width. Waiver is requested to permit Lot 10 to not comply with this requirement. As Lot 10 will be deed restricted from further subdivision, this office has no objection to the applicant's request.
  - D. SLDO Sections 140-28.P, 140-29.D(1), 140-35 and 140-36, which requires cartway reconstruction/overlay, drainage improvements, cartway widening (14 feet wide half width), curb and sidewalk along Highland Park Road within the frontage of the site. Request notes that curb and sidewalk are not characteristic of this area of the Township. Plan identifies widening in the vicinity of the proposed street intersection only, and full width cartway levelling/overlay along the frontage of Lot 1 and the internal road. This office recommends waivers of curb (entire frontage), sidewalk (entire frontage), cartway levelling/overlay (Lot 10 frontage), cartway widening (entire frontage other than what is currently proposed) and drainage improvements (unless improvements are necessary to facilitate positive drainage along the shoulder of the proposed intersection), subject to the Township receiving a capital

contribution in lieu of waived improvements as agreed upon between the applicant and Township. A cost estimate for waived improvements should be submitted to the Township for review.

- E. SLDO Section 140-30.C, with limits the length of cul-de-sac streets to 500 feet, or serve as access to more than 12 dwelling units, whichever is more restrictive. Waiver is requested to permit a cul-de-sac length of 524 feet, which provides access to 9 lots. As cul-de-sac length is minimally longer than the maximum length requirement, this office has no objection to the applicant's request.
- F. SLDO Section 140-33.H, which requires minimum horizontal and vertical sight distance to established in accordance with PennDot Chapter 441, as amended. Waiver is requested from providing "vertical" sight distance due to the location of the proposed intersection in proximity to a high point in Highland Park Road, and the relative flatness of Highland Park Road (average slope of approximately 2%). It appears that the applicant requests relief from providing a profile view along Highland Park Road for the purposes of illustrating provision of adequate sight distance and not relief from providing the required sight distance itself. This office does not recommend approval of a waiver of Section 140-33.H, as this is a safety concern. However, to the extent that the applicant can verify provision of required horizontal/vertical sight distance without providing a surveyed profile of the existing road, this office would support a waiver from providing a vertical profile of Highland Park Road, as required by Section 140-17.J of the Subdivision Ordinance.
- G. SLDO Section 140-37.G, which requires replacement trees to be planted to compensate for the removal of existing mature trees during construction. Request notes that expected tree removal results in the need to install 129 replacement trees, which would need to be planted within the open space area that will hinder the existing/proposed agricultural use. Consideration should be given to planting some of the required trees along property lines abutting existing adjoining residential uses (such as along the rear of Lots 1/2, and the side of Lot 9) to provide a buffer between the neighboring parcels and the proposed building lots. If a waiver of any/all required replacement trees is considered, approval should be conditioned upon the applicant agreeing to a capital contribution in lieu of tree installation, which is based upon the cost to install the required trees.
- H. SLDO Section 140-44.B, which requires concrete monuments to be installed at all lot and right-of-way corners. Waiver is requested to not require concrete monuments at all angle points of the road right of way due to the close proximity of some angle points. This office has no objection to the applicant's request.
- I. SLDO Section 140-48, which requires streetlights to be installed along all proposed streets. Request notes that driveway lampposts are proposed at the end of each proposed driveway. Plan identifies a streetlight at the proposed intersection, which was a recommendation of this office during review of the sketch plan.
- J. SMO Section 134-20.C, which requires a minimum 12 inches of freeboard between the 100-year flow elevation over the emergency spillway and the top of berm elevation. A waiver is requested to permit 6 inches of freeboard, which is consistent with basin design recommendations contained within the Pennsylvania Stormwater Best Management Practices Manual. This office has no objection to the applicant's request.
- K. SMO Section 134-21.F, which requires all manmade impervious surfaces to be considered as meadow in the predevelopment condition. A waiver is requested to allow 20% of the manmade impervious surface area to be considered as meadow in the predevelopment condition, which is consistent with NPDES permit requirements. This office has no objection to the applicant's request.

#### Hilltown Township Planning Commission (via email) Subject: Jasinski Subdivision Preliminary Plan July 10, 2025 Page 4

- 5. An internal cul-de-sac street (Road A) is proposed, having a 32 feet wide curbed cartway within a 56 feet wide right of way, with sidewalk along both sides of the road. The following items pertaining to the internal road should be addressed:
  - A. Plan notes that the proposed street right of way is offered for dedication to the Township, which is normally accepted fee simple by the Township upon completion of the project. A legal description for the proposed street, containing seal and signature by the responsible professional surveyor, should be submitted for review and preparation of deed of dedication by the Township Solicitor. Deed of dedication should be executed in a manner satisfactory to the Township, prior to plan recordation. (SLDO Section 140-27.B(5)).
  - B. Jasinski Drive is proposed as the name of the internal street, which is subject to review by the servicing postmaster and Township to verify that the name does not duplicate, or otherwise conflict with, existing street names within the postal service area and the Township. Street name is subject to approval of the Board of Supervisors. (SLDO Section 140-28.L)
  - C. A snow storage easement is proposed within the cul-de-sac turnaround area along the frontage of Lots 4 thru 8. A legal description for the snow storage easement, signed and sealed by the responsible surveyor, should be submitted to the Township for review and preparation of easement documents by the Township Solicitor. Easement documents should be executed by the property owner in a manner satisfactory to the Township, prior to plan recordation.
  - D. A community mailbox is proposed within the frontage of Lot 8, which is noted to be the responsibility of the owner of Lot 8 to maintain. The cluster mailbox location/design should be reviewed by the servicing postmaster to ensure that it complies with requirements of USPS.
  - E. Driveway lampposts are proposed at each driveway along the proposed internal road. A streetlight is proposed at the intersection with Highland Park Road. All proposed lighting should conform to requirements of PPL.
- 6. Site is located in the East Branch Perkiomen Creek Watershed (Release Rate Districts A & B), which requires compliance with peak rate reduction and volume control requirements of the Stormwater Management Ordinance. Plan proposes a stormwater management infiltration basin BMP within Lot 10, which is to be owned and maintained by the owner of Lot 10. A Stormwater Facility Maintenance and Monitoring Agreement, prepared by the Township Solicitor, should be executed between the property owner and the Township to ensure that the owner of Lot 10 maintains the BMP in accordance with requirements of the approved plan; and gives the Township the right, but not the obligation, to inspect the site to ensure the BMP is being maintained in accordance with the approved plan.
- 7. Written verification of approval for design of proposed erosion and sediment control measures to be implemented during construction activity should be received from Bucks County Conservation District. As earth disturbance will exceed one acre, an NPDES permit must be obtained by the applicant from Bucks County Conservation District/PADEP. (SLDO Section 140-40)
- 8. Site is proposed to be served by public water facilities owned by HTWSA, which exist within Highland Park Road along the frontage of the site. Email correspondence has been received from HTWSA engineer stating that the Authority currently has available capacity to serve the proposed uses with public water facilities. Design of proposed public water facilities should receive approval from HTWSA. Plan should also be reviewed by the servicing fire company (Sellersville Station 27) relative to site access and firefighting concerns. (SLDO Section 140-41)

#### Hilltown Township Planning Commission (via email) Subject: Jasinski Subdivision Preliminary Plan July 10, 2025 Page 5

- 9. Site is proposed to be served by public sewer disposal facilities owned by HTWSA, which exist within Highland Park Road along the frontage of the site. Written confirmation should be received from HTWSA that adequate capacity exists to collect/convey/treat effluent generated by the project, and that no hydraulic overload exists, or is projected to exist within five years. Design of proposed sanitary sewer facilities should receive approval from HTWSA.
  - Sewage Facilities Planning Module should be submitted for review and execution by HTWSA and the Township. Sewage Facilities Planning Module must receive approval from PADEP, prior to plan recordation. (SLDO Section 140-21 & 140-42)
- 10. Ultimate right of way area of Highland Park Road (local street, 25 feet wide half width) within the frontage of the site is offered for dedication to the Township by note on the record plan, and should be accepted by the Township as an easement. A legal description for the ultimate right of way area, containing seal and signature by the responsible professional land surveyor, should be submitted to the Township for review and preparation of easement documents by the Township Solicitor. Easement documents should be executed by the property owner in a manner satisfactory to the Township, prior to plan recordation. (SLDO Section 140-29.B(1))
- All property and right of way monumentation should be installed and certified in writing by the responsible surveyor, unless same is guaranteed via the Development/Financial Security Agreement. (SLDO Section 140-44)
- 12. All residential subdivisions are required to provide land for dedication suitable for park and/or recreation use, unless the applicant agrees to a capital contribution in-lieu-of recreation land dedication, as outlined in Sections 140-60 and 140-63 of the Subdivision Ordinance. As recreation dedication has not been proposed, a capital contribution in-lieu-of recreation land dedication is offered by the applicant, which should be based upon the current capital contribution per building lot (\$2,685.00) as specified in the Township Fee Schedule. Recreation land dedication/fee-in-lieu of should be resolved in a manner satisfactory to the Township.
- Development/Financial Security Agreement should be executed between the applicant and Township, to guarantee installation of required improvements. Pending preliminary plan approval, an Opinion of Probable Construction Cost, prepared by a licensed Professional Engineer, should be submitted to the Township for review. (SLDO Section 140-55)
- 14. The following engineering/drafting detail items should be satisfactorily addressed:
  - A. A plan revision date should be added to the title block on the record plan (sheet 1).
  - B. Prior to plan approval, the applicant/designee should provide the Township with calculations to determine the volume of topsoil anticipated to be stripped, stockpiled, and replaced on the site to verify that excess topsoil will not be generated as a result of construction activity. (SLDO Section 140-39.L.)
  - C. An additional storm sewer inlet (#6) and short section of pipe has been added within the cul-de-sac turnaround area. Inlet/pipe information (inverts, slopes, TG) should be included in profile view on sheet 5.
  - D. Easement for sanitary sewer shall be a minimum 20 feet wide. (SLDO Section 140-49.A.) A 10-foot-wide utility easement is shown and labelled on the record plan between lots 7 & 8 and should be revised per ordinance requirements and labelled as a sanitary sewer easement. Additionally, the sanitary sewer easement should be shown/extended to the road right of way. Easement line bearings, distances and curve information should be shown/labelled on the record plan.

Hilltown Township Planning Commission (via email) Subject: Jasinski Subdivision Preliminary Plan July 10, 2025 Page 6

#### **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,

Timothy Fulmer, P.E. Township Engineer

#### TAF

#### Enclosure

cc: Dave Bartholomew, Jr., Vice Chairperson, Planning Commission (via email)

Eric Nogami, Secretary, Planning Commission (via email)

Robert Sichelstiel, Planning Commission (via email)

Carol Pierce, 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)

Deanna Ferry, Township Manager (via email)

Marianne Egan, Assistant Secretary/Treasurer (via email)

Theresa Spehar, Township Administrative Assistant (via email)

Janelle Lear, Township Administrative Assistant (via email)

Jack Wuerstle, Esq. (via email)

Christine & Richard Jasinski (via email)

Mease Engineering, P.C. (via email)

HTWSA (via email)

## WYNN ASSOCIATES, INC. MUNICIPAL ENGINEERING SERVICES

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

June 24, 2025

Jon Apple, Chairman (via email) Planning Commission Hilltown Township P.O. Box 260 13 W. Creamery Road Hilltown, PA 18927

Subject: Solar Atmospheres Land Development

1969 & 1983 Clearview Road TMP #15-1-58-4 & 15-1-58-7

File No. 01-070

Dear Planning Commission Members,

The following comments and/or recommendations are made with respect to the subject preliminary plan, sheets 1 thru 17, dated May 28, 2025, prepared by Gorski Engineering, Inc., which was received by the Township on June 2, 2025:

#### **SUBMISSION:**

Two parcels - TMP #15-1-58-4 (4.33 acres) and TMP #15-1-58-7 (2.74 acres) - located at the northeast corner of the intersection of Clearview Road and Sunny Road within the LI Zoning District contain an existing manufacturing (H1) use, consisting of a +/- 48,250 SF building on TMP #15-1-58-4, a +/- 21,550 SF building on TMP #15-1-58-7, parking facilities, and three driveway accesses along Clearview Road. Project proposes the construction of a 29,204 SF building addition (to connect the two existing industrial buildings), two smaller building additions (1,389 SF and 924 SF) for water cooling/chillers and surge tank, revised site access and parking to accommodate the proposed addition, and consolidation of the two parcels into one. Site is bounded to the north by existing industrial (Haberle Realty) and utility (North Penn Water Authority) uses in the LI Zoning District; to the east by an existing residential parcel in the CR-2 Zoning District, to the west by Clearview Road (and the Route 309 Bypass west of Clearview Road), and to the south by Clearview Road (and existing institutional and residential uses in the CR-2 Zoning District). The site is currently served by public water facilities owned by North Penn Water Authority and public sanitary sewer facilities owned by Hilltown Township Water and Sewer Authority.

#### **DISCUSSION:**

- 1. A sketch plan of this project was reviewed by this office within correspondence dated April 24, 2024, and was discussed at your meeting held on May 20, 2024. Project scope and site layout shown on the land development plan is generally consistent with that shown on the sketch plan.
- 2. Applicant previously sought relief from maximum impervious surface coverage requirements of the LI Zoning District to permit a maximum impervious surface coverage of 65%, where 60% is allowed. Pursuant to a Written Decision dated June 16, 2025, the Zoning Hearing Board granted a variance to permit the increased impervious cover. Reference to the Written Decision should be added to the Zoning Relief note on the record plan.
- 3. In order to comply with building setback and site capacity requirements of the Zoning Ordinance, both parcels are proposed to be consolidated into one parcel as noted on sheet 1. A Deed of Consolidation should be prepared and recorded at Bucks County Courthouse prior to, or concurrent with, land development plan recordation. A legal description, for the consolidation of the site, prepared by a licensed professional land surveyor, should be submitted to the Township for review.

