

East Rockhill Township Board of Supervisors

July 23, 2024

Regular Business Meeting Minutes

The regular business meeting of the East Rockhill Township Board of Supervisors was held at 7:00 PM on July 23, 2024, in the meeting room at the East Rockhill Township Municipal Office, 1622 North Ridge Road, Perkasie, PA 18944.

<u>Present:</u>	Dave Nyman	Supervisor Chairperson
	Jim Nietupski	Supervisor Member
	Marianne Morano	Township Manager
	Will Oetinger, Esq.	Township Solicitor
	Steve Baluh, P.E.	Township Engineer
	Jeff Scholl	Public Works Director
	Chief Dickinson	Pennridge Regional Police Department

The meeting was called to order at 6:59 PM by Mr. Nyman with the Pledge of Allegiance.

Members of the public and press were present.

Announcements or Presentations:

- Next Board of Supervisors Regular Meeting is August 27, 2024 at 7:00 PM

Public Comment #1:

- Jennifer Wright, 400 Three Mile Run Road, stated her neighbor is using their retention basin to hit golf balls and they are going into her yard, provided copies of Perkasie Regional Authority well test results and believes well #5 should be shut down.
- Mr. Nyman stated the Township has no jurisdiction over Perkasie Regional Authority, the Department of Environmental Protection oversees water utility.
- Janis Rindone, 12 Ridge Run Road, stated she received a notification letter indicating no parking is permitted on her road with a suggestion the Township be notified if guests would be temporarily parking in the street so police could be notified. She is opposed to doing that.
- Alicia Herbert, 14 Blue Rock Drive, also received the no parking notification letter and is opposed to the no parking regulation and the suggestion to give notice of guests temporarily parking in the street.
- Chief Dickinson stated the Township Manager and he discussed concerns raised at numerous Board meetings regarding pedestrian safety which resulted in the no parking notification letter reminding residents on the impacted streets of existing no parking regulations. The letter was to address those concerns, not to cause anxiety.
- Jim Snyder, 45 Stone Edge Road, noted the roundabout construction is scheduled to begin soon and would like to drive on Liberty Trail in place of the posted detour.
- Lou DiTonno, 1 Boulder Drive, stated he parks in the street at certain times throughout the year when he cannot park in his driveway.

- Mark Ezzo, 2904 Hill Road, asked who is paying for the roundabout and stated there should be a moratorium on building. The developer is paying for the roundabout.
- Angie Winiorski, 10 Blue Rock Drive, received the no parking notification letter and asked when the Ordinance was enacted and how she would know about the no parking regulation.
- Mrs. Morano stated the Code of Ordinance has a 2000 date and the letter was sent as a courtesy intended to minimize impact to residents in place of police going out and issuing tickets. All roads are or have been posted no parking, however some of the no parking signs appear to have been removed. Police can issue tickets for any road posted no parking. The website is a tool to stay informed and she recommended she create an account to receive news posting emails.
- Larry Wheatley, 5 Boulder Drive, stated it is common courtesy to not park in the street and at times he cannot pull safely out of his driveway because of parking in the street.
- Chuck Weaver, 47 Ridge Run Road, stated his support of the no parking notification letter. As a daily walker he is concerned for the neighborhood safety when there are no sidewalks.
- Scott Parker, 4 Pebble Circle, would like speed humps.
- Lou DiTonno, 1 Boulder Drive, stated Stone Edge Road is the problem not Boulder Drive.

Approval of Minutes and Bills Payable:

Approval of Minutes.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to approve the meeting minutes from the Board of Supervisors June 25, 2024 Regular Meeting as presented. With no additional discussion, all present voted in favor.

Approval of Bills Payable.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to approve payment of the Bills List dated July 19, 2024 for a total amount of \$336,041.55 as presented. With no additional discussion, all present voted in favor.

Board and Commission Reports:

Pennridge Regional Police Department: Chief Dickinson

The Chief shared the June 2024 Pennridge Regional Police activity report.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to accept the Pennridge Regional Police Department report. With no additional discussion, all present voted in favor.

Pennridge Wastewater Treatment Authority: Dave Nyman

The June 2024 minutes and flow reports were provided to the Board.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to accept the Pennridge Wastewater Treatment Authority report. With no additional discussion, all present voted in favor.