- 4. Type 1 (35 feet wide) buffer yard is required where the non-residential use abuts land in residential use (TMP 15-23-10 to the east). This area of the site is currently non-conforming with respect to buffer yard requirements, as the existing parking facility (no modification of the parking facility is proposed) encroaches within the required buffer yard. Buffer yard area is partially wooded, and should remain as such as part of the project. Buffer yard should be encompassed by an easement to ensure that existing vegetation is preserved and maintained in accordance with requirements of Section 160-33 of the Zoning Ordinance.
- 5. Plan notes that site currently contains 130 parking spaces, of which 35 spaces will be removed for the proposed site alterations. 10 spaces (at the south side of the proposed addition) will be constructed, for a total of 105 parking spaces post development. Required parking tabulation per requirements of the Zoning Ordinance indicates that 64 parking spaces are required for the office/manufacturing use. Applicant should confirm that the reduction of the number of parking spaces will still provide a sufficient number of parking spaces for employees/visitors/company vehicles based on the current and future use of the site, regardless of Zoning Ordinance parking tabulations. Some of the existing parking spaces are currently utilized for material storage, which may further impact available parking for employees/visitors/company vehicles upon the removal of existing parking spaces. Plan should also clarify the actual number of parking spaces proposed (post development), as 110 spaces are shown in plan view.
- 6. Correspondence dated May 27, 2025 was submitted by Gorski Engineering, Inc. on behalf of the applicant, which requests waivers of the following Land Development Ordinance sections:
  - A. SLDO Section 140-23.1.B(2), which requires existing features within 100 feet of the site to be analysed as part of the project. Applicant request relief to permit the use of the aerial photograph to identify existing features within 100 feet of the site. This office has no objection to the applicant's request, provided that any existing feature within 100 feet of the site deemed necessary by the Township be shown upon request.
  - B. SLDO Section 140-45.C(2), which requires parking areas to be setback at least 15 feet from boundary lines and ultimate right of way lines. Request notes that the proposed 10 space parking lot in front of the new building does not comply with this requirement. Provided that no part of the parking area encroaches within the right of way of Clearview Road, and the design of the parking lot is acceptable to the Township, this office has no objection to the applicant's request.
- 7. Clearview Road (Township-owned road having a paved/curbed 26 feet wide cartway) within the frontage of the site was previously improved by installation of drainage facilities, cartway widening, and concrete curb. Full width wearing course mill/overlay of the existing cartway, and installation of sidewalk, is required along Clearview Road within the frontage of the site pursuant to Sections 140-28.P and 140-36 of the Land Development Ordinance, unless waivers are requested in writing and approved by the Township. It is noted that the existing road surface appears in fair condition, and no sidewalk exists elsewhere in the vicinity of the site. In the event that required street improvements are requested to be waived, a capital contribution in lieu of construction of waived improvements should be agreed upon between the applicant and Township.
- 8. The following issues related to parking lot/access design should be addressed:
  - A. Plan should verify that the revised access driveway/parking/loading areas provide sufficient width and alignment to permit the circulation of emergency vehicles and large delivery trucks within the site, especially considering the proposed conversion of some areas of existing driveway/parking into pervious surfaces as shown on the sketch plan. Truck turning templates for the largest vehicles (delivery, trash, emergency services) should be provided for review. (SLDO Section 140-45.C(12))

- B. In accordance with Section 140-45.G(4) of the Land Development Ordinance, a minimum of 20 feet of open space shall be provided between the outside wall of the building and any parking space to provide access for firefighting equipment, unless waived by the Township. Ten feet of open space is proposed between the nearest parking spaces and the building. Plan should be revised accordingly, unless a waiver is requested in writing, and review by the servicing fire company (Souderton Station 84) agrees that the provision of the required open space is not necessary.
- 9. "Post-construction Stormwater Management Report", dated May 2025, prepared by Gorski Engineering, Inc., was submitted with the preliminary plan. Site is located partially in the East Branch Perkiomen Creek (District B) Watershed and partially in the Neshaminy Creek (District A) Watershed, which requires compliance with peak rate reduction and volume control requirements of the Stormwater Management Ordinance (Ordinance 2022-01). Site contains an existing stormwater basin, which was constructed at the time of a prior land development project that predates current requirements of the Stormwater Management Ordinance. Plan identifies that the existing basin will be expanded to account for increased runoff associated with the project.

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)

Existing "Detention Basin Easement" should be expanded to include the additional basin area proposed to be constructed. A legal description for the modified easement area, signed and sealed by the responsible professional land surveyor, should be submitted for review and preparation of easement documents by the Township Solicitor. Easement documents should be executed by the property owner in a manner satisfactory to the Township, prior to plan recordation.

Additional comments relative to stormwater management facilities are included in the engineering/drafting detail portion of this review.

- 10. 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. Limits of disturbance shown on the plan indicate that the total area of earth disturbance is 0.99 acres. If earth disturbance exceeds one acre, project must also comply with requirements of the NPDES permit program administered by PADEP/Bucks County Conservation District via issuance of an NPDES permit. (SLDO Section 140-40)
- 11. Site is served by public water facilities owned by North Penn Water Authority (NPWA). Written confirmation should be received from NPWA that verifies whether the project requires additional capacity for public water service (either for domestic or fire suppression) for the proposed building expansion. If so, written verification of approval for increased public water usage must be received from NPWA. Plan should also be reviewed by the servicing fire company (Souderton Station 74) relative to site access and firefighting concerns. (SLDO Section 140-41)
- 12. Site is served by public sanitary sewer facilities owned by Hilltown Township Water & Sewer Authority (HTWSA). Written confirmation should be received from HTWSA that verifies whether the project requires additional sewer capacity for collection, conveyance, and treatment of effluent for the proposed building expansion. If so, written verification of approval for increased capacity must be received from HTWSA; and Sewage Facilities Planning Module approval must be received from PADEP, unless waived by PADEP. (SLDO Section 140-21 & 140-42)

- 13. Ultimate right of way area of Clearview Road within the frontage of the site may have been previously dedicated to the Township as part of a prior subdivision/land development project. Deed research for prior dedication of right of way should be provided to confirm this assumption. If right of way was not already dedicated to the Township, ultimate right of way area should be offered for dedication to the Township as part of the current project, which should be accepted by the Township as an easement.
- 14. Parking lot lighting is proposed within the new parking area at the front of the building. Plan should clarify, by note, that all outdoor lighting shall be controlled by automatic switching devices, such as time clocks or combination motion detectors and photocells, to permit extinguishing lighting between 11:00 PM and 7:00 AM. (ZO Section 160-41.D(6))
- 15. 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, driveway access/parking, street improvements (if required), lighting, 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)
- 16. If not already accomplished, the applicant proposing land development shall notify all abutting landowners of record, including parcels across public roadways via certified United States first class mail, return receipt requested. Return receipt cards must be supplied to the Township at least 10 days prior to the first meeting of the Planning Commission at which the plans are to be discussed. (SLDO Section 140-17.M.)
- 17. Attached to this correspondence is a review of engineering/drafting detail items, which should be satisfactorily addressed.

#### **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,

Timothy Fulmer, P.E. Township Engineer

**TAF** 

cc: Dave Bartholomew, Jr., Vice Chairperson, Planning Commission (via email)

Eric Nogami, Secretary, Planning Commission (via email)

Robert Sichelstiel, Planning Commission (via email)

Carol Pierce, Planning Commission (via email)

Caleb Torrice, Chairperson, Board of Supervisors (via email)

James Groff, Vice Chairperson, Board of Supervisors (via email)

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Theresa Spehar, Township Administrative Assistant (via email)

Janelle Lear, Township Administrative Assistant (via email)

Tiffany Crivelli, Township Administrative Assistant (via email)

Jack Wuerstle, Esq. (via email)

Solar Atmospheres, Inc. (via email) Gorski Engineering, Inc. (via email) HTWSA (via email)

#### **ENGINEERING/DRAFTING DETAILS:**

- Recording acknowledgements on the record plan sheets should be revised for consistency with requirements
  of Section 140-18.G of the Land Development Ordinance. Certifications for the Township Planning Commission
  and Township Engineer are not required and should be removed from the plan.
- 2. Upon issuance of a review memorandum by the Bucks County Planning Commission, the BCPC review number should be completed within the certification on the record plan.
- 3. Location map on the record plan sheets should be revised to be drawn at a scale of 1"=800, and show the relationship of the site to zoning district boundaries within 1,000 feet. (SLDO Section 140-17.C(7))
- 4. Copies of current deeds for the parent tract should be submitted with the preliminary plan. (SLDO Section 140-17.C(10))
- 5. A statement regarding the maintenance responsibilities of permanent stormwater management facilities should be included on the record plan. (SLDO Section 140-17.C(15))
- 6. Complete metes and bounds description of all existing easements shown on the plan should be labelled on the record plan sheets. (SLDO Section 140-17.D(2))
- 7. Storm sewer bedding/backfill details on sheet 15 are for reinforced concrete pipe per Township specifications. As HDPEP is also proposed, a bedding/backfill detail conforming to minimum requirements of the pipe manufacturer should be included on the plan.
- 8. Concrete curb detail on sheet 17 should be revised to specify Class AA (4,000 PSI) concrete for consistency with specifications of Hilltown Township.
- 9. Plan includes an underdrain detail, however, it is unclear where the underdrain will be provided on the site. It is presumed (and recommended) that the underdrain will be used within the amended soil layer to ensure dewatering of the raingarden area. Underdrain should be shown in plan view for review.
- 10. Watershed analysis contained within the Post Construction Stormwater Management Report includes information relative to compliance with peak rate reduction requirements; however, no supporting hydrographs and basin routing calculations were submitted for review in order to confirm the peak rates listed in the summary tables within the report. Complete hydrograph calculations for pre/post conditions for all design storms should be submitted for review.
- 11. Storm sewer design calculations contained in the Post Construction Stormwater Management Report are prepared on the basis of the 25 year storm event. Stormwater management pre/post analysis assumes conveyance of the 100 year storm event to the stormwater management basin. Collection/conveyance system calculations for the 100 year storm event should be submitted to clarify how the 100 year storm event will be captured and conveyed to the basin as assumed by the stormwater management analysis.
- 12. A drainage area plan for the stormwater collection/conveyance system should be submitted for review, which identifies the tributary areas to each storm sewer structure in order to verify assumptions utilized in the calculations for the collection/conveyance system design.
- 13. Additional comments are reserved pending completion of plan revisions and submission of required information.

### ENGINEERIN9 REPORT

### WYNN ASSOCIATES, INC. MUNICIPAL ENGINEERING SERVICES

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

July 23, 2025

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: July 28, 2025 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. Reserve at Orchard Hill (Schreiner Tract) Subdivision At their meeting held on July 21, 2025, the Township Planning Commission approved a motion recommending preliminary plan approval of the subject application, which proposes 25 townhouse units along a new cul-de-sac road, conditional upon resolution of all items contained within the enclosed engineering review correspondence dated July 9, 2025 from this office, noting the following:
  - The Planning Commission recommended approval of all waivers contained in Comment 4 of engineering review correspondence dated July 9, 2025, subject to the Township and applicant agreeing to a capital contribution of waived street improvements along Walnut Street (the width of the frontage is only 15 feet); the Township receiving a capital contribution in lieu of recreation land dedication (\$2,685.00 per dwelling unit); and the applicant planting an acceptable number of reforestation trees within the open space area and providing a capital contribution for the remaining required reforestation trees not planted to the Township. The applicant indicated that perhaps 50 of the required 101 reforestation trees could be planted, with the applicant offering a capital contribution for the remaining required trees.
  - The applicant indicated that all other items in the engineering review correspondence are "will comply".
- 2. <u>Cablevision Lightpath, LLC Land Development</u> At their meeting held on July 21, 2025, the Township Planning Commission approved a motion recommending preliminary and final land development plan approval of the subject application, with proposes a utility use along Bethlehem Pike, conditional upon resolution of all items contained within the enclosed engineering review correspondence dated June 24, 2025 from this office, noting the following:
  - The Planning Commission recommended approval of all waivers contained in Comment 4 of engineering review correspondence dated June 24, 2025, subject to the applicant and Township agreeing to a capital contribution of waived street improvements along Keystone Drive and Bethlehem Pike (noting that the "Orchard Road" frontage is a paper street that is unopened and will remain as such in the future). A cost estimate for waived street improvements has not yet been submitted for review.
  - Regarding Comment 5.B of engineering review correspondence dated June 24, 2025, the applicant
    added this item to the list of requested waivers, to permit less than 20 feet of open space between the
    nearest parking space and the buildings. The Planning Commission recommended approval of the
    applicant's request for waiver, subject to the plan being reviewed by the servicing fire company
    (Sellersville Station 27).
  - The applicant indicated that all other items in the engineering review correspondence are "will comply".

Hilltown Township Board of Supervisors Subject: July 28, 2025 Board of Supervisors Agenda July 23, 2025 Page 2

- 3. <u>Jasinski Subdivision</u> At their meeting held on July 21, 2025, the Township Planning Commission approved a motion recommending preliminary subdivision plan approval for the subject application, which proposes 10 single family detached dwelling lots (9 building lots having frontage on a proposed cul-de-sac road; and an existing dwelling lot preserved with deed restricted open space) along Highland Park Road, conditional upon resolution of all items contained within the enclosed engineering review correspondence dated July 10, 2025 from this office, noting the following:
  - The Planning Commission recommended approval of all waivers contained in Comment 4 of engineering review correspondence dated July 10. 2025, subject to the applicant and Township agreeing to a capital contribution in lieu of certain required street improvements along Highland Park Road, and a capital contribution in lieu of reforestation trees. Additionally, it was noted that the waiver requested in Item 4.F should reference Section 140-17.J, instead of Section 140-33.H).
  - The applicant indicated that all other items in the engineering review correspondence are "will comply".
- 4. <u>Solar Atmospheres Land Development</u> At their meeting held on July 21, 2025, the Township Planning Commission approved a motion recommending preliminary and final land development approval for the subject application, which proposes expansion of the existing manufacturing building along Clearview Road, conditional upon resolution of all items contained within the enclosed engineering review correspondence dated June 24, 2025 from this office, noting the following:
  - The Planning Commission recommended approval of all waivers contained in Comment 6 of engineering review correspondence dated June 24, 2025.
  - With respect to Comment 7 of engineering review correspondence dated June 24, 2025, the applicant added this item to the list of requested waivers, to not require cartway overlay and sidewalk along Clearview Road within the frontage of the site. The Planning Commission recommended approval of the applicant's request, subject to the Township and applicant agreeing to a capital contribution in lieu of waived street improvements. A cost estimate for waived street improvements was not received for review.
  - With respect to Comment 8.B of engineering review correspondence dated June 24, 2025, the applicant added this item to the list of requested waivers, to permit less than 20 feet of open space between the nearest parking space and the buildings. The Planning Commission recommended approval of the applicant's request for waiver, subject to the plan being reviewed by the servicing fire company (Souderton Station 84).
  - The applicant indicated that all other items in the engineering review correspondence are "will comply".

The following item is included under the Engineering portion of your agenda:

- 1. Telford Hauling (Waste Management) Land Development Work Hours Request Construction has commenced at the subject site, which is located along Bethlehem Pike and Progress Drive within the HI Zoning District. The Township received the enclosed correspondence from Diversified Engineering, which requests approval of extended work hours for the project to enable construction of various utilities within the existing facility parking area to avoid conflict with the ongoing daytime operations of the business. Typically, construction activity associated with subdivision/land development projects is permitted between 7 AM and 7 PM, Monday thru Saturday with no work permitted on Sundays or holidays. Any proposed work outside of those times/dates must be approved by the Township. If you are inclined to approve the extended work hours as requested by the developer, I recommend that the following conditions of approval be considered:
  - Extended work hours should be limited between 5 PM and 12 midnight, as stated in the request.
  - No work of any kind should be permitted on Sundays or holidays.
  - Construction observation fees for any work performed on Saturdays or after 7 PM that requires
    Township oversight should be reimbursed by the developer at a rate of one and one-half times the
    standard hourly rate of the Township professionals responsible for oversight of the work.

Hilltown Township Board of Supervisors Subject: July 28, 2025 Board of Supervisors Agenda July 23, 2025 Page 3

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

Very truly yours,

timoty a. Falmy

Timothy Fulmer, P.E. Township Engineer

TAF Enclosure

c: Deanna Ferry, Township Manager (via email)
Marianne Egan, Assistant Secretary/Treasurer (via email)
Theresa Spehar, Township Administrative Assistant (via email)
Janelle Lear, Township Administrative Assistant (via email)
Tiffany Crivelli, Township Administrative Assistant (via email)
Jack Wuerstle, Esq. (via email)

# UNFINISHED BUSINESS



175 Ray Ave. NE, New Philadelphia, OH 44663 T 330.364.1631 | W www.div-eng.com

July 18th, 2025

Hilltown Township Board of Supervisors 13 W. Creamery Road, PO Box 260 Hilltown, PA 18927

Re: Telford Hauling Facility Expansion Land Development

4622 Bethlehem Pike

Request for permission to conduct work outside of "normal" hours

Dear Board of Supervisors,

On behalf of Waste Management, we would like to request the Board's permission to perform utility installations for the Telford Hauling Facility Expansion project located at 300 Progress Dr. outside of "normal" working hours so as to not impact the existing site operations. Utility work would consist of storm, water service and sanitary service installations and would take place roughly between 5:00 PM and 12:00 AM over a duration of approximately three weeks from the beginning of September 2025 through mid-October 2025. Please let us know if the Township finds the proposed work type and schedule agreeable.

Additionally, as the project progresses, we have considered the potential for the contractor to work weekends in order to meet project deadlines. We would also like to request approval to seek administrative permission from Ms. Deanna Ferry in lieu of a Board of Supervisors decision to work weekends in the future given we provide anticipated work types, time-of-day, and duration.

Please feel free to reach out with any remaining questions or comments.

Thank you,

Curt Hanstine, P.E. Project Engineer

Let W. That

## NEW BUSINESS



### H&K GROUP, INC.

DIVERSIFIED STRENGTH ... FROM THE GROUND UP!

P.O. Box 196 2052 Lucon Road Skippack, PA 19474 Phone: (610) 584-8500 Fax: (610) 584-5432 www.hkgroup.com

July 22, 2025

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

Attn: Board of Supervisors

c/o Theresa Spehar, Administrative Assistant/Website Coordinator c/o Deanna Ferry, Township Manager/Open Records Officer

Re: Request for Extension of Hours of Operation

Rahns Construction Materials Co. - Concrete Batch Plant

Chalfont Quarry & Asphalt – Asphalt Batch Plant Chalfont Quarry & Asphalt – Crushing Plant

Naceville Materials, Joint Venture Hilltown Township, Bucks County

#### Dear Members of the Board:

Review of pending and ongoing project schedules and customer orders show the continued need to have occasional nighttime operating hours at the concrete batch plant and asphalt batch plant at the Chalfont Quarry & Asphalt facility. Based upon paving and concrete pouring requirements and/or job requirements which may be dictated by the Turnpike Commission, PennDOT and/or private customers it may be necessary to operate either plant during hours which are outside those outlined by the Agreement, i.e. 6:30 AM to 6:30 PM.

In addition, at this time, demand for materials is also requiring the need to operate the crushing plant outside of normal operating hours in order to meet supply requirements for asphalt, concrete and stone orders.

As a result, please accept this correspondence as formal request for approval for extended hours of operation for our concrete batch plant, asphalt batch plant and crushing plant at Chalfont Quarry & Asphalt, as follows:

Approval to allow the concrete batch plant, asphalt batch plant and crushing plant at Chalfont Quarry & Asphalt to operate between the hours of 6:30 PM and 6:30 AM, Monday through Saturday, between August 1, 2025 and August 31, 2025. Please note that this request excludes Holidays.

During the month of June, 2025, the crushing plants (secondary and tertiary) did not operate outside of normal business hours. The asphalt plant operated on eleven (11) occasions outside of normal business hours. The concrete plant did not operate outside of normal business hours.

Members of the Board, if you have any questions regarding this request, please do not hesitate to contact me directly at (610) 222-3515 (office) or (484) 576-0210 (cellular). Thanks again for your continued assistance.

Sincerely,

H&K GROUP, INC.

Scott S. Drumbore, P.E.

Director, Engineering & Environmental Services

Mont

H&	K Materials				In	put			
B-003E	Startup Shutdown	Oper.	Tons	Rap Used	Burner	Burner	AC	Sold BH	Disposed
June	Time Time	Hours	Produced	in Tons	Fuel	Fuel	Fuel	Baghouse	BH Dust
Day	am-pm am-pm				WDLF	LPG			
1									
2	6:30:19AM3:25:50PM	8.93	1,862	454		2,035		24.91	40
3	5:00:30AM2:49:46PM	9.82	938	234		1,093		15.19	40
4	4:55:41 AM1:14:48PM	8.32	922	232		1,071		13.31	60
5	4:33:42AM2:46:16PM	10.21	1,831	462		2,009		27.62	60
6	5:09:52AM2:24:47PM	9.25	1,467	365		1,563		14.08	0
7									
8									
9	7:00:16AM3:16:46PM	8.28	1,230	185		1,402		16.05	
10	7:52:45AM2:52:04PM	6.99	567	86		700		9.41	
11	4:58:40AM3:15:32PM	10.28	1,505	228		1,679		22.47	
12	4:37:56AM2:41:38PM	10.06	1,466	355		1,594		7.66	
13	4:43:25AM2:28:35PM	9.75	1,854.39	460		2,016		14.51	
14									
15									
16	6:41:45AM2:43:44PM	8.03	1,112	278		1,002		3.65	
17	4:44:59AM8:00:08AM	3.25	828	208		623		0.93	
18	8:18:10AM1:52:27PM	5.57	244	40		124		4.06	
19	8:40:14AM2:32:37PM	5.97	473	112		214		4.5	
20	5:16:54AM2:41:02PM	9.40	1,145	276		1,116		13.6	
21									
22									
23	6:44:44 AM2:08:34PM	7.40	846	203		698		4.88	
24	5:20:41 AM2:26:39PM	9.10	1,628	258		1,498		25.47	
25	5:09:58AM.0:49:06AN	5.65	512	128		456		2.75	
26	7:27:18AM2:29:34PM	7.04	464	99		321		2.9	
27	7:13:39AM2:03:43PM	6.83	796	192		601		4.78	
28									
29									
30	7:05:09AM2:18:45PM	7.23	506	125		401		4.29	
31									
Totals		167.36	22,197	4,978		22,216	0	237	200

DATE JUI	ne 2, 2025												
WEATHER	Sun								THORIZED GNATURE		Mark L	ane Sr	
Jов#В-51	ОМ		LOCATION		H&K Ma	aterials							
SALES 1	,589.68												
		PRIMAR	<u>Y</u>							TERTIARY			
PRIMARY TOTAL TONS CRUSHED_	1,793	TPH	256	TPH GOAL	400		SECONDARY	TOTAL TONS CRUSHED	1,086	TPH	181	TPH GOAL_	
PRETIME START TIME	6:00 AM s7	OP TIME	7:00 AM	TOTAL	1		PRE TIME	START TIME	6:00 AM	STOP TIME	7:00 AM	TOTAL	1
RACE/GOAL START TIME	7:00 AM s7	GP TIME	3:00 PM	TOTAL	8		RACE/GOAL	START TIME	7:00 AM	STOP TIME	3:00 PM	TOTAL	8
BLAST DOWN TIME_	DO\	/N TIME	1	ROCK JA	AM DOWN TIME_			DOWN TIME	2	su	RGE TUNNEL F	FEEDER JAMS_	
ACT, PRODUCTION TIME			7				ACT. PROD	UCTION TIME			6		
POSTTIME START TIME	3:00 PM sz	GP TIME	4:00 PM	707AL	1		POST TIME	START TIME	3:00 PM	STOP TIME	4:00 PM	TOTAL	1
DAILY MSHA INSPECTION DONE?	YES O	NO	TO	TAL HRS.	10						TC	TAL HRS.	10
Down waiting on trucks. (Running one	truck)						Down to remo	ove broken im	npact plate fro	m the 8x20 so	creen. Patche	d and cleared t	the chute.
Primary Scale 1,79	3	467's				8's_	209	9	Con	crete Sand			
2A		57's				1/4"_			. W	ashed 57's			
Surge Tunnel		67's				10's_							
Tertiary Tunnel 1,08	6	7's			Processed/M	/ashed 10's_							
				PC	ORTABLE PR	RODUCTION							
JOB #		ONS PER								CRUSHING S	SPECIFICS		
NUMBER OF BUCKETS_		BUCKET		TONNAGE			BAR MEA	SURMENTS	START:		FINISH:		
PRETIME START TIME	\$7¢	OP TIME		7 <i>0</i> 7AL	0		NUMBE	R OF BARS	INSTALLED			-	
RACE/GOAL START TIME	\$70	OP TIME		7 <i>0</i> 7AL	0								
ROCK JAM DOWN TIME_	DO\	/N TIME					В	ELT SCALE					
ACT, PRODUCTION TIME			0										
POST TIME START TIME	\$76	OP TIME		7 <i>0</i> 7AL	0								
DAILY MSHA INSPECTION DONE? (	YES ON	NO	TO	TAL HRS.	0.00								

	Ju	ne 3, 202	25										
WEATHER		Sun							THORIZED IGNATURE		Mark	Lane Sr	
JOB#	B-51	ОМ		LOCATION		H&K Mater	rials						
SALES		1,411.69		-									
			PRIMA	DV						TERTIARY	,		
PRIMARY TOTAL TONS	ODUGUED	2 023		279	TPH GOAL	400	- 1	SECONDARY TOTAL TONS CRUSHED	1,298		162.25	TPH GOAL	
PRETIME ST	-		_	7:00 AM	7074L	1		PRETIME START TIME	-	-		_	1
			_	3:00 PM		8		RACE/GOAL START TIME					8
RACE/GOAL ST	-		_	0.75	707AL					-		_	0
	DOWN TIME		DOWN TIME _		HUCK J/	AM DOWN TIME		DOVN TIME		_ SL	8	FEEDER JAMS_	
ACT, PRODUC		2.00 DM		7 1/4		4		ACT. PRODUCTION TIME	2.00 DM		-		
POST TIME ST.	_		_		707AL	1		POSTTIME START TIME	3:00 PW	STOP TIME		_	1
BAILT FIOR IA 1801 LOT	IOI4 DOI4E:		o <sup>NO</sup>	10	TAL HRS.	10					10	OTAL HRS.	10
			PRIMARY I						<u> TE</u>	RTIARY ISSU	VES		
wn waiting on trucks and	d hammered	d two goonies	s. (Running on	e truck)				Ran with no issues.					
Primary Scale	2,02	23	467's_				8's_	290	Con	crete Sand			
Primary Scale		23					_						
			57's_				1/4"		W				
2A			57's 67's				1/4"_ 10's_		. <b>W</b>				
2A Surge Tunnel			57's 67's			Processed/Wash	1/4" 10's ed 10's		. <b>W</b>				
2A Surge Tunnel			57's 67's				1/4" 10's ed 10's		. <b>W</b>				
2A	1,29		57's_ 67's_ 7's_ TONS PER		PC	Processed/Wash	1/4" 10's ed 10's		. W	CRUSHING:	SPECIFICS		
2A	1,29		57's_ 67's_ 7's_ TONSPER_BUCKET_		P(	Processed/Wash	1/4" 10's ed 10's	BAR MEASURMENTS		CRUSHING	SPECIFICS FINISH	:	
2A Surge Tunnel Tertiary Tunnel JOB # NUMBER OF PRETIME 57.	1,29		57's _ 67's _ 7's _ TONS PER BUCKET _ STOP TIME _		P() TONNAGE	Processed/Wash  DRTABLE PRODU	1/4" 10's ed 10's			CRUSHING	SPECIFICS FINISH	:	
2A Surge Tunnel Tertiary Tunnel JOB # NUMBER OF PRETIME 57.	1,29 F BUCKETS F ART TIME	98	57's _ 67's _ 7's _ TONS PER BUCKET _ STOP TIME _		P() TONNAGE	Processed/Wash	1/4" 10's ed 10's	BAR MEASURMENTS NUMBER OF BARS	START:	CRUSHING	SPECIFICS FINISH	:	
2A Surge Tunnel Tertiary Tunnel JOB # NUMBER OF PRETIME 57. RACE/GOAL 57. ROCK JAME	1,29 F BUCKETS F ART TIME F ART TIME	98	57's _ 67's _ 7's _ TONS PER BUCKET _ STOP TIME _		P() TONNAGE	Processed/Wash  DRTABLE PRODU	1/4" 10's ed 10's	BAR MEASURMENTS	START:	CRUSHING	SPECIFICS FINISH	:	
2A Surge Tunnel Tertiary Tunnel  JOB #  NUMBER OF PRETIME 57  RACE/GOAL 57  ROCK JAME ACT. PRODUC	1,29 F BUCKETS F ART TIME F ART TIME DOWN TIME	98	57's 67's 67's 7's 7's 500 500 500 500 500 500 500 500 500 50		PC TONNAGE 707AL	Processed/Wash  ORTABLE PRODU	1/4" 10's ed 10's	BAR MEASURMENTS NUMBER OF BARS	START:	CRUSHING	SPECIFICS FINISH	:	
2A Surge Tunnel Tertiary Tunnel JOB # NUMBER OF PRETIME 57. RACE/GOAL 57. ROCK JAME	1,29 F BUCKETS F ART TIME F MART TIME DOWN TIME CTION TIME	98	57's _ 67's _ 7's _ TONS PER BUCKET _ STOP TIME _	0	P() TONNAGE	Processed/Wash  DRTABLE PRODU	1/4" 10's ed 10's	BAR MEASURMENTS NUMBER OF BARS	START:	CRUSHING	SPECIFICS FINISH	:	