Township Manager's Report: Marianne Hart Morano

Zoning Hearing Board Application 2313 Muskrat Road. Mr. Tyler Freed P.E. and Mr. Alexandrov were present to answer questions regarding requested variances for minimum lot size and rear yard setback. A copy of the complete application and Wynn Associates stormwater review letter were provided to the Board.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to take a neutral position on the Zoning Hearing Board application as presented. With no additional discussion, all present voted in favor.

East Rockhill Sewer Treatment Plant #1 Aeration Tanks Refurbishment Proposals.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to table discussion of the aeration tank refurbishment proposals and seek a proposal from CKS Engineers to provide oversight of the refurbishment. With no additional discussion, all present voted in favor.

Multimodal Transportation Fund Grant.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to adopt **Resolution 2024-09** for application of a multimodal transportation grant at State Route 313 and Ridge Road as presented. With no additional discussion, all present voted in favor.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to accept the Township Manager report. With no additional discussion, all present voted in favor.

Public Works Report: Jeff Scholl

Public Works activities as of July 18, 2024 were provided to the Board.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to approve the Township Public Works report. With no additional discussion, all present voted in favor.

Township Engineer Report: Steve Baluh, P.E.

Mr. Baluh noted a Branch Road path streambank repair is delayed for a second turtle search and Old Bethlehem Pike is open for local traffic up to the Park Avenue and Three Mile Run Road intersection however the detour sign will be posted at Forrest Road.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to accept the Township Engineer report. With no additional discussion, all present voted in favor.

Township Solicitor Report: Will Oetinger, Esq.

Stormwater Operation and Maintenance Agreement Rockhill Road.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to authorize Chairperson execution of a Stormwater Operation and Maintenance Agreement and Access Easement at a property located on Rockhill Road owned by Perkasio Regional Authority identified as tax map parcel 12-009-009 for a treatment facility when received and authorize waiver of escrow in the amount of \$29,723.70. With no additional discussion, all present voted in favor.

Stormwater Operation and Maintenance Agreement Callowhill Road.

On motion by Mr. Nyman, seconded by Mr. Nietupski, to authorize Chairperson execution of a Stormwater Operation and Maintenance Agreement and Access Easement at a property located on Callowhill Road owned by Jacob and Kimberly Bartells identified as tax map parcel 12-013-014-001 for a new single family dwelling when received. With no additional discussion, all present voted in favor.

On motion by Mr. Nietupski, seconded by Mr. Nyman, to approve the Township Solicitor report. With no additional discussion, all present voted in favor.

Department and Emergency Services Reports:

On motion by Mr. Nietupski, seconded by Mr. Nyman, to acknowledge receipt of the Department and Emergency Services reports. With no additional discussion, all presented voted in favor.

New or Other Business Supervisors' Items:

There was none.

Public Comment #2:

- Rich Rindone, 12 Ridge Run Road, stated safety vs. practicality and speed humps will slow down cars.
- Jim Snyder, 45 Stone Edge Road, stated he prefers speed tables not speed humps.
- Tina O'Rourke, 1819 Old Bethlehem Pike, asked for the status of public sewer on Old Bethlehem Pike. DEP final response when received will not allow public sewer connection until Park Hill Estates development has been dedicated.
- Jennifer Wright, 400 Three Mile Run Road, asked for an update to the Stone Edge culvert, requested the Board of Supervisors tell Perkasio Regional Authority to not use well 5 and recommended no one drink Perkasio Regional Authority water. It was noted that survey work on private property is needed for the Stone Edge culvert design.
- Mr. Nyman stated staff can review speed humps in light of upcoming budget considerations.
- Mr. Nietupski stated in general the Township does not go out and look for problems.

Adjournment:

On motion by Mr. Nietupski, seconded by Mr. Nyman, to adjourn the regular meeting. With no additional discussion, the meeting was adjourned at 8:08 PM.