Note	DATE	June 4, 20	25					AUTHORIZE				
PRIMARY TOTAL TONS CRUSHED   2,032   TPH   301   TPH GOAL   400   PRETIME   57ART TIME   6.00 AM   57ART TIME   5.00 AM   5.00 AM	WEATHER	Sun								Mark La	ne Sr	
PRIMARY   TOTAL TONS CRUSHED   2,032   TPH   301   TPH gOOL   400   TOTAL   TOTAL TONS CRUSHED   1,168   TPH   161.103   TPH gOOL   TOTAL TONS CRUSHED   1,168   TPH   161.103   TPH gOOL   TOTAL	JOB#	B-510M		LOCATION		H&K Material	S					
PRIMARY TOTAL TONS CRUSHED   2,032   TeH   301   TeH GOAL   400   SECONDARY TOTAL TONS CRUSHED   1,168   TeH   161.103   TeH GOAL   1   1   1   1   1   1   1   1   1	SALES	839.18		-								
PRIMARY TOTAL TONS CRUSHED   2,032   TeH   301   TeH GOAL   400   SECONDARY TOTAL TONS CRUSHED   1,168   TeH   161.103   TeH GOAL   1   1   1   1   1   1   1   1   1			PRIMA	RY					TERTIARY	,		
PRETIME \$7ART 7ME   6:00 AM   \$70 F 7ME   7:00 AM   701AL   1	PRIMARY TOTAL TONK	CRUSHED 2 032			TPHIGOAL	400	SECONDARY	TOTAL TONS		-	TPHIGNAL	
RACE/GOAL START TIME			-				PRETIME		_			1
BLAST DOWN TIME			_									
ACT. PRODUCTION TIME			-		-	-	RACERGOAL		_		_	- 0
POST TIME START TIME 3:00 PM STOP TIME 4:00 PM TOTAL 1  DAILYMSHA INSPECTION DONE? YES O NO TOTAL HRS. 10  PRIMARY ISSUES In to hammer a couple goonies and to remove a large rock from the jaw.  Primary Scale 2,032 467's 8's 245 Concrete Sand Washed 57's  Surge Tunnel 67's 10's  Tertiary Tunnel 1,168 7's Processed/Washed 10's  PORTABLE PRODUCTION  JOB # CRUSHING SPECIEICS  NUMBER OF BUCKET BUCKET BUCKET TOWN STOP TIME STOP			DOWN TIME _		HOCK JA	ANDOWN TIME					DER JAIVIS_	
DAILYMSHAINSPECTION DONE?   YES   0 NO   TOTAL HRS.   10   TOTAL HRS.   11   TOTAL						4						4
PRIMARY ISSUES   Down for HP overflow and to help at the primary plant for a short time.							POSTTIME	START TIME 3:00 PM	STOP TIME			
Down for HP overflow and to help at the primary plant for a short time.		•	0	10	TAL TIKS.	10				IOIA	AL IIKS.	- 10
2A	Primary Scale	2,032	467's				8's 245	5 C	oncrete Sand	<u> </u>		
Surge Tunnel												
Tertiary Tunnel												
TONS PER   BUCKETS   BUCKET   TONNAGE   BAR MEASURMENTS   START:   FINISH:	_											
NUMBER OF BUCKETS         TONS PER BUCKET         TONNAGE         BAR MEASURMENTS         START:         FINISH:           PRE TIME START TIME         STOP TIME         707AL         0         NUMBER OF BARS INSTALLED           ROCK JAM DOWN TIME         DOWN TIME         DOWN TIME         BELT SCALE           ACT. PRODUCTION TIME         0         DOWN TIME         0           POST TIME START TIME         STOP TIME         707AL         0					PC	ORTABLE PRODUCT	TION					
NUMBER OF BUCKETS         BUCKET         TONNAGE         BAR MEASURMENTS         START:         FINISH:           PRE TIME START TIME         STOP TIME         707AL         0         NUMBER OF BARS INSTALLED           RACE/GOAL START TIME         STOP TIME         707AL         0           BELT SCALE         BELT SCALE           POST TIME START TIME         STOP TIME         707AL         0	JOB #		-						CRUSHING	SPECIFICS		
PRE TIME         ST OP TIME         TOTAL         0         NUMBER OF BARS INSTALLED           RACE/GOAL         ST OP TIME         TOTAL         0           ROCK JAM DOWN TIME         DOWN TIME         BELT SCALE           ACT. PRODUCTION TIME         0           POST TIME         ST OP TIME         7 OTAL         0	NUMBER O	FBUCKETS			TONNAGE		BAR MEAS	SURMENTS STAF	RT:	FINISH:		
ROCK JAM DOWN TIME         DOWN TIME         BELT SCALE           ACT. PRODUCTION TIME         0           POST TIME START TIME         STOP TIME         TOTAL         0	PRETIME 57	ART TIME	STOP TIME		TOTAL	0	NUMBE					
ACT. PRODUCTION TIME 0  POST TIME START TIME STOP TIME 707AL 0	RACE/GOAL 57	ART TIME	STOP TIME		707AL	0						
ACT. PRODUCTION TIME 0  POST TIME START TIME STOP TIME 707AL 0	ROCK JAM (	DOWN TIME	DOWNTIME				В	ELT SCALE				
	ACT. PRODUC	CTION TIME		0						_		
DAILY MSHA INSPECTION DONE? O YES O NO TOTAL HRS. 0.00						•						
	POST TIME 57	ART TIME	STOP TIME		TOTAL	U						

DATEJL	ıne 5, 20	25										
WEATHER	Sun							AUTHORIZED SIGNATURE		Mark L	ane Sr	
<b>J</b> 0В#В-5	10M	_	LOCATION		H&K Ma	aterials						
SALES	1,955.64											
		PRIMAI	RY						TERTIARY			
PRIMARY TOTAL TONS CRUSHED	1,920	ТРН	366	TPH GOAL	400		SECONDARY TOTAL TO CRUSI		TPH	156	TPH GOAL	
PRETIME START TIME	6:00 AM	STOP TIME	7:00 AM	7 <i>0</i> 7 <i>AL</i>	1		PRETIME START T	ине 6:00 AM	STOP TIME	7:00 AM	7 <i>0</i> 7.41	1
RACE/GOAL START TIME	7:00 AM	STOP TIME	3:00 PM	7 <i>0</i> 7 <i>AL</i>	8		RACE/GOAL <i>START T</i>	ине 7:00 AM	STOP TIME	3:00 PM	7 <i>0</i> 7.41	8
BLAST DOWN TIME		DOWN TIME	2.75	ROCK J	AM DOVN TIME		DOWNT	ME 2.5	- SU	IRGE TUNNEL F	EEDER JAMS	
ACT, PRODUCTION TIME		_	5 1/4				ACT, PRODUCTION T	ME		5 1/2		
POSTTIME START TIME	3:00 PM	STOP TIME	4:00 PM	7 <i>0</i> 7.4L	1		POST TIME <i>START T</i>	ине 3:00 PM	STOP TIME	4:00 PM	7 <i>0</i> 7.41	1
DAILY MSHA INSPECTION DONE?		o NO _	TO	TAL HRS.	10				-	TC	TAL HRS.	10
Madified to a few would not about in the	i El-	PRIMARY IS					Drimon, dours No our		RTIARY ISSU	VES		
Modified transfer would not start in th	e morning. Ele	ectrical was bro	ugnt out to repair.	•			Primary down. No sur	e. Maintenance i	III Start up.			
Primary Scale 1,9	20	467's				8's	194	Cor	crete Sand			
2A						1/4"			ashed 57's			
Surge Tunnel												
Tertiary Tunnel 85	58											
				<u>P(</u>	ORTABLE PR	RODUCTION						
JOB #									CRUSHING :	SPECIFICS		
NUMBER OF BUCKETS		TONS PER BUCKET_		TONNAGE			BAR MEASURMEN	ITS START		FINISH:		
PRETIME START TIME		STOP TIME _		7 <i>0</i> 7 <i>AL</i>	0		NUMBER OF BA	RS INSTALLED				
RACE/GOAL START TIME		STOP TIME		767AL	0							
ROCK JAM DOWN TIME		DOWN TIME _					BELT SC	iLE				
ACT, PRODUCTION TIME			0									
POSTTIME START TIME		STOP TIME		7 <i>0</i> 7.4L	0							
DAILY MSHA INSPECTION DONE?	o YES	O NO _	TO	TAL HRS.	0.00							
ISSUES:												

DATE	Ju	ne 6, 20	25											
WEATHER		Sun								THORIZED GNATURE		Mark L	.ane Sr	
JOB#	B-51	0M		LOCATION		H&K M	aterials							
SALES	;	3,310.47												
			PRIMA	<u>RY</u>							TERTIARY			
PRIMARY TOTAL TONS	CRUSHED_	1,835	трн	262	TPH GOAL	400		SECONDARY	TOTAL TONS CRUSHED		ТРН	0	TPH GOAL_	
PRETIME STA	IRT TIME	6:00 AM	STOP TIME	7:00 AM	7 <i>6</i> 7AL	1		PRE TIME	START TIME	6:00 AM	STOP TIME	7:00 AM	TOTAL	1
RACE/GOAL \$7.4	IRT TIME	7:00 AM	STOP TIME	3:00 PM	7 <i>6</i> 7 <i>AL</i>	8		RACE/GOAL	START TIME	7:00 AM	STOP TIME	3:00 PM	707AL	8
BLAST DO	DVN TIME_	0.5	DOWN TIME _	0.5	ROCK J	AM DOWN TIME			DOWN TIME		SU	RGE TUNNEL F	EEDER JAMS_	
ACT, PRODUCT	TION TIME			7				ACT. PROD	UCTION TIME			8		
POST TIME STA	IRT TIME	3:00 PM	STOP TIME	4:00 PM	7 <i>0</i> 7 <i>AL</i>	1		POST TIME	START TIME	3:00 PM	STOP TIME	4:00 PM	707AL	1
DAILY MSHA INSPECTIO	ON DONE?	YES	o NO	TO	TAL HRS.	10						TO	TAL HRS.	10
			PRIMARY IS	CONEC						75	BTIABY ISSU	IEC		
Down for blast and a hamme	ering a cou	ple goonies.	FOMANTIC	18028						16	<i>011/801 122</i> 0	ŒJ		
Primary Scale	1.93	RE	467's				I	387	7	Con	croto Sand	16		
		13					_	301						
Surge Tunnel											asileu 57 S			
			_											
Tertiary Tunnel			. 18_			Processed/V	vasiled 10'S_							
					P	ORTABLE PE	RODUCTION							
JOB #											CRUSHING:	SPECIFICS		
NUMBER OF	BUCKETS	55	TONS PER BUCKET_	10	TONNAGE	550		BAR MEA	SURMENTS	START:		FINISH:		
PRETIME STA	IRT TIME	6:00 AM	STOP TIME	7:00 AM	7 <i>0</i> 7 <i>AL</i>	1		NUMBE	R OF BARS	INSTALLED				
RACE/GOAL 37.4	IRT TIME	7:00 AM	STOP TIME	3:00 PM	7 <i>0</i> 7 <i>AL</i>	8								
ROCK JAM DO	DVN TIME_		DOWN TIME _	1/2				В	ELT SCALE					
ACT, PRODUCT	TION TIME			7 1/2										
POST TIME STA	IRT TIME	3:00 PM	STOP TIME	4:00 PM	7 <i>0</i> 7 <i>AL</i>	1								
DAILY MSHA INSPECTIO		_	O NO	TO	TAL HRS.	10.00								
<i>ISSUES</i> : Dow	n for blast ar	nd waiting on s	tone.											

DATE	June 7, 20	25											
WEATHER	Clouds/Ra	in							THORIZED IGNATURE		Mark L	ane Sr	
JOB#_	B-510M	_	LOCATION		H&K Mate	erials							
SALES													
		PRIMA	RY							TERTIARY			
PRIMARY TOTAL TON	S CRUSHED	TPH	0	TPH GOAL	400		SECONDARY	TOTAL TONS CRUSHED		трн	0	TPH GOAL	
PRETIME S	7AR7 7IME 6:00 AM	STOP TIME	7:00 AM	7 <i>0</i> 7.4L	1		PRE TIME	START TIME	6:00 AM	STOP TIME	7:00 AM	TOTAL	1
RACE/GOAL 31	7:00 AM	STOP TIME	3:00 PM	7 <i>0</i> 7.AL	8		RACE/GOAL	START TIME	7:00 AM	STOP TIME	3:00 PM	7 <i>0</i> 7.41	8
BLAST	DOWN TIME	DOVN TIME		ROCK JA	AM DOWN TIME			DOWN TIME		su	RGE TUNNEL F	EEDER JAMS_	
ACT, PRODU	CTION TIME		8				ACT. PROD	OCTION TIME			8		
POSTTIME 5	7.ART TIME 3:00 PM	STOP TIME	4:00 PM	7 <i>0</i> 7.41	1		POST TIME	START TIME	3:00 PM	STOP TIME	4:00 PM	TOTAL	1
DAILY MSHA INSPECT	TION DONE? O YES	o NO	T	OTAL HRS.	10						то	TAL HRS.	10
		PRIMARY I	eeure						7.5	BTIABY ISSU	IEC		
Maintenance.		<u>Enmasol I</u>	33063						16	n <i>iis</i> ni 1330	EJ		
Primary Scale		467's				8's	264	4	Con	crete Sand	19	16	
						1/4"			w	ashed 57's			
						10's							
Tertiary Tunnel					Processed/Was	shed 10's							
				PC	ORTABLE PRO	DUCTION							
JOB #		_								CRUSHING S	PECIFICS		
NUMBER O	FBUCKETS 46	TONS PER BUCKET	10	TONNAGE	460		BAR MEA	SURMENTS	START:		FINISH:		
PRETIME \$	7AR7 7/ME 6:00 AM	- <i>STGP TI<b>M</b>E</i>	7:00 AM	7 <i>0</i> 7.41	1		NUMBE	R OF BARS			-		
RACE/GOAL 51	7:00 AM	STOP TIME	11:00 AM	7 <i>0</i> 7.AL	4								
ROCK JAMI	DOWN TIME	DOVNTIME					В	ELT SCALE					
ACT, PRODU	CTION TIME		4										
POSTTIME S	7AR7 7IME 11:00 AM	STOP TIME	12:00 PM	7 <i>0</i> 7.41	1								
DAILY MSHA INSPECT	TION DONE? . YES	0 NO	T	OTAL HRS.	6.00								
	an with no issues.												
Droduction	Information	1											

DATE	Jur	ne 9, 202	25											
WEATHER	Clo	uds/Su	n							THORIZED GNATURE		Mark L	ane Sr	
JOB#	B-510	M		LOCATION		H&K M	aterials							
SALES	1	,283.88												
			PRIMA	<u>RY</u>							TERTIARY			
PRIMARY TOTAL TONS C	RUSHED_	2,161	TPH	309	TPH GOAL	400		SECONDARY	TOTAL TONS CRUSHED_	1,077	TPH	153.857	TPH GOAL_	
PRETIME STAR	97 7/ME _	6:00 AM	STOP TIME	7:00 AM	707AL	1		PRETIME .	START TIME	6:00 AM	STGP TIME	7:00 AM	707AL	1
RACE/GOAL STAA	77 7/ME	7:00 AM	STOP TIME	3:00 PM	7 <i>0</i> 7AL	8		RACE/GOAL -	START TIME	7:00 AM	STOP TIME	3:00 PM	TOTAL	8
BLAST DO	VN TIME_		DOWN TIME	1	ROCK J.	AM DOWN TIME			DOWNTIME	1	SL	IRGE TUNNEL F	EEDER JAMS_	
ACT. PRODUCTI	ON TIME_			7				ACT, PRODU	JCTION TIME			7		
POST TIME STAR	77 7/ME	3:00 PM	STOP TIME	4:00 PM	7 <i>6</i> 7AL	1		POST TIME	START TIME	3:00 PM	STOP TIME	4:00 PM	TOTAL	1
DAILY MSHA INSPECTION	N DONE?	YES	o <sup>NO</sup>	TC	TAL HRS.	10						TC	TAL HRS.	10
			PRIMARY IS	conce						75	RTIARY ISSU	IEC.		
Down waiting on trucks.			<u> FNMANTA</u>	131023				Down to clear	out number			<i></i>		
Primary Scale	2,16	1	467's				8's	241		Con	crete Sand			
2A							1/4"			W	ashed 57's			
Surge Tunnel														
Tertiary Tunnel	1,07	7				Processed/V								
					PC	ORTABLE PE	RODUCTION							
JOB #											CRUSHING	SPECIFICS		
NUMBER OF E	BUCKETS_		TONS PER BUCKET		TONNAGE			BAR MEAS	URMENTS	START:		FINISH:		
PRETIME STAR	77 7/ME		STOP TIME		7 <i>0</i> 7AL	0		NUMBE	R OF BARS	INSTALLED				
RACE/GOAL STAP	77 7/ME		STOP TIME		7 <i>0</i> 7 <i>AL</i>	0								
ROCK JAM DO	WN TIME_		DOWN TIME					ВІ	ELT SCALE			_		
ACT, PRODUCTI	ON TIME			0										
POST TIME STAR	77 7/ME		STOP TIME		TOTAL	0								
DAILY MSHA INSPECTION	N DONE? C	YES	0 NO	TC	TAL HRS.	0.00								
ISSUES:														

DATE_	June 10, 20	20					A117	HORIZED				
WEATHER	Heavy rain/S	Sun						GNATURE		Mark L	ane Sr	
JOB#	B-510M		LOCATION		H&K Mater	ials						
SALES	1,722.73											
		PRIMA	RY						TERTIARY			
PRIMARY TOTAL TON:	3 CRUSHED 2,188	TPH	313	TPH GOAL	400		SECONDARY TOTAL TONS CRUSHED	816		148.364	TPH GOAL	
		STOP TIME	7:00 AM	TOTAL	1		PRETIME <i>Start time</i>	6:00 AM			7 <i>0</i> 7AL	1
	7:00 AM	_		TOTAL	8		RACE/GOAL <i>START TIME</i>				7 <i>0</i> 7AL	8
	DOWN TIME	DOWN TIME	1	-	M DOVN TIME		DOWN TIME			RGE TUNNEL F	_	
ACT. PRODU			7				ACT, PRODUCTION TIME			5 1/2		
	3:00 PM	STOR TIME	4:00 PM	707.41	1		POST TIME START TIME	3:00 PM	STOP TIME		7 <i>0</i> 7 <i>AL</i>	1
DAILY MSHA INSPECT		o NO		TAL HRS.	10			0.00 1			TAL HRS.	10
	•	J	10	TAL III.	10						TAL TING.	
Down for heavy rain slowi	no down the ourse belt	PRIMARY IS	SSUES				Down for lube to GP crush		RTIARY ISSU		and avarland	
DOWN TO HEAVY TAIN SIOWI	ng down the surge beit.						Down to labe to Gr Crush	er out. Liectri	icai was out to	Check and re	sset overload.	
Primary Scale	2,188	467's_				8's	148	Con	crete Sand			
2A		57's_				1/4"		W	ashed 57's			
Surge Tunnel_						10's						
Tertiary Tunnel	816				Processed/Wash	ed 10's						
				PC	RTABLE PRODU	JCTION	[					
JOB #									CRUSHING S	PECIFICS		
NUMBER O	F BUCKETS	TONS PER BUCKET		TONNAGE			BAR MEASURMENTS	START:		FINISH:		
PRETIME ST	ART TIME	STOP TIME		TOTAL	0		NUMBER OF BARS	INSTALLED				
RACE/GOAL 57	ART TIME	STOP TIME		TOTAL	0							
ROCK JAM I	DOWN TIME	DOWN TIME					BELT SCALE					
ACT, PRODU	CTION TIME		0				-					
POST TIME \$1	ART TIME	STOP TIME		TOTAL	0							
DAILY MSHA INSPECT	ION DONE? O YES	0 NO	TO	TAL HRS.	0.00							
ISSUES:												

DATE	June 11, 20	25					A117	THORIZED				
WEATHER	Sun							GNATURE		Mark L	ane Sr	
JOB#	B-510M		LOCATION	ı	H&K Ma	aterials						
SALES	1,791.14	· 										
		PRIMAR	RY						TERTIARY			
PRIMARY TOTAL TONS	CRUSHED 2,070	TPH	276	TPH GOAL	400		SECONDARY TOTAL TONS CRUSHED	1,218		152.25	TPH GOAL	
	ART TIME 6:00 AM	STGP TIME	7:00 AM	7 <i>0</i> 7AL	1		PRETIME <i>START TIME</i>	•				1
	7:00 AM	_	3:00 PM	- 707AL	8		RACE/GOAL <i>START TIME</i>				TOTAL	8
BLAST	DOWN TIME	DOVNITIME	0.5	– - ROCK JA	AM DOWN TIME		DOVN TIME			RGE TUNNEL FI	- EEDER JAMS	
ACT. PRODUC	CTION TIME	_	7 1/2	_			ACT, PRODUCTION TIME			8		
POST TIME 57	3:00 PM	STOP TIME	4:00 PM	707AL	1		POSTTIME <i>START TIME</i>	3:00 PM	STOP TIME	4:00 PM	TOTAL	1
DAILY MSHA INSPECT	ION DONE? YES	ο NO	Т	OTAL HRS.	10		-			TO	TAL HRS.	10
	•											
Down to hammer a goonie i	in the hopper.	PRIMARY IS	SUES				Ran with no issues.	JE	RTIARY ISSU	ES		
Primary Scale	2,070	467's				8's	236	Con	crete Sand			
2A						1/4"		W	ashed 57's			
Surge Tunnel						10's_						
Tertiary Tunnel	1,218				Processed/M	/ashed 10's_						
				PC	ORTABLE PR	RODUCTION	1					
JOB #									CRUSHING S	SPECIFICS		
NUMBER O	F BUCKETS	TONS PER BUCKET_		TONNAGE			BAR MEASURMENTS	START:		FINISH:		
PRETIME 57	ART TIME	STOP TIME _		7 <i>0</i> 7AL	0		NUMBER OF BARS	INSTALLED				
RACE/GOAL 57	ART TIME	STOP TIME		7 <i>0</i> 7AL	0							
ROCK JAM (	DOWN TIME	DOVN TIME _					BELT SCALE					
ACT, PRODUC	CTION TIME		0									
POST TIME \$7	ART TIME	STOP TIME		7 <i>0</i> 7AL	0							
DAILY MSHA INSPECT	ION DONE? O YES	O NO	Т	OTAL HRS.	0.00							
ISSUES:	I6											

	June 12, 20	125									
WEATHER	Sun	<u> </u>					THORIZED IGNATURE		Mark L	ane Sr	
JOB#	B-510M	-	LOCATION		H&K Materials						
SALES	1,061.67	-	-								
		PRIMA	RY					TERTIARY	,		
PRIMARY TOTAL TONS	CRUSHED 1.620	TPH	270	TPH GOAL	400	SECONDARY TOTAL TONS CRUSHED			142.5	TPH GOAL	
	ART TIME 6:00 AM		7:00 AM	707.41	1	PRETIME START TIME		-		TOTAL	1
	7:00 AM	_	3:00 PM	7 <i>0</i> 7.41	8	RACE/GOAL START TIME				707AL	8
	OOWN TIME	DOVN TIME	2	-	AM DOWN TIME	DOWN TIME		•	JRGE TUNNEL FI	-	_
ACT. PRODUC			6			ACT, PRODUCTION TIME			8		
	ART TIME 3:00 PM	STOP TIME	4:00 PM	707.41	1	POST TIME START TIME		STOP TIME	_	TOTAL	1
DAILY MSHA INSPECTI		o NO		TAL HRS.	10					TAL HRS.	10
	1,620				8's	208	Con	crete Sand			
							W				
Surge Tunnel		67's_			10's						
		67's_									
Surge Tunnel Tertiary Tunnel		67's_			10's						
Surge Tunnel		67's 7's			10's Processed/Washed 10's						
Surge Tunnel Tertiary Tunnel	1,140	67's _ 7's _ TONS PER			10's Processed/Washed 10's		-	ashed 57's	SPECIFICS		
Surge Tunnel Tertiary Tunnel  JOB #	1,140	67's _ 7's _ TONS PER BUCKET _		PC TONNAGE	10's Processed/Washed 10's	N	START:	CRUSHING:	SPECIFICS FINISH:		
Surge Tunnel  Tertiary Tunnel  JOB #	1,140  F BUCKETS  ART TIME	67's 7's TONS PER BUCKET STGP TIME		PC TONNAGE	10's Processed/Washed 10's PRTABLE PRODUCTION	N BAR MEASURMENTS	START:	CRUSHING:	SPECIFICS FINISH:		
Surge Tunnel  Tertiary Tunnel  JOB #  NUMBER OF  PRETIME \$77	1,140  FBUCKETS  ART TIME	67's 7's TONS PER BUCKET STGP TIME		PC TONNAGE 707AL	10's Processed/Washed 10's PRTABLE PRODUCTION	N BAR MEASURMENTS	START:	CRUSHING:	SPECIFICS FINISH:		
Surge Tunnel  Tertiary Tunnel  JOB #  NUMBER OF  PRE TIME 37.  RACE/GOAL 37.	1,140  F BUCKETS  ART TIME  ART TIME  DOWN TIME	TONS PER BUCKET  STOP TIME  STOP TIME		PC TONNAGE 707AL	10's Processed/Washed 10's PRTABLE PRODUCTION	N BAR MEASURMENTS NUMBER OF BARS	START:	CRUSHING:	SPECIFICS FINISH:		
Surge Tunnel  Tertiary Tunnel  JOB #  NUMBER OF  PRETIME 37.  RACE/GOAL 37.  ROCK JAME	1,140  FBUCKETS  ART TIME  COVN TIME	TONS PER BUCKET  STOP TIME  STOP TIME	0	PC TONNAGE 707AL	10's Processed/Washed 10's PRTABLE PRODUCTION	N BAR MEASURMENTS NUMBER OF BARS	START:	CRUSHING:	SPECIFICS FINISH:		

DATE	Ju	ne 13, 20	25			condary Fax #			THORIZED				
WEATHER		Clouds							GNATURE		Mark L	ane Sr	
JOB#	B-5	10M		LOCATION		H&K M	aterials						
SALES		1,251.46											
			PRIMA	RY						TERTIARY			
PRIMARY TOTAL TONS	CRUSHED	1,832	TPH	305	TPH GOAL	400		SECONDARY TOTAL TONS CRUSHED		TPH	0	TPH GOAL	
PRE TIME ST	ART TIME	6:00 AM	STOP TIME	7:00 AM	TOTAL	1		PRE TIME START TIME	6:00 AM	STOP TIME	7:00 AM	TOTAL	1
RACE/GOAL ST	ART TIME	7:00 AM	STOP TIME	3:00 PM	TOTAL	8		RACE/GOAL START TIME	7:00 AM	STOP TIME	3:00 PM	TOTAL	8
BLAST	DOWN TIME	0.75	DOWN TIME	1.25	ROCK J	AM DOWN TIME		DOWN TIME		SUF	RGE TUNNEL FI	EDER JAMS_	
ACT. PRODUC	CTION TIME			6				ACT. PRODUCTION TIME			8		
POST TIME ST		3:00 PM	STOP TIME	4:00 PM	TOTAL	11		POST TIME START TIME	3:00 PM	STOP TIME	4:00 PM	TOTAL	1
DAILY MSHA INSPECT	ION DONE?	<ul><li>YES</li></ul>	o NO	то	TAL HRS.	10					TO	TAL HRS.	10
Down for blast and to reset	portable pu	ump.	PRIMARY IS	SUES				Re-Crush 2B	72	RTIARY ISSUE	.5		
Primary Scale	1,8	332	467's_				8's	537	Cond	rete Sand	29	3	
2A			57's_				1/4"		Wa	shed 57's			
Surge Tunnel							10's						
Tertiary Tunnel						Processed/W	ashed 10's						
					PC	RTABLE PE	RODUCTION	<u>v</u>					
JOB #			TONS PER							CRUSHING S	SPECIFICS		
NUMBER O	F BUCKETS	83	BUCKET	10	TONNAGE	830		BAR MEASURMENTS	START:		FINISH:		
PRE TIME STA	ART TIME	6:00 AM	STOP TIME	7:00 AM	TOTAL	1		NUMBER OF BAR	SINSTALLED				
RACE/GOAL ST.	ART TIME	7:00 AM	STOP TIME	3:00 PM	TOTAL	8							
ROCK JAM I	DOWN TIME		DOWN TIME					BELT SCALE					
ACT. PRODUC	CTION TIME			8									
POST TIME ST		3:00 PM	_	4:00 PM	TOTAL	1							
DAILY MSHA INSPECT ISSUES: Ra			O NO	то	TAL HRS.	10.00							