Respectfully submitted,

Marianne Hart Morano
Township Manager

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East Rockhill Township
Unpaid Bills List

August 23, 2024

Summary of Fund Expenses

FUND NAME	DESCRIPTION	TOTAL
General	<i>General Purposes</i>	\$ 142,613.10
Open Space	<i>Revenue from Earned Income 0.25. Expenses for preservation and maintenance per HB1523.</i>	\$ 4,278.94
Sewer	<i>Revenue from sewer rates and connections. Expenses for sewer operations.</i>	\$ 14,097.12
Park & Recreation / Golf Driving Range	<i>Revenue from token sales, park reservations & contributions. Expenses for driving range and park maintenance.</i>	\$ 2,419.57
Street Light	<i>Revenue from annual street light assessment for properties in district. Expenses payable to PPL for street light rental and maintenance.</i>	\$ 1,732.83
Building Debt	<i>Revenue from Real Estate 1.26 mil. Expenses for Police Headquarter and Municipal Complex building debt.</i>	\$ 5,797.22
Capital Reserve	<i>Revenue from grants and contributions. Expenses per allocations as budgeted and approved by Board of Supervisors.</i>	\$ 10,532.97
State Aid (Liquid Fuels)	<i>Revenue from State fuel tax. Expenses according to PennDOT guidelines for road and vehicle maintenance.</i>	\$ 3,224.63
Escrow	<i>Revenue for consultant review time. Expenses for projects under review with escrow requirements.</i>	\$ 11,771.45
Unpaid Bills Total		\$ 196,467.83

East Rockhill Township
Unpaid Bills List

August 23, 2024

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
General Fund - 01		
21st Century Media	Advertising	169.91
Arlo Eby	Zoning Hearing	25.00
B&C Septic	Pump Septic 1920 Ridge Road	390.00
B&C Septic	Pump Septic 1802 Ridge Road	335.00
BCS Facilities Group	Township Office	500.00
BIU	Code Services 5/2024	2,835.00
BIU	Code Services 6/2024	2,331.00
Chase Credit Card	Intuit	102.00
Chase Credit Card	Amazon	374.66
Chase Credit Card	Ace Hardware	41.96
Chase Credit Card	Lowe's	50.83
Clemens Uniform	Uniforms	236.20
Clemons Richter & Reiss	Jones	390.00 *
Clemons Richter & Reiss	Alexandrov	409.50 *
Clemons Richter & Reiss	Jones	213.00
Clemons Richter & Reiss	Alexandrov	429.00
Cynthia McCourt	Zoning Hearing Stenographer	310.00
Dan Soliday	Zoning Hearing	25.00
Delaware Valley Health Insurance (DVHT)	Insurance Premium	9,975.43
Dunlap SLK	2023 Audit	1,500.00
Emerald Garden	Lawn Maintenance	1,293.00
Faegre Drinker Biddle & Reath	Township Environmental Solicitor	1,232.50
Grim, Biehn & Thatcher	Township Solicitor General	736.00
Grim, Biehn & Thatcher	Township Solicitor 1037 Mountain View Dr	871.00
Grim, Biehn & Thatcher	Township Solicitor Mager	32.00
Grim, Biehn & Thatcher	Township Solicitor Code Enforcement	32.00
Grim, Biehn & Thatcher	Township Solicitor Girenti vs Jones	148.50
H&K Materials	Supplies	2,737.72 *
Hot Frog	Fall 2024 Printed Newsletter	1,259.19
IPFone	Phone Service	272.35
IT Business Solutions	Monthly Service	477.00
IT Business Solutions	New Server	926.25 *
John Fenley	Zoning Hearing	25.00
JRF Tree	Tree Removal	1,180.00
Keystone Collections Group	EIT Commission	683.64 *
Keystone Collections Group	Costs Retained by Tax Officer (Act 192)	790.45 *