DATE J	une 14, 20	25		Secondary	Fax #: 610-222-3618						
WEATHER	louds/Rai	in					THORIZED IGNATURE		Mark L	.ane Sr	,
JOB# B-	510M	_	LOCATION	Н8	K Materials						
SALES			_								
		PRIMA	RY					TERTIARY			
PRIMARY TOTAL TONS CRUSHE	D	TPH	0	TPH GOAL 40	0	SECONDARY TOTAL TONS CRUSHED		TPH	0	TPH GOAL	
PRE TIME START TIME	6:00 AM	STOP TIME	7:00 AM	TOTAL 1		PRE TIME START TIME	6:00 AM	STOP TIME	7:00 AM	TOTAL	1
RACE/GOAL START TIME	7:00 AM	STOP TIME	3:00 PM	TOTAL 8		RACE/GOAL START TIME	7:00 AM	STOP TIME	3:00 PM	TOTAL	8
BLAST DOWN TIM	E	DOWN TIME		ROCK JAM DOW	N TIME	DOWN TIME		SUF	RGE TUNNEL F	EEDER JAMS	
ACT. PRODUCTION TIM	E		8			ACT. PRODUCTION TIME			8		
POST TIME START TIME	3:00 PM	STOP TIME	4:00 PM	TOTAL 1		POST TIME START TIME	3:00 PM	STOP TIME	4:00 PM	TOTAL	1
DAILY MSHA INSPECTION DONE	? O YES	ONO	то	TAL HRS. 10	)				то	TAL HRS.	10
	ILY MSHA INSPECTION DONE? YES		SSUES				TEI	RTIARY ISSUE	s		
									-		
Primary Scale		467's_			8's_	224	Conc	rete Sand	19	96	
Primary Scale						224			19		
2A		57's_			1/4"_		Wa				
2A		57's_ 67's_			1/4"_ 10's_		Wa				
2A		57's_ 67's_		Proces	1/4"_ 10's_		Wa				
2A		57's_ 67's_ 7's_		Proces	1/4" _ 10's _ ssed/Washed 10's _		Wa				
2ASurge Tunnel		57's_ 67's_		Proces	1/4" _ 10's _ sed/Washed 10's _ LE PRODUCTION		Wa	ished 57's			
2A		57's_ 67's_ 7's_ TONS PER		Proces PORTAB	1/4"_ 10's_ ssed/Washed 10's_ LE PRODUCTION	1	Wa	ished 57's	SPECIFICS		
Surge Tunnel  Tertiary Tunnel  JOB #  NUMBER OF BUCKET	s42	57's_ 67's_ 7's_ TONS PER BUCKET_	10	Proces PORTAB TONNAGE 42	1/4" _ 10's _ ssed/Washed 10's _ LE PRODUCTION	I BAR MEASURMENTS	Wa	ished 57's	SPECIFICS		
2A Surge Tunnel Tertiary Tunnel  JOB #  NUMBER OF BUCKET  PRE TIME START TIME	s 42 6:00 AM 7:00 AM	57's_ 67's_ 7's_  TONS PER BUCKET_ STOP TIME_	10 7:00 AM	Proces PORTAB TONNAGE 42 707AL 1	1/4" _ 10's _ ssed/Washed 10's _ LE PRODUCTION	I BAR MEASURMENTS	START:	ished 57's	SPECIFICS		
2A Surge Tunnel Tertiary Tunnel  JOB #  NUMBER OF BUCKET PRE TIME START TIME RACE/GOAL START TIME	s 42 6:00 AM 7:00 AM	57's_ 67's_ 7's_  TONS PER BUCKET_ STOP TIME_ STOP TIME_	10 7:00 AM	Proces PORTAB TONNAGE 42 707AL 1	1/4" _ 10's _ ssed/Washed 10's _ LE PRODUCTION	BAR MEASURMENTS NUMBER OF BAR	START:	ished 57's	SPECIFICS		
2A Surge Tunnel Tertiary Tunnel  JOB #  NUMBER OF BUCKET PRE TIME START TIME RACE/GOAL START TIME ROCK JAM DOWN TIM	5 42 6:00 AM 7:00 AM E E	57's 67's 67's 7's 7's 7's 7's 7's 7's 7's 7's 7's	10 7:00 AM 11:00 AM	Proces PORTAB TONNAGE 42 707AL 1	1/4" _ 10's _ ssed/Washed 10's _ LE PRODUCTION	BAR MEASURMENTS NUMBER OF BAR	START:	ished 57's	SPECIFICS		

DATE	Ju	ne 16, 20	25											
WEATHER	Sı	un/Cloud	ds							THORIZED IGNATURE		Mark l	lane Sr	
JOB#_	B-51	IOM	_	LOCATION		H&K M	aterials							
SALES		793.74												
			PRIMA	RY							TERTIARY			
PRIMARY TOTAL TONS	CRUSHED	2,790	TPH	372	TPH GOAL	400		SECONDARY	TOTAL TONS / CRUSHED	1,114	трн	148.533	TPH GOAL	
PRETIME STA	RT TIME	6:00 AM	STOP TIME	7:00 AM	7 <i>0</i> 7AL	1		PRE TIME	START TIME	6:00 AM	STOP TIME	7:00 AM	7 <i>0</i> 7AL	1
RACE/GOAL \$7	IRT TIME	7:00 AM	STGP TIME	3:00 PM	7 <i>0</i> 7AL	8		RACE/GOAL	START TIME	7:00 AM	STOP TIME	3:00 PM	7 <i>0</i> 7AL	8
BLAST D	OWN TIME		DOWN TIME	0.5	ROCK JA	AM DOWN TIME			DOWN TIME	0.5	su	RGE TUNNEL I	FEEDER JAMS_	
ACT, PRODUC	TION TIME			7 1/2				ACT, PROD	DUCTION TIME			7 1/2		
POST TIME STA	RT TIME	3:00 PM	STOP TIME	4:00 PM	7 <i>0</i> 7AL	1		POST TIME	START TIME	3:00 PM	STOP TIME	4:00 PM	7 <i>0</i> 7 <i>AL</i>	1
DAILY MSHA INSPECTION	ON DONE?	YES	o NO	TO	OTAL HRS.	10						TO	OTAL HRS.	10
Down to remove a flat at the	scalping	screen.	PRIMARY I	SSUES				Down to clea	r out transfer	<i>JEA</i> conveyors at	RTIARY ISSU t product scre			
Primary Scale	2,7	90	467's				8's_	30	5	Con	crete Sand			
2A			57's				1/4"			W	ashed 57's			
Surge Tunnel							10's_							
Tertiary Tunnel	1,1	14	7's_			Processed/V	/ashed 10's_							
						ORTABLE PE								
JOB #			-								CRUSHING:	SPECIFICS		
NUMBER OF	BUCKETS		TONS PER BUCKET_		TONNAGE			BAR MEA	SURMENTS	START:		FINISH:		
PRETIME STA	RT TIME		STOP TIME		7 <i>0</i> 7AL	0		NUMBE	ER OF BARS	INSTALLED		_	_	
RACE/GOAL 57	RT TIME		STOP TIME		7 <i>0</i> 7AL	0								
ROCK JAM D	OWN TIME		DOWNTIME					E	BELT SCALE					
ACT, PRODUC	TION TIME			0										
POST TIME \$7.	IRT TIME		STOP TIME		707AL	0								
DAILY MSHA INSPECTION	ON DONE?	O YES	0 NO	TO	OTAL HRS.	0.00								
ISSUES:														

DATE	June	17, 20	25						ΔUT	HORIZED				
WEATHER	Sun	/Cloud	ls							SNATURE		Mark L	ane Sr	
JOB#	B-510I	М		LOCATION		H&K M	aterials							
SALES	1,1	100.27												
			PRIMA	RY							TERTIARY	,		
PRIMARY TOTAL TONS	CRUSHED 2	2,619	TPH	349	TPH GOAL	400		SECONDARY TO	TAL TONS CRUSHED	1,167		150.581	TPH GOAL	
PRETIME \$7	4 <i>RT TIME</i> 6:	:00 AM	STOP TIME	7:00 AM	7 <i>0</i> 7AL	1		PRETIME 57	ART TIME	6:00 AM			7 <i>0</i> 7AL	1
RACE/GOAL \$7	187 TIME 7:	:00 AM	STOP TIME	3:00 PM	7 <i>0</i> 7 <i>AL</i>	8		RACE/GOAL 57	ART TIME	7:00 AM	STOP TIME	3:00 PM	7 <i>0</i> 7AL	8
BLAST D	OVN TIME		DOWN TIME	0.5	- ROCK J.	AM DOVN TIME		D	OVN TIME	0.25	SL	RGE TUNNEL F	EEDER JAMS	
ACT, PRODUC	TION TIME		_	7 1/2				ACT. PRODUC	TION TIME			7 3/4	_	
POST TIME \$7.	ART TIME 3:	:00 PM	STOP TIME	4:00 PM	TOTAL	1		POST TIME 57	ART TIME	3:00 PM	STGP TIME	4:00 PM	TOTAL	1
DAILY MSHA INSPECTION	ON DONE?	YES	o NO	T	OTAL HRS.	10						то	TAL HRS.	10
Down to hammer a couple o	f goonies at th	he hopper	<u>PRIMARY I</u>	SSUES				Down to clear no	umber 3 tail		ATIARY ISSU	ES		
Primary Scale	2,619		467's				8's_	300		Con	crete Sand			
2A							1/4"_							
Surge Tunnel														
Tertiary Tunnel	1,167					Processed/V	Vashed 10's_							
					PC	ORTABLE PE	RODUCTION	<u> </u>						
JOB #											CRUSHING:	SPECIFICS		
NUMBER OF	BUCKETS		TONS PER BUCKET		TONNAGE			BAR MEASU	RMENTS	START:		FINISH:		
PRETIME STA	ART TIME		STOP TIME		7 <i>0</i> 7AL	0		NUMBER	OF BARS I	NSTALLED				
RACE/GOAL 57/	ART TIME		STOP TIME		7 <i>0</i> 7AL	0								
ROCK JAM D	OVN TIME		DOWN TIME					BEL	T SCALE_					
ACT, PRODUC	TION TIME			0								-		
POST TIME 577	ART TIME		STOP TIME		TOTAL	0								
DAILY MSHA INSPECTI	ON DONE? o	YES	O NO _		OTAL HRS.	0.00								
ISSUES:														

DATE	Ju	ne 18, 20	25											
WEATHER	Sı	un/Cloud	ls							THORIZED GNATURE		Mark L	ane Sr	
JOB#	B-51	IOM		LOCATION		H&K M	aterials							
SALES		588.40	· 	•										
			PRIMA	RY							TERTIARY	,		
PRIMARY TOTAL TONS	CRUSHED	2,639	TPH	364	TPH GOAL	400		SECONDARY T	OTAL TONS CRUSHED	1,110	TPH	148	TPH GOAL	
PRETIME ST	ART TIME	6:00 AM	STOP TIME	7:00 AM	7 <i>0</i> 7 <i>AL</i>	1		PRETIME S	TART TIME	6:00 AM	STOP TIME	7:00 AM	TOTAL	1
RACE/GOAL <i>st</i>	ART TIME	7:00 AM	STOP TIME	3:00 PM	7 <i>0</i> 7 <i>AL</i>	8		RACE/GOAL s	TART TIME	7:00 AM	STGP TIME	3:00 PM	TOTAL	8
BLAST	OVN TIME		DOWN TIME	0.75	ROCK J	AM DOVN TIME			DOWN TIME	0.5	SL	JRGE TUNNEL F	EEDER JAMS	
ACT. PRODUC	TION TIME			7 1/4				ACT, PRODU	CTION TIME			7 1/2		
POST TIME ST	ART TIME	3:00 PM	STOP TIME	4:00 PM	7 <i>0</i> 7 <i>AL</i>	1		POST TIME &	TART TIME	3:00 PM	STGP TIME	4:00 PM	TOTAL	1
DAILY MSHA INSPECT	ON DONE?	YES	o NO	TO	TAL HRS.	10			_			TC	TAL HRS.	10
Down to hammer a few goo	onies.		PRIMARY IS	SSUES				Down to clear	out 1B chute		RTIARY ISSI	VES .		
Primary Scale	2,6	39	467's_				8's_	221		Con	crete Sand			
2A							1/4"			W	ashed 57's			
Surge Tunnel														
Tertiary Tunnel	1,1	10				Processed/V								
					PO	ORTABLE PE	RODUCTION							
JOB #											CRUSHING	SPECIFICS		
NUMBER OF	BUCKETS		TONS PER BUCKET		TONNAGE			BAR MEAS	URMENTS	START:		FINISH:		
PRETIME 57	ART TIME		_		707AL	0		NUMBER	OF BARS	INSTALLED		-		
RACE/GOAL 57	ART TIME		STOP TIME		7 <i>0</i> 7.41	0								
ROCK JAME	OVN TIME		DOWN TIME					BE	LT SCALE			_		
ACT, PRODUC	TION TIME			0										
POST TIME ST	ART TIME		STOP TIME		7 <i>0</i> 7 <i>AL</i>	0								
DAILY MSHA INSPECT	ON DONE?	O YES	O NO	TO	TAL HRS.	0.00								
ISSUES:														