East Rockhill Township
Unpaid Bills List

August 23, 2024

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Keystone Collections Group	EIT Taxpayer Refunds	333.72 *
Keystone Collections Group	LST Commission	263.13 *
Kriebel Security	Quarterly Service	147.00
Lawson	Supplies	164.85
Lincoln National	Insurance Premium	222.24
Littles	Supplies	247.16
Nancy Hoffert	Zoning Hearing Stenographer	900.00
Nyco	Parts	224.40
Pennridge Regional Police	Police Service	88,868.00
PP&L Electric	Substation	141.72
PP&L Electric	Parking Lot Lights	193.74
PP&L Electric	Municipal Office	171.48
PP&L Electric	Garage/Shop	108.02
Perkasie Regional Authority	Municipal Office Water Bill	157.70 *
Phillips & Donovan	Twp Maint Complex	2,430.00
Reiss Hauling & Recycling, Inc.	Trash & Recycling Service	2,645.00
Ricoh	Copier Rental & Copies	247.13 *
Riggins	Unleaded Fuel	83.00 *
Riggins	Unleaded Fuel	395.51
Riggins	Diesel Fuel	1,372.46
Safety Kleen	Parts Washer	344.68
Sunbelt Rentals	Equipment Rental	617.45 *
T-Mobile	Cell Phone Service	141.63
TRAI SR LLC	Permit Software	650.00
Verizon	FIOS Service	119.00
Wynn Associates	Township Engineer Timber Harvest Review	343.80
Wynn Associates	Township Engineer General	915.20
Wynn Associates	Township Engineer Hill Road	4,491.15
Wynn Associates	Township Engineer Twp Maint Complex	1,530.71
Wynn Associates	Township Engineer Floodplain General	35.93
Wynn Associates	Township Engineer MS-4	767.20
<i>General Fund</i>		<u><u>\$ 142,613.10</u></u>

East Rockhill Township
Unpaid Bills List

August 23, 2024

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
Open Space Fund - 05		
Biota Wildlife Consulting (OS Maint)	Path Streambank	2,633.00
Grim Biehn & Thatcher	Township Solicitor Land Preservation	278.00
Keystone Collections Group	EIT Commission	313.96 *
Keystone Collections Group	Taxpayer Refunds	166.85 *
Wynn Associates (OS Maint)	Township Engineer Path Streambank	115.20
Wynn Associates	Township Engineer Land Preservation	771.93
	<i>Open Space Fund</i>	<u>\$ 4,278.94</u>

Sewer Fund - 08

ARRO Consulting	Engineering Treatment Plant	699.00 *
ARRO Consulting	Engineering Treatment Plant	71.00
Comcast	Treatment Plant Phone Service	112.98
Delaware Valley Health Insurance (DVHT)	Insurance Premium	3,673.93
Emerald Garden	Lawn Maintenance	297.00
Grim Biehn & Thatcher	Township Solicitor Sewer Matters	679.15
Kevin Franks	Treatment Plant	1,850.00
Lincoln National	Insurance Premium	102.90
Lingo	Pumping Station Alarm Service	164.06
MJ Reider Associates	Lab Analysis	2,609.19
PA One Call	Monthly Activity	37.01
PP&L Electric	Pump Station	472.98
PP&L Electric	Treatment Plant	2,582.23
T-Mobile	Cell Phone Service	94.44
Wynn Associates	Township Engineer Old Bethlehem Pike Sewer	651.25
	<i>Sewer Fund</i>	<u>\$ 14,097.12</u>

Park & Recreation / Driving Range Fund -09

Chase Credit Card	Lowes	82.70
Davis Feed	Supplies	112.45
Dog Waste Depot	Bags	399.96
Emerald Garden	Lawn Maintenance	690.00
George Allen Portable Toilets Inc.	Markey Centennial Park	160.00
Littles	Parts	91.09
Nyce Crete	Sand	259.96
PP&L Electric	Markey Centennial Park Sign	27.38

East Rockhill Township
Unpaid Bills List

August 23, 2024

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
PP&L Electric	Markey Centennial Park Buildings	63.60
Range Servant	Driving Range	39.30
Riggins	Unleaded Fuel	424.13
Verizon	FIOS Service	69.00
	<i>Park & Rec / Driving Range Fund</i>	<u><u>\$ 2,419.57</u></u>

Street Light Fund - 13

PP&L Electric	Street Lights	1,732.83
	<i>Street Light Fund</i>	<u><u>\$ 1,732.83</u></u>

Building Debt Fund - 22

Pennridge Regional Police Department	Principle and Interest Debt Payment	5,797.22
	<i>Building Debt Fund</i>	<u><u>\$ 5,797.22</u></u>

Capital Reserve Fund - 30

Chase Credit Card	PA DCED Grant Submission	100.00
H&K Materials	Bike Path Overlay	1,639.40
Naceville Materials	Bike Path Overlay	290.16
Traffic Planning & Design	Stone Edge Road	4,447.50
Traffic Planning & Design	313 & Ridge Road Review	3,930.91
Traffic Planning & Design	Signal Readers Review	125.00
	<i>Capital Reserve Fund</i>	<u><u>\$ 10,532.97</u></u>

State Aid (Liquid Fuel) Fund - 35

BR Scholl	Service	49.34
Chase Credit Card	Harbor Freight	74.46
Factory Motor Parts	Parts	51.20
Littles	Road Mower Parts	207.69
M&W Precast	Supplies	668.79
PP&L Electric	Signal 313 & 5th	44.58
PP&L Electric	Flasher 5th Street	24.79
PP&L Electric	Signal Campus & 5th	40.63
PP&L Electric	Signal 313 & 563	43.76
PP&L Electric	Flasher Schwenkmill Road	24.81
PP&L Electric	Signal 313 & Mountain View	58.13

East Rockhill Township
Unpaid Bills List

August 23, 2024

Detail of Fund Expenses

<u>Payable To</u>	<u>Memo</u>	<u>Amount</u>
PP&L Electric	Flasher Mountain View	25.65
Seal Master	Supplies	1,093.24
SEI	Road Mower Parts	817.56
	<i>State Aid Fund</i>	<u><u>\$ 3,224.63</u></u>

Escrow Fund - 90

Grim Biehn & Thatcher	Township Solicitor Park Hill Estates	209.00
Grim Biehn & Thatcher	Township Solicitor Bartells	361.00
Grim Biehn & Thatcher	Township Solicitor PRA	494.00
Grim Biehn & Thatcher	Township Solicitor Rufe	137.50
Grim Biehn & Thatcher	Township Solicitor Zdorovets	57.00
Traffic Planning & Design	Park Hill Estates	716.25
Wynn Associates	Township Engineer Weidner	64.00
Wynn Associates	Township Engineer Tohickon Campground	163.75
Wynn Associates	Township Engineer Renew Bible Church	38.40
Wynn Associates	Township Engineer Benner	32.00
Wynn Associates	Township Engineer Todd	79.83
Wynn Associates	Township Engineer Pennridge SD	319.63
Wynn Associates	Township Engineer Alexandrov	32.00
Wynn Associates	Township Engineer Park Hill Estates	6,146.97
Wynn Associates	Township Engineer DR Horton	2,173.04
Wynn Associates	Township Engineer PRA	526.18
Wynn Associates	Township Engineer Bartells	220.90
	<i>Escrow fund</i>	<u><u>\$ 11,771.45</u></u>

Total Unpaid Bills \$ 196,467.83

**denotes already paid*

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Department of Public Works

~ Public Service Since 1838 ~

Salt Bid Results for 2024-2025 Season

Bids were opened and publicly read for the purchase of Rock Salt for the 2024-2025 season on **Wednesday, August 14, 2024**. Below is a tabulation of Bids received

	<u>Delivered Price Per Ton</u>	<u>Undelivered Price Per Ton</u>
1. Morton Salt, Inc	\$ 60.95	\$ 60.00
2. Riverside Construction	\$ 63.00	\$ 60.00
3. Eastern Salt	\$ 89.90	\$ 89.90
4. American Rock Salt	\$ 98.00	\$ 95.00
5. Compass Minerals	No Bid	

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PERKASIE BOROUGH PLANNING COMMISSION :
RECOMMENDED FOR APPROVAL BY THE PERKASIE BOROUGH PLANNING COMMISSION ON THE ____ DAY OF _____, 20__.

CHAIRMAN _____ SECRETARY _____

PERKASIE BOROUGH COUNCIL:
APPROVED BY RESOLUTION OF THE PERKASIE BOROUGH COUNCIL, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA AT A MEETING ON THE ____ DAY OF _____, 20__.

PRESIDENT _____ SECRETARY _____

PERKASIE BOROUGH ENGINEER:
RECOMMENDED FOR APPROVAL BY THE PERKASIE BOROUGH ENGINEER ON THE ____ DAY OF _____, 20__.

BOROUGH ENGINEER _____

EAST ROCKHILL TOWNSHIP PLANNING COMMISSION:
RECOMMENDED FOR APPROVAL BY THE EAST ROCKHILL TOWNSHIP PLANNING COMMISSION THIS ____ DAY OF _____, 20__.

EAST ROCKHILL TOWNSHIP BOARD OF SUPERVISORS:
APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF EAST ROCKHILL THIS ____ DAY OF _____, 20__.