DATE	June	19, 20	25							THORIZED				
WEATHER	Fo	g/Sun								GNATURE		Mark l	ane Sr	
JOB#	B-510	М		LOCATION		H&K Ma	aterials							
SALES	1,	432.52												
			PRIMA	RY							TERTIARY	,		
PRIMARY TOTAL TONS	CRUSHED	1,832	TPH	293	TPH GOAL	400		SECONDARY T	CRUSHED	1,069	_ трн	158.37	TPH GOAL	
PRETIME 57	ART TIME 6	:00 AM	STOP TIME	7:00 AM	7 <i>6</i> 7AL	1		PRETIME S	START TIME	6:00 AM	STOP TIME	7:00 AM	TOTAL	1
RACE/GOAL 57	ART TIME 7	:00 AM	STOP TIME	3:00 PM	7 <i>6</i> 7AL	8		RACE/GOAL &	START TIME	7:00 AM	STOP TIME	3:00 PM	TOTAL	8
BLAST	DOWN TIME	0.75	DOWN TIME	1	ROCK J	AM DOWN TIME		ı	DOWN TIME	1.25	SU	RGE TUNNEL F	FEEDER JAMS	
ACT, PRODUC	CTION TIME			6 1/4				ACT. PRODU	ICTION TIME			6 3/4		
POST TIME 57	ART TIME 3	:00 PM	STOP TIME	4:00 PM	7 <i>6</i> 7AL	1		POST TIME &	START TIME	3:00 PM	STOP TIME	4:00 PM	TOTAL	1
DAILY MSHA INSPECT	ION DONE?	YES	o NO _	TC	OTAL HRS.	10					_	TC	TAL HRS.	10
	•													
wn for blast, set up port		I hammer a	<i>PRIMARY I</i> goonie.	SSWES				Down for blast	t and check		<i>RTIARY ISSU</i> HP crusher.	IES .		
		I hammer a		SSUES				Down for blast	t and check			JES		
	able pump and		goonie.	SSUES			8's_	Down for blast		jam up in the	HP crusher.			
wn for blast, set up port	able pump and		goonie. 467's_				_			jam up in the	HP crusher.			
wn for blast, set up port Primary Scale	able pump and		467's _ 57's _				1/4"	201		jam up in the Con W	HP crusher.			
wn for blast, set up port Primary Scale 2A	able pump and		467's _ 57's _ 67's _				1/4"_ 10's_	201		jam up in the Con W	HP crusher.			
wn for blast, set up port Primary Scale 2A Surge Tunnel	able pump and		467's _ 57's _ 67's _				1/4" 10's ashed 10's	201		jam up in the Con W	HP crusher.			
wn for blast, set up port Primary Scale 2A Surge Tunnel	able pump and		467's _ 57's _ 67's _ 7's _			Processed/W	1/4" 10's ashed 10's	201		jam up in the Con W	HP crusher.			
Primary Scale	able pump and		467's _ 57's _ 67's _ 7's _		PC	Processed/W	1/4" 10's ashed 10's	201		jam up in the Con W	HP crusher.  ncrete Sand /ashed 57's	SPECIFICS		
Primary Scale	1,832 1,069		467's _ 57's _ 67's _ 7's _ TONS PER BUCKET _		PC	Processed/W	1/4" 10's ashed 10's	201	URMENTS	jam up in the  Con  W	HP crusher.  ncrete Sand /ashed 57's	SPECIFICS FINISH:		
Primary Scale	1,832  1,069  FBUCKETS		467's _ 57's _ 67's _ 7's _ TONS PER BUCKET _ STOP TIME _		PC TONNAGE 707AL	Processed/W	1/4" 10's ashed 10's	201	URMENTS	jam up in the  Con  W	HP crusher.  ncrete Sand /ashed 57's	SPECIFICS FINISH:		
Primary Scale	1,832 1,069 FBUCKETS TART TIME		467's _ 57's _ 67's _ 7's _ TONS PER BUCKET _ STOP TIME _		PC TONNAGE 707AL	Processed/W	1/4" 10's ashed 10's	201	SURMENTS R OF BARS	jam up in the  Con  W  START:	HP crusher.  ncrete Sand /ashed 57's	SPECIFICS FINISH:		
Primary Scale	1,832  1,069  F BUCKETS  ART TIME  ART TIME		467's _ 57's _ 67's _ 7's _ TONS PER BUCKET _ STOP TIME _ STOP TIME _		PC TONNAGE 707AL	Processed/W	1/4" 10's ashed 10's	201	SURMENTS R OF BARS	jam up in the  Con  W  START:	HP crusher.  ncrete Sand /ashed 57's	SPECIFICS FINISH:		
Primary Scale	1,832  1,069  F BUCKETS  F BUCKET		467's 57's 67's 7's 7's 57's 57's 57's 57's 57's 57'		PC TONNAGE 707AL	Processed/W	1/4" 10's ashed 10's	201	SURMENTS R OF BARS	jam up in the  Con  W  START:	HP crusher.  ncrete Sand /ashed 57's	SPECIFICS FINISH:		

DATE	June 20, 20	25			condary Fax #							
WEATHER	Clouds/Su	n						THORIZED IGNATURE	i	Mark L	ane Sr	
ЈОВ#В	3-510M		LOCATION		H&K Ma	aterials						
SALES	1,168.95											
		PRIMA	RY						TERTIARY			
PRIMARY TOTAL TONS CRUS	HED <b>2,805</b>	TPH	374	TPH GOAL	400		SECONDARY TOTAL TONS CRUSHED		ТРН	0	TPH GOAL	
PRE TIME START TIME	6:00 AM	STOP TIME	7:00 AM	TOTAL	1		PRE TIME START TIME	6:00 AM	STOP TIME	7:00 AM	TOTAL	1
RACE/GOAL START TIME	7:00 AM	STOP TIME	3:00 PM	TOTAL	8		RACE/GOAL START TIME	7:00 AM	STOP TIME	3:00 PM	TOTAL	8
BLAST DOWN T	BLAST DOWN TIME DOWN ACT. PRODUCTION TIME			ROCK J	AM DOWN TIME	0.5	DOWN TIME		SUR	GE TUNNEL F	EEDER JAMS_	
ACT. PRODUCTION 1	POST TIME START TIME 3:00 PM s						ACT. PRODUCTION TIME			8		
		STOP TIME	4:00 PM	TOTAL	1		POST TIME START TIME	3:00 PM	STOP TIME	4:00 PM	TOTAL	1
DAILY MSHA INSPECTION DO	NE? YES	O NO	то	TAL HRS.	10					TO	TAL HRS.	10
Down to clear a jam up om the su	rge beit.											
Primary Scale	2,805	467's_				8's_	437	Cond	rete Sand_	42	3	
2A		57's_				1/4"_		Wa	ashed 57's			
Surge Tunnel		67's_				10's_						
Tertiary Tunnel		7's_			Processed/W	ashed 10's_						
				PC	RTABLE PE	RODUCTION	<u> </u>					
JOB #		TONS PER							CRUSHING S	PECIFICS		
NUMBER OF BUCK	ETS 86	BUCKET	10	TONNAGE	860		BAR MEASURMENTS	START:		FINISH:		
PRE TIME START TIME	6:00 AM	STOP TIME	7:00 AM	TOTAL	1		NUMBER OF BAR	S INSTALLED				
RACE/GOAL START TIME	7:00 AM	STOP TIME	3:00 PM	TOTAL	8							
ROCK JAM DOWN 1	ГІМЕ	DOWN TIME					BELT SCALE					
ACT. PRODUCTION 1			8									
POST TIME START TIME		STOP TIME_		TOTAL	1							
DAILY MSHA INSPECTION DO  ISSUES: Ran with n		O NO	то	TAL HRS.	10.00							
No.												

MUST BE SENT IN AT THE END OF THE DAY Primary Fax #: 610-222-3037

DATE	June	e 21, 202	25			condary Fax #:							
WEATHER	Clo	uds/Sur	n						THORIZED IGNATURE		Mark L	.aneSr	
JOB#	B-510	M		LOCATION		H&K Ma	terials						
SALES													
			PRIMA	RY			_			TERTIARY			
PRIMARY TOTAL TONS CE	RUSHED		TPH	0	TPH GOAL	400		SECONDARY TOTAL TONS CRUSHED		TPH	0	TPH GOAL	
PRE TIME START	TIME _	6:00 AM	STOP TIME	7:00 AM	TOTAL	1		PRE TIME START TIME	6:00 AM	STOP TIME	7:00 AM	TOTAL	1
RACE/GOAL START	TIME	7:00 AM	STOP TIME	3:00 PM	TOTAL	8		RACE/GOAL START TIME	7:00 AM	STOP TIME	3:00 PM	TOTAL	8
BLAST DOV	WN TIME		DOWN TIME _		ROCK J	AM DOWN TIME		DOWN TIME		SUF	RGE TUNNEL F	EEDER JAMS	
ACT. PRODUCTION	ON TIME			8				ACT. PRODUCTION TIME			8		
POST TIME START	_	3:00 PM	STOP TIME	4:00 PM	TOTAL	1		POST TIME START TIME	3:00 PM	STOP TIME	4:00 PM	TOTAL	1
DAILY MSHA INSPECTION	I DONE?	YES C	ON O	то	TAL HRS.	10					то	TAL HRS.	10
			PRIMARY IS	SUES					TE	RTIARY ISSUE	ES		
Primary Scale			467's				0'0	196	Cono	roto Cond	12		
							_	190	•		12		
										131100 37 3			
Tertiary Tunnel						Processed/W							
					PC	RTABLE PR	ODUCTION	V					
JOB#					_			_		CRUSHING S	SPECIFICS		
NUMBER OF B	UCKETS	32	TONS PER BUCKET	10	TONNAGE	320		BAR MEASURMENTS	START:		FINISH:		
PRE TIME START	TIME (	6:00 AM	STOP TIME	7:00 AM	TOTAL	1		NUMBER OF BAR	S INSTALLED				
RACE/GOAL START	TIME	7:00 AM	STOP TIME	11:00 AM	TOTAL	4							
ROCK JAM DOV	WN TIME_		DOWN TIME					BELT SCALE					
ACT. PRODUCTION	ON TIME			4									
POST TIME START	TIME 1	1:00 AM	STOP TIME	12:00 PM	TOTAL	1							
DAILY MSHA INSPECTION			O NO	то	TAL HRS.	6.00							
ISSUES: Ran w	ith no issues	5.											

DATE_	June	23, 20	25						AU <sup>-</sup>	THORIZED				
WEATHER	Su	un/Hot								GNATURE		Mark L	ane Sr	
JOB#_	B-510	М		LOCATION		H&K Mat	terials							
SALES_	1,1	135.12												
			PRIMA	RY							TERTIARY	<u>'</u>		
PRIMARY TOTAL TO	NS CRUSHED	1,965	TPH	302	TPH GOAL	400		SECONDARY	TOTAL TONS CRUSHED	1,239	ТРН	154.875	TPH GOAL_	
PRETIME 3	START TIME 6:	:00 AM	STOP TIME _	7:00 AM	TOTAL	1		PRE TIME	START TIME	6:00 AM	STOP TIME	7:00 AM	TOTAL	1
RACE/GOAL 3	START TIME 7:	:00 AM	STOP TIME _	3:00 PM	TOTAL	8		RACE/GOAL	START TIME	7:00 AM	STGP TIME	3:00 PM	TOTAL	8
BLAST	F DOWN TIME		DOWN TIME _	1.5	ROCK JA	AM DOWN TIME			DOWN TIME		SL	JRGE TUNNEL F	EEDER JAMS_	
ACT, PRODI	UCTION TIME			6 1/2				ACT, PROD	JCTION TIME			8		
POST TIME 3	START TIME 3:	:00 PM	STOP TIME	3:15 PM	707AL	0.25		POST TIME	START TIME	3:00 PM	STOP TIME	3:15 PM	707AL	0.25
DAILY MSHA INSPEC	CTION DONE?	YES	o NO	TO	TAL HRS.	9.25						TC	TAL HRS.	9.25
vn to remove a rock fr	rom the jaw disc	harge, cle	PRIMARY IS ar jaw and star					Ran with no is	sues.	JE	RTIARY ISSU	VES		
Primary Scale_	1,965		467's_				8's_	320	)	Con	crete Sand			
2A_			57's_				1/4"_			W	ashed 57's			
Surge Tunnel														
Tertiary Tunnel	1,239					Processed/Wa								
					<u>PC</u>	ORTABLE PRO	DUCTION							
JOB#_											CRUSHING	SPECIFICS		
NUMBER	OF BUCKETS		TONS PER BUCKET_		TONNAGE			BAR MEAS	URMENTS	START:		FINISH:		
PRETIME 3	START TIME		STOP TIME		707AL	0		NUMBE	R OF BARS	INSTALLED				
RACE/GOAL 3	START TIME		STGP TIME		TOTAL	0								
ROCK JAM	1 DOWN TIME		DOVN TIME					В	ELT SCALE			_		
	UCTION TIME			0								_		
ACT, PRODI						0								
POST TIME 3	START TIME		STOP TIME		707AL	•								
		YES	57 <i>0P TIME</i> _ O NO		TAL HRS.	0.00								

DATE	Jui	ne 24, 20	25										
WEATHER	Su	n/Very H	lot						THORIZED GNATURE		Mark L	ane Sr	
JOB#	B-51	OM	_	LOCATION		H&K M	aterials						
SALES_		795.66											
			PRIMA	RY						TERTIARY			
PRIMARY TOTAL TONS	CRUSHED	2,047	ТРН	315	TPH GOAL	400		SECONDARY TOTAL TONS CRUSHED	1,171	TPH	161.517	TPH GOAL	
PRETIME 57	ART TIME	6:00 AM	STOP TIME	7:00 AM	TOTAL	1		PRETIME START TIME	6:00 AM	STOP TIME	7:00 AM	TOTAL	1
RACE/GOAL 57	ART TIME	7:00 AM	STOP TIME	3:00 PM	TOTAL	8		RACE/GOAL START TIME	7:00 AM	STOP TIME	3:00 PM	TOTAL	8
BLAST	DOWN TIME		DOVN TIME _	1.5	ROCK J.	AM DOVN TIME		DOWN TIME	0.75	su	RGE TUNNEL F	EEDER JAMS_	
ACT. PRODUC	CTION TIME			6 1/2				ACT, PRODUCTION TIME			7 1/4		
POST TIME \$7	ART TIME	3:00 PM	STOP TIME	3:15 PM	7 <i>6</i> 7 <i>AL</i>	0.25		POST TIME START TIME	3:00 PM	STOP TIME	3:15 PM	767AL	0.25
DAILY MSHA INSPECT	ION DONE?	YES	o NO	TO	TAL HRS.	9.25					TO	TAL HRS.	9.25
Down to close off 4's door								Down to clear out 1b chute					
Primary Scale							_	280					
										ashed 57's			
Surge Tunnel			_										
Tertiary Tunnel	1,1	/ 1	. 15_			Processed/v	vasned 10'S_						
					<u>P(</u>	ORTABLE PR	RODUCTION						
JOB #			- TONS PER							CRUSHING S	SPECIFICS		
NUMBER O	F BUCKETS		BUCKET		TONNAGE			BAR MEASURMENTS	START:		FINISH:		
PRETIME 57	ART TIME		STOP TIME _		TOTAL	0		NUMBER OF BARS	INSTALLED				
RACE/GOAL 57	ART TIME		STOP TIME		TOTAL	0							
ROCK JAM (	OOVN TIME		DOVN TIME _					BELT SCALE					
ACT, PRODUC	CTION TIME			0									
POSTTIME 57			_			0							
DAILY MSHA INSPECT  ISSUES:	IUN DONE?	o YES	O NO	TO	TAL HRS.	0.00							
Manea.													