BUCKS COUNTY PLANNING COMMISSION (BCPC NO. 12475):
REVIEWED BY THE BUCKS COUNTY PLANNING COMMISSION ON THE ____ DAY OF _____, 20__.

CHAIRMAN _____ EXECUTIVE DIRECTOR _____

RECORDER OF DEEDS:
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, BUCKS COUNTY, PENNSYLVANIA IN PLAN BOOK ____ PAGE ____ ON THE ____ DAY OF _____, 20__.

SIGNATURE _____

PROFESSIONAL ENGINEERS CERTIFICATION:
I, _____, THEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE INFORMATION CONTAINED ON THE ACCOMPANYING PLANS HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTED PROFESSIONAL PRACTICE AND IS TRUE AND CORRECT.

PROFESSIONAL ENGINEER _____

OWNER OF RECORD / CORPORATE CERTIFICATE:

I, GREGORY S. THOMPSON, ACKNOWLEDGE MYSELF TO BE THE (PRESIDENT/SECRETARY) OF XTREME FLIPPERS, LLC, A CORPORATION, AND THAT AS SUCH BEING AUTHORIZED TO DO SO, HEREBY CERTIFY THAT THE CORPORATION IS THE SOLE REGISTERED OWNER OF THE LAND HEREIN SUBDIVIDED AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF THE SAME AND THAT I DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED.

CORPORATE OFFICIAL _____ SEAL _____

COMMONWEALTH OF PENNSYLVANIA
SS.

COUNTY OF BUCKS

ON THE ____ DAY OF _____, 20__, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____, PERSONALLY APPEARED (NAME OF OFFICER OF CORPORATION) GREGORY S. THOMPSON, WHO ACKNOWLEDGED (HIMSELF/HERSELF) TO BE THE (PRESIDENT/SECRETARY) OF (NAME OF THE CORPORATION) XTREME FLIPPERS, LLC, A CORPORATION, AND THAT AS SUCH (PRESIDENT OR SECRETARY), BEING AUTHORIZED TO DO SO, (HE/SHE) EXECUTED THE FOREGOING PLAN BY SIGNING THAT THE SAID CORPORATION IS THE REGISTERED OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT (HE/SHE/HEY) DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW, WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC
MY COMMISSION EXPIRES (SEAL) _____

ENGINEERS CERTIFICATION

I, _____, ON THIS DATE HAS REVIEWED AND HEREBY CERTIFIES THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARD AND CRITERIA OF THE EAST BRANCH PERKIOMEN CREEK WATERSHED ACT 167 STORMWATER MANAGEMENT ORDINANCE.

SIGNATURE _____ DATE _____

PRELIMINARY/FINAL MAJOR SUBDIVISION PLANS

GREEN RIDGE ESTATES WEST

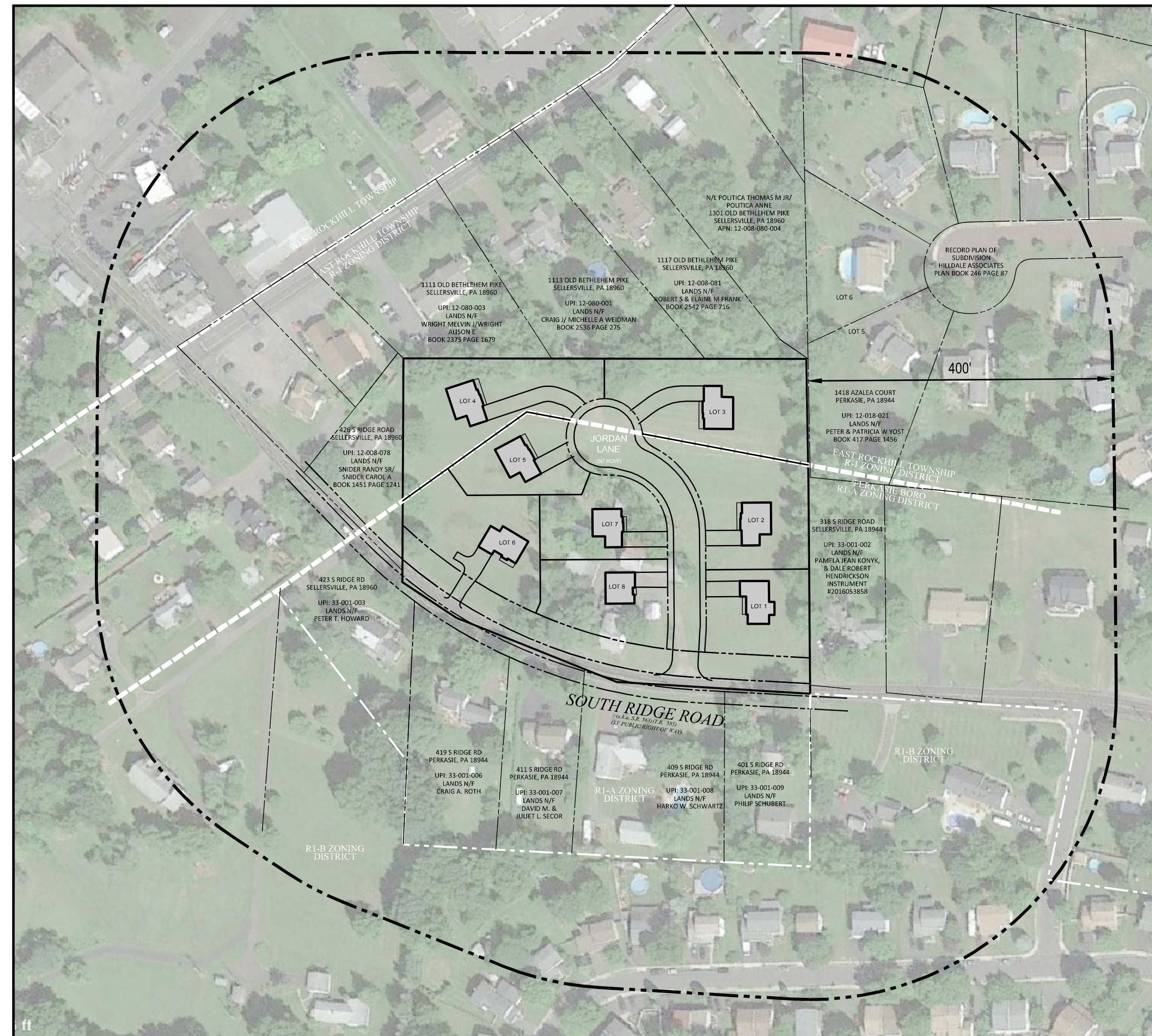
414 SOUTH RIDGE ROAD

BOROUGH OF PERKASIE TOWNSHIP OF EAST ROCKHILL

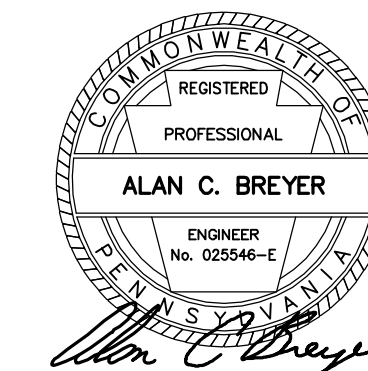
PARCEL No. 33-001-001 PARCEL No. 12-008-129



AREA MAP
1" = 800'



AERIAL MAP
1" = 100'



OWNER INFORMATION

OWNERS OF BOTH LOTS:
XTREME FLIPPERS, LLC
524 DERSTINE AVENUE
LANSDALE, PA 19446
PERKASIE BOROUGH PARCEL NUMBER: 33-001-001
EAST ROCKHILL TOWNSHIP PARCEL NUMBER 12-008-129

DRAWING INDEX

SHEET NO.	TITLE
1 of 12	COVER SHEET (RECORD PLAN 1 of 3)
2 of 12	EXISTING RESOURCE & SITE ANALYSIS MAP
3 of 12	SITE PLAN (RECORD PLAN 2 of 3)
4 of 12	LOT LAYOUT & EASEMENT PLAN (RECORD PLAN 3 of 3)
5 of 12	GRADING, DRAINAGE & UTILITY PLAN
6 of 12	ROADWAY & UTILITY PROFILES
7 of 12	LANDSCAPE & LIGHTING PLAN
8 of 12	WATER SERVICE DETAILS
9 of 12	SANITARY SEWER DETAILS
10 of 12	SANITARY SEWER DETAILS
11 of 12	TRUCK TURNING TEMPLATES
12 of 12	GENERAL DETAIL PLAN