DATE	Jui	ne 25, 20	25										
WEATHER	Su	n/Very H	lot						THORIZED GNATURE		Mark L	ane Sr	
JOB#	B-51	IOM	_	LOCATION		H&K M	aterials						
SALES		1,087.39											
			PRIMA	RY						TERTIARY			
PRIMARY TOTAL TONS (	CRUSHED	1,423	трн	228	TPH GOAL	400		SECONDARY TOTAL TONS CRUSHED	1,235	TPH	164.667	TPH GOAL_	
PRETIME STA	RT TIME	6:00 AM	STOP TIME	7:00 AM	7 <i>6</i> 7AL	1		PRETIME START TIME	6:00 AM	STOP TIME	7:00 AM	7 <i>0</i> 7.41	1
RACE/GOAL 574	RT TIME	7:00 AM	STOP TIME	3:00 PM	7 <i>6</i> 7AL	8		RACE/GOAL START TIME	7:00 AM	STOP TIME	3:00 PM	7 <i>0</i> 7.42	8
BLASTIDO	OVN TIME		DOWN TIME _	1.75	ROCK J	AM DOWN TIME		DOWNTIME	0.5	su	RGE TUNNEL F	EEDER JAMS_	
ACT, PRODUCT	TION TIME			6 1/4				ACT, PRODUCTION TIME			7 1/2		
POST TIME STA	RT TIME	3:00 PM	STGP TIME	3:15 PM	7 <i>6</i> 7 <i>AL</i>	0.25		POST TIME START TIME	3:00 PM	STOP TIME	3:15 PM	767AL	0.25
DAILY MSHA INSPECTIO	ON DONE?	YES	o NO	TO	TAL HRS.	9.25					то	TAL HRS.	9.25
Down to repair 3's transfer,	waiting or	truck and ha	<i>PRIMARY IS</i> ammering two l					Down to clear 1b transfer.		ATIARY ISSU	<u>ÆS</u>		
Primary Scale	1,42	23	467's				8's	286	Con	crete Sand			
2A							1/4"						
Surge Tunnel													
Tertiary Tunnel	1,2	35				Processed/\							
						ORTARI E DI	RODUCTION						
JOB #						DICTABLETT	NODOCTION.			CRUSHING S	SPECIFICS		
NUMBER OF	BUCKETS		TONS PER BUCKET		TONNAGE			BAR MEASURMENTS	START:		FINISH:		
PRETIME STA			-			0		NUMBER OF BARS					
RACE/GOAL STA			_			0		non-learn or entire					
ROCK JAM DO			DOWN TIME					BELT SCALE					
ACT. PRODUCT				0							•		
POST TIME 57.4	RT TIME		STOP TIME		7 <i>0</i> 7.4L	0							
DAILY MSHA INSPECTIO		O YES	O NO _		TAL HRS.	0.00							
ISSUES.													

DATEJ	une 26, 20	25											
WEATHER	Sun/Warr	n							THORIZED IGNATURE		Mark L	.ane Sr	
Jов# B-	510M	_	LOCATION	N	H&K Ma	aterials							
SALES	929.47												
		PRIMA	RY							TERTIARY			
PRIMARY TOTAL TONS CRUSHE	D 3,097	трн	413	TPH GOAL	400		SECONDARY	TOTAL TONS CRUSHED	1,560	TPH	195	TPH GOAL_	
PRETIME START TIM	€ 6:00 AM	STOP TIME	7:00 AM		1		PRE TIME	START TIME	6:00 AM	STOP TIME	7:00 AM	TOTAL	1
RACE/GOAL START TIM	7:00 AM	STGP TIME	3:00 PM	TOTAL	8		RACE/GOAL	START TIME	7:00 AM	STOP TIME	3:00 PM	TOTAL	8
BLAST DOWN TIN	IE	DOWN TIME _	0.5	ROCK JA	AM DOWN TIME_			DOWN TIME		SL	JRGE TUNNEL F	EEDER JAMS_	
ACT, PRODUCTION TIN	IE		7 1/2				ACT, PROD	UCTION TIME			8		
POST TIME START TIM	₹ 3:00 PM	STOP TIME	4:00 PM	TOTAL	1		POST TIME	START TIME	3:00 PM	STOP TIME	4:00 PM	TOTAL	1
DAILY MSHA INSPECTION DONI	? YES	o NO	Т	TOTAL HRS.	10						TO	TAL HRS.	10
		PRIMARY IS	CHEC						75	BTIARY ISSU	UEC		
wn to hammer a goonie in the ho	per.	FAMASATIS	3023				Ran with no is	ssues.		niiani isst	<i>a</i> E		
Primary Scale3	,097	467's_				8's	373	}	Con	crete Sand			
2A						1/4"							
Surge Tunnel						10's							
Tertiary Tunnel 1	560				Processed/M	/ashed 10's							
				<u>P(</u>	ORTABLE PR	ODUCTION	<u> </u>						
JOB #										CRUSHING:	SPECIFICS		
NUMBER OF BUCKET	·s	TONS PER BUCKET		TONNAGE			BAR MEAS	SURMENTS	START:		FINISH:		
PRETIME START TIM	Ε	STOP TIME _		TOTAL	0		NUMBE	R OF BARS	INSTALLED				
RACE/GOAL START TIM	E	STOP TIME			0								
ROCK JAM DOWN TIN	E	DOWN TIME _		_			В	ELT SCALE			_		
ACT, PRODUCTION TIN	IE .		0										
POST TIME START TIME	E	STOP TIME			0								
DAILY MSHA INSPECTION DONI	? o YES	O NO	T	TOTAL HRS.	0.00								
ISSUES:													

DATE	Ju	ne 27, 20	25			condary Fax #							
WEATHER	CI	ouds/Ra	in						THORIZED GNATURE		Mark L	ane Sr	
JOB#	B-5	10M	_	LOCATION		H&K Ma	aterials						
SALES		949.27											
			PRIMA	RY					]	TERTIARY			
PRIMARY TOTAL TONS	CRUSHED	1,890	TPH	291	TPH GOAL	400		SECONDARY TOTAL TONS CRUSHED		TPH	0	TPH GOAL	
PRE TIME STA	ART TIME	6:00 AM	STOP TIME	7:00 AM	TOTAL	1		PRE TIME START TIME	6:00 AM	STOP TIME	7:00 AM	TOTAL	1
RACE/GOAL STA	ART TIME	7:00 AM	STOP TIME	3:00 PM	TOTAL	8		RACE/GOAL START TIME	7:00 AM	STOP TIME	3:00 PM	TOTAL	8
BLAST D	OWN TIME	0.75	DOWN TIME	0.75	ROCK J	AM DOWN TIME		DOWN TIME		SUF	RGE TUNNEL FI	EEDER JAMS_	
ACT. PRODUC	TION TIME			6 1/2				ACT. PRODUCTION TIME			8		
POST TIME STA		3:00 PM	_	4:00 PM	TOTAL	1		POST TIME START TIME	3:00 PM	STOP TIME	4:00 PM	TOTAL	1
DAILY MSHA INSPECTI	ON DONE?	<ul><li>YES</li></ul>	ONO	то	TAL HRS.	10					TO	TAL HRS.	10
Down for blast and to reinst	all the port	able pump.	PRIMARY IS	SUES				Re-Crush 2B	TE	RTIARY ISSUE	rs		
Primary Scale	1,8	90	467's_				8's	489	Cond	rete Sand	36	1	
2A			57's_				1/4"		Wa	shed 57's			
Surge Tunnel							10's						
Tertiary Tunnel						Processed/W	Vashed 10's						
					PC	ORTABLE PR	RODUCTIO	<u>v</u>					
JOB #			TONS PER							CRUSHING S	PECIFICS		
NUMBER OF	BUCKETS	85	BUCKET	10	TONNAGE	850		BAR MEASURMENTS	START:		FINISH:		
PRE TIME STA	ART TIME	6:00 AM	STOP TIME	7:00 AM	TOTAL	1		NUMBER OF BAR	S INSTALLED_				
RACE/GOAL STA	ART TIME	7:00 AM	STOP TIME	3:00 PM	TOTAL	8							
ROCK JAM D	OWN TIME		DOWN TIME	1/2				BELT SCALE					
ACT. PRODUC	TION TIME			7 1/2									
POST TIME STA		3:00 PM	_		TOTAL	1							
DAILY MSHA INSPECTI ISSUES: Rar			O NO	то	TAL HRS.	10.00							
1330E3: Rai	- WILL HO ISSI	ues.											

DATE June 28, 2025									
WEATHER Sun/Clouds					HORIZED SNATURE		Mark L	ane Sr	
JOB# B-510M	LOCATION	H&K Ma	aterials						
SALES									
	PRIMARY					TERTIARY			
PRIMARY TOTAL TONS CRUSHED	_	TPHGOAL 400		SECONDARY TOTAL TONS CRUSHED		TPH	_	TPH GOAL	
PRETIME START TIME 6:00 AM STOR	7:00 AM	707AL 1		PRETIME <i>START TIME</i>	6:00 AM	STOP TIME	7:00 AM	TOTAL	1
RACE/GOAL START TIME 7:00 AM STOR	3:00 PM	707AL 8		RACE/GOAL START TIME	7:00 AM	STOP TIME	3:00 PM	TOTAL	8
BLAST DOWN TIME DOW	N TIME	ROCK JAM DOWN TIME		DOWN TIME		SUI	RGE TUNNEL FE	EEDER JAMS	
ACT. PRODUCTION TIME	8			ACT, PRODUCTION TIME			8		
POST TIME START TIME 3:00 PM STOR	ер тиме 4:00 PM	7 <i>0</i> 7 <i>AL</i> 1		POST TIME START TIME	3:00 PM	STOP TIME	4:00 PM	TOTAL	1
DAILY MSHA INSPECTION DONE? O YES O NO	° TOTA	AL HRS. 10		_			TO	TAL HRS.	10
Maintenance PR	NMARY ISSUES			Re-Crush 2B	RTIARY ISSUES				
Primary Scale	467's		8's	392	Cond	crete Sand	24	8	
2A	57's		1/4"		Wa	ashed 57's			
Surge Tunnel	67's								
Tertiary Tunnel	7's		/ashed 10's						
		DODTADI 5 DD	OBUGTION						
JOB #		PORTABLE PR	RODUCTION			CRUSHING S	PRECIFICE		
то	ONSPER								
		TONNAGE 640		BAR MEASURMENTS	START:		FINISH:_		
PRETIME START TIME 6:00 AM STO		707AL 1		NUMBER OF BARS I	NSTALLED_				
RACE/GOAL START TIME 7:00 AM STO	TP TIME 11:00 AM	707AL 4							
ROCK JAM DOWN TIME DOW!	N TIME			BELT SCALE_					
ACT, PRODUCTION TIME	4								
POST TIME START TIME 11:00 AM STO		707AL 1							
DAILY MSHA INSPECTION DONE? YES O NO NO ISSUES.	O TOTA	AL HRS. 6.00							

DATE	June 30, 20	025					AUTHORIZED					
WEATHER	Sun/Clouds		_					SIGNATURE	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \			
JOB#	B-510M		LOCATION		H&K Mat	erials						
SALES	1,569.33											
		PRIMA	RY						TERTIARY	,		
PRIMARY TOTAL TONS	SCRUSHED <b>2,396</b>	TPH	319	TPH GOAL	400		SECONDARY TOTAL TO CRUSI			154.875	TPH GOAL	
PRETIME 57	ART TIME 6:00 AM	STOP TIME	7:00 AM	TOTAL	1		PRETIME START T	<i>тые</i> 6:00 AM	•			1
RACE/GOAL 57	7:00 AM	STOP TIME	3:00 PM	TOTAL	8		RACE/GOAL START T	ине 7:00 AM	STOP TIME	3:00 PM	7 <i>0</i> 7 <i>AL</i>	8
BLAST	DOWN TIME	DOVNTIME	0.5	ROCK JA	M DOWN TIME		DOWNT	IME	- Sl	IRGE TUNNEL	FEEDER JAMS	
ACT, PRODUC	CTION TIME		7 1/2				ACT, PRODUCTION T	IME		8		
POST TIME 57	3:00 PM	STOP TIME	4:00 PM	7 <i>0</i> 7.41	1		POSTTIME START T	ине 3:00 PM	STGP TIME	4:00 PM	TOTAL	1
DAILY MSHA INSPECT	ION DONE? YES	o NO	TO	TAL HRS.	10				-	Т	OTAL HRS.	10
n to tighten up a middle	e deck screen on the sc	PRIMARY I: alper.	SSUES				Ran with no issues.	JE	RTIARY ISSI	NES .		
Primary Scale	2,396	467's_				8's	296	Con	crete Sand			
2A		57's_				1/4"		W	ashed 57's			
Surge Tunnel						10's						
Tertiary Tunnel	1,239	7's			Processed/Wa	shed 10's						
				PO	RTABLE PRO	DUCTION	]					
JOB#		_							CRUSHING	SPECIFICS		
NUMBER O	F BUCKETS	TONS PER BUCKET	10	TONNAGE			BAR MEASURMEN	ITS START:		FINISH	d:	
PRETIME 57	ART TIME	STOP TIME		7 <i>0</i> 7.41	0		NUMBER OF BA	RS INSTALLED		-		
RACE/GOAL 57	ART TIME	STOP TIME		7 <i>0</i> 7.4L	0							
ROCK JAM (	DOWN TIME	DOWNTIME					BELT SC/	ALE		_		
ACT, PRODUC	CTION TIME		0									
POST TIME 57	ART TIME	STOP TIME		TOTAL	0							
DAILY MSHA INSPECT	TON DONE? O YES	O NO	то	TAL HRS.	0.00							
ISSUES:												