EROSION & SEDIMENT CONTROL PLANS	
1 of 2	EROSION & SEDIMENT CONTROL PLAN
2 of 2	EROSION & SEDIMENT CONTROL DETAILS

POST CONSTRUCTION STORMWATER MANAGEMENT PLANS	
1 of 2	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
2 of 2	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS

DRAINAGE AREA PLANS	
1 of 2	PRE-DEVELOPMENT DRAINAGE AREA PLAN
2 of 2	POST DEVELOPMENT DRAINAGE AREA PLAN

PENNDOT HIGHWAY OCCUPANCY PLANS	
1 of 11	TITLE SHEET
2 of 11	GENERAL NOTES
3 of 11	TYPICAL CROSSSECTIONS
4 of 11	EXISTING FEATURES & DEMO PLAN
5 of 11	ROADWAY IMPROVEMENTS, STRIPING, & SIGNAGE PLAN
6 of 11	SIGHT DISTANCE PLAN
7 of 11	GRADING & UTILITY PLAN
8 of 11	MAINTENANCE AND PROTECTION OF TRAFFIC DETAILS
9 of 11	MAINTENANCE AND PROTECTION OF TRAFFIC DETAILS
10 of 11	DRAINAGE AREA PLAN
11 of 11	TRUCK TURN TEMPLATES

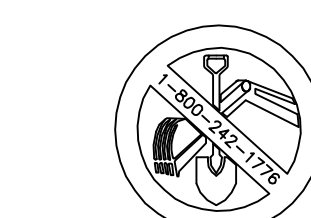
REVISIONS NOTED BELOW DATED AFTER JULY 1, 2020 HAVE BEEN REVISED AND ADDED BY URWILER & WALTER, INC.		BASE PLANS AND REVISIONS 1, 2 AND 3 HAVE BEEN PREPARED AND REVISED BY BOLO ENGINEERING, LLC, PLAN DATE SEPTEMBER 19, 2019, SHEETS 1 OF 11 THROUGH SHEET 11 OF 11.	
REV.	DATE	COMMENTS	
7	7-17-2024	PENN DOT LTRS. 4-16-24 & 4-18-2024	
6	3-18-2024	PRA ENG. LTR. 1-2-24 & PENNDOT LTR 11-6-2020	
5	9-8-2023	MUNICIPAL LTR'S 1-5-23, 1-16-23	
4	10-28-2022	TWP. ENG. LTR'S 7-31-20, 8-19-20, & PRA ENG. LTR. 8-19-20	

REV.	DATE	COMMENTS
1	7/17/2020	
2	2/10/2020	
1	1/17/2020	

		CIVIL & CONSULTING ENGINEERS 3514 COURTNEY DRIVE CENTER VALLEY, PA 18034 (610) 297-2668 rmcengineer@hotmail.com
GREEN RIDGE ESTATES WEST 414 SOUTH RIDGE ROAD BOROUGH OF PERKASIE AND TOWNSHIP OF EAST ROCKHILL, PA		
COVER SHEET (RECORD PLAN 1 of 3)		SEPTEMBER 19, 2019 Sheet 1 of 12
Plan Scale: 1"=30' BOLO Project No. 18051		

PENNSYLVANIA UTILITY CONTRACTORS LIST

- PERKASIE BOROUGH
620 WEST CHESTNUT STREET
PERKASIE, PA 18944
215-257-5065
- PERKASIE REGIONAL AUTHORITY
150 RIDGE ROAD
SELLERSVILLE, PA 18960
215-257-3654
- PENNRIDGE WASTEWATER TREATMENT AUTHORITY
180 MAPLE AVENUE
SELLERSVILLE, PA 18960
215-257-5065
- COMCAST CABLE COMMUNICATIONS, INC.
55 INDUSTRIAL DRIVE
IVYLAND, PA 18974
- VERIZON PENNSYLVANIA, INC.
900 RACE STREET, 6TH FLOOR
PHILADELPHIA, PA 19107
- PPL ELECTRIC UTILITIES CORPORATION
2 NORTH 9TH STREET
ALLENTOWN, PA 18101
- UGI UTILITIES, INC.
2525 NORTH 12TH STREET, STE 300
READING, PA 19605



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1-800-242-1776 or 811
